

**CITY OF WHITEHORSE**  
**REGULAR Council Meeting #2016-03**

**DATE:** Monday, February 8, 2016  
**TIME:** 5:30 p.m.

**Mayor** Dan Curtis  
**Deputy Mayor** Roslyn Woodcock  
**Reserve Deputy Mayor** Betty Irwin

## **A G E N D A**

**CALL TO ORDER** 5:30 p.m.

**AGENDA:** Adoption

**PROCLAMATIONS:**

**MINUTES:** Regular Council Meeting #2016-02 dated January 25, 2016

**DELEGATIONS:**

**PUBLIC INPUT:**

**COMMITTEE**  
**REPORTS:**

**Public Health & Safety Committee** – *Councillors Curteanu & Fendrick*

**Development Services Committee** – *Councillors Irwin & Boyd*

Waste Management – Commercial Sectors

**Corporate Services Committee** – *Councillors Boyd & Woodcock*

**City Planning Committee** – *Councillors Fendrick & Hartland*

Zoning Bylaw Amendment – Administrative Edits

**City Operations Committee** – *Councillors Woodcock & Irwin*

**Community Services Committee** – *Councillors Hartland & Curteanu*

2010–2014 Transit Report Card – For Information Only

**NEW & UNFINISHED**  
**BUSINESS:**

**BYLAWS:** 2016-07 Zoning Amendment (Administrative Edits) 1<sup>st</sup> Reading

**ADJOURNMENT:**

MINUTES of **REGULAR** Meeting #2016-02 of the council of the City of Whitehorse called for 5:30 p.m. on Monday, January 25, 2016, in Council Chambers, City Hall.

PRESENT: Mayor Dan Curtis  
Councillors Dan Boyd  
Jocelyn Curteanu  
Robert Fendrick  
Betty Irwin  
Roslyn Woodcock

ABSENT: Councillor Samson Hartland

ALSO PRESENT: City Manager Christine Smith  
Director of Community Services Linda Rapp  
Director of Development Services Mike Gau  
Director of Infrastructure and Operations Peter O'Blenes  
Chief Financial Officer Valerie Braga  
Manager of Legislative Services Jeff O'Farrell

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

**CALL TO ORDER**

Mayor Curtis thanked City staff and all the volunteers who helped to make the Rogers Hometown Hockey event a great success in the City of Whitehorse.

HOMETOWN HOCKEY  
For Information Only

**2016-02-01**

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

**AGENDA**

Carried Unanimously

Mayor Curtis proclaimed February 7<sup>th</sup> to 13<sup>th</sup>, 2016 to be ***International Development Week*** in the City of Whitehorse.

**PROCLAMATION**

**2016-02-02**

It was duly moved and seconded  
THAT the minutes of the regular council meeting dated January 11, 2016 be adopted as presented.

**MINUTES**

January 11, 2016

Carried Unanimously

**COMMITTEE REPORTS**

**Public Health and Safety Committee**

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

No Report

**Development Services Committee**

There was no report from the Development Services Committee.

No Report

**Corporate Services Committee**

**2016-02-03**

It was duly moved and seconded  
THAT Biosfaeren Design, located at 948 Carolwood Drive, Victoria,  
BC, be authorized to use the municipal Coat of Arms and City Flag in  
the creation of a heraldry colouring book for children.

AUTHORIZE USE OF  
COAT OF ARMS

Carried Unanimously

**2016-02-04**

It was duly moved and seconded  
THAT the City Seal be affixed to the 2015 Tax Lien Summary List to  
authenticate the list.

2015 TAX LIEN  
SUMMARY LIST

Carried Unanimously

**City Planning Committee**

**2016-02-05**

It was duly moved and seconded  
THAT Bylaw 2016-10, a bylaw to amend the Official Community Plan  
to allow for the operation of an industrial salvage (recycling) business  
at 6209 Sixth Avenue, be brought forward under the bylaw process  
and defeated at first reading; and

P & M RECYCLING  
O.C.P. AMENDMENT  
AND CITY ORDER

THAT the provisions of the City Order dated November 23, 2015 be  
enforced.

**2016-02-06**

It was duly moved and seconded  
THAT the recommendation be amended to read, "THAT Bylaw 2016-  
10, a bylaw to amend the Official Community Plan to allow for the  
storage and processing of recycled materials at 6209 Sixth Avenue,  
**not** be brought forward under the bylaw process; and

Amendment

THAT the provisions of the City Order dated November 23, 2015 be  
enforced; and

THAT administration is directed to work with P & M Recycling to  
ensure compliance with the corrective measures of the City Order by  
no later than April 7, 2016."

Carried Unanimously

The MAIN MOTION AS AMENDED was then voted on and CARRIED UNANIMOUSLY.

Vote on Main Motion

**2016-02-07**

It was duly moved and seconded THAT Bylaw 2016-09, a bylaw to rezone a parcel of land adjacent to the Haeckel Hill Ski Road to allow for the development, operation and subsequent reclamation of a gravel quarry, be brought forward for due consideration under the bylaw process

ZONING AMENDMENT  
FOR CASTLE ROCK  
GRAVEL QUARRY

Carried Unanimously

**City Operations Committee**

There was no report from the City Operations Committee.

No Report

**Community Services Committee**

Mayor Curtis proclaimed Friday, January 22, 2016 to be **Jersey Day** in the City of Whitehorse. All citizens were encouraged to wear a hockey jersey to work, school, or play on Jersey Day, and to participate in the events of the Rogers Hometown Hockey tour over the weekend.

