

CITY OF WHITEHORSE
REGULAR Council Meeting #2026-09

DATE: Monday, May 11, 2026
TIME: 5:30 p.m.

Mayor Kirk Cameron
Deputy Mayor Anne Middler
Reserve Deputy Mayor Lenore Morris

AGENDA

CALL TO ORDER 5:30 p.m.

AGENDA Adoption

PROCLAMATIONS

MINUTES Regular Council meeting dated April 27, 2026

DELEGATIONS

PUBLIC HEARING Zoning Amendment Whistle Bend Phase 10 & 11 & 198 Rampart Avenue

STANDING COMMITTEE REPORTS

City Operations Committee – *Councillors Morris and Boyd*

Community Services Committee – *Councillors Gallina and Melnychuk*

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

Corporate Services Committee – *Councillors Melnychuk and Middler*

1. Commencement Report – Whistle Bend Active Transportation Connector Path

City Planning Committee – *Councillors Middler and Hamilton*

1. Public Hearing Report – Zoning Bylaw 2025-37

Development Services Committee – *Councillors Hamilton and Morris*

NEW AND UNFINISHED BUSINESS

BYLAWS

2025-37 Zoning Bylaw

2nd and 3rd Reading

ADJOURNMENT

MINUTES of REGULAR Meeting #2026-08 of the Council of the City of Whitehorse called for 5:30pm on Monday, April 27, in Council Chambers, City Hall.

PRESENT: Mayor Kirk Cameron
Councillors Dan Boyd
Paolo Gallina
Jenny Hamilton
Eileen Melnychuk
Lenore Morris

ALSO PRESENT: City Manager Valerie Braga
A/Director of Community Services Elizabeth Beecroft
Director of Corporate Services Brittany Dixon
Director of Development Services Lindsay Schneider
Director of Operations Travis Whiting
Director of People, Culture, and Technology Landon Kulych

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

CALL TO ORDER

AGENDA

2026-08-01

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

Carried Unanimously

PROCLAMATIONS

Mayor Kirk Cameron proclaimed May 2026 to be Jewish Heritage Month in the city of Whitehorse, an opportunity to remember, celebrate and educate future generations about the inspirational role that Jewish Canadians have played and continue to play in communities across the country.

Jewish Heritage Month
(May 2026)

Mayor Kirk Cameron proclaimed May 2026 to be Asian Heritage Month in the city of Whitehorse, an opportunity to learn more about the history of Canadians of Asian heritage and to celebrate their contributions to the growth and prosperity of Whitehorse.

Asian Heritage Month
(May 2026)

Mayor Kirk Cameron proclaimed May 2, 2026 to be Wildfire Community Preparedness Day, a day to ensure residents and their families are ready in the event of an emergency.

Wildfire Community
Preparedness Day
(May 2, 2026)

MINUTES

2026-08-02

It was duly moved and seconded
THAT the Minutes of the Regular Council meeting dated April
13, 2026 be adopted as presented.

Carried Unanimously

COMMITTEE REPORTS

Community Services Committee

There was no report from the Community Services Committee.

No Report

Public Health and Safety Committee

There was no report from the Public Health and Safety
Committee.

No Report

Corporate Services Committee

In accordance with the Procurement Policy, the Committee
was presented with a bi-monthly update on forthcoming
procurement projects for May/June with an anticipated value
greater than \$100,000. Administration provided clarification on
commencement reports, timelines, and the factors that
determine significant community interest.

Upcoming Procurements
(May/June)

2026-08-03

It was duly moved and seconded
THAT travel expenses be authorized for Councillors Gallina,
Melnychuk, and Morris to attend the Federation of Canadian
Municipalities Annual Conference and Trade Show being held
in Edmonton, Alberta;
AND THAT Council authorize the use of funds within Council's
budget, including amounts allocated for delegated
representation and any unused individual Councillor
allocations.

Federation of Canadian
Municipalities – Travel
Authorization

Carried Unanimously

City Planning Committee

There was no report from the City Planning Committee.

No Report

Development Services Committee

Mayor Kirk Cameron proclaimed April 22, 2026 to be Earth Day in the City of Whitehorse, a day to celebrate and inspire environmental awareness and to encourage the conservation, protection, and appreciation of our natural resources.

Proclamation – Earth Day
(April 22, 2026)

Delegate Peggy Land spoke to the potential greenhouse gas emissions associated with mining and the need for Council to consider these impacts in line with the City's Climate Action Plan. As requested by a committee member the delegate spoke to a question regarding the offsetting of greenhouse gas emissions, reiterating that the primary concern is the scale of emissions and that determining whether or how to offset them would be a decision for Council.

Delegate Peggy Land –
Climate Action and Mining

Delegate Angela Sabo spoke to research regarding radon exposure in rural communities, noting a link between well drilling activities and increased radon levels. As requested by a committee member the delegate provided information on radon prevalence in Whitehorse and requested that the City consider measures to require disclosure of radon levels during property sales and in rental situations.

