

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: August 4, 2025
RE: Public Hearing Report – Zoning Amendment – 10 Eldorado Drive

ISSUE

Public Hearing Report on a bylaw to amend the zoning of 10 Eldorado Drive, from PS – Public Service to PSx(f) – Public Service (modified), to allow for a 1.8 m fence in the front yard.

REFERENCES

- [Zoning Bylaw 2012-20](#)
- [Whitehorse 2040 Official Community Plan](#)
- Location Map (Attachment 1)
- Proposed Bylaw 2025-27 – Revised (Attachment 2)

HISTORY

An application was received to rezone 10 Eldorado Drive, the location of the Council of Yukon First Nations Family Preservation Wellness Centre (Wellness Centre), from PS – Public Service to PSx(f) – Public Service (modified). The special modification would allow for the development of a fence with a height of 1.8 m in the front yard to provide privacy and security to the residents at the Wellness Centre. Currently, the maximum permitted height of a fence in the front yard of the subject site is 1.2 m.

Bylaw 2025-27 received First Reading on June 9, 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 June 13 and 20, 2025;
- 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;
- Notifications were delivered to property owners within 100 m of the subject site; and
- A notice sign was placed on the subject site.

A public hearing for this item was held on July 7, 2025. Three public input submissions were received, and nobody spoke to the amendment at the public hearing.

ALTERNATIVES

1. Proceed with the second and third readings under the bylaw process;
2. Amend the bylaw at second reading; or
3. Do not proceed with the second and third readings.

ANALYSIS

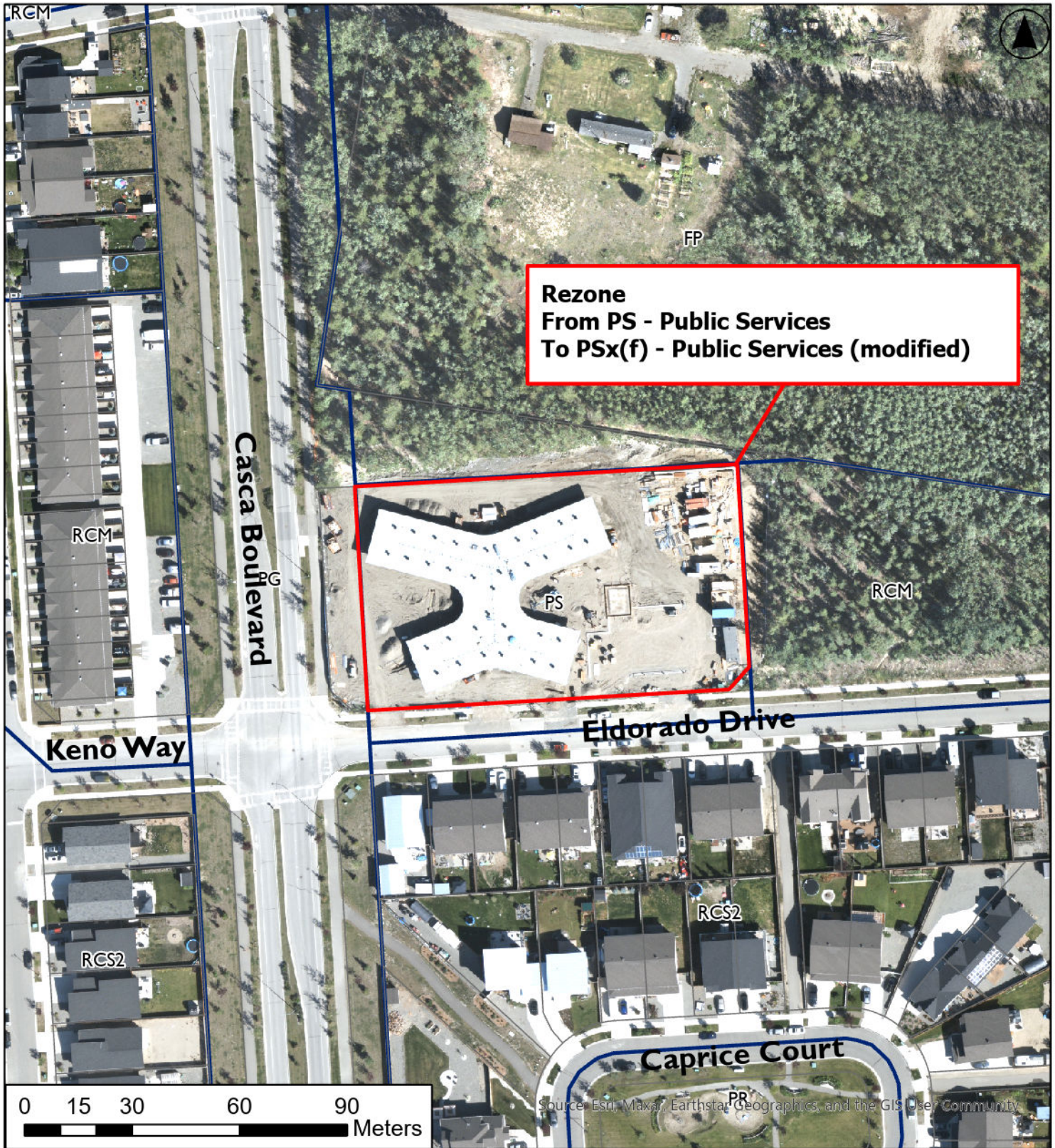
Three members of the public expressed their support for the proposed amendment. Two of them noted that it would provide the necessary privacy to help residents of the Wellness Centre feel safe and secure in their temporary residences. It was felt that the amendment would not negatively impact the surrounding community while supporting the Wellness Centre's purpose of delivering vital services to vulnerable populations.

