

CITY OF WHITEHORSE – STANDING COMMITTEES

Tuesday, April 7, 2026 – 5:30 p.m.

Council Chambers, City Hall

CALL TO ORDER

ADOPTION OF AGENDA

PROCLAMATIONS

DELEGATIONS Lianne Maitland, Executive Director, and Maggie Leary, Heritage Fair Coordinator, Yukon Historical Museum Association - 2026 Yukon/Stikine Regional Heritage Fair

COMMUNITY SERVICES COMMITTEE – *Councillors Gallina and Melnychuk*

1. New Business

PUBLIC HEALTH AND SAFETY COMMITTEE – *Councillors Boyd and Gallina*

1. New Business

CORPORATE SERVICES COMMITTEE – *Councillors Melnychuk and Middler*

1. Heritage Fund Grant Application – 2026 Yukon/Stikine Regional Heritage Fair
2. Association of Yukon Communities Annual Conference and AGM Travel Expense Authorization
3. Commencement Report – Compost Facility Loader Replacement
4. New Business

CITY PLANNING COMMITTEE – *Councillors Middler and Hamilton*

1. Zoning Amendment – Whistle Bend Phases 10 & 11 & 198 Rampart Avenue (Phase 9)
2. Official Community Plan Text Amendment – Mineral Exploration
3. New Business

DEVELOPMENT SERVICES COMMITTEE – *Councillors Hamilton and Morris*

1. Whitehorse Sustainability Plan – 10-Year Report – For Information Only
2. New Business

CITY OPERATIONS COMMITTEE – *Councillors Morris and Boyd*

1. New Business

CITY OF WHITEHORSE
COMMUNITY SERVICES COMMITTEE
Council Chambers, City Hall



Chair: Paolo Gallina

Vice-Chair: Eileen Melnychuk

April 7, 2026

Meeting #2026-07

1. New Business

CITY OF WHITEHORSE
PUBLIC HEALTH AND SAFETY COMMITTEE
Council Chambers, City Hall



Chair: Dan Boyd

Vice-Chair: Paolo Gallina

April 7, 2026

Meeting #2026-07

1. New Business

CITY OF WHITEHORSE
CORPORATE SERVICES COMMITTEE
Council Chambers, City Hall



Chair: Eileen Melnychuk **Vice-Chair:** Anne Middler

April 7, 2026

Meeting #2026-07

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1. Heritage Fund Grant Application – 2026 Yukon/Stikine Regional Heritage Fair
Presented by Johanna Marglowski, Planner, Planning and Sustainability Services
 2. Association of Yukon Communities Annual Conference and AGM Travel Expense Authorization
Presented by Michael Prowse, Manager, Legislative Services
 3. Commencement Report – Compost Facility Loader Replacement
Presented by Richard Graham, Manager, Fleet and Transportation Maintenance
 4. New Business

ADMINISTRATIVE REPORT

TO: Corporate Services Committee
FROM: Administration
DATE: April 7, 2026
RE: Heritage Fund Grant Application – 2026 Yukon/Stikine Regional Heritage Fair

ISSUE

Application to the City’s Heritage Fund to support the 2026 Yukon/Stikine Regional Heritage Fair.

REFERENCES

- [Heritage Fund Bylaw 2002-28](#)

HISTORY

The Yukon Historical and Museums Association (YHMA) is requesting a grant in the amount of \$3,000 from the City’s Heritage Fund to help finance the 2026 Yukon/Stikine Regional Heritage Fair. The City has awarded grants for the annual fair in past years (2006, 2007, and 2011 to 2019, and 2025) in sums ranging from \$1,000 to \$3,000.

ALTERNATIVES

1. Approve the funding request; or
2. Deny the funding request.

ANALYSIS

2026 Yukon/Stikine Regional Heritage Fair

The 2026 YHMA Yukon/Stikine Regional Heritage Fair is scheduled to occur on Tuesday, May 12 (9 am to 2:30 pm) at the Kwanlin Dün Cultural Centre. As part of the national Heritage Fairs network fostered by the Canada’s History Society, the fair brings together over 100 students in grades 4-9, teachers, parents, and members of the public from across the territory. Participants have the opportunity to take part in heritage-related activities, present projects to judges and the public, and receive prizes for excellence and participation.

Request for Funding

YHMA relies on donations and volunteer participation by local businesses and organizations to help ensure the success of the annual fair. The total event budget for 2026 is \$22,997. YHMA has secured a total of \$19,997 in funding through contributions from the Government of Yukon Department of Education, Canada’s History Society, its own association, as well as additional sponsorships and donations.

YHMA is requesting that \$3,000 (13% of the total budget) be provided from the City’s Heritage Fund to help offset event, coordination, and award costs. The City’s contribution will be recognized by featuring the City’s logo on the event poster and

venue signage, in newspaper ads, and on the Heritage Fair website. Acknowledgement will also appear in relevant press releases and other printed materials.

Heritage Fund

The Heritage Fund was created to “assist with any of the following purposes within the City of Whitehorse: (1) Restoration of heritage properties; (2) Enhancement of heritage properties; (3) Renovation of heritage properties to meet code requirements; (4) Increasing public awareness of heritage issues; and (5) Other purposes as specified by Council.”

The goals of the 2026 Yukon/Stikine Regional Heritage Fair are consistent with the awareness component of the Heritage Fund objectives. The annual fair is an opportunity for Yukon residents to learn and share ideas about the past and to increase understanding of heritage topics within the Yukon community.

The current balance of the Heritage Fund is approximately \$41,300. The fund is sustained through annual budget transfers allocated by City Council. Past awards (not including fairs) have been made for restoration incentives in the amounts of \$20,000 for the Hlland House (2025), \$20,000 for the Telegraph Office at the MacBride Museum (2014), and \$14,445 for the Old Log Church (2013). The Yukon/Stikine Regional Heritage Fair was awarded \$3,000 in 2025.

ADMINISTRATIVE RECOMMENDATION

THAT Council amend the 2026 Operating Budget to increase the Heritage Grant in the amount of \$3,000 funded by a transfer from the Heritage Trust and;

THAT Council approve the Heritage Grant allocation in the amount of \$3,000 to the Yukon Historical and Museums Association to support the 2026 Yukon/Stikine Regional Heritage Fair.

ADMINISTRATIVE REPORT

TO: Corporate Services Committee
FROM: Administration
DATE: April 7, 2026
RE: Association of Yukon Communities Annual Conference and AGM Travel Expense Authorization

ISSUE

Authorization of travel expenses for the Mayor and Councillors to attend the Association of Yukon Communities (AYC) Annual Conference and Annual General Meeting (AGM).