Delegate Angela Sabo –
Copper Belt Drilling and
Indoor Radon Impact

Delegate Don Roberts spoke to the City's role in relation to mining activities within and adjacent to city limits, referencing public survey results indicating concern with mining development. The delegate spoke further to the importance of monitoring, inspection, and enforcement of regulations, and suggested the City advocate for stronger territorial action and responsible mining practices.

Delegate Don Roberts –
Mining in Whitehorse

Delegate John McLeod spoke to the history and legislative context of mining in the Yukon, including concerns with outdated mining legislation. The delegate emphasized the role of the Official Community Plan and Municipal Act in regulating land use, and raised concern with potential changes that could limit the City's ability to regulate mining within City limits.

Delegate John McLeod –
Mining in Whitehorse

Delegate Carl Schulze of the Yukon Prospectors Association spoke to Council on the geochemical composition of the Whitehorse Copper Belt deposits as well as the benefits of copper mining and its role in renewable energy. As requested by Committee members, the delegate also emphasized the importance of responsible mining of critical minerals and effective regulation and enforcement.

Delegate Carl Schulze,
Yukon Prospectors
Association – Responsible
Mining within City Limits

Delegate Timothy Green spoke to the history of mining within the local area, noting the importance of understanding mineral locations to inform planning decisions. The delegate proposed that allowing mining companies exploration permits could provide information on mineral deposits to shape future growth of the City while also avoiding land use conflicts and not compromising the environment.

Delegate Timothy Green –
Copper and Climate Change
in Whitehorse

Delegate Marcus Harden President of Gladiator Metals provided an update on Gladiator Metals' exploration activities, expanding on Gladiators objectives and addressing common concerns related to the project. As requested by Committee members the delegate spoke to responsible mining practises, regulatory oversight and inspection, relationships with local First Nations, potential economic benefits, and site rehabilitation.

Delegate Marcus Harden,
President, Gladiator Metals –
Exploration Update

Delegate Spence Hill spoke to concerns regarding potential environmental impacts, particularly water protection, related to mineral exploration within city limits. The delegate urged Council to undertake active monitoring of drilling programs, citing concerns with territorial enforcement and suggesting the City maintain a visible oversight role.

Delegate Spence Hill –
Mineral Exploration Impact on
Water

Delegate Chris Arsenault spoke to the role of minerals in everyday life, noting that mining is an integral part of modern society, and that responsible mining practices, supported by regulation and oversight, can provide economic benefits to the Yukon and contribute to a more resilient local economy.

Delegate Chris Arsenault –
Mining and the Whitehorse
Economy

As requested by a Committee member, Administration provided information that Gladiator Metals has been working with City staff on a potential Official Community Plan amendment. Administration also confirmed that there are currently no applications before the City for specific sites, and no approved permits for Gladiator Metals to operate within the City this summer.

New Business – Gladiator
Metals Permits

City Operations Committee

There was no report from the City Operations Committee.

No Report

NEW AND UNFINISHED BUSINESS

2026-08-04

It was duly moved and seconded
THAT Bylaw 2025-31 be brought forward for 2nd and 3rd
Reading; and
THAT Council amend Bylaw 2025-31 at 2nd Reading as
follows:

- Delete the definition for 'building assessment report'
- Delete section 25 and add a new section 25 as follows:
"25. All applications for condominium conversions shall
meet the requirements of the *Condominium Act, 2015*
and the *Converted Building Condominium Regulation,*
2022, as amended from time to time."
- Delete section 26.

Administrative Report –
Subdivision Control Bylaw

Carried Unanimously

As requested by a Committee member, Administration
provided an update on the Escarpment. Administration noted
that staff, with engineering support, are continuing to monitor
and assess conditions through ongoing inspections and the
use of additional tools to track changes. Administration advised
that no heightened risk concerns have been identified at this
time and emphasized that members of the public must respect
and follow safety barriers in place to reduce risk and ensure
public safety.

New Business – Escarpment
Update

BYLAWS

2026-08-05

It was duly moved and seconded
THAT Bylaw 2026-31, as amended, be given Second Reading.
Carried Unanimously

BYLAW 25-31
Subdivision Control Bylaw
SECOND READING

2026-08-06

It was duly moved and seconded
THAT Bylaw 2026-31 be given Third Reading.
Carried Unanimously

BYLAW 25-31
Subdivision Control Bylaw
THIRD READING

There being no further business, the meeting adjourned at 6:05 p.m. **ADJOURNMENT**

