CITY OF WHITEHORSE – STANDING COMMITTEES

Monday, November 16, 2026 – 5:30 p.m.

Council Chambers, City Hall

CALL TO ORDER

ADOPTION OF AGENDA

PROCLAMATIONS Transgender Day of Remembrance (November 20, 2026)

DELEGATIONS Stuart Clark, Wildfire Awareness Society – Protecting Whitehorse FireSmart Assets

Eddie Rideout, President, and Alida Munro, Managing Director, Yukon Convention Bureau – Yukon Convention Bureau Update

Annie McLaughlin and Thomas Nicholls, Whitehorse Collective Farm Society – Whitehorse Collective Farm Proposal

DEVELOPMENT SERVICES COMMITTEE – *Councillors Morris and Melnychuk*

1. Tourism Partnership Agreement
2. New Business

CITY OPERATIONS COMMITTEE – *Councillors Boyd and Middler*

1. New Business

COMMUNITY SERVICES COMMITTEE – *Councillors Melnychuk and Boyd*

1. New Business

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

1. New Business

CORPORATE SERVICES COMMITTEE – *Councillors Middler and Hamilton*

1. 3rd Quarter Capital Budget Variance Reporting
2. 3rd Quarter Operating Budget Variance Reporting – For Information Only
3. New Business

CITY PLANNING COMMITTEE – *Councillors Hamilton and Gallina*

1. Mineral Exploration and Development Framework – Additional Review Options
2. New Business

PROCLAMATION

TRANSGENDER DAY OF REMEMBRANCE

November 20, 2026

WHEREAS Transgender Day of Remembrance honours the memory of the transgender, two-spirit, and non-binary people whose lives were lost to transphobic violence; and

WHEREAS the City of Whitehorse stands for diversity, inclusion, and respect for all its residents and acknowledges the countless contributions to our community from transgender individuals who deserve a life free from discrimination, violence, and hatred; and

WHEREAS it is necessary we come together as a community to stand in solidarity with our transgender neighbours to create a city that embraces, supports, and protects every resident, regardless of their gender identity;

NOW, THEREFORE I, Mayor Kirk Cameron, do hereby proclaim November 20, 2026, to be Transgender Day of Remembrance in the city of Whitehorse.

Kirk Cameron
Mayor

CITY OF WHITEHORSE

DEVELOPMENT SERVICES COMMITTEE

Council Chambers, City Hall

Chair: Lenore Morris **Vice-Chair**: Eileen Melnychuk

November 16, 2026 Meeting #2026-21

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1. Tourism Partnership Agreement
   Presented by Stéphanie Chevalier, Economic Development Supervisor, Economic Development

2. New Business

ADMINISTRATIVE REPORT

TO:	Development Services Committee
FROM:	Administration
DATE:	November 16, 2026
RE:	Tourism Partnership Agreement

ISSUE

Council approval to renew the Tourism Partnership Agreement between the Government of Yukon and the City of Whitehorse.

REFERENCE

- Strategic Priorities 2025–2028
- Tourism and Culture MOU between the Government of Yukon and the City of Whitehorse (2023)
- Partnership Agreement (Tourism) – Government of Yukon, Department of Economy, Tourism and Culture and City of Whitehorse (Attachment 1)

HISTORY

The City of Whitehorse and the Government of Yukon share an interest in advancing tourism and related economic development initiatives that benefit residents, businesses, and visitors. First signed in 2015 and renewed in 2023, the Tourism Partnership Agreement establishes a non-binding framework for cooperation, coordination, and information sharing. In August 2026, Council received a previous version of the agreement and referred it back to Administration for further review.

The current version of the Agreement reflects the priorities of both parties, expands opportunities for collaboration, identifies specific initiatives and areas of shared focus, and clarifies expectations for ongoing cooperation.

ALTERNATIVES

1. Authorize the Mayor to sign the updated Partnership Agreement between Yukon Government's Department of Economy, Tourism and Culture and the City of Whitehorse; or
2. Refer back to Administration for further review.

ANALYSIS

The proposed Agreement maintains several areas of collaboration included in the 2023 Agreement, and introduces several new areas of focus, including:

- Collaboration on implementation of the City's forthcoming Wayfinding Plan.
- Support for sport tourism and positioning Whitehorse as a destination for sporting events.
- Joint exploration of tourism-related revenue tools, including a Municipal Accommodation Tax and Destination Improvement Fee.
- Collaboration on downtown and waterfront revitalization, Front Street improvements and activation of historic buildings

- Support for the development of Yukon Gathering Place Convention Centre project through information sharing, technical discussions, and coordination between the Parties

Following Council's referral of the agreement back to Administration, a number of administrative, grammatical, and substantive revisions were made. Administrative updates included changing the Yukon Government department name to the Department of Economy, Tourism and Culture. Minor grammatical edits were also made for clarity and consistency. More substantive revisions were made; section 7 was revised to clarify that collaboration on the Yukon Gathering Place Convention Centre project is limited to information sharing, technical discussions, and coordination between the parties, and does not imply any financial commitment. Section 8 was updated to broaden the range of tourism revenue tool options that may be evaluated by adding an option for a combination of a Municipal Accommodation Tax and a Destination Improvement Fee.