While speaking in favour of the proposed amendment, one member of the public also felt that not enough details were provided and asked about the proposed setback from the sidewalk, the fence style, and whether a driveway was planned in this location. The proposed amendment only addresses fence height; all other regulations stay the same. Since the amendment does not propose to change setbacks, fence style, or driveways, no details on those were provided. However, setbacks continue to be regulated under the Zoning Bylaw, and no driveway is proposed in this section.

With support for the increased fence height due to the nature of the facility, it is proposed to amend the bylaw so that a 1.8 m fence in the front yard would only be allowed for a temporary shelter. This would avoid unintended impacts in case of a future change of use.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2025-27, a bylaw to amend the zoning of 10 Eldorado Drive from PS – Public Service to PSx(f) – Public Service (modified), be amended to only apply to a temporary shelter use, and be brought forward at second and third reading under the bylaw process.



DATE:
June 3, 2025

FILE:
Z-01-2025



Subject Site

CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

Bylaw 2025-27

A Bylaw to amend the zoning of 10 Eldorado Drive from PS - Public Services to PSx(f) - Public Services (modified)



REVISED
CITY OF WHITEHORSE
BYLAW 2025-27

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 fence with a maximum height of 1.8 m at LOT 335, PLAN 103882 CLSR YT, municipally known as 10 Eldorado Drive;

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

1. Section 12.4 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 12.4.7 f) as follows:

“f) Lot 335, Plan 103882 CLSR YT, located at 10 Eldorado Drive, is designated PSx(f) with the special modifications being:

Notwithstanding section 5.5.3.4 b) of this bylaw, if the principal use is a temporary shelter, fences and walls constructed in the front yard shall not exceed 1.8 m in height.”