Kirk Cameron, Mayor

Corporate Services

Adopted by Resolution at Meeting #2026-09

MEMORANDUM

FILE #: Z-03-2026

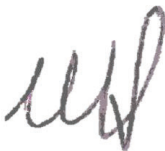
TO: Mayor and Council
FROM: Administration
DATE: May 5, 2026
SUBJECT: Public Hearing – Zoning Bylaw Amendment for Whistle Bend Phases 10 & 11 & 198 Rampart Avenue (Phase 9)

Please be advised there will be a Public Hearing at the Regular Council Meeting of May 11, 2025 to hear from interested parties related to the following Zoning Bylaw amendment:

Bylaw 2026-14, a bylaw to amend the zoning of vacant Commissioner's land comprising of Phases 10 and 11 of Whistle Bend and 198 Rampart Avenue (Phase 9) to allow for a redesign of the development configuration due to site restrictions.

The City received an application to rezone Whistle Bend Phases 10 and 11 and 198 Rampart Avenue (Phase 9), to enable a revised configuration of the residential development.

Bylaw 2026-14 received First Reading on April 13, 2026. Notices were published in the Yukon News on April 17 and 24, 2026. Three notice signs were placed along Casca Boulevard at main intersections leading to the Phase 10 and 11 area and property owners within 100 m were notified by mail. The Government of Yukon Land Management Branch, Kwanlin Dün First Nation, Ta'an Kwäch'an Council, and the Whistle Bend Neighbourhood Association were notified by email.



Mathieu Marois
Senior Planner, Planning and Sustainability Services

cc: Director of Development Services
Manager, Planning and Sustainability Services



Minutes of the meeting of the City Operations Committee

Date	May 4, 2026	2026-09
Location	Council Chambers, City Hall	
	Councillor Lenore Morris - Chair	
	Mayor Kirk Cameron	
Committee Members Present	Councillor Dan Boyd	
	Councillor Paolo Gallina	
	Councillor Jenny Hamilton	
	Councillor Eileen Melnychuk	
	Councillor Anne Middler	
	Valerie Braga, City Manager	
	Krista Mroz, Director of Community Services	
Staff Present	Brittany Dixon, Director of Corporate Services	
	Lindsay Schneider, Director of Development Services	
	Travis Whiting, Director of Operations	
	Landon Kulych, Director of People, Culture, and Technology	

* Indicates electronic participation

Your Worship, there is no report from the City Operations Committee.



Minutes of the meeting of the Community Services Committee

Date	May 4, 2026	2026-09
Location	Council Chambers, City Hall	
	Councillor Paolo Gallina - Chair	
	Mayor Kirk Cameron	
Committee Members Present	Councillor Dan Boyd	
	Councillor Jenny Hamilton	
	Councillor Eileen Melnychuk	
	Councillor Anne Middler	
	Councillor Lenore Morris	
Staff Present	Valerie Braga, City Manager	
	Krista Mroz, Director of Community Services	
	Brittany Dixon, Director of Corporate Services	
	Lindsay Schneider, Director of Development Services	
	Travis Whiting, Director of Operations	
	Landon Kulych, Director of People, Culture, and Technology	

* Indicates electronic participation

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

1. New Business – Miles Canyon Road – Motorized Traffic

A Committee member expressed interest in exploring potential modifications to the seasonal use of Miles Canyon Road to better accommodate pedestrians and cyclists while maintaining vehicle access. Administration outlined some considerations that would need to be evaluated and committed to undertake a preliminary review.



Minutes of the meeting of the Public Health and Safety Committee

Date	May 4, 2026	2026-09
Location	Council Chambers, City Hall	
	Councillor Dan Boyd - Chair	
	Mayor Kirk Cameron	
Committee Members Present	Councillor Paolo Gallina	
	Councillor Jenny Hamilton	
	Councillor Eileen Melnychuk	
	Councillor Anne Middler	
	Councillor Lenore Morris	
Staff Present	Valerie Braga, City Manager	
	Krista Mroz, Director of Community Services	
	Brittany Dixon, Director of Corporate Services	
	Lindsay Schneider, Director of Development Services	
	Travis Whiting, Director of Operations	
	Landon Kulych, Director of People, Culture, and Technology	

* Indicates electronic participation

Your Worship, the Public Health and Safety Committee respectfully submits the following report:

1. Proclamation – World Maternal Mental Health Day (May 6, 2026)

Mayor Kirk Cameron proclaimed May 6, 2026 to be World Maternal Mental Health Day in the City of Whitehorse, a day to support the mental wellbeing of its citizens and staff by recognizing the simple actions to support parents and families by increasing awareness, reducing stigma and supporting advocacy efforts.



