

CITY OF WHITEHORSE
REGULAR Council Meeting #2025-19

DATE: Tuesday, October 14, 2025
TIME: 5:30 p.m.

Mayor Kirk Cameron
Deputy Mayor Jenny Hamilton
Reserve Deputy Mayor Dan Boyd

AGENDA

CALL TO ORDER 5:30 p.m.

AGENDA Adoption

PROCLAMATIONS

MINUTES Regular Council meeting dated September 22, 2025

DELEGATIONS

PUBLIC HEARING

STANDING COMMITTEE REPORTS

Public Health and Safety Committee – *Councillors Middler and Boyd*

Corporate Services Committee – *Councillors Boyd and Melnychuk*

1. 2025 State of Infrastructure Report – For Information Only

City Planning Committee – *Councillors Morris and Middler*

1. Zoning Amendment – 163 Collins Lane

2. 2025 Zoning Bylaw

Development Services Committee – *Councillors Gallina and Hamilton*

City Operations Committee – *Councillors Melnychuk and Morris*

Community Services Committee – *Councillors Hamilton and Gallina*

NEW AND UNFINISHED BUSINESS

BYLAWS

2025-37	Zoning Bylaw	1 st Reading
2025-40	Zoning Amendment – 163 Collins Lane	1 st Reading
2025-36	Budget Amendment – Transit Hub	3 rd Reading

ADJOURNMENT

MINUTES of REGULAR Meeting #2025-18 of the Council of the City of Whitehorse
called for 5:30pm on Monday, September 22, 2025, in Council Chambers, City Hall.

PRESENT: Mayor Kirk Cameron
Councillors Dan Boyd
Paolo Gallina
*Jenny Hamilton
Eileen Melnychuk
Anne Middler
Lenore Morris

ALSO PRESENT: City Manager Jeff O'Farrell
Director of Community Services Krista Mroz
A/Director of Corporate Services Brittany Dixon
Director of Development Services Lindsay Schneider
Director of Operations Travis Whiting
Director of People, Culture, and Technology Landon Kulych

*Indicates electronic participation.

Mayor Cameron called the meeting to order at 5:30 p.m.

CALL TO ORDER

AGENDA

2025-18-01

It was duly moved and seconded
THAT the Agenda be adopted as presented.

Carried Unanimously

PROCLAMATIONS

Mayor Kirk Cameron proclaimed September 30, 2025 to be
National Day for Truth and Reconciliation in the city of
Whitehorse, a day to focus on advancing Reconciliation and
learning from Indigenous Peoples and their families to better
our communities.

National Day for Truth and
Reconciliation

Mayor Kirk Cameron proclaimed October 6, 2025 to be Green
Sports Day in the city of Whitehorse, a day celebrated in
communities globally to recognize progress in addressing
climate change and fostering healthy local communities to
compete, play and relax in.

Green Sports Day

MINUTES

2025-18-02

It was duly moved and seconded
THAT the Minutes of the Regular Council meeting dated
September 8, 2025 be adopted as presented.

Carried Unanimously

PUBLIC HEARING

Mayor Cameron advised that a Public Hearing was scheduled at this meeting to hear any submissions with respect to Zoning Bylaw Amendment for KDFN Administrative Buildings.

Zoning Bylaw Amendment -
KDFN Admin Buildings

Mayor Cameron called for submissions with respect to the Zoning Bylaw Amendment – KDFN Administrative Buildings.

Zoning Bylaw Amendment -
KDFN Admin Buildings

Administration confirmed that no written submissions were received.

Written Submissions

Mayor Cameron called a second and third time for submissions with respect to Zoning Bylaw Amendment – KDFN Administrative Buildings.

Zoning Amendment – KDFN
Admin Buildings

Hearing no additional submissions come forward, Mayor Cameron declared the Public Hearing for Zoning Bylaw Amendment for KDFN Administrative Buildings now closed.