The Agreement provides a mechanism for coordination and information sharing on these initiatives while preserving flexibility for both organizations. Any initiatives requiring additional City funding, resources, or Council approval would continue to be brought forward through established administrative and budget processes.

Administration considers renewal of the Agreement to be the preferred option because it strengthens coordination with a key territorial partner while creating no additional commitments through the Agreement itself.

ADMINISTRATIVE RECOMMENDATION

THAT Council authorize the Mayor to sign the renewal of the Tourism and Culture Partnership Agreement between the Government of Yukon, Department of Economic Development, Tourism and Culture, and the City of Whitehorse.

PARTNERSHIP AGREEMENT - TOURISM

Between

CITY OF WHITEHORSE
(hereinafter the City)

and

GOVERNMENT OF YUKON, DEPARTMENT OF ECONOMY, TOURISM AND CULTURE,
(hereinafter the Department)

Whereas, the Department and the City (the Parties) share mutual interest and benefit from the positive impacts that tourism, arts, and culture provide to Whitehorse and the Yukon;

Whereas, the Parties wish to be welcoming and inclusive to visitors and tourists from various cultures and diverse backgrounds;

Whereas, the Parties, as represented by His Worship the Mayor of Whitehorse and the Honourable Minister of Economy, Tourism and Culture agree to continue to work in partnership to promote tourism and culture experiences and opportunities in Whitehorse and the Yukon;

Whereas, the Parties have confirmed their interest in maintaining an ongoing partnership to promote the Yukon and Whitehorse as tourism destinations, and support artistic and cultural expression and development.

Therefore, the Parties agree to:

1. Meet annually to explore opportunities to work together and assess the performance of any joint initiatives;

2. Work together in good faith to advance the implementation of this agreement while acknowledging that the agreement does not create legally binding or financial obligations on either Party;

3. Share information regularly and as required to maximize the benefits that tourism, arts, culture, multi-culturalism and diversity provide to Whitehorse and the Yukon;

4. Work together in support of the Yukon Tourism Development Strategy where appropriate and feasible;

5. Work together on tourist-oriented action themes of mutual interest, such as:
    - Developing and implementing a Wayfinding Plan for Whitehorse;
    - Supporting sport tourism events and aligning efforts toward positioning Whitehorse as

a preferred destination for sport tourism.

- Updating promotional assets that can be used for the Yukon government and City of Whitehorse websites and other promotional materials
- Sharing content for use on the travelyukon.com website, social media, and other promotional channels;
- Coordinating distribution of Visitor Parking Passes and promotional materials at the Yukon Visitor Information Centre in Whitehorse;
- Coordinating the distribution and installation of outdoor tourism banners for display within Whitehorse;

6. Work together to enhance downtown Whitehorse's vibrancy through projects, programs and infrastructure related to tourism and culture. Particular efforts will be undertaken to collaborate on:

   - The revitalization of the Waterfront and Front Street, including the activation of key historic buildings (the Roundhouse, White Pass and Yukon Route, and the Old Firehall) and the exploration of a downtown commons concept;
   - The development of a riverfront plan led by the City in collaboration with other governments; and
   - The support, hosting, and programming of local events and festivals, including coordinated marketing efforts.

7. Work together on identified infrastructure needs including the new Convention Centre "the Yukon Gathering Place" project, through information sharing, technical discussions, and coordination between the Parties. Promote Whitehorse as a destination for meetings and conferences.

8. Collaborate in identifying the most appropriate mechanism for generating tourism-related revenues that will support investment in community and tourism infrastructure. Potential revenue tools, including a Municipal Accommodation Tax or a Destination Improvement Fee or a combination of both, will be examined and evaluated.

9. Explore opportunities related to tourism and showcasing Yukon arts and culture, including a focus on Yukon First Nations art and culture to support the advancement of Reconciliation;

10. All Parties agree to review the terms, conditions, and activities in this Partnership Agreement every two years in the context of relevance, effectiveness, efficiency, learning, and community leadership.

Agreed to between the Parties:

_____

The Honourable Jen Gehmair
Minister of Economy, Tourism and Culture
Government of Yukon

_____ Date

_____

His Worship Kirk Cameron
Mayor
City of Whitehorse

_____ Date

CITY OF WHITEHORSE

CITY OPERATIONS COMMITTEE

Council Chambers, City Hall

Chair: Dan Boyd **Vice-Chair**: Anne Middler

November 16, 2026 Meeting #2026-21

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1. New Business

CITY OF WHITEHORSE

COMMUNITY SERVICES COMMITTEE

Council Chambers, City Hall

Chair: Eileen Melnychuk **Vice-Chair**: Dan Boyd

November 16, 2026 Meeting #2026-21

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1. New Business

CITY OF WHITEHORSE

PUBLIC HEALTH AND SAFETY COMMITTEE

Council Chambers, City Hall

Chair: Paolo Gallina **Vice-Chair**: Lenore Morris

November 16, 2026 Meeting #2026-21

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1. New Business

CITY OF WHITEHORSE

CORPORATE SERVICES COMMITTEE

Council Chambers, City Hall

Chair: Anne Middler **Vice-Chair**: Jenny Hamilton

November 16, 2026 Meeting #2026-21

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1. 3rd Quarter Capital Budget Variance Reporting
   Presented by Svetlana Erickson, Manager, Financial Services

