

**CITY OF WHITEHORSE**  
**REGULAR Council Meeting #2016-19**

**DATE:** Monday, October 24, 2016  
**TIME:** 5:30 p.m.

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

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

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

**AGENDA:** Adoption

**PROCLAMATIONS:**

**MINUTES:** Regular Council Meeting #2016-18 dated October 11, 2016

**DELEGATIONS:** Keith Lay – Trail Maintenance Policy Revisions

**PUBLIC HEARING:**

**COMMITTEE**

**REPORTS:**

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

Trail Maintenance Policy  
Fall Recreation Grant Allocations

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

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

Local Improvement – Wheeler Street Reconstruction

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

Re-schedule Election Day Meeting

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

Public Hearing Report – Zoning Amendment (MacBride Museum)  
Public Hearing Report – Zoning Amendment (Childcare Centre, Skky Hotel)  
Public Hearing Report – Zoning Amendment (Lobird Mobile Home Park)  
Zoning Bylaw Amendment – Cousins Airfield Road

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

**NEW & UNFINISHED**

Annual Appointment Resolutions

**BUSINESS:**

<b><u>BYLAWS:</u></b>	2016-29	Zoning Amendment (MacBride Museum)	2 <sup>nd</sup> & 3 <sup>rd</sup> Reading
	2016-36	Zoning Amendment (Childcare, Skky Hotel)	2 <sup>nd</sup> & 3 <sup>rd</sup> Reading
	2016-37	Zoning Amendment (Lobird Mobile Home Park)	2 <sup>nd</sup> & 3 <sup>rd</sup> Reading
	2016-31	Zoning Amendment (Cousins Airfield Road)	1 <sup>st</sup> Reading
	2016-39	Local Improvement (Wheeler Street)	1 <sup>st</sup> Reading

**ADJOURNMENT:**

MINUTES of **REGULAR** Meeting #2016-18 of the council of the City of Whitehorse called for 5:30 p.m. on Tuesday, October 11, 2016, in Council Chambers, City Hall.

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

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  
Manager of Strategic Communications Jessica Apolloni

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

**CALL TO ORDER**

**2016-18-01**

It was duly moved and seconded  
THAT the agenda be adopted as amended with the addition of the  
Crime Stoppers Program under New and Unfinished Business.

**AGENDA**

Carried Unanimously

Mayor Curtis proclaimed October 16 to 21, 2016 to be ***Poverty and Homelessness Action Week*** in the City of Whitehorse.

**PROCLAMATION**

**2016-18-02**

It was duly moved and seconded  
THAT the minutes of the regular council meeting dated September 26,  
2016 be adopted as presented.

**MINUTES**

September 26, 2016

Carried Unanimously

**PUBLIC HEARINGS**

Mayor Curtis called three times for anyone to appear to address Bylaw  
2016-29, a bylaw to amend the zoning of the property at 1124 Front  
Street to allow for the expansion of the MacBride Museum.

**BYLAW 2016-29**

ZONING AMENDMENT  
MacBride Museum

There was no one present to speak to the bylaw. A total of 15 written  
submissions were received, 14 in support and one opposed.

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

Mayor Curtis called three times for anyone to appear to address 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.

**BYLAW 2016-36**  
ZONING AMENDMENT  
Childcare at Skky Hotel

There was no one present to speak to the bylaw. One submission was received that supported the rezoning but raised concerns regarding safety issues related to highway access.

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

Mayor Curtis called three times for anyone to appear to address 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.

**BYLAW 2016-37**  
ZONING AMENDMENT  
Lobird Mobile Home Park

There was no one present to speak to the bylaw, and no submissions were received.

No Submissions

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**

**Community Services Committee**

Mayor Curtis proclaimed the third full week in October to be **National Teen Driver Safety Week** in the City of Whitehorse.

PROCLAMATION

On behalf of Active Trails Whitehorse Association, Keith Lay addressed the Committee to express concern regarding proposed revisions to the Trail Maintenance Policy that outline a process to legitimize rogue trails. He advocated for the remediation of rogue trails as an alternative to legitimization.

KEITH LAY  
Trail Maintenance Policy  
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

**Corporate Services Committee**

There was no report from the Corporate Services Committee. No Report

**City Planning Committee**

**2016-18-03**

It was duly moved and seconded  
THAT a commercial kitchen, classified as a major home-based business in a detached building, be approved as a conditional use at 907 Fir Street in Porter Creek. APPROVE CONDITIONAL USE AT 907 FIR STREET

Carried Unanimously

**2016-18-04**

It was duly moved and seconded  
THAT the Chadburn Lake Park Management Plan dated September 2016 be adopted as a guiding document. ADOPT CHADBURN LAKE PARK MANAGEMENT PLAN AS A GUIDING DOCUMENT

Council members spoke of the need to ensure that there was First Nations involvement in the development of the management plan. The upcoming inter-governmental forum was suggested as a venue for discussion. It was confirmed that no First Nation Governments have been asked to “sign off” on the park management plan. Discussion

**2016-18-05**

It was duly moved and seconded  
THAT adoption of the Chadburn Lake Park Management Plan be postponed to the regular council meeting on November 28, 2016 in order to allow time for further discussion with the Kwanlin Dün First Nation on traditional knowledge, heritage and environmental information that may not yet be reflected in the Plan. Motion to Postpone

Carried Unanimously

Administration advised that the MacBride Museum Society is now proposing a different design for the museum expansion project. The revised design eliminates the need for an encroachment agreement, but the zoning amendment will still be required with respect to the relaxation of parking requirements. MACBRIDE MUSEUM PROJECT UPDATE  
For Information Only

**City Operations Committee**

There was no report from the City Operations Committee.

No Report

**NEW AND UNFINISHED BUSINESS**

Administration provided an update on the City's relationship with the R.C.M.P. and the manner in which the two agencies interact.

A member of Council provided information regarding the status of re-establishing a Crime Stoppers program in Whitehorse and identified an anticipated launch in late October. The importance of citizen and business support was noted, especially with respect to funding and promoting the program.

UPDATE ON THE LOCAL  
CRIME STOPPERS  
PROGRAM  
For Information Only

There being no further business, the meeting adjourned at 6:00 p.m.

