

# Redline Comparison Document

## Attachment 1

Proposed Bylaw 2024-22

Bylaw 24-22 #	POLICY	PROPOSED CHANGE
<b>MAPPING CORRECTIONS AND UPDATES (SEE APPENDIX)</b>		
1	Map 1	Use the most recent environmental sensitivity information from the Chadburn Lake Park Management Plan to update the map.
2	Map 3	Update scale bar.
3	Map 4	KDFN Parcel C-24B hatching is incomplete.
4	Map 5	Remove KDFN Settlement Land parcels C-86B and C-153B from the South Growth Area boundary.
4	Map 5	South Growth Area boundary should include a portion of KDFN Settlement Land parcel C-24B and all of parcel C-57B.
4	Map 5	TKC Parcel C-10B change from Commercial - Service to Residential – Country.
4	Map 5	TKC Parcel C-73B change from Green Space to Residential – Country.
4	Map 5	TKC Parcel C-77B change from Future Planning to Residential – Country.
4	Map 5	Add Greenspace not shown for Bert Law Park.
<b>RIPARIAN POLICY</b>		
5	Policy 7.9	<p>Add subsection 7.9 vi:</p> <p><i>"Exceptions to the City's Riparian Setback requirement will be reviewed and considered on a site-by-site basis:</i></p> <ul style="list-style-type: none"> <li><i>i. where steep banks contain the riparian area, the setback shall be applied from the top of bank;</i></li> <li><i>ii. for businesses that utilize waterbody access as part of their business; <del>and</del></i></li> <li><i>iii. where trail, utility, or road access for development is proposed to cross Riparian Setbacks; <del>and</del></i></li> <li><i>vi. where improvements to trails are proposed within a Riparian Setback."</i></li> </ul>

## SLOPE POLICIES

6 Policy 7.15

Modify the policy as follows:

*"All development, including building, ~~grading~~, and tree harvesting, will be prohibited on slopes that exceed 30% (3.3 horizontal to 1 vertical). The only exceptions will be for critical infrastructure, ~~grading~~, trails, and viewpoints, provided that a professional geotechnical assessment, accepted by the City Engineer, can demonstrate reasonably safe conditions."*

7 Policy 7.16

Modify the policy as follows:

*"All new development will be setback a minimum of 15 metres or 1.25 metres multiplied by the height of slope, whichever is greater, from the top or bottom of any slope over 30%, as illustrated on Figure 7 – Illustration of Escarpment Setbacks. ~~The only exceptions will be for critical infrastructure, trails, and viewpoints. The only exceptions will be when reasonably safe conditions for reduced setbacks can be demonstrated by a site-specific geotechnical examination prepared by a qualified professional and accepted by the City Engineer.~~*

*Suitable setbacks to accommodate critical infrastructure, trails, and viewpoints may be required when considering any potential reduction of the Escarpment Setback.*

*The Escarpment Setback will apply in the absence of a required and accepted geotechnical assessment.*

*Exceptions to the City's Escarpment Setback are not permitted within the Downtown Whitehorse Escarpment Control Zone, as identified on Appendix A of the City's Downtown Escarpment Land Use Policy."*

## URBAN CENTRES

8 Policy 8.19

Modify the policy as follows:

*"Where mixed-use buildings are proposed in Urban Centres, commercial uses will be on the ground floor with residential uses above. ~~The inclusion of dwelling units, as secondary uses to the primary commercial uses, may be permitted on the ground floor to provide flexibility in providing alternative dwelling units while maintaining a commercial streetscape. As examples, this may include commercial uses facing the street with dwelling units facing a rear lane or with pedestrian access to accessible dwelling units located at the rear of a building.~~*"