2. 3rd Quarter Operating Budget Variance Reporting – For Information Only
   Presented by Svetlana Erickson, Manager, Financial Services

3. New Business

ADMINISTRATIVE REPORT

TO:	Corporate Services Committee
FROM:	Administration
DATE:	November 16, 2026
RE:	3rd Quarter Capital Budget Variance Reporting

ISSUE

Financial Services has reviewed capital expenditure projections submitted by department managers and prepared a high-level summary of anticipated capital spending and proposed amendments to the 2026 to 2029 Capital Expenditure Program.

REFERENCE

- 2026-2029 Capital Expenditure Program
- 2026 Capital Budget Amendments (Attachment 1)
- 2026 3rd Quarter Capital Budget Proposed Amendments (Attachment 2)

HISTORY

Council adopted a capital expenditure program for 2026 totalling $101,949,103, comprised of:

$ 12,234,190	Approved 2026 Expenditures - Appendix A (Bylaw 2025-38)
18,442,750	Projects added to Appendix A – due to confirmation of external funding
70,762,504	Capital projects re-budgeted from 2025 (Bylaw 2025-38)
394,659	Capital projects budget amendments by Council Resolutions
115,000	Approved emergency projects
$101,949,103	Total Current Approved Capital Expenditures

At the end of the third quarter, management was asked to review their capital projects and planned spending. Based on this review, a budget amendment is recommended to reduce the capital expenditure program.

ALTERNATIVES

1. Proceed with amendments as recommended; or
2. Refer the matter back to Administration.

ANALYSIS

As part of the City's third quarter variance reporting, managers are required to review their planned capital spending. Most of the projects are proceeding as planned. Fourteen projects have been completed under budget and two projects have been cancelled.

Bylaw 2025-38 introduced a new re-budgeting process. Section 2.3 authorizes the Director of Corporate Services to approve expenditures in accordance with Section 7, which permits unspent funds from previously approved but incomplete capital projects to be

carried forward into the next Capital Expenditure Program, provided the project scope remains unchanged and the department confirms the project costs and schedule. Section 8 requires all re-budgeted projects to be reported to Council and authorized through the variance reporting process and the Capital Expenditure Program Umbrella Bylaw.

A budget amendment is recommended to reduce the 2026 capital expenditure program by $319,145, bringing the total revised capital expenditures to $101,629,958 upon approval.

ADMINISTRATIVE RECOMMENDATION

THAT Council authorize amendments totalling $319,145 to reduce the 2026 to 2029 Capital Expenditure Program.

ATTACHMENT 1
2026 CAPITAL EXPENDITURE PROGRAM AMENDMENTS
SCHEDULE 1

APPROVED CAPITAL EXPENDITURE PROGRAM	BYLAW	AMOUNT
Approved 2026 Capital Expenditure Program (Appendix A)	Bylaw 2025-38	12,234,190
APPROVED CAPITAL EXPENDITURE PROGRAM		**$ 12,234,190**

2026 REVISIONS

APPENDIX B PROJECTS MOVED TO APPENDIX A	PROJECT	AMOUNT
Crestview Water Improvements	240c00222	300,000
Additional Pickup Truck - WWS Systems OIT - FGE	500c00226	92,750
Additional Building Mechanic Contractor Van - FGE	500c00525	135,000
Bridge Surface Rehabilitation	240c00322	205,000
Para Ramp Refills	500c00409	150,000
Garbage Bin Replacement	740c00526	60,000
Whistle Bend Active Transportation Connector Path - Design	240c00225	500,000
Alsek Road Water Main Replacement Design	240c00625	200,000
Main Street Traffic Signals Replacement	240c00619	50,000
Transit Shelters & Benches	580c00115	200,000
School Zone Improvements	240c00220	75,000
Transit Handy Bus Replacement	320c01717	375,000
Ozone System Replacement CGC - Pool	750c00124	350,000
Chlorine Scrubber CGC	750c00624	400,000
Galena Water Main Improvement Design	240c00121	35,000
CGC Roof Upgrades	360c00324	7,106,000
Force Main Condition Assessment Program	240c00320	200,000
Asphalt Surface Overlay	240c00410	1,000,000
Water Stations - Upgrades	240c00224	84,000
Community Wildfire Resiliency Plan	740c00126	50,000
Modernizing Whitehorse's Business Licensing & Programs	700c00626	45,000
Downtown Sanitary Trunk Main Rehabilitation	240c02024	1,200,000
Asphalt Surface Overlay	240c00410	1,000,000
Replacement Loader - Compost Facility	500c01525	590,000
Nisutlin Drive Cured In Place Pipe (CIPP)	650c00423	500,000
Robert Service Campground - Vehicle Access Upgrades	740c00326	40,000
Fire Hall - Station 3 (Whitehorse North)	360c01022	2,000,000
Hidden Valley Storm Pond - Pumping	240c00814	100,000
Robert Service Way Engineered Slope Repairs -Design & Inspection	240c00924	1,400,000
TOTAL APPENDIX B PROJECTS WITH FUNDING AGREEMENTS		**$ 18,442,750**

