

CITY OF WHITEHORSE
REGULAR Council Meeting #2016-17

DATE: Monday, September 26, 2016
TIME: 5:30 p.m.

Mayor Dan Curtis
Deputy Mayor Dan Boyd
Reserve Deputy Mayor Roslyn Woodcock

AGENDA

CALL TO ORDER 5:30 p.m.

AGENDA: Adoption

PROCLAMATIONS: Orange Shirt Day – September 30, 2016
National Seniors Day – October 1, 2016
United Way Month – October 2016

MINUTES: Regular Council Meeting #2016-16 dated September 12, 2016

DELEGATIONS:

PUBLIC INPUT: Conditional Use Application – 907 Fir Street

COMMITTEE REPORTS:

- Community Services Committee** – *Councillors Hartland and Curteanu*
Arts Policy Review
- Public Health & Safety Committee** – *Councillors Curteanu & Fendrick*
- Development Services Committee** – *Councillors Irwin & Boyd*
- Corporate Services Committee** – *Councillors Boyd & Woodcock*
Changes to Meeting Schedule (January 2017)
- City Planning Committee** – *Councillors Fendrick & Hartland*
Public Hearing Report – Zoning Amendment Bylaw 2016-28
- City Operations Committee** – *Councillors Woodcock & Irwin*

NEW & UNFINISHED BUSINESS:

BYLAWS:

2016-30	OCP Amendment (19 Cousins Airfield Road)	3 rd Reading
2016-34	Urban Electrification (38 Harbottle Road)	3 rd Reading
2016-28	Zoning Amendment (Comprehensive Zones)	2 nd & 3 rd Reading

ADJOURNMENT:



PROCLAMATION

ORANGE SHIRT DAY

September 30th

WHEREAS the Truth and Reconciliation summary report calls for a national day to honour residential school survivors, their families and communities, and ensure that public commemoration of the history and legacy of residential schools remains a vital component of the reconciliation process; and

WHEREAS **Orange Shirt Day** is being celebrated across Canada and beyond as a day to commemorate the survivors of residential schools, to remember those who did not survive, and to reaffirm our commitment to ensuring a better future for all children; and

WHEREAS the Council of the City of Whitehorse supports the efforts of the Federation of Canadian Municipalities to have September 30th officially declared **Orange Shirt Day** by the federal government;

NOW THEREFORE, I, Mayor Dan Curtis, do hereby proclaim September 30th, 2016 to be **Orange Shirt Day** in the City of Whitehorse.

Dan Curtis
Mayor



PROCLAMATION

NATIONAL SENIORS DAY

October 1st

WHEREAS seniors are present in all aspects of our lives as parents, grandparents, teachers, mentors, co-workers, neighbours, and volunteers; and

WHEREAS we are proud to honour the seniors who helped build our country and those who continue to make valuable contributions to our communities, our workplaces, and our society; and

WHEREAS National Seniors Day is an occasion for all Canadians to celebrate and pay tribute to our seniors and recognize the crucial role played by older people in our community; and

WHEREAS National Seniors Day helps to remind us that seniors make a big difference in our lives every day, and provides us with opportunities to show our seniors that we value what they do;

NOW THEREFORE, I, Mayor Dan Curtis, do hereby proclaim October 1st, 2016 to be ***National Seniors Day*** in the City of Whitehorse.

Dan Curtis
Mayor



PROCLAMATION

UNITED WAY MONTH

October 2016

WHEREAS the United Way advances the common good by creating opportunities for a better life for everyone; and

WHEREAS the United Way provides leadership and promotes volunteerism in all segments of the community; and

WHEREAS the United Way provides funding for local health and social programs that help improve our quality of life; and

WHEREAS it takes every part of the community – individuals, businesses and organizations – to supply the passion, expertise and resources needed to create lasting change that improves lives and builds stronger communities; and

WHEREAS the United Way kicks off its annual campaign every October in order to support these efforts,

NOW THEREFORE I, Mayor Dan Curtis, do hereby proclaim October 2016 as ***United Way Month*** in the City of Whitehorse.

Dan Curtis
Mayor

MINUTES of **REGULAR** Meeting #2016-16 of the council of the City of Whitehorse called for 5:30 p.m. on Monday, September 12, 2016, in Council Chambers, City Hall.