Public Hearing Closed

COMMITTEE REPORTS

Public Health and Safety Committee

As requested by a committee member, Administration provided an update on the Whistle Bend Fire Hall noting that design, land transfer, and construction scheduling remain outstanding and that funding will need to be considered through the upcoming Capital Budget Process. The Committee member emphasized the importance of first responders and urged patience and respect when they are responding to incidents.

New Business - Whistle Bend
Firehall

Corporate Services Committee

2025-18-03

It was duly moved and seconded
THAT Council direct that Bylaw 2025-36 a bylaw to amend the 2025–2028 Capital Expenditure Program by increasing the budget for project 360c00923 Transit Hub in the amount of \$2,006,000, funded through the capital reserve until the Permanent Transit Solutions Fund contribution agreement has been signed, be brought forward through the budget process.
Carried Unanimously

Budget Amendment – Transit
Hub

City Planning Committee

Administration presented proposed updates to the Subdivision Control Bylaw to align with Condominium Act regulations and modernize subdivision processes. Following discussion, Committee members requested additional information and clarification before the bylaw proceeds to First Reading in accordance with Section 26 of the Procedures Bylaw.

Subdivision Control Bylaw

Development Services Committee

There was no report from the Development Services Committee.

City Operations Committee

A Committee member requested an update on the Hillcrest Reconstruction Project. Administration confirmed that the Project is within budget and the planned phase's timeline, and that City staff are in regular communication with residents and making efforts to mitigate disruptions.

New Business – Hillcrest
Reconstruction Project

Community Services Committee

There was no report from the Community Services Committee.

BYLAWS

2025-18-04

It was duly moved and seconded
THAT Bylaw 2025-36, a bylaw to increase the budget for the downtown Transit Hub Project, be given First Reading.
Carried Unanimously

BYLAW 2025-36
Budget Amendment –
Transit Hub
FIRST READING

2025-18-05

It was duly moved and seconded
THAT Bylaw 2025-36 be given Second Reading.
Carried Unanimously

BYLAW 2025-36
Budget Amendment –
Transit Hub
SECOND READING

2025-18-06

It was duly moved and seconded
THAT Bylaw 2025-35, a bylaw to make amendments to the Fees and Charges bylaw in accordance with 3rd quarter review, be given Third Reading.

Carried Unanimously

BYLAW 2025-35
Fees and Charges
Amendment – 3rd Quarter
THIRD READING

There being no further business, the meeting adjourned at 5:49 p.m. **ADJOURNMENT**

Kirk Cameron, Mayor

Corporate Services



Minutes of the meeting of the Public Health and Safety Committee

Date	October 6, 2025	2025-19
Location	Council Chambers, City Hall	
	Councillor Anne Middler - Chair	
	Mayor Kirk Cameron	
Committee	Councillor Dan Boyd	
Members	Councillor Paolo Gallina	
Present	Councillor Jenny Hamilton	
	Councillor Eileen Melnychuk	
	Councillor Lenore Morris	
	Jeff O'Farrell, City Manager	
	Keri Rutherford, A/Director of Community Services	
Staff	Valerie Braga, Director of Corporate Services	
Present	*Lindsay Schneider, Director of Development Services	
	Travis Whiting, Director of Operations	
	Landon Kulych, Director of People, Culture, and Technology	

* Indicates electronic participation

Your Worship, the Public Health and Safety Committee respectfully submits the following report:

1. Proclamation – Fire Prevention Week

Mayor Cameron proclaimed October 5 to 11, 2025, to be Fire Prevention Week in the city of Whitehorse, a time to raise awareness regarding fire safety and preparedness with a focus on checking smoke and carbon monoxide alarms.



