ADMINISTRATIVE REPORT

TO:	City Planning Committee
FROM:	Administration
DATE:	October 5, 2026
RE:	Official Community Plan and Zoning Bylaw Amendment – Mineral Exploration and Development Framework

ISSUE

An application to amend text of the Official Community Plan and Zoning Bylaw to implement a land use framework to regulate Mineral Exploration and Mineral Development in Whitehorse.

REFERENCE

- Zoning Bylaw 2025-37
- Whitehorse 2040 Official Community Plan
- Quartz Mining Act SY 2003, c. 14
- Yukon Environmental and Socio-economic Assessment Act S.C 2003, c.7
- Prohibition of Entry on Certain Lands (City of Whitehorse) Order O.I.C 2012/145
- Draft Mineral Exploration and Development Framework-February 2026
- Municipal Act, RSY 2002, c. 154
- Active Crown Grants / Mineral Claims and Whitehorse 2040 OCP Designations
- Mineral Exploration and Development Engagement “What We Heard” Report 1
- Mineral Exploration and Development Engagement “What We Heard” Report 2
- Whitehorse 2040 Official Community Plan - Redline Document
- Zoning Bylaw 2025-37 - Redline Document
- Proposed OCP Amendment Bylaw 2026-23 (Attachment 1)
- Proposed Zoning Bylaw Amendment Bylaw 2026-32 (Attachment 2)
- Mineral Exploration and Development Framework Map (Attachment 3)

HISTORY

Renewed interest in mineral exploration within Whitehorse city limits was a key driver in the development of the Proposed Mineral Exploration and Development Framework (Proposed Framework). In December 2023, a member of the public submitted an application to amend the Official Community Plan (OCP) and Zoning Bylaw to ban mineral exploration and extraction within city limits. In early 2024, Council an OCP amendment to ban mineral exploration and development city-wide. Council did not proceed with second and third reading so that Administration could conduct meaningful engagement with First Nation governments, industry, and the public as well as conduct further research and jurisdictional reviews prior to bringing proposed amendments to Council for consideration. Following the hiring of a consultant in 2025, the City started this review, which culminated with a Proposed Mineral Exploration and Development Framework, which is now ready for Council’s consideration.

New enabling policy in the OCP is the foundation of the Proposed Framework. An accompanying set of regulations in the Zoning Bylaw provides detailed guidance on how Mineral Exploration and Development can occur. A description of the Proposed Framework is provided in the analysis section of this report.

Quartz Mining Act and Municipal Act

The *Quartz Mining Act* is one of the principal documents that regulates mining and exploration activities in the Yukon. The *Municipal Act* grants local governments jurisdiction over land use, including mining and exploration when those uses are undertaken within their boundaries. Section 289 of the *Municipal Act* states municipalities are permitted to "prohibit, regulate, and control the use and development of land and buildings in a municipality". Neither act takes priority and each simultaneously applies.

Prohibition of Entry on Certain Lands (City of Whitehorse) Order

Since 2012, entering municipal lands for the purpose of locating a claim, prospecting, or mining for minerals is prohibited in a large portion of the city through the approval of the *Prohibition of Entry on Certain Lands (City of Whitehorse) Order.* No new claims can be staked in the prohibited area. There are many claims that were staked in the prohibited area prior to the *Order* coming into effect. These claims are grandfathered and do not expire so long as they are kept in good standing. A claim can be kept in good standing by undertaking representation work each year or by paying a nominal fee.

Yukon Environmental and Socioeconomic Assessment Act (YESAA) and Yukon Government Permitting

Under the Yukon Environmental and Socio-Economic Assessment Act (YESAA), some intensities of mineral exploration are subject to review by the Yukon Environmental and Socioeconomic Assessment Board (YESAB).

Development of the Mineral Exploration and Development Framework

Following the above Council decision, Administration retained a consultant to conduct research including development of a jurisdictional scan. The consultant also assisted in facilitation and analysis of public and government engagement.

Public Engagement

An online survey was released for public participation from June 24 to July 28, 2025. A total of 430 respondents completed the survey. The survey was intended to illicit high-level feedback on mineral exploration and development in the city. In addition to the survey, members of the project team met with representatives of the mining and exploration industry on July 31, 2025, to understand perspectives on how mining and exploration should be regulated in the city. The project team also met with members of environmental non-government organizations (ENGO) in a separate meeting on July 31, 2025 to understand conservation perspectives related to mining and exploration. A What We Heard Report summarizing findings from the survey and industry meetings was released on August 29, 2025.

In early February 2026, the Proposed Framework was released to the public. Between February 9 and March 9, 2026, a second online survey was released to elicit comment and gauge understanding related to the Proposed Framework. 167 respondents completed the survey.

Two open houses were held on February 23 and February 26, 2026. Meetings to discuss the Proposed Framework with mining industry professionals and ENGOs were held on February 9, 2026 and February 13, 2026 respectively. A second What We Heard Report summarizing the second phase of public engagement was released on June 5, 2026.