PROCLAMATION  
Jersey Day

Doug Larsen and Gregg Jilson addressed the Committee to voice their objections to the non-motorized designation of a portion of the trail network at the south end of Dawson Road in Wolf Creek. They advised that the trail is well used by area residents and should be designated as a motorized multiple-use trail. Mr. Jilson provided background material with respect to the environmentally sensitive area and recommended an approach to resolve the issue.

DAWSON ROAD TRAIL  
For Information Only

The delegates also offered suggestions for a broader approach to trail use in the area, and requested that council direct the Whitehorse Trail and Greenways Advisory Committee to revisit the issue.

**BYLAWS**

**2016-02-08**

It was duly moved and seconded THAT Bylaw 2016-04, a bylaw to authorize the allocation of various grants for the year 2015, having been read a first and second time, now be given third reading.

**BYLAW 2016-04**

2015 UMBRELLA  
GRANTS BYLAW  
THIRD READING

Carried Unanimously

**2016-02-09**

It was duly moved and seconded  
THAT Bylaw 2016-05, a bylaw to amend the 2015 to 2018 Capital Budget to authorize expenditures that vary from the approved capital expenditure program, having been read a first and second time, now be given third reading.

Carried Unanimously

**BYLAW 2016-04**  
2015 CAPITAL BUDGET  
UMBRELLA AMENDMENT  
THIRD READING

**2016-02-10**

It was duly moved and seconded  
THAT Bylaw 2016-06, a bylaw to amend the 2015 Operating and Maintenance Budget to authorize expenditures that vary from the approved operating expenditure program, having been read a first and second time, now be given third reading.

Carried Unanimously

**BYLAW 2016-04**  
2015 UMBRELLA O & M  
BUDGET AMENDMENT  
THIRD READING

**2016-02-11**

It was duly moved and seconded  
THAT Bylaw 2016-08, a bylaw to authorize the write-off of uncollectible accounts, having been read a first and second time, now be given third reading.

Carried Unanimously

**BYLAW 2016-08**  
WRITE-OFF BYLAW  
THIRD READING

**2016-02-12**

It was duly moved and seconded  
THAT Bylaw 2016-09, a bylaw to amend the zoning of a parcel of land adjacent to the Haeckel Hill Ski Road to allow for the development and operation of a gravel quarry, be given first reading.

Carried Unanimously

**BYLAW 2016-09**  
ZONING AMENDMENT  
Castle Rock Gravel Quarry  
FIRST READING

There being no further business, the meeting adjourned at 6:55 p.m.

**ADJOURNMENT**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

ADOPTED by resolution at Meeting #2016-



## Minutes of the meeting of the Public Health and Safety Committee

|                                  |  |
|----------------------------------|--|
| <b>Date</b>                      | February 1, 2016   |
| <b>Location</b>                  | Council Chambers, City Hall  |
| <b>Committee Members Present</b> | Councillor Jocelyn Curteanu – Chair<br>Councillor Robert Fendrick – Vice-Chair<br>Deputy Mayor Roslyn Woodcock<br>Councillor Dan Boyd<br>Councillor Betty Irwin  |
| <b>Absent</b>                    | Mayor Dan Curtis<br>Councillor Samson Hartland   |
| <b>Staff Present</b>             | Christine Smith, City Manager<br>Linda Rapp, Director of Community and Recreation Services<br>Mike Gau, Director of Development Services<br>Peter O’Blenes, Director of Infrastructure and Operations<br>Valerie Braga, Chief Financial Officer<br>Jeff O’Farrell, Manager of Legislative Services |

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

**1. Quarterly Activity Report – For Information Only**

Activity reports for November 2015 to January 2016 were received from Bylaw Services and the Fire Department.



## Minutes of the meeting of the Development Services Committee

|                                  |   |
|----------------------------------|---|
| <b>Date</b>                      | February 1, 2016  |
| <b>Location</b>                  | Council Chambers, City Hall   |
| <b>Committee Members Present</b> | Councillor Betty Irwin – Chair<br>Councillor Dan Boyd – Vice-Chair<br>Deputy Mayor Roslyn Woodcock<br>Councillor Jocelyn Curteanu<br>Councillor Robert Fendrick   |
| <b>Absent</b>                    | Mayor Dan Curtis<br>Councillor Samson Hartland  |
| <b>Staff Present</b>             | Christine Smith, City Manager<br>Linda Rapp, Director of Community and Recreation Services<br>Mike Gau, Director of Development Services<br>Peter O’Blenes, Director of Infrastructure and Operations<br>Valerie Braga, Chief Financial Officer<br>Jeff O’Farrell, Manager of Legislative Services<br>Shannon Clohosey, Manager of Environmental Sustainability |

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

### **1. Waste Management – Commercial Sector**

The commercial sectors in Whitehorse responded to the waste diversion focus of the 2013 Solid Waste Action Plan, and much of the increase in the waste diversion rate is a result of the efforts of local businesses. However, hazardous materials, metals, organics and recyclables are still entering the landfill in significant volumes, and nearly 90% of waste generated in the city is from the industrial, commercial, institutional, construction and demolition sectors. Whitehorse businesses have unique challenges and innovative ideas with respect to waste management. Engaging with businesses on next steps will help with the development of the most effective plans and programs to assist the business sector in improving waste diversion.

### **Recommendation**

THAT administration is hereby directed to engage with the business community regarding next steps in waste diversion and updates to the Waste Management Bylaw.

**2. Quarterly Activity Reports – For Information Only**

Activity reports for November 2015 to January 2016 were received from the Director of Development Services and the Economic Development and Environmental Sustainability Departments.