REFERENCE

- [Council Remuneration Bylaw 2023-21](#)

HISTORY

AYC's Annual Conference and AGM brings members together to discuss shared municipal issues that guide AYC advocacy and priorities. Under the Council Remuneration Bylaw, for AYC travel, where expenses are anticipated to exceed \$1,500 per Councillor, prior Council approval is required.

ALTERNATIVES

1. Authorize the requests for travel expenses; or
2. Deny the requests for travel expenses.

ANALYSIS

The AYC Annual Conference and AGM will take place in Watson Lake from May 7 to May 10, 2026. The estimated cost is approximately \$1,762 per Councillor, increasing to \$3,363 per Councillor if daily stipends are claimed, both within the \$4,750 annual expense allocation available to each Councillor for travel and other eligible Council-related expenses under the Council Remuneration Bylaw. Actual costs will vary based on travel arrangements such as carpooling. As Councillor Boyd is a member of the AYC Board, most of his costs are covered by AYC.

Approval to exceed the \$1,500 threshold is based on the maximum estimated cost of the travel to support planning, with the expectation that actual costs will be lower. Any funds utilized will be drawn from each Councillor's annual allocation and may limit resources for future travel or related initiatives.

ADMINISTRATIVE RECOMMENDATION

THAT travel expenses be authorized for Mayor and Council to attend AYC's Annual Conference and AGM in Watson Lake from May 7 to May 10, 2026.

ADMINISTRATIVE REPORT

TO: Corporate Services Committee
FROM: Administration
DATE: April 7, 2026
RE: Commencement Report – Compost Facility Loader Replacement

ISSUE

Council approval for the commencement of project 500c00515 – Compost Facility Loader Replacement.

REFERENCE

- [Procurement Policy 2020-03](#)
- [2026-2029 Capital Expenditure Program](#)

HISTORY

In accordance with Section 3.1.1 of the Procurement Policy, Council authorization is required prior to the commencement of procurements with an estimated value of \$500,000 or more. This procurement is anticipated to be over \$500,000.

The 2026 Capital Expenditure Plan includes a project to replace the Compost Facility Loader with a budget of \$590,000.

ALTERNATIVES

1. Authorize Administration to commence the procurement for the Compost Facility Loader Replacement; or
2. Refer the matter back to Administration.

ANALYSIS

This piece of equipment replaces the 2013 loader at the Compost Facility. The City's compost facility uses wheeled loaders for moving material as part of the compost process. In addition, they are used for management of snow and other material stockpiles on site. Replacing the 2013 model will ensure compost processing can continue to operate efficiently.

Replacement for fleet assets takes into consideration age, mileage, hours and a condition assessment to ensure our units are reliable and able to be maintained cost-effectively.

Purchasing

It is intended that the purchase of this equipment be made through the Canoe Procurement Group of Canada. If the initial procurement approach does not proceed as planned, other purchasing methods allowed by the City's policy will be used.

Procurement Policy Principles

Compliance: Process will follow City policy and procedures for procurements.

Supplier Access, Transparency, and Fairness: A Notice of Intent to use Canoe Procurement Group of Canada will be publicly posted on the City’s e-procurement platform, www.whitehorse.bonfirehub.ca .

Best Value: The Canoe Procurement Group of Canada publicly advertises procurement opportunities and contracts are awarded to the best evaluated bidder. Furthermore, preferred pricing is made available to members.

Efficient and Effective Procurement:

Administrative time savings and process efficiencies will be attained as the procurement process will be significantly shortened. Solicitation and evaluation have already been completed by Canoe Procurement Group of Canada.

Local Procurement: Local suppliers and support is available for this type of equipment.

Tentative Project Schedule

Item	Proposed date(s)
Post Notice of Intent	April 2026
Issue Purchase Order/Contract	June 2026
Total Completion	Fall 2027

ADMINISTRATIVE RECOMMENDATION

THAT Council Authorize Administration to commence the procurement for project 500c00151 – Compost Facility Loader Replacement.

CITY OF WHITEHORSE
CITY PLANNING COMMITTEE
Council Chambers, City Hall



Chair: Anne Middler

Vice-Chair: Jenny Hamilton

April 7, 2026

Meeting #2026-07

-
1. Zoning Amendment – Whistle Bend Phases 10 & 11 & 198 Rampart Avenue
(Phase 9)
Presented by Mathieu Marois, Senior Planner, Planning and
Sustainability Services
 2. Official Community Plan Text Amendment – Mineral Exploration
Presented by Dylan Harris, Senior Planner, Planning and Sustainability
Services
 3. New Business

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: April 7, 2026
RE: Zoning Amendment – Whistle Bend Phases 10 & 11 & 198 Rampart Avenue (Phase 9)

ISSUE

An application to amend the zoning of vacant Commissioner's land comprising Phases 10 and 11 of Whistle Bend and 198 Rampart Avenue (Phase 9) to allow for a redesign of the phases due to development restrictions.

REFERENCES

- [2040 Official Community Plan](#)
- [2025-2028 Strategic Priorities](#)
- [Planning & Preliminary Engineering Design Report for Whistle Bend Future Areas & Town Square](#)
- [Zoning Bylaw 2012-20](#)
- [Proposed Zoning Bylaw 2025-37 \(February 2026\)](#)
- [2026 Whitehorse Housing Needs Assessment](#)
- 2022 AE Whistle Bend Update Phase 8-16 - Traffic Impact Assessment Update (Draft)
- Location Maps: Current and Proposed Zoning (Attachment 1)
- Current and Proposed Zoning Comparison (Attachment 2)
- Proposed Zoning Amendment Bylaw 2026-14 (Attachment 3)

HISTORY

Administration is bringing forward an amendment to the zoning within Phases 10 and 11 and 198 Rampart Avenue (Phase 9), to enable a revised configuration of the residential development.

In 2020, the City completed the planning and preliminary engineering work for three new development areas in Whistle Bend: Areas A, B, and C. Council approved an Official Community Plan amendment in January 2021, through Bylaw 2020-31, to allow for residential development in Area C. As part of Area C, Phase 9 was rezoned on February 14, 2025 and Phases 10 and 11 were rezoned on January 16, 2023. Since the rezonings, subsequent feasibility assessments found that areas identified for development overlapped with areas not conducive to development and required a redesign of the development configuration.