**ADJOURNMENT**

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Mayor

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City Clerk

ADOPTED by resolution at Meeting #2016-



## Minutes of the meeting of the Community Services Committee

<b>Date</b>	October 17, 2016
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Deputy Mayor Dan Boyd – Chair Mayor Dan Curtis Councillor Robert Fendrick Councillor Betty Irwin Councillor Roslyn Woodcock
<b>Absent</b>	Councillor Jocelyn Curteanu Councillor Samson Hartland
<b>Staff Present</b>	Christine Smith, City Manager Douglas Hnatiuk, Acting 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 Jessica Apolloni, Manager of Strategic Communications Ian Frankton, Associate Manager of Recreation and Facility Services

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

**1. Proclamation – For Information Only**

Mayor Curtis proclaimed October 17 to 23, 2016 to be **Waste Reduction Week** in the City of Whitehorse.

**2. Trail Maintenance Policy Revisions**

A revised Trail Maintenance Policy was brought forward in June of this year. At that time Council directed that the proposed changes be reviewed by the Whitehorse Trail and Greenways Advisory Committee before being brought back to Council for adoption.

The Trail and Greenways Committee endorsed the majority of the changes, but made five specific recommendations that have since been incorporated into the policy. Input from the Active Trails Whitehorse Association was also considered in the revisions. The primary changes to the policy deal with the issue of unauthorized trails.

The Trail and Greenways Committee has recommended that a new policy be developed to deal specifically with the issue of Trail Development and a process for dealing with unauthorized trails.

Jenny Trapnell addressed the Committee on behalf of Active Trails Yukon. She questioned why the references do not link the policy to the Official Community Plan and why the monitoring provisions have been removed from the policy. She also noted the absence of policy content regarding decommissioning.

Committee members noted that the policy revisions incorporate language from the Parks and Open Space Bylaw, and that the trail named Blown Away is missing from Appendix A.

**Recommendation**

THAT the revised Trail Maintenance Policy dated October 17, 2016 be adopted as presented; and

THAT administration is hereby directed to proceed with the development of a Trail Development Policy.

**3. Fall Recreation Grant Allocations**

The Recreation Grant Task Force reviewed six applications for fall recreation grants in accordance with the Recreation Grant Policy. All six applications are eligible for funding under the provisions of the policy.

**Recommendation**

THAT the allocation of Category 1 Recreation Grants totalling \$40, 980.00 be approved as recommended by the Recreation Grant Task Force; and

THAT any unexpended recreation grant funds, as well as any refunds received prior to year-end, be authorized for re-budgeting to 2017.



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

<b>Date</b>	October 17, 2016
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Robert Fendrick – Chair Mayor Dan Curtis Deputy Mayor Dan Boyd Councillor Betty Irwin Councillor Roslyn Woodcock
<b>Absent</b>	Councillor Jocelyn Curteanu Councillor Samson Hartland
<b>Staff Present</b>	Christine Smith, City Manager Douglas Hnatiuk, Acting 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 Jessica Apolloni, Manager of Strategic Communications

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





## Minutes of the meeting of the Development Services Committee

<b>Date</b>	October 17, 2016
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Betty Irwin – Chair Deputy Mayor Dan Boyd – Vice-Chair Mayor Dan Curtis Councillor Robert Fendrick Councillor Roslyn Woodcock
<b>Absent</b>	Councillor Jocelyn Curteanu Councillor Samson Hartland
<b>Staff Present</b>	Christine Smith, City Manager Douglas Hnatiuk, Acting 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 Jessica Apolloni, Manager of Strategic Communications Taylor Eshpeter, Assistant City Engineer

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

### **1. Local Improvement – Wheeler Street Reconstruction**

Wheeler Street is one of 15 areas in the downtown core requiring road and utility reconstruction. The proposed project is for a portion of Wheeler Street between 4<sup>th</sup> Avenue and the base of the escarpment. The project includes replacing the water and sewer infrastructure to meet the needs of a growing population density, and building concrete sidewalks, curbs, gutters, new paving and enhanced street lighting and landscaping to improve accessibility and pedestrian safety. Federal Build Canada Funding has been secured for the majority of the project, with the remainder being funded through local improvement charges to benefiting property owners.

Two public meetings and a survey were conducted to obtain preliminary feedback from property owners and residents on the proposed reconstruction project, and a public hearing is scheduled for November 21<sup>st</sup> so that Council may hear and consider all submissions with respect to the local improvement charges bylaw.

If the local improvement charges bylaw is approved, final confirmation of the reconstruction project will be the inclusion of the project in the approved capital budget.

**Recommendation**

THAT Bylaw 2016-39, a bylaw to provide for local improvement charges with respect to the reconstruction of a portion of Wheeler Street between 4<sup>th</sup> Avenue and the base of the escarpment, be brought forward for consideration under the bylaw process.



## Minutes of the meeting of the Corporate Services Committee

<b>Date</b>	October 17, 2016
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Deputy Mayor Dan Boyd – Chair Councillor Roslyn Woodcock – Vice-Chair Mayor Dan Curtis Councillor Robert Fendrick Councillor Betty Irwin
<b>Absent</b>	Councillor Jocelyn Curteanu Councillor Samson Hartland
<b>Staff Present</b>	Christine Smith, City Manager Douglas Hnatiuk, Acting 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 Jessica Apolloni, Manager of Strategic Communications

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

### **1. Re-schedule Election Day Meeting**

The Territorial election takes place on Monday, November 7<sup>th</sup> this year. Administration recommends that the Standing Committee meeting scheduled for that date be re-scheduled to the following day. It is possible that an item of business could come up at a council or committee meeting that might have implications at the territorial level. It is part of good governance to ensure that no proceedings of council that could potentially impact an election be under discussion while the polls are open. The Procedures Bylaw stipulates that a resolution of council is required to re-schedule meetings.

### **Recommendation**

THAT the Standing Committee meeting scheduled for Monday, November 7, 2016 be re-scheduled to Tuesday, November 8, 2016 to avoid conflict with the Territorial election.



