

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: April 22, 2025
RE: Public Hearing Report – Zoning Amendment – Airport Approach Light Towers

ISSUE

Public Hearing Report on a bylaw to amend the zoning of City owned Lot 1267, Quad 105D/11, municipally known as 100 Robert Service Way, and approximately 2.24 ha of adjacent Commissioner's land, from PS – Public Service to PSx – Public Service (modified), to allow for the installation of airport approach light towers of up to 60 metres in height.

REFERENCES

- [Zoning Bylaw 2012-20](#)
- [Whitehorse 2040 Official Community Plan](#)
- Location Map (Attachment 1)
- Proposed Bylaw 2025-16 (Attachment 2)

HISTORY

An application was received on behalf of the Government of Yukon (YG) to rezone 100 Robert Service Way, and a 2.24 ha parcel of adjacent Commissioner's land (Attachment 1), from PS – Public Service to PSx – Public Service (modified), to allow for the construction of airport approach light towers of up to 60 metres in height.

Bylaw 2025-16 received First Reading on February 24, 2025. Public hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements were posted in the Yukon News on March 7 and 14, 2025;
- Email notifications were sent to Kwanlin Dün First Nation, Ta'an Kwäch'än Council, Government of Yukon Land Management Branch, and the Yukon Cross Country Motorcycle Association (YCCMA);
- Notifications were delivered to property owners within 100 metres of the subject site; and
- One notice sign was placed on the subject site, while another was placed at the intersection of Ward Road and Robert Service Way.

A public hearing for this item was held on March 24, 2025. One person spoke to the amendment at the public hearing and no written input submissions were received.

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

A YCCMA representative spoke to the amendment at the public hearing and expressed concerns about the proposed development's impact on access to the motorcycle tracks during construction. They noted that they were recently informed by the project contractor that the track would be unavailable during the construction of the approach light towers.

Following the Public Hearing, the applicant met with the submitter for a site walk-through to discuss tower access, construction logistics, and potential impacts on the track. As a result of this meeting, adjustments were made to the construction plan to address concerns.

On April 1, 2025, Administration followed up with YCCMA to confirm they had no outstanding issues with the construction plan. No response was received prior to finalizing this report.

The zoning of the subject site currently allows aviation-related public infrastructure to a maximum height of 20 metres. The proposed special modification only seeks to allow a height limit increase to a maximum of 60 metres. As such, construction management and associated access to the tracks during construction is not considered to relate to this application to rezone the subject site to allow an increase to the height limit of an existing permitted use.

Nevertheless, although YCCMA may have just recently been contacted by the contractor, the organization has participated in project meetings with the applicant, Yukon Government, and the City, throughout the project development process and have been kept informed of project updates.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2025-16, a bylaw to amend the zoning of 100 Robert Service Way, and 2.24 ha of adjacent Commissioner's land, from PS – Public Service to PSx – Public Service (modified), be brought forward at second and third reading under the bylaw process.



**Rezone
From PS - Public Services
To PSx(x) - Public Services modified**

DATE:
8/31/2023 3:29 PM

FILE:
Z-10-2024 - Airport Approach
Light Towers

Subject Site

CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

Zoning Bylaw Amendment

A proposal to amend the zoning of 100 Robert Service Way as well as 2.24 ha of vacant Commissioner's land from PS - Public Service to PSx(x) - Public Service modified to allow for the installation of airport approach light towers of up to 60 m in height.



CITY OF WHITEHORSE
BYLAW 2025-16

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 City of Whitehorse Zoning Bylaw be amended to allow for the development of airport approach light towers of up to 60 m in height at Lot 1267 QUAD 105D/11, Plan 2009-0088 LTO YT, municipally known as 100 Robert Service Way, and 2.24 ha of adjacent Commissioner's land;