On March 11, 2026, the rezoning application was reviewed by the Development Review Committee. Concerns relating to drainage pattern requirements for lots sharing rear property lines were raised. The Committee recommended applying the PU – Public Utility zone to the force main's public utility land corridor. Concerns regarding drainage will be addressed through detailed engineering design at a later stage of development. Public infrastructure is also permitted in all zones.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	April 7, 2026
First Reading:	April 13, 2026
Newspaper Ads:	April 17 and 24, 2026
Public Hearing:	May 11, 2026
Report to Committee:	June 1, 2026
Second and Third Reading:	June 8, 2026

ALTERNATIVES

1. Proceed with the amendment under the bylaw process; or
2. Do not proceed with the amendment.

ANALYSIS

Development Reconfiguration

Phases 10 and 11 are located in the most westerly area of Whistle Bend, adjacent to Phases 8 and 9. The proposed zoning accounts for land constraints identified through feasibility assessments and ensures all proposed development zones are within areas suitable for development. The proposed zoning aligns with the general direction provided in the Whistle Bend Future Areas Master Plan for Area C of a low to medium density development pattern that is connected with the rest of the neighbourhood through trails and active transportation routes.

A comparison between total area, number of lots, and estimated minimum dwelling units under current and proposed zoning in Phases 10 and 11 is provided in Attachment 2. An increase in the amount of RCM2 – Comprehensive Residential Multiple Family 2 zoned area, which only allows apartment type housing and requires a minimum site density of 50units/ha, is proposed to address specific housing needs and make up for an otherwise reduced development area and loss of lots. The RCM2 zoned areas range in sizes, with the smallest lots being approximately 0.23 ha in size and bordered by a lane, allowing greater flexibility in achieving the minimum site density target to compensate for the smaller site area. The increase in RCM2 zoned land would result in 36 additional units (~9% increase) over the total amount estimated under the existing zoning.

The approximately 0.45 hectare lot at 198 Rampart Avenue within Phase 9 is proposed to be rezoned from RCM to PR – Parks and Recreation due to constraints that make residential development unfeasible. Future amenities for this park may include a playground, a dog park, and/or other types of outdoor gathering spaces.

To make up for the loss of residential development at 198 Rampart Avenue, an approximately 1-hectare lot within Phase 10 is proposed to be zoned from PR to RCM2. This will result in shifting the park area approximately 500 metres east to a less central location within Area C. This will result in a longer travel distance to a park for residents

located in the west and south of areas of Phases 10 and 11 and an approximately 50 percent reduction park space for Area C.

Notwithstanding this, the proposed redesign of Phases 10 and 11 will result in additional greenbelt/open space zoned land (additional 0.7 ha) to compensate for the reduction in park zoned land in the area. Phases 10 and 11 are also adjacent to large PE – Environmental Protection zoned areas to the north, west, and south which serve as passive recreation spaces.

2040 Official Community Plan and 2025 - 2028 Strategic Priorities

The subject area is designated as Residential – Urban in the Official Community Plan (OCP), which accommodates a wide range of residential housing forms and compatible uses (e.g. parks). The proposed rezoning aligns with this designation by enabling the reconfiguration of a wide range of residential developments and the relocation of a park.

The proposal aligns with Council's 2025–2028 Strategic Priority of Supporting Growth and Sustainability, which directs the City to utilize land use planning documents, policies, and processes to support housing diversity and community growth.

2026 Whitehorse Housing Needs Assessment

The 2026 Housing Needs Assessment (HNA) identifies an estimated need for 3,015 additional homes over the next five years (2026–2031), and approximately 10,205 housing units over the next 15 years (up 2041), under the medium growth scenario. The HNA found that approximately 84% of these new homes will need to be one- or two-bedrooms dwelling units and that approximately 36% of the housing need is for rental homes.

The proposed increase in RCM2 zoned lots aligns with this identified need by providing more area for higher density development, which is more likely to result in development of smaller dwelling units suited to smaller households, and is more conducive to purpose-built rentals.

Traffic

The proposal will result in 36 additional units (~9% increase) over the total amount estimated under the existing zoning, due to the increase in RCM2 zoned land. A draft Transport Impact Assessment (TIA) was completed in 2022 for the internal road network of Whistle Bend Phases 8 to 16. Although it is a draft, the preliminary results indicate the conclusions are unlikely to change significantly. It confirmed that the traffic generated by the upcoming future phases is expected to be accommodated by the planned intersections along Casca Boulevard.

The Government of Yukon (YG) has also committed to updating the TIA at full build out of Whistle Bend and to enter into an agreement with the City to set out the responsibilities and timelines for addressing issues within the Whistle Bend transportation network.

On March 30, 2026, YG and the City also entered into an agreement to undertake engineering design and engagement for improvements to the Mountain View, Copper, Quartz transportation corridor from Whistle Bend Way at Casca North to Second Avenue at Quartz Road, including active transportation and transit, to address traffic congestion challenges along the corridor.

Zoning Bylaw 2012-20

The zones proposed for Phases 10 and 11 include:

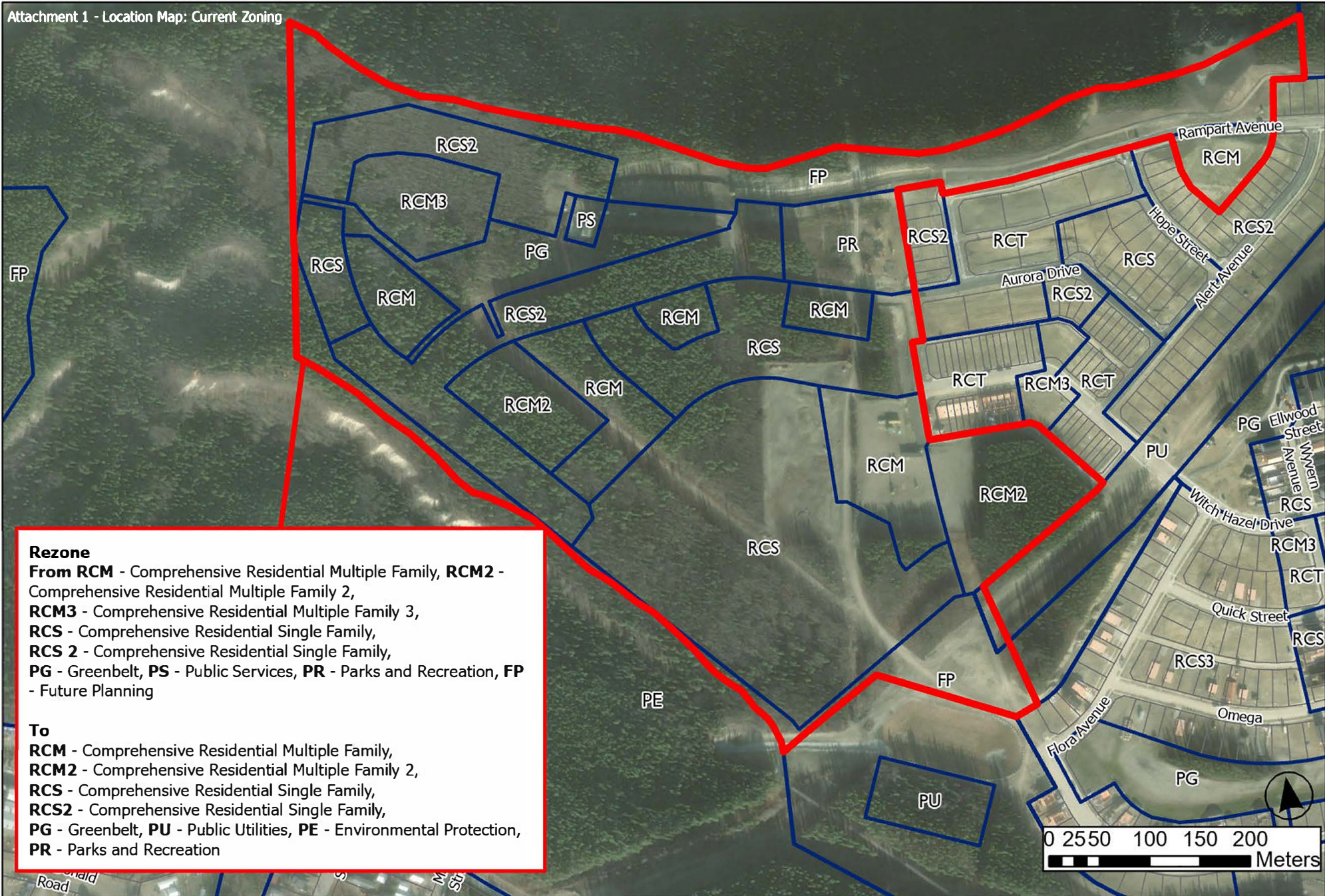
- **RCS/RCS2 - Residential Comprehensive Single Family:** these zones allow for a variety of compact single-detached/duplex/suite type housing.
- **RCM – Comprehensive Residential Multiple Family:** provides a medium density transition zone that is meant to be compatible with adjacent lower density housing types.
- **RCM2 – Comprehensive Residential Multiple Family 2:** provides a comprehensive development zone for higher density multiple family housing.
- **PG – Greenbelt:** provides a zone for areas of public land that are typically left in a natural state and may be used primarily for buffers, walkways, trails and for unorganized passive recreation.
- **PR – Parks and Recreation:** provides areas for indoor and outdoor active recreational uses requiring facilities and/or infrastructure.
- **PE – Environmental Protection:** provides a zone for the protection and preservation of environmentally sensitive areas, wildlife habitat and other significant natural areas.
- **PS – Public Utilities:** provides a zone for public utility installations and facilities involving disposal, recycling, or similar uses that may generate nuisance impacts for adjacent land uses.

Zoning Bylaw 2025-37

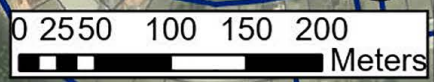
Upon adoption of the proposed Zoning Bylaw 2025-37, the current proposed zones would be converted to their corresponding zones in the new bylaw. Notably, apartment housing would no longer be required in the RCM2 equivalent zone (RMH – Residential Multi-Unit High-Density), meaning minimum density requirements could be achieved through a variety of housing types, providing additional flexibility for developers.

ADMINISTRATIVE RECOMMENDATION




THAT Council direct that Bylaw 2026-14, a bylaw to amend the zoning of vacant Commissioner's land comprising Phases 10 and 11 of Whistle Bend and 198 Rampart Avenue (Phase 9), be brought forward for consideration under the bylaw process.



Rezone
From RCM - Comprehensive Residential Multiple Family, **RCM2** - Comprehensive Residential Multiple Family 2, **RCM3** - Comprehensive Residential Multiple Family 3, **RCS** - Comprehensive Residential Single Family, **RCS 2** - Comprehensive Residential Single Family, **PG** - Greenbelt, **PS** - Public Services, **PR** - Parks and Recreation, **FP** - Future Planning
To
RCM - Comprehensive Residential Multiple Family, **RCM2** - Comprehensive Residential Multiple Family 2, **RCS** - Comprehensive Residential Single Family, **RCS2** - Comprehensive Residential Single Family, **PG** - Greenbelt, **PU** - Public Utilities, **PE** - Environmental Protection, **PR** - Parks and Recreation



Legend:

	Subject Site
	Zoning
	Parcel

CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

Zoning Bylaw Amendment 2026-14

A proposal to amend the zoning of Whistle Bend Phases 9 (Partial), 10 and 11 to enable the re-design of the lot layout.





Rezone

From RCM - Comprehensive Residential Multiple Family, RCM2 - Comprehensive Residential Multiple Family 2, RCM3 - Comprehensive Residential Multiple Family 3, RCS - Comprehensive Residential Single Family, RCS 2 - Comprehensive Residential Single Family, PG - Greenbelt, PS - Public Services, PR - Parks and Recreation, FP - Future Planning

To

RCM - Comprehensive Residential Multiple Family, RCM2 - Comprehensive Residential Multiple Family 2, RCS - Comprehensive Residential Single Family, RCS2 - Comprehensive Residential Single Family, PG - Greenbelt, PU - Public Utilities, PE - Environmental Protection, PR - Parks and Recreation

Legend:

- Subject Site
- Zoning
- Parcel

CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

Zoning Bylaw Amendment 2026-14

A proposal to amend the zoning of Whistle Bend Phases 9 (Partial), 10 and 11 to enable the re-design of the lot layout.