## Minutes of the meeting of the Corporate Services Committee

|                                  |  |
|----------------------------------|--|
| <b>Date</b>                      | February 1, 2016   |
| <b>Location</b>                  | Council Chambers, City Hall  |
| <b>Committee Members Present</b> | Councillor Dan Boyd – Chair<br>Deputy Mayor Roslyn Woodcock<br>Councillor Jocelyn Curteanu<br>Councillor Robert Fendrick<br>Councillor Betty Irwin   |
| <b>Absent</b>                    | Mayor Dan Curtis<br>Councillor Samson Hartland   |
| <b>Staff Present</b>             | Christine Smith, City Manager<br>Linda Rapp, Director of Community and Recreation Services<br>Mike Gau, Director of Development Services<br>Peter O’Blenes, Director of Infrastructure and Operations<br>Valerie Braga, Chief Financial Officer<br>Jeff O’Farrell, Manager of Legislative Services |

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

**1. Quarterly Activity Reports – For Information Only**

Activity reports for November 2015 to January 2016 were received from the City Manager and the Business and Technology Systems, Financial Services, Human Resources, Legislative Services and Strategic Communications Departments

**Issues Arising from the Activity Reports**

Administration confirmed that the recruitments currently under way in the Finance Department are to fill vacancies in existing positions.



## Minutes of the meeting of the City Planning Committee

**Date** February 1, 2016

**Location** Council Chambers, City Hall

**Committee Members Present**  
Councillor Robert Fendrick – Chair  
Deputy Mayor Roslyn Woodcock  
Councillor Dan Boyd  
Councillor Jocelyn Curteanu  
Councillor Betty Irwin

**Absent**  
Mayor Dan Curtis  
Councillor Samson Hartland

**Staff Present**  
Christine Smith, City Manager  
Linda Rapp, Director of Community and Recreation Services  
Mike Gau, Director of Development Services  
Peter O’Blenes, Director of Infrastructure and Operations  
Valerie Braga, Chief Financial Officer  
Jeff O’Farrell, Manager of Legislative Services  
Patrick Ross, Manager of Planning Services

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

### **1. Zoning Bylaw Amendments – Administrative Edits**

Administration is proposing a number of amendments to the Zoning Bylaw in response to the adoption of the Schwatka Lake Area Plan and the Takhini North Planning Study. In addition, a number of changes are required to provide additional clarity and to make improvements to the bylaw. The proposed changes will impact some of the general development, parking and specific use regulations, as well as development permit applications. Amendments to zoning maps are also included to ensure that the zoning matches some existing lease boundaries.

Committee members raised concerns regarding the proposed changes with respect to the mapping for the McLean Lake area quarry leases. In response to the concerns raised, administration has amended the bylaw by removing the proposed amendments to the quarry area map, pending further review of available mapping sources and further research on the effects of Environmental Protection zoning on existing quarry lease areas.

Minutes of the Meeting of the **City Planning Committee**  
February 1, 2016

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In order to allow for additional research into applicable legislation, administration has also removed the proposed amendments that would identify new liquor licensed premises in the Mixed Use Commercial 1 zones in the downtown area as a conditional use. The bylaw retains the proposed amendments that will require these types of premises to be vetted through the City's standard development permit process.

**Recommendation**

THAT Bylaw 2016-07, a bylaw to amend the Zoning Bylaw with respect to a number of administrative edits, be brought forward for due consideration under the bylaw process.

**2. Quarterly Activity Reports – For Information Only**

An activity report for November 2015 to January 2016 was received from the Planning and Building Services Department.



## Minutes of the meeting of the City Operations Committee

|                                  |  |
|----------------------------------|--|
| <b>Date</b>                      | February 1, 2016   |
| <b>Location</b>                  | Council Chambers, City Hall  |
| <b>Committee Members Present</b> | Councillor Betty Irwin – Chair<br>Deputy Mayor Roslyn Woodcock<br>Councillor Dan Boyd<br>Councillor Jocelyn Curteanu<br>Councillor Robert Fendrick   |
| <b>Absent</b>                    | Mayor Dan Curtis<br>Councillor Samson Hartland   |
| <b>Staff Present</b>             | Christine Smith, City Manager<br>Linda Rapp, Director of Community and Recreation Services<br>Mike Gau, Director of Development Services<br>Peter O’Blenes, Director of Infrastructure and Operations<br>Valerie Braga, Chief Financial Officer<br>Jeff O’Farrell, Manager of Legislative Services |

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

**1. Quarterly Activity Reports – For Information Only**

Activity Reports for November 2015 to January 2016 were received from the Director of Infrastructure and Operations and the Engineering, Operations, and Water and Waste Services Departments.



## Minutes of the meeting of the Community Services Committee

|                                  |  |
|----------------------------------|--|
| <b>Date</b>                      | February 1, 2016   |
| <b>Location</b>                  | Council Chambers, City Hall  |
| <b>Committee Members Present</b> | Councillor Jocelyn Curteanu – Chair<br>Deputy Mayor Roslyn Woodcock<br>Councillor Dan Boyd<br>Councillor Robert Fendrick<br>Councillor Betty Irwin   |
| <b>Absent</b>                    | Mayor Dan Curtis<br>Councillor Samson Hartland   |
| <b>Staff Present</b>             | Christine Smith, City Manager<br>Linda Rapp, Director of Community and Recreation Services<br>Mike Gau, Director of Development Services<br>Peter O’Blenes, Director of Infrastructure and Operations<br>Valerie Braga, Chief Financial Officer<br>Jeff O’Farrell, Manager of Legislative Services |

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

**1. Welcome to Syrian Refugee Family– For Information Only**

On behalf of Council and the City of Whitehorse, Deputy Mayor Woodcock officially welcomed the Syrian refugee family sponsored by Yukon Cares. She advised that Hussein Aarafat, Fatima Alaaraj and their nine children arrived on Saturday night, and expressed the hope that all citizens will do their bit to ensure that Whitehorse offers them a place of welcome, peace, safety, and opportunities for a great life.