Engagement with Kwanlin Dün First Nation (KDFN)

Members of the project team met with KDFN staff in July 2025 to initiate conversations regarding development of a Proposed Framework. Administration met again with KDFN in February 2026 to discuss the Proposed Framework. KDFN sought clarification as to how Category A Settlement lands would be impacted by the Proposed Framework, given KDFN has the ability to draw legislative authority over subsurface rights in Category A land. The Proposed Framework will not hinder the ability of any First Nation to exercise its land use rights under a self-government agreement, including Category A and B lands. KDFN also identified the need for a map correction to reflect First Nations Settlement Land near Fish Lake Road, which was mistakenly designated as Greenspace.

Engagement with Ta'an Kwäch'än Council (TKC)

A meeting was held with TKC staff in July 2025 and again in January 2026, to discuss the Proposed Framework.

TKC staff indicated a desire for better explanation of how the Proposed Framework interacts with Chasàn Chùa Territorial Park. Confirmation was provided that Chasàn Chùa Territorial Park is predominantly designated as Greenspace, where exploration is not permitted in the Proposed Framework. TKC staff also identified heritage protection as a concern. In response to these comments, Administration confirmed all exploration projects will require Development Review Committee (DRC) review. TKC and KDFN are members of DRC and can participate in review of all mineral applications to ensure appropriate heritage reviews occurs.

TKC staff also questioned whether the Proposed Framework could negatively impact TKC’s ability to undertake gravel extraction. Administration confirmed that no changes to gravel extraction regulations will result from the Proposed Framework. Other concerns included enforcement and cumulative effect. The Proposed Framework will outline inspection powers and standard enforcement tools will be used to ensure compliance. Bonding will be required as part of the Proposed Framework to ensure adequate remediation occurs in the event of delinquency. Unfortunately the City is not equipped to address macro level environmental considerations, sometimes referred to as cumulative effects. In these instances, the City relies on YESAB and YG to impose conditions that can address broader environmental concerns.

In response to concerns, Administration will ensure KDFN and TKC will continue to have the opportunity to participate in the City's DRC when applications related to mineral exploration or development are received.

Engagement with the Government of Yukon (YG)

The Land Planning Branch of the Energy, Mines and Resources Department at YG was sent the Proposed Framework in late 2025 for comment. YG confirmed municipalities cannot restrict where mineral claims are staked but can influence where and how mineral exploration and development occurs through land-use planning. OCPs and zoning bylaws can set permitted levels of exploration activity, define when development permits are required, and establish thresholds that trigger rezoning applications. Proponents may apply to amend the OCP or amend the Zoning Bylaw to allow exploration or mining where the proposed activities do not align with the existing OCP or Zoning Bylaw.

Development Review Committee and Administrative Review

On June 24, 2026 the Proposed Framework was reviewed by the DRC. The DRC provided the following comments:

- Consider consistent language between proposed "watercourse setback" and existing "riparian setback";
- Consider if policy should enable requirement of setbacks greater than 100 m from watercourses if justified by environmental study;
- Need trail construction standards;
- Consider security deposits for reclamation of Tier 1 and 2 exploration activities;
- Deposits require standardized calculations based on disturbance area;
- Secondary uses in new Other Mineral Exploration (OME) and Other-Mineral Development (OMD) zones should be limited in scope;
- Temporary accessory structures can be appropriate in this context; and
- Development Areas should be based on defined work area within Yukon Government issued permits.

Following DRC, Administration has incorporated this feedback into proposed OCP policy and Zoning Bylaw regulation. Internal training will occur to ensure consistent application of the Proposed Framework.

OCP Amendment Proposed Schedule

The proposed schedule for the OCP amendment is:

Planning Committee:	October 5, 2026
First Reading:	October 13, 2026
Newspaper Ads:	October 23 and 30, 2026
Public Hearing:	November 9, 2026
Public Hearing Report:	December 7, 2026
Second Reading:	December 14, 2026
Ministerial Review:	February 8, 2027 (assuming full 45-day review period)
Third Reading:	February 8, 2027

ALTERNATIVES

1. Proceed with the proposed OCP and Zoning Bylaw amendment under the bylaw process as outlined in Attachment 1 and Attachment 2; or
2. Do not proceed with the proposed amendment.

ANALYSIS

Existing OCP policies allow mineral exploration and development in the Natural Resource Extraction and Industrial land use designations. Similarly, zoning regulations allow mineral exploration and development in the Other-Quarry (OQR) zone as a principal use and in the Industrial-Heavy (IHV) zone as a conditional use. Despite these allowances, the City needs greater clarity with respect to its policies and regulations to increase public transparency and limit legal risk when regulating land uses related to mineral exploration and development.

Three (3) primary deficiencies currently exist in the OCP and Zoning Bylaw:

1. Mineral exploration and development have been classified under the same rules as granular resource (gravel, sand, and rock) extraction in current “Natural Resource Development” terminology in the OCP and Zoning Bylaw.
2. Mineral Exploration and Mineral Development are not uniquely defined, failing to acknowledge the significant differences between these two land uses.
3. Current policy and regulation do not adequately address broader land use planning objectives in relation to existing mineral claims and grants.

