

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: October 6, 2025
RE: Zoning Amendment – 163 Collins Lane

ISSUE

An application to amend the zoning of a 2.89 ha parcel of vacant Commissioner's land from PG-Greenbelt to IS-Service Industrial, to allow for lot expansion at 163 Collins Lane.

REFERENCE

- [Zoning Bylaw 2012-20](#)
- [Whitehorse 2040 Official Community Plan](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2025-40 (Attachment 2)

HISTORY

In 2024, the applicant submitted an application to the Government of Yukon to acquire a 2.89 ha parcel of land adjacent to their existing property at 163 Collins Lane for the purpose of lot expansion, extending the southwest boundary of the existing property. This application was reviewed by the Yukon Environmental and Socio-Economic Assessment Board (YESAB) and a decision document was issued on March 25, 2025. YESAB determined that it would be unlikely, historic, archaeological, or paleontological resources would be found, but upon discovery of a heritage resource, the Proponent would be required to notify the Kwanlin Dün First Nation and Ta'an Kwäch'än Council Heritage Departments, in addition to Government of Yukon, Heritage Resources Unit, which would help to mitigate the magnitude of impacts from the alteration, fragmentation, or loss of heritage resources.

A land application decision letter was issued by Yukon Energy Mines and Resources on July 16, 2025. The approval was conditional on zoning and subdivision approval by the City. The letter also required the applicant to re-route any trails that pass through the application area, develop a spill contingency plan prior to development, no clearing of trees during the bird nesting season from May 15 to August 15, and obtain a permit from Environmental Health if a pit privy is to be installed.

Now an application has been submitted to rezone the subject area from PG – Greenbelt to IS – Service Industrial. The proposed amendment was reviewed at the Development Review Committee (DRC) on September 3, 2025. The DRC recommended the application to proceed.

Master Plan Waiver

The size of the subject site triggered the Land Use Master Plan Policy (OCP Policy 13.22) and a waiver was requested per section 47 of the Land Use Master Plan Policy. The master plan waiver request was reviewed by the DRC on September 3, 2025 and was subsequently approved by the Director of Operations and the Director of Development

Services on September 15, 2025, as the proposed development does not require City infrastructure upgrades, access or easements from neighboring properties, new uses, or formalization or consolidation of existing lots or leases.

Proposed Schedule

The proposed schedule for the zoning amendment is:

Planning Committee:	October 6, 2025
First Reading:	October 14, 2025
Newspaper Ads:	October 17 and 24, 2025
Public Hearing:	November 10, 2025
Report to Committee:	December 1, 2025
Second and Third Reading:	December 8, 2025

Potential Postal Delivery Disruption

There is a potential that a postal delivery disruption may prevent the delivery of written notification letters to surrounding property owners as required in the Zoning Bylaw. Zoning Bylaw regulation 15.5.1 states however that in the event of a postal delivery disruption, additional methods or alternate notifications may be used, as directed by Council at First Reading. Administration recommends that Council authorize notifications of the public hearing to be advertised on the City’s social media platforms if a postal delivery disruption prevents the delivery of mailed notifications.

Expansion History

The applicant expanded the existing lot at 163 Collins Lane in 2013 and in 2017. In 2024, the Manager of Planning Services reviewed the current application against OCP policies 16.1 and 16.2, which outline that land use and greenspace boundaries shown in its maps are generalized and that confirmation of exact boundaries may require further studies or investigations. An Environmental Baseline Report was undertaken in 2021 to assess the location and extent of wetlands within and near the proposed expansion area, general vegetation composition, the presence of bird nests, potential wildlife occurrence, and the location of recreational trails. The proposed lot expansion area was revised based on the report recommendation. Administration accepts the Environmental Baseline Report as the additional study required under OCP policy.

Zoning Bylaw Rewrite

This proposed amendment, Bylaw 2025-40, includes provisions to amend both the current Zoning Bylaw 2012-20 and the proposed Zoning Bylaw 2025-37 once and if approved.

ALTERNATIVES

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

ANALYSIS

Site Context

The 2.89 ha forested site in the Mount Sima Industrial subdivision is adjacent to the southwest boundary of 163 Collins Lane. Existing operations on the 7.59 ha lot at 163 Collins Lane include a bay shop and laydown areas for fleet, equipment, and materials.

The nearest residential property is approximately 184 m away. The site contains a few cross-country ski and foot trails and is otherwise surrounded by wetlands. The parcel has been adjusted to maintain a buffer from the wetland and pond, and the Government of Yukon requires any impacted trails to be rerouted at the owner's expense.

Official Community Plan (OCP)

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

OCP Policy 7.7 requires a 30 m riparian setback along both sides of all rivers, streams, lakes, and wetlands to protect riparian areas. The proposed expansion area incorporates this 30 m setback from the creek and wetlands.

OCP Policy 15.6.7 notes that a buffer of approximately 200 m may be required where light industrial uses are near residential areas, to provide separation, visual screening, and noise mitigation. The existing industrial lot is approximately 184 m from the nearest residential property. As this policy uses the permissive 'may', the recommendation for a buffer can be waived by Council, which was done at the previous 2013 lot expansion, where it was determined that the intent of the OCP policy was met as it was only a slight reduction from the 200 m. Despite the existing property being within 200 m of the residential property, the proposed consolidation will not result in proposed land uses moving closer to existing residential properties.

Zoning Bylaw

The subject area is currently zoned as PG – Greenbelt, which is intended to provide a zone for areas of public land that are typically left in a natural state and may be used primarily for buffers, walkways, trails and for unorganized or passive recreation.

The IS zone was selected to match the zoning at 163 Collins Lane and to facilitate the land purchase and lot expansion. 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 proposed use aligns with this zone and YG requires that any trails that pass through the application area will be re-routed by the applicant.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2025-40, a bylaw to amend the zoning of a 2.89 ha parcel of Commissioner's land from PG – Greenbelt to IS – Service Industrial, be brought forward for consideration under the bylaw process; and

THAT Council authorize the use of alternative notification methods in the event of a postal delivery disruption.