Attachment 2: Zoning Bylaw Amendment 2026-14

Whistle Bend Phases 10 & 11: Comparison of Current vs. Proposed Zoning and Development Potential

Phase	Zoning	Area (hectares) ¹			Expected Residential Lots			Estimated Number of Dwelling Units ²		
		<i>Current</i>	<i>Proposed</i>	<i>Difference</i>	<i>Current</i> ³	<i>Proposed</i> ⁴	<i>Difference</i>	<i>Current</i>	<i>Proposed</i>	<i>Difference</i>
9	RCM	0.5	0.0	-0.5	1	0.0	-1	13	0.0	-13
	Sub-Total	0.5	0.0	-0.5	1.0	0.0	-1.0	13	0.0	-13
10	RCM	0.9	2.2	1.3	7	7	0	22	54	32
	RCM2	0.7	1.7	1.0	2	2	0	37	87	50
	RCM3	1.0	0.0	-1.0	1	0	-1	15	0	-15
	RCS	2.0	1.5	-0.5	46	37	-9	65	52	-13
	RCS2	3.9	3.1	-0.8	71	60	-11	100	84	-15
	Sub-Total	8.5	8.5	0.0	127	106	-21	238	277	39
11	RCM	0.9	0.4	-0.5	3	1	-2	22	10	-12
	RCM2	1.4	1.9	0.5	1	3	2	69	94	25
	RCS	5.2	4.9	-0.3	91	90	-1	128	127	-1
	Sub-Total	7.4	7.2	-0.3	95	94	-1	219	231	11
Phases 9 (Partial), 10, 11	Total	16.5	15.6	-0.8	223	200	-23	471	508	36

¹ Zoning area is based on area of residential lot boundaries and excludes right of way areas (roads, sidewalks, etc.) that are zoned residential. shown on Attachment 1.

² Assumes 1.4 dwellings per lot for RCS and RCS2 lots, to account for secondary suites and 3 and 4 unit developments. Assumes minimum density requirements under Zoning Bylaw 2012-20 for RCM (25 dwelling units per hectare), RCM2 (50 dwelling units per hectare), and RCM3 (15 dwelling units per hectare) zoned lots.

³ Based on approved Subdivision Plan (S-10-2024).

⁴ Based on preliminary subdivision design provided by applicant.

CITY OF WHITEHORSE
BYLAW 2026-14

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 revise zoning for the area known as Whistle Bend Phase 9, 10 and 11; and

WHEREAS Phases 10 and 11 and 198 Rampart Avenue (Phase 9) of Whistle Bend are vacant and all properties are owned by the Government of Yukon, this minimizing the impact of zoning changes at this time;

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 approximately 26 hectares of vacant Commissioner's land, known as Whistle Bend Phase 9 Lot 1378 (198 Rampart Avenue) and Phases 10 and 11, from RCM – Comprehensive Residential Multiple Family, RCM2 – Comprehensive Residential Multiple Family 2, RCM3 – Comprehensive Residential Multiple Family 3, RCS – Comprehensive Residential Single Family, RCS2 – Comprehensive Residential Single Family, PG – Greenbelt, PS – Public Services, PR – Parks and Recreation, and FP – Future Planning to RCM – Comprehensive Residential Multiple Family, RCM2 – Comprehensive Residential Multiple Family 2, RCS – Residential Comprehensive Single Family, RCS2 – Residential Comprehensive Single Family 2, PG – Greenbelt, PU – Public Utilities, PR – Parks and Recreation, and PE – Environmental Protection 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:

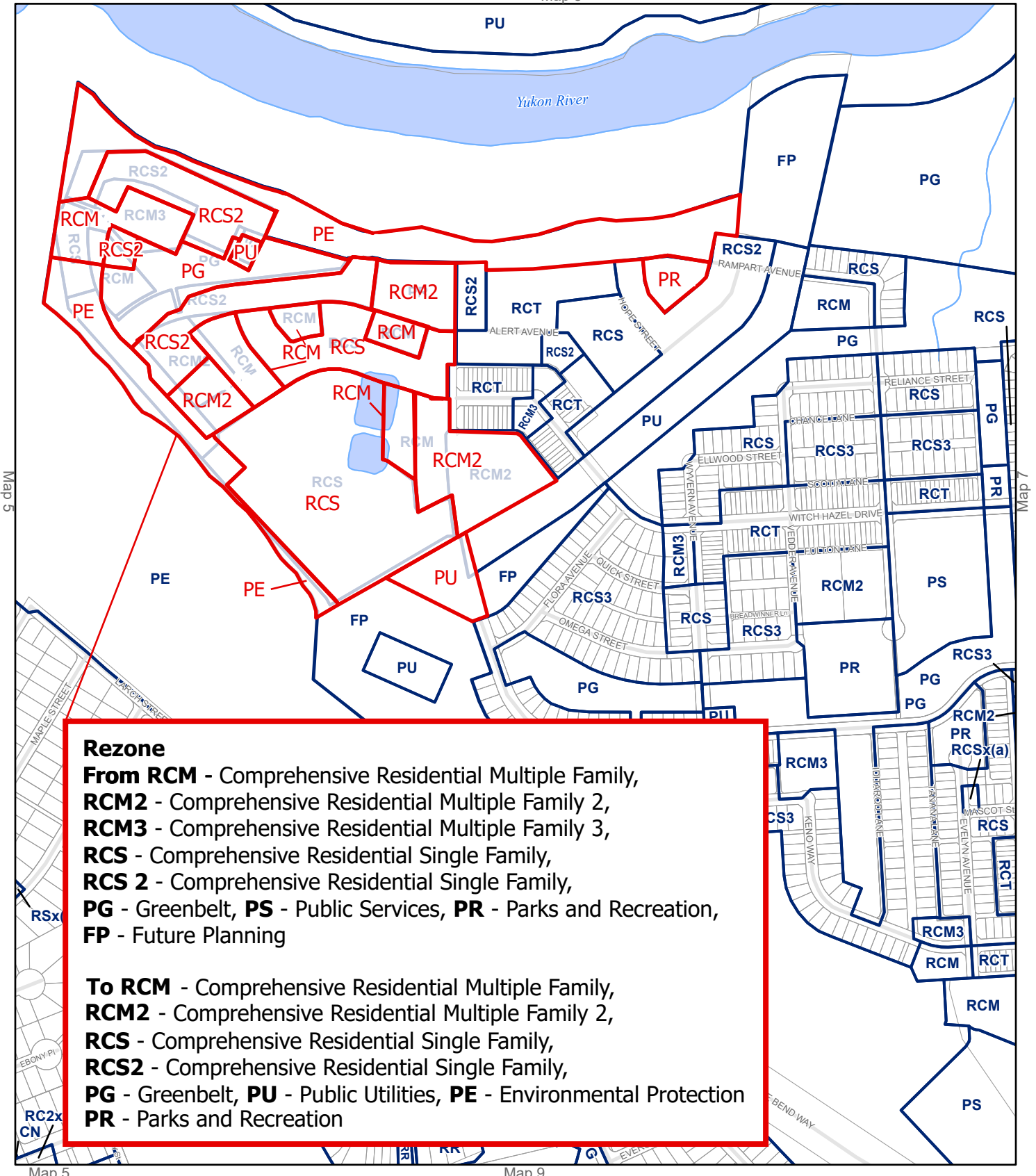
SECOND READING:

