

CITY OF WHITEHORSE
REGULAR Council Meeting #2025-20

DATE: Monday, October 27, 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 October 14, 2025

DELEGATIONS

PUBLIC HEARING

STANDING COMMITTEE REPORTS

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

Corporate Services Committee – *Councillors Boyd and Melnychuk*

1. 2026 Council Meeting Schedule and Council Member Appointments
2. Budget Amendment – Solid Waste Contract Services
3. Budget Amendment – Housing Co-location Framework

City Planning Committee – *Councillors Morris and Middler*

1. Zoning Amendment – 25 Rhine Way
2. Public Hearing Report – Zoning Amendment – KDFN Administrative Buildings
3. Supplemental Report – Subdivision Control Bylaw

Development Services Committee – *Councillors Gallina and Hamilton*

City Operations Committee – *Councillors Melnychuk and Morris*

Community Services Committee – *Councillors Hamilton and Gallina*

1. Fall Recreation Grants
2. Festival and Special Event Grants

NEW AND UNFINISHED BUSINESS

1. 2025 Zoning Bylaw

BYLAWS

2025-37	Zoning Bylaw	1 st Reading
2025-41	Zoning Amendment – 25 Rhine Way	1 st Reading
2025-33	Zoning Amendment – KDFN Administrative Buildings	2 nd and 3 rd Reading

ADJOURNMENT

MINUTES of REGULAR Meeting #2025-19 of the Council of the City of Whitehorse
called for 5:30pm on Tuesday, October 14, 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
Director of Corporate Services Valerie Braga
Director of Development Services Lindsay Schneider
A/Director of Operations Robert Dickson
Director of People, Culture, and Technology Landon Kulych

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

CALL TO ORDER

AGENDA

2025-19-01

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

Carried Unanimously

MINUTES

2025-19-02

It was duly moved and seconded
THAT the Minutes of the Regular Council meeting dated
September 22, 2025 be adopted as presented.

Carried Unanimously

DELEGATE SUBMISSIONS

Delegate Ian Robertson, representing Inukshuk Planning & Development and the proponent of the 163 Collins Lane Zoning Amendment application, presented to Council in support of the proposed Zoning Amendment. As requested by Council members, the delegate provided additional project information including expected environmental impacts and alternative site considerations, and summarized public feedback received so far.

Ian Robertson, Inukshuk
Planning & Development –
Zoning Amendment – 163
Collins Lane

COMMITTEE REPORTS

Public Health and Safety Committee

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.

Proclamation – Fire
Prevention Week

Corporate Services Committee

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.

2025 State of Infrastructure
Report – For Information Only

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.

New Business – HMCS
Whitehorse Decommissioning

City Planning Committee

2025-19-03

It was duly moved and seconded
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.

Zoning Amendment – 163
Collins Lane

Carried Unanimously

Under Section 110 of the Council Procedures Bylaw, the decision for this item was postponed to the Regular Council meeting on October 27, 2025, to allow members of the public additional time to consider the proposed changes to the Zoning Bylaw and prepare for the Public Hearing now expected to occur on December 8, 2025.

2025 Zoning Bylaw

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.

New Business – Yukon
Energy Power Centre Project

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.

Delegate Eirik Sharp –
Zoning Amendment – 163
Collins Lane

Development Services Committee

There was no report from the Development Services Committee.

No Report

City Operations Committee

There was no report from the City Operations Committee.

No Report

Community Services Committee

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.

New Business – Airport Trails
Signage

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.

Delegate Keith Lay –
Interactive Trail Map User
Status

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.

Proclamation – Mental Health
Awareness Week and World
Mental Health Day

BYLAWS

2025-19-04

It was duly moved and seconded
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 given First Reading.
Carried Unanimously

BYLAW 2025-40
Zoning Amendment – 163
Collins Lane
FIRST READING

2025-19-05

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

BYLAW 2025-36
Budget Amendment –
Transit Hub
THIRD READING

There being no further business, the meeting adjourned at 6:15 p.m. **ADJOURNMENT**

Kirk Cameron, Mayor

Corporate Services



**Minutes of the meeting of the
Public Health and Safety Committee**

Date	October 20, 2025	2025-20
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	
	Krista Mroz, 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 Public Health and Safety Committee.



