

CITY OF WHITEHORSE
REGULAR Council Meeting #2026-01

DATE: Monday, January 12, 2026
TIME: 5:30 p.m.

Mayor Kirk Cameron
Deputy Mayor Lenore Morris
Reserve Deputy Mayor Jenny Hamilton

AGENDA

CALL TO ORDER 5:30 p.m.

AGENDA Adoption

PROCLAMATIONS

MINUTES Regular Council meeting dated December 8, 2025
Special Council meeting dated December 30, 2025
Special Council meeting dated January 5, 2026

DELEGATIONS

PUBLIC HEARING

STANDING COMMITTEE REPORTS

Community Services Committee – *Councillors Gallina and Melnychuk*

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

Corporate Services Committee – *Councillors Melnychuk and Middler*

1. Semi-Annual Procurement Report (July to December 2025) – For Information Only
2. 2025 Umbrella Grants Bylaw

City Planning Committee – *Councillors Middler and Hamilton.*

1. Zoning Amendment – Chasàn Tatäy
2. Public Hearing Report – Zoning Amendment – 25 Rhine Way
3. Public Hearing Report – Zoning Bylaw 2025-37

Development Services Committee – *Councillors Hamilton and Morris*

1. Building Permit and Development Permit Service Level Targets

City Operations Committee – *Councillors Morris and Boyd*

NEW AND UNFINISHED BUSINESS

BYLAWS

2026-08	Zoning Amendment – Chasàn Tatäy	1 st Reading
2026-04	2025 Umbrella Grants Bylaw	1 st and 2 nd Reading
2025-37	Zoning Bylaw	2 nd and 3 rd Reading
2025-41	Zoning Amendment – 25 Rhine Way	2 nd and 3 rd Reading

ADJOURNMENT

MINUTES of REGULAR Meeting #2025-23 of the Council of the City of Whitehorse called for 5:30pm on Monday, December 8, 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
 A/Director of Development Services Mélodie Simard
 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

2025-23-01

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

Carried Unanimously

PROCLAMATIONS

Mayor Kirk Cameron proclaimed December 10, 2025, to be Human Rights Day in the city of Whitehorse, a day to celebrate and uphold the ideals set out in the Universal Declaration of Human Rights.

Human Rights Day
(December 10, 2025)

MINUTES

2025-23-02

It was duly moved and seconded
THAT the Minutes of the Regular Council meeting dated November 24, 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 the proposed Zoning Bylaw 2025-37.

2025 Zoning Bylaw

Administration confirmed that at the time of counting, 123 written submissions were received, 39 in support, 42 in opposition and 42 noting concerns.

Mayor Cameron called three times for submissions with respect to the proposed Zoning Bylaw 2025-37.

Sara Skelton spoke in opposition to the proposed regulations on short-term rentals (STRs) and stated that the regulations would not result in STR owners converting to long-term rentals.

Sara Skelton

Brooke Land-Murphy raised concerns with the clarity of the proposed regulations on STRs and the data informing the regulations, stating that requiring owners to obtain a permit would result in resource impacts and unneeded redundancy.

Brooke Land-Murphy

Nancy Meagher, representing the Yukon Dark Skies Initiative, raised concerns that the proposed lighting regulations will not properly limit the harmful environmental, economic, and community impacts. The speaker provided recommendations and as requested by Council members, expanded on how light levels can be measured.

Nancy Meagher, Yukon Dark Skies Initiative

Inga Petri, opposed to the proposed STR regulations, raised concerns that the data is too insufficient to inform the regulations, stating land supply and permitting delays as the biggest contributors to housing supply issues.

Inga Petri

Ovide Perrault, representing the Whistle Bend Community Association, described current issues with parking in the Whistle Bend area and recommended changes to the parking requirements proposed in the bylaw.

Ovide Perrault, Whistle Bend Community Association

Marcos Castillo, representing the Whitehorse Chamber of Commerce, raised concerns regarding the proposed STR regulation due to the negative impacts experienced by other municipalities, requesting Council assess regulating STRs carefully and take the unique specifics of Whitehorse into consideration.

Marcos Castillo, Board Chair, Whitehorse Chamber of Commerce

Keitha Clarke presented a letter on behalf of Corin Noble in support of the proposed Short-Term Rental regulations, citing the potential to increase housing availability and reduce costs for first-time homeowners.

Keitha Clarke / Corin Noble

Deborah Gray raised concerns regarding the proposed Short-Term Rental regulations, particularly the duration limits, and requested that Council consider the potential impacts on existing STR arrangements that have benefited the community and may not be viable in a long-term rental format.

Deborah Gray

Marie Fast, representing the Church of the Nazarene, raised concerns about the new zoning proposed for the area the Church is located as it does not permit religious assembly, requesting that the current zoning be retained or that the new zoning be amended to allow religious assembly.

Marie Fast, Church of the
Nazarene

Anson Zhen spoke in opposition to the proposed STR regulations, stating that the regulations would negatively impact the tourism industry and community as whole while having little to no effect on the regular residential housing market.

Anson Zhen

Kieran Poile spoke in full support of the proposed Zoning Bylaw and the regulations on STRs in particular, describing negative impacts of unregulated STRs on the housing supply and local rental market.

Kieran Poile

Amber Ursich raised concerns with the proposed regulations on STRs, outlining various instances where it is unclear how the regulations would apply, and explained that switching to a long-term rental is not guaranteed if short-term is no longer an option.

Amber Ursich

Rachel Grantham spoke in support of STR regulation but raised concerns about the regulations being proposed, specifically about the milder regulations for commercial zones in comparison to the strict residential zone regulations.