THIRD READING and ADOPTION:

Kirk Cameron, Mayor

Corporate Services

Map 8

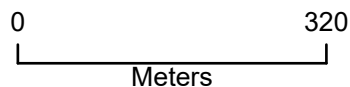


Rezone

From RCM - Comprehensive Residential Multiple Family,
 RCM2 - Comprehensive Residential Multiple Family 2,
 RCM3 - Comprehensive Residential Multiple Family 3,
 RCS - Comprehensive Residential Single Family,
 RCS 2 - Comprehensive Residential Single Family,
 PG - Greenbelt, PS - Public Services, PR - Parks and Recreation,
 FP - Future Planning

To RCM - Comprehensive Residential Multiple Family,
 RCM2 - Comprehensive Residential Multiple Family 2,
 RCS - Comprehensive Residential Single Family,
 RCS2 - Comprehensive Residential Single Family,
 PG - Greenbelt, PU - Public Utilities, PE - Environmental Protection
 PR - Parks and Recreation

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.



Projection: NAD 1983 UTM Zone 8

Consolidation date:
February 18, 2025

ADMINISTRATIVE REPORT

TO: City Planning Committee
FROM: Administration
DATE: April 7, 2026
RE: Official Community Plan Text Amendment - Mineral Exploration

ISSUE

An application to amend the text of the Official Community Plan (OCP) to permit broader allowances for mineral exploration.

REFERENCE

- [Zoning Bylaw 2012-20](#)
- [Whitehorse 2040 Official Community Plan](#)
- [Municipal Act SY 2022, c. 2](#)
- [Quartz Mining Act SY 2003, c. 14](#)
- [Yukon Environmental and Socio-economic Assessment Act S.C 2003, c.7](#)
- [Prohibition of Entry on Certain Lands \(City of Whitehorse\) Order O.I.C 2012/145](#)
- [Draft Mineral Exploration and Development Framework](#)
- [Active Crown Grants / Mineral Claims and Whitehorse 2040 OCP Designations](#)
- [2023 OCP Designation Map and YESAA Approved Exploration Work](#)
- Proposed OCP Amendment Bylaw 2026-11 (Attachment 1)

HISTORY

An application has been filed to amend the OCP to enable broader permission to undertake mineral exploration on existing claims within the City of Whitehorse. In the context of this amendment, mineral exploration is understood as the practice of using a diamond drill to remove core samples from subsurface layers to assess mineral potential. Mineral exploration is one of the first steps in determination if natural resource extraction (mining) is viable in a given area.

The intent of the proposed amendment is to enable holders of valid Crown Grants or quartz mineral claims to undertake exploratory drilling within City limits. As proposed, permission to undertake mineral exploration would be contingent on work being:

- Enabled by an existing Crown Grant or quartz claim
- Quartz Act compliant
- YESAA compliant (if applicable)

The applicant has proposed to add a new clause to *Section 16-Administration of the OCP* to amend the plan as follows:

“Where valid mineral tenure exists as of the date of adoption of this policy, temporary mineral exploration activities conducted in accordance with applicable territorial legislation, including the Quartz Mining Act, and the terms and conditions of any authorization issued thereunder, and, where applicable, assessed under the Yukon Environmental and Socio-economic Assessment Act, shall be considered compatible with, and not contrary to, the objectives of the applicable land use designation under this Official Community Plan, and shall not require amendment to land use designation.”

A decision document has recently been issued under the Yukon Environmental Assessment Act (YESAA) that approves Class 3 exploration activities within four target areas for a period of five years. Some of the work areas identified are within Whitehorse city limits. Class 3 exploration allows higher impact exploration work, including broader allowances for vegetative clearing and road / trail construction. It is Administration’s understanding the applicant wishes to amend the OCP to enable exploration work recently approved by the Yukon Government in alignment with the Quartz Act as outlined in Attachment 3.

Prohibition of Entry on Certain Lands (City of Whitehorse) Order

Since 2012, entering municipal lands for the purpose of locating a claim, prospecting, or mining for minerals was prohibited on a large portion of the city through the approval of the *Prohibition of Entry on Certain Lands (City of Whitehorse) Order*. No new claims can be staked in the prohibited area; however, there are many stakes that were claimed in the prohibited area prior to the *Order* coming into effect (Attachment 2). These stakes are grandfathered and do not expire so long as they are kept in good standing. It is these areas the applicant wishes to explore through proposed OCP amendment.

Development Review Committee and Administrative Review

On March 11, 2026, the application was reviewed by the Development Review Committee (DRC). Since this amendment seeks to make changes to *Section 16 – Administration of the OCP*, no site-specific information was provided as part of the amendment.

The DRC provided the following comments:

- Staff noted that with a broad scope text amendment, the proposal does not identify specific locations for exploration and therefore may not trigger studies typically required for map amendments.
- Concerns were raised that allowing exploration within green space without defined parameters could result in environmental impacts.
- Environmental and heritage considerations would normally be evaluated if specific areas were proposed for land use redesignation.
- Concerns were raised that if exploration were broadly permitted, it could create additional challenges in managing access and gate control along access routes (Copper Haul Rd) and the road may need upgrading to support extended year-round use.

DRC Recommended the application proceed to Council.

Administration met with the applicant to discuss their proposed OCP amendment. During that meeting, administration indicated the scope of the proposed amendment was overly broad. Administration advised the preferred approach was to pursue a “map amendment” that would geographically define the applicant’s proposed work area. This would allow the City to evaluate if mineral exploration is appropriate in a specified area based on land use considerations. It would also allow the City to request studies of proposed work areas to determine if exploration activity is suitable based on specific site considerations.

The applicant received this information but has indicated their objectives are best accommodated by a broader text amendment. The applicant did revise their original application to stipulate allowances for exploration under this amendment apply only to existing claims / grants, in good standing at time of proposed policy adoption. This would preclude exploration of new claims if restrictions in the *Prohibition of Entry on Certain Lands (City of Whitehorse) Order* were reconsidered.