Minutes of the meeting of the Corporate Services Committee

Date	October 20, 2025	2025-20
Location	Council Chambers, City Hall	
	Councillor Eileen Melnychuk - Chair	
	Mayor Kirk Cameron	
Committee Members Present	*Councillor Dan Boyd	
	Councillor Paolo Gallina	
	Councillor Jenny Hamilton	
	Councillor Anne Middler	
	Councillor Lenore Morris	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff Present	Valerie Braga, Director of Corporate Services	
	Lindsay Schneider, Director of Development Services	
	Travis Whiting, Director of Operations	
	Landon Kulych, Director of People, Culture, and Technology	
	Ira Webb, Associate Manager, Solid Waste Services	
	Mathieu Marois, Senior Planner, Planning Services	

* Indicates electronic participation

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

1. 2026 Council Meeting Schedule and Council Member Appointments

Administration presented the 2026 Council Meeting Schedule, along with the annual Council member appointments to Standing Committee Chair and Vice-Chair, Deputy Mayor and Reserve Deputy Mayor, and other committees.

The Recommendation of the Corporate Services Committee is

THAT Council approve the 2026 Council Meeting Schedule as presented; and
THAT Council approve the 2025 - 2026 Council member appointments as presented.

2. Budget Amendment – Solid Waste Contract Services

A budget amendment was presented to increase the 2025-2027 Operating Budget to allow a landfill operations contract award needed to continue safe and effective waste management. As requested, Administration provided information on the contract administration process, landfill fee structure, and what services are included under the contract.

The Recommendation of the Corporate Services Committee is

THAT Council amend the 2025-2027 Operating Budget to increase the solid waste expenditures budget in the amount of \$208,681 for the 2026 and 2027 provisional years, offset by an increase in revenues from user fees.

3. Budget Amendment – Housing Co-location Framework

A budget amendment was presented to add the Housing Co-location Framework and Education Sessions project to the 2025-2028 Capital Expenditure program, a project to develop a framework for co-locating housing with community facilities. Administration responded to questions from Committee members about definitions within the framework and potential co-location partner opportunities.

The Recommendation of the Corporate Services Committee is

THAT Council direct that the 2025-2028 Capital Expenditure Program be amended by adding project Housing Co-location Framework and Education Sessions in the amount of \$40,000, funded from the Canadian Mortgage and Housing Corporation ACT program.



Minutes of the meeting of the City Planning Committee

Date	October 20, 2025	2025-20
Location	Council Chambers, City Hall	
	Councillor Lenore Morris - Chair	
	Mayor Kirk Cameron	
Committee Members Present	*Councillor Dan Boyd	
	Councillor Paolo Gallina	
	Councillor Jenny Hamilton	
	Councillor Eileen Melnychuk	
	Councillor Anne Middler	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff Present	Valerie Braga, Director of Corporate Services	
	Lindsay Schneider, Director of Development Services	
	Travis Whiting, Director of Operations	
	Landon Kulych, Director of People, Culture, and Technology	
	Darcy McCord, A/Manager, Planning Services	
	Kinden Kosick, Land Development Supervisor, Land and Development	

* Indicates electronic participation

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

1. Zoning Amendment – 25 Rhine Way

An application was presented to amend the zoning of 25 Rhine Way and 468 Range Road to allow for the development of a four-story senior housing complex with a physical connection to the complex already present on 468 Range Road. As requested by Committee members, Administration provided additional information about parking, noise level, and greenspace requirements, and confirmed that the proposed development aligns with current uses in the surrounding area.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2025-41, a bylaw to amend the zoning of 25 Rhine Way and 468 Range Road from RCM2 – Comprehensive Residential Multiple Family 2, and CM1 – Mixed Use Commercial to CM1x(b) – Mixed Use Commercial (Modified) 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. Public Hearing Report – Zoning Amendment – KDFN Administrative Buildings

The Committee was presented with a summary of the Public Hearing held on September 22, 2025, regarding the proposed Zoning Amendment to allow for the development of Kwanlin Dün First Nation governmental and administrative buildings between McIntyre Drive and Boyd Crescent. No written submissions were received and no one spoke at the Public Hearing.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2025-33, a bylaw to amend the zoning of 11 lots between McIntyre Drive and Boyd Crescent, from FN-FP – First Nation Future Planning to FN-CIMx(g) – First Nation Mixed Use Commercial/Industrial (Modified), to enable the development of government buildings, be brought forward for Second and Third Reading under the bylaw process.