## Minutes of the meeting of the City Planning Committee

**Date** October 17, 2016

**Location** Council Chambers, City Hall

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

**Absent** Councillor Jocelyn Curteanu  
Councillor Samson Hartland

**Staff Present** Christine Smith, City Manager  
Douglas Hnatiuk, Acting 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  
Jessica Apolloni, Manager of Strategic Communications  
Patrick Ross, Manager of Planning Services

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

### **1. Public Hearing Report – Zoning Amendment (MacBride Museum)**

The MacBride Museum Society applied for a zoning amendment to allow for the construction of a new building on the museum’s Front Street property. The museum is located in the CMW–Mixed Use Waterfront zone and the initial design for the new building did not meet the regulations for that zone. Several design changes have since occurred, bringing the expansion proposal closer to conformance with the regulations. Two of the requested changes have been revoked by the applicant. A separate encroachment request was also withdrawn as it is no longer needed. The remaining request is to have the off-street parking requirement removed.

No one appeared to speak to the application at the public hearing. A total of 15 written submissions were received, 14 in support of the application and one opposed. The opposition was based on the initial design of the proposed new building.

Administration is recommending that the bylaw be amended to reflect the revised application and to retain a portion of the requirement for parking in accordance with the Downtown Parking Management Plan.

Committee members inquired about the availability of parking spaces on the museum property and in the surrounding area, and the options available to the Society with respect to providing the four parking spaces that the recommendation requires.

### **Recommendation**

THAT Bylaw 2016-29, a bylaw to amend the zoning of 1124 Front Street in the Downtown area to allow for the expansion of the MacBride Museum, be amended at second reading to reflect the revised application and to retain a portion of the requirement for parking; and

THAT Bylaw 2016-29 be brought forward for second and third reading under the bylaw process.

## **2. Public Hearing Report – Zoning Amendment (Skky Hotel)**

Administration received an application to amend the zoning at 16 Burns Road to allow for a child care centre as a principal use. The proposed child care centre would be located in the vacant commercial building immediately adjacent to the Skky Hotel. No one appeared to speak to the application at the public hearing. One written submission was received that supported the proposed use but raised concerns regarding access from the Alaska Highway. The Yukon Government is working on a functional plan to upgrade the Alaska Highway within municipal boundaries. This would include improving intersections and removing unsafe access points to the Alaska Highway through the use of frontage roads.

### **Recommendation**

THAT Bylaw 2016-36, a bylaw to amend the zoning at 16 Burns Road to allow a child care centre as a principal use, be brought forward for second and third reading under the bylaw process.

## **3. Public Hearing Report – Zoning Amendment (Lobird Trailer Park)**

The owner of a mobile home with an attached heated addition has applied for a zoning amendment that will allow the relocation of a trailer from the Casa Loma property to the Lobird Mobile Home Park. The current zoning at Lobird does not permit heated living space additions that are attached to the original factory-built mobile home. The applicant has negotiated an agreement with the owner of the Lobird Park to move her trailer to that property, and has confirmed with a local firm that it is possible to transport the mobile home with the addition intact.

The proposed zoning amendment is for a specific site in the Lobird Mobile Home Park, and would only apply to the applicant's mobile home. If this mobile home is removed from the site at a future date, any new mobile home on the site would be required to adhere to the zoning regulations of the day.

No one appeared to speak to the application at the public hearing, and no written submissions were received. No issues were raised.

**Recommendation**

THAT Bylaw 2016-37, a bylaw to amend the zoning of the Lobird Mobile Home Park property to allow for the placement of a mobile home with a heated addition, be brought forward for second and third reading under the bylaw process.

**4. Zoning Amendment – 19 Cousins Airfield Road**

The owner of the property at 19 Cousins Airfield Road has applied for a zoning amendment to allow for country residential use. The property is currently zoned Highway Commercial but is used exclusively as a residence. If the rezoning is approved, the owner plans to subdivide the property to create one additional lot.

Council approved an amendment to the Official Community Plan in September to allow for country residential use. Analysis conducted via the OCP amendment process showed no concerns with the new land use designation. The *Municipal Act* requires that the Zoning Bylaw now be amended to reflect the Official Community Plan.

**Recommendation**

THAT Bylaw 2016-31, a bylaw to amend the zoning at 19 Cousins Airfield Road to allow for country residential development, be brought forward for due consideration under the bylaw process.



## Minutes of the meeting of the City Operations Committee

<b>Date</b>	October 17, 2016
<b>Location</b>	Council Chambers, City Hall
<b>Committee Members Present</b>	Councillor Roslyn Woodcock – Chair Councillor Betty Irwin – Vice Chair Mayor Dan Curtis Deputy Mayor Dan Boyd Councillor Robert Fendrick
<b>Absent</b>	Councillor Jocelyn Curteanu Councillor Samson Hartland
<b>Staff Present</b>	Christine Smith, City Manager Douglas Hnatiuk, Acting 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 Jessica Apolloni, Manager of Strategic Communications

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

Council Meeting Date: October 24, 2016

Topic: Annual Appointment Resolutions

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Appointments will be discussed at the Legislative Workshop taking place over the weekend, and will then be brought forward for decision.

Appointment Resolutions will be distributed before the start of the meeting.

The following appointments are scheduled to be considered:

Deputy Mayor

Reserve Deputy Mayor

Standing Committee Chair and Vice-Chair

Council Representative – Various Ad Hoc Committees

Council Representatives – Special Committees

Administrative Representatives – Various Committees

Citizen Members – Various Boards and Committees



**CITY OF WHITEHORSE**  
**BYLAW 2016-29**

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 to allow for the expansion of the MacBride Museum of Yukon History;

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

1. Section 10.7 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 10.7.8 as follows:

“10.7.8 Special Restrictions

- a) Lot 18, Block 7, Plan 2006-0127 LTO, located at 1124 Front Street in the Downtown area, is designated CMWx(a) with the special modifications being:
  - (1) The front yard setback requirement is 0m.
  - (2) There is no requirement for off-street parking.
  - (3) Development is not expected to meet the Design Guidelines specified in section 10.7.7 of this bylaw.