**2. Transit Report Card – For Information Only**

Administration summarized a review of transit services undertaken by an independent third party. The performance of the Transit Department over a five year period was reviewed and compared with transit services across Canada to create a report card. From 2010 to 2014 transit ridership in Whitehorse grew by 72%. The magnitude of this successful growth can be attributed to a number of initiatives since 2010, including the extensive revamping and expansion of routes and schedules, and an increase in

marketing and communications to make the service more effective. Additional improvements included a group transit pass program, a student pass project with the Department of Education, the introduction of evening service, an outreach program with large employers and Yukon College, and the addition of peak service.

The data provided by the report card suggests that Whitehorse Transit has improved the quality of life of Whitehorse residents, and also suggests that the performance improvement trend is likely to continue.

Committee members noted that the report card does not discuss the cost of providing transit services and the extent to which the municipality subsidizes the transit service.

**3. Quarterly Activity Reports – For Information Only**

Activity Reports for November 2015 to January 2016 were received from the Director of Community and Recreation Services, Parks and Community Development, Recreation and Facility Services, and the Transit Services Department.

**4. Requests for Changes to Transit Service – For Information Only**

Yolande Vachon addressed the Committee to raise concerns regarding the amount of time it takes to get from Range Road to Downtown using the Takhini-College transit service. She asked that Transit review the Porter Creek routes to see if they could be modified to include the Range Road area.

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# CITY OF WHITEHORSE

## BYLAW 2016-07

A bylaw to amend Zoning Bylaw 2012-20

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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 with respect to a number of administrative edits;

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

1. Section 2.2 of Zoning Bylaw 2012-20 is hereby amended by deleting the existing definitions for “eating and drinking establishment”, “garden suite” and “site coverage” and substituting therefore new definitions as follows:

“EATING AND DRINKING ESTABLISHMENT” means the use of land and premises for the preparing and offering of foods and beverages for sale to the public for consumption within the premises or taken or delivered off-site, including bars, neighbourhood pubs, licensed restaurants, cafes, delicatessens, tearooms, lunchrooms, refreshment stands, and take-out restaurants, but excluding a drive-through component. For the purpose of this bylaw, eating and drinking establishments licensed under the *Yukon Liquor Act* will be considered a separate use from those that are not. The process of an existing eating and drinking establishment becoming licensed under the *Yukon Liquor Act* is considered a change of use under this bylaw.

“GARDEN SUITE” means a secondary dwelling unit located on a lot where the principal use is either single detached housing or a fee simple duplex.

“SITE COVERAGE” means the percentage of horizontal area of a lot that may be built upon including accessory buildings or structures excluding steps, eaves, cornices and similar projections, courtyards, terraces or patios, driveways, aisles and parking stalls. Cantilevered portions of buildings above the first storey will not be included in site coverage calculations.”

2. Section 4 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 4.4.1 f) (11) as follows and renumbering the remaining subsections accordingly:

“4.4.1 f) (11) proposed impacts or improvements to the boulevard including remediation, revegetation, landscaping, construction of drainage infrastructure, paving, or other treatment;”

# Zoning Amendment Bylaw 2016-07

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3. Section 4 of Zoning Bylaw 2012-20 is hereby amended by deleting existing subsection 4.5.1 j) and substituting a new subsection 4.5.1 j) as follows:

“4.5.1 j) confirmation of consultation with utility providers, including but not limited to, ATCO Electric Yukon and NorthwesTel Inc., on servicing options for the proposed development (for commercial and multiple residential developments only)”

4. Section 5 of Zoning Bylaw 2012-20 is hereby amended by deleting the existing section 5.5.2.4 and substituting a new section 5.5.2.4 as follows:

“5.5.2.4 Fence and wall materials shall be consistent with the character of the zone in which they are to be located. Barbed wired fencing or chain link fencing over 1.2 m is not permitted in conjunction with residential uses. Barbed wired fencing may only be permitted as a fence top in CH, IA, IQ, IS and PS zones where additional security is required, or around a public utility structure in any zone. The height of a fence or wall shall be measured from grade. Where the fence or wall is adjacent a property line, the height shall be measured with reference to the grade of the abutting property. Where a fence is located on top of a retaining wall, berm or similar structure, the height of the fence shall include the height of the supporting structure. On a corner lot, both yards fronting streets shall respect the height limitation for front yards. Specific regulations by zone class are included in section 5.5.3.”

5. Section 5 of Zoning Bylaw 2012-20 is hereby amended by deleting the existing section 5.5.2.8 and substituting a new section 5.5.2.8 as follows:

“5.5.2.8 New landscape plantings shall consist of herbaceous and/or woody plant species known to be hardy in the Whitehorse area. Where possible, to provide winter interest, evergreen shrubs and trees and/or deciduous shrubs and trees that have interesting bark, fruit, or form shall be used. A list of recommended woody plant species is provided in Recommended Woody Plant Species for Whitehorse, which is available from Planning and Building Services and the Parks and Trails Departments. The minimum size of deciduous trees is 60 mm calliper. The minimum size of coniferous trees is 1.75 m height as measured from ground level. The minimum size of shrubs is #2 pot (2 gallon) or 1.0 m height balled-and-burlapped as measured from ground level.