Proposed Mineral Exploration and Development Framework

The Proposed Framework applies a “tiered” system to regulate exploration based on land use impact. Broader allowances are given to lower impact forms of exploration. Proposed Framework OCP policies categorize exploration using a tiered system, with increasingly stringent permitting requirements based on intensity of use and potential impact. The Proposed Framework establishes a clear distinction between mineral exploration and mineral development. Mineral exploration refers to drilling practices where rock core is removed for geological study to determine the location, concentration and characteristics of mineral deposits. Mineral exploration is not mining and does not result in large scale mineral extraction and processing of material on site. Mineral development is synonymous with mining. Mining has the potential to pose significant land use impact and is subject to multi-level government regulation. The Proposed Framework relies on mapped OCP designations and their associated policies to determine the appropriate location for Mineral Exploration and Development.

Tier 1-3 exploration would be enabled through Temporary Use Permits as regulated in the Zoning Bylaw. Undertaking more intensive Tier 4 exploration would require applicants to rezone subject lands into a newly proposed Other-Mineral Exploration (OME) zone. Tier 4 exploration may require an OCP amendment to designate the land as Natural Resource Extraction if another designation is currently in place. OCP and Zoning Bylaw amendments are subject to Public Hearing and Council approval.

The Proposed Framework considers Mineral Development (mining) as a Tier 5 activity and establishes land use policies regarding potential location, master planning requirement, buffering and reclamation obligations. Detailed regulations are not provided for mineral development at this time, given technical mining regulations are the purview of YG. In the event a mine is proposed within city limits, additional comprehensive planning work is required. The Proposed Framework defines “Mineral Development” and enables this land use in the Natural Resource Extraction OCP designation only. In addition to municipal bylaw regarding land use, Mineral Development would be subject to all applicable territorial regulations. A Mineral Development project would require rezoning subject lands into a newly proposed Other-Mineral Development (OMD) zone. An OCP amendment may also be required if the subject lands are not already designated as Natural Resource Extraction. OCP and Zoning Bylaw amendments require Public Hearing and Council approval.

The Proposed Framework’s tiered system is more conservative than the class system currently applied by YG through the *Quartz Act*. The class system enables broad exploration activity under a Class 1 permit and notification. Class 2-4 mineral activities are subject to review under YESAA. Current Class 3 approvals that enable Mineral Exploration in Whitehorse permit higher impact activities including new road and trail construction. Approved Class 3 activities would require Tier 4 approval under the City’s Proposed Framework.

Proposed OCP Amendments

Several changes to the OCP are required to implement the Proposed Framework (Attachment 1). Proposed changes define Mineral Exploration and Mineral Development, clarify where Mineral Exploration and Mineral Development are appropriate, and empower the creation of detailed regulations in the Zoning Bylaw.

Proposed OCP changes include:

- New definitions for Mineral Development, Mineral Exploration, Principal Land Use and Watercourse;
- A new definition for Granular Resource Extraction and modifications of associated policy to separate Quarry uses from Mineral Exploration and Mineral Development uses in policy;
- Establishment of intensity-based tiers for Mineral Exploration and Development
  - Enables Tier 1, 2 and 3 Mineral Exploration through Temporary Use Permit; and
  - Tier 4 Mineral Exploration and Tier 5 Mineral Development are permitted as a principal use in the Natural Resource Extraction designation and will require a Development Permit and potentially a Development Permit Agreement;
- Direction on where types of mineral activity are permitted based on OCP designation;
- Establishment of a 500 m separation between Mineral Exploration and residential uses;
- Establishment of setback criteria between Mineral Development and residential uses based on independent engineering analysis;

- Establishment of a 100 m setback between Mineral Exploration and watercourses (with the potential to reduce the setback to a minimum of 30 m if an environmental study is prepared);
- New requirement that a reclamation plan be provided as part of Mineral Exploration and Mineral Development applications;
- New requirement that any application to redesignate Greenspace land must include a report prepared by a certified environmental professional that justifies the proposed redesignation and identifies mitigation strategies to address potential environmental impacts; and
- Clarify Master Plan requirement applies when undertaking Tier 4 Mineral Exploration or Tier 5 Mineral Development on sites 1.5 ha or greater in size.

The Proposed Framework would enable Mineral Exploration in new designations including Future Planning, Agriculture, and Public Utilities. The Proposed Framework would increase exploration areas from approximately 1,128 ha to 4,548 ha. Expansion of exploration allowances acknowledge the presence of existing mineral claims and grants. The Proposed Framework enables exploration on existing mineral tenure provided it aligns with OCP policy intent and complies with new policy and regulations that aim to mitigate land use impacts. The Proposed Framework does not propose any OCP mapping changes. All designation areas remain unchanged as part of the Proposed Framework.

Engagement with KDFN and TKC did identify two OCP mapping concerns. A mapping error related to settlement land near Fish Lake Road will be corrected at a later date. Changes to OCP designations within Chasàn Chùa Territorial Park will be addressed as part of future Park Management Planning. Claims holders within Chasàn Chùa Territorial Park have made a commitment to relinquish those claims.

