

CITY OF WHITEHORSE
REGULAR Council Meeting #2024-05

DATE: Monday, March 11, 2024

TIME: 5:30 p.m.

Mayor Laura Cabott
Deputy Mayor Michelle Friesen
Reserve Deputy Mayor Ted Laking

AGENDA

CALL TO ORDER 5:30 p.m.

AGENDA Adoption

PROCLAMATIONS

MINUTES Regular Council meeting dated February 26, 2024

DELEGATIONS Gordon Lau, Stantec Architecture – Official Community Plan
Amendment – 200 Lobird Road
Dwight Chalifour, Lobird Living – Official Community Plan Amendment
– 200 Lobird Road
Les Walker – Official Community Plan Amendment – 200 Lobird Road

PUBLIC HEARING Zoning Amendment – Mining Activities

STANDING COMMITTEE REPORTS

Development Services Committee – *Councillors Boyd and Murray*

1. Development Incentives Program Updates

City Operations Committee – *Councillors Curteanu and Friesen*

Community Services Committee – *Councillors Cameron and Laking*

Public Health and Safety Committee – *Councillors Murray and Cameron*

Corporate Services Committee – *Councillors Laking and Curteanu*

1. Commencement Report – Crosstown Watermain
2. Commencement Report – Hillcrest Reconstruction
3. Communications Policy

City Planning Committee – *Councillors Friesen and Boyd*

1. Public Hearing Report – Zoning Amendment – 2086 Second Avenue
2. Official Community Plan Amendment – 200 Lobird Road

NEW AND UNFINISHED BUSINESS

BYLAWS

2024-20	Official Community Plan Amendment – 200 Lobird Road	1 st Reading
2024-24	Fees and Charges Amendment – Development Incentive Policy	1 st and 2 nd Reading
2024-09	Zoning Amendment – 2086 Second Avenue	2 nd and 3 rd Reading

ADJOURNMENT

MINUTES of REGULAR Meeting #2024-04 of the Council of the City of Whitehorse
called for 5:30pm on Monday, February 26, 2024, in Council Chambers, City Hall.

PRESENT: Mayor Laura Cabott
Councillors Dan Boyd
Kirk Cameron
Jocelyn Curteanu
*Michelle Friesen
Ted Laking
Mellisa Murray

ALSO PRESENT: City Manager Jeff O'Farrell
Director of Community Services Krista Mroz
Director of Corporate Services Valerie Braga
A/Director of Development Services Peter Duke
A/Director of People and Culture Kevin Lyslo
Director of Operations and Infrastructure Tracy Allen

*Indicates electronic participation.

Mayor Cabott called the meeting to order at 5:30pm

CALL TO ORDER

AGENDA

2024-04-01

It was duly moved and seconded
THAT the Agenda be adopted as presented.

Carried Unanimously

PROCLAMATIONS

Mayor Laura Cabott proclaimed February 28, 2024 to be Pink
Shirt Day in the city of Whitehorse, a day to promote anti-
bullying initiatives and to express support for victims.

Pink Shirt Day

MINUTES

2024-04-02

It was duly moved and seconded
THAT the Minutes of the Regular Council meeting dated
February 12, 2024 be adopted as presented.

Carried Unanimously

DELEGATE SUBMISSIONS

Ben Pereira, the president of Neighbourly North, urged the City
to be diligent when interpreting data as part of the
recommended study on short-term rental impacts. The
delegate also commented that the definition of a short-term
rental will need clarification within future regulations.

Ben Pereira, President,
Neighbourly North – HLDAC
Short-Term Rental
Recommendations

Kristina Craig, representing the Yukon Anti-Poverty Coalition, spoke in support of the HLDAC Short-Term Rental Recommendations, and in support of moving forward without completing the proposed study so that change can happen quickly.

Kristina Craig, Yukon Anti-Poverty Coalition – HLDAC Short-Term Rental Recommendations

Forest Pearson appeared before Council to express the importance of the Hamilton Boulevard trail and share the success of the volunteer work that was done to maintain the trail throughout the 2023-2024 winter. The delegate urged the City to consider the maintenance cost as part of the 2024 to 2026 Operating Budget.

Forest Pearson – 2024 to 2026 Operating Budget Bylaw

Colin McCann spoke in support of amending the 2024 to 2026 Operating Budget Bylaw to include additional funds for snow and ice maintenance on the trails, specifically the Hamilton Boulevard trail.

Colin McCann – 2024 to 2026 Operating Budget Bylaw

PUBLIC INPUT SESSION

Mayor Cabott advised that a Public Input Session was scheduled at this meeting to hear any submissions with respect to the Copper Ridge Development Area Master Plan.

Copper Ridge Development Area Master Plan

Nick Smart expressed traffic concerns about the area as it is now, requesting a traffic circle to slow traffic speed from vehicles coming off Hamilton Boulevard.

Nick Smart

Spence Hill spoke in support of the land being used for housing, specifying interest in supportive housing.

Spence Hill

John Gunter reminded Council that about 67% of respondents were opposed to the development and highlighted concerns such as traffic issues, but mainly the loss of the green space. The speaker emphasized that the City needs to maintain green space in the area and this is the only central green space in Copper Ridge.

John Gunter

Stewart Clarke, a board member of the Copper Ridge Neighbourhood Association, brought forward concerns on the lack of description within the planning documents that specify whether parking is on- or off-street. The speaker advocated for the plans to include off-street parking for residents so that the streets are still navigable.

Stewart Clarke

Anna Chapman spoke on the importance of green spaces, how they benefit mental and physical health, and how they are essential for casual recreation. The speaker also commented that the original survey did not provide sufficient details on the project and on the level of densification.

Anna Chapman

With no other members of the public present to speak, the Public Input Session for the Copper Ridge Development Area Master Plan was closed.

Public Input Closed

COMMITTEE REPORTS

Development Services Committee

There was no report from the Development Services Committee.

No Report

City Operations Committee

2024-04-03

It was duly moved and seconded
THAT Council adopt the 2024 Transportation Master Plan as a guiding document.

2024 Transportation Master
Plan

Carried Unanimously

Administration provided an update on accessibility work in regard to snow and ice, citing an additional 100 staff hours and 220 contractor hours spent on the initiative since January.

New Business – Snow and
Ice Accessibility Update

Community Services Committee

2024-04-04

It was duly moved and seconded
THAT Reid Vanier, John MacPhail, Kelan Deigh, Anne Morgan, Marg White and Jacob Rolcoff be appointed to the Recreation Grant Task Force for a five-year term to expire on March 2029.

Recreation Grant Task Force
Appointments

Carried Unanimously

Councillor Ted Laking presented a Notice of Motion to bring forward at the Regular Council meeting February 26, 2024, on developing accessible trails within existing neighbourhoods.

Notice of Motion – Councillor
Laking – Accessible Trails

In regard to the free transit fare discussions, the City is waiting to hear back from the NDP and Liberal parties on the last letters sent. Further information was provided on City involvement in the discussions.

New Business – Free Transit
Update

Mayor Laura Cabott proclaimed February 21, 2024 to be International Mother Language Day in the city of Whitehorse, recognizing the numerous mother languages in the community and the important role they play when communicating with friends and family.

Proclamation – Mother
Language Day (February 21,
2024)

Public Health and Safety Committee

There was no report from the Public Health and Safety Committee.