Rachel Grantham

Speaking in opposition to the proposed STR regulations, Antoinette Greenoliph shared personal experience in relying on an STR to support retirement, requesting Council consider how the regulations might impact similar individuals.

Antoinette Greenoliph

Richard Annette spoke to the regulations proposed in the Zoning Bylaw, noting support for regulating STRs, and raising concerns about the proposed regulations on parking, mobile homes, and building heights.

Richard Annette

Ben Perrera, representing Neighbourly North, spoke in opposition to the proposed regulations on STRs, particularly the requirement for an STR to be the primary residence of the operator.

Ben Perrera, Neighbourly
North

Sylvie Binette raised concerns regarding the proposed regulations on STRs, explaining how the flexibility of STRs can support operators in a way long-term rental can't and that the percentage of renters who prefer short-term has increased over the years.

Sylvie Binette

Ben Moffat spoke in opposition to the proposed STR regulations, describing how STRs can be used to support low-income homeowners and how vital the visitors that rent short-term can be for the community, including tourists and travelling medical staff.

Ben Moffat

Kristina Craig spoke in support of the proposed Zoning Bylaw, particularly including supportive housing as a principal use for all residential zones, bolstering affordable housing incentives, and the STR regulations, and recommended clarifying how affordability is defined and how the regulations will be enforced.

Kristina Craig

Heather Milligan presented concerns regarding the proposed removal of a current setback exemption for certain lots in Takhini North as it would restrict the homeowners from renovation unless significant costs are undertaken to conform with new setbacks.

Heather Milligan

Richard Zral raised concerns regarding the proposed parking regulations, stating parking availability is already an issue and will only worsen as densification increases.

Richard Zral

Dakota Tomah, representing CPAWS Yukon, spoke in opposition to the proposed new zoning of an area south of Whistle Bend Way due to its critical role for wildlife and stated that the area shouldn't be considered an alternative development option to Porter Creek D as it poses similar issues.

Dakota Tomah, CPAWS
Yukon

Remy Rodden raised concerns with the proposal to change the zoning of an area south of Whistle Bend Way, describing the importance of the greenspace to residents and wildlife in the area and noting the City has designated it as a highly sensitive ecological area.

Remy Rodden

Sam Reimer spoke to the proposed STR regulations, raising concerns that they will negatively impact the community in several areas beyond tourism, noting the use of STRs by various professionals such as medical specialists and contract workers.

Sam Reimer

Valerii Shapoval spoke in opposition to the proposed STR regulations, raising concerns that they will negatively impact STR operators and clients and not result in improvements to the other housing markets.

Valerii Shapoval

Quynh Nguyen spoke in opposition to the proposed regulations on STRs, explaining that many STR operators rely on STRs to support their families and that making STRs no longer viable doesn't guarantee every operator will convert to long-term agreements.

Quynh Nguyen

A Point of Order was called, and the speaker was censured in violation of Section 80 of the Council Procedures Bylaw 2021-12.

Mei Xing Huang

Mike McCormick spoke in opposition to various sections in the proposed Zoning Bylaw, including the STR regulations and building height increases, urging Council to strongly consider the potential impacts of the proposed changes on the cost and quality of living residents of the community.

Mike McCormick

Jessica Rowat raised concerns with the proposed STR regulations, expressing support for some regulations but not as currently proposed, emphasizing Whitehorse requires careful consideration as a unique community and shouldn't be regulated based solely on data from larger cities.

Jessica Rowat

Eve Sankar raised concerns with the proposed Zoning Bylaw, urging Council to consider how shortening and minimizing delays in the development process will help address housing costs.

Eve Sankar

Hearing no additional submissions come forward, Mayor Cameron declared the Public Hearing for the proposed Zoning Bylaw 2025-37 now closed.

Public Hearing Closed

COMMITTEE REPORTS

Community Services Committee

Mayor Kirk Cameron proclaimed December 3, 2025, to be International Day of Persons with a Disability in the city of Whitehorse, a day to promote respect and understanding for those living with disabilities and foster an inclusive and accessible community.

Proclamation – International Day of Persons with a Disability (December 3, 2025)

As requested by a Committee member, Administration provided information on the City's involvement in the Free Transit Program that has now ended, confirming the number of passes and tickets sold to the Yukon Government, the revenue, and that the rate of community distribution was not reported to the City.

New Business – Free Transit Program

Mayor Kirk Cameron proclaimed December 6, 2025, as National Day of Remembrance and Action on Violence Against Women in the city of Whitehorse, a day to honour the victims of the 1989 École Polytechnique attack and emphasize the importance of community action to eliminate violence against women.

Proclamation – National Day of Remembrance and Action on Violence Against Women (December 6, 2025)

Delegate Florian Boulais presented information on crime trends in Whitehorse and explained how, in complex community systems, crime can increase at a faster rate than population growth, emphasizing that with the right leverage points, these trends can be influenced. As requested by Committee members, the delegate expanded on a potential role for the City and other agencies, as well as areas for further exploration.

Delegate Florian Boulais – Urban Scaling Insights on Crime

Corporate Services Committee

Administration presented the bi-monthly update on anticipated procurement projects over \$100,000 for the January and February 2026 period as required by the Procurement Policy.

Upcoming Procurements (January/February) – For Information Only

2025-23-03

It was duly moved and seconded THAT Council authorize amendments totaling \$293,630 to reduce the 2025 to 2028 Capital Expenditure Program.

Capital Expenditure Program Variance Reporting (3rd Quarter)

Carried Unanimously

Administration presented the Operating Budget variance report for the 3rd quarter and responded to questions from Committee members on specific line items such as vacancy overlays, electrical expenses, development fees, and parking meter collections.

