

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: December 1, 2025
RE: Public Hearing Report – Zoning Amendment – 163 Collins Lane

ISSUE

Public Hearing Report on a bylaw 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.

REFERENCES

- [Zoning Bylaw 2012-20](#)
- [Whitehorse 2040 Official Community Plan](#)
- [Land Use Master Plan Policy 2024-04](#)
- [2021 ELR Environmental Baseline Report](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2025-40 (Attachment 2)

HISTORY

An application was received to rezone a 2.89 ha parcel of vacant Commissioner's land from PG – Greenbelt to IS – Service Industrial to allow for a lot expansion at 163 Collins Lane.

Bylaw 2025-40 received First Reading on October 14, 2025. Public hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements posted in the Yukon News on October 17 and 24, 2025;
- Email notifications sent to Kwanlin Dün First Nation, Ta'an Kwäch'än Council, and the Government of Yukon Land Management Branch;
- Mail notifications sent to 73 property owners within 1,000 m of the subject site; and
- A notice sign was placed on the subject site.

A public hearing was held on November 10, 2025. Seven written submissions were received, with one voicing support and six voicing opposition and/or concerns, and five delegates spoke to the item at the public hearing.

ALTERNATIVES

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

ANALYSIS

The following matters were raised in the public input submissions:

- Conflicting land uses
- Environmental impacts
- Compliance with the Official Community Plan (OCP).

Conflicting Land Uses

Members of the public expressed concerns that the expansion of industrial uses on the subject lot will negatively impact residential uses in the nearby Whitehorse Copper neighbourhood. Concerns about noise and traffic were expressed and it was noted that the proposed lot expansion would further reduce the buffer between residential and industrial uses.

The owner and the agent spoke at the public hearing and expressed the proposed expansion area would be used for equipment storage in the off season. They indicated there would be two peaks of activity, once in the spring and once in the fall, when equipment is moved on or off site and that operations would cease at 10 pm daily. Equipment would only be stored and not in use over the summer. They also expressed that the current distance from the existing lot to the nearest residential use is approximately 185 m, and that although the proposed lot expansion could comply with the 200 m buffer outlined in the OCP, there would be limited benefit to residential uses in the area given the existing lot is already closer. Growth of the owner's business is driving the request for the lot expansion and if it is not granted, they will have to store the equipment in less desirable locations within the city.

Administration Response

While OCP policy 15.6.7 states that a buffer of approximately 200 m may be required to provide development separation, visual barrier, and noise buffering where light industrial uses are in proximity to residential uses, there is flexibility.

The IS zone requires that no industrial activity permitted within the zone shall cause a nuisance or create a hazard that extends beyond the boundaries of the site. Generally, a 200 m buffer is seen as appropriate for mitigating noise and visual impacts where light industrial uses are in proximity to residential uses. The existing lot is already slightly within the 200 m buffer and the proposed lot expansion would not be any closer to residential uses than already exists. While it is recognised that the proposed amendment would allow the owner to intensify their operations, the land use impact on residential properties in proximity to the site is not expected to increase as appropriate buffering will continue to be provided.

Regarding concerns about traffic, while the subject site can be accessed by driving through the Whitehorse Copper neighbourhood or the Mount Sima Industrial subdivision, the City can require that heavy equipment accessing the subject site only use the McFadden Way route through the Mount Sima Industrial subdivision in a subsequent development agreement in order to limit impacts to the nearby residential areas.

Environmental Impacts

Members of the public expressed concerns about potential impacts the proposed lot expansion and associated industrial use could have on nearby wetlands, wildlife, light pollution, and air quality. It was also expressed the lot expansion would disrupt the existing trail network. There were also concerns related to the risks associated with fuel storage and the potential impact on drinking water and wells. Members of the public noted that if the proposed amendment were to be approved, it would result in the

permanent total loss of 5.17 ha of publicly owned PG-Greenbelt land. Additionally, there were concerns the property owner would apply to further expand their lot as this would be the third expansion if approved.

The owner and agent noted the Yukon Environmental and Socio-economic Assessment Board (YESAB) review established conditions of approval to mitigate local concerns and findings in the required environmental assessment resulting in modifications to the proposed lot boundaries to reduce the impact on adjacent habitat. They expressed no new lighting is proposed and that further expansion would not be possible due to adjacent wetlands. They affirmed they would realign and upgrade sections of the trail at their own cost to the satisfaction of the City Parks department.