No Report

Corporate Services Committee

2024-04-05

It was duly moved and seconded
THAT Council direct that Bylaw 2024-01, a bylaw to adopt the 2024 Operating Budget and the 2025 and 2026 Provisional Budgets, be brought forward for Second and Third Readings under the bylaw process; and
THAT the associated 2024 Tax Levy Bylaw 2024-02, and Fees and Charges Amendment Bylaw 2024-03 be brought forward for Second and Third Readings under the bylaw process.
Carried Unanimously

Public Input Report – 2024 to
2026 Operating Budget Bylaw

In accordance with Council's Procurement Policy, Administration provided information to Council on anticipated procurements for Capital projects and operating requirements over \$100,000 for the period of March and April 2024. Additional details were given on specific projects as requested by Committee members.

Upcoming Procurements
(March/April) – For
Information Only

2024-04-06

It was duly moved and seconded
THAT Council authorize Administration to commence the procurement for project 240c00621 McIntyre Drive Traffic Calming.

Commencement Report –
McIntyre Drive Traffic
Calming

Carried Unanimously

2024-04-07

It was duly moved and seconded
THAT Council authorize Administration to commence the procurement for project 5000c00123 Replacement Aerial Apparatus.

Commencement Report –
Replacement Aerial
Apparatus

Carried Unanimously

2024-04-08

It was duly moved and seconded
THAT Administration be authorized to commence the
procurement for project 650c00819 Waste Management
Facility Transfer Station Upgrades.

Commencement Report –
Waste Transfer Station
Upgrades

Carried Unanimously

2024-04-09

It was duly moved and seconded
THAT the Council Member Summary Reports for 2023
including attendance, expense and travel claims, and voting
records for the members of Council be accepted as presented.

2023 Council Summaries

Carried Unanimously

A Committee member asked for an update on the street
renaming motion. Administration responded that the City is
following the lead of the Kwanlin Dun First Nation and will be
ready to proceed when they are.

New Business – Street
Renaming Update

Administration confirmed that the majority of the City's
permanent staff have completed the mandatory First Nation
101 Training and that the City is working towards increasing
the completion rate for other staff.

New Business – First Nation
101 Training

Councillor Michelle Friesen presented a Notice of Motion to
bring forward at the Regular Council meeting of February 26,
2024, on reviewing the Truth and Reconciliation 94 Calls to
Action, updating the Moving Forward Together document, and
implementing a reporting system on progress to Council.

Notice of Motion – Councillor
Friesen – Moving Forward
Together

Councillor Michelle Friesen presented a Notice of Motion to
bring forward at the Regular Council meeting February 26,
2024, on amending the Municipal Addressing and Naming
Policy to include all City events and awards, and incorporating
an anti-racism and anti-discrimination lens to naming practices.

Notice of Motion – Councillor
Friesen – Naming Policy

City Planning Committee

2024-04-10

It was duly moved and seconded
THAT Council direct that Bylaw 2023-33, a bylaw to amend the
zoning of 1302 Centennial Street from RS – Residential Single
Detached to RMx(g) – Residential Multiple Housing (modified)
to allow for the development of up to 10 dwelling units, be
brought forward for Second and Third Reading under the
bylaw process.

Public Hearing Report –
Zoning Amendment – 1302
Centennial Street

Carried Unanimously

2024-04-11

It was duly moved and seconded
THAT Council direct that Bylaw 2024-16, a bylaw to amend the Zoning Bylaw to allow for a wider range of opportunities for residential development, be brought forward for consideration under the bylaw process.

Zoning Amendment –
Housing-Related
Amendments

Carried Unanimously

2024-04-12

Following discussion, it was duly moved and seconded
THAT Council refer the Housing and Land Development Advisory Committee recommendations on Short-Term Rentals to Administration and that a study be completed regarding the impacts of Short-Term rentals and the proposed recommendations.

HLDAC Short-Term Rental
Recommendations

Carried Unanimously

Delegate Ben Pereira, President of Neighbourly North, appeared before Council to speak on the short-term rental market and the history of Neighbourly North. The delegate commented that good companies are in favour of regulations as long as they are fair and based on feedback from the community and then provided clarity on short-term rental terminology as requested by a Committee member.

Delegate Ben Pereira,
President of Neighbourly
North – The Short-Term
Rental Housing Market

NEW AND UNFINISHED BUSINESS

As per Section 105 of the 2021-12 Council Procedures Bylaw, the following motion was separately considered by Council.

2024-04-13

It was duly moved and seconded
THAT Council direct the Mayor to write the Minister of Highways and Public Works to follow-up on previous communications between the City and the Yukon Government requesting that accessible trails be developed connecting neighbourhoods via the Alaska Highway Corridor such as in between Pine Ridge and Fox Haven; and

Motion – Councillor Laking –
Accessible Trails (Part One)

Carried Unanimously

2024-04-14

It was duly moved and seconded
THAT Administration be directed to develop a plan to identify and develop estimated costs for accessible trails that could be developed within existing neighbourhoods, such as Porter Creek and Whistle Bend, for submission to the 2025 capital budget process.

Motion – Councillor Laking –
Accessible Trails (Part Two)

Carried Unanimously

2024-04-15

It was duly moved and seconded
THAT the identified actions be shared through an update of the Moving Forward Together document and that this update is to be done in consultation with Kwanlin Dün First Nation and the Ta'an Kwäch'än Council;
THAT the update includes our current status on the 2016 actions, and where feasible, timelines and implementation plans for each item moving forward; and
THAT an update on the implementation of the identified Calls to Action and other reconciliation work within the City of Whitehorse be provided through an annual report presented to Council through the regular Committee and Council process.

Motion – Councillor Friesen –
Moving Forward Together

Carried (6-1)

IN FAVOUR: Mayor Laura Cabott, Councillors Cameron,
Curteanu, Friesen, Laking and Murray

OPPOSED: Councillor Boyd

2024-04-16

It was duly moved and seconded
THAT the motion be referred to Administration for further analysis.

Motion – Councillor Friesen –
Naming Policy

Carried Unanimously

BYLAWS

2024-04-17

It was duly moved and seconded
THAT Bylaw 2024-16, a bylaw to amend the Zoning Bylaw to allow for a wider range of opportunities for residential development, be given First Reading.

BYLAW 2024-16
Zoning Amendment –
Housing-Related
Amendments
FIRST READING

Carried Unanimously

2024-04-18

It was duly moved and seconded
THAT Bylaw 2023-33, a bylaw to amend the zoning of 1302 Centennial Street from RS – Residential Single Detached to RMx(g) – Residential Multiple Housing (modified) to allow for the development of up to 10 dwelling units, be given Second Reading.

BYLAW 2023-33
Zoning Amendment –
1302 Centennial Street
SECOND READING

Carried Unanimously

2024-04-19

It was duly moved and seconded
THAT Bylaw 2023-33 be given Third Reading.

BYLAW 2023-33
Zoning Amendment –
1302 Centennial Street
THIRD READING

Carried Unanimously

2024-04-20

Following discussion, it was duly moved and seconded
THAT Bylaw 2024-01, a bylaw to adopt the 2024 Annual
Operating Budget and the 2025-2026 Provisional Budgets, be
given Second Reading.

Carried (5-2)

IN FAVOUR: Mayor Laura Cabott, Councillors Cameron,
Curteanu, Friesen, and Murray

OPPOSED: Councillors Boyd and Laking

BYLAW 2024-01
2024-2026 Operating
Budget Bylaw
SECOND READING

2024-04-21

It was duly moved and seconded
THAT Bylaw 2024-01 be given Third Reading.