## OTHER

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| 9  | Policy 12.19    | Move from "Asset Management" section to "Costs of Development" section and renumber subsequent policies accordingly:<br><br>" <del>12.19</del> <b>13.29</b> The design and approval of new or expanded neighbourhoods must consider the City's long-term responsibility for the proposed municipal assets including operational maintenance, repair, and replacement costs." |
| 10 | Policy 13.2 ii. | Modify the policy as follows:<br><br><i>"When determining permit regulations, the policies outlined in Section <del>15.13</del> <b>15.12</b> Natural Resource Extraction should be reviewed and considered to minimize impacts on surrounding uses such as buffers, screening, and anticipated traffic volumes may be required."</i>   |

## FUEL ABATEMENT

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| 11 | Policy 13.6 | Add a subtitle:<br><br>" <b>Fuel Abatement</b><br>13.6 Wildfire fuel abatement is permitted, as appropriate, in any land use designation, subject to applicable bylaws and environmental guidelines." |
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## RESIDENTIAL USES

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| 12 | Table 2      | Modify the intent of "Commercial – Service:"<br><br><i>"Accommodate commercial or public uses that are not <b>typically</b> combined with residential or industrial uses and are largely vehicle-oriented."</i>  |
| 13 | Section 15.2 | Modify Section 15.2 as follows:<br><br><i>"Commercial - Service areas are intended to accommodate commercial or public uses that are not <b>typically</b> combined with residential uses and are largely vehicle-oriented. This type of commercial development typically requires significant onsite parking and/or loading facilities creating large expanses of undeveloped space; as such, they are often in contrast with lively, pedestrian-focused locations."</i> |

## FUTURE PLANNING AREAS

14	Policy 15.4.1	Delete policy and renumber subsequent policies. <i>Existing development and activities within Future Planning Areas will continue to be recognized, subject to applicable zoning requirements.</i>
15	Policy 15.4.2	Modify the policy as follows: <i>Existing uUses primarily associated with Greenspaces, such as outdoor recreation trails or domestic fuel woodcutting, <del>should</del>may be permitted subject to approval by the appropriate authority.</i>
16	Policy 15.4.3	Rephrase the policy as follows: <i>To preserve Future Planning Areas' <del>capacity</del> for future development, limited new uses such as trails and public utilities should be considered (e.g., new trail accesses, public utilities).</i>

## FUEL ABATEMENT

17	Policy 15.5.1	Add sentence clarifying that fuel abatement activities are permitted in the Greenspace designation. <i>The City is committed to pursuing efforts that preserve the integrity and connectivity of environmentally sensitive areas to keep habitat intact and prevent fragmentation. Areas identified as Greenspace <del>and are</del> primarily kept in their natural state, with minimal disturbance or development. The only exception will be for wildfire fuel abatement activities.</i>
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## RESIDENTIAL USES

18	Policy 15.6.5	Add a new policy regarding caretaker residences: <i>"Policy 15.6.5 Accessory activities that support the operation of uses in the Industrial areas, such as caretaker facilities, may be permitted."</i>
19	Policy 15.7.6	Add a new policy regarding caretaker residences: <i>"Policy 15.7.6 Accessory activities that support the operation of uses in the Industrial/Commercial areas, such as caretaker facilities, may be permitted."</i>
20	Policy 15.13.1	Modify policy as follows: <i>"Uses that may be suitable for inclusion in the Public Service designation include but are not limited</i>

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*to hospitals, major recreation facilities, arts, culture, and heritage facilities, post-secondary institutions, cemeteries, corrections facilities, **supportive housing**, and aerodromes."*