PRESENT: Mayor Dan Curtis
Councillors Dan Boyd – Electronic Participation
Jocelyn Curteanu
Robert Fendrick
Samson Hartland – Electronic Participation
Roslyn Woodcock

ABSENT: Councillor Betty Irwin

ALSO PRESENT: City Manager Christine Smith
Director of Community and Recreation Services Linda Rapp
Director of Development Services Mike Gau
Acting Director of Infrastructure and Operations Wayne Tuck
Chief Financial Officer Valerie Braga
Manager of Legislative Services Jeff O’Farrell
Manager of Strategic Communications Jessica Apolloni

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

CALL TO ORDER

2016-16-01

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

AGENDA

Carried Unanimously

Mayor Curtis proclaimed October 3 to 7, 2016 to be ***National Family Week*** in the City of Whitehorse.

PROCLAMATION

2016-16-02

It was duly moved and seconded
THAT the minutes of the regular council meeting dated August 8, 2016
be adopted as presented.

MINUTES

August 8, 2016

Carried Unanimously

PUBLIC HEARING

Mayor Curtis called three times for anyone to appear to address Bylaw 2016-28, a bylaw to amend the Zoning Bylaw with respect to a number of administrative edits to the Comprehensive Development Zones.

BYLAW 2016-28
ZONING AMENDMENT
Comprehensive Zones

There was no one present to speak to the bylaw. No Delegations

One written submission was received that did not oppose the bylaw but expressed concern regarding parking and green space issues. Submissions Received

Mayor Curtis declared the public hearing closed and advised that no further submissions on the issue will be considered by council except the report provided by administration. Public Hearing Closed

COMMITTEE REPORTS

City Operations Committee

2016-16-03

It was duly moved and seconded
THAT the construction contract for the Operations Building Water and Sewer Servicing Project be awarded to Castle Rock Enterprises Ltd. for a net cost to the City of \$305,873.00. CONTRACT AWARD –
Operations Building Water
and Sewer Servicing

Carried (5 – 1)

IN FAVOUR: Mayor Curtis, Councillors Boyd, Curteanu, Fendrick, and Woodcock Recorded Vote
OPPOSED: Councillor Hartland

Community Services Committee

Deputy Mayor Woodcock proclaimed the month of September to be Prostate Cancer Awareness Month in the City of Whitehorse. PROCLAMATIONS

Deputy Mayor Woodcock proclaimed September 9th to be Fetal Alcohol Spectrum Disorder Awareness Day in the City of Whitehorse. For Information Only

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

2016-16-05

It was duly moved and seconded
THAT the application under the urban electrification program for Lot
85 Wolf Creek Subdivision be accepted; and

THAT Bylaw 2016-34, a bylaw to authorize a work of local
improvement for urban electrification at 38 Harbottle Road, be
brought forward for due consideration under the bylaw process.

URBAN ELECTRIC
LOCAL IMPROVEMENT
38 Harbottle Road

Carried Unanimously

2016-16-06

It was duly moved and seconded
THAT travel expenses be authorized for Mayor Curtis to attend the
Opportunities North 2016 Conference in Yellowknife in early
September.

MAYOR'S TRAVEL
Opportunities North

Carried Unanimously

2016-16-07

It was duly moved and seconded
THAT travel expenses from the Council Representative account and
per diem expenses from the Councillor-initiated account be
authorized for Councillor Hartland to attend the Association of Yukon
Communities September Board Meeting in Dawson City.

COUNCILLOR'S TRAVEL
A.Y.C. Meeting

Carried Unanimously

City Planning Committee

Doug Gonder, President of Norcope Enterprises, addressed the
Committee to renew his request that the City initiate an amendment to
the Official Community Plan that will allow the development of a gravel
quarry and associated operations.

DOUG GONDER
Norcope Quarry Request
For Information Only

2016-16-08

It was duly moved and seconded
THAT Bylaw 2016-29, a bylaw to amend the zoning of the MacBride
Museum property on Front Street to allow for the expansion of the
museum, be brought forward for due consideration under the bylaw
process.

BRING FORWARD
ZONING AMENDMENT
MACBRIDE MUSEUM

Carried Unanimously

2016-16-09

It was duly moved and seconded
THAT Bylaw 2016-33, a bylaw to authorize an encroachment agreement with the MacBride Museum Society to facilitate the museum expansion project, be brought forward for due consideration under the bylaw process.