APPROVED RE-BUDGETS	BYLAW / RESOLUTION	PROJECT	AMOUNT
Capital Projects from 2025 approved for re-budget to 2026		various	70,762,504
TOTAL APPROVED RE-BUDGETS			**$ 70,762,504**

2026 REVISIONS

BUDGET AMENDMENTS: COUNCIL REVISIONS	RESOLUTION	PROJECT	AMOUNT
Amend 2026 capital budget to include a new project: Millennium Trail Realignment	2026-12-04	740c00726	150,000
Amend 2026 capital budget to include a new project: Asphalt Crack Sealer	2026-13-03	500c01726	150,000
Amend 2026 capital budget to increase budget funded by Government of Yukon Wildland Fire Fund	2026-14-03	240c00322	20,000
Amend 2026 capital budget to decrease the budget based on Q2 capital variance	2026-S6-02	750c00224	(27,590)
Amend 2026 capital budget to decrease the budget based on Q2 capital variance	2026-S6-02	500c00224	(18,250)
Amend 2026 capital budget to decrease the budget based on Q2 capital variance	2026-S6-02	320c00510	(4,002)
Amend 2026 capital budget to decrease the budget based on Q2 capital variance	2026-S6-02	360c1425	(260)
Amend 2026 capital budget to decrease the budget based on Q2 capital variance	2026-S6-02	720c00423	(239)
Amend 2026 capital budget to include a new project: NRC Water Infrastructure Robustness Study	2026-17-06	650c00226	125,000
TOTAL BUDGET AMENDMENTS: COUNCIL REVISIONS			**$ 394,659**

APPROVED EMERGENCY PROJECTS	PROJECT	AMOUNT
CGC Roof Maintenance	360c01726	100,000
Millennium Trail Erosion Response	740c00626	15,000
TOTAL APPROVED EMERGENCY PROJECTS		**$ 115,000**

TOTAL 2026 CAPITAL EXPENDITURE PROGRAM AS OF SEPTEMBER 30, 2026	**$ 101,949,103**

ATTACHMENT 2
3rd QUARTER CAPITAL VARIANCE
2026 CAPITAL BUDGET PROPOSED AMENDMENTS

PROJECT	STATUS	AMOUNT
720c00323 McIntyre Creek Park Management Plan	Cancelled	141,024
240c00219 Well 6 Improvements	Completed and Under Budget	41,771
240c02124 Whistle Bend Snow Site Reclamation	Cancelled	31,176
360c00724 PSB Facility Movement Investigation	Completed and Under Budget	36,409
500c01124 Airport Paved Trail/Fence Improvements	Completed and Under Budget	25,100
500c01226 Additional Type II Structural Protection Unit (SPU) Fire	Completed and Under Budget	19,800
240c01120 Takhini Sanitary Trunk Main	Completed and Under Budget	11,324
740c00626 Millennium Trail Erosion Response	Completed and Under Budget	9,141
360c01226 Animal Shelter Flooring	Completed and Under Budget	2,685
650c00223 Fall Arrest Equipment Replacement	Completed and Under Budget	491
360c01726 CGC Roof Maintenance	Completed and Under Budget	204
720c00225 Housing Colocation Framework	Completed and Under Budget	20
360c01425 Design of New Downtown Transit Hub	Completed	-
650c00322 Enhanced Water Meter Reading System	Completed	-
740c01025 Chadburn Lake Cabins Removal	Completed	-
720c00422 Zoning Bylaw Rewrite	Completed	-
TOTAL COMPLETE OR CANCELLED JOBS	**$**	**319,145**

Total Amount Not Utilized And Remaining In Reserves		125,007
Total Amount Not Utilized And Remaining In External Funding Sources		194,139
TOTAL FUNDING SOURCES NOT UTILIZED	**$**	**319,145**

TOTAL REVISED 2026 CAPITAL EXPENDITURE PROGRAM: UPON APPROVAL	**$**	**101,629,958**

ADMINISTRATIVE REPORT

TO:	Corporate Services Committee
FROM:	Administration
DATE:	November 16, 2026
RE:	Operating Budget Variance Reporting Third Quarter

ISSUE

Financial Services has reviewed operating expenditures projections submitted by department managers and is providing a forecast of operating results to the end of the 2026 fiscal year.

REFERENCE

Bylaw 2026-01 2026-2028 Operating Budget
2026 Operating Budget Amendments (Attachment 1)
2026 Third Quarter Operating Variance Report (Attachment 2)

HISTORY

Council adopted an operating budget for 2026 totalling $125,728,084. This comprises an initial budget of $125,640,084 plus subsequent Council approved amendments totalling $88,000 as shown in Attachment 1.