Carried (5-2)

IN FAVOUR: Mayor Laura Cabott, Councillors Cameron,
Curteanu, Friesen, and Murray

OPPOSED: Councillors Boyd and Laking

BYLAW 2024-01
2024-2026 Operating
Budget Bylaw
THIRD READING

2024-04-22

It was duly moved and seconded
THAT Bylaw 2024-02, a bylaw to levy taxes for the year 2024,
be given Second Reading.

Carried (6-1)

IN FAVOUR: Mayor Laura Cabott, Councillors Boyd, Cameron,
Curteanu, Friesen, and Murray

OPPOSED: Councillor Laking

BYLAW 2024-02
Tax Levy Bylaw
SECOND READING

2024-04-23

It was duly moved and seconded
THAT Bylaw 2024-02 be given Third Reading.

Carried (6-1)

IN FAVOUR: Mayor Laura Cabott, Councillors Boyd, Cameron,
Curteanu, Friesen, and Murray

OPPOSED: Councillor Laking

BYLAW 2024-02
Tax Levy Bylaw
THIRD READING

2024-04-24

It was duly moved and seconded
THAT Bylaw 2024-03, a bylaw to amend the Fees and
Charges Bylaw in accordance with the 2024 Operating Budget,
be given Second Reading.

Carried (6-1)

IN FAVOUR: Mayor Laura Cabott, Councillors Boyd, Cameron,
Curteanu, Friesen, and Murray

OPPOSED: Councillor Laking

BYLAW 2024-03
Fees and Charges Bylaw
Amendments
SECOND READING

2024-04-25

It was duly moved and seconded
THAT Bylaw 2024-03 be given Third Reading.

Carried (6-1)

IN FAVOUR: Mayor Laura Cabott, Councillors Boyd, Cameron,
Curteanu, Friesen, and Murray

OPPOSED: Councillor Laking

BYLAW 2024-03
Fees and Charges Bylaw
Amendments
THIRD READING

2024-04-26

It was duly moved and seconded
THAT Bylaw 2024-07, a bylaw to authorize a lease agreement
with Physio Plus for space at the Canada Games Centre, be
given Third Reading.

Carried Unanimously

BYLAW 2024-07
Lease Agreement –
Physio Plus at the Canada
Games Centre
THIRD READING

There being no further business, the meeting adjourned at 11:32 P.M. **ADJOURNMENT**

Laura Cabott, Mayor

Corporate Services

MEMORANDUM

FILE #: OCP-03-2023

TO: Mayor and Council
FROM: Administration
DATE: March 11, 2024
SUBJECT: Public Hearing – Zoning Bylaw Amendment – Mining Activities

Please be advised there will be a Public Hearing at the Regular Council Meeting of March 11, 2024, to hear from interested parties related to the following Zoning Bylaw amendment:

Bylaw 2024-23, a bylaw to amend the text of the Zoning Bylaw, to ensure that there is a public process and a Council decision on all mineral exploration and mineral development activities within city limits.

The City received an application to amend the text of the Official Community Plan and Zoning Bylaw to prohibit mineral exploration and mining within city limits. Administration provided an alternative option that included the following amendments to the Zoning Bylaw:

- New definitions for “mineral development” and “mineral exploration”;
- Adding “mineral development” and “mineral exploration” as conditional uses in the IQ-Quarries and IH-Heavy Industrial zones; and
- A new section added to the Temporary Use Development Permit regulation to require temporary use permits for mineral exploration follow conditional use procedures and be issued by Council;

Bylaw 2024-23, Administration’s alternative option, received First Reading on February 12, 2024. Notices were published in the Whitehorse Star and Yukon News on February 16, 2024 and February 23, 2024. Property owners in the IQ and IH zones were notified by mail. The Government of Yukon Land Management Branch, Kwanlin Dün First Nation, Ta’an Kwäch’än Council, Whitehorse Chamber of Commerce, Yukon Chamber of Commerce, and the Yukon Chamber of Mines were notified by email.



Peter Duke
Manager of Planning Services

cc: Director of Development Services



Minutes of the meeting of the Development Services Committee

Date	March 4, 2024	2024-05
Location	Council Chambers, City Hall	
	Councillor Dan Boyd – Chair	
	*Mayor Laura Cabott	
Committee Members Present	Councillor Kirk Cameron	
	Councillor Jocelyn Curteanu	
	*Councillor Michelle Friesen	
	*Councillor Ted Laking	
	Councillor Mellisa Murray	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff Present	Valerie Braga, Director of Corporate Services	
	Kevin Lyslo, A/Director of People and Culture	
	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations and Infrastructure	
	Kinden Kosick, Subdivision and Land Coordinator, Land and Building	

* Indicates electronic participation

Your Worship, the Development Services Committee respectfully submits the following report:

1. Development Incentive Program Updates

A new Housing Development Incentives Policy focused on reducing costs and the administrative burden of the program while still supporting affordable residential development was presented, along with an updated City Grant-Making Policy and a Fees and Charges Bylaw amendment. Administration clarified how the new policy incentivizes rental and supportive housing development and how the policy would be applied. Committee members discussed potential amendments to the proposed tipping fee grants.

The Recommendation of the Development Services Committee is

THAT Council adopt the updated Housing Development Incentives Policy;

THAT Council adopt the updated City Grant-Making Policy;

THAT Council direct that Bylaw 2024-24, a bylaw to amend the Fees and Charges Bylaw with respect to the Housing Development Incentives Policy, be brought forward for consideration under the bylaw process; and

THAT the 2024 to 2026 Operating Budget be increased upon adoption of Bylaw 2024-24 in the amount of \$3,000 for 2024, \$3,000 for 2025, and \$3,000 for 2026, offset by transfers to the General Reserve for the additional revenue.



Minutes of the meeting of the City Operations Committee

Date	March 4, 2024	2024-05
Location	Council Chambers, City Hall	
	Councillor Jocelyn Curteanu – Chair	
	*Mayor Laura Cabott	
Committee	Councillor Dan Boyd	
Members	Councillor Kirk Cameron	
Present	*Councillor Michelle Friesen	
	*Councillor Ted Laking	
	Councillor Mellisa Murray	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff	Valerie Braga, Director of Corporate Services	
Present	Kevin Lyslo, A/Director of People and Culture	
	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations and Infrastructure	

* Indicates electronic participation

Your Worship, there is no report from the City Operations Committee.



Minutes of the meeting of the Community Services Committee

Date	March 4, 2024	2024-05
Location	Council Chambers, City Hall	
	Councillor Mellisa Murray – Chair	
	*Mayor Laura Cabott	
Committee Members	Councillor Dan Boyd	
	Councillor Kirk Cameron	
Present	Councillor Jocelyn Curteanu	
	*Councillor Michelle Friesen	
	*Councillor Ted Laking	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff	Valerie Braga, Director of Corporate Services	
Present	Kevin Lyslo, A/Director of People and Culture	
	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations and Infrastructure	

* Indicates electronic participation

Your Worship, the Community Services Committee respectfully submits the following report:

1. New Business – Recreation Program Registrations

In response to questions, Administration provided information on the upcoming recreation program registration process.

2. Proclamation – International Women's Day (March 8, 2024)

Councillor Kirk Cameron proclaimed March 8, 2024 to be International Women's Day in the City of Whitehorse, a day to celebrate the achievements of women and accelerate women's equality.