BRING FORWARD
ZONING AMENDMENT
MACBRIDE MUSEUM

Carried Unanimously

2016-16-10

It was duly moved and seconded
THAT Bylaw 2016-36, a bylaw to amend the Zoning Bylaw to allow for a childcare centre at 16 Burns Road in Hillcrest, be brought forward for due consideration under the bylaw process.

BRING FORWARD
ZONING AMENDMENT
CHILDCARE-SKKY HOTEL

Carried Unanimously

2016-16-11

It was duly moved and seconded
THAT Bylaw 2016-37, a bylaw to amend the zoning of the Lobird Trailer Park property to allow for the relocation of a mobile home with a heated addition, be brought forward for due consideration under the bylaw process.

BRING FORWARD
ZONING AMENDMENT
LOBIRD TRAILER PARK

Carried Unanimously

Deputy Mayor Woodcock presented a "Notice of Motion" as follows:

TAKE NOTICE that I, Councillor Roslyn Woodcock, will bring forward at the next regular meeting of Council on September 12, 2016 a motion that reads as follows:

NOTICE OF MOTION
Councillor Woodcock

"THAT administration be directed to bring forward for consideration a bylaw to amend the Official Community Plan to allow for the development of a gravel quarry and associated operations on a parcel of land in the Utah Siding Area."

OCP Amendment –
Norcope Gravel Quarry
Proposal

NEW & UNFINISHED BUSINESS

2016-16-12

It was duly moved and seconded
THAT administration be directed to bring forward for consideration a bylaw to amend the Official Community Plan to allow for the development of a gravel quarry and associated operations on a parcel of land in the Utah Siding Area.

ADMINISTRATION TO
PREPARE AN O.C.P.
AMENDMENT BYLAW
(Norcope Gravel Quarry)

Carried (4 – 2)

IN FAVOUR: Mayor Curtis, Councillors Curteanu, Fendrick, and Woodcock

Recorded Vote

OPPOSED: Councillors Boyd and Hartland

BYLAWS

2016-16-13

It was duly moved and seconded
THAT Bylaw 2016-22, a bylaw to provide the terms and conditions of employment for management and management staff employees, be given second reading.

BYLAW 2016-22

Management and
Management Staff Bylaw
SECOND READING

2016-16-14

It was duly moved and seconded
THAT sections 85 and 86 of Bylaw 2016-22 be amended by changing the monthly accrual figures from “days” to “hours”.

Amendment

Carried Unanimously

The MAIN MOTION as amended was then voted on and Carried Unanimously.

Vote on Main Motion

2016-16-15

It was duly moved and seconded
THAT Bylaw 2016-22, a bylaw to provide the terms and conditions of employment for management and management staff employees, having been read a first and second time, now be given third reading as amended.

BYLAW 2016-22

Management and
Management Staff Bylaw
THIRD READING

Carried Unanimously

2016-16-16

It was duly moved and seconded
THAT Bylaw 2016-34, a bylaw to provide for a local improvement to fund an urban electrification project at 38 Harbottle Road in Wolf Creek, be given first reading.

BYLAW 2016-34

ELECTRIFICATION LIC
38 Harbottle Road
FIRST READING

Carried Unanimously

2016-16-17

It was duly moved and seconded
THAT Bylaw 2016-34 be given second reading.

BYLAW 2016-34

SECOND READING

Carried Unanimously

2016-16-18

It was duly moved and seconded
THAT Bylaw 2016-29, a bylaw to amend the zoning of the MacBride
Museum property at 1124 Front Street to allow for the expansion of
the museum, be given first reading.

Carried Unanimously

BYLAW 2016-20

ZONING AMENDMENT
MacBride Museum
FIRST READING

2016-16-19

It was duly moved and seconded
THAT Bylaw 2016-33, a bylaw to authorize an encroachment
agreement with the MacBride Museum Society to facilitate the
expansion of the MacBride Museum, be given first reading.

Carried Unanimously

BYLAW 2016-33

ENCROACHMENT
MacBride Museum
FIRST READING

2016-16-20

It was duly moved and seconded
THAT Bylaw 2016-36, a bylaw to amend the zoning of 16 Burns
Road in the Hillcrest area to allow a childcare centre on the Skky
Hotel property, be given first reading.

Carried Unanimously

BYLAW 2016-36

ZONING AMENDMENT
Childcare at Skky Hotel
FIRST READING

2016-16-21

It was duly moved and seconded
THAT Bylaw 2016-37, a bylaw to amend the zoning of the Lobird
Mobile Home Park to allow for the placement of a mobile home with
a heated addition, be given first reading.