Draft Mineral Exploration and Development Framework

Administration is in the process of developing a Mineral Exploration and Development Framework that is intended to more clearly regulate mineral exploration and development within city limits. In response to a previous OCP amendment application in 2024 which sought to ban mineral exploration and mining within City limits, Council directed Administration to develop a comprehensive strategy to regulate mineral exploration and development in Whitehorse. The draft mineral framework was released for public input in February 2026, with the engagement process closing March 9. It is anticipated Administration will bring the draft framework to Council for consideration in summer of 2026.

The applicant is aware of the draft framework but has indicated it does not enable exploration in all of their desired work areas. For this reason, they are seeking the proposed OCP amendment. The draft framework relies on mapped OCP designations and their associated policies to determine the appropriate location for mineral exploration and development. The framework proposes a “tiered” system to regulate exploration based on land use impact. Broader allowances are given to lower impact forms of exploration.

OCP Amendment Proposed Schedule

The proposed schedule for the OCP amendment is:

Planning Committee:	April 7, 2026
First Reading:	April 13, 2026
Newspaper Ads:	April 17 and April 24
Public Hearing:	May 11, 2026
Public Hearing Report:	June 1, 2026
Second Reading:	June 8, 2026
*Ministerial Review:	July 31, 2026 (assuming full 45-day review period)
Third Reading:	August 10, 2026

ALTERNATIVES

1. Proceed with the proposed OCP amendment under the bylaw process; or
2. Do not proceed with the proposed amendment

ANALYSIS

The applicant has proposed amending section *16-Administration of the OCP*, to establish a “notwithstanding” policy that would permit mineral exploration throughout the City of Whitehorse, but would be geographically constrained to areas where existing Crown Grants or quartz claims exist.

The amendment does not propose to regulate mineral exploration based on mapped land use designations, but rather to rely on compliance with territorial legislation. Valid Crown Grants and / or quartz mineral claims exist in Future Planning, Agricultural, Commercial Service, Greenspace, Industrial, Mixed-Use Industrial, Natural Resource Extraction, Public Utilities, Residential Country and Residential Urban OCP designations.

Quartz Mining Act and Municipal Act

The *Quartz Mining Act (QMA)* is one of the principal documents which regulate mining and exploration activities in the Yukon. The *Municipal Act (MA)* grants municipalities the powers used to administer city government. Neither act takes priority and each simultaneously applies. The MA grants municipalities jurisdiction over land use, including mining and exploration within their boundaries, which includes the ability to regulate such activities. Section 289 of the MA, states that municipalities are permitted to “...prohibit, regulate, and control the use and development of land and buildings in a municipality”. Land use planning by municipalities is implemented through policy in an official community plan (OCP) and regulation in a zoning bylaw. The required contents of an OCP and regulatory parameters of a zoning bylaw are outlined in the MA.

Official Community Plan

The Whitehorse 2040 Official Community Plan contains general policy statements that reference mining and mineral activity including:

Economy:

10.3 The City will continue to work with partners to support the resource development and mining industry, and Whitehorse’s role as its commercial, service, and supply centre hub.

Land Management:

13.3 Any mineral development, including to maintain existing mineral claims in good standing, or for remediation or reclamation activities, is subject to all applicable legislation, regulatory requirements, and City bylaws.

The OCP provides more specific direction through policy in *Section 15 Land Use Designations:*

Natural Resource Extraction: Support local and regional economic activity and construction through accommodating the extraction and management of raw materials.

15.12 The Natural Resource Extraction designation is intended to support local and regional economic activity and construction through accommodating the extraction and management of raw materials

OCP policy 15.12.3 supports application of mitigative measures when undertaking Natural Resource Extraction activities:

15.12.3 Development requirements will be applied to mitigate risk and nuisance factors associated with Natural Resource Extraction activities, particularly in proximity to new and existing Residential areas, environmentally sensitive areas, or agricultural uses. Mitigations must address traffic, dust, noise, and wildlife impacts

Typically, municipal land use planning relies on application of policy in relation mapped areas illustrated in an official community plan. These mapped policy areas are referred to as designations and contain context specific policies that outline appropriate land use based on characteristics of that area. This proposed amendment would not rely on mapped land use designation to determine where mineral exploration is appropriate. Rather, the amendment would grant broad allowances for exploration to occur regardless of land use designation in the OCP, provided exploration work is consistent with Territorial legislation. This approach to regulation of mineral exploration would preclude the City from applying designation specific land use policies intended to ensure compatible development and limit land use conflict.

Zoning Bylaw

The Zoning Bylaw does not explicitly define mineral exploration as a land use. The bylaw does list “Natural Resource Extraction” as a principal use, which encapsulates mineral exploration and development activities. The Zoning Bylaw defines development as:

“...the carrying out of any activity involving a material change to any use on, over or under the land or buildings on the land that results, or is likely to result, in a change of use or intensity of use.”

Once a given activity meets the threshold for “development”, land use regulations in the Zoning Bylaw are applied through the development permit process. Given mineral exploration has the potential to impact land and can lead to a change in the intensity of land use, it meets the definition of development and is subject to land use regulation in the Zoning Bylaw. Development requires a permit from the City to be authorized.

In recognition that mineral exploration often functions as a temporary land use, Administration currently enables mineral exploration to be established through a Temporary Use Permit in alignment with section 4.11 *Temporary Use Development Permit* in the Zoning Bylaw. Regulations in 4.11.1 allow Administration to approve development through a Temporary Use Permit provided it is “...not contrary to the Official Community Plan.” This regulation enables approval of mineral exploration through a Temporary Use Permit in the Natural Resource Extraction designation.

Section 4.11. c) of the Zoning bylaw states Temporary Use Permits are intended to accommodate “...interim land use with a defined life-span of less than one year, unless otherwise excepted by section 4.11.2.” If mineral exploration is not extracting “gravel, sand

or rock” and is not governed by a Council approved Master Plan, this activity would not be exempt from the one-year limit per section 4.11.2.

If this amendment were approved, it is anticipated a Temporary Use Permit would still be required to authorize mineral exploration, as this activity constitutes development and is within City limits. If the proposed exploration project exceeds the one-year timeframe, a zoning amendment may be required to authorize long term exploration projects.

Conclusion

The proposed OCP amendment is broad in scope and does not geographically define specific areas proposed for mineral exploration. The proposal to rely entirely on Territorial legislation and current grant / claim location precludes the City’s ability to effectively regulate mineral exploration as a land use, as empowered by the *Municipal Act*. If approved, the amendment would enable exploration in any land use designation and would effectively remove the City’s ability to regulate mineral exploration as a land use. The proposed amendment would rely on territorial legislation to regulate mineral exploration. The location of exploration work would be determined by where valid mineral grants or claims exist, irrespective of OCP land use designation. If approved, policies in section 15 intended to regulate Natural Resource Extraction would no longer be applicable in the context of mineral exploration.

