

## ADMINISTRATIVE REPORT

**TO:** Planning Committee  
**FROM:** Administration  
**DATE:** November 20, 2023  
**RE:** Public Hearing Report – Zoning Amendment – Range Point Joint Master Plan

### ISSUE

Public Hearing Report on a bylaw to amend the zoning of Kwanlin Dün First Nation (KDFN) Settlement Land Parcel C-15B, Government of Yukon (YG) Lot 262-6, and approximately 0.3 hectares of unsurveyed vacant Commissioner’s land, known as the Range Point Joint Master Plan (the Plan) site, from FP – Future Planning, RP – Residential Mobile Home Park, and PE – Environmental Protection to various residential and public zones, to allow for a diverse mix of housing developments.

### REFERENCE

- [Zoning Bylaw 2012-20](#)
- [Yukon Environmental and Socio-economic Assessment Board \(YESAB\) Designated Office Evaluation Report – Range Point Residential Development](#)
- [2023 Range Point Joint Master Plan Final Report](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2023-29 (Attachment 2)

### HISTORY

The owners of their respective parcels of land within the Range Point Joint Master Plan site have applied to amend the zoning of the subject lots to allow for the development of the Plan. Council approved the Plan on August 14, 2023.

Bylaw 2023-29 received First Reading on September 25, 2023. Public Hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements were posted in the Whitehorse Star and Yukon News on September 29 and October 6, 2023;
- Email notifications were sent to the Government of Yukon Land Management Branch, Kwanlin Dün First Nation, and Ta’an Kwäch’än Council;
- Mail notifications were sent to property owners within 100 m of the subject site; and
- A notice sign was placed on the subject site.

A public hearing for this amendment was held on October 23, 2023. Nobody registered for, or spoke, to the amendment at the public hearing.

On November 3, 2023, the YESAB Whitehorse Designated Office recommended that the Plan be allowed to proceed, as it determined that the Plan will not have significant adverse environmental or socio-economic effects in or outside Yukon. The Decision Bodies, KDFN and YG, have yet to issue a Decision on the recommendation.

## **ALTERNATIVES**

1. Proceed with the second and third readings under the bylaw process; or
2. Do not proceed with the second and third readings.

## **ANALYSIS**

No issues with this zoning amendment application were raised as part of the public hearing process and no changes to the application were made following the public hearing.

### **Next steps**

The implementation of the Plan is anticipated to occur over the next few years. Once the rezoning is approved by Council, the Plan partners can prepare the subdivision application and a detailed engineering design, leading to the negotiations of the development and service agreements.

## **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2023-29, a bylaw to amend the zoning of the Range Point Joint Master Plan site to allow for a diverse mix of housing developments, be brought forward for second and third reading under the bylaw process.