

Things to think about...

There are many things to keep in mind when purchasing a new home, making improvements to your current home or lot, or building a home on a vacant lot. Each individual lot is different and can provide many opportunities and constraints. With a little planning, your property will be able to accommodate you well into the future. Here are a few things to keep in mind before you build, renovate, or add on:

Pick a home design that suits your property. Not all lots are the same, look at how a home can work with the natural features, topography, and dimensions of your lot. For example - a walkout basement is a bad idea when your rear yard slopes towards the house.

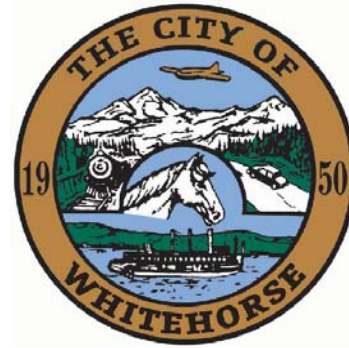
Ensure that adequate room is left to access your backyard. All storage must be in the rear yard so make sure you have room to get there.

Make sure that you know what you can do on your lot before you do it. Sometimes a great idea doesn't fit within the zoning regulations for your property. Call the Planning and Development Services Department before ideas become actions. Be aware that double permit fees apply to construction started without permits.

Try to visualize how your lot fits into the rest of the neighbourhood. The lay of the land can cause serious problems with drainage if not dealt with. Look at how water may flow from your property to adjacent properties and vice-versa. Proper drainage is your responsibility.

Drainage is an issue that we all need to deal with together. Builders typically leave new homeowners with rough grades to landscape. Ensure that your landscaping design incorporates a drainage scheme, which could include building retaining walls, swales, drainage ditches, and/or vegetation.

If you have a disagreement or problem with your neighbour, talk to them. Most problems can be worked out with a little bit of friendly conversation. It's easier to team up with your neighbours than to battle an issue on your own.



Planning and Development Services Department

Tel: (867) 668-8346
Fax: (867) 668-8395

www.whitehorse.ca

Mailing Address:
City of Whitehorse,
Planning and Development Services
2121 – 2nd Avenue
Whitehorse, Yukon
Y1A 1C2