2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of 10 Eldorado Drive from PS – Public Services to PSx(f) – Public Services (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:

June 9, 2025

PUBLIC NOTICE:

June 13 and June 20, 2025

PUBLIC HEARING:

July 7, 2025

SECOND READING:

THIRD READING and ADOPTION:

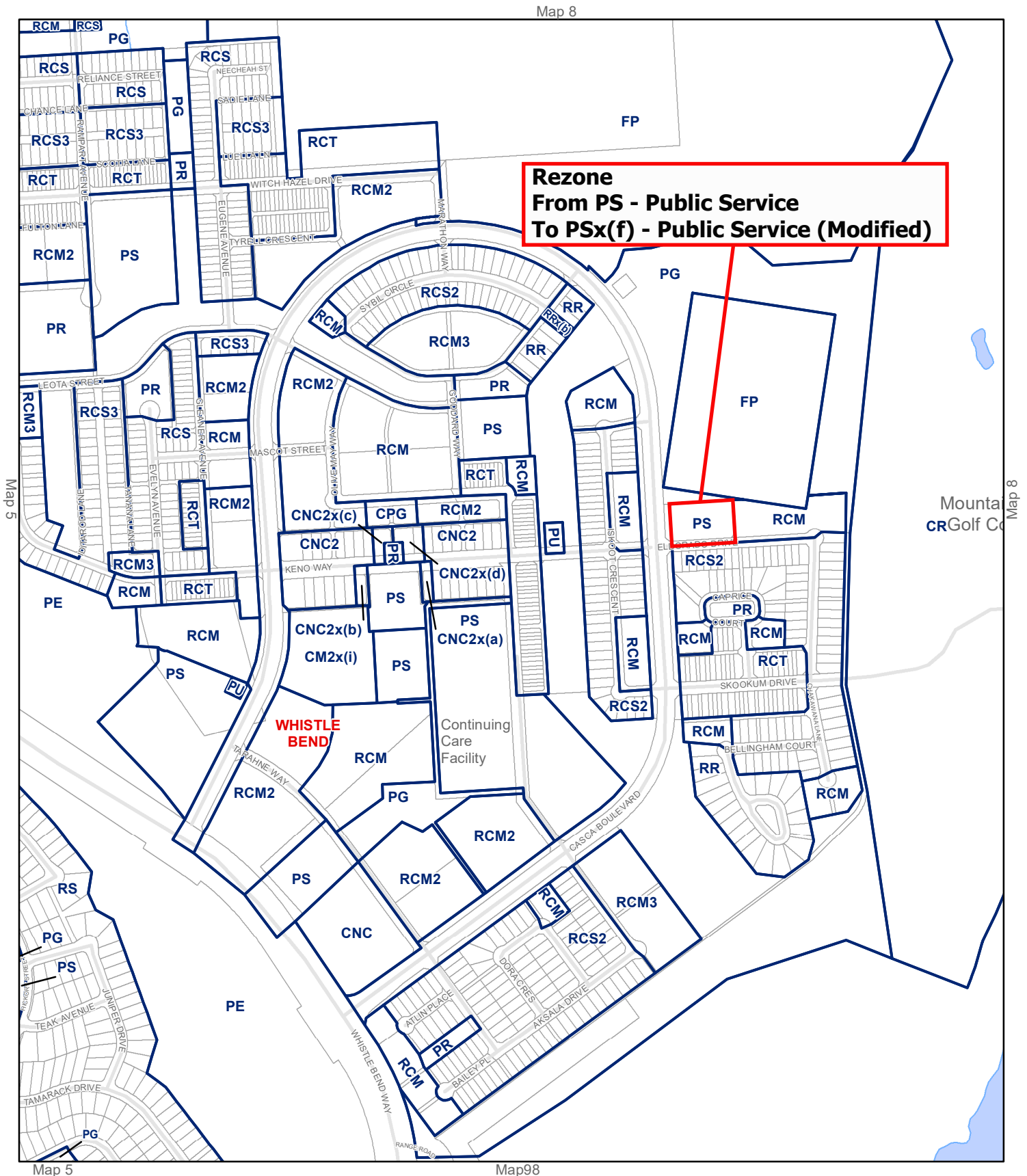
Kirk Cameron, Mayor

Corporate Services

MAP 7

Appendix A, Bylaw Map
Bylaw 2025-27

WHISTLE BEND (EAST)



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.

0 350
Meters

Consolidation date:
June 15, 2023

Projection: NAD 1983 UTM Zone 8