Operating Budget Variance Reporting (3rd Quarter) – For Information Only

2025-23-04

It was duly moved and seconded THAT Council direct that Bylaw 2025-38, a bylaw to adopt the 2026-2029 Capital Expenditure Program, be brought forward for Second and Third reading under the bylaw process.

Carried Unanimously

Public Input Report – 2026-2029 Capital Expenditure Program

2025-23-05

Councillor Boyd declared a conflict of interest and left the meeting.

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

Carried Unanimously

Public Hearing Report – Zoning Amendment – 163 Collins Lane

Councillor Boyd rejoined the meeting.

City Planning Committee

2025-23-06

It was duly moved and seconded

THAT Council approve Environmental Grant allocations in the amount of \$18,347.05.

Environmental Grants

Carried Unanimously

Development Services Committee

As requested by a Committee member, Administration provided information on pedestrian crossings that activate automatically with traffic lights and those that require pedestrian initiation, confirming that safety considerations and pedestrian and vehicle traffic levels are assessed at each intersection, and noting that signals are reviewed regularly and adjusted where needed.

New Business – Pedestrian Crossing Lights

City Operations Committee

BYLAWS

2025-23-07

It was duly moved and seconded
THAT Bylaw 2025-38, a bylaw to adopt the 2026-2029 Capital
Expenditure Program, be given Second Reading.
Carried Unanimously

BYLAW 2025-38
2026-2029 Capital
Expenditure Program
Bylaw
SECOND READING

2025-23-08

It was duly moved and seconded
THAT Bylaw 2025-38 be given Third Reading.
Carried Unanimously

BYLAW 2025-38
2026-2029 Capital
Expenditure Program
Bylaw
THIRD READING

2025-23-09

It was duly moved and seconded
THAT Bylaw 2025-39, a bylaw to extend the Joint Use
Agreement with the Government of Yukon to maximize the use
of public facilities in the city of Whitehorse to no later than
December 31, 2026, be given Third Reading.
Carried Unanimously

BYLAW 2025-39
Joint Use Agreement -
Extension
THIRD READING

*Councillor Boyd declared a conflict of interest and left for the remainder of
the meeting.*

2025-23-10

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, to allow for lot expansion at 163
Collins Lane, be given Second Reading.

Defeated (2-4)

IN FAVOUR: Mayor Cameron and Councillor Morris
OPPOSED: Councillors Gallina, Hamilton, Melnychuk, and
Middler

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

There being no further business, the meeting adjourned at 9:27 p.m. **ADJOURNMENT**

Kirk Cameron, Mayor

Corporate Services

MINUTES of SPECIAL Meeting #2025-24 of the Council of the City of Whitehorse called for 12:15pm on Tuesday, December 30, 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: A/City Manager Valerie Braga
 Director of Community Services Krista Mroz
 *Director of Development Services Lindsay Schneider
 Director of People, Culture, and Technology Landon Kulich

*Indicates electronic participation.

Mayor Cameron called the meeting to order at 12:15 p.m.

CALL TO ORDER

AGENDA

2025-24-01

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

Carried Unanimously

NEW AND UNFINISHED BUSINESS

2025-24-02

It was duly moved and seconded
THAT Bylaw 2025-42, a bylaw to amend the City Manager
Bylaw 2022-29, be given First Reading.

BYLAW 2025-42
Interim City Manager
Bylaw
FIRST READING

Carried Unanimously

2025-24-03

It was duly moved and seconded
THAT Bylaw 2025-42 be given Second Reading.

Carried Unanimously

BYLAW 2025-42
Interim City Manager
Bylaw
SECOND READING

There being no further business, the meeting adjourned at 12:20 p.m. **ADJOURNMENT**

Kirk Cameron, Mayor

Corporate Services

MINUTES of SPECIAL Meeting #2026-00 of the Council of the City of Whitehorse called for 5:30pm on Monday January 5, 2026, in Council Chambers, City Hall.

PRESENT:

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

ALSO PRESENT:

A/City Manager	Valerie Braga
Director of Community Services	Krista Mroz
Director of Development Services	Lindsay Schneider
Director of Operations	Travis Whiting
Director of People, Culture, and Technology	Landon Kulych

*Indicates electronic participation.

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

CALL TO ORDER

AGENDA

2026-00-01

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

Carried Unanimously

NEW AND UNFINISHED BUSINESS

2026-00-02

It was duly moved and seconded
THAT Bylaw 2025-42, a bylaw to amend the City Manager
Bylaw 2022-29, be given Third Reading.

BYLAW 2025-42
Interim City Manager
Bylaw
THIRD READING

Carried Unanimously

There being no further business, the meeting adjourned at 5:35 p.m. **ADJOURNMENT**

Kirk Cameron, Mayor

Corporate Services

Adopted by Resolution at Meeting #2026-01



Minutes of the meeting of the Community Services Committee

Date	January 5, 2026	2026-01
Location	Council Chambers, City Hall	
Committee	Councillor Paolo Gallina - Chair	
Members	Deputy Mayor Lenore Morris	
Present	*Mayor Kirk Cameron	
	Councillor Dan Boyd	
	Councillor Jenny Hamilton	
	Councillor Eileen Melnychuk	
	Councillor Anne Middler	
Staff	Valerie Braga, City Manager	
Present	Krista Mroz, Director of Community 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, there is no report from the Community Services Committee.