The ground of the landscape area must be covered with a landscape material, such as, but not limited to turf-seeded, turf-sodded, weed barrier fabric, mulch, decorative pavers, washed gravel, shale or similar treatments and/or flower beds. A Development Officer may require a combination of different landscape ground cover treatments for the purpose of increasing the diversity and appeal of the landscape area. In no instances shall non-organic material be used



## Zoning Amendment Bylaw 2016-07

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as the sole landscape ground cover on a site. In the case where gravel, shale, mulch, or a similar loose material is used for landscaping, suitable containment must be implemented to the satisfaction of the Development Officer, to ensure that the material is maintained on private property and does not migrate on to public streets, sidewalks, etc.

Driveways, walkways, parking spaces and utility services boxes may interrupt a landscape planting area. These interruptions will not reduce the area used in calculating landscaping planting areas. Where the calculation of the total number of trees or shrubs required results in a fractional number, the total number of trees and shrubs required shall be the next highest whole number. Landscape plantings shall not obstruct sightlines within a sight triangle. Specific regulations by zone class are included in section 5.5.3.

6. Section 5 of Zoning Bylaw 2012-20 is hereby amended by deleting the existing section 5.5.3.1 j) and substituting a new section 5.5.3.1 j) as follows:

“5.5.3.1 j) Between the period of October 31<sup>st</sup> and May 1<sup>st</sup>, recreational vehicles, utility trailers, and boats shall be stored in the rear or interior side yard or may be stored in a in a front yard driveway, provided they do not project further than 2.0 m into a front yard. In the case of a corner lot, recreational vehicles, utility trailers, and boats may be stored in an exterior side yard provided that the area is screened from view with either fencing or landscaping. At all other times of the year, recreational vehicles, utility trailers, and boats may be stored in a front yard driveway. At no time shall any part of a stored unit be within 2 m of the interior edge of a sidewalk or curb/edge of road if there is no sidewalk.”

7. Section 5 of Zoning Bylaw 2012-20 is hereby amended by deleting the existing section 5.5.3.3 c) and substituting a new section 5.5.3.3 c) as follows:

“5.5.3.3 c) Landscape plantings are required for new developments in all industrial zones. The required landscape planting area in square metres is calculated based on 3.0 m x total public road frontage of the property in metres. Requirements in all industrial zones are a minimum 2.0 m wide landscape planting area with on tree planted per 50 m<sup>2</sup> landscape planting area or one shrub planted per 30 m<sup>2</sup> of landscape planting area, or any combination thereof to meet the standard. Landscaping requirements may be fulfilled through retention of natural vegetation where applicable. Landscaping or natural treatment of the adjacent boulevard may also meet landscaping requirements, subject to approval by the Development Officer and City Engineer. The document *2002 City of Whitehorse Landscaping Guidelines for Industrial Development*, available from Planning and Building Services,

# Zoning Amendment Bylaw 2016-07

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provides illustrated examples. Landscaping or natural vegetation should promote a gateway entrance to the lot.”

8. Section 6 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 6.4.2 e) as follows:

“6.4.2 e) Where additional design features, building articulations, glazing, and/or other façade improvements have been proposed, the regulations in section 6.4.2 may be relaxed at the discretion of the Development officer.”
9. Section 6 of Zoning Bylaw 2012-20 is hereby amended by deleting existing subsection 6.7.2 and substituting therefore a new subsection 6.7.2 as follows:

“6.7.2 Where the principal use is a single detached dwelling, the minimum allowable lot size for a garden suite is 555 m<sup>2</sup>. The minimum lot area may be reduced if there is lane access.”
10. Section 6 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 6.7.3 as follows and renumbering the remaining sections accordingly:

“6.7.3 Where the principal use is a fee simple duplex dwelling, the minimum allowable lot size for a garden suite is 555 m<sup>2</sup>.”
11. Section 6 of Zoning Bylaw 2012-20 is hereby amended by deleting existing subsection 6.7.4 and substituting therefore a new subsection 6.7.4 as follows:

“6.7.4 Garden suites are subject to the development regulations applicable to principal uses in each zone (i.e. buildings are not to be regulated as an accessory building/structure). However, in no case shall the side yard setback for a garden suite be 0 m.”
12. Section 6 of Zoning Bylaw 2012-20 is hereby amended by deleting the existing section 6.7.6 and adding a new subsection 6.7.6 as follows:

“6.7.6 Notwithstanding section 6.7.4, the minimum rear yard setback for garden suites with lane access is 0.6 m. The rear yard setback for garden suites without lane access may also be reduced to 0.6 m, at the discretion of the Development Officer, if the rear lot line is adjacent to a public right-of-way or undeveloped or publicly owned land such greenbelt, parks, schools, etc.”
13. Section 6 of Zoning Bylaw 2012-20 is hereby amended by deleting the existing sections 6.9.1 a) and 6.10.1 a) and renumbering the remaining sections accordingly.
14. Section 7 of Zoning Bylaw 2012-20 is hereby amended by deleting existing subsection 7.3.7 g) and replacing it with a new subsection 7.3.7 g) as follows:

“7.3.7 g) For all developments except “parking garages”, the maximum parking supply rate is 25% greater than the minimum rate

# Zoning Amendment Bylaw 2016-07

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established in table 7.3.6. Variances shall not be granted on the parking minimum. Maximum parking regulations shall not apply to single detached housing, duplexes, or secondary suites.”