Proposed Zoning Bylaw Amendments

Implementation of the Proposed Framework requires several Zoning Bylaw amendments as outlined in Attachment 2. Proposed amendments to the Zoning Bylaw would impose regulation based on equipment type, vegetative cutting, inspection requirement, project duration, trail construction, permitting requirements, OCP land use designation and zoning requirements. City review is based on land use considerations and is after and in addition to YG review under the *Quartz Act*.

Zoning Bylaw amendments are empowered by the proposed OCP amendments. Proposed amendments include:

- Adding geotechnical drilling and well monitoring to the Development Permit Exemptions list;
- Removal of reference to “minerals” in any existing “granular resource” or “natural resource” language;
- A new section under 2.13 Temporary Use Development Permit specifically regulating Tier 1, 2 and 3 Mineral Exploration;
- New definitions including:
  - Geotechnical Drilling;
  - Well Monitoring;

  - Mineral Development;
  - Mineral Exploration;
  - Watercourse;
  - Established Access;
  - Temporary Equipment Access;
  - Exploratory Drilling;
  - Skid Mounted Equipment;
  - Rubber Tracked Equipment;
  - Pre-existing Trail;
  - Reclamation Plan;
  - Tree Limbing;
  - Brushing;
  - Site Inspection Report; and
  - Definition for each of the five mineral activity tiers;
- New *Specific Use Regulations* for Mineral Exploration:
  - Specify application requirements for development permit and require development permit applications include a YESAB decision document and/or YG approval letter;
  - A table specifying:
    - Approved project methods;
    - Vegetative cutting allowances;
    - Inspection requirements;
    - Permitting requirements;
    - OCP designation allowances;
    - Zone allowances;
    - Maximum project duration;
    - Trail construction allowances; and
    - Development Review Committee review;
  - Establishment of a 100 m Watercourse setback (with the potential to reduce the setback to a minimum of 30 m if an independent environmental study supports reduction);
  - Establishment of a 500 m Mineral Exploration setback from residential uses;
  - Establishment of setback criteria for Mineral Development;
  - Requirement that applicants submit surface water monitoring data (where applicable) at time of permit application;
  - Requirement that drill holes be back filled and capped;
  - Requirement for a Spill Response Plan;
  - Prohibition on drawing of water from any naturally occurring watercourse;
  - Requirement for site reclamation; and
  - Requirement for bonding to ensure reclamation in the event of delinquency;
- Two new zones:
  - Other-Mineral Exploration (OME) zone to enable Tier 4-Mineral Exploration;
  - Other-Mineral Development (OMD) zone to enable Tier 5-Mineral Development;
  - New (OME) and (OMD) zones would not be applied to any land initially:

- An applicant would need to submit a zoning bylaw amendment to rezone lands to either of these zones to enable Tier 4 or Tier 5 mineral activity; and
- This ensures a Council decision and public hearing for any Tier 4 or Tier 5 activities is required.

How would this amendment work?

Tiers 1, 2, or 3

If the proposed amendment were approved, the following process would occur to evaluate an application to undertake Tier 1, 2 or 3 Mineral Exploration:

- Confirm existing mineral tenure is in place;
- Confirm proposed work aligns with the definition of Mineral Exploration;
- Confirm proposed work aligns with defined Tier of mineral activity;
- Confirm proposed work can be accommodated in subject OCP designation; and
- Confirm proposed work aligns with OCP and Zoning Bylaw requirements.

If all above criteria are met, the City may issue a Temporary Use Permit subject to standard conditions of approval.

Tier 4

The following process would occur to evaluate an application to undertake Tier 4 Exploration:

- Confirm existing mineral tenure is in place;
- Confirm proposed work aligns with defined Tier 4 Mineral Exploration;
- Confirm proposed work is within the Natural Resource Extraction OCP designation. If not, an OCP amendment would be required subject to Council decision;
- If proposed work area exceeds 1.5 ha, the Master Planning process is triggered and must adhere to policies 13.22-13.24 in the OCP;
- If the Master Plan is approved the applicant would then submit the mandatory zoning bylaw amendment to rezone land into the Other-Mineral Exploration (OME) zone. The rezoning application would proceed through bylaw process including a public hearing;
- If rezoning is approved by Council, applicant would apply for a Development Permit;
- Development permit issued subject to alignment with OCP policy, Zoning Regulation, Development Permit Agreement (if applicable) and standard conditions of approval.

Tier 5

The following process would occur to evaluate an application to undertake Tier 5 Mineral Development:

- Confirm existing mineral tenure is in place
- Confirm proposed work aligns with defined Tier 5 Mineral Development
- Confirm proposed work is within a Natural Resource Extraction OCP designation

    - If not, an OCP amendment would be required subject to Council decision
- If proposed work area exceeds 1.5 hectares, Master Planning process is triggered and must adhere to policies 13.22-13.24 in the OCP
- If the Master Plan is approved the applicant would then submit the mandatory zoning amendment to rezone land into the Mineral Development (OMD) zone
    - Rezoning application proceeds through bylaw process including public hearing
- If rezoning is approved by Council, applicant would apply for a Development Permit
- Development permit issued subject to OCP policy, Zoning Regulation, Development Permit Agreement (if applicable) and standard conditions of approval

All City approval processes occur after and in addition to applicable YG and YESAB review and permitting.

