

## **ADMINISTRATIVE REPORT**

<b>TO:</b> Planning Committee
<b>FROM:</b> Administration
<b>DATE:</b> August 5, 2024
<b>RE:</b> Public Hearing Report – Zoning Amendment – 13, 23, and 33 McClimon Crescent

### **ISSUE**

Public Hearing Report on a bylaw to amend the zoning of 13, 23, and 33 McClimon Crescent, from FN-FP – First Nation Future Planning to FN-RS – First Nation Residential Single Detached, to allow for the development of townhouses.

### **REFERENCES**

- [Zoning Bylaw 2012-20](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2024-34 (Attachment 2)

### **HISTORY**

An application was received to rezone 13, 23, and 33 McClimon Crescent from FN-FP – First Nation Future Planning to FN-RS – First Nation Residential Single Detached to allow for the development of townhouses. The proponent intends to develop 12 townhouses for elders (four per lot).

Bylaw 2024-34 received First Reading on May 27, 2024. Public Hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements were posted in the Yukon News on May 31, 2024 and June 7, 2024;
- Email notifications were sent to Kwanlin Dün First Nation, Ta'an Kwäch'än Council, and the Government of Yukon Land Management Branch;
- Mail notifications were sent to property owners within 100 metres of the subject site; and
- A notice sign was placed on the subject site.

A public hearing for this item was held on June 24, 2024. No public input submissions were received and nobody registered for, or spoke to, the amendment at the public hearing.

### **ALTERNATIVES**

1. Proceed with the second and third readings under the bylaw process; or
2. Do not proceed with the second and third readings.

### **ANALYSIS**

No issues were raised with this proposed zoning amendment through the public hearing process and no changes to the application were made following the public hearing.

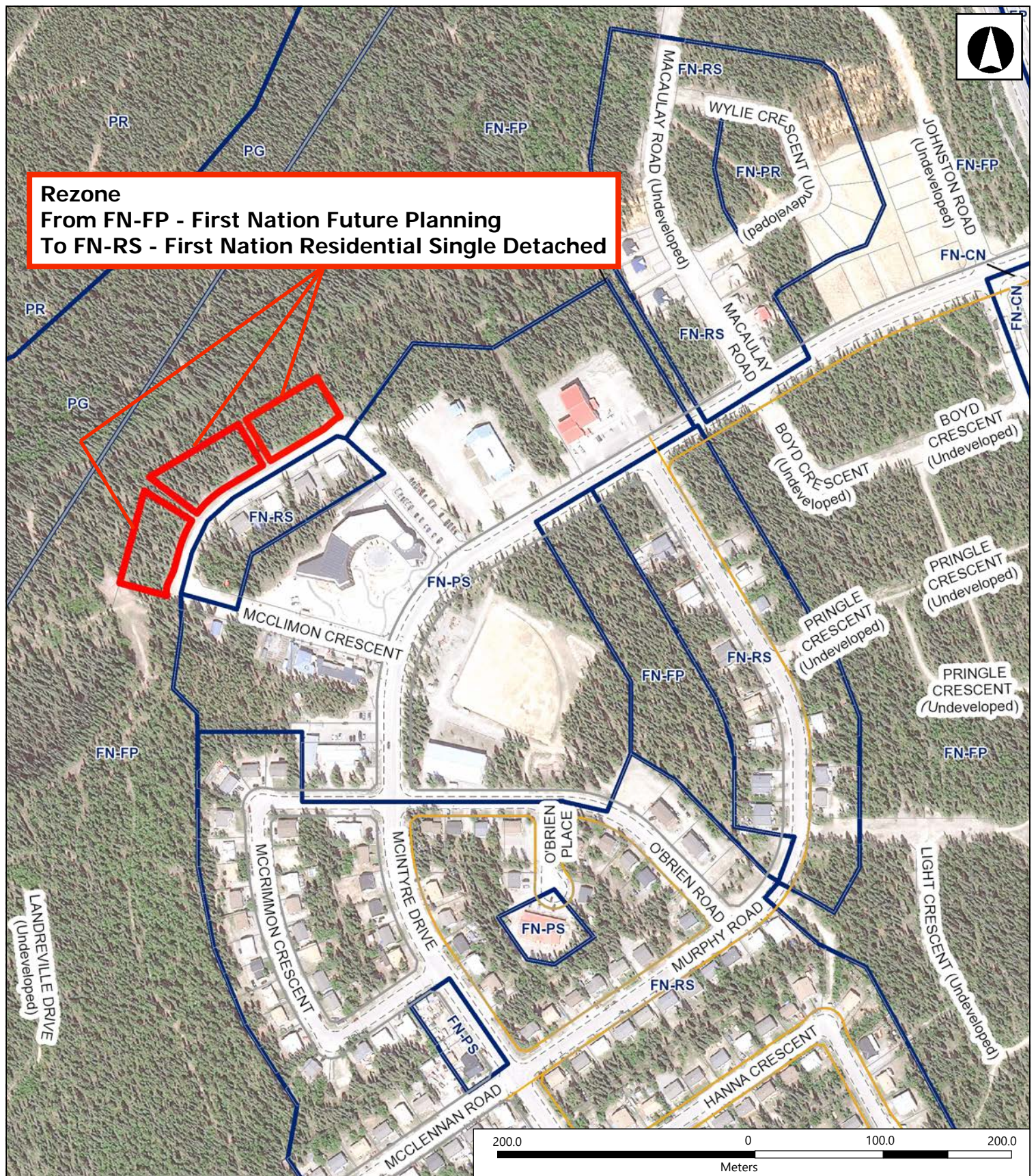
If Council approves this amendment, the proponent can proceed with the City's Development Permit process.

**ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2024-34, a bylaw to amend the zoning of 13, 23, and 33 McClimon Crescent, from FN-FP – First Nation Future Planning to FN-RS – First Nation Residential Single Detached, to allow for the development of townhouses, be brought forward at second and third reading under the bylaw process.



**Rezone  
From FN-FP - First Nation Future Planning  
To FN-RS - First Nation Residential Single Detached**



SCALE:  
1:4,000

DATE:  
May 21, 2024

FILE:  
13, 23, & 33 McClimon Crescent

**CITY OF WHITEHORSE - PLANNING & SUSTAINABILITY SERVICES**

**Proposed Bylaw 2024-34**

An application to amend the zoning of 13, 23, and 33 McClimon Crescent from FN-FP - First Nation Future Planning to FN-RS - First Nation Residential Single Detached



**CITY OF WHITEHORSE**  
**BYLAW 2024-34**

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 Zoning Bylaw be amended to allow for the development of multiple housing dwelling units at Lots 742, 743, 744, Block 105D/11, Plan 93240 CLSR YT, municipally known as 13, 23, and 33 McClimon Crescent; and

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

1. The zoning map attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of Lots 742, 743, 744, Block 105D/11, Plan 93240 CLSR YT, from FN-FP – First Nation Future Planning to FN-RS – First Nation Residential Single Detached, as indicated on Appendix A and forming part of this bylaw.
2. This bylaw shall come into force and effect upon the final passing thereof.

<b>FIRST READING:</b>	May 27, 2024
<b>PUBLIC NOTICE:</b>	May 31 and June 7, 2024
<b>PUBLIC HEARING:</b>	June 24, 2024
<b>SECOND READING:</b>	
<b>THIRD READING and ADOPTION:</b>	