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Policy 15.13.2

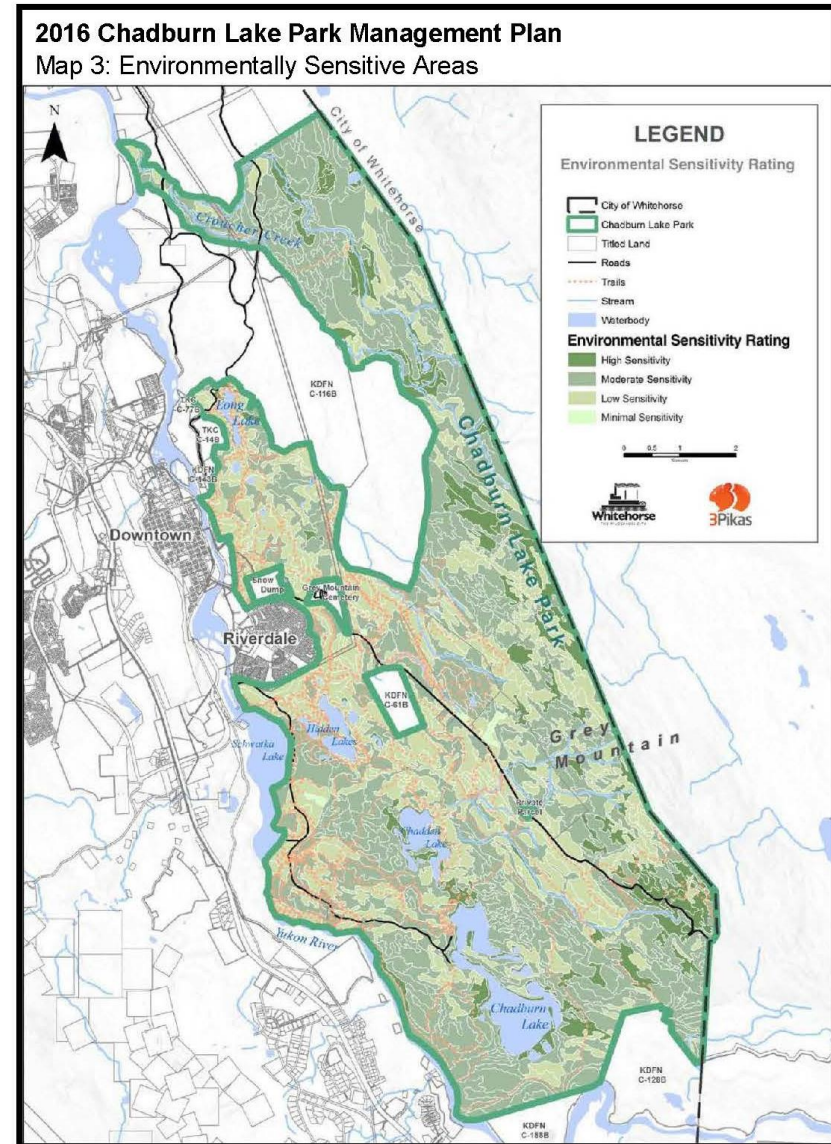
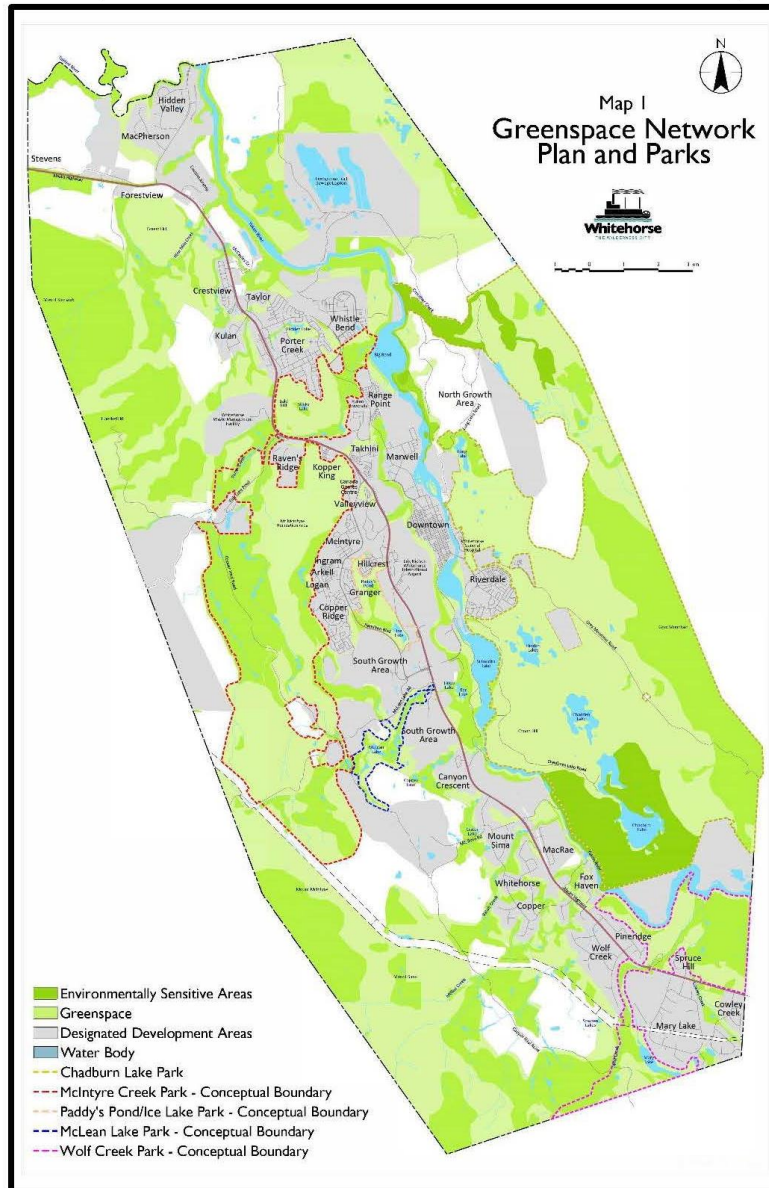
Add a new policy and renumber subsequent policies accordingly:

*"Residential dwellings units may be permitted to support public or privately owned facilities of an institutional or community service nature."*

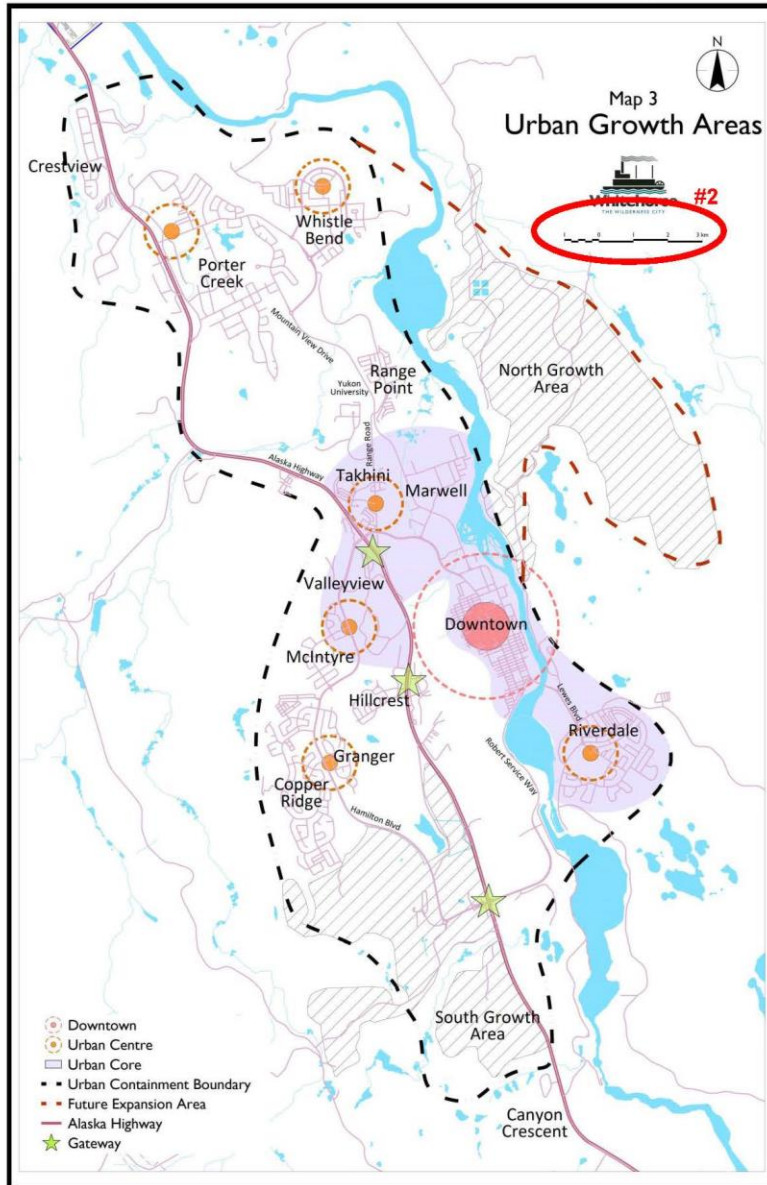
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# Appendix