Minutes of the meeting of the Public Health and Safety Committee

Date	January 5, 2026	2026-01
Location	Council Chambers, City Hall	
Committee	Councillor Dan Boyd - Chair	
Members	Deputy Mayor Lenore Morris	
Present	*Mayor Kirk Cameron	
	Councillor Paolo Gallina	
	Councillor Jenny Hamilton	
	Councillor Eileen Melnychuk	
	Councillor Anne Middler	
Staff	Valerie Braga, City Manager	
Present	Krista Mroz, Director of Community 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, there is no report from the Public Health and Safety Committee.



Minutes of the meeting of the Corporate Services Committee

Date	January 5, 2026	2026-01
Location	Council Chambers, City Hall	
Committee	Councillor Eileen Melnychuk - Chair	
Members	Deputy Mayor Lenore Morris	
Present	*Mayor Kirk Cameron	
Staff	Councillor Dan Boyd	
Present	Councillor Paolo Gallina	
	Councillor Jenny Hamilton	
	Councillor Anne Middler	
	Valerie Braga, City Manager	
	Krista Mroz, Director of Community Services	
	Lindsay Schneider, Director of Development Services	
	Travis Whiting, Director of Operations	
	Landon Kulych, Director of People, Culture, and Technology	
	Svetlana Erickson, Manager, Financial Services	

* Indicates electronic participation

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

1. Semi-Annual Procurement Report (July to December 2025) – For Information Only

In accordance with the Procurement Policy, Administration presented the semi-annual procurement report for July to December 2025 and provided additional information on specific projects as requested by Committee members.

2. 2025 Umbrella Grants Bylaw

In compliance with the *Municipal Act*, a bylaw to authorize the grants awarded to a variety of groups and organizations throughout 2025 was presented. As requested by Committee members, Administration explained grant eligibility criteria and provided clarity on specific grants.

The Recommendation of the Corporate Services Committee is

THAT Council direct that Bylaw 2026-04, a bylaw to authorize the allocation of various grants for the year 2025 in the amount of \$1,373,178.57 be brought forward for consideration under the bylaw process.



Minutes of the meeting of the City Planning Committee

Date	January 5, 2026	2026-01
Location	Council Chambers, City Hall	
Committee Members	Councillor Anne Middler - Chair Deputy Mayor Lenore Morris *Mayor Kirk Cameron	
Present	Councillor Dan Boyd Councillor Paolo Gallina Councillor Jenny Hamilton Councillor Eileen Melnychuk	
Staff Present	Valerie Braga, City Manager Krista Mroz, Director of Community Services Lindsay Schneider, Director of Development Services Travis Whiting, Director of Operations Landon Kulych, Director of People, Culture, and Technology Dylan Harris, Senior Planner, Planning and Sustainability Services Darcy McCord, Senior Planner, Planning and Sustainability Services	

* Indicates electronic participation

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

1. Zoning Amendment - Chasàñ Tatäy

An application was presented to amend the zoning of a portion of the Kwanlin Dün First Nation Settlement Land Parcel known as Chasàñ Tatäy Subdivision to allow for an expanded central park and the reconfiguration of residential lots.

The Recommendation of the City Planning Committee is

THAT Council direct that Bylaw 2026-08, a bylaw to amend the zoning of a portion of Kwanlin Dün First Nation Settlement Land Parcel C-15B, known as Chasàñ Tatäy Subdivision, from PR-Parks and Recreation to RCM-Comprehensive Residential Multiple Family and from RCM-Comprehensive Residential Multiple Family to PR-Parks and Recreation, be brought forward for consideration under the bylaw process.

2. Public Hearing Report – Zoning Amendment – 25 Rhine Way

The Committee was presented with a summary of the Public Hearing held on November 24, 2025, regarding the proposed Zoning Amendment to allow for the extension of the senior housing complex located at 468 Range Road to 25 Rhine Way. Five written submissions were received, two in support and three in opposition, and one person spoke to the item at the Hearing. As requested by Committee members, Administration provided additional information on the zoning history of the lots, building height considerations, and parking requirements.

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), to allow for the extension of a housing development for seniors with related commercial services, be brought forward at second and third reading under the bylaw process.

3. Public Hearing Report – Zoning Bylaw 2025-37

Administration presented a report on the Public Hearing held December 8, 2025, for the proposed Zoning Bylaw 2025-37. A total of 151 individual submissions were received with 41 in support, 54 in opposition, and 56 voicing concerns. The report summarized the topics discussed, including short-term rentals (STRs), building heights, parking requirements, housing, environmental matters, and specific zoning and properties, and suggested amendments to the proposed bylaw for Council's consideration. As requested by Committee members, Administration expanded on building height maximums in the current and previous Official Community Plan and the proposed lighting regulations. Several Committee members expressed concern that the proposed amended STR regulations may remain overly restrictive. Information on procedural options available to Council were also provided.

The Recommendation of the City Planning Committee is

THAT Council direct that the proposed Zoning Bylaw 2025-37 be amended in accordance with the Administrative Recommendations detailed in the Administrative Report dated January 5, 2026;

THAT Council direct that if Bylaw 2025-41 is adopted prior to adoption of Zoning Bylaw 2025-37, the proposed Zoning Bylaw 2025-37 be further amended in accordance with the text and map changes described in Attachment 2; and

THAT Council direct that Bylaw 2025-37, a bylaw to adopt Zoning Bylaw 2025-37 and repeal and replace Zoning Bylaw 2012-20, be brought forward at second and third reading under the bylaw process.