---

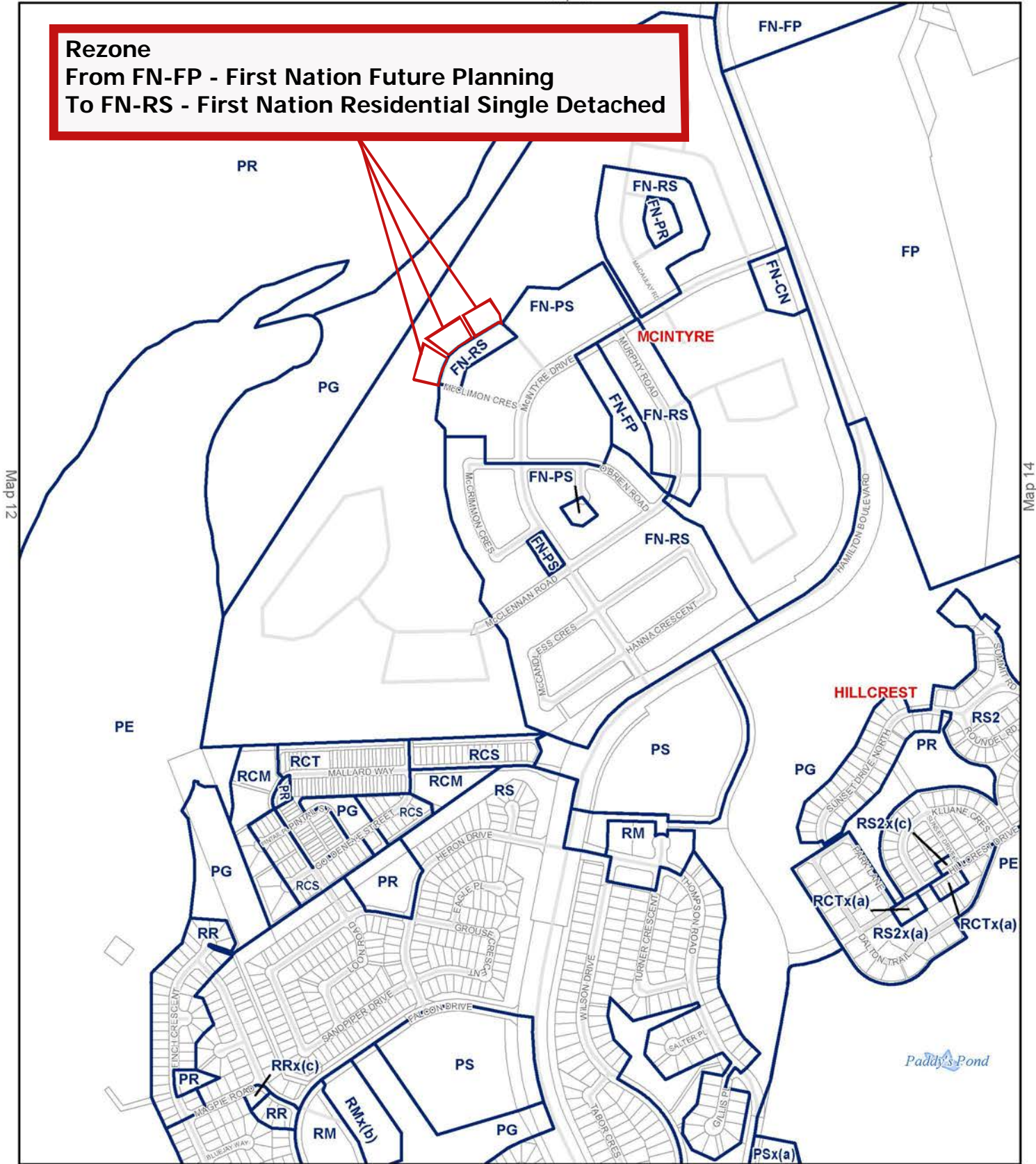
Laura Cabott, Mayor

---

Corporate Services

Map 10

**Rezone  
From FN-FP - First Nation Future Planning  
To FN-RS - First Nation Residential Single Detached**

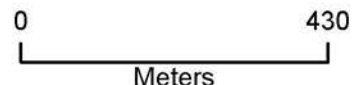


Map 12

Map 14

Map 17

Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.



Consolidation date:  
June 15, 2023

Projection: NAD 1983 UTM Zone 8