

## ADMINISTRATIVE REPORT

**TO:** City Planning Committee  
**FROM:** Administration  
**DATE:** March 3, 2025  
**RE:** Zoning Amendment – 92340 Alaska Highway Lot Expansion

### ISSUE

An application to amend the zoning of a 0.81 ha parcel of Commissioner’s land from FP – Future Planning to ISx – Service Industrial (modified), to allow for the expansion of a service industrial use on Lot 1175 Quad 105D/14.

### REFERENCE

- [Zoning Bylaw 2012-20](#)
- [Whitehorse 2040 Official Community Plan](#)
- [Land Use Master Plan Policy 2024-04](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2025-19 (Attachment 2)

### HISTORY

In 2019, the owners of Lot 1175 Quad 105D/14 (92340 Alaska Highway) made a land application to the Government of Yukon (YG) Lands Management Branch to allow for an expansion of their Service Industrial lot from 6.4 hectares to 7.2 hectares.

The Yukon Environmental and Socio-Economic Assessment Board (YESAB) reviewed this application, and a decision document was issued in May 2022. The review by YESAB determined that there would be no significant adverse effects, and no recommendations were attached to the decision. The lot expansion would allow for additional storage of materials and equipment, thereby supporting business expansion.

The applicants are proposing to rezone the land from FP – Future Planning to ISx – Service Industrial (modified), which is a condition of their purchase price agreement with YG. The special modification would be an expansion of the current special modification on 92340 Alaska Highway, which only permits “industrial, general” and “service stations” as principal uses and “accessory building/structure” and “caretaker residence” as secondary uses.

The proposed amendment was reviewed at the Development Review Committee (DRC) on January 15, 2025. The DRC noted that the Alaska Highway corridor landscape buffer should remain, as outlined in OCP policy 13.10.

### **Proposed Schedule**

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	March 3, 2025
First Reading:	March 10, 2025
Newspaper Ads:	March 28 and April 4, 2025
Public Hearing:	April 14, 2025
Report to Committee:	May 5, 2025
Second and Third Reading:	May 12, 2025

## **ALTERNATIVES**

1. Proceed with the amendment under the bylaw process; or
2. Do not proceed with the amendment.

## **ANALYSIS**

### **Site Context**

The 0.81 ha site is located at kilometre 923.4 of the Alaska Highway, approximately one kilometre north of the Crestview subdivision. The site is partially treed with IQ – Quarries zoning to the northwest and FP zoning directly surrounding it. Additional ISx zoning is located across the highway to the southeast.

Although adjacent to the highway, the site is separated by other features in the road right-of-way, such as a motorized trail and power line. A quarry access road runs along the northern boundary, leading to a quarry northwest of the site. The applicant has adjusted the parcel to incorporate a 15-metre buffer from this road.

The area is intended for the expansion of 92340 Alaska Highway, which houses a 10-bay shop and a fleet of equipment and camp materials. While surrounding features such as water bodies, archaeological sites, and a section of the Trans-Canada Trail are present, none are directly affected by the proposed expansion area. The subject area sits at a lower elevation and will require filling to match the level of 92340 Alaska Highway. However, it will remain below the adjacent highway's elevation.

### **2040 Official Community Plan (OCP)**

The subject area is designated as Industrial in the OCP. The Industrial designation is intended to accommodate industrial development at varying scales and intensities. The proposed rezoning to ISx conforms with this designation.

Policy 13.10 intends to acknowledge the impression conveyed by the overall appearance of the Alaska Highway corridor. New development visible from the Alaska Highway may be required to incorporate aesthetic enhancements such as site design, landscaping, or fencing requirements that visually screen parking and storage from the Alaska Highway. While the subject area will require clearing and levelling with suitable fill material, the applicant intends to landscape the fill slope on the Alaska Highway side of the property with a mix of poplar trees, willow sprigs, and seed to enhance slope stability and align with the objectives of this OCP policy.

### **Zoning Bylaw**

The current zoning of the subject site is FP – Future Planning, which is intended to protect land with no determined use in a generally undeveloped and natural state until such time as planning has occurred to determine appropriate zoning. The ISx zone was selected to match the zoning of 92340 Alaska Highway and to facilitate the land purchase and lot expansion. It is recognized, considering the size of the proposed expansion area and the surrounding environmental constraints, that extending the IS modified zone to the north is appropriate for the area.

The purpose of the IS zone is to provide a zone for a mix of commercial and industrial uses including manufacturing, processing, assembly, distribution, service or repair, which may carry out a portion of their operation outdoors or require outdoor storage. The special modification would only permit “industrial, general” and “service stations” as principal uses and “accessory building/structure” and “caretaker residence” as secondary uses. The proposed use aligns with this zone and special modification.

**ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2025-19, a bylaw to amend the zoning of a 0.81 ha parcel of Commissioner’s land from FP – Future Planning to ISx – Service Industrial (modified), to allow for the expansion of a service industrial use on 92340 Alaska Highway, be brought forward for consideration under the bylaw process.