Conclusion

The Proposed Framework attempts to provide a consistent policy and regulatory framework that can be used to effectively guide Mineral Exploration and Mineral Development in the city. The Proposed Framework is informed by current legislation, policy and regulation. Public and government consultation, jurisdictional scans, and lessons learned while permitting mineral exploration in the city were also key inputs into Proposed Framework development. The proposed amendments attempts to balance broad land use objectives outlined in the OCP with an increasing interest in exploration of existing mineral tenure within city limits. The Proposed Framework utilizes powers granted in the *Municipal Act* to regulate Mineral Exploration and Mineral Development as land uses through the OCP and Zoning Bylaw, while providing application pathways for Council consideration of more intensive mineral activities in the future.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2026-23 and Bylaw 2026-32, bylaws to amend the text of the Official Community Plan and the Zoning Bylaw to implement the Mineral Exploration and Development Framework, be brought forward for consideration under the bylaw process

CITY OF WHITEHORSE

BYLAW 2026-23

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 in accordance with Part 7, Division 1 of the Act; and

WHEREAS Section 285 of the *Municipal Act* provides for amendment of an Official Community Plan, in accordance with the same approvals as established in Division 1 for the preparation and adoption of an Official Community Plan; and

WHEREAS it is deemed desirable and expedient to amend the 2040 Official Community Plan to enable the Mineral Exploration and Development Framework;

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

1. Section 13 of the Whitehorse 2040 Official Community Plan is hereby amended by modifying the existing "Mineral Development" subtitle to read as follows:

   "**Mineral Exploration and Mineral Development**"

2. Section 13 of the Whitehorse 2040 Official Community Plan is hereby amended by adding policy 13.3.1 to read as follows:

   "13.3.1 Mineral Exploration and Mineral Development applications will be evaluated using intensity-based tiers outlined in Table 2, and in accordance with regulation in the Zoning Bylaw."

3. Section 13 of the Whitehorse 2040 Official Community Plan is hereby amended by adding Table 2 Mineral exploration tiers immediately after policy 13.3.1 to read as follows and renumbering subsequent tables accordingly:

Table 2 Mineral Activity Tiers

Mineral Activity Classification		Mineral Activity Allowances per OCP Designation	Land Use Type
Tier 1	Low Impact Mineral Exploration	All designations outside the Urban Containment Boundary except in Greenspace and Residential - Country	Temporary Land Use
Tier 2	Low Impact Mineral	All designations outside the Urban Containment Boundary except	Temporary

Mineral Activity Classification		Mineral Activity Allowances per OCP Designation	Land Use Type
	Exploration	Greenspace, Future Planning, and Country - Residential	Land Use
Tier 3	Medium Impact Mineral Exploration	Industrial and Natural Resource Extraction	Temporary Land Use
Tier 4	High Impact Mineral Exploration	Natural Resource Extraction	Principal Land Use
Tier 5	Mineral Development	Natural Resource Extraction	Principal Land Use

4. Section 13 of the Whitehorse 2040 Official Community Plan is hereby amended by adding policies 13.3.2, 13.3.3, 13.3.4, 13.3.5, 13.3.6, 13.3.7, 13.3.8, 13.3.8.1, 13.3.8.2, 13.3.9, and 13.3.10 to read as follows:

"13.3.2 Mineral Exploration may be permitted as a Temporary Use where both of the following criteria are met:

i. Where valid mineral tenure exists in good standing.
ii. In select OCP designations based on the applicable tier, as outlined in Table 2.

13.3.3 Tiers 1 and 2 Low Impact Mineral Exploration, and Tier 3 Medium Impact Mineral Exploration will require a Temporary Use Development Permit that may be approved in accordance with regulations in the Zoning Bylaw.

13.3.4 Where not permitted, Tier 4 High Impact Mineral Exploration and Tier 5 Mineral Development shall require a Zoning Bylaw amendment to rezone subject lands to the appropriate zone in accordance with regulations in the Zoning Bylaw.

i. Prior to rezoning of land to permit Tier 4 High Impact Mineral Exploration or Tier 5 Mineral Development, a Master Plan shall be required for any proposed work area exceeding 1.5 hectares in area. Master Plans shall be developed in accordance with OCP policies 13.22, 13.23, and 13.24.

13.3.5 Tier 4 High impact Mineral Exploration and Tier 5 Mineral Development are considered Principal Land Uses and shall require a Development Permit that shall be approved in accordance with regulations in the Zoning Bylaw and in alignment with federal requirements, territorial legislation and other City bylaws.

i. A Development Permit Agreement may be required to mitigate impacts and address project-specific considerations.