Office Location:
4210 – 4th Avenue
1st Floor

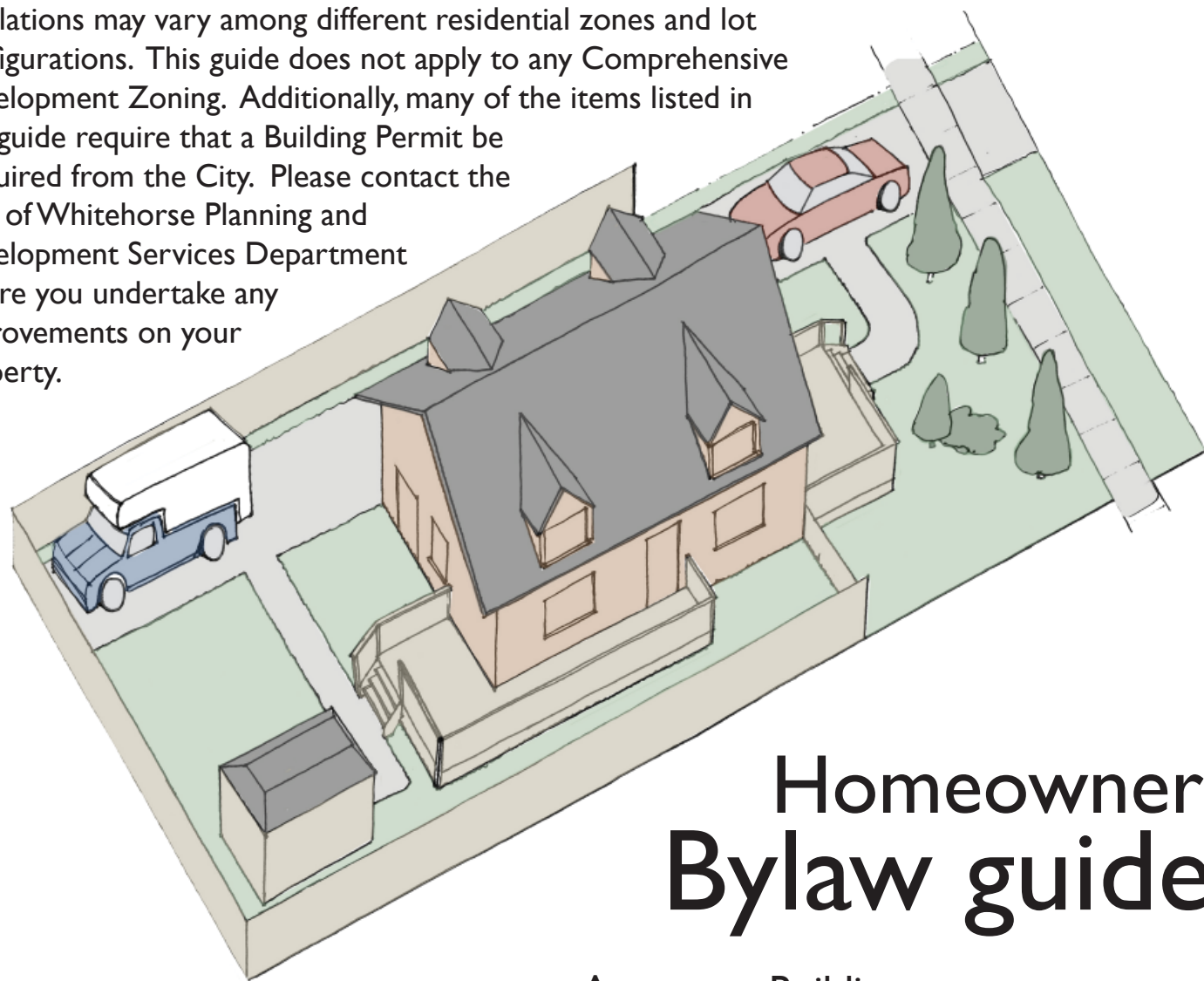


The Homeowners guide to the Zoning Bylaw

2006-01



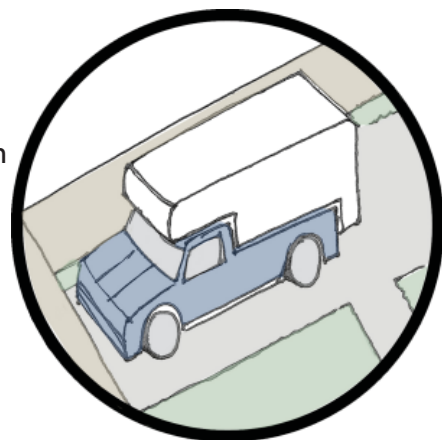
This Guide... is intended to provide a brief overview of the zoning regulations for residential properties. It is not exhaustive and regulations may vary among different residential zones and lot configurations. This guide does not apply to any Comprehensive Development Zoning. Additionally, many of the items listed in this guide require that a Building Permit be acquired from the City. Please contact the City of Whitehorse Planning and Development Services Department before you undertake any improvements on your property.



Homeowners Bylaw guide

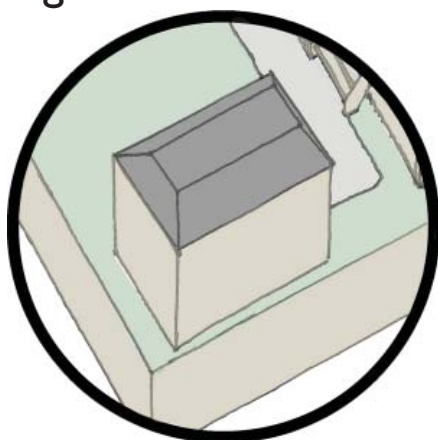
Storage

To provide an aesthetically pleasing streetscape, items and equipment such as motor homes, boats, unlicensed vehicles, garden equipment and firewood shall be stored in the rear or interior side yards. Storing this type of equipment in the front and exterior side yards could result in Bylaw Enforcement. (for further explanation of yard types refer to side bar on facing page)



