

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: February 16, 2026
RE: Public Hearing Report – Chasàn Tatäy

ISSUE

An application to amend the zoning of a portion of Kwanlin Dün First Nation Settlement Land Parcel C-15B, known as Chasàn Tatäy Subdivision, from PR-Parks and Recreation and RCM-Comprehensive Residential Multiple Family to RCM-Comprehensive Residential Multiple Family and PR-Parks and Recreation, to enable a larger central park and reconfigured residential lots.

REFERENCES

- [Zoning Bylaw 2012-20](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2026-08 (Attachment 2)

HISTORY

An application was received to rezone a portion of the subject site to reconfigure the RCM-Comprehensive Residential Multiple Family and PR-Parks and Recreation zones in the centre of the Chasàn Tatäy subdivision. Kwanlin Dün First Nation (KDFN) intends to develop a larger central park and redesign one large residential lot into four smaller residential lots.

The new proposed park will expand from approximately 0.5 ha to 0.8 ha and will improve accessibility and connectivity to surrounding roads and residential lots. The proposed reconfigured smaller residential lots will maintain the RCM zoning and better align with the capacity of local builders and ensure development feasibility. There is not expected to be any loss in the number of residential units developed because of the proposed zoning amendment.

Bylaw 2026-08 received First Reading on January 12, 2026. Public Hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements were posted in the Yukon News on January 16 and 23, 2026;
- Email notifications were sent to Kwanlin Dün First Nation, Ta'an Kwäch'än Council, and the Government of Yukon Land Management Branch;
- Mail notifications were sent to two property owners within 100 metres of the subject site; and
- A notice sign was placed on the subject site.

A public hearing for this item was held on February 9, 2026. No written public input submissions were received and nobody registered for, or spoke to, the amendment 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

No issues were raised with this proposed zoning amendment through the public hearing process and no changes to the application were made following the public hearing. It is anticipated that a subdivision application for Chasàn Tatäy will be introduced to the Planning Committee on March 2, 2026.

The City is currently undertaking a comprehensive zoning bylaw rewrite. The proposed Zoning Bylaw 2025-37 was introduced to the Planning Committee on October 6, 2025. The proposed Zoning Bylaw 2025-37 converts current RCM-zoned properties to the RMM-Residential – Multi-Unit Medium Density zone and current PR-zoned properties to the PAR-Parks – Active Recreation. These zone conversions for the subject site will be incorporated into the proposed Zoning Bylaw and will take effect once it is adopted.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2026-08, a bylaw to amend the zoning of Kwanlin Dün First Nation Settlement Land Parcel C-15B from PR-Parks and Recreation and RCM-Comprehensive Residential Multiple Family to RCM-Comprehensive Residential Multiple Family and PR-Parks and Recreation, be brought forward at second and third readings under the bylaw process.