Carried Unanimously

BYLAW 2016-37

ZONING AMENDMENT
Lobird Mobile Home Park
FIRST READING

There being no further business, the meeting adjourned at 6:15 p.m.

ADJOURNMENT

MEMORANDUM

TO: Mayor and Council

FILE # PB-03-2016

FROM: Administration

DATE: September 26, 2016

SUBJECT: Public Input Session at Regular Council Meeting – September 26, 2016

Please be advised that there will be a Public Input Session at the regular council meeting on September 26, 2016 to hear from interested parties related to the following:

Application for conditional use approval to allow for a major home-based business (commercial kitchen) in a detached garage at 907 Fir Street in Porter Creek

Property owner Luke Legault has applied to the City for Conditional Use approval to allow for a Major Home-based Business at 907 Fir Street in the Porter Creek neighbourhood. Approval would allow Mr. Legault to convert the existing garage building at the rear of his property into a commercial kitchen. The space would be used for food preparation associated with Mr. Legault's catering business, The Wandering Bison.

The site of the proposed kitchen is located within the RS–Residential Single Detached zone. Major Home-based Business is listed as a Conditional Use in this zone, subject to approval by City Council following a Public Input Session. Council may specify conditions to include in the Development Permit issued for a Conditional Use in order to mitigate concerns raised during the application process.

In conformance with section 4.8 of Zoning Bylaw 2012-20, a Public Input Session has been scheduled for the regular council meeting on September 26, 2016.

A total of 21 letters were sent to property owners within a 100 m radius of the site. The Kwanlin Dün First Nation, Ta'an Kwäch'än Council, Yukon Government Lands Management Branch, and the Porter Creek Community Association were also notified by mail. A notice of the proposed development was placed in local newspapers on September 16 and 23, 2016.

Erica Beasley
Planner, Planning & Building Services

cc. City Manager
Director, Development Services
Manager, Planning & Building Services



Minutes of the meeting of the Community Services Committee

Date	September 19, 2016
Location	Council Chambers, City Hall
Committee Members Present	Councillor Jocelyn Curteanu – Chair Mayor Dan Curtis Councillor Dan Boyd Councillor Betty Irwin Councillor Roslyn Woodcock
Absent	Councillor Robert Fendrick Councillor Samson Hartland
Staff Present	Christine Smith, City Manager Linda Rapp, Director of Community and Recreation Services Patrick Ross, Acting Director of Development Services Peter O’Blenes, Director of Infrastructure and Operations Jeff O’Farrell, Manager of Legislative Services Valerie Braga, Chief Financial Officer Jessica Apolloni, Manager of Strategic Communications Edward Duru, Policy Analyst

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

1. Proclamations – For Information Only

Mayor Curtis proclaimed September 30th to October 2nd to be **Culture Days**, the first full week in October to be **Mental Illness Awareness Week**, and October 10th to be **World Mental Health Day** in the City of Whitehorse.

2. Arts Policy Review

In August Council voted to have the existing Arts Policy reviewed before a tender is issued for the construction of a new Municipal Operations Building. Administration recommends that a narrow scope review be done at this time. In order to allow for meaningful participation by the arts community, a full review could then be scheduled in accordance with priorities established through the policy gap analysis that is currently being conducted.

The narrow scope review would focus only on minor housekeeping issues such as department names and positions and the specific concerns raised by council members, including the need for clear definitions, clarity on the eligible placement of art funded under the art allocation for the construction of city-funded buildings, and the establishment of a regular review period and process.

Administration confirmed that issues such as the percentage of a building's construction cost would not be examined under a narrow scope review. The narrow scope will focus on providing clarity with respect to specific concerns raised, and will also establish a timeline and process for a comprehensive review at a later date.

Recommendation

THAT a narrow scope review of the Arts Policy be conducted at this time, dealing specifically with housekeeping items, definitions, and the need for clarity on a number of clauses.