Administration is developing regulations for mineral exploration and development as directed by Council. The proposed amendment differs significantly from the draft framework that has recently been shared with Kwanlin Dün First Nation, Ta’an Kwäch’än Council, the Yukon Government, stakeholder groups and the broader public. The proposed amendment as written, would nullify the draft Mineral Exploration and Development Framework as written.

For these reasons Administration is not in support of the proposed amendment. Despite opposition, Administration does recommend the application proceed to Public Hearing to enable public input and subsequent Council decision. Administration proposes a minor addition to the applicant’s submitted wording to ensure if amended, the OCP would remain an internally consistent document. The recommended amendment would read as follows with proposed changes in bold:

*16.3 “Where valid mineral tenure exists as of the date of adoption of this policy, temporary mineral exploration activities conducted in accordance with applicable territorial legislation, including the Quartz Mining Act, and the terms and conditions of any authorization issued thereunder, and, where applicable, assessed under the Yukon Environmental and Socio-economic Assessment Act, shall be considered compatible with, and not contrary to, the objectives of the applicable land use designation under this Official Community Plan, and shall not require amendment to land use designation. **To the extent there is any conflict between this provision and any other provision in the OCP, this provision will govern.**”*

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2026-11, a bylaw to amend text within the Official Community Plan, be brought forward for consideration under the bylaw process.

CITY OF WHITEHORSE
BYLAW 2026-11

A bylaw to amend the Official Community Plan

WHEREAS Section 278 of the *Municipal Act* provides that a municipality shall by bylaw adopt an Official Community Plan in accordance with Part 7, Division 1 of the Act; and

WHEREAS Section 285 of the *Municipal Act* provides for amendment of an Official Community Plan, in accordance with the same approvals as established in Division 1 for the preparation and adoption of an Official Community Plan; and

WHEREAS it is deemed desirable and expedient to amend the 2040 Official Community Plan;

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

1. Section 16 of The Official Community Plan Adopting Bylaw 2022-40 is hereby amended by adding a new policy 16.3 to read as follows and renumbering the remaining policies accordingly:

"16.3 "Where valid mineral tenure exists as of the date of adoption of this policy, temporary mineral exploration activities conducted in accordance with applicable territorial legislation, including the Quartz Mining Act, and the terms and conditions of any authorization issued thereunder, and, where applicable, assessed under the Yukon Environmental and Socio-economic Assessment Act, shall be considered compatible with, and not contrary to, the objectives of the applicable land use designation under this Official Community Plan, and shall not require amendment to land use designation. To the extent there is any conflict between this provision and any other provision in the OCP, this provision will govern."

2. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:

PUBLIC NOTICE:

PUBLIC HEARING:

SECOND READING:

EXECUTIVE COUNCIL MEMBER APPROVAL:

THIRD READING and ADOPTION:

Kirk Cameron, Mayor

Corporate Services

CITY OF WHITEHORSE
DEVELOPMENT SERVICES COMMITTEE
Council Chambers, City Hall



Chair: Jenny Hamilton

Vice-Chair: Lenore Morris

April 7, 2026

Meeting #2026-07

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1. Whitehorse Sustainability Plan 2015-2050 – 10-Year Report – For Information Only
Presented by Mélodie Simard, Manager, Planning and Sustainability Services
 2. New Business

ADMINISTRATIVE REPORT

TO: Development Services Committee
FROM: Administration
DATE: April 7, 2026
RE: Whitehorse Sustainability Plan – 10-year Report – For Information Only

ISSUE

Whitehorse Sustainability Plan 2015-2050 – 10-Year Report

REFERENCE

- [Whitehorse Sustainability Plan 2015-2050 \(2015\)](#)
- Whitehorse Sustainability Plan – 10-Year Report (Attachment 1)

HISTORY

This report provides a summary of progress and key considerations arising from the review of the Whitehorse Sustainability Plan (WSP). It is intended for information purposes to support awareness of achievements, ongoing challenges, and priorities for the next phase of implementation.

Since its adoption, the WSP has evolved from a long-term vision into an operational framework guiding decision-making across the organization. Sustainability principles are increasingly embedded in City processes, including service delivery, infrastructure planning, asset management, and climate adaptation and mitigation. Over the past decade, there has been a shift toward measurable outcomes, improved data collection, and the integration of sustainability into corporate planning and budgeting.

ANALYSIS

Progress has been made across all twelve goals of the WSP. Key achievements include updates to land use policies and bylaws to support sustainable growth, investments in active transportation and transit, and expanded waste diversion programs, including organics and recycling. The City has also advanced energy efficiency in municipal buildings, strengthened greenhouse gas emissions tracking, and implemented initiatives that support community well-being, safety, cultural vitality, and local economic development. These actions reflect a broad, organization-wide commitment and demonstrate the WSP's role in aligning departmental priorities and external partnerships.

Despite this progress, several challenges persist. Implementation has been uneven in some areas due to funding, staffing capacity, jurisdictional authority, and data availability constraints. External pressures, including climate change impacts, infrastructure demands, and increasing affordability concerns, have added complexity to achieving targets.

Looking ahead, the WSP will continue to serve as a guiding framework for corporate and community sustainability efforts. The next phase will emphasize stronger accountability, clearer metrics, and enhanced reporting to track progress. Greater integration between sustainability goals and City decision making processes to support long-term resilience. Strengthening collaboration with First Nation governments, territorial partners, community organizations, and residents will also be critical to ensuring the Plan remains relevant and effective.

The accompanying review document provides a high-level overview of key actions and outcomes across departments over the past decade, illustrating how sustainability continues to shape City operations and future priorities.

CITY OF WHITEHORSE

-PLACEHOLDER-

Attachment 1: Whitehorse Sustainability Plan – 10-Year Report

For the purposes of this meeting package only, Attachment 1
can be found at the web link below.

[Whitehorse Sustainability Plan 10-Year Report](#)

Should you require assistance with accessing this document
please do not hesitate to send an email to
Legislative Services at legsvcs@whitehorse.ca.

CITY OF WHITEHORSE
CITY OPERATIONS COMMITTEE
Council Chambers, City Hall



Chair: Lenore Morris

Vice-Chair: Dan Boyd

April 7, 2026

Meeting #2026-07

1. New Business