3. Supplemental Report – Subdivision Control Bylaw

Administration presented a supplemental report regarding the Subdivision Control Bylaw, originally introduced on September 15, 2025, that recommended changes to the proposed bylaw to address concerns raised at introduction and provided additional information on how the Government of Yukon's *Condominium Act* adopted in 2015 and Converted Building Condominium Regulations in 2022 had impacted the proposed Subdivision Control Bylaw.

As outlined under Section 26 of the Council Procedures Bylaw, further research to confirm compliance with territorial regulations and additional consultation with the Yukon Government was requested prior to the Bylaw being brought forward for First Reading.



Minutes of the meeting of the Development Services Committee

Date	October 20, 2025	2025-20
Location	Council Chambers, City Hall	
	Councillor Paolo Gallina - Chair	
	Mayor Kirk Cameron	
Committee Members Present	*Councillor Dan Boyd	
	Councillor Jenny Hamilton	
	Councillor Eileen Melnychuk	
	Councillor Anne Middler	
	Councillor Lenore Morris	
Staff Present	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
	Valerie Braga, Director of Corporate Services	
	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 Development Services Committee respectfully submits the following report:

1. **New Business – 4210 4th Avenue Timeline and Disposition Process**

As requested by Committee members, Administration provided information regarding the disposition process and timelines for 4210 4th Avenue, confirming that servicing studies are generally completed by the developer and that there are no historical examples of a developer requesting exclusive access.

2. **Delegates Jacob Heigers and Sheelah Tolton, 4th Avenue Alliance – 4210 4th Avenue**

Delegates Jacob Heigers and Sheelah Tolton introduced the 4th Avenue Alliance to Council and presented a proposal to develop the lot at 4210 4th Avenue, requesting that the 4th Avenue Alliance be given 6 months of exclusive access to the property for the purpose of developing their proposal prior to the lot being made available on the market. As requested by Committee members, the delegates provided information about the formation of the 4th Avenue Alliance and the current plan the Alliance hopes to develop into a proposal.



Minutes of the meeting of the City Operations Committee

Date	October 20, 2025	2025-20
Location	Council Chambers, City Hall	
	Councillor Eileen Melnychuk - Chair	
	Mayor Kirk Cameron	
Committee Members Present	*Councillor Dan Boyd	
	Councillor Paolo Gallina	
	Councillor Jenny Hamilton	
	Councillor Anne Middler	
	Councillor Lenore Morris	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff Present	Valerie Braga, Director of Corporate Services	
	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 City Operations Committee respectfully submits the following report:

1. **New Business – Eugene Avenue Traffic**

As requested by Committee members, Administration provided information about the traffic concerns raised regarding Eugene Avenue, and confirmed that feedback from residents and data collected during the traffic calming pilot project are currently being considered to determine and propose a solution.

2. **Delegate Brenda Morrison – Eugene Avenue Traffic from Leota to Witch Hazel**

Delegate Brenda Morrison presented to Council about traffic and safety concerns on Eugene Avenue between Leota and Witch Hazel, describing the history of the area and how the concerns remain unaddressed. The delegate responded to questions from Committee members about studies completed by the City, what residents would like to see, and feedback from the residents of surrounding areas that could be impacted if any changes are implemented.



Minutes of the meeting of the Community Services Committee

Date	October 20, 2025	2025-20
Location	Council Chambers, City Hall	
	Councillor Jenny Hamilton– Chair	
	Mayor Kirk Cameron	
Committee Members Present	*Councillor Dan Boyd	
	Councillor Paolo Gallina	
	Councillor Eileen Melnychuk	
	Councillor Anne Middler	
	Councillor Lenore Morris	
	Jeff O'Farrell, City Manager	
	Krista Mroz, Director of Community Services	
Staff Present	Valerie Braga, Director of Corporate Services	
	Lindsay Schneider, Director of Development Services	
	Travis Whiting, Director of Operations	
	Landon Kulych, Director of People, Culture, and Technology	
	Keri Rutherford, Manager, Recreation Services	
	Nicole Tattam, Supervisor, Parks	

* Indicates electronic participation

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

1. Fall Recreation Grants

As outlined in the Recreation Grant Policy, the Committee was presented with the 2025 Fall Recreation Grant allocations as recommended by the Recreation Grant Task force. Administration provided additional information on the evaluation matrix and confirmed any unused funds are brought forward for reallocation.

