

CITY OF WHITEHORSE
BYLAW 2025-41

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 an expansion to an existing senior living residence on Lot 428, Plan 100041354 LTO, municipally known as 25 Rhine Way; and

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

1. Section 10.5 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 10.5.7 b) as follows:

“b) Lots 428 and Lot 429, Plan 100041354 LTO YT, located at 25 Rhine Way and 468 Range Road, are designated CM1x(b) with the special modifications being:

 - (1) The maximum site coverage is 70%;
 - (2) The maximum height is 16.0 m for any portion located more than 74.93 m west of the easterly lot line adjoining Range Road; and
 - (3) The minimum yard setback is 3.0 m for lot lines adjoining Lot 1037, Plan 89-39 LTO YT, Condominium 8, Plan CON 8 LTO YT, Condominium 84, Plan CC4 LTO YT, or Condominium 172, Plan CC172 LTO YT, and 1.5 m from all other lot lines not adjoining a street.
2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of Lot 428, 109445 CLSR, Plan 100041354 LTO from RCM2 – Comprehensive Residential Multiple Family 2 to CM1x(b) – Mixed Use Commercial Modified, and by changing the zoning of Lot 429, 109445 CLSR, Plan 100041354 LTO from CM1 – Mixed Use Commercial to CM1x(b) – Mixed Use Commercial 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:

PUBLIC NOTICE:

PUBLIC HEARING:

SECOND READING:

THIRD READING and ADOPTION:

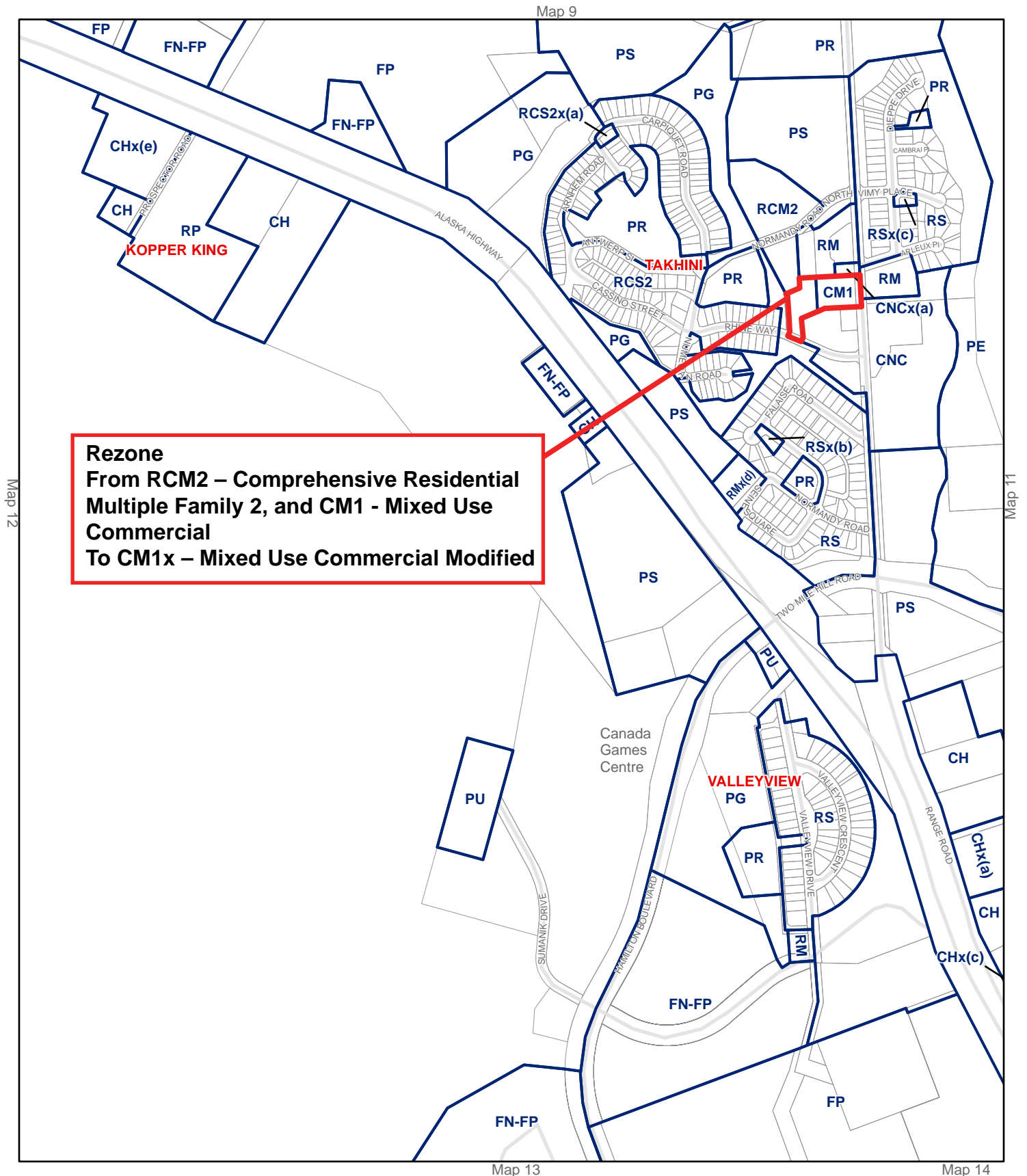
Kirk Cameron, Mayor

Corporate Services

MAP 10

Appendix A, Bylaw Map
Bylaw 2025-41

KOPPER KING
TAKHINI, VALLEYVIEW



Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special modifications' subsection for that zone.

0 410
Meters
Projection: NAD 1983 UTM Zone 8

Consolidation date:
February 18, 2025