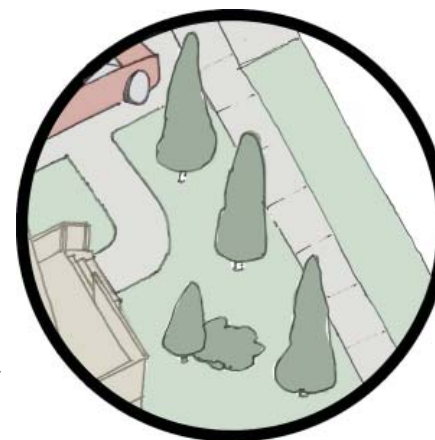
Accessory Buildings

Accessory buildings such as garages, greenhouses, and/or sheds may be placed in the rear or interior side yards provided that they are at least 0.6 m (2 ft) from the property line and less than 4.5 m (14 ft) in height. Accessory buildings must be 1.0 m (3.3 ft) from the principal building and must have an exterior finish that is compatible with the principal building. Buildings larger than 10 m² (108 ft²) require a Development Permit.



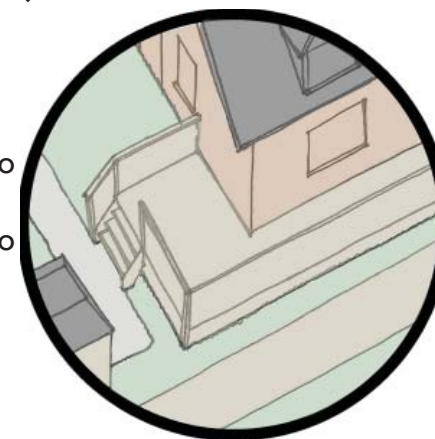
Landscaping

Landscaping is encouraged on residential lots to promote a reasonable standard of appearance and livability, as well as to preserve and/or promote environmental sustainability in new and existing neighbourhoods. Neighbourhoods zoned *Restricted Residential* in areas of Copper Ridge require specific landscape plantings and a hard-surfaced driveway.



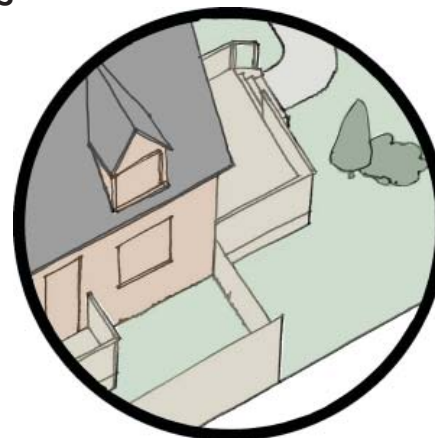
Rear and Side Yard Projections

Steps, balconies, decks, and/or porches may project 1.2 m (4 ft) into a rear or exterior side yard setback and 0.6 m (2 ft) into an interior side yard setback. A patio may project 2.5m (8 ft) into the side and rear yard setbacks as long as it is completely unenclosed except by a guard rail or short parapet wall.



Front Yard Projections

A patio may project 2.5 m (8 ft) into the front yard setback as long as it is completely unenclosed except by a guard rail or short parapet wall. Steps, balconies, decks, and/or porches may project 1.2 m (4 ft) into a front yard set back.



Fences

All fences constructed in the front or exterior side yard may not be taller than 1.2 m (4 ft) in height. Fences constructed in the rear and interior side yard may not be taller than 2.0 m (6.5 ft) in height. Fences do not require a Building Permit. If you have a corner lot, please note that you have two front yards and one side yard.

Additional Information

Setbacks

Property line setbacks are intended to provide minimum separations between structures. There are a variety of reasons for this including the National Building Code, Fire Code regulations, and to create more efficient and aesthetically pleasing neighbourhoods. For these reasons setbacks vary with each residential zone. Please contact the Planning and Development Services Department for all setback, building height, and lot coverage information.

Definitions

Exterior Side Yard – the side or sides of the property that have street frontage.

Interior Side Yard – the side or sides of the property that are adjacent to neighbouring lots.

Patio – a solid structure meant to support people or materials out-of-doors and less than 0.6 m (2 ft) in height.

Porch – a roofed, open structure projecting from the exterior wall of a building, with walls that are open or screened to facilitate use as an outdoor living area.

Deck – a structure more than 0.6 m (2 ft) above grade without a roof or walls except for visual partitions and railings for use as an outdoor amenity area.

Balcony – a platform, attached to and projecting from the face of a building above the first storey, normally surrounded by a railing and used as an outdoor porch or sundeck.

Parapet – A low protective wall or railing along the edge of a raised structure such as a roof or balcony.