

CITY OF WHITEHORSE
BYLAW 2021-13

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 Eating and Drinking Establishments, including a drive-through component as a principal use on Lot 1304 QUAD 105D/11, Plan 2019-0030 LTO, located at 107 Range Road;

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

1. Section 10.3.7 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection, 10.3.7 g), as follows:

“10.3.7 Special Modifications

- g) Lot 1304 QUAD 105D/11, Plan 2019-0030 LTO, located at 107 Range Road, is designated CHx with the special modifications being that:
 - 1) Offices are permitted on the first storey as conditional use.
 - 2) Eating and Drinking Establishments, including a drive-through component, are permitted as a principal use.

Notwithstanding the above, the CH zone shall apply in its entirety.”

2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing:
 - (1) The zoning of Lot 1304 QUAD 105D/11, Plan 2019-0030 LTO, located at 107 Range Road, from CHx(c)–Highway Commercial modified (c) to CHx(g) – Highway Commercial modified (g), as indicated on the sketch attached hereto as Appendix “A” and forming part of this bylaw.

Zoning Amendment Bylaw 2021-13

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:

Mayor

Assistant City Clerk