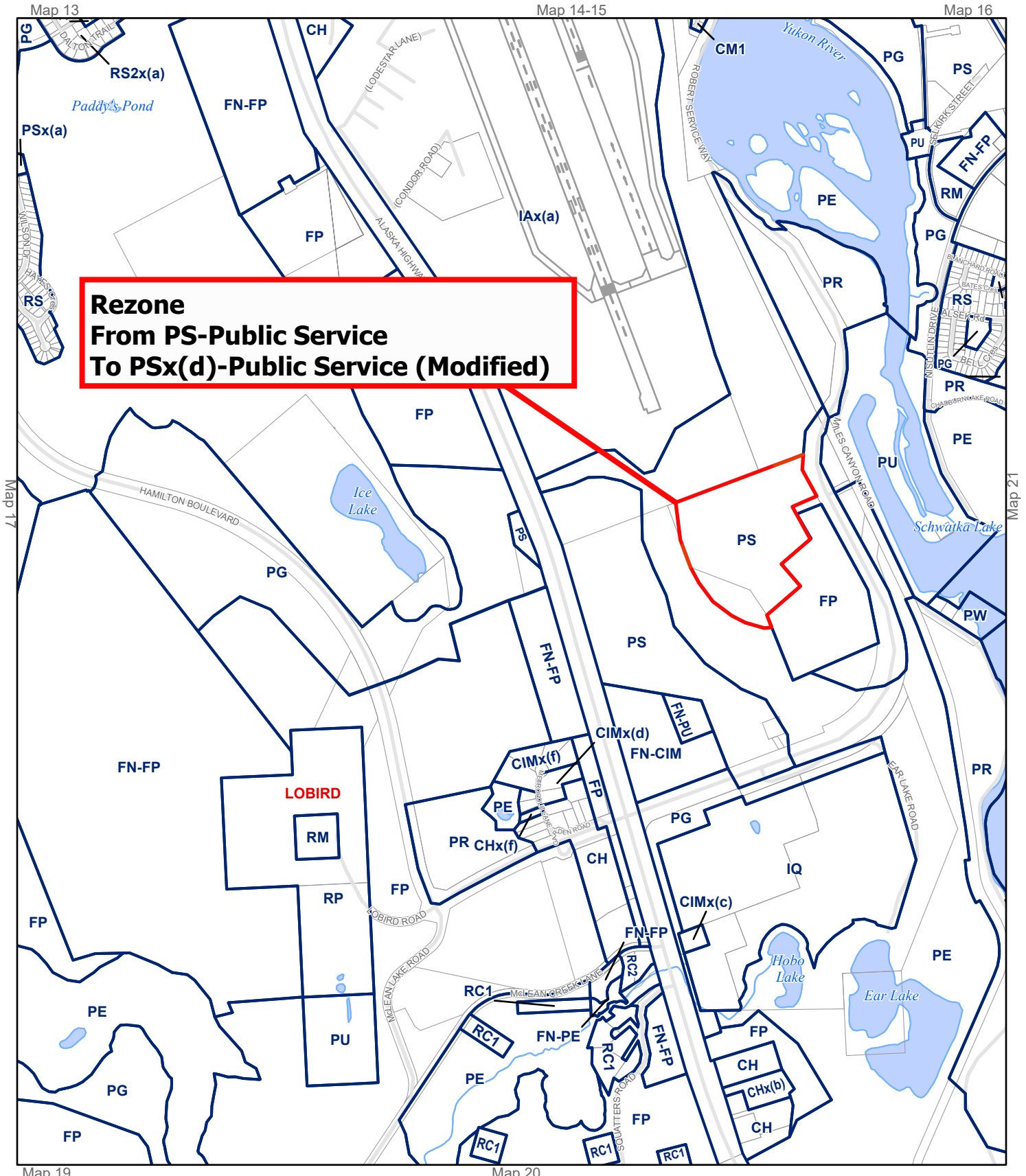
NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Section 12.4.7 of the Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 12.4.7 e), as follows:
 “e) Lot 1267 QUAD 105D/11, Plan 2009-0088 LTO YT, and 2.24 ha of adjacent Commissioner's land is designated PSx with the special modification being that the maximum height for aviation related public infrastructure is 60m.”
2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of 100 Robert Service Way from PS – Public Service to PSx(e) – Public Service (Modified) as indicated on Appendix A attached hereto and forming part of this bylaw.
3. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:	February 24, 2025
PUBLIC NOTICE:	March 7 and 14, 2025
PUBLIC HEARING:	March 24, 2025
SECOND READING:	
THIRD READING and ADOPTION:	

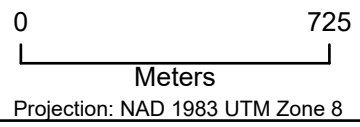
Kirk Cameron, Mayor

Corporate Services



**Rezone
From PS-Public Service
To PSx(d)-Public Service (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.



Consolidation date:
September 13, 2024