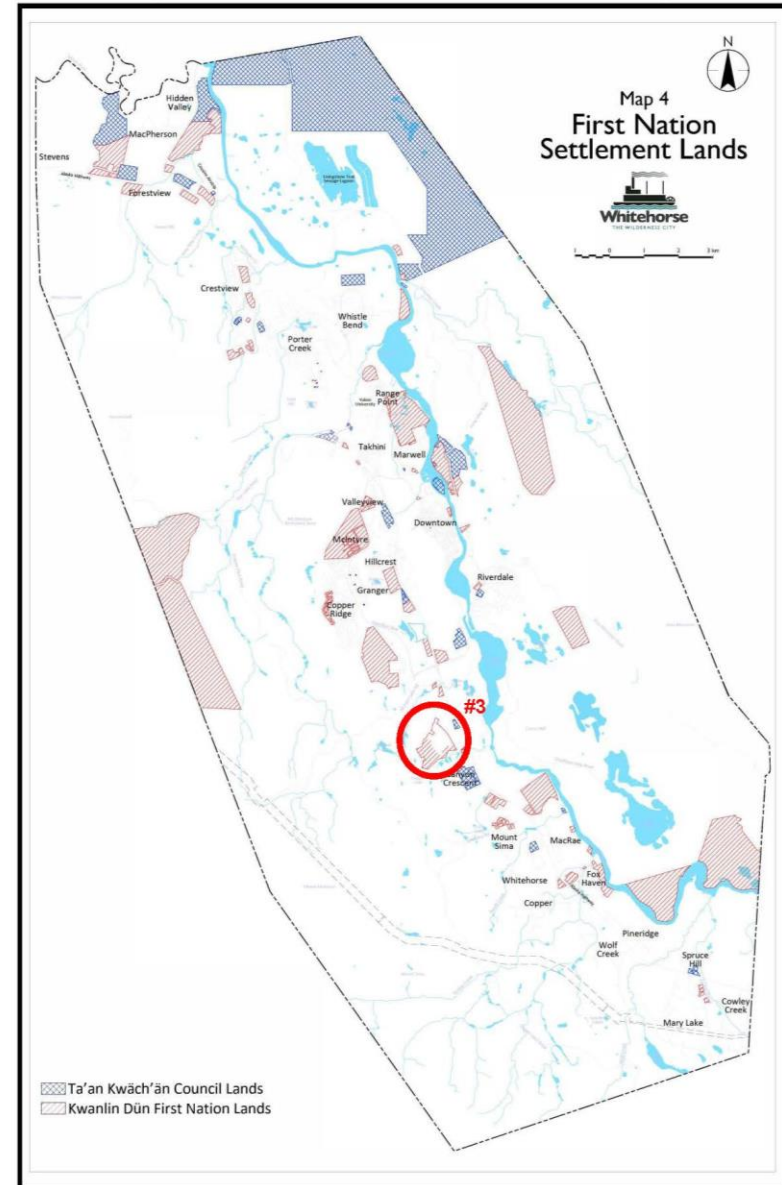
## Proposed Amendments – Map 1



Proposed Amendments – Map 3



Proposed Amendments – Map 4



# Proposed Amendments – Map 5