15. Section 7 of Zoning Bylaw 2012-20 is hereby amended by deleting the existing section 7.6.3 and substituting therefore a new section 7.6.3 as follows:

“7.6.3 In a residential zone, off-street parking spaces shall not be located:

  - a) in the front yard setback of a lot in a residential zone, unless it is used as a driveway; or
  - b) in the exterior side yard setback, or an interior side yard setback adjacent to a public thoroughfare (lane, trail, etc.), unless the parking area is screened from view by either fencing or landscaping.”
16. Section 9 of Zoning Bylaw 2012-20 is hereby amended by deleting existing subsections 9.3.4 b), 9.4.4 b) and 9.5.4 b) and renumbering the remaining subsections accordingly.
17. Section 9 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 9.7.5 l) as follows:

“9.7.5 l) Lots with a minimum aggregate lot area of 980 m<sup>2</sup> are permitted to have both a living suite and a garden suite, subject to the regulations of this bylaw.”
18. Section 9 of Zoning Bylaw 2012-20 is hereby amended by deleting existing subsections 9.8.4 d), 9.9.4 a), 9.10.4 a), and 9.12.4 a) and renumbering the remaining subsections accordingly.
19. Section 9 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 9.15.5 m) as follows:

“9.15.5 m) Lots with a minimum aggregate lot area of 1208 m<sup>2</sup> are permitted to have both a living suite and a garden suite, subject to the regulations of this bylaw.”
20. Section 9 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 9.16.5 n) as follows:

“9.16.5 n) Lots with a minimum aggregate lot area of 1208 m<sup>2</sup> are permitted to have both a living suite and a garden suite, subject to the regulations of this bylaw.”
21. Section 10 of Zoning Bylaw 2012-20 is hereby amended by deleting existing subsection 10.4.8 b) and substituting a new subsection 10.4.8 b) as follows:

“10.4.8 b) All lots located on Burns Road and Wasson Place are designated CIMx with the following special restrictions:

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- Trucking terminals shall be permitted as a principal use;
  - Industrial, salvage shall not be permitted;
  - A 15 m rear yard setback is required for all development adjacent to slopes greater than 30%; and
  - Multiple residential housing is permitted as a secondary use above the ground floor on Lot 23, Plan 2009-0107 (2 Wasson Place).”
22. Section 10 of Zoning Bylaw 2012-20 is hereby amended by deleting existing subsections 10.4.8 c), 10.4.8 d) and 10.4.8 e) and renumbering the remaining subsections accordingly.
  23. Zoning Bylaw 2012-20 is hereby amended by deleting existing subsection 10.6.7 b) (1) and renumbering the remaining sections accordingly.
  24. Section 10 of Zoning Bylaw 2012-20 is hereby amended by deleting existing subsections 10.8.3 d), 10.9.3 c), and 10.13.3 c) and renumbering the remaining subsections accordingly.
  25. Section 11 of Zoning Bylaw 2012-20 is hereby amended by deleting subsection 11.4.7 b) and renumbering the remaining sections accordingly.
  26. Section 12 of Zoning Bylaw 2012-20 is hereby amended by deleting existing subsection 12.4.5 c) and substituting a new subsection 12.4.5 c) as follows:  
“12.4.5 c) The maximum floor area ratio is 0.9.”
  27. Section 12 of Zoning Bylaw 2012-20 is hereby amended by deleting existing section 12.6.2 e) and substituting a new subsection 12.6.2 e) as follows:  
“12.6.2 e) nature interpretation facilities”
  28. Section 12 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 12.6.2 f) as follows and renumbering the existing subsections accordingly:  
“12.6.2 f) parks”
  29. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of a parcel of vacant Commissioner’s land, located on the western shore of Schwatka Lake, from PE-Environmental Protection to PR-Parks and Recreation, as indicated on the sketch attached hereto as Appendix “A” and forming part of this bylaw.
  30. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of a portion of Lot 339, Plan 2009-0135 LTO and a closed portion of the Normandy Road right-of-way, located in the Takhini North subdivision, from PG-Greenbelt and RCS2-Comprehensive Residential Single Family 2 to PG-Greenbelt and RCS2-Comprehensive Residential Single Family 2,

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as indicated on the sketch attached hereto as Appendix “B” and forming part of this bylaw.

31. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of a portion of the Mountainview Drive Road Right-of-Way on Plan 73587 LTO, (Pepsi Softball Centre), from PG-Greenbelt to PR-Parks and Recreation as indicated on the sketch attached hereto as Appendix “C” and forming part of this bylaw.
32. Where modified zones signified with an “x” are added or deleted, the mapping notations will be adjusted accordingly.
33. This bylaw shall come into force and effect upon the final passing thereof.