13.3.6 Where Mineral Exploration (Tiers 1-4) occurs in proximity to residential uses, a 500 metre setback will be required to provide development separation, visual barrier, and noise buffering. The setback will be measured from the subject drill pad to the nearest adjacent residential property line.

13.3.7 Where Tier 5 Mineral Development occurs in proximity to residential uses, a setback will be required to provide development separation, visual barrier, and noise buffering. The buffer areas should be, where practical, vegetated and publicly owned.

i. The setback shall be determined through independent noise and vibration studies conducted by a professional engineer or other qualified professional.
ii. Under no circumstance shall the required setback be less than 500 metres from the property line of the nearest residential use.

13.3.8 Where Mineral Exploration (Tiers 1-4) or Mineral Development (Tier 5) are in proximity to a Watercourse, a Watercourse setback will be required to protect Riparian Areas. Areas along both sides of all rivers, streams, lakes, and wetlands must be protected from development and remain in a natural condition along both sides of all rivers, streams, lakes and wetlands. Government of Canada and Government of Yukon environmental guidelines, and applicable City bylaws must be followed in all cases.

13.3.8.1 For Mineral Exploration (Tiers 1-4), the Watercourse setback shall be 100 metres.

i. An environmental study prepared by a qualified professional is required to consider any potential reduction to the Watercourse setback. The study shall provide justification for the proposed setback and should include strategies that mitigate the impact of the proposed development on the adjacent Watercourse.
ii. For Tiers 1-3, the Watercourse setback shall be measured from the ordinary high-water mark of the Watercourse to the subject drill pad. For Tier 4, the Watercourse setback shall

be measured from the ordinary high-water mark of the Watercourse to the applicable Mineral Exploration zone boundary.

iii. Under no circumstance shall the required Watercourse setback for Mineral Exploration (Tiers 1-4) be less than 30 metres from the ordinary high-water mark.

13.3.8.2 For Mineral Development (Tier 5), an environmental study prepared by a qualified professional will be required to determine the appropriate Watercourse setback. The study shall provide justification for the proposed setback and should include strategies that mitigate the impact of the proposed development on the adjacent Watercourse.

i. The Watercourse setback shall be measured from the ordinary high-water mark of the Watercourse to the applicable Mineral Development zone boundary.

ii. Under no circumstance shall the required Watercourse setback for Mineral Development (Tier 5) be less than 30 metres from the ordinary high-water mark.

13.3.9 A Reclamation Plan, prepared by a qualified professional and to the satisfaction of the City, will be required as part of permit approval for Mineral Exploration or Mineral Development (Tiers 1-5).

13.3.10 In the event new mineral claims are staked within city limits after the date of this amendment, authorization to explore a new claim shall require Council approval.

5. Section 15 of the Whitehorse 2040 Official Community Plan is hereby amended by adding policy 15.5.8 to read as follows:

"15.5.8 Any application to redesignate Greenspace land shall include a professional environmental study that provides justification for the proposed amendment. This report should also include strategies that mitigate the impact of proposed development on Whitehorse's ecosystems."

6. Section 15 of the Whitehorse 2040 Official Community Plan is hereby amended by adding a new subtitle and policy 15.6.11 immediately after policy 15.6.10 to read as follows:

"**Mineral Exploration**

Please refer to Section 13 Mineral Exploration and Mineral Development for additional policies regarding Mineral Exploration.

15.6.11 Tiers 1, 2, and 3 Mineral Exploration may be permitted as a Temporary Land Use in the Industrial designation.

7. Section 15 of the Whitehorse 2040 Official Community Plan is hereby amended by modifying the preamble to subsection 15.12 Natural Resource Extraction to read as follows:

"The Natural Resource Extraction designation is intended to support local and regional economic activity and construction through accommodating the extraction and management of raw materials.

Gravel extraction is fundamental to Whitehorse's local economy as it supplies the foundation for new construction such as buildings and roadways. Having a stable supply of gravel will be required to keep up with housing demand as the population grows.

Notable areas of mineral and gravel potential include the Whitehorse Copper Belt, Sleeping Giant Hill, and McLean Lake. Gravel can supply pit run, crushed basecourse, sub-base, asphalt and concrete aggregate, concrete, bedding sand, and drain rock. These materials are typically used for road and highway development, building foundations, and other forms of construction. It is an essential asset for any community to have significant gravel reserves rather than importing them from other communities or rural areas at great expense.

Mineral Exploration and Development have played formative roles in shaping the socio-economic identity of the Yukon, most notably through the Klondike Gold Rush. Whitehorse continues to serve as the economic and service hub to the broader mining industry in the Yukon. Numerous valid mineral grants and claims exist within city limits. Responsible and well managed Mineral Exploration and Mineral Development may occur within the city subject to alignment with the OCP and Zoning Bylaw."

8. Section 15 of the Whitehorse 2040 Official Community Plan is hereby amended by modifying policy 15.12.1 to read as follows:

"15.12.1 Uses that may be suitable for inclusion in the Natural Resource Extraction designation include:

i. Quarry operations, which is recognized as fundamental to the local economy as it supplies raw materials for new construction;
ii. Mineral Exploration; and
iii. Mineral Development."