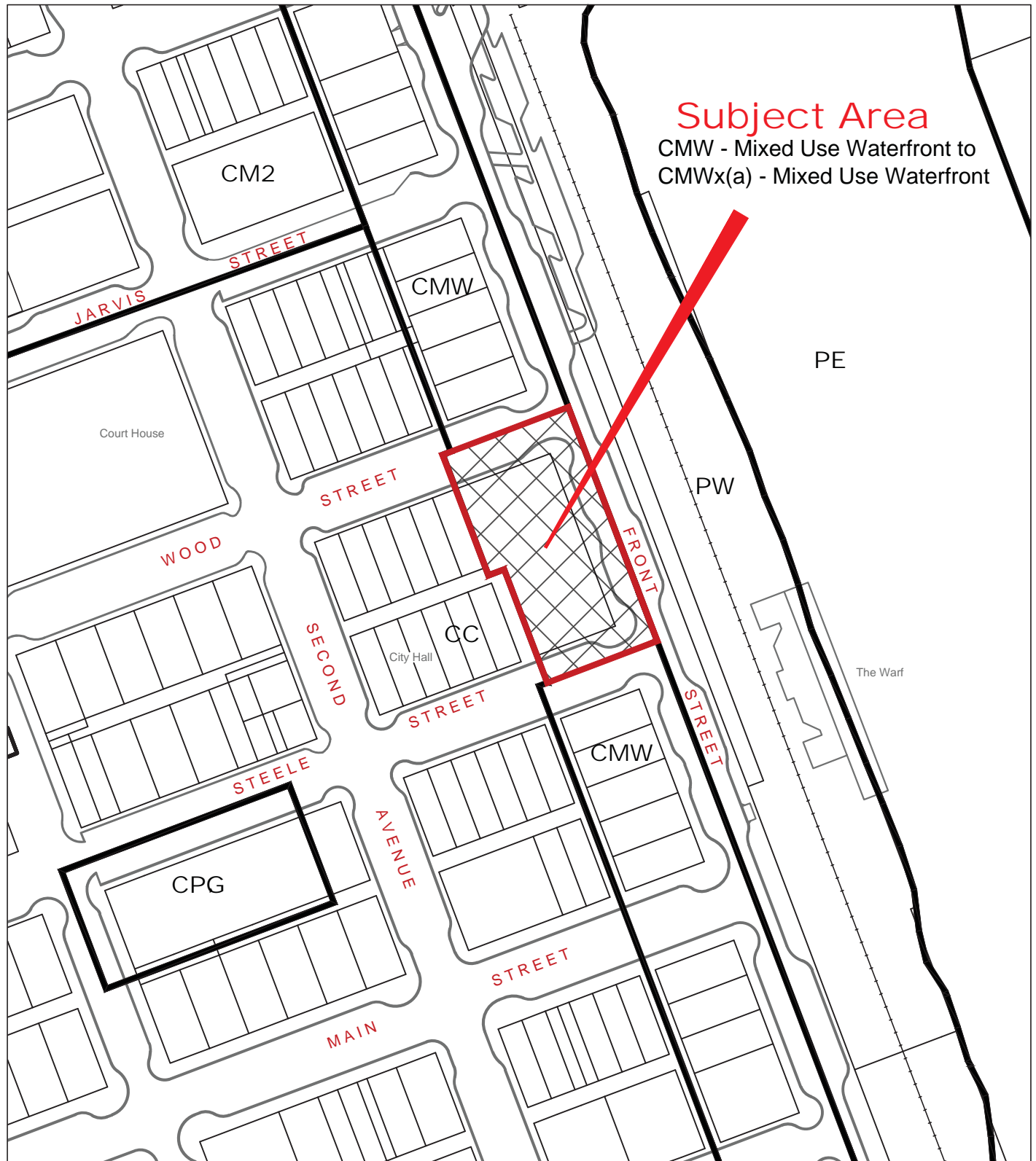
2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of the MacBride Museum parcel on Front Street in the Downtown area from CMW–Mixed Use Waterfront to CMWx(a)–Mixed Use Waterfront (modified), as indicated on the sketch attached hereto as Appendix “A” and forming part of this bylaw.

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

**FIRST READING:** September 12, 2016  
**PUBLIC NOTICE:** September 16 and 23, 2016  
**PUBLIC HEARING:** October 11, 2016  
**AMENDMENT:**  
**SECOND READING:**  
**THIRD READING and ADOPTION:**

\_\_\_\_\_  
Mayor

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




**Subject Area**  
CMW - Mixed Use Waterfront to  
CMWx(a) - Mixed Use Waterfront

**Bylaw 2016-29**

A Bylaw to amend the zoning of 1124 Front Street, located at Lot 18, Block 7, Plan 2006-0127 L TO, from CMW - Mixed Use Waterfront to CMWx(a) - Mixed Use Waterfront with special restrictions.

**LEGEND**

 SUBJECT AREA

**CITY OF WHITEHORSE**  
**BYLAW 2016-36**

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 to permit the development of a child care centre on Burns Road in the Hillcrest Subdivision;