Minutes of the meeting of the Public Health and Safety Committee

Date	September 19, 2016
Location	Council Chambers, City Hall
Committee Members Present	Councillor Jocelyn Curteanu – Chair Mayor Dan Curtis Councillor Dan Boyd Councillor Betty Irwin Councillor Roslyn Woodcock
Absent	Councillor Robert Fendrick Councillor Samson Hartland
Staff Present	Christine Smith, City Manager Linda Rapp, Director of Community and Recreation Services Patrick Ross, Acting Director of Development Services Peter O’Blenes, Director of Infrastructure and Operations Jeff O’Farrell, Manager of Legislative Services Valerie Braga, Chief Financial Officer Jessica Apolloni, Manager of Strategic Communications

Your Worship, there is no report from the Public Health and Safety Committee



Minutes of the meeting of the Development Services Committee

Date	September 19, 2016
Location	Council Chambers, City Hall
Committee Members Present	Councillor Betty Irwin – Chair Councillor Dan Boyd – Vice-Chair Mayor Dan Curtis Councillor Jocelyn Curteanu Councillor Roslyn Woodcock
Absent	Councillor Robert Fendrick Councillor Samson Hartland
Staff Present	Christine Smith, City Manager Linda Rapp, Director of Community and Recreation Services Patrick Ross, Acting Director of Development Services Peter O’Blenes, Director of Infrastructure and Operations Jeff O’Farrell, Manager of Legislative Services Valerie Braga, Chief Financial Officer Jessica Apolloni, Manager of Strategic Communications Jordan Stackhouse, Economic Development Coordinator

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

1. Community Gardens – For Information Only

Sharon Kempton addressed the Committee to request that the City support the development of additional community gardens in the Downtown area. She noted that a lot of produce is being stolen from existing gardens, and suggested that more community gardens would help to alleviate the problem.



Minutes of the meeting of the Corporate Services Committee

Date	September 19, 2016
Location	Council Chambers, City Hall
Committee Members Present	Councillor Dan Boyd – Chair Councillor Roslyn Woodcock – Vice-Chair Mayor Dan Curtis Councillor Jocelyn Curteanu Councillor Betty Irwin
Absent	Councillor Robert Fendrick Councillor Samson Hartland
Staff Present	Christine Smith, City Manager Linda Rapp, Director of Community and Recreation Services Patrick Ross, Acting Director of Development Services Peter O’Blenes, Director of Infrastructure and Operations Jeff O’Farrell, Manager of Legislative Services Valerie Braga, Chief Financial Officer Jessica Apolloni, Manager of Strategic Communications

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

1. Changes to Meeting Schedule

There are five Mondays in January 2017, providing an opportunity to adjust the meeting schedule to eliminate a meeting in the first week of the year. This allows adequate notice periods for public input into bylaws if required, and accommodates staff and council members who are travelling during the holiday season. The Procedures Bylaw stipulates that Standing Committee meetings be held the first and third Mondays of each month and Regular Council meetings be held on the second and fourth Mondays. A resolution is required to re-schedule meetings.

Recommendation

THAT the meeting schedule for January 2017 be amended by re-scheduling the Standing Committee meetings to January 9 and January 23, and the Regular Council meetings to January 16 and January 30.



Minutes of the meeting of the City Planning Committee

Date	September 19, 2016
Location	Council Chambers, City Hall
Committee Members Present	Mayor Dan Curtis Councillor Dan Boyd Councillor Jocelyn Curteanu Councillor Betty Irwin Councillor Roslyn Woodcock
Absent	Councillor Robert Fendrick Councillor Samson Hartland
Staff Present	Christine Smith, City Manager Linda Rapp, Director of Community and Recreation Services Patrick Ross, Acting Director of Development Services Peter O'Blenes, Director of Infrastructure and Operations Jeff O'Farrell, Manager of Legislative Services Valerie Braga, Chief Financial Officer Jessica Apolloni, Manager of Strategic Communications

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

1. Public Hearing Report – Zoning Amendment, Comprehensive Zones

A number of administrative edits to the Comprehensive Residential Development Zones have been brought forward in response to issues identified through use of the bylaw. The proposed amendments primarily impact the Whistle Bend Subdivision.

There was no one present to speak to the bylaw at the public hearing. One written submission expressed concern that the increased density proposed by this bylaw will lead to parking issues, and is not consistent with the vision of the Wilderness City.

Any development in these zones will need to provide parking in accordance with the regulations in the bylaw, and green space will not be impacted as the proposed amendments apply to existing lots in existing neighbourhoods.

Recommendation

THAT Bylaw 2016-28, a bylaw to amend certain regulations in the Comprehensive Residential Development zones, be brought forward for second and third reading under the bylaw process.