**FIRST READING:**

**PUBLIC NOTICE:**

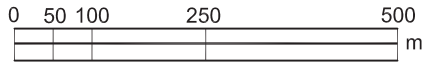
**PUBLIC HEARING:**

**SECOND READING:**

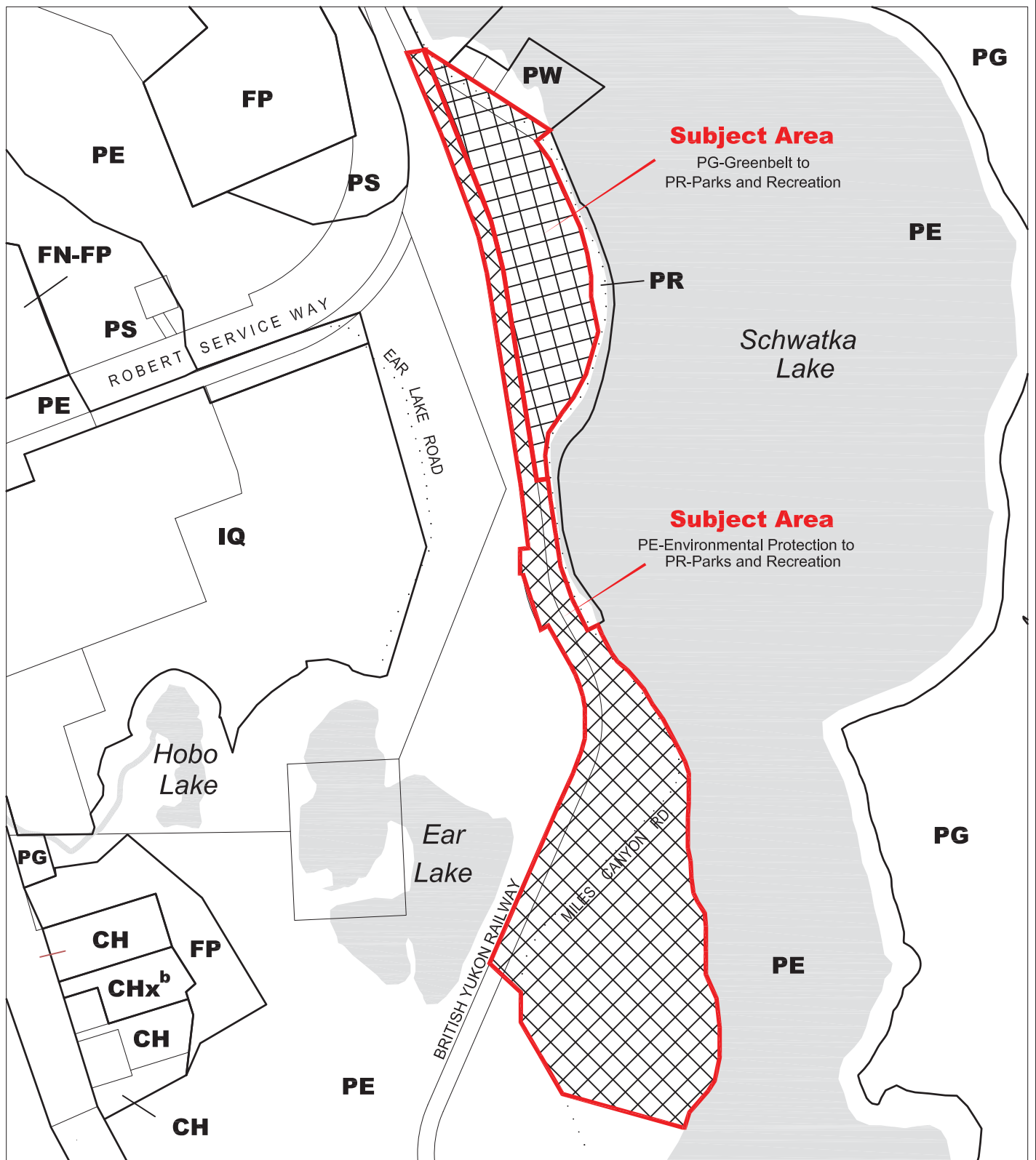
**THIRD READING and ADOPTION:**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk




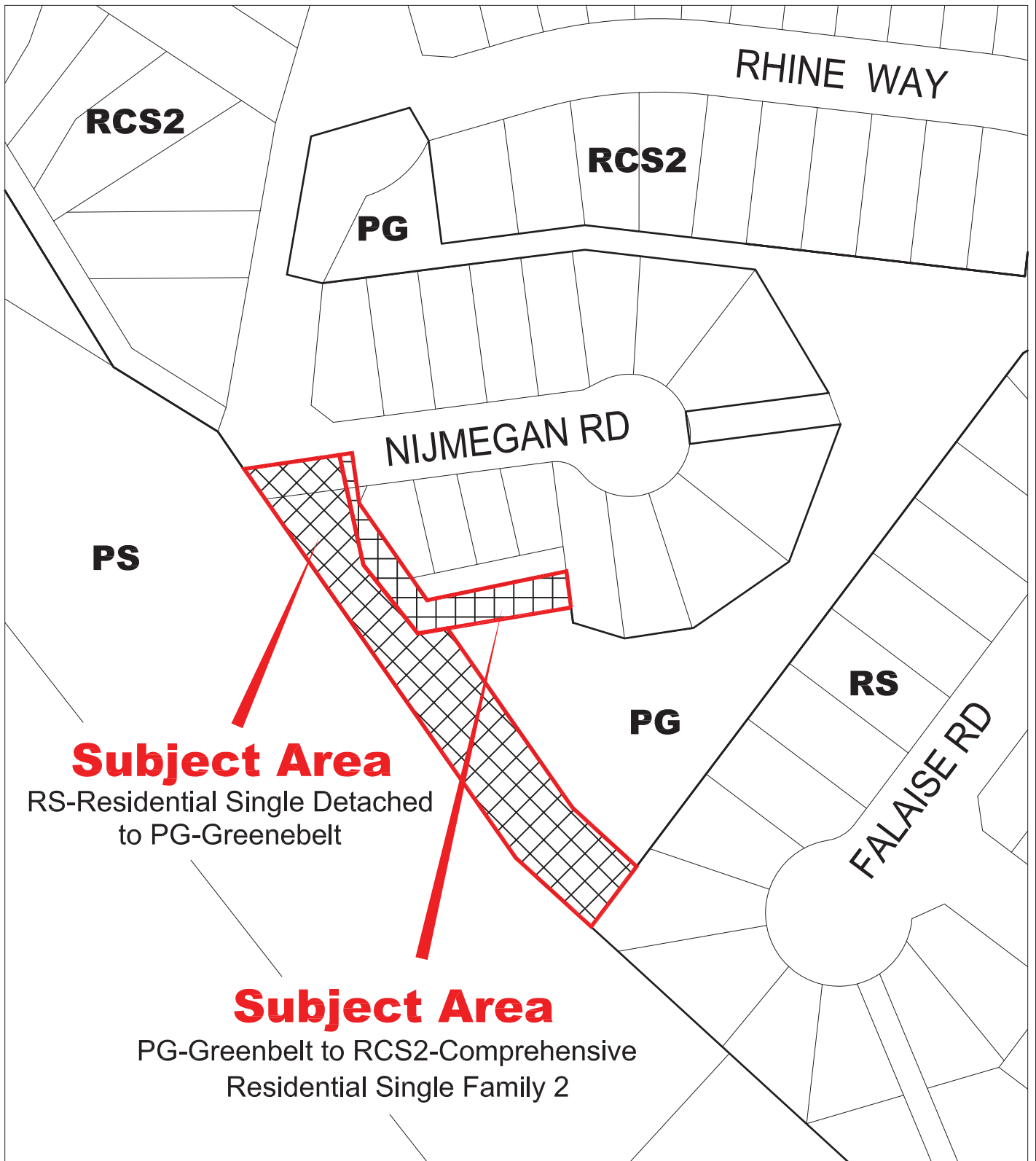
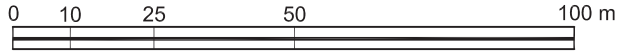
CITY OF WHITEHORSE  
BYLAW 2016-07  
APPENDIX 'A'