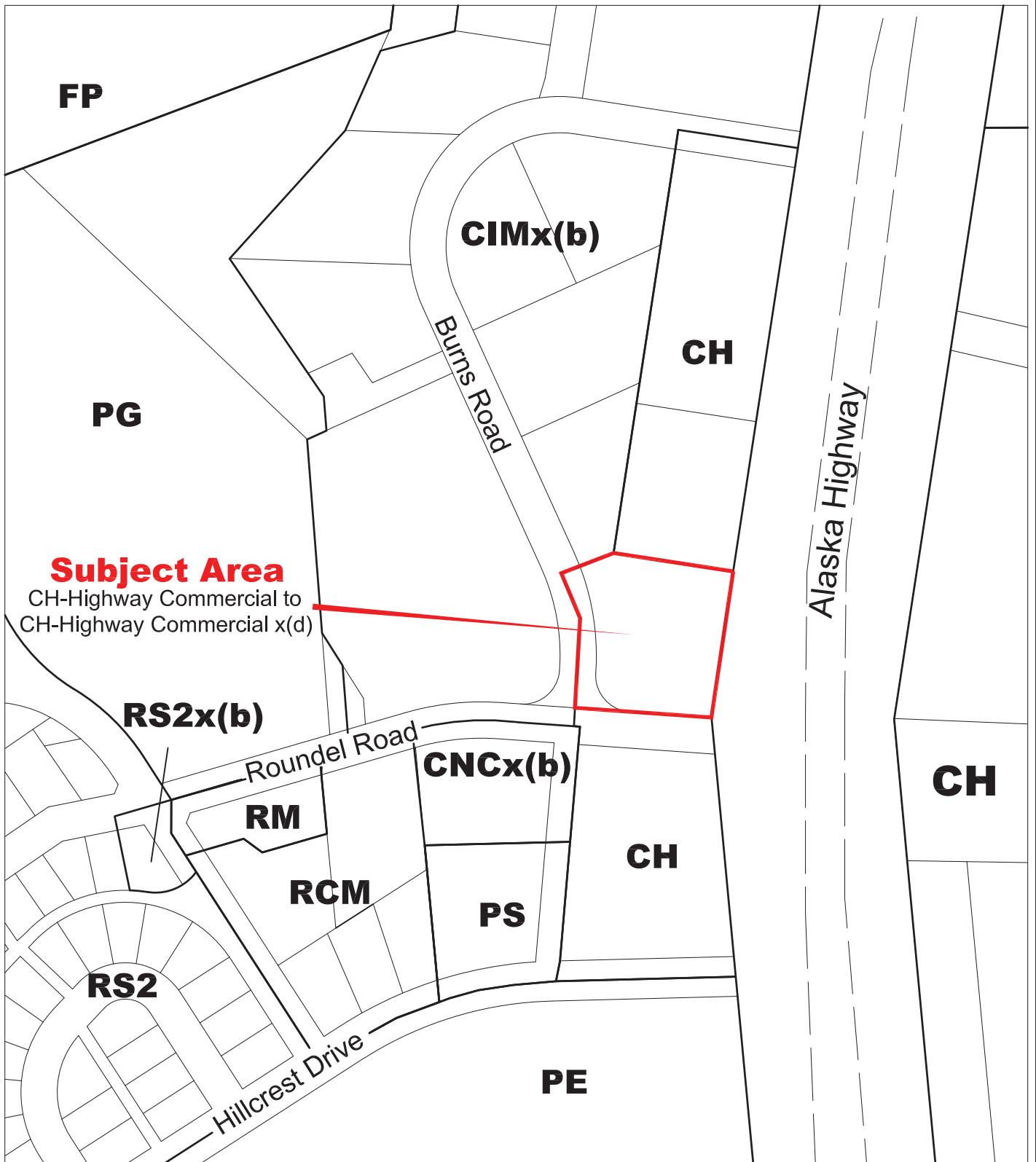
NOW THEREFORE the council of the municipality of the City of Whitehorse, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Section 10.3.7 of Zoning Bylaw 2012-20 is hereby amended by adding a new section 10.3.7 d) as follows:  
    "10.3.7 d) Lot 6, Plan 45944 LTO, located at 16 Burns Road in the Hillcrest neighbourhood, is designated CHx, with the special modification being that child care centres are permitted as a principal use."
2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of Lot 6, Plan 45944 LTO, located at 16 Burns Road, from CH–Highway Commercial to CHx(d)–Highway Commercial (modified), as indicated on the sketch attached hereto as Appendix "A" and forming part of this bylaw.
3. This bylaw shall come into force and effect upon the final passing thereof.

**FIRST READING:** September 12, 2016  
**PUBLIC NOTICE:** September 16 and 23, 2016  
**PUBLIC HEARING:** October 11, 2016  
**SECOND READING:**  
**THIRD READING and ADOPTION:**


\_\_\_\_\_  
Mayor

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



Bylaw 2016-36  
A bylaw to amend the zoning of Lot 6, Plan 45944 LTO (16 Burns Road), to allow for a child care centre as a principal use.

**LEGEND**

 SUBJECT AREA

**CITY OF WHITEHORSE**  
**BYLAW 2016-37**

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 to allow the placement of a modified mobile home in the Lobird Mobile Home Park;

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

1. Section 9.13 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 9.3.10 as follows:

“9.13.10 Special Restrictions

a) The trailer park portion of Lots 1206 and 1207, Quad 105 D/11, Plan 2005-0035 LTO, located at 200 Lobird Road, is designated RPx(a), the special modifications being:

- (1) Mobile Home Site #221 is permitted to contain a mobile home with a heated room addition; and
- (2) The heated room addition must conform to the provisions contained within section 9.13.8 c) of this bylaw; and
- (3) The special modification associated with Mobile Home Site #221 is specific to the first mobile home placed on Site #221 after the adoption of Bylaw 2016-37 and is not transferrable to future mobile homes. Future mobile homes placed on Site #221 must conform to zoning regulations in effect at the time of placement on the site.

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

**FIRST READING:** September 12, 2016  
**PUBLIC NOTICE:** September 16 and 23, 2016  
**PUBLIC HEARING:** October 11, 2016  
**SECOND READING:**  
**THIRD READING and ADOPTION:**

\_\_\_\_\_  
Mayor

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

**CITY OF WHITEHORSE**  
**BYLAW 2016-31**

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 to allow for country residential development on a parcel of land in the Forestview area;

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

1. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of Lot 1445, Plan 2005-0087 LTO, located at 19 Cousins Airfield Road, from CH–Highway Commercial to RC1–Country Residential 1, as indicated on the 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:**  
**PUBLIC NOTICE:**  
**PUBLIC HEARING:**  
**SECOND READING:**  
**THIRD READING and ADOPTION:**