Minutes of the meeting of the Corporate Services Committee

Date	October 6, 2025	2025-19
Location	Council Chambers, City Hall	
	Councillor Dan Boyd - Chair	
	Mayor Kirk Cameron	
Committee	Councillor Paolo Gallina	
Members	Councillor Jenny Hamilton	
Present	Councillor Eileen Melnychuk	
	Councillor Anne Middler	
	Councillor Lenore Morris	
	Jeff O'Farrell, City Manager	
	Keri Rutherford, A/Director of Community Services	
Staff	Valerie Braga, Director of Corporate Services	
Present	*Lindsay Schneider, Director of Development Services	
	Travis Whiting, Director of Operations	
	Landon Kulych, Director of People, Culture, and Technology	
	Gareth Earl, A/Manager, Engineering Services	

* Indicates electronic participation

Your Worship, the Corporate Services Committee respectfully submits the following report:

1. 2025 State of Infrastructure Report – For Information Only

The 2025 State of Infrastructure Report was presented, which summarizes the state of the City's infrastructure assets and can be used to recommend and prioritize infrastructure investment, replacement, and upgrades. As requested by Committee members, additional information was provided on specific topics like sidewalks, roads, and the Robert Cambell bridge. Administration also expanded on the methods used to gather data for the report and confirmed the quantity and quality of the data will improve with the ongoing development of the City's asset management system.

2. New Business – HMCS Whitehorse Decommissioning

Mayor Cameron spoke about the experience of attending the HMCS Whitehorse Decommissioning in Esquimalt, British Columbia. It was confirmed the Royal Canadian Navy will allow the ship's bell to be displayed in Whitehorse to commemorate the vessel and its heritage.



Minutes of the meeting of the City Planning Committee

Date	October 6, 2025	2025-19
Location	Council Chambers, City Hall	
	Councillor Lenore Morris - Chair	
	Mayor Kirk Cameron	
Committee Members	Councillor Dan Boyd	
	Councillor Paolo Gallina	
Present	Councillor Jenny Hamilton	
	Councillor Eileen Melnychuk	
	Councillor Anne Middler	
	Jeff O'Farrell, City Manager	
	Keri Rutherford, A/Director of Community Services	
Staff	Valerie Braga, Director of Corporate Services	
Present	*Lindsay Schneider, Director of Development Services	
	Travis Whiting, Director of Operations	
	Landon Kulych, Director of People, Culture, and Technology	
	*Melodie Simard, Manager, Planning Services	
	Darcy McCord, A/Manager, Planning Services	
	Dylan Harris, Senior Planner, Planning Services	

* Indicates electronic participation

Your Worship, the City Planning Committee respectfully submits the following report:

1. Zoning Amendment – 163 Collins Lane

An application was presented to amend the zoning of a parcel of vacant Commissioner's land to allow for the expansion of the IS-Service Industrial lot at 163 Collins Lane. As requested by Committee members, Administration provided additional information about the site, surrounding area and setbacks, as well as the Public Hearing process.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2025-40, a bylaw to amend the zoning of a 2.89 ha parcel of vacant 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.

2. 2025 Zoning Bylaw

Administration presented the proposed Zoning Bylaw 2025-37 to repeal and replace the current Zoning Bylaw 2012-20 as a result of the adoption of the 2040 Official Community Plan in March 2023. Major topics considered while preparing the new Bylaw included simplification, housing, parking, short-term rentals (STRs), reconciliation, city design, local food and urban agriculture, and administrative and map changes. In response to questions from Committee members, Administration expanded on the proposed regulations for STRs and parking, the community engagement process throughout the project, opportunities for additional public input, and on how future changes can be made if the proposed bylaw is adopted.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2025-37, a bylaw to adopt the proposed Zoning Bylaw and repeal Zoning Bylaw 2012-20, 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.

3. New Business – Yukon Energy Power Centre Project

A Committee member requested a status update regarding the Yukon Energy Power Centre project, to which Administration confirmed the City is waiting for the proponent's application to begin the process.

4. Delegate Eirik Sharp – Zoning Amendment – 163 Collins Lane

Delegate Eirik Sharp presented concerns about the recreational and environmental impacts of the proposed Zoning Amendment for 163 Collins Lane and requested that Council consider the long-term vision and planning principles outlined by the Official Community Plan during the decision-making process.