Minutes of the meeting of the Public Health and Safety Committee

Date	March 4, 2024	2024-05
Location	Council Chambers, City Hall	
	Councillor Mellisa Murray – Chair	
	*Mayor Laura Cabott	
Committee	Councillor Dan Boyd	
Members	Councillor Kirk Cameron	
Present	Councillor Jocelyn Curteanu	
	*Councillor Michelle Friesen	
	*Councillor Ted Laking	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff	Valerie Braga, Director of Corporate Services	
Present	Kevin Lyslo, A/Director of People and Culture	
	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations and Infrastructure	

* Indicates electronic participation

Your Worship, the Public Health and Safety Committee respectfully submits the following report:

1. New Business – Wildfire Preparedness Update

In response to questioning, Administration confirmed that agency partners have not yet provided a status update regarding the upcoming wildfire season but that the update would be made available once received.



Minutes of the meeting of the Corporate Services Committee

Date	March 4, 2024	2024-05
Location	Council Chambers, City Hall	
	Councillor Jocelyn Curteanu – Chair	
	*Mayor Laura Cabott	
Committee	Councillor Dan Boyd	
Members	Councillor Kirk Cameron	
Present	*Councillor Michelle Friesen	
	*Councillor Ted Laking	
	Councillor Mellisa Murray	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff	Valerie Braga, Director of Corporate Services	
Present	Kevin Lyslo, A/Director of People and Culture	
	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations and Infrastructure	
	Robert Dickson, Associate Manager, Engineering Services	
	Oshea Jephson, Manager, Strategic Communications	

* Indicates electronic participation

Your Worship, the Corporate Services Committee respectfully submits the following report:

1. Commencement Report – Crosstown Watermain

A commencement report was presented to authorize the procurement of construction services to replace the critical Crosstown Watermain that runs from the Selkirk Aquifer to the Two Mile Hill Booster Station. Funding for this project was included in the 2023-2026 Capital Expenditure Program with a total budget of \$3,000,000 funded by the Canada Community Building Fund. Administration provided additional information on technicalities such as the pipe size and pipe path, and on construction timelines and potential impacts to the Two Mile Hill multi-use trail.

The Recommendation of the Corporate Services Committee is

THAT Council authorize Administration to commence the procurement for project 240c01222 Crosstown Watermain.

2. Commencement Report – Hillcrest Reconstruction

A commencement report was presented to authorize the procurement of construction services to upgrade outdated and inefficient water and sewer mains, drainage infrastructure, and road surfaces in the Hillcrest Neighbourhood. The project was included in the approved 2023-2026 Capital Expenditure Program. Federal funding for Phase 1A is available through the Canada Infrastructure Program and an application in the amount of \$6,150,000 has been submitted with expectations to be approved in May 2024.

The Recommendation of the Corporate Services Committee is

THAT Council authorize Administration to commence the procurement for project 240c00209 Hillcrest Reconstruction (Phase 1A).

3. Communications Policy

A new Communications Policy was proposed to replace the existing policy first introduced in 2010. The changes to the policy include focusing on the importance of emergency communication, ensuring inclusivity, and providing additional guidance around use of digital tools such as various social media platforms. Administration provided clarification on the meaning of media-coverage monitoring and correction, and on the spokespeople section, which aims to provide City experts the ability to choose a spokesperson if they are not comfortable speaking with media personnel.

The Recommendation of the Corporate Services Committee is

THAT Council adopt the updated Communications Policy.



Minutes of the meeting of the City Planning Committee

Date	March 4, 2024	2024-05
Location	Council Chambers, City Hall	
	Councillor Dan Boyd – Chair	
	*Mayor Laura Cabott	
Committee	Councillor Kirk Cameron	
Members	Councillor Jocelyn Curteanu	
Present	*Councillor Michelle Friesen	
	*Councillor Ted Laking	
	Councillor Mellisa Murray	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff	Valerie Braga, Director of Corporate Services	
Present	Kevin Lyslo, A/Director of People and Culture	
	Mike Gau, Director of Development Services	
	Tracy Allen, Director of Operations and Infrastructure	
	Peter Duke, Manager, Planning Services	

* Indicates electronic participation

Your Worship, the City Planning Committee respectfully submits the following report:

1. Public Hearing Report – Zoning Amendment – 2086 Second Avenue

The Committee was presented with a report on submissions from the Public Hearing held on February 12, 2024 for the proposed Zoning Amendment at 2086 Second Avenue. No written submissions were received and no members of the public attended the Public Hearing.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2024-09, a bylaw to amend the zoning of 2086 Second Avenue from CM2 – Mixed Use Commercial 2 to CM2x – Mixed Use Commercial 2 (modified) to allow for the development of a building with a maximum height of 25 m, be brought forward at second and third reading under the bylaw process.

2. Official Community Plan Amendment – 200 Lobird Road

An application was received to amend the Official Community Plan (OCP) to allow county residential lots at 200 Lobird Road. Administration presented a report on the developer's plans for the site and on challenges the development may pose for future development of the larger area as it is within the bounds of the South Growth Area.

Additional information was provided on timelines for the proposed lots and the South Growth Area, final unit estimates and comparisons, the master plan policy, and alternative development options.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2024-20, a bylaw to amend the Official Community Plan to allow for the development of country residential lots on a portion of 200 Lobird Road, proceed under the bylaw process.

3. Delegate Zoë Morrison, Stantec Architecture – Official Community Plan Amendment – Highland Estates Project in Lobird

Zoë Morrison of Stantec Architecture delegated in support of approving the proponent's Official Community Plan Amendment application for the Highland Estates Project at 200 Lobird Road, explaining that the land topography is not ideal for the larger dense development that the City intends for the general area. The delegate provided information as prompted by Committee members on topics such as the geotechnical work that was completed, and on potential plans to expand the trailer park to the North.

4. Delegate Felix Robitaille – Official Community Plan Amendment – 200 Lobird Road

Felix Robitaille appeared before Council in support of the Official Community Plan Amendment for 200 Lobird Road as making these lots available would help relieve market pressures due to continued high interest in Country Residential lots, and that the development would happen at minimal cost to the City.

There being no further business the meeting adjourned at 8:32 P.M.

Laura Cabott, Mayor

Corporate Services

CITY OF WHITEHORSE

BYLAW 2024-20

A bylaw to amend the Whitehorse 2040 Official Community Plan

WHEREAS section 289 of the *Municipal Act* provides that a municipality shall by bylaw adopt an official community plan in accordance with Part 7, Division 1 of the Act; and

WHEREAS section 285 of the *Municipal Act* provides for amendment of an official community plan; and

WHEREAS it is deemed desirable that the Whitehorse 2040 Official Community Plan be amended to country residential development on a portion of Lot 1207, Quad 105D/11, Plan 89989 CLSR YT, known municipally as 200 Lobird Road.