\_\_\_\_\_  
Mayor

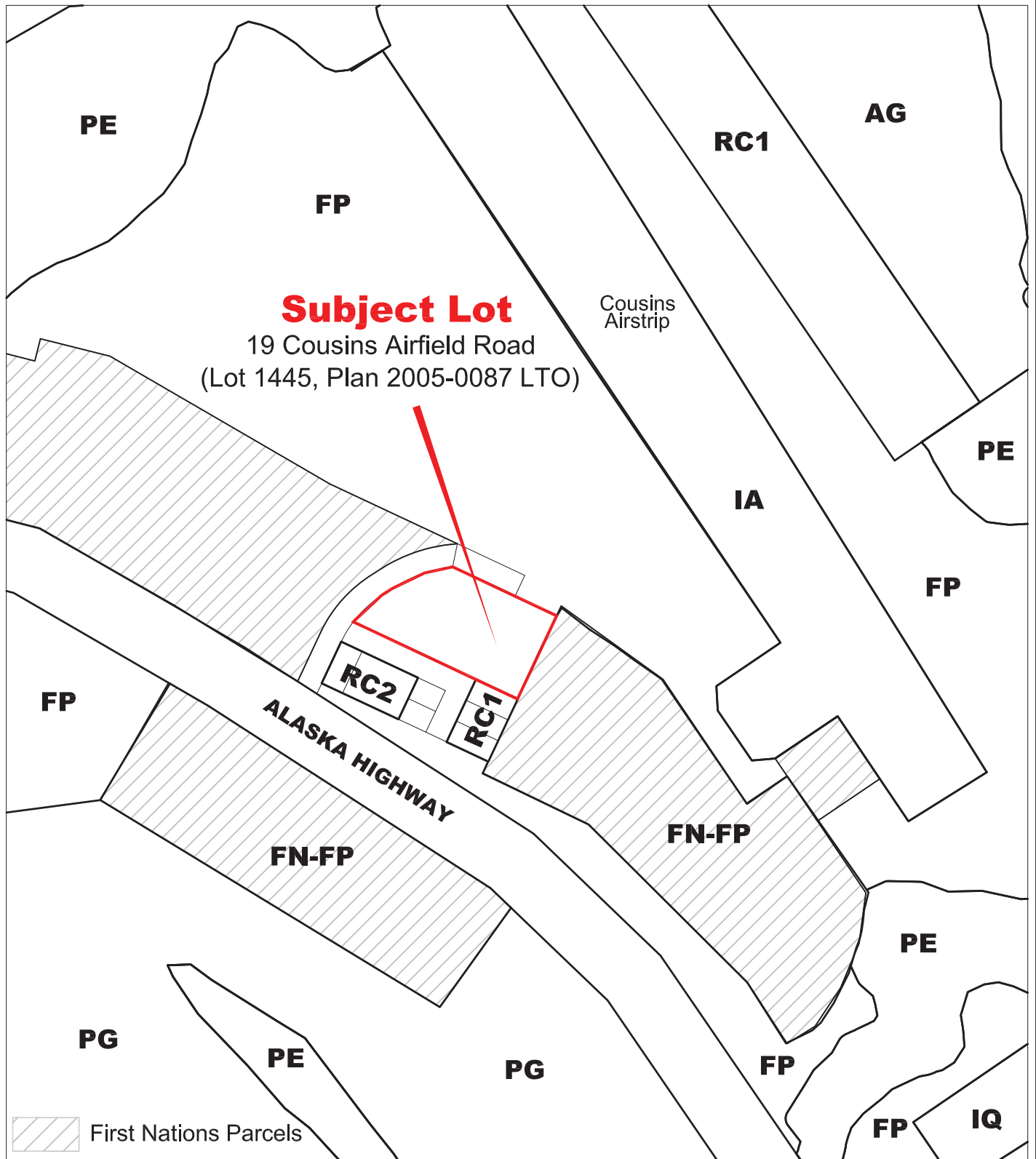
\_\_\_\_\_  
City Clerk



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CITY OF WHITEHORSE  
BYLAW 2016-31  
APPENDIX 'A'



BYLAW 2016-31  
A Bylaw to amend the zoning of 19 Cousins Airfield Road from CH-  
Highway Commercial to RC2-Country Residential 2.

**LEGEND**

 SUBJECT AREA

# CITY OF WHITEHORSE

## BYLAW 2016-39

A bylaw to provide for a work of local improvement on Wheeler Street

WHEREAS section 267 of the *Municipal Act* (R.S.Y. 2002) provides that a municipality may undertake any local improvement it considers necessary for the benefit of all or part of a municipality; and

WHEREAS section 268 of the *Municipal Act* requires that a bylaw to provide for and authorize a local improvement will prescribe which parcels of land will benefit and how to determine the total cost or a portion of that cost that is to be levied against parcels of land that will benefit from a local improvement, and determine the levy to be charged against each parcel of land that will benefit over the probable life of the local improvement; and

WHEREAS section 268 of the *Municipal Act* provides that council may by bylaw levy the total cost or a proportion of the cost of a local improvement against the parcels of land that will benefit from the local improvement, and provide the means for assessment, collection, and payment of the cost; and

WHEREAS the actual cost of the said design and construction is estimated to be \$5,150,000.00 of which \$635,099.09 will be raised by way of a special frontage charge, and \$4,514,900.91 will be contributed by the municipality at large; and

WHEREAS in order to construct and complete the project it will be necessary to borrow up to the sum of \$635,099.09 on the credit of the City by issuing debentures as herein provided; and

WHEREAS the amount of taxable assessment as last determined and fixed by the Assessment Review Board for 2015 was \$2,943,107,786; and

WHEREAS the amount of debenture debt of the City as at December 31, 2015 was \$9,222,726, no part of which is in arrears; and

WHEREAS the estimated life of the project exceeds fifteen years; and

WHEREAS it is deemed necessary and expedient to undertake certain local improvement works, namely the construction of underground and surface works on a portion of **Wheeler Street** between Fourth Avenue and escarpment;

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

1. Pursuant to section 269 of the *Municipal Act*, notice is hereby given that the Council of the City of Whitehorse hereby authorizes a work of local improvement, being the construction of underground and surface works on the roadways abutting the properties as set out in Schedule "A" attached to and forming part of this bylaw.



## **Wheeler Street Local Improvement Charges Bylaw 2016-39**

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2. The parcels of land benefiting from this work of local improvement and their frontages have been determined in accordance with the provisions of City of Whitehorse Bylaw 2011-21 and are as set out in Schedule "A" to this bylaw.
3. The total cost of the local improvement has been determined in accordance with the provisions of Bylaw 2011-21.
4. A portion of the cost of the work is to be paid for by way of a frontage tax to be levied on those parcels as set out in Schedule "A" to this bylaw, and a portion is to be paid for out of City reserves.
5. For the purposes aforesaid, the sum of up to \$635,099.09 is to be borrowed by way of debentures issued on the credit and security of the City at large.
6. The sum of \$635,099.09 is to be collected by way of a special frontage charge assessment as provided in Schedule "A" to this bylaw.
7. The debentures to be issued under this bylaw shall be dated upon such day as may be appropriate having regard to the date of the borrowing, and shall be issued for the term of 15 years and shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal annual instalments during the said 15 years.
8. The debentures shall bear interest during the currency of the debenture at a rate not exceeding the rate as fixed from time to time by the Department of Finance of the Government of Yukon as being the rate of interest applicable on loans to municipalities and others.
9. The said debenture shall be signed by the Mayor and the Clerk of the City, and the Clerk shall affix thereto the corporate seal of the City.
10. There shall be levied and raised in each year of the currency of the local improvement hereby authorized the amount necessary to pay the annual amount of interest and principal falling due in each year on such debenture by levying a special assessment under the *Assessment and Taxation Act*, and there is hereby imposed on all lands set out in Schedule "A" attached hereto and forming part of this bylaw, an annual fee for each of 15 years to be computed at date of borrowing and based on the same interest rate as the borrowing allowed for in section 8 of this bylaw. The said special assessment shall be in addition to all other rates and taxes.
  - (1) The property owner has the option of paying the total property charge prior to its due date, or of paying equal annual instalments each of 15 years, commencing on the due date.
  - (2) The property owner 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 owner may pay off the balance owing at any point during the 15-year life of the bylaw.