9. Section 15 of the Whitehorse 2040 Official Community Plan is hereby amended by adding a new subtitle immediately after policy 15.12.1 to read as follows:

"**Granular Resource Extraction**"

10. Section 15 of the Whitehorse 2040 Official Community Plan is hereby amended by adding a new subtitle, preamble, and policies 15.12.9 and 15.12.10 immediately after policy 15.12.8 to read as follows:

"**Mineral Exploration**

"15.12.9 Tiers 1, 2 and 3 Mineral Exploration may be permitted as a Temporary Land Use in the Natural Resource Extraction designation.

15.12.10 Tier 4 Mineral Exploration may be permitted as a Principal Use in the Natural Resource Extraction designation."

Please refer to Section 13.3 Mineral Exploration and Mineral Development for additional policies regarding Mineral Exploration.

11. Section 15 of the Whitehorse 2040 Official Community Plan is hereby amended by adding a new subtitle, preamble, and policy 15.12.11 immediately after policy 15.12.10 to read as follows:

"**Mineral Development**

15.12.11 Tier 5 Mineral Development may be permitted in the Natural Resource Extraction designation."

Please refer to Section 13 Mineral Exploration and Mineral Development for additional policies regarding Mineral Development.

12. The Glossary of the Whitehorse 2040 Official Community Plan is hereby amended by modifying the existing table by adding definitions for "Granular Resource Extraction", "Mineral Development", "Mineral Exploration", "Principal Land Use", "Temporary Land Use", and "Watercourse" in alphabetical order to read as follows:

Term	Definition
Granular Resource Extraction	Means a land use where gravel, sand, and rock are being removed from the ground and processed on site. This use is also commonly referred to as quarrying.
Mineral Development	The construction of a facility or undertaking of work resulting in the removal and production of subsurface minerals on site but excludes exploration work for the sole or principal purpose of assessing land for its suitability for the production of minerals. This use is also commonly referred to as mining.

Mineral Exploration	Mineral Exploration means activities undertaken for the sole or principal purpose of assessing land for its suitability for the production of minerals, including but not limited to drilling and associated drill site preparation, conducted in accordance with a valid authorization issued under the Quartz Mining Act or applicable territorial legislation and City bylaws.
Principal Land Use	The primary or predominant use of any lot, building, or structure.
Temporary Land Use	Means a use established for a fixed period of time with the intent to discontinue the activity upon the expiration of the fixed time period. Typical development may include fairs, special events, investigation of land, and the use of land for storage of materials or equipment or a site office while construction work is in progress.
Watercourse	A naturally occurring body of water that can be classified as a river, stream, lake or wetland.

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

FIRST READING:
PUBLIC NOTICE:
PUBLIC HEARING:
SECOND READING:
EXECUTIVE COUNCIL MEMBER APPROVAL:
THIRD READING and **ADOPTION**:

_____
Kirk Cameron, Mayor

_____
Corporate Services

CITY OF WHITEHORSE
BYLAW 2026-32

A bylaw to amend the Zoning Bylaw 2025-37

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 enable the Mineral Exploration and Development Framework;

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

1. Section 2 of Zoning Bylaw 2025-37 is hereby amended by modifying existing Table 2: Development Permit Exemptions by adding “Geotechnical drilling” and ”Well monitoring” to in alphabetical order to read as follows and renumbering subsequent exemptions in the Table accordingly:

Development		Permit Not Required
(7)	Geotechnical drilling	Use of drilling equipment to undertake shallow subsurface drilling used to assess land for development feasibility.
(16)	Well monitoring	Use of drill equipment to assess the quality of water.

2. Section 2 of Zoning Bylaw 2025-37 is hereby amended by adding subsection 2.13(4) to read as follows:

“(4) The Development Officer may issue a Temporary Use Development Permit for Mineral Exploration as outlined in this bylaw, provided such development:

(a) is not contrary to the Official Community Plan;

(b) is temporary in nature;

(c) the temporary use permit will be issued for a period of time outlined in Table 13, with the potential to apply for subsequent permits upon satisfactory demonstration that Mineral Exploration activities have been performed in accordance with the approved plans from the previous permit and in accordance with Specific Use Regulation in Part 5 of this bylaw.

(d) subsequent permits may provide new or modified conditions of approval as may be required to ensure compliance with this Bylaw or any other City plans, policies, or bylaws.

(e) the applicant shall restore the site to its original condition, or a condition acceptable to the Development Officer, upon expiration or revocation of the Temporary Use Development Permit.

(f) all Temporary Use Permits shall be approved in accordance with Use Specific Regulations for Mineral Exploration in Part 5 of this bylaw."