Minutes of the meeting of the Development Services Committee

Date	October 6, 2025	2025-19
Location	Council Chambers, City Hall	
	Councillor Paolo Gallina - Chair	
	Mayor Kirk Cameron	
Committee	Councillor Dan Boyd	
Members	Councillor Jenny Hamilton	
Present	Councillor Eileen Melnychuk	
	Councillor Anne Middler	
	Councillor Lenore Morris	
	Jeff O'Farrell, City Manager	
	Keri Rutherford, A/Director of Community Services	
Staff	Valerie Braga, Director of Corporate Services	
Present	*Lindsay Schneider, Director of Development Services	
	Travis Whiting, Director of Operations	
	Landon Kulych, Director of People, Culture, and Technology	

* Indicates electronic participation

Your Worship, there is no report from the Development Services Committee.



Minutes of the meeting of the City Operations Committee

Date	October 6, 2025	2025-19
Location	Council Chambers, City Hall	
	Councillor Eileen Melnychuk - Chair	
	Mayor Kirk Cameron	
Committee	Councillor Dan Boyd	
Members	Councillor Paolo Gallina	
Present	Councillor Jenny Hamilton	
	Councillor Anne Middler	
	Councillor Lenore Morris	
	Jeff O'Farrell, City Manager	
	Keri Rutherford, A/Director of Community Services	
Staff	Valerie Braga, Director of Corporate Services	
Present	*Lindsay Schneider, Director of Development Services	
	Travis Whiting, Director of Operations	
	Landon Kulych, Director of People, Culture, and Technology	

* Indicates electronic participation

Your Worship, there is no report from the City Operations Committee.



Minutes of the meeting of the Community Services Committee

Date	October 6, 2025	2025-19
Location	Council Chambers, City Hall	
	Councillor Jenny Hamilton– Chair	
	Mayor Kirk Cameron	
Committee	Councillor Dan Boyd	
Members	Councillor Paolo Gallina	
Present	Councillor Eileen Melnychuk	
	Councillor Anne Middler	
	Councillor Lenore Morris	
	Jeff O'Farrell, City Manager	
	Keri Rutherford, A/Director of Community Services	
Staff	Valerie Braga, Director of Corporate Services	
Present	*Lindsay Schneider, Director of Development Services	
	Travis Whiting, Director of Operations	
	Landon Kulych, Director of People, Culture, and Technology	

* Indicates electronic participation

Your Worship, the Community Services Committee respectfully submits the following report:

1. New Business – Airport Trails Signage

As requested by a Committee member, Administration provided information about the signage history, interactive trail map status, design, and winter maintenance schedule of the Airport trails. It was also confirmed that there have been no reports of problems with snowmobile-use of the two trails.

2. Delegate Keith Lay – Interactive Trail Map User Status

Delegate Keith Lay presented to Council to request that snowmobile-use be restricted from the Airport trails through an amendment to the Snowmobile Bylaw, and that the signage at the trail and the user status in the Interactive Trail Map be changed to show snowmobiles as restricted. As requested, the delegate confirmed the signage had shown snowmobiles as restricted for many years but was recently removed to align the signage with the City's bylaws.

3. Proclamation – Mental Health Awareness Week and World Mental Health Day

Mayor Cameron proclaimed October 5 to 11, 2025, as Mental Health Awareness Week and October 10, 2025 as World Mental Health Day in the city of Whitehorse, a time to focus on reducing the stigma surrounding mental health and encourage compassion for those struggling with problems related to their mental health.

There being no further business the meeting adjourned at 7:50 p.m.

Kirk Cameron, Mayor

Corporate Services

CITY OF WHITEHORSE

BYLAW 2025-37

A bylaw to provide zoning to regulate the use and development of land and buildings in the City of Whitehorse.