Administration Response

Consistent with OCP policy 7.7, a 30 m riparian setback has been provided to buffer the wetland from the industrial use. The industrial use will further be required to ensure that no materials or runoff seep beyond the lot, consistent with territorial requirements. YESAB reviewed potential effects on wildlife and determined that the lot expansion is small and located next to existing industrial areas, making significant impacts on wildlife unlikely.

Regarding lighting, Zoning Bylaw section 5.3 outlines lighting requirements which the property owner has to adhere to and would have to adhere to if their lot were expanded. It states that all outdoor lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties.

Regarding concerns about trails within the proposed expansion area, there is a historical trail that exists on the proposed lot expansion area. It is not an official City Trail. The property owner has however agreed to reroute the trail at their own cost to the satisfaction of the City Parks department. As described later in the report, it has been determined the OCP land use designation of the proposed lot expansion area is Industrial. The IS zone proposed for the expansion area aligns with the OCP designation. The City does not own the land the owner proposes to expand their lot onto; it is owned by the Government of Yukon and it is in their discretion to dispose of their land.

Compliance With the OCP

Members of the public expressed that a master plan should have been completed for the proposed lot expansion to address the complexities of the proposal. Additionally, there was a desire for a more thorough review of the cumulative impact of three lot expansions on the subject site. There were concerns with the quality of the environmental study submitted to YESAB and a desire for clear land use planning rules. It was stated that the intent of the following OCP policies were not being met:

- Policy 13.22: Master plan requirement for all development of sites over 1.5 ha in size prior to a zoning amendment and/or subdivision;
- Policy 15.6.7: A buffer of approximately 200 m may be required between light industrial uses and residential uses to provide development separation, visual barrier, and noise buffering; and

- Policies 7.1.2 and 7.3: Development will be limited in environmentally sensitive areas and natural fragmentation will be limited to support wildlife and ecosystem health. Only uses that are shown as needing to be in an environmentally sensitive area because they cannot occur elsewhere.

The agent expressed the OCP land use designation of the subject lot expansion area is Industrial and that the proposed zoning amendment is to align the zoning with the Industrial OCP land use designation. They expressed that the City accepted the location of the Industrial OCP land use designation boundary in June 2024, thereby enabling the application for a zoning amendment.

Administration Response

The proponent submitted a complete master plan waiver application per the *Land Use Master Plan Policy* in August 2025, and it was subsequently approved by the Director of Operations and the Director of Development Services on September 15, 2025. The reasons for granting the master plan waiver were that the proposed development did not require City infrastructure upgrades, access or easement from neighbouring properties, new uses, or formalization or consolidation of existing lots or leases.

The OCP states that a buffer of approximately 200 m may be required to provide development separation, visual barrier, and noise buffering where light industrial uses are in proximity to residential uses. The current lot is approximately 185 m from the closest residence, and the proposed lot expansion would be a similar distance at the closest point, at approximately 189 m. The OCP policy provides some flexibility, and in this case, Administration has determined the slight reduction of the 200 m buffer for a small portion of the expanded lot will not increase land use impact from its current state. Requiring a 200 m separation in this instance is unlikely to meaningfully reduce nuisance factors as the current lot is already within the 200 m buffer. Additionally, requiring a 200 m buffer would create a bent lot line for minimal foreseen benefit.

Regarding concerns the proposed lot expansion would be in violation of environmentally sensitive area policies, OCP policies 16.1 and 16.2 state that land use and greenspace boundaries shown in its map are generalized and that confirmation of exact boundaries may require further studies. An Environmental Baseline Study was undertaken in 2021. The City accepted this report to confirm the Industrial OCP land use designation boundary. Therefore, the proposed lot expansion is within the Industrial OCP land use designation. It is noted that based on the recommendations of the study, the proposed lot expansion area was revised to minimize environmental impacts.

Zoning Bylaw Rewrite

The City is currently undertaking a comprehensive zoning bylaw rewrite. The proposed bylaw (2025-37) was introduced to Council Standing Committee on October 6, 2025. Any zoning amendments in process can be incorporated into new zoning regulations outlined in Bylaw 2025-37 upon adoption. The new zoning bylaw proposes changing the IS – Service Industrial zone to Industrial – Light (ILT), other changes to text or maps associated with this amendment will not be required if the new zoning bylaw is adopted by Council.

Conclusion

Administration recommends moving forward with this amendment. If the proposed lot expansion were to be approved, no further expansion would be possible due to the required setbacks from the nearby wetland. OCP policy 7.7 requires a 30 m riparian setback, and the City would not support an expansion closer to residential areas.

ADMINISTRATIVE RECOMMENDATION

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, to allow for lot expansion at 163 Collins Lane, be brought forward at Second and Third reading under the bylaw process.