Minutes of the meeting of the Development Services Committee

Date	January 5, 2026	2026-01
Location	Council Chambers, City Hall	
Committee Members	Councillor Jenny Hamilton - Chair Deputy Mayor Lenore Morris *Mayor Kirk Cameron	
Present	Councillor Dan Boyd Councillor Paolo Gallina Councillor Eileen Melnychuk Councillor Anne Middler	
Staff Present	Valerie Braga, City Manager Krista Mroz, Director of Community 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. Building Permit and Development Permit Service Level Targets

A report to expand the Council-endorsed building permit service level targets to include non-residential new builds was presented. New development permit service level targets were also proposed for Council's endorsement. As requested, Administration provided information on how well the current targets have been met and confirmed all permit holders are required to utilize CityWorks Online but City staff can assist applicants if needed.

The Recommendation of the Development Services Committee is

THAT Council endorse the expanded building permit service level targets and new development permit service level targets.



Minutes of the meeting of the City Operations Committee

Date	January 5, 2026	2026-01
Location	Council Chambers, City Hall	
Committee Members	Councillor Dan Boyd - Chair Deputy Mayor Lenore Morris *Mayor Kirk Cameron	
Present	Councillor Paolo Gallina Councillor Jenny Hamilton Councillor Eileen Melnychuk Councillor Anne Middler	
Staff Present	Valerie Braga, City Manager Krista Mroz, Director of Community 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 – Snow Clearing Efforts

Several Committee members acknowledged the efforts of City staff and first responders during the extreme cold over the holiday period. Administration confirmed that snow clearing crews continue to work behind the scenes to keep pace with heavy snowfalls.

There being no further business the meeting adjourned at 7:33 p.m.

Kirk Cameron, Mayor

Corporate Services

CITY OF WHITEHORSE

BYLAW 2026-08

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 expansion of a proposed park and the reconfiguration of a residential lot on a portion of Lot 1469, Quad 105D/14, Plan 93163 CLSR (Kwanlin Dün First Nation Settlement Land Parcel C-15B);

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 portion of Lot 1469, Quad 105D/14, 93163 CLSR, from PR–Parks and Recreation and RCM – Comprehensive Residential Multiple Family to PR–Parks and Recreation and RCM – Comprehensive Residential Multiple Family as indicated on Appendix “A” attached hereto and forming part of this bylaw.
2. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

PUBLIC NOTICE:

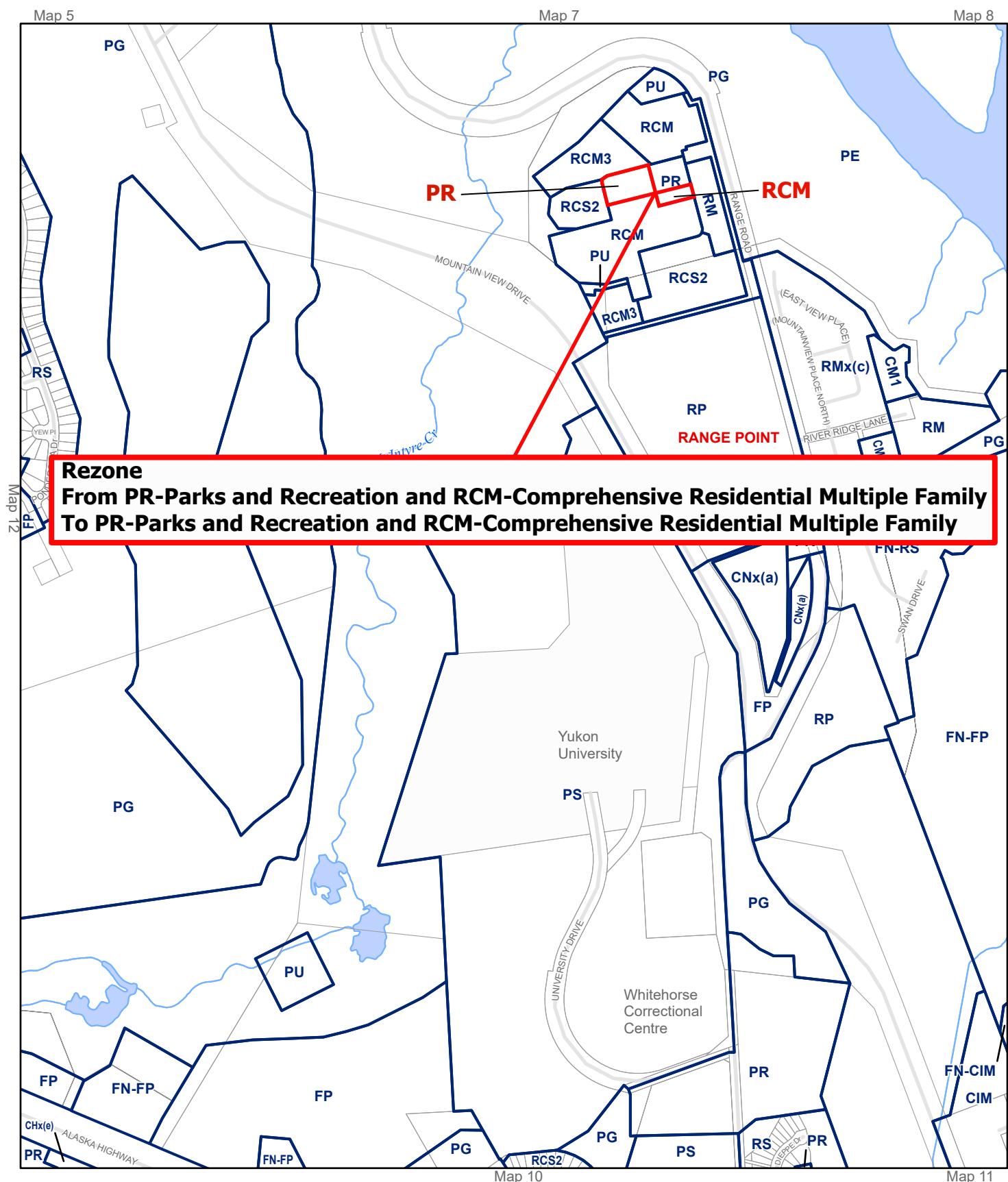
PUBLIC HEARING:

SECOND READING:

THIRD READING and ADOPTION:

Kirk Cameron, Mayor

Corporate Services



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.