WHEREAS the City of Whitehorse has adopted an Official Community Plan pursuant to Section 278 the *Municipal Act* (SY 2024, c.6); and

WHEREAS section 288 of the *Municipal Act* provides that a council must adopt a zoning bylaw that is consistent with the Official Community Plan; and

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 344 of the *Municipal Act* provides that a council may by bylaw provide that in default of payment, an outstanding amount owing may be charged against the real property in respect of which a service was provided or expenditure was made, and that it may be recovered in the same manner as a tax may be collected or enforced under the *Act*; and that a council may by bylaw provide for charging against real property fines that have not been paid as required by the court;

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

Adoption

1. The document titled “City of Whitehorse Zoning Bylaw 2025-37”, identified by title and forming part of this bylaw, is hereby adopted.

Repeal of Existing Legislation

2. Bylaw 2012-20, including all amendments thereto, is hereby repealed.

Coming Into Force

3. This bylaw shall come into full force and effect upon final passage hereof.

FIRST READING:

PUBLIC NOTICE:

PUBLIC HEARING:

SECOND READING:

THIRD READING and ADOPTION:

Kirk Cameron, Mayor

Corporate Services

CITY OF WHITEHORSE ZONING BYLAW 2025-37 PLACEHOLDER

For the purposes of this meeting package only, the document proposed to be adopted by Bylaw 2025-37 can be found at the web link below.

<https://www.whitehorse.ca/wp-content/uploads/2025/10/Proposed-2025-37-Zoning-BylawV1.pdf>

If the document is amended by Council, the amended version will be uploaded separately and referenced with a new link in the next package. The link above will still direct to the version that went forward in this package, allowing a history of amendments to be checked.

Should you require assistance with accessing any version of the document or clarity on the Bylaw process, please do not hesitate to send an email to Legislative Services at legsvcs@whitehorse.ca.

CITY OF WHITEHORSE

BYLAW 2025-40

A bylaw to amend Zoning Bylaw 2012-20 and Zoning Bylaw 2025-37

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 expansion of 163 Collins Lane by rezoning a 2.89 ha parcel of Commissioner's land adjoining Lot 68, 106468 CLSR YT, 2017-0022 LTO for the purpose of consolidation; and

WHEREAS Zoning Bylaw 2012-20 may be repealed and replaced by Zoning Bylaw 2025-37; and

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

1. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of a parcel of Land comprising 2.89 ha more or less, adjoining 163 Collins Lane from PG – Greenbelt to IS – Service Industrial as indicated on Appendix “A” attached hereto and forming part of this bylaw.
2. Zoning Bylaw 2025-37 will hereby be amended, if and upon passage of Third Reading, by changing the zoning of a parcel of Land comprising 2.89 ha more or less, adjoining 163 Collins Lane from PG – Greenbelt to IS – Service Industrial 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:

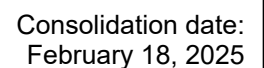
SECOND READING:

THIRD READING and ADOPTION:

Kirk Cameron, Mayor

Corporate Services

CANYON CRESCENT
MT. SIMA



CITY OF WHITEHORSE

BYLAW 2025-36

A bylaw to amend the 2025 to 2028 Capital Expenditure Program Bylaw 2025-06

WHEREAS Section 238 of the *Municipal Act* (R.S.Y. 2002) provides that Council shall by bylaw adopt an Annual Operating Budget and a multi-year Capital Expenditure Program; and

WHEREAS Section 241 of the *Municipal Act* provides that no expenditure shall be made which increases total expenditures above what was approved in the Annual Operating Budget or the Capital Budget unless such expenditure is approved by bylaw; and

WHEREAS it has become necessary to increase the 2025 to 2028 Capital Expenditure Program to provide for advance re-budgeting of the below 2024 Capital Project;

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

1. The 2025 to 2028 Capital Expenditure Program is hereby amended by increasing the 2025 Capital Budget in the amount up to \$2,006,000 to provide for the expenses related to the Transit Hub project.
2. This bylaw shall come into full force and effect upon final passing thereof.

FIRST and SECOND READING:

September 22, 2025

THIRD READING and ADOPTION:

Kirk Cameron, Mayor

Corporate Services