

CITY OF WHITEHORSE
BYLAW 2025-29

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 an eating and drinking establishment with a drive-through component on Lot 117, Plan 103288 CLSR YT, Whistle Bend Subdivision, municipally known as 14 Tarahne Way;

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

1. Section 10.9 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 10.9.7 d) as follows:

“d) Lot 117, Plan 103288 CLSR YT, located at 14 Tarahne Way, is designated CNCx(d) with the special modifications being:

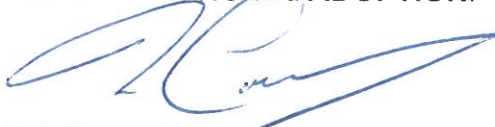
- (1) An eating and drinking establishment, including a drive-through component is a permitted use;
- (2) The maximum permitted density of eating and drinking establishments including a drive-through component is 1 per 2.0 hectares;
- (3) Drive-through queuing spaces shall not be located between the building façade and the fronting public street/side of any building with a drive-through component. Buildings fronting Whistle Bend Way are exempted;
- (4) Drive-through queuing spaces located adjacent to a street/sidewalk shall be set back a minimum of 2.0 m, and the set back area shall be landscaped with a minimum of 1 tree or 2 shrubs per 8 m of frontage;
- (5) To promote visual connection between the building and the street/sidewalk, development is encouraged to incorporate transparent glazing on the ground floor;
- (6) Any buildings including a drive-through component must provide at least one direct pedestrian walkway between the street and building. Pedestrian walkways shall not cross drive-through queuing spaces; and
- (7) Eating and drinking establishments with a drive-through component must include indoor dining spaces for seating and ordering.

Zoning Amendment Bylaw 2025-29

2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of 14 Tarahne Way from CNC to CNCx(d) 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:
PUBLIC NOTICE:
PUBLIC HEARING:
SECOND READING:
THIRD READING and ADOPTION:

June 9, 2025
June 13 and June 20, 2025
July 7, 2025
August 11, 2025
August 11, 2025



Kirk Cameron, Mayor



Corporate Services

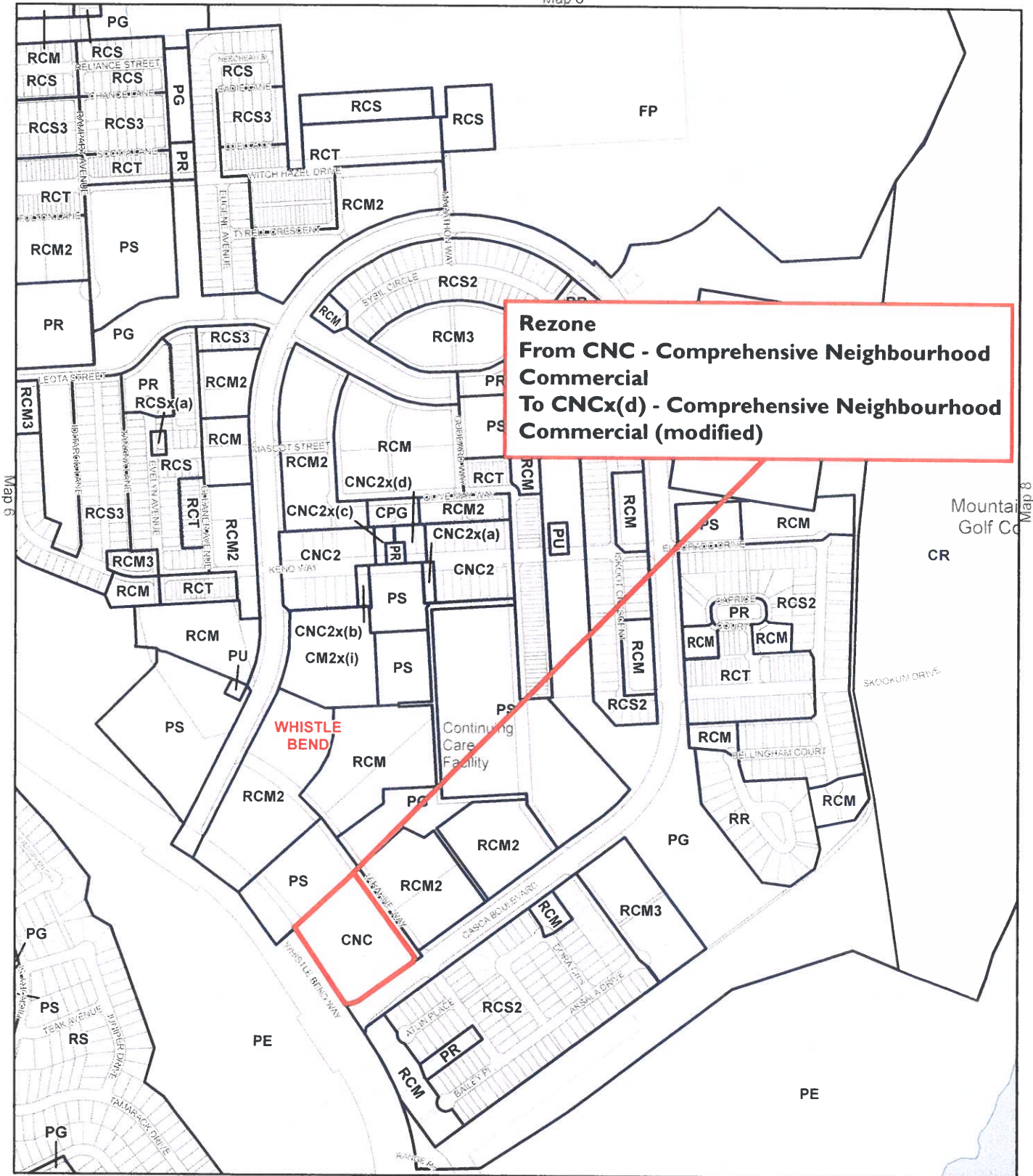


MAP 7

Appendix A, Bylaw Map
Bylaw 2025-29

WHISTLE BEND (EAST)

Map 8



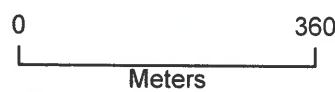
Map 6

Map 8

Map 5

Map 8

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.



Consolidation date:
February 18, 2025

Projection: NAD 1983 UTM Zone 8