2. Conditional Use Application – 907 Fir Street – For Information Only

The owner of 907 Fir Street in Porter Creek has applied to develop a commercial kitchen in a detached garage at the rear of the property. The proposed use is classified as a major home-based business, and is an allowable conditional use under the current zoning, subject to approval by City Council, including any conditions required for Development Permit approval to mitigate concerns that may be raised. The use does not conflict with any policies related to the Official Community Plan designation of the neighbourhood.

A public input session is scheduled for the regular council meeting on September 26th so that Council may hear and consider all submissions with respect to the proposed use.

3. OCP Amendment – For Information Only

A Committee member asked for information regarding the timing and scope of an Official Community Plan amendment for the parcel of land adjacent to Utah Siding.



Minutes of the meeting of the City Operations Committee

Date	September 19, 2016
Location	Council Chambers, City Hall
Committee Members Present	Councillor Roslyn Woodcock – Chair Councillor Betty Irwin – Vice Chair Mayor Dan Curtis Councillor Dan Boyd Councillor Jocelyn Curteanu
Absent	Councillor Robert Fendrick Councillor Samson Hartland
Staff Present	Christine Smith, City Manager Linda Rapp, Director of Community and Recreation Services Patrick Ross, Acting Director of Development Services Peter O’Blenes, Director of Infrastructure and Operations Jeff O’Farrell, Manager of Legislative Services Valerie Braga, Chief Financial Officer Jessica Apolloni, Manager of Strategic Communications

Your Worship, there is no report from the City Operations Committee

There being no further business, the meeting adjourned at 6:10 p.m.

CITY OF WHITEHORSE
BYLAW 2016-30

A bylaw to amend the Official Community Plan

WHEREAS section 289 of the *Municipal Act* provides that a municipality shall by bylaw adopt an official community plan; and

WHEREAS section 285 of the *Municipal Act* provides for amendment of an official community plan in accordance with the same approvals established for the preparation and adoption of an official community plan; and

WHEREAS it is deemed desirable and expedient to amend the 2010 Official Community Plan with respect to a property in the Forestview neighbourhood;

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

1. Map 2 of Official Community Plan Bylaw 2010-01 is hereby amended by changing the land use designation of a 2.5 hectare property located at 19 Cousins Airfield Road from Commercial–Service to Residential–Country, as indicated on the location sketch attached hereto as Appendix “A” and forming part of this bylaw.

2. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING: June 27, 2016
PUBLIC NOTICE: July 8 and 15, 2016
PUBLIC HEARING: July 25, 2016
SECOND READING: August 8, 2016
EXECUTIVE COUNCIL MEMBER APPROVAL: September 6, 2016
THIRD READING and ADOPTION:

Mayor

Assistant City Clerk



0 m 100 m 250 m 500 m



CITY OF WHITEHORSE
BYLAW 2016-30
APPENDIX 'A'

Cousins
Airstrip

Subject Lot

19 Cousins Airfield Road
(Lot 1445, Plan 2005-0087 LTO)

ALASKA HIGHWAY



First Nations Parcels

BYLAW 2016-30

A Bylaw to amend the 2010 Official Community Plan (OCP) by changing a 2.5 ha parcel located at 19 Cousins Airfield Road from Commerical-Service to Residential-Country.

LEGEND



SUBJECT AREA

RECEIVED

SEP 14 2016

**City of Whitehorse
Mayor's Office**

September 9, 2016

His Worship Mayor Dan Curtis
City of Whitehorse
2121 2nd Avenue
Whitehorse, Yukon Y1A 2C6

Dear Mayor Curtis:

RE: Submission of Amendment to Official Community Plan for Approval

Thank you for submitting Bylaw 2016-30, a bylaw to amend the City of Whitehorse Official Community Plan, for approval.

I am pleased to advise that there were no significant concerns raised in our inter-departmental review of the bylaw. As such, I am pleased to issue approval of the bylaw pursuant to s. 282 of the *Municipal Act*. Please note that approval to proceed to third reading with this bylaw is not an expression of Government of Yukon's approval of, or commitment to, any development noted within the Official Community Plan.

Please retain this letter as part of the bylaw documentation. It is the official record of my approval as required by legislation.

Again, thank you.