0 440
Meters

Projection: NAD 1983 UTM Zone 8

Consolidation date:
February 18, 2025

CITY OF WHITEHORSE

BYLAW 2026-04

A bylaw to authorize the allocation of various grants for the year 2025

WHEREAS section 245 of the *Municipal Act* (R.S.Y. 2002) provides that council may by bylaw provide grants to any person, institution, association, group, government or body of any kind; and

WHEREAS in 1996 council adopted a process that approves a variety of grants by council resolution throughout the year and subsequently authorizes these grants by way of an umbrella bylaw at year end;

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

1. Community Clean-up Grants, Development Incentive Grants, Diversion Credit Grants, Environmental Fund Grants, Festival and Special Event Grants, Heritage Grants, Miscellaneous Donations and Grants, Recreation Grants, and Youth Recreation Programming Grants are hereby authorized as outlined in Appendix "A" attached hereto and forming part of this bylaw.
2. Council may by resolution withhold or reclaim the payment of any grant authorized under section 1 of this bylaw if the recipient fails to adhere to any terms and conditions determined by council.
3. This bylaw shall come into full force and effect upon the final passing thereof.

FIRST and SECOND READING:

THIRD READING and ADOPTION:

Kirk Cameron, Mayor

Corporate Services

APPENDIX A
CITY OF WHITEHORSE
2025 UMBRELLA GRANTS BYLAW 2026-04

COMMUNITY CLEAN-UP GRANTS

Per provisions of the Community Clean-up Grant Policy

DESCRIPTION	RESOLUTION #	IN KIND	CASH
Various Community Clean up Grants, not exceeding \$300 allocation amount	n/a	-	24,900.00
TOTAL COMMUNITY CLEAN UP GRANTS		\$ - \$	24,900.00

DEVELOPMENT INCENTIVE GRANTS

Per provisions of the Housing Development Incentive Policy

DESCRIPTION	RESOLUTION #	CASH
32125 Yukon Inc.	n/a	13,404.02
45358 Yukon Inc.	n/a	34,315.62
536754 Yukon Inc.	2025-22-05	202,414.24
650139 NB Inc.	n/a	52,469.07
Albisser, David & Clohosey, Shannon	2025-22-05	2,307.80
Blood Ties Four Directions Centre	n/a	1,197.57
Burke, Ryan	n/a	904.77
Buurman, Michael and/or Naoko	n/a	129.64
Champagne and Aishihik First Nations (CAFN)	n/a	28,255.35
Council of Yukon First Nations (CYFN)	n/a	20,081.91
Da Daghay Development Corp	n/a	73,552.90
Dickson, Emma	n/a	947.30
Gilday Holdings Limited	n/a	8,350.74
Grey Mountain Housing Society	n/a	427.98
Harms, Kevin	n/a	6,865.80
Hartling and Hartling Real Estate Holdings	n/a	14,459.97
Hatton, Barret and Marshall and Joelle Janes	n/a	460.47
Javed, Muhammad	n/a	6,803.76
KBC Developments Inc	n/a	60,000.00
Lowe, Myrna	n/a	973.70
Peters, Graeme	n/a	651.49
Schnuelle, Sebastian	n/a	436.71
Solberg, Jonathon	n/a	3,726.79
Tlen, Helena	n/a	973.70
Van Gulick, Judith	n/a	882.01
Zhen, Yong Hua	n/a	1,814.88
TOTAL DEVELOPMENT INCENTIVE GRANTS		\$ - \$ 536,808.19

DIVERSION CREDIT GRANTS

Per provisions of the Solid Waste Diversion Credit Policy

DESCRIPTION	RESOLUTION #	IN KIND	CASH
P&M Recycling (per estimate)	n/a	-	138,234.13
Raven Recycling (per estimate)	n/a	-	11,765.87
TOTAL DIVERSION CREDIT GRANTS		\$ - \$	150,000.00

APPENDIX A
CITY OF WHITEHORSE
2025 UMBRELLA GRANTS BYLAW 2026-04

ENVIRONMENTAL GRANTS

Per Council resolutions and provisions of the Environmental Grant Policy

DESCRIPTION	RESOLUTION #	IN KIND	CASH
Northern Vison Development Ltd	2025-23-06		9,111.05
Selkirk Elementary School	2025-23-06		2,736.00
Whitehorse Nordic Ski Society	2025-23-06		6,500.00
Various Minor Grants (less or equal to \$1,000)	n/a	-	6,652.95
TOTAL ENVIRONMENTAL GRANTS		\$ -	\$ 25,000.00