The Recommendation of the Community Services Committee is

THAT Council approve the allocation of \$84,964 for Recreation Grants as recommended by the Recreation Grant Task Force.

2. Festival and Special Event Grants

Administration presented the Festival and Special Event Grant allocations for 2025 and responded to questions from Committee members about any first time applicants and the applicants from last year that received funding this year.

The Recommendation of the Community Services Committee is

That Council approve the Festival and Special Event Grant allocations in the amount of \$50,000.

3. Delegate Keitha Clark, Yukon Anti-Poverty Coalition – Free Transit Program

Delegate Keitha Clark, representing the Yukon Anti-Poverty Coalition, presented to Council on the Free Transit Program and requested that the City help call on the Yukon Government to continue the program. As requested by Committee members, the delegate provided additional information about conversations with election candidates, pass availability, and how distribution locations could be improved.

There being no further business the meeting adjourned at 8:17 p.m.

Kirk Cameron, Mayor

Corporate Services

NEW AND UNFINISHED BUSINESS

TO:	Council
FROM:	Administration
DATE:	October 27, 2025
RE:	2025 Zoning Bylaw

ISSUE

Decision on the 2025 Zoning Bylaw that was originally scheduled October 14, 2025, but was postponed to October 27, 2025.

REFERENCE

- [October 6, 2025 Administrative Report](#)
- [October 6, 2025 City Planning Committee Report](#)
- [October 14, 2025 Regular Council Minutes](#)
- Proposed Zoning Bylaw 2025-37

HISTORY

The proposed 2025 Zoning Bylaw was originally introduced at the Standing Committee meeting on October 6, 2025. The Recommendation of the City Planning Committee presented on October 14, 2025, was to bring forward the proposed Bylaw 2025-37 for consideration under the bylaw process and to authorize the use of alternative notification methods in the event of a postal delivery disruption.

The decision was postponed to October 27, 2025, to allow the public additional time to consider the proposed Zoning Bylaw and prepare for the Public Hearing now expected occur on December 8, 2025.

ALTERNATIVES

1. Bring the proposed Zoning Bylaw 2025-37 forward under the bylaw process for First Reading and authorize the use of an alternative notification strategy; or
2. Refer the matter back to Administration.

The Motion to be Considered by Council is (requires a mover and seconder)

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.

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 2025-41

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:

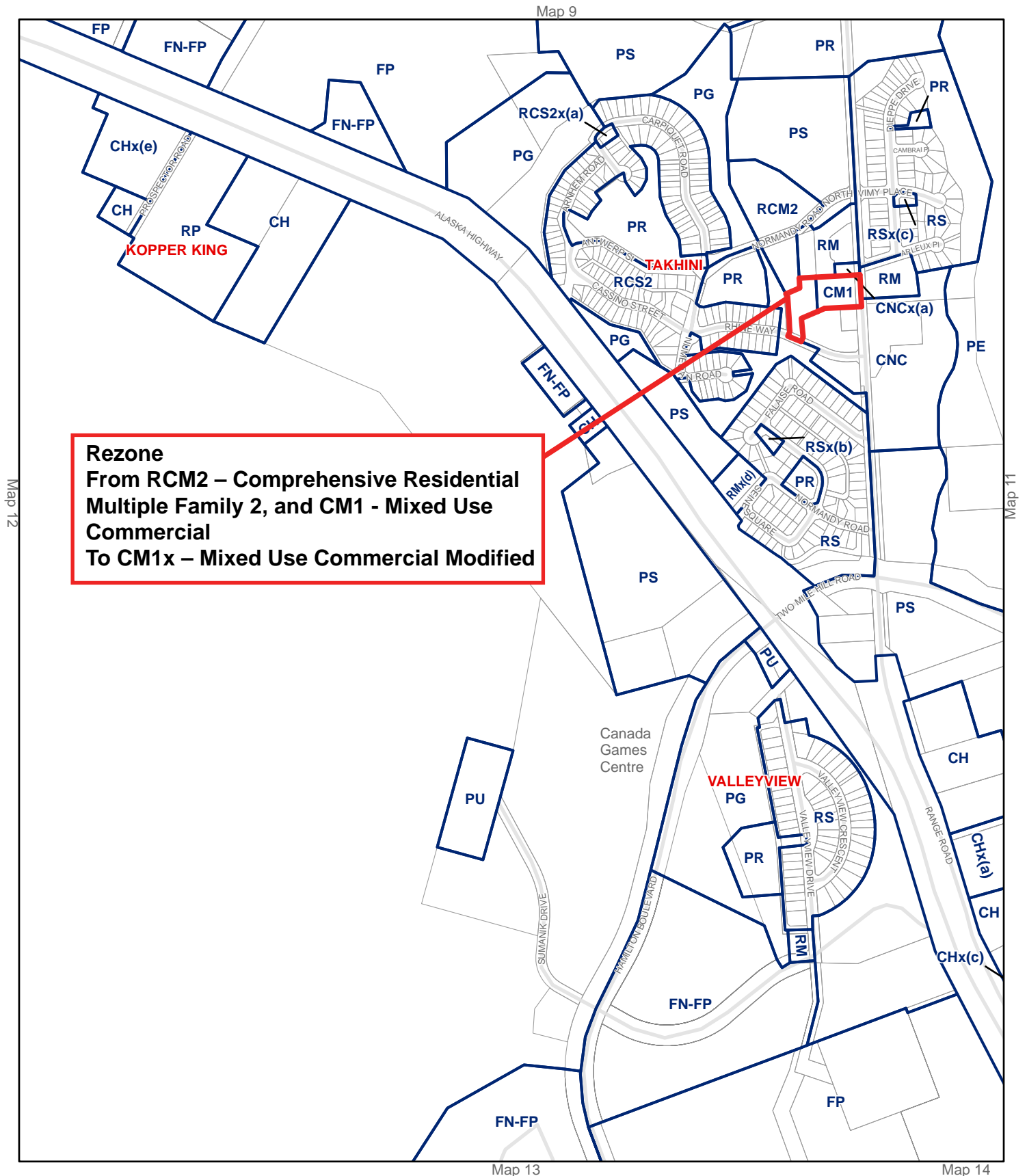
Kirk Cameron, Mayor

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

CITY OF WHITEHORSE

BYLAW 2025-33

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 Zoning Bylaw be amended to allow for the development of government buildings at Lots 434, 435, 436, 437, 438, 439, 441, 442, 443, 444, and a portion of Lot 440, Plan 66606 CLSR YT, Hillcrest Subdivision (McIntyre), municipally known as 6, 8, 10, and 12 McIntyre Crescent and 7 (lot 439), 23, 25, 33, 35, and 37 Boyd Crescent; and

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

1. Section 10.4 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 10.4.8 g) as follows:
 - g) Lots 434, 435, 436, 437, 438, 439, 441, 442, 443, 444, and a portion of Lot 440, Plan 66606 CLSR YT, Hillcrest Subdivision (McIntyre), located at 6, 8, 10, and 12 McIntyre Crescent and 7 (lot 439), 23, 25, 33, 35, and 37 Boyd Crescent, is designated FN-CIMx(g) with the special modification being that offices are permitted on the ground floor and offices are permitted on more than 50% of the gross floor area of the building.
2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of 6, 8, 10, and 12 McIntyre Crescent and 7, 23, 25, 33, 35, and 37 Boyd Crescent from FN-FP to FN-CIMx(g) (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:

August 25, 2025

PUBLIC NOTICE:

August 29 and September 5, 2025

PUBLIC HEARING:

September 22, 2025

SECOND READING:

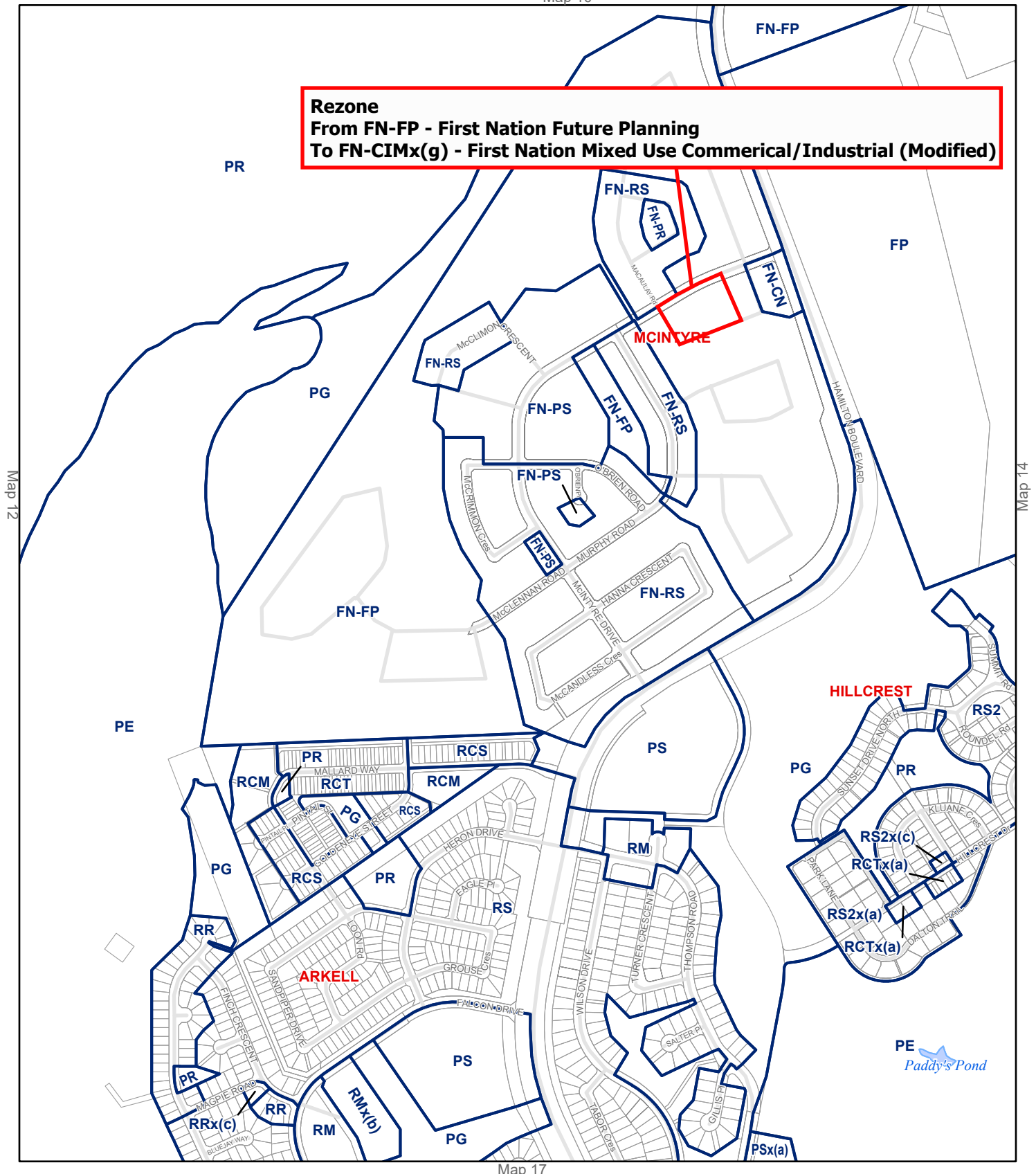
THIRD READING and ADOPTION:

Kirk Cameron, Mayor

Corporate Services

Map 10

**Rezone
From FN-FP - First Nation Future Planning
To FN-CIMx(g) - First Nation Mixed Use Commerical/Industrial (Modified)**



Map 17

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.

0 430
Meters

Projection: NAD 1983 UTM Zone 8

Consolidation date:
February 18, 2025

PE
Paddy's Pond