Sincerely,



Currie Dixon
Minister of Community Services

CITY OF WHITEHORSE
BYLAW 2016- 34

A bylaw to authorize a work of local improvement to provide for urban electrification

WHEREAS in 1989 council approved the concept of assisting taxpayers to bring electrical service to their property via the imposition of a local improvement charge; and

WHEREAS the owners of the property located at 38 Harbottle Road in Wolf Creek have applied under the Urban Electrification Program for a local improvement to assist them in providing power to the property; and

WHEREAS sections 267 to 271 of the *Municipal Act* require that a bylaw to provide for and authorize a local improvement will contain specific information pertaining to the local improvement and the procedures to be followed in passing the bylaw; and

WHEREAS the actual cost of the said construction is estimated to be \$11,500.00 of which \$11,500.00 will be raised by way of a special tax assessment, and

WHEREAS in order to construct and complete the project it will be necessary to fund up to the sum of \$11,500.00 from the City; and

WHEREAS the estimated life of the project exceeds ten years;

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

1. A work of local improvement, being the electrification of the property described as Lot 85, Plan 53574, Wolf Creek Subdivision, is hereby authorized.
2. The parcel of land benefiting from this work of local improvement is Lot 85 Wolf Creek Subdivision, Roll #34700008500, property class RSC, located at 38 Harbottle Road.
3. The total cost of the local improvement has been determined by ATCO Electric Yukon.
4. The cost of the work is to be paid for by way of a special assessment to be levied on the parcel described in section 2 of this bylaw.
5. For the purposes aforesaid, the sum of up to \$11,500.00 is to be funded by the City at large.
6. The sum of \$11,500.00 is to be collected by way of a special assessment as provided in section 7 of this bylaw.
7. There is hereby imposed on the land described in section 2 of this bylaw a special assessment under the *Assessment and Taxation Act*. This equates to an annual fee in the amount of \$1,327.59 for each of ten years. This sum is the amount necessary to pay the annual amount of interest and principal falling due in each year, computed at the prime business rate of 2.7% as at August 12, 2016. The said special assessment shall be in addition to all other rates and taxes.

Local Improvement for Urban Electrification Bylaw 2016-34

- (1) The property owners have the option of paying the total property charge prior to its due date, or of paying the equal annual instalments each of ten years, commencing on July 2, 2017.
 - (2) The property owners may reduce the balance owing on the total property charge by making a lump sum payment in any year during the life of the bylaw. Such lump sum payments shall be accepted only in the month of January each year.
 - (3) The property owners may also pay off the balance owing at any point during the ten-year life of the bylaw.
8. The provisions of this bylaw shall come into full force and effect upon final passage thereof.

NOTICE GIVEN:

September 2, 2016

FIRST and SECOND READING:

September 12, 2016

THIRD READING and ADOPTION:

Mayor

City Clerk

CITY OF WHITEHORSE

BYLAW 2016-28

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 with respect to a number of administrative edits to the Comprehensive Development zones;

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 definition for “housing, townhouse and substituting therefore a new definition as follows:
“HOUSING, TOWNHOUSE” means three or more side-by-side dwelling units in a single building, sharing common interior walls, each having a private ground oriented entrance.
2. Section 9 of Zoning Bylaw 2012-20 is hereby amended by deleting the existing subsection 9.3.2 b) and substituting therefore a new subsection 9.3.2 b) as follows:
“9.3.2 b) housing: apartment, fourplex, townhouse, triplex, residential care homes”
3. Section 9 of Zoning Bylaw 2012-20 is hereby amended by deleting the existing subsection 9.3.6 c) and substituting therefore a new subsection 9.3.6 c) as follows:
“9.3.6 c) maximum site density is 50 units/ha.”
4. Section 9 of Zoning Bylaw 2012-20 is hereby amended by deleting the existing subsection 9.4.6 b) and substituting therefore a new subsection 9.4.6 b) as follows:
“9.4.6 b) minimum site density is 50 units/ha.”

Zoning Amendment Bylaw 2016-28

5. Section 9 of Zoning Bylaw 2012-20 is hereby amended by deleting the existing subsection 9.8.5 g) and substituting therefore a new subsection 9.8.5 g) as follows:

“9.8.5 g) the minimum side yard setback for the principal dwelling is 3.0 m on one side and 1.5 m on the other side except where there is rear lane access, the side yard setback requirement may be reduced to 1.5 on both sides. In the case of a side-by-side duplex on separate adjacent lots, one side yard setback may be reduced to zero.”

6. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING: August 8, 2016
PUBLIC NOTICE: August 12 and 19, 2016
PUBLIC HEARING: September 12, 2016
SECOND READING:
THIRD READING and ADOPTION:

Mayor

City Clerk