FESTIVAL AND SPECIAL EVENTS GRANTS

Per Council resolutions

DESCRIPTION	RESOLUTION #	IN KIND	CASH
All-City Band Society	2025-20-09	-	907.65
Association Franco-Yukonnaise	2025-20-09	-	4,907.65
Chimochimo Experiences Society	2025-20-09	-	2,407.65
Fiddleheads Yukon Organization	2025-20-09	-	1,907.65
Gwaandak Theatre Society	2025-20-09	728.00	4,907.65
Kwanlin Dun Cultural Society	2025-20-09	1,328.05	3,657.65
Nakai Theatre Ensemble	2025-20-09	6,615.00	3,407.65
Royal Canadian Legion Branch 254	2025-20-09	2,226.06	2,407.65
Sport Yukon	2025-20-09	2,815.80	907.65
The Heart of Riverdale Community Centre Society	2025-20-09	-	5,427.60
Whitehorse Chamber of Commerce	2025-20-09	1,807.50	2,407.65
Whitehorse Nordic Ski Society	2025-20-09	-	2,107.65
Yukon Anti-Poverty Coalition	2025-20-09	-	2,407.65
Yukon Arts Centre	2025-20-09	630.00	2,407.65
Yukon Film Society	2025-20-09	7,627.14	4,907.65
Yukon Sourdough Rendezvous Society	2025-20-09	17,838.38	4,257.65
Yukonstruct Society	2025-20-09	2,112.44	657.65
TOTAL FESTIVAL AND SPECIAL EVENTS GRANTS		\$ 43,728.37	\$ 50,000.00

HERITAGE GRANTS

Per Council resolutions and provisions of the Heritage Grant Policy

DESCRIPTION	RESOLUTION #	IN KIND	CASH
Pearson, Forest	2025-08-05	-	20,000.00
Yukon Historical and Museums Association	2025-07-08	-	3,000.00
TOTAL HERITAGE GRANTS		\$ -	\$ 23,000.00

MISCELLANEOUS DONATIONS AND GRANTS

Per Council resolutions, provisions of the City Grant-Making Policy and City Operating Budget

DESCRIPTION	RESOLUTION #	IN KIND	CASH
Food For Fines Program	2025-21-03	5,320.00	6,680.00
Softball Yukon (per Memorandum of Understanding)	n/a	-	(1,107.04)
Yukon Anti-Poverty Coalition	n/a	-	10,000.00
TOTAL MISCELLANEOUS DONATIONS AND GRANTS		\$ 5,320.00	\$ 15,572.96

APPENDIX A
CITY OF WHITEHORSE
2025 UMBRELLA GRANTS BYLAW 2026-04

RECREATION GRANTS			
DESCRIPTION	RESOLUTION #	IN KIND	CASH
Per Council resolutions			
Arctic Edge Skating Club	2025-09-07 / 2025-20-08	-	5,000.00
Beyond Borders Youth Network	2025-09-07 / 2025-20-08	-	5,000.00
Biathlon Yukon	2025-09-07	-	4,000.00
Big Brothers & Big Sisters of Yukon	2025-09-07	-	6,050.05
Climb Yukon Association	2025-09-07	-	11,000.00
Cricket Yukon Association	2025-09-07 / 2025-20-08	-	4,000.00
Freedom Trails Therapeutic Riding Association	2025-09-07	-	5,000.00
Friends of Mount Sima Society	2025-09-07	-	12,000.00
Guild Society	2025-09-07	-	11,000.00
Gwaandak Theatre Society	2025-09-07 / 2025-20-08	-	12,000.00
Jazz Yukon	2025-09-07	-	3,250.00
Larrikin Entertainment Ensemble	2025-09-07 / 2025-20-08	-	5,000.00
Muaythai Yukon	2025-09-07	-	6,000.00
Music Yukon	2025-09-07	-	7,000.00
Nakai Theatre Ensemble	2025-09-07	-	6,000.00
Northern Lights School of Dance	2025-09-07 / 2025-20-08	-	5,000.00
Pinoy Canadian Volleyball Association	2025-09-07	-	4,500.00
Screen Production Yukon Association	2025-09-07	-	5,000.00
Special Olympics Yukon	2025-09-07	-	3,900.00
String Ensemble Society	2025-09-07 / 2025-20-08	-	4,100.00
Tai Chi Association Yukon	2025-09-07	-	2,500.00
Yukon Community Choirs Society	2025-09-07 / 2025-20-08	-	5,000.00
The Heart of Riverdale Community Centre Society	2025-09-07	-	11,000.00
The Longest Night Society	2025-09-07 / 2025-20-08	-	5,000.00
Wallingham Curling Club	2025-09-07	-	4,000.00
Whitehorse Bike Kitchen Task force	2025-09-07	-	5,500.00
Whitehorse Nordic Ski Society	2025-09-07	-	7,000.00
Whitehorse Glacier Bears Swim Club	2025-09-07	-	7,000.00
Whitehorse United Football Club	2025-09-07	-	6,960.00
Whitehorse Women's Hockey Association	2025-09-07 / 2025-20-08	-	5,600.00
Yukon Art Society	2025-09-07 / 2025-20-08	-	12,000.00
Yukon Artists At Work Society	2025-09-07	-	4,000.00
Yukon Arts Centre	2025-09-07	-	7,000.00
Yukon Breeze Sailing Society	2025-09-07	-	1,875.00
Yukon Canoe and Kayak Club	2025-09-07	-	7,000.00
Yukon Church Heritage Society	2025-09-07	-	4,000.00
Yukon Early Music Guild	2025-09-07 / 2025-20-08	-	5,000.00
Yukon E-Sports Alliance	2025-09-07	-	9,500.00
Yukon Film Society	2025-09-07 / 2025-20-08	-	5,000.00
Yukon Pinoy Canadian Basketball Association	2025-09-07 / 2025-20-08	-	4,264.00
Yukon Soccer Association	2025-09-07 / 2025-20-08	-	2,000.00
Yukon Summer Music Camp	2025-09-07	-	11,000.00
Yukon Theatre for Young People Society	2025-09-07 / 2025-20-08	-	8,000.00
Yukon Transportation Museum Society	2025-09-07 / 2025-20-08	-	7,000.00
TOTAL RECREATION GRANTS		\$ -	\$ 271,999.05