Minutes of the meeting of the Corporate Services Committee

Date	May 4, 2026	2026-09
Location	Council Chambers, City Hall	
	Councillor Eileen Melnychuk - Chair Mayor Kirk Cameron	
Committee Members Present	Councillor Dan Boyd Councillor Paolo Gallina Councillor Jenny Hamilton Councillor Anne Middler Councillor Lenore Morris	
Staff Present	Valerie Braga, City Manager Krista Mroz, Director of Community Services Brittany Dixon, Director of Corporate Services Lindsay Schneider, Director of Development Services Travis Whiting, Director of Operations Landon Kulych, Director of People, Culture, and Technology Rob Dickson, Manager, Engineering Services	

* Indicates electronic participation

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

1. Commencement Report – Whistle Bend Transportation Connector Path

A Commencement Report was presented to authorize the procurement of engineering consulting and construction services for Project 240C00225 – Whistle Bend Active Transportation Connector Path. The project will connect the Whistle Bend neighbourhood to the broader Whitehorse active transportation network and is funded primarily through Canada's Active Transportation Fund. As requested by Committee members, Administration provided clarification regarding the federal funding program and project phasing.

The Recommendation of the Corporate Services Committee is:

That Council authorize Administration to commence the procurement for project 240c00225 Whistle Bend Active Transportation Connector Path.



Minutes of the meeting of the City Planning Committee

Date	May 4, 2026	2026-09
Location	Council Chambers, City Hall	
	Councillor Anne Middler - Chair	
	Mayor Kirk Cameron	
Committee Members Present	Councillor Dan Boyd	
	Councillor Paolo Gallina	
	Councillor Jenny Hamilton	
	Councillor Eileen Melnychuk	
	Councillor Lenore Morris	
Staff Present	Valerie Braga, City Manager	
	Krista Mroz, Director of Community Services	
	Brittany Dixon, Director of Corporate Services	
	Lindsay Schneider, Director of Development Services	
	Travis Whiting, Director of Operations	
	Landon Kulych, Director of People, Culture, and Technology	
	Darcy McCord, Senior Planner, Planning and Sustainability Services	

* Indicates electronic participation

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

1. Public Hearing Report – Zoning Bylaw 2025-37

The Committee was presented with a report summarizing the second Public Hearing held on April 13, 2026, regarding proposed Zoning Bylaw 2025-37, including public input received and Administration's recommended amendments to the proposed bylaw. Through discussion, Committee members reviewed and discussed multiple items contained in the report including mobile homes, short-term rentals, parking requirements, and other proposed text and mapping changes. Administration responded to questions related to proposed zoning changes, short-term rental regulations, affordable housing provisions, and permitted uses within the Keno Way area. Through discussion, Committee members expressed support for retaining the previously approved approach for mobile homes.

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 Attachment 2 of the Administrative Report dated May 4, 2026, with the exception of the proposed amendments related to mobile homes; 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 amended by setting the coming into force date for the definitions and regulations relating to short-term rentals to be October 1, 2026; 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 as amended at second and third reading under the bylaw process.



**Minutes of the meeting of the
Development Services Committee**

Date	May 4, 2026	2026-09
Location	Council Chambers, City Hall	
	Councillor Jenny Hamilton - Chair Mayor Kirk Cameron	
Committee Members Present	Councillor Dan Boyd Councillor Paolo Gallina Councillor Eileen Melnychuk Councillor Anne Middler Councillor Lenore Morris	
Staff Present	Valerie Braga, City Manager Krista Mroz, Director of Community Services Brittany Dixon, Director of Corporate Services Lindsay Schneider, Director of Development Services Travis Whiting, Director of Operations Landon Kulych, Director of People, Culture, and Technology	

* Indicates electronic participation

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

1. Delegate – Mike Burke – Mineral Exploration within City Limits

Delegate Mike Burke presented information regarding mineral exploration and the regulatory and permitting framework governing mineral exploration activities within the Yukon. As requested by Committee members, the delegate elaborated on the existing territorial permitting and reclamation process, the role of YESAB and Yukon Government, and concerns related to additional municipal regulatory requirements.

There being no further business the meeting adjourned at 7:42 p.m.

Kirk Cameron, Mayor

Corporate Services

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, except that the definitions of “Short-Term Rental” and “Short-Term Rental Operator” in Section 3.1 (1), the specific use regulations for Short-Term Rentals in Section 5.22, and the listing of Short-Term Rentals as a permitted use in the applicable zone regulations in Part 6 shall come into full force and effect on October 1, 2026.

Zoning Bylaw 2025-37

FIRST READING: October 27, 2025
PUBLIC NOTICE: October 10, 17, 24, & 31, 2025
November 7, 14, & 28, 2025
March 2, 2026 & April 3, 2026
PUBLIC HEARING: December 8, 2025
April 13, 2026
AMENDMENTS:
SECOND READING:
THIRD READING and ADOPTION:

Kirk Cameron, Mayor

Corporate Services

CITY OF WHITEHORSE

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/2026/05/xx-2025-37-Proposed-Zoning-Bylaw-Revised_May-11.pdf

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.