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Map 5 Land Use Designations of the Whitehorse 2040 Official Community Plan is hereby amended by designating a portion of 200 Lobird Road from Residential – Urban to Residential – Country as indicated on Appendix A and forming part of this bylaw.
2. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

PUBLIC NOTICE:

PUBLIC HEARING:

SECOND READING:

EXECUTIVE COUNCIL MEMBER APPROVAL:

THIRD READING and ADOPTION:

Laura Cabott, Mayor

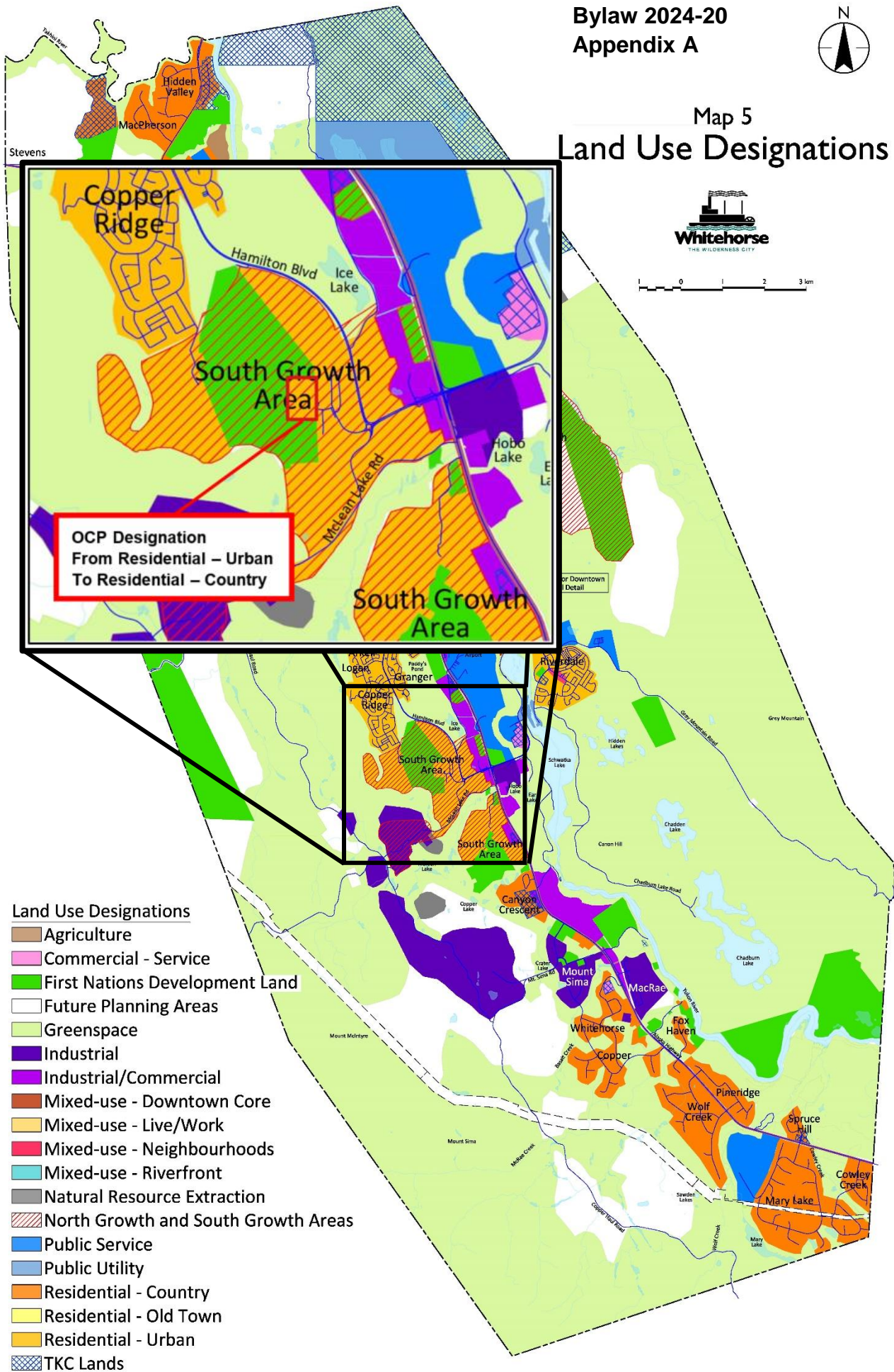
Corporate Services



Map 5
Land Use Designations



1 0 2 3 km



CITY OF WHITEHORSE

BYLAW 2024-24

A bylaw to amend Fees and Charges Bylaw 2014-36

WHEREAS all City of Whitehorse municipal fees and charges are consolidated into one bylaw; and

WHEREAS section 220 of the *Municipal Act* (R.S.Y. 2002) provides that council may by bylaw amend or vary bylaws; and

WHEREAS it is deemed desirable that the Fees and Charges Bylaw be amended to reflect the updated Housing Development Incentives Policy;

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. The fee schedule attached to and forming part of Fees and Charges Bylaw 2014-36 is hereby amended by repealing existing Schedule 1 (Land and Building) and substituting therefore a new Schedule 1 attached hereto as Appendix "A" and forming part of this bylaw.
2. This bylaw shall come into full force and effect upon final passage thereof.

FIRST and SECOND READING:

THIRD READING and ADOPTION:

Laura Cabott, Mayor

Corporate Services

CITY OF WHITEHORSE

BYLAW 2024-24

Explanatory Notes

The attached bylaw amends the Fees and Charges Bylaw to reflect changes required as part of adoption of a new Housing Development Incentives Policy.

The changes are highlighted and include new, deleted, and amended fees.

New Charges

- Add a new Development Cost Charge (DCC) fee of \$0 for approved Non-Governmental or Non-Profit Organization Incentives.
- Add a new application fee charge of \$50 for Suite Incentives
- Add a new application fee charge of \$250 for Rental and Supportive Housing, Non-Governmental or Non-Profit Organization, Tipping Fee, and Cash Grant Incentives.

Deleted Charges

- Delete the Development Cost Charge (DCC) fee of \$0 for approved Neighbourhood Density and RCM2 Zone Incentives.
- Delete the Development Incentive Agreement fee of \$200.

Amended Charges

- Amend the fee of \$200 for Land Management Agreements to include Development Incentive Agreements.