APPENDIX A
CITY OF WHITEHORSE
2025 UMBRELLA GRANTS BYLAW 2026-04

YOUTH RECREATION PROGRAMMING GRANTS			
Per provisions of the City Grant-Making Policy and City Operating Budget			
DESCRIPTION	RESOLUTION #	IN KIND	CASH
Boys and Girls Club of Yukon	n/a	-	194,850.00
Kids Recreation Fund	n/a	-	12,000.00
Youth of Today Society	n/a	-	20,000.00
TOTAL YOUTH RECREATION PROGRAMMING GRANTS		\$ -	\$ 226,850.00
TOTAL 2025 UMBRELLA GRANTS		\$ 49,048.37	\$ 1,324,130.20
GRAND TOTAL 2025 UMBRELLA GRANTS (Including In Kind)			\$ 1,373,178.57

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: October 27, 2025

PUBLIC NOTICE: November 7 and 14, 2025

PUBLIC HEARING: December 8, 2025

SECOND READING:

THIRD READING and ADOPTION:

Kirk Cameron, Mayor

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/2026/01/403b-2025-37-Proposed-Full-Zoning-Bylaw-2025-37-Amended.pdf>

If the document is further amended by Council, that 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:

October 27, 2025

PUBLIC NOTICE:

October 31 and November 7, 2025

PUBLIC HEARING:

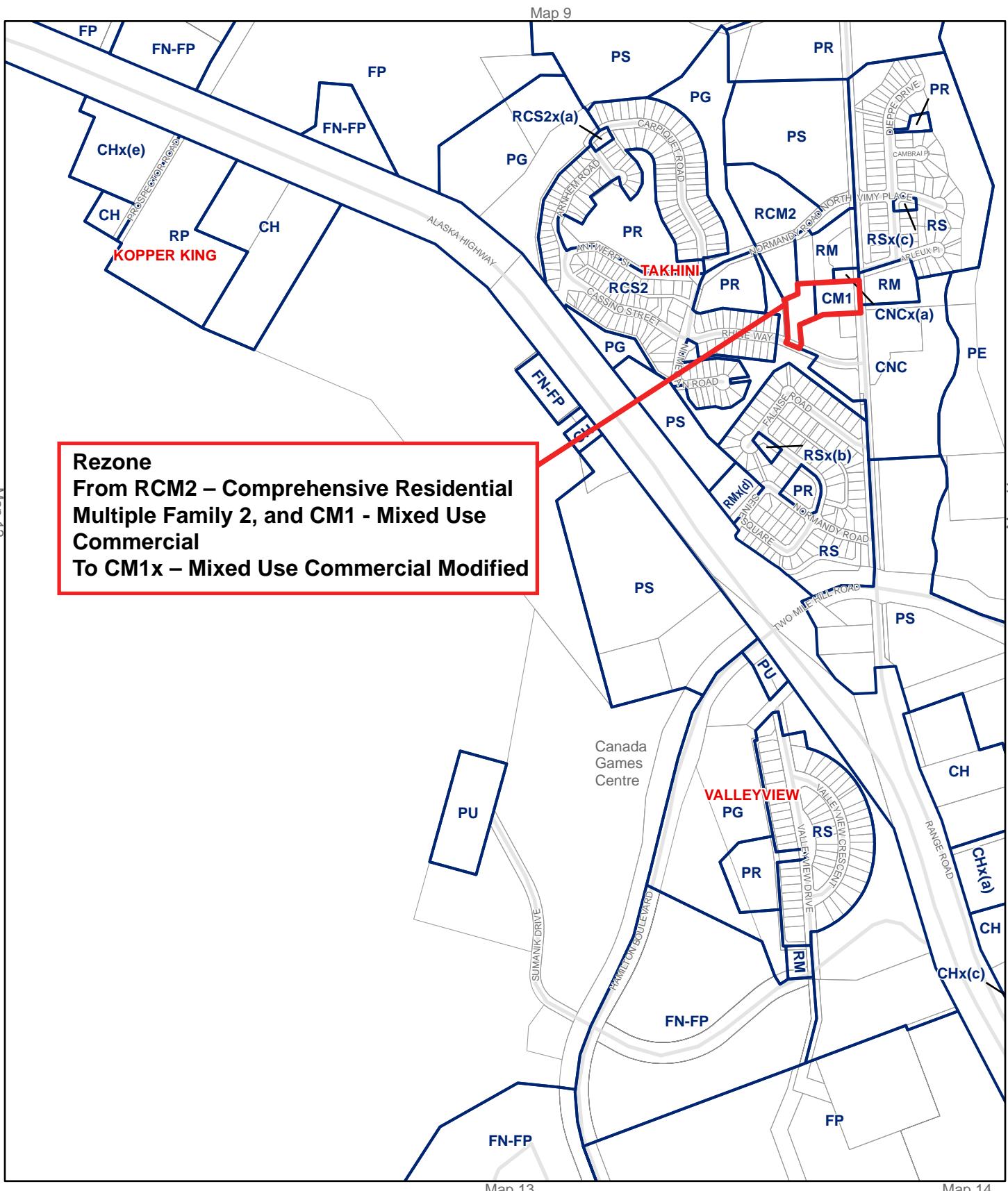
November 24, 2025

SECOND READING:

THIRD READING and ADOPTION:

Kirk Cameron, Mayor

Corporate Services



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.

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Meters

Projection: NAD 1983 UTM Zone 8

Consolidation date:
February 18, 2025