At the end of Third quarter, management had been asked to review spending as compared to budget and to forecast expected final results to the end of the year. Through analysis of the variance reported from budgeted operations, as shown in Attachment 2, the City is anticipating an operating deficit for 2026 of $784,078.

ANALYSIS

The 2026 Third quarter variance projection shows that total operating revenues and expenses are expected to be under budget by $4,013,324 and $3,229,246, respectively. Consequently, projections to December 31, 2026, compared to the revised budget, indicate an operating deficit of $784,078. When viewed by fund, the projected deficit is as follows:

Projected Variance		
Fund	**Deficit/Surplus to Budget**	**Primary Driver**
General	$1,138,298	Lower-than-anticipated transit fare revenues and higher heating, electrical, fuel, snow removal subcontracting costs and professional services contributed to the unfavourable variance.
Water and Sewer	($354,220)	Savings realized through staff vacancies and training.
Projected Deficit	**$784,078**	

Overall department spending is controlled. Based on the total budget of $125,728,084, Third quarter variance of $784,078 is under 1% of the City's total operating budget.

ATTACHMENT 1
3RD QUARTER OPERATING VARIANCE
2026 OPERATING BUDGET AMENDMENTS

AMENDMENT	BYLAW / RESOLUTION NUMBER	REVENUE	EXPENSES
APPROVED BUDGET	**Bylaw 2026-01**	**$ 125,640,084**	**$ 125,640,084**
BUDGET AMENDMENTS			
Amend the operating budget to increase revenue and expenditures related to the FIFA World Cup Community Celebration	2026-10-05	85,000	85,000
Amend the operating budget to increase revenue and expenditures related to the Heritage Grant	2026-07-03	3,000	3,000
SUMMARY OF AMENDMENTS		**$ 88,000**	**$ 88,000**
REVISED BUDGET AS OF SEPTEMBER 30, 2026		**$ 125,728,084**	**$ 125,728,084**

ATTACHMENT 2
3rd QUARTER OPERATING VARIANCE
2026 OPERATING VARIANCE REPORT

REVENUE (BRACKETS INDICATE HIGHER THAN ANTICIPATED REVENUES)		
Miscellaneous Revenues		(255,740)
Waste Collection and Disposal Fees		(261,826)
Transit Fare Collection		271,330
Development Cost Charges		500,000
Transfer from Reserve - Vacancy Overlay		3,759,560
TOTAL REVENUES	**$**	**4,013,324**

EXPENSES (BRACKETS INDICATE LOWER THAN ANTICIPATED SPENDING)		
Employee Wages and Benefits		(4,198,300)
Transfer to Development Cost Charges Reserve		(500,000)
Repairs and Maintenance		(227,772)
Training		(164,063)
Miscellaneous Expenses		(157,769)
Transfer to Equipment Reserve		(149,812)
Professional Services		356,957
Heating, Electrical and Fuel		856,097
Snow Removal Subcontracting Costs		955,416
TOTAL EXPENSES	**$**	**(3,229,246)**

PROJECTED DEFICIT		
PROJECTED DEFICIT	**$**	**784,078**

DEFICIT (SURPLUS) BY FUND		
01 GENERAL FUND		1,138,298
02 WWS FUND		(354,220)
PROJECTED DEFICIT	**$**	**784,078**

REVENUE

- Miscellaneous revenues are projected higher than budgeted, reflecting favourable variances across several revenue sources, including building and lease revenues, penalties and fines, subdivision fees, garage charge recoveries and other contributions, more than offsetting shortfalls elsewhere.
- Waste collection and disposal fees revenues are projected above budget, led by higher tipping fees, residential disposal and compost fees revenues.
- Transit fare revenues are projected lower than budgeted, mainly from lower youth and adult passes and adult ticket sales, partially offset by higher group education pass revenues.
- Development cost charge revenues are projected to be below budget due to fewer development permit application, with an equal reduction in transfers to the Development Cost Charges Reserve with no net operating impact.
- Transfer from Reserve for the vacancy overlay is lower than budgeted as lower wages and benefit expenditures reduce reserve funding for the vacancy overlay.

ATTACHMENT 2
3rd QUARTER OPERATING VARIANCE
2026 OPERATING VARIANCE REPORT

EXPENSES

- Employee wages and benefits are below budget reflecting vacancies and extended recruitment periods across multiple departments, including Water & Waste Services, Property Management, Fire, Bylaw Services and Financial Services. Reduced vacancy overlay reserve funding offsets most of these savings.
- Fleet repairs and maintenance expenditures are projected below budget due to lower-than-anticipated maintenance requirements during the year.
- Miscellaneous expenses are projected below budget due to savings in janitorial services, water and sewer charges, contract services, sand and gravel, tires and batteries and other expenditures.
- Training costs are lower than budgeted. Vacancies and recruitment delays reduced participation in planned courses and some training was deferred beyond year end.
- Transfer to equipment reserve is lower than budget due to higher fleet maintenance costs projected to year end.
- Professional Services are projected above budget, reflecting external support for regulatory compliance, dispute resolutions, employment matters and recruitment activities during the year.
- Heating, electrical and fuel costs are projected to exceed budget due to higher rates, increased consumption resulting from colder winter conditions.
- Snow removal subcontracting costs are projected to exceed budget due to heavy snow and ice conditions from January through April 2026, which required increased use of contracted equipment and services.