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11. The frontage rate is determined as residential or non-residential in accordance with the property's assessment class. Should this assessment class change during the life of the bylaw, it is hereby authorized that the unit rate may also change as required.
12. Any existing local improvement charges for surface works abutting any properties set out in Schedule "A" are hereby rescinded.
13. The provisions of section 269 and 270 of the *Municipal Act* respecting the giving of notice and hearing of objections shall be followed prior to final passage of this bylaw.
14. A public hearing is scheduled to take place at a Special Council meeting on **Monday, November 21, 2016** at which council will hear and consider any submissions respecting this proposed project and local improvement charges. The meeting will be held in Council Chambers at City Hall, beginning at 5:30 p.m.
15. The provisions of this bylaw shall come into full force and effect pending budget approval.

**FIRST READING:**

**NOTICE GIVEN:** By Registered Letter sent

**PUBLIC HEARING:**

**SECOND READING:**

**THIRD READING and ADOPTION:**

\_\_\_\_\_  
Mayor

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

Lot/Block/Plan	Owner Address1	CIVIC ADDRESS1	ROLL #	ASSESSED Use/ Class	ASSESSED FRONTAGE (metres)	SURFACE FRONTAGE CHARGE (\$/M)	TOTAL PROPERTY CHARGE	ANNUAL PROPERTY CHARGE OVER 15 YEARS
2 / 111 / 18415	4178 4th Avenue Whitehorse YT Y1A 1J6	4178 4th Avenue 401-411 Wheeler St	3011110100	CMS	15.24	1,266.67	19,304.05	2,020.19
1 / 111 / 18415	4178 4th Avenue Whitehorse YT Y1A 1J6	403 Wheeler St	3011110100	CMS	15.24	1,266.67	19,304.05	2,020.19
0 / 111 / 18415	4178 4th Avenue Whitehorse YT Y1A 1J6	405 Wheeler St	3011110100	CMS	15.24	1,266.67	19,304.05	2,020.19
9 / 111 / 18415	4178 4th Avenue Whitehorse YT Y1A 1J6	407 Wheeler St	3011110100	CMS	15.24	1,266.67	19,304.05	2,020.19
8 / 111 / 18415	4178 4th Avenue Whitehorse YT Y1A 1J6	409 Wheeler St	3011110100	CMS	15.24	1,266.67	19,304.05	2,020.19
7 / 111 / 18415	4178 4th Avenue Whitehorse YT Y1A 1J6	5179 5th Ave 411 Wheeler St	3011110100	CMS	15.24	1,266.67	19,304.05	2,020.19
1 / 112 / 18415	4178 4th Avenue Whitehorse YT Y1A 1J6	4180 4th Avenue 402 Wheeler St	3011120100	CMS	15.24	1,266.67	19,304.05	2,020.19
2 / 112 / 18415	4178 4th Avenue Whitehorse YT Y1A 1J6	404 Wheeler St	3011120100	CMS	15.24	1,266.67	19,304.05	2,020.19
3 / 112 / 18415	4178 4th Avenue Whitehorse YT Y1A 1J6	406 Wheeler St	3011120100	CMS	15.24	1,266.67	19,304.05	2,020.19
4 / 112 / 18415	4178 4th Avenue Whitehorse YT Y1A 1J6	408 Wheeler St	3011120100	CMS	15.24	1,266.67	19,304.05	2,020.19
5 / 112 / 18415	4178 4th Avenue Whitehorse YT Y1A 1J6	410 Wheeler St	3011120100	CMS	15.24	1,266.67	19,304.05	2,020.19
6 / 112 / 18415	4178 4th Avenue Whitehorse YT Y1A 1J6	5181 5th Ave 412 Wheeler St	3011120100	CMS	15.24	1,266.67	19,304.05	2,020.19
1 / 122 / 18415	9042 Quartz Road Y1A 5L8	5180 5th Ave 502 Wheeler St	3011220100	RSM	12.19	633.33	7,720.29	807.94
2 / 122 / 18415	9042 Quartz Road Y1A 5L8	504 Wheeler St	3011220100	RSM	15.24	633.33	9,651.95	1,010.09
3 / 122 / 18415	9042 Quartz Road Y1A 5L8	506 Wheeler St	3011220100	RSM	15.24	633.33	9,651.95	1,010.09
6/121/40413	110 Industrial Road Y1A 2T9	5178 5th Ave 501 Wheeler St	3011210600	CMS	12.19	1,266.67	15,440.71	1,615.89
5/121/40413	604 Wheeler St Y1A 2P5	503 Wheeler St	3011210500	RS2	15.24	633.33	9,651.95	1,010.09
4/121/40413	505 Wheeler St Y1A 2P3	6179 6th Ave 505 Wheeler St	3011210400	RS1	15.24	633.33	9,651.95	1,010.09
CC169-Unit 1	#3-6180-6th Av Y1A 1N8	6180 6th Ave 602 Wheeler St	3010169001	RS1	5.08	633.33	3,217.32	336.70
CC169-Unit 2	#3-6180-6th Av Y1A 1N8	6180 6th Ave 602 Wheeler St	3010169002	RS1	5.08	633.33	3,217.32	336.70
CC169-Unit 3	#3-6180-6th Av Y1A 1N8	6180 6th Ave 602 Wheeler St	3010169003	RS1	5.08	633.33	3,217.32	336.70

