

CITY OF WHITEHORSE
BYLAW 2024-57

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 Whitehorse Zoning Bylaw be amended to allow for residential development on Lot 46, Plan 25142 LTO YT, Porter Creek Subdivision, municipally known as 1702 Centennial Street;

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

1. Section 10.6.7 of Zoning Bylaw 2012-20 is hereby amended by adding a new subsection 10.6.7 Special Modifications I) as follows:

“g), Lot 45, Plan 25142 LTO YT at 1702 Centennial Street in the Porter Creek Subdivision, is designated CM2x(l) with the special modifications being:

- (1) the maximum height is 15.0 m;
- (2) The minimum corner lot setback is 6.0 m from the lot line abutting Centennial Street, 3.0 m from the lot line abutting 17th Avenue East, and 3.0 m from all other sides.
- (3) A vegetative buffer is required where development is adjacent to a residential zone. The minimum width of the vegetative buffer is 3.0 m. The minimum density is one tree or two shrubs per 20m² of required buffer area, or any combination thereof to meet the requirement; and,
- (4) Retail services, restricted are not permitted.

2. The zoning maps attached to and forming part of Zoning Bylaw 2012-20 are hereby amended by changing the zoning of 1702 Centennial Street from CH – Highway Commercial to CM2x(l) – Mixed Use Commercial 2 (modified), as indicated on Appendix A and forming part of this bylaw.

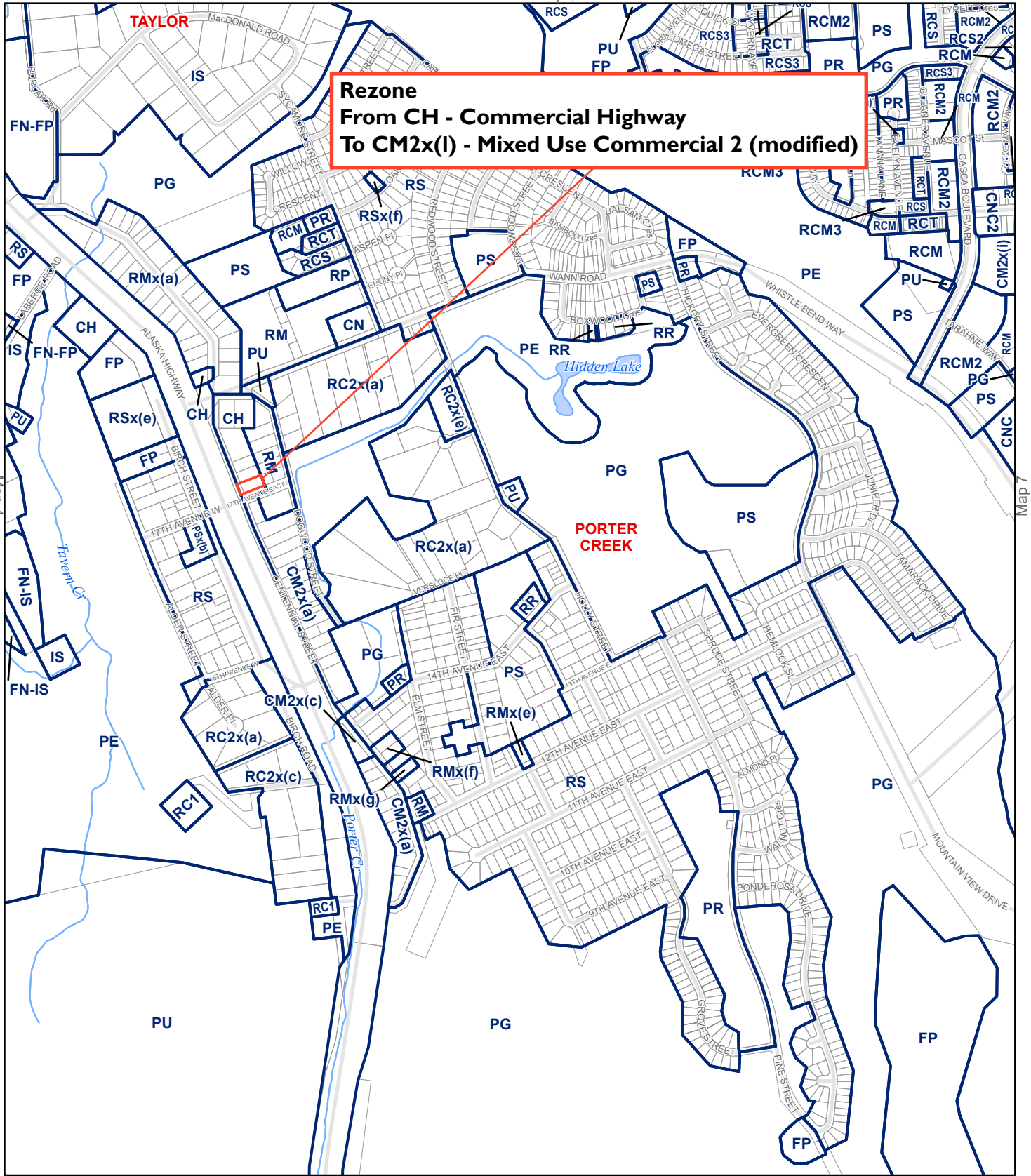
3. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:	December 2, 2023
PUBLIC NOTICE:	December 9, 2023
PUBLIC HEARING:	January 13, 2024
SECOND READING:	February 24, 2024
THIRD READING and ADOPTION:	

Kirk Cameron, Mayor

Corporate Services

Map 6



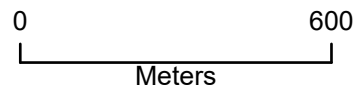
Map 4

Map 7

Map 12

Map 9

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: September 13, 2024

Projection: NAD 1983 UTM Zone 8