CITY OF WHITEHORSE

CITY PLANNING COMMITTEE

Council Chambers, City Hall

Chair: Jenny Hamilton **Vice-Chair**: Paolo Gallina

November 16, 2026 Meeting #2026-21

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1. Mineral Exploration and Development Framework – Additional Review Options
   Presented by Dylan Harris, Senior Planner, Planning and Sustainability Services

2. New Business

ADMINISTRATIVE REPORT

TO:	City Planning Committee
FROM:	Administration
DATE:	November 16, 2026
RE:	Mineral Exploration and Development Framework – Additional Review Options

ISSUE

Reporting back to Council on options for further engagement and/or technical review of the Proposed Mineral Exploration and Development Framework.

REFERENCE

- Municipal Act SY 2022, c. 2
- Mineral Exploration and Development Engagement "What We Heard" Report 1
- Mineral Exploration and Development Engagement "What We Heard" Report 2
- Zoning Bylaw 2025-37
- Whitehorse 2040 Official Community Plan
- 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

HISTORY

Renewed interest in mineral exploration within city limits was a key driver in the development of the Proposed Mineral Exploration and Development Framework (Proposed Framework).

In December 2023, a member of the public submitted an application to amend the Official Community Plan (OCP) and Zoning Bylaw to ban mineral exploration and extraction within city limits. In early 2024, Council heard the amendment as well as an alternative to an outright ban, as proposed by Administration. Council gave 1st reading to Administration's alternative approach, later defeating the amendment at 3rd reading.

Council then directed Administration to conduct engagement with Kwanlin Dün First Nation (KDFN), Ta'an Kwäch'än Council (TKC), industry, and the public on the topic of mineral exploration and development. Direction also included that Administration conduct further research and jurisdictional reviews prior to bringing future approaches to regulating mineral exploration and development to Council for consideration. The City hired a consultant in 2025, undertaking research and engagement with release of the Proposed Mineral Exploration and Development Framework to the Public in February of 2026. Following analysis of public input, final modifications were made to the Proposed Framework.

The Proposed Mineral Exploration and Development Framework was presented to Council Committee on October 5, 2026. On October 13, four (4) delegates spoke regarding the Proposed Framework. In response to these requests, Council referred the Proposed Framework back to Administration, requesting that opportunities for further technical consultation be identified and presented to Council in one month's time.

Public Engagement

For a comprehensive overview of the public engagement process, please see linked "What We Heard" reports. What We Heard Report 2 contains detailed reporting on comments that emerged after the Proposed Framework was released to the public. Section 3 contains key themes and insights including input from KDFN and TKC.

Section 4 "Industry Specific Feedback" contains detailed input provided by representatives of the exploration and mining industry. Key points raised by industry as part of the completed public consultation include:

- Alignment of tiers with real-world practice
- Prescriptive versus flexible approaches
- Perceived duplication of existing regulation
- Legal uncertainty and recognition of mineral rights
- Setbacks, buffers, and access constraints
- Clarity, certainty and discretion
- Technical foundation and engagement timing

Administration reviewed industry feedback when finalizing the Proposed Framework. Some modification to the Proposed Framework occurred as a result of industry comment. Other aspects of the Proposed Framework remained unchanged to ensure alignment with land use planning principles in the OCP and to remain in balance with contrasting views that emerged through public engagement.

ALTERNATIVES

1. Proceed with the proposed OCP and Zoning Bylaw amendments under the bylaw process;
2. Undertake targeted engagement as outlined in Option 2 of this report and report back to Council with recommendations on Proposed Framework adoption in 3-4 months;
3. Establish a committee to advise Council on technical aspects of the Proposed Framework; or
4. Commission independent technical review as outlined in Option 4 of this report and report back to Council with recommendations on Proposed Framework adoption in 4 months.

ANALYSIS

Four (4) delegates spoke to the Proposed Mineral Exploration and Development Framework prior to Council's contemplation of 1st reading on October 13, 2026. Two (2) delegates spoke in general opposition to expanded allowances to undertake Mineral Exploration and Development. Two (2) delegates spoke in opposition to the Proposed Framework citing a need for further technical review. Comments by delegates seeking further technical review raised the following areas of concern:

- Proposed Tiers are not impact based
- Framework is inconsistent with Territorial Licensing
- Framework does not enable a workable progression of exploration activity
- Process is backward from natural sequence of exploration
    - Exploration needs to occur to understand the resource before requiring a land use decision associated with mineral development
- There is not a "medium impact" tier that enables clearing and trail construction without rezoning and council decision
- Geotechnical and water monitoring are exempt from detailed regulation and Development Permitting while posing similar impact as mineral exploration
- Water course setback needs further technical review
- There is an existing process for regulating mineral exploration as outlined in the Umbrella Final Agreement (UFA)
- Exploration work undergoes environmental assessment and licensing at the Territorial level
- City Administration lacks the technical expertise to develop effective regulation
- Additional technical review is required by individuals with expertise in:
    - Mineral Exploration
    - Environmental science
    - Regulatory structures