Lot/Block/Plan	Owner Address1	CIVIC ADDRESS1	ROLL #	ASSESSED Use/ Class	ASSESSED FRONTAGE (metres)	SURFACE FRONTAGE CHARGE (\$/M)	TOTAL PROPERTY CHARGE	ANNUAL PROPERTY CHARGE OVER 15 YEARS
2/132/40413	604 Wheeler St Y1A 2P5	604 Wheeler St	3011320200	RS1	15.24	633.33	9,651.95	1,010.09
3/132/40413	Box 20887 Y1A 6P1	606 Wheeler St	3011320300	RS2	15.24	633.33	9,651.95	1,010.09
4/132/40413	608 Wheeler St Y1A 2P5	608 Wheeler St	3011320400	RS1	15.24	633.33	9,651.95	1,010.09
5/132/40413	610 Wheeler St Y1A 2P5	610 Wheeler St	3011320500	RS1	15.24	633.33	9,651.95	1,010.09
6/132/40413	7181-7th Avenue Y1A 1R1	7181 7th Ave 612 Wheeler St	3011320600	RS2	15.24	633.33	9,651.95	1,010.09
12/131/40413	Box 21387 Y1A 6S4	6178 6th Ave 601 Wheeler St	3011311200	RSM	15.24	633.33	9,651.95	1,010.09
11/131/40413	#3-6180-6th Av Y1A 1N8	603 Wheeler St	3011311100	RS1	15.24	633.33	9,651.95	1,010.09
10/131/40413	410H Jarvis Street Y1A 2C6	605 Wheeler St	3011311000	RSM	15.24	1,900.00	28,956.00	3,030.28
9/131/40413	607 Wheeler Street Y1A 2P4	607 Wheeler St	3011310900	RS2	15.24	633.33	9,651.95	1,010.09
8/131/40413	609 Wheeler Street Y1A 2P4	609 Wheeler St	3011310800	RS2	15.24	633.33	9,651.95	1,010.09
7/131/40413	402-309 Strickland Street Y1A 2J9	7179 7th Ave 611 Wheeler St	3011310700	RS1	15.24	633.33	9,651.95	1,010.09
1/142/41583	7180-7th Avenue Y1A 1R2	7180 - 7th ave 702 Wheeler	3011420100	RS2	18.29	633.33	11,583.61	1,212.24
2/142/41583	704 Wheeler Street Y1A 2P7	704 Wheeler St	3011420200	RS1	15.24	633.33	9,651.95	1,010.09
3/142/41603	706 Wheeler Street Y1A 2P7	706 Wheeler St	3011420300	RS2	15.24	633.33	9,651.95	1,010.09
4/142/41583	42 Teslin Road Y1A 3M4	708 Wheeler St	3011420400	RS1	15.24	633.33	9,651.95	1,010.09
5/142/41583	8181-8th Avenue Y1A 1T1	8181 - 8th Ave 710 Wheeler	3011420500	RS1	15.24	633.33	9,651.95	1,010.09
10/141/41583	7181-7th Avenue Y1A 1R1	7178 - 7th Ave 701 Wheeler St	3011411000	RS1	18.29	633.33	11,583.61	1,212.24
9/141/41583	703 Wheeler Street Y1A 2P6	703 Wheeler St	3011410900	RS1	15.24	633.33	9,651.95	1,010.09
8/141/41583	12 Langholz Road Y1A 5T1	705 Wheeler St	3011410800	RS2	15.24	633.33	9,651.95	1,010.09
7/141/41583	Box 17, Old Crow Yukon Y0B 1N0	707 Wheeler St	3011410700	RS2	15.24	633.33	9,651.95	1,010.09
6/141/41583	20 Dawson Road Yukon Y0B 1N0	8179 - 8th Ave	3011410600	RS2	15.24	633.33	9,651.95	1,010.09

Lot/Block/Plan	Owner Address1	CIVIC ADDRESS1	ROLL #	ASSESSED Use/ Class	ASSESSED FRONTAGE (metres)	SURFACE FRONTAGE CHARGE (\$/M)	TOTAL PROPERTY CHARGE	ANNUAL PROPERTY CHARGE OVER 15 YEARS
CC142-Unit 1	802A Wheeler St Y1A 2P9	8180 - 8th Ave 802 Wheeler St	3010142001	RS1	5.08	633.33	3,217.32	336.70
CC142-Unit 2	802B Wheeler St Y1A 2P9	8180 - 8th Ave 802 Wheeler St	3010142002	RS1	5.08	633.33	3,217.32	336.70
CC142-Unit 3	802A Wheeler St Y1A 2P9	8180 - 8th Ave 802 Wheeler St	3010142003	RS1	5.08	633.33	3,217.32	336.70
2/152/41583	804 Wheeler Street Y1A 2P6	804 Wheeler St	3011520200	RS1	15.24	633.33	9,651.95	1,010.09
3/152/41583	806 Wheeler Street Y1A 4P7	806 Wheeler St	3011520300	RS2	15.24	633.33	9,651.95	1,010.09
4/152/41583	5 Gibbons Place Y1A 5L4	808 Wheeler St	3011520400	RS2	15.24	633.33	9,651.95	1,010.09
CC163-Unit 1	810C Wheeler St Y1A 2P9	810C Wheeler St	3010163001	RS1	5.08	633.33	3,217.32	336.70
CC163-Unit 2	810B Wheeler St Y1A 2P9	810B Wheeler St	3010163002	RS1	5.08	633.33	3,217.32	336.70
CC163-Unit 3	810A Wheeler St Y1A 2P9	810A Wheeler St	3010163003	RS1	5.08	633.33	3,217.32	336.70
14/151/41583	801 Wheeler Street Y1A 2P8	8178 - 8th Ave 801 Wheeler St	3011511450	INS	15.24	633.33	9,651.95	1,010.09
13/151/41583	607 Cook Street Y1A 2R7	803 Wheeler St	3011511300	RSM	15.24	633.33	9,651.95	1,010.09
12/151/41583	805 Wheeler Street Y1A 2P8	805 Wheeler St	3011511200	RS1	15.24	633.33	9,651.95	1,010.09
11/151/41583	807 Wheeler Street Y1A 2P8	807 Wheeler St	3011511100	RS2	15.24	633.33	9,651.95	1,010.09
10/151/41583	30 Tagish Road Y1A 3P5	809 Wheeler St	3011511000	RS2	15.24	633.33	9,651.95	1,010.09
9/151/41583	79 Boswell Crescent Y1A 4T2	811 Wheeler St	3011510900	RS2	15.24	633.33	9,651.95	1,010.09
					777.24			
						635,099.09		