

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: September 3, 2024
RE: Public Hearing Report – Zoning Amendment – TKC C-9B Phase 2

ISSUE

Public Hearing Report on a bylaw to amend the zoning of a portion of Ta'an Kwäch'än Council (TKC) Settlement Land Parcel C-9B, from FP – Future Planning to RCS – Comprehensive Residential Single Family, to allow for residential development.

REFERENCES

- [Zoning Bylaw 2012-20](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2024-30 (Attachment 2)

HISTORY

An application was received to rezone a portion of TKC Settlement Land Parcel C-9B (Parcel C-9B) from FP – Future Planning to RCS – Comprehensive Residential Single Family. The subject site is approximately 1.49 ha in area and is the second phase of this development. The zoning for Phase 1 was approved in November 2022 which enables the development of 24 townhouses. Phase 2 would allow for the development of 24 lots with a mixture of single-detached dwellings and duplexes.

Bylaw 2024-30 received First Reading on July 8, 2024. The public hearing was held on August 12, 2024. Public hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements were posted in the Yukon News and the Yukon Star on July 19, 2024 and July 26, 2024;
- Email notifications were sent to Kwanlin Dün First Nation, Ta'an Kwäch'än Council, Government of Yukon Land Management Branch, and the Whistle Bend Neighbourhood Association;
- Mail notifications were sent to property owners within 100 metres of the subject site; and
- Two notice signs were placed on the subject site.

A public hearing for this item was held on August 12, 2024. No public input submission were received and nobody registered for, or spoke to, the amendment at the public hearing.

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 were raised with this proposed zoning amendment through the public hearing process and no changes to the application were made following the public hearing.

If Council approves this amendment, the proponent can proceed with the City's Development Permit process.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2024-30, a bylaw to amend the zoning of a portion of Ta'an Kwäch'än Council (TKC) Settlement Land Parcel C-9B, from FP – Future Planning to RCS – Comprehensive Residential Single Family to allow for residential development, be brought forward at second and third reading under the bylaw process.