The development of the Proposed Framework is a land use planning exercise. The Proposed Framework establishes Mineral Exploration and Mineral Development as defined land uses. Regulations are based on anticipated impact of Mineral Exploration and Mineral Development to the land and adjacent uses. Proposed regulations utilize land use planning techniques including setbacks, access restrictions, groundwork limitations and vegetative removal allowances to minimize land use impacts. This approach is no different than when regulating other land uses including quarrying and other natural resource or industrial land uses. The City does possess both legislative authority and professional expertise to undertake land use planning activities.

The Proposed Framework is intentionally different and more conservative than Government of Yukon (YG) permitting systems. Concern and opposition have resulted from YG approved exploration work in the Cowley Creek area outside of the City's municipal boundary. In the absence of municipal regulation and in reliance on YG permitting process, the same level of exploration activity would be permitted at numerous locations within City limits. Administration views permitted YG Class 3 exploration as

having potential to pose significant land use impact. For these reasons, the Framework heavily incentivises low impact exploration and imposes numerous checks including Public Hearing and Council decision prior to enabling higher impact exploration within City limits. Despite a conservative regulatory approach, there is a clear application pathway for proponents to pursue higher impact Mineral Exploration and Mineral Development of valid claims in good standing. Many of the Proposed Framework components criticized by mining industry delegates are not design flaws but intentional safeguards to ensure careful consideration and Council oversight of Mineral Exploration and Development within city limits.

There is inherent conflict when contemplating the topic of Mineral Exploration and Development within city limits. Significant public input opposes these land uses within city limits. Additionally, significant public input supports broader accommodation of these land uses within city limits. Delegations on October 13 presented opposing views, with residents in proximity to areas of potential Mineral Exploration opposing broader allowances granted by the Proposed Framework. Delegates from the mining industry cited need for further technical review to address aspects of the Proposed Framework that limit Mineral Exploration including inconsistency with Territorial licensing and an inability to reflect the "real world progression of mineral exploration." Much of the input received in delegation on October 13 is reflected in reporting of completed public engagement in development of the Proposed Framework. The Proposed Framework has been developed in response to received public input, resulting in a land use planning framework intended to limit potential impact while providing a clear application pathway for responsible Mineral Exploration and Development to occur.

In response to Council direction, Administration has identified the following options for further engagement on the Proposed Mineral Exploration and Development Framework. For a more concise overview of proposed options please see Appendix 1: *Comparison of options for additional consultation and technical review*.

Option 1 - Proceed Directly to Public Hearing - Administration's Recommended Option

Description:

- Advance Bylaw 2026-23 (OCP amendment) and Bylaw 2026-32 (Zoning Bylaw amendment) through the bylaw process.
- Schedule and hold a Public Hearing.
- Invite members of the public, KDFN, TKC, industry representatives, technical experts and other interested parties to provide submissions.
- Ensure concerns and technical issues raised are documented and considered as part of the public record.
- Following the Public Hearing, Council may:
    - Proceed to second and third readings;
    - Direct Administration to make modifications to the proposed bylaws;

- Refer specific technical issues for additional review before proceeding to second reading; or
- Defeat the proposed bylaws.

Advantages:

- Provides an open, transparent and formal opportunity for all interested parties to participate.
- Allows industry representatives and technical experts to speak directly to specific concerns.
- Ensures community sentiment is fully understood before Council makes a decision.
- Does not require additional financial resources or significant delay.
- Preserves Council's ability to request additional technical review following the Public Hearing.

Disadvantages:

- Does not provide a dedicated technical review process before the Public Hearing.
- May result in the same technical concerns being raised without necessarily resolving them.

Estimated resources/timing: No significant additional resources. Proceeds through the existing bylaw process.

Option 2 - Undertake targeted technical engagement with key stakeholders

Description:

- Conduct another round of focused engagement with selected representatives from:
  - Mineral exploration and mining industry;
  - Environmental science and ecosystem management professions;
  - Territorial regulatory agencies;
  - Consultation with representatives in municipal jurisdictions with comparable mining interests
  - Land use planning and regulatory experts; and
  - Other relevant technical disciplines.
- Provide participants with the Proposed Framework and identify specific technical questions requiring feedback.
- Document feedback and identify any recommended modifications to the Proposed Framework.
- Report back to Council with recommendations regarding adoption of the Proposed Framework.

Advantages:

- Provides an opportunity to address specific technical concerns raised by industry delegates.
- Allows Administration to obtain additional expertise without commissioning a formal independent review.
- Can be completed relatively quickly.
- Builds on the engagement methodology used in the previous two engagement processes.

Disadvantages:

- Participation would be voluntary.
- Feedback may not represent a comprehensive or independent technical assessment.
- Targeted engagement may generate further competing perspectives without resolving fundamental differences.
- Administration would remain responsible for assessing and reconciling the feedback.