**City of Whitehorse
Fees and Charges Manual**

**Bylaw 2014-36 Appendix A
Schedule 1 (Land and Building)**

DEPARTMENT	FEE TYPE	DESCRIPTION	ADDITIONAL DETAILS	UNIT	BYLAW 2024-03	EFFECTIVE DATE	FEE IF GST APPLICABLE	BYLAW 2024-24	NEW EFFECTIVE DATE	NEW FEE IF GST APPLICABLE
Land & Building Services	Building File Information			each	\$ 75.00	1-Jan-22	\$ 78.75	\$ 75.00	1-Jan-22	\$ 78.75
Land & Building Services	Building Permit	Base Rate of \$150.00 plus .71% of construction		minimum	\$ 150.00	1-Jan-22	no gst	\$ 150.00	1-Jan-22	no gst
Land & Building Services	Building Permit	Designated municipal historic resource		each	\$ -	27-Jan-03	no gst	\$ -	27-Jan-03	no gst
Land & Building Services	Building/Plumbing Permit Refund	Written request from applicant within 6 months of original date of issue; and no permit related work on site has begun + deduction of \$75.00 or 20% of fee whichever is more		fee	\$ 150.00	27-Feb-24	no gst	\$ 150.00	27-Feb-24	no gst
Land & Building Services	Building Placement (excluding modular homes)	.71% of construction value on new site (including any renovation) or minimum \$150.00		minimum	\$ 150.00	1-Jan-22	no gst	\$ 150.00	1-Jan-22	no gst
Land & Building Services	Mobile Home Placement	.71% of construction value on new site (including any renovation) or minimum \$150.00		minimum	\$ 150.00	1-Jan-22	no gst	\$ 150.00	1-Jan-22	no gst
Land & Building Services	Construction-No Permit	Construction (including excavation) commenced without prior authorization: Double (2x) the normal fee		each	varies	14-Mar-05	no gst	varies	14-Mar-05	no gst
Land & Building Services	Demolition Permit	Fee (\$150) plus deposit of \$5.00 per sq. meter of Building area – Minimum Deposit \$200.00		each	\$ 150.00	1-Jan-22	no gst	\$ 150.00	1-Jan-22	no gst
Land & Building Services	Special Inspection	Special Inspection not under a permit		each	\$ 150.00	1-Jul-22	no gst	\$ 150.00	1-Jul-22	no gst
Land & Building Services	Heating Appliance Permit	Wood stoves and appliances		each	\$ 150.00	1-Jul-22	no gst	\$ 150.00	1-Jul-22	no gst
Land & Building Services	Mechanical Permit	(Sprinkler) \$150.00 minimum or .71%of contract price		minimum	\$ 150.00	1-Jan-22	no gst	\$ 150.00	1-Jan-22	no gst
Land & Building Services	Plumbing Permit	Minimum \$150.00 plus \$7.50 per fixture		minimum	\$ 150.00	1-Jan-22	no gst	\$ 150.00	1-Jan-22	no gst
Land & Building Services	Temporary Building	Fee plus \$500.00 deposit		each	\$ 150.00	1-Jul-22	no gst	\$ 150.00	1-Jul-22	no gst
Land & Building Services	Controlled Substance Properties	Service Fees as defined in the Controlled Substance Properties Bylaw		all costs	cost +	24-Sep-07	no gst	cost +	24-Sep-07	no gst
Land & Building Services	Controlled Substance Properties	Inspection Fee		each	\$ 550.00	27-Feb-24	no gst	\$ 550.00	27-Feb-24	no gst
Land & Building Services	Controlled Substance Properties	Special safety Inspection as defined in the Controlled Substance Properties Bylaw		each	\$ 550.00	27-Feb-24	no gst	\$ 550.00	27-Feb-24	no gst
Land & Building Services	Controlled Substance Properties	Subsequent inspection re-failure to undertake actions ordered		each	\$ 1,100.00	27-Feb-24	no gst	\$ 1,100.00	27-Feb-24	no gst
Land & Building Services	Address Changes	Changing a municipal address	No relocation	each	\$ 250.00	27-Feb-24	no gst	\$ 250.00	27-Feb-24	no gst
Land & Building Services /Bylaw	Business License	Each business for twelve (12) consecutive months from date of purchase, plus surcharge if applicable		each	\$ 176.00	27-Feb-24	no gst	\$ 176.00	27-Feb-24	no gst
Land & Building Services /Bylaw	Business License	Door to Door Salesperson, Non Resident Business	Surcharge	each +	\$ 931.00	27-Feb-24	no gst	\$ 931.00	27-Feb-24	no gst
Land & Building Services /Bylaw	Business License	Door to Door Salesperson, Resident Business	Surcharge	each +	\$ 205.00	27-Feb-24	no gst	\$ 205.00	27-Feb-24	no gst
Land & Building Services /Bylaw	Business License	Licensed premises (liquor) above 70 square meters	Surcharge	per sq mtr+	\$ 2.32	27-Feb-24	no gst	\$ 2.32	27-Feb-24	no gst
Land & Building Services /Bylaw	Business License	Accommodation surcharge (rental housing; hotel/motel) above 5 units or rooms	Surcharge	per room +	\$ 8.71	27-Feb-24	no gst	\$ 8.71	27-Feb-24	no gst
Land & Building Services /Bylaw	Business License	Mobile Home Park over 5 spaces	Surcharge	per space+	\$ 8.71	27-Feb-24	no gst	\$ 8.71	27-Feb-24	no gst
Land & Building Services /Bylaw	Business License	Minor Business Category	Characterized by minimal operations and revenue (e.g. Special Event Artists, Party Plan Activity)	each +	\$ 110.00	27-Feb-24	no gst	\$ 110.00	27-Feb-24	no gst
Land & Building Services /Bylaw	Business License	Retail sales/Wholesale outlets over 220 square meters		per sq mtr +	\$ 0.73	27-Feb-24	no gst	\$ 0.73	27-Feb-24	no gst
Land & Building Services /Bylaw	Business License	Retail sales/Wholesale outlets over 220 square meters	Surcharge	each +	\$ 110.00	27-Feb-24	no gst	\$ 110.00	27-Feb-24	no gst
Land & Building Services /Bylaw	Business License	Retail Cannabis Business	Maximum of 12 consecutive months per year, plus surcharge if applicable	each	\$ 2,200.00	27-Feb-24	no gst	\$ 2,200.00	27-Feb-24	no gst
Land & Building Services /Bylaw	Business License	Seasonal Business License	Maximum of 6 consecutive months per year, plus surcharge if applicable	each +	\$ 110.00	27-Feb-24	no gst	\$ 110.00	27-Feb-24	no gst
Land & Building Services /Bylaw	Business License	Transfer Fee	To transfer the place of business to a new owner	each	\$ 29.04	27-Feb-24	no gst	\$ 29.04	27-Feb-24	no gst