Bylaw 2016-07  
A bylaw to make administrative edits and mapping changes to  
Zoning Bylaw 2012-20.


**LEGEND**

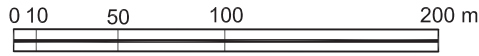
 SUBJECT AREA



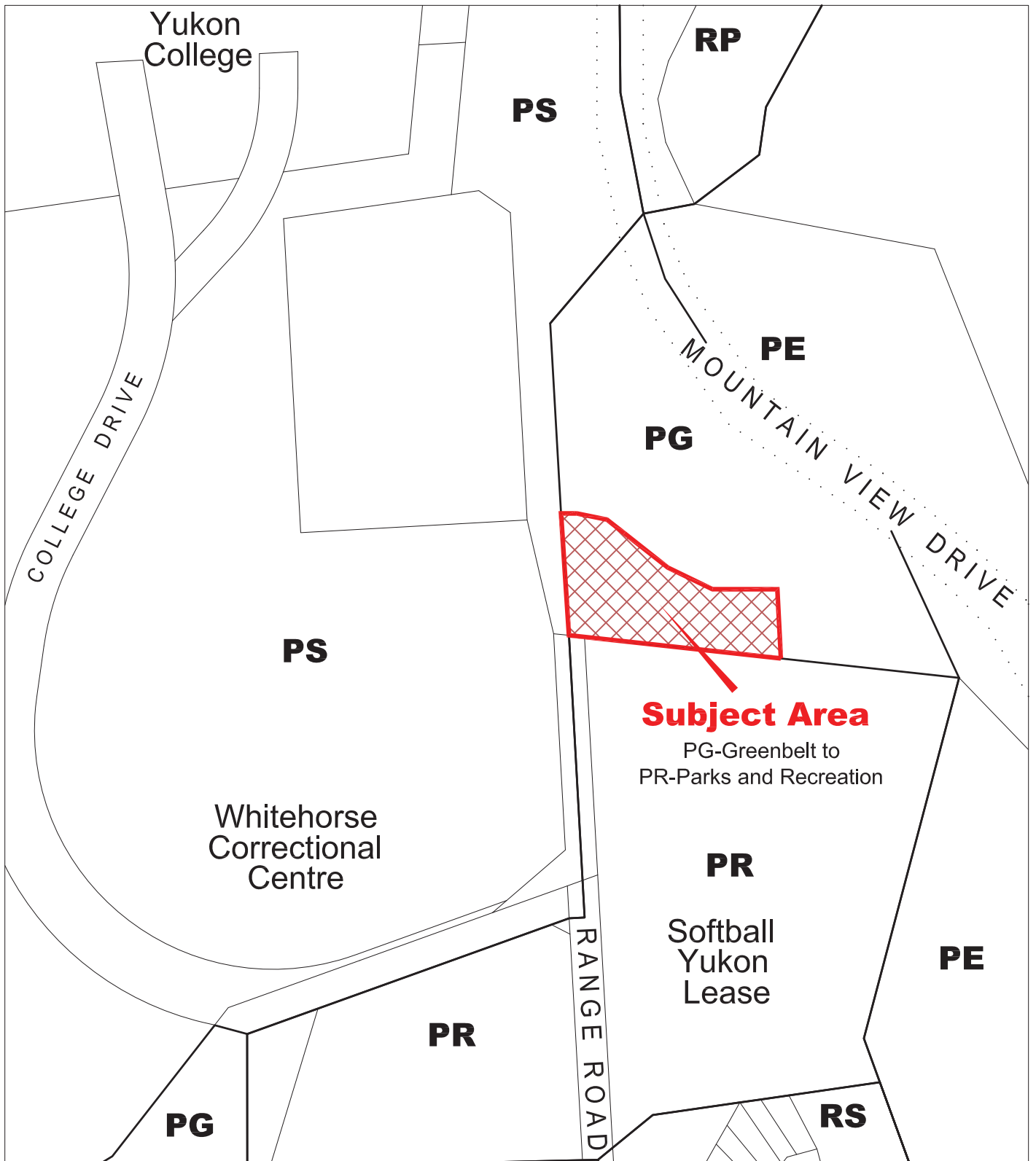
Bylaw 2016-07  
A bylaw to make administrative edits and mapping changes to  
Zoning Bylaw 2012-20.

**LEGEND**

 SUBJECT AREA




CITY OF WHITEHORSE  
BYLAW 2016-07  
APPENDIX 'C'



Bylaw 2016-07  
A bylaw to make administrative edits and mapping changes to  
Zoning Bylaw 2012-20.

**LEGEND**

 SUBJECT AREA