Estimated resources/timing: Minimal additional financial resources anticipated. Report back to Council within approximately 3-4 months.

Option 3 - Establish a Council Advisory Committee

Description:

- Establish a temporary advisory committee to provide Council with technical advice regarding the Proposed Framework.
- Identify and recruit individuals with expertise in:
    - Mineral exploration and development;
    - Environmental science and ecosystem management;
    - Regulatory structures and permitting;
    - Land use planning; and
    - Municipal regulation of mineral exploration and development.
- Develop committee terms of reference, including its mandate, membership, scope of work and reporting requirements as well as amend the Advisory Committee Bylaw.
- Have the committee review the Proposed Framework and provide recommendations to Council.

Advantages:

- Provides a structured mechanism for obtaining multidisciplinary technical advice.
- Allows for more detailed discussion and consideration of complex technical issues.

- Provides Council with advice through a dedicated advisory body.
- Could help identify areas where modifications to the Proposed Framework may be warranted.

Disadvantages:

- Requires significant administrative and financial resources to establish, coordinate and support the committee.
- Recruitment of qualified volunteer members may be challenging.
- Committee membership and mandate would need to be carefully structured to ensure balanced representation.
- Risk the public could reject committee recommendations due to perceived bias or uneven representation.
- May extend project timelines considerably.
- Could require a dedicated project budget, depending on the committee's scope and duration.

Estimated resources/timing: Additional internal administrative resources required. Potential project budget implications. Timeline dependent on committee scope and availability of members.

Option 4 - Commission an independent technical review

Description:

- Engage an independent consultant or consulting team to undertake a technical review of the Proposed Framework.
- Develop a scope of work identifying the technical issues requiring review, including:
    - Alignment of the proposed tiers with mineral exploration and development practices;
    - Relationship between municipal land use regulation and Territorial licensing;
    - Practical progression of mineral exploration activities;
    - Environmental protection measures, including setbacks and buffers;
    - Treatment of geotechnical investigations and water monitoring;
    - Comparison of the Proposed Framework to effective policy in other Canadian municipalities with similar mining interests
    - Regulatory duplication and jurisdictional considerations; and
    - The technical and regulatory basis for proposed development restrictions.
- Issue a Request for Proposals (RFP) to identify qualified consultants.
- Receive an independent technical assessment and recommendations.

- Report back to Council with findings and recommendations regarding the Proposed Framework.

Advantages:

- Provides an independent assessment of the technical concerns raised by industry delegates.
- Offers an opportunity to obtain specialized expertise not readily available within the City.
- May provide greater confidence in the technical foundation of the Proposed Framework.
- Could identify opportunities to improve regulatory clarity, effectiveness and alignment with industry practices.

Disadvantages:

- Highest anticipated financial cost of the available options.
- Requires time to develop a scope of work, procure consultants and complete the review.
- May identify competing recommendations that require further policy direction from Council.
- An independent technical review does not eliminate the underlying policy considerations or competing community interests.

Estimated resources/timing:

- Estimated consulting cost: $40,000–$70,000.
- Would require identification of funding and potentially a budget amendment.
- RFP process anticipated to add a minimum of three months.
- Overall project timeline anticipated to extend approximately 6–9 months.

Administration recommends Option 1: Proceed to Public Hearing for the following reasons:

- Public Hearing provides an opportunity to:
    - Hear the full range of community perspectives;
    - Allow industry representatives and subject matter experts to address technical concerns;
    - Establish a complete public record;
    - Identify which concerns warrant further technical investigation; and
    - Determine whether additional review is necessary before second reading.

This approach avoids committing the City to a resource intensive and potentially lengthy technical review before Council has the benefit of hearing all parties through the formal

bylaw process. In addition to ensuring revisions to the Proposed Framework are fully informed, Option 1 respects the work already completed through two rounds of public engagement that informed development of the Proposed Framework. Allowing the Proposed Framework to proceed to Public Hearing does not prevent Council from requesting additional technical review prior to 2nd or 3rd reading of proposed bylaws.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2026-23 and Bylaw 2026-32, bylaws to amend the text of the Official Community Plan and the Zoning Bylaw to implement the Mineral Exploration and Development Framework, be brought forward for consideration under the bylaw process.

Appendix 1: Comparison of Options for Additional Consultation and Technical Review

Consideration	**Option 1: Public Hearing**	**Option 2: Targeted Engagement**	**Option 3: Advisory Committee**	**Option 4: Independent Review**
Public participation	Formal public process	Selected stakeholders	Committee members	Consultant-led
Technical input	Through submissions and delegations	Yes	Yes	Yes
Independent assessment	No	No	Not necessarily	Yes
Additional budget	No	Minimal	Potentially	$40K–$70K
Administrative resources	Minimal	Moderate	Significant	Moderate to significant
Estimated timeline	Existing bylaw process	3-4 months	To be determined	6–9 months
Council oversight	Direct	Through review findings	Through committee recommendations	Through review findings