**City of Whitehorse
Fees and Charges Manual**

**Bylaw 2014-36 Appendix A
Schedule 1 (Land and Building)**

DEPARTMENT	FEE TYPE	DESCRIPTION	ADDITIONAL DETAILS	UNIT	BYLAW 2024-03	EFFECTIVE DATE	FEE IF GST APPLICABLE	BYLAW 2024-24	NEW EFFECTIVE DATE	NEW FEE IF GST APPLICABLE
Land & Building Services /Bylaw	Business License	Transfer Fee	To change the name of the business	each	\$ 29.04	27-Feb-24	no gst	\$ 29.04	27-Feb-24	no gst
Land & Building Services /Bylaw	Business License	Re-application Fee	10% late penalty if renewed after business license expiration date from day 1 -30. \$50 penalty from day 31 - 365	each	10%	27-Feb-24	no gst	10%	27-Feb-24	no gst
Land & Building Services /Bylaw	Business License	Re-application Fee	\$50 reapplication fee after the 30 day period of non-renewal	each	\$ 55.00	27-Feb-24	no gst	\$ 55.00	27-Feb-24	no gst
Land & Building Services	Development Cost Charge	Residential, single family	Unserviced Country Residential secondary Suite	per dwelling	\$ 1,040.00	1-Jul-14	no gst	\$ 1,040.00	1-Jul-14	no gst
Land & Building Services	Development Cost Charge	Residential, single family	Urban serviced lot	per dwelling	\$ 3,641.00	1-Jul-14	no gst	\$ 3,641.00	1-Jul-14	no gst
Land & Building Services	Development Cost Charge	Residential, single family	Country residential serviced lot	per dwelling	\$ 3,641.00	1-Jul-14	no gst	\$ 3,641.00	1-Jul-14	no gst
Land & Building Services	Development Cost Charge	Residential, single family	Country residential non serviced lot	per dwelling	\$ 1,769.00	1-Jul-14	no gst	\$ 1,769.00	1-Jul-14	no gst
Land & Building Services	Development Cost Charge	Residential, duplex	Duplex housing	per 2 dwellings	\$ 5,826.00	1-Jul-14	no gst	\$ 5,826.00	1-Jul-14	no gst
Land & Building Services	Development Cost Charge	Residential, multiple housing	Townhouse	per dwelling	\$ 2,913.00	1-Jul-14	no gst	\$ 2,913.00	1-Jul-14	no gst
Land & Building Services	Development Cost Charge	Residential, multiple housing	Apartment	per dwelling	\$ 2,185.00	1-Jul-14	no gst	\$ 2,185.00	1-Jul-14	no gst
Land & Building Services	Development Cost Charge	Residential, multiple housing	Multiple detached dwellings	per dwelling	\$ 2,913.00	1-Jul-14	no gst	\$ 2,913.00	1-Jul-14	no gst
Land & Building Services	Development Cost Charge	Approved Development Incentive	Suite Development Incentive	per dwelling	\$ -	24-Feb-20	no gst	\$ -	24-Feb-20	no gst
Land & Building Services	Development Cost Charge	Approved Development Incentive	Neighbourhood Density Development Incentive, To a maximum of \$50,000.00 in regular DCCs	per dwelling	\$ -	24-Feb-20	no gst		REMOVE FEE	
Land & Building Services	Development Cost Charge	Approved Development Incentive	RCM2 Development Incentive	per dwelling	\$ -	24-Feb-20	no gst		REMOVE FEE	
Land & Building Services	Development Cost Charge	Approved Development Incentive	Rental and Supportive Housing Development Incentive	per dwelling	\$ -	24-Feb-20	no gst	\$ -	24-Feb-20	no gst
Land & Building Services	Development Cost Charge	Approved Development Incentive	Non-Governmental or Non-Profit Incentive	per dwelling				\$ -	25-Mar-24	no gst
Land & Building Services	Development Agreement	Approved Development Incentive	Rental and Supportive Housing Development Incentive	each	\$ 200.00	24-Feb-20	no gst		REMOVE FEE	
Land & Building Services	Development Cost Charge	Development Incentive Application	Suite Development Incentive	each				\$ 50.00	25-Mar-24	no gst
Land & Building Services	Development Cost Charge	Development Incentive Application	Rental and Supportive Housing, Non-Governmental or Non-Profit, Tipping Fee, and Cash Grant Development Incentives	each				\$ 250.00	25-Mar-24	no gst
Land & Building Services	Development Permit	Conditional Use - \$1,250.00 plus applicable Permitted Use fee		each +	\$ 1,250.00	27-Feb-24	no gst	\$ 1,250.00	27-Feb-24	no gst
Land & Building Services	Development Permit	Designated municipal historic resource		each	\$ -	27-Jan-03	no gst	\$ -	27-Jan-03	no gst
Land & Building Services	Development Permit	Change of Use	Change of Use with new zoning requirements: All zones	each	\$ 350.00	1-Jan-22	no gst	\$ 350.00	1-Jan-22	no gst
Land & Building Services	Development Permit	Change of Use	Change of Use without new zoning requirements: All zones	each	\$ 95.00	1-Jan-22	no gst	\$ 95.00	1-Jan-22	no gst
Land & Building Services	Development Permit	New Development	New Use: Single detached & duplex housing; triplex & townhouse housing where each unit is on a separate fee-simple lot, living suite or garden suite	each unit	\$ 175.00	1-Jan-22	no gst	\$ 175.00	1-Jan-22	no gst
Land & Building Services	Development Permit	New Development	New Use and/or new Gross Floor Area (GFA): All other uses: \$400.00 + \$1.10/m2 GFA; Minor change to plans for application in progress resulting in revised GFA being <10% more or less than original GFA - no fee change (i.e. no refund if less, no additional charge if more)	each +	\$ 400.00	1-Jan-22	no gst	\$ 400.00	1-Jan-22	no gst
Land & Building Services	Development Permit	Secondary Use of a Residence	Home-based Business, Bed and Breakfast Lodging, Family Day Home	each	\$ 40.00	1-Jan-22	no gst	\$ 40.00	1-Jan-22	no gst
Land & Building Services	Development Permit	Placement of Sign	Per Sign	each	\$ 40.00	1-Jan-22	no gst	\$ 40.00	1-Jan-22	no gst
Land & Building Services	Development Permit	Schwatka Lake Waterfront Policy Dock Permit	Annual permit	each	\$ 330.00	27-Feb-24	no gst	\$ 330.00	27-Feb-24	no gst
Land & Building Services	Development Permit	Schwatka Lake Waterfront Policy Dock Permit	Refundable deposit	each	\$ 1,500.00	1-May-16	no gst	\$ 1,500.00	1-May-16	no gst
Land & Building Services	Development Permit	Demolition/Relocation of a Structure	Demolition Structure (<75 m2)	each	\$ 95.00	1-Jan-22	no gst	\$ 95.00	1-Jan-22	no gst
Land & Building Services	Development Permit	Demolition/Relocation of a Structure	Commercial	each	\$ 350.00	1-Jan-22	no gst	\$ 350.00	1-Jan-22	no gst
Land & Building Services	Development Permit	Demolition/Relocation of a Structure	Residential	each	\$ 250.00	1-Jan-22	no gst	\$ 250.00	1-Jan-22	no gst
Land & Building Services	Development Permit	Temporary Use Permit	Community Event	each	\$ 40.00	1-Jan-22	no gst	\$ 40.00	1-Jan-22	no gst
Land & Building Services	Development Permit	Temporary Use Permit	Commercial Event/Development	each	\$ 350.00	1-Jan-22	no gst	\$ 350.00	1-Jan-22	no gst
Land & Building Services	Development Permit	Temporary Use Permit	Temporary Use Permit<7 days	each	\$ 40.00	1-Jan-22	no gst	\$ 40.00	1-Jan-22	no gst
Land & Building Services	Development Permit	Mobile food Vendor on public site	Annual permit	each	\$ 350.00	1-Jan-22	no gst	\$ 350.00	1-Jan-22	no gst

City of Whitehorse
Fees and Charges Manual

Bylaw 2014-36 Appendix A
Schedule 1 (Land and Building)

DEPARTMENT	FEE TYPE	DESCRIPTION	ADDITIONAL DETAILS	UNIT	BYLAW 2024-03	EFFECTIVE DATE	FEE IF GST APPLICABLE	BYLAW 2024-24	NEW EFFECTIVE DATE	NEW FEE IF GST APPLICABLE
Land & Building Services	Development Permit	Mobile food Vendor on public site	Monthly for electricity	monthly	\$ 100.00	27-Feb-24	no gst	\$ 100.00	27-Feb-24	no gst
			Denied or withdrawn applications, or written request from applicant within 6 months of original approval date (provided no permit-related work on site has occurred) - deduction of the greater of \$55.00 or 50% of fee. The conditional use application fee is not refundable							
Land & Building Services	Development Permit Refund	Development Permit Refund		each	Varies	1-Apr-21	no gst	Varies	1-Apr-21	no gst
Land & Building Services	Land Management	Agreements	Development/Easement/Encroachment/ Incentive		\$ 200.00	1-Apr-23	no gst	\$ 200.00	25-Mar-24	no gst
Land & Building Services	Land Management	Minor Encroachment			\$ 100.00	1-Apr-23	no gst	\$ 100.00	1-Apr-23	no gst
Land & Building Services	Land Management	Road Closure Bylaw		each	\$ 750.00	27-Feb-24	no gst	\$ 750.00	27-Feb-24	no gst
Land & Building Services	Land Management	Subdivision Approval Extension		each	\$ 250.00	29-Jan-07	no gst	\$ 250.00	29-Jan-07	no gst
Land & Building Services	Parking	Payment in lieu of providing parking space	Space in the CC, CPG and CMW Zones	each space	\$ 18,706.00	13-Nov-01	no gst	\$ 18,706.00	13-Nov-01	no gst
Land & Building Services	Parking	Payment in lieu of providing parking space	Space in the CM1, CM2 and CNC2 zones	each space	\$ 7,967.00	13-Nov-01	no gst	\$ 7,967.00	13-Nov-01	no gst
Land & Building Services	Subdivision Application	Condominium (non refundable fee)	Minimum charge \$250.00. Maximum charge \$5000.00. Each unit \$100.00	each	\$ 100.00	1-Apr-23	no gst	\$ 100.00	1-Apr-23	no gst
Land & Building Services	Subdivision Application	Consolidation (non refundable fee)	Minimum charge \$250.00. Maximum charge \$1000.00. Each lot \$100.00 > 2 lots	minimum	\$ 250.00	1-Apr-23	no gst	\$ 250.00	1-Apr-23	no gst
Land & Building Services	Subdivision Application	Subdivision (non refundable fee)	Minimum charge \$250.00. Maximum charge \$5000.00. Each lot \$200.00	each	\$ 200.00	1-Apr-23	no gst	\$ 200.00	1-Apr-23	no gst
Land & Building Services	Subdivision Application	Property line adjustment or realignment (non refundable fee)	Minimum charge \$250.00. Maximum charge \$1000.00. Each lot adjusted/realigned \$100.00	each	\$ 100.00	1-Apr-23	no gst	\$ 100.00	1-Apr-23	no gst
Land & Building Services	Business License List	Special, monthly or partial listing		per page	\$ 0.50	27-Feb-24	\$ 0.55	\$ 0.50	27-Feb-24	\$ 0.55
Land & Building Services	Business License List	Full listing		each	\$ 75.00	27-Feb-24	\$ 78.75	\$ 75.00	27-Feb-24	\$ 78.75
Land & Building Services	Wood Stove Approval	Copy of approval		each	\$ 25.00	27-Feb-24	no gst	\$ 25.00	27-Feb-24	no gst
Land & Building Services	Use Permit	Temporary or seasonal land use		each	\$ 175.00	27-Feb-24	no gst	\$ 175.00	27-Feb-24	no gst

CITY OF WHITEHORSE

BYLAW 2024-09

A bylaw to amend Zoning Bylaw 2012-20

WHEREAS section 289 of the *Municipal Act* provides that a zoning bylaw may prohibit, regulate and control the use and development of land and buildings in a municipality; and

WHEREAS section 294 of the *Municipal Act* provides for amendment of the Zoning Bylaw; and

WHEREAS it is deemed desirable that the Whitehorse Zoning Bylaw be amended to allow for the development of a mixed-use building at Lot 13, Block 13, Plan 77464 LTO YT, municipally known as 2086 Second Avenue;

NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Section 10.6 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 10.6.7 i) as follows:

“i) Lot 13, Block 13, Plan 77464 LTO YT, located at 2086 Second Avenue in the Downtown area, is designated CM2x(i) with the special modifications being:

Notwithstanding section 10.6.5 of this bylaw, the following provision applies:

(1) The maximum building height is 25 m.”

2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of 2086 Second Avenue from CM2 – Mixed Use Commercial 2 to CM2x(i) – Mixed Use Commercial 2 Modified as indicated on Appendix A and forming part of this bylaw.
3. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

January 15, 2024

PUBLIC NOTICE:

January 19 and January 26, 2024

PUBLIC HEARING:

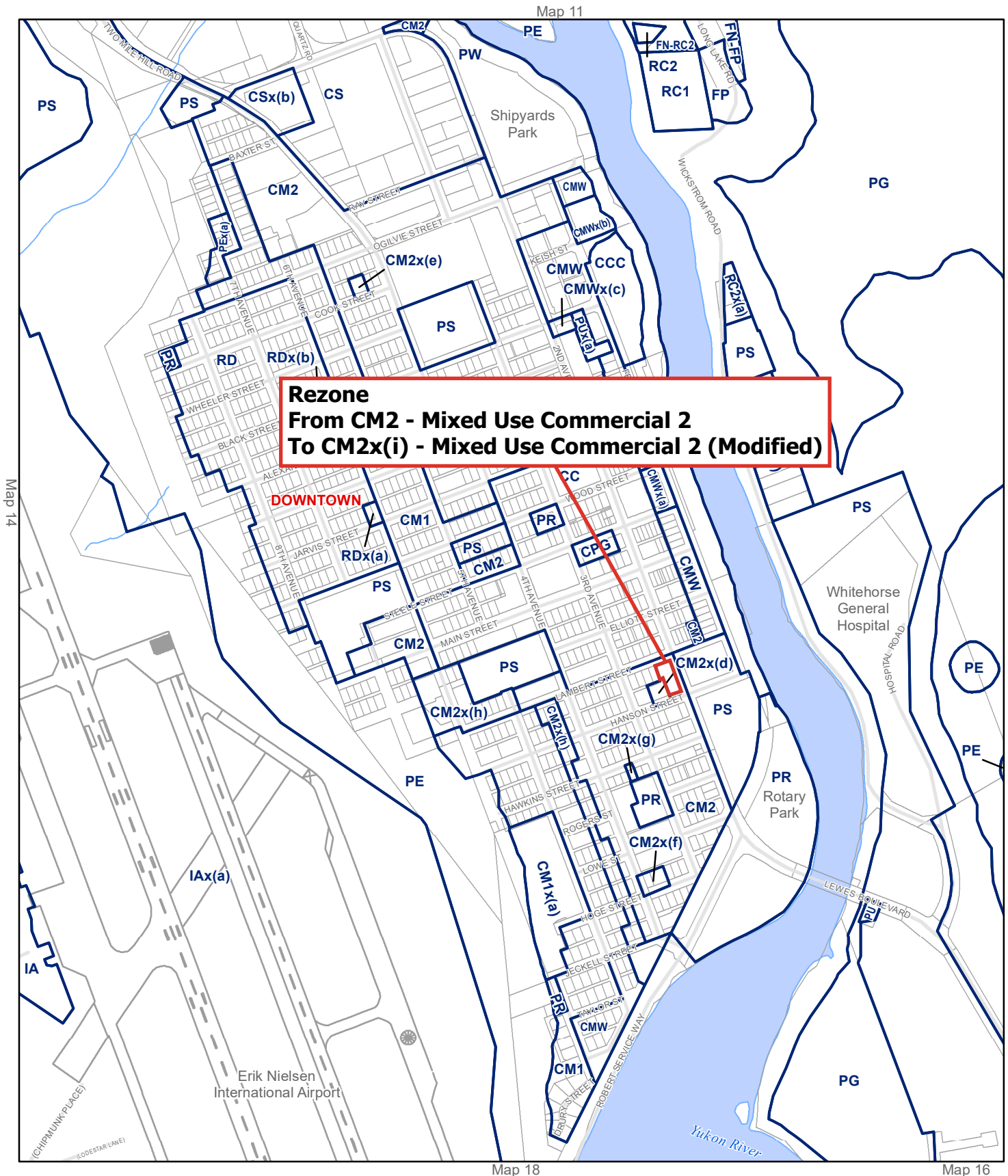
February 12, 2024

SECOND READING:

THIRD READING and ADOPTION:

Laura Cabott, Mayor

Corporate Services



Rezone
From CM2 - Mixed Use Commercial 2
To CM2x(i) - Mixed Use Commercial 2 (Modified)

Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.

0 430

Consolidation date:
June 15, 2023

Projection: NAD 1983 UTM Zone 8