3. Section 3 of Zoning Bylaw 2025-37 is hereby amended by adding definitions in subsection 3.1(1) of "Brushing", "Established Access", "Geotechnical Drilling", "Mineral Development", "Mineral Exploration", "Pre-existing Trail", "Reclamation Plan", "Rubber Tracked Equipment", "Site Inspection Report", "Skid Mounted Equipment", "Tier 1-Low Impact Mineral Exploration", "Tier 2-Low Impact Mineral Exploration", "Spill Response Plan", "Tier 3-Medium Impact Mineral Exploration", "Tier 4-High Impact Mineral Exploration", "Tier 5-Mine Development", "Tier 1 Temporary Equipment Access", "Tier 2 Temporary Equipment Access", "Tier 3 Temporary Equipment Access", "Tree Limbing", "Watercourse", and "Well Monitoring" in alphabetical order to read as follows:

"**BRUSHING** means the process of selectively removing herbaceous and woody vegetation by manual or mechanical means. Brusing does not include the practice of Tree Limbing or tree removal."

"**ESTABLISHED ACCESS** means any road, route, or cleared corridor that was previously constructed or used for any purpose involving ground disturbance or vegetation clearing, and that is identifiable on the ground by one or more of the following:

a) The vegetative mat is absent in the wheel track or travel surface area, consistent with prior sustained vehicle passage, regardless of vegetative regrowth on the corridor margins or centre;

b) An existing roadbed, compacted surface, or corridor width consistent with prior equipment passage remains identifiable; or

c) Cleared corridor margins, stumpage, or cut vegetation consistent with prior clearing activity are present.

Restoration of an established access route to pass ability by selective removal of regrown vegetation with no movement of rock or earth does not constitute construction of a new route. Where regrowth within an established access corridor can be removed by brushing with no movement of rock or earth, selective removal constitutes restoration of established access and does not require Temporary Equipment Access standards."

"**GEOTECHNICAL DRILLING** means the use of drilling equipment to undertake shallow subsurface drilling used to assess land for development feasibility. Geotechnical drilling does not include drilling associated with a Mineral Exploration project.

"**MINERAL DEVELOPMENT** means the construction of a facility or undertaking of work resulting in the removal and production of subsurface minerals on site but excludes exploration work for the sole or principal purpose of assessing land for its suitability for the production of minerals. This use is also commonly referred to as mining."

"**MINERAL EXPLORATION** means activities undertaken for the sole or principal purpose of assessing land for its suitability for the production of minerals, including but not limited to drilling and associated drill site preparation, conducted in accordance with a valid authorization issued under the Quartz Mining Act or applicable territorial legislation and City bylaw."

"**PRE-EXISTING TRAIL** means a trail that was in place prior to the application being made, that is not otherwise slated for deactivation. Trail classification shall be the discretion of the Manager of Parks."

"**RECLAMATION PLAN** means a plan outlining how a site that has been disturbed either by development, natural resource extraction or exploration activities, will be returned to its previous state or a condition where it is deemed suitable for redevelopment."

"**RUBBER TRACKED EQUIPMENT** means a vehicle with self-propelled rubber tracks that produces no more than 28 kilopascals of ground pressure."

"**SITE INSPECTION REPORT** means a report submitted to the City confirming current site conditions of a given property. A site inspection report can be required at the beginning and end of a land use process to ensure adequate reclamation has occurred."

"**SKID MOUNTED EQUIPMENT** means equipment including an exploratory drill, mounted on a skid intended to be pushed or pulled into the desired position."

"**SPILL RESPONSE PLAN** means a plan that outlines steps to safely prevent, stop, contain, clean up, and report accidental releases of hazardous materials."

"**TIER 1-LOW IMPACT MINERAL EXPLORATION** means the lowest intensity form of Mineral Exploration that can be conducted within the City of Whitehorse in alignment with OCP policy and Zoning Bylaw regulation."

"**TIER 2-LOW IMPACT MINERAL EXPLORATION** means a low intensity form of Mineral Exploration that can be conducted within the City of Whitehorse in alignment with OCP policy and Zoning Bylaw regulation."

"**TIER 3-MEDIUM IMPACT MINERAL EXPLORATION** means medium intensity form of Mineral Exploration that can be conducted within the City of Whitehorse in alignment with OCP policy and Zoning Bylaw regulation."

"**TIER 4-HIGH IMPACT MINERAL EXPLORATION** means the highest intensity form of Mineral Exploration that can be conducted within the City of Whitehorse in alignment with OCP policy and Zoning Bylaw regulation."

"**TIER 5-MINERAL DEVELOPMENT** means Mineral Development or mining can occur in this tier of land use activity."

"**TIER 1 TEMPORARY EQUIPMENT ACCESS** means access to a Mineral Exploration work area on valid mineral tenure in good standing, achieved by rubber-tracked equipment, or by metal-tracked equipment during winter conditions where required for safe operation, where the following standards are met:

a) No movement of rock or earth occurs, except for the removal of individual obstructions necessary for safe equipment operation, with prior notification to the development officer;

b) The vegetative mat remains intact — incidental compression by approved equipment passage does not constitute removal of the vegetative mat;

c) No trees with a stem diameter exceeding 15 cm at 1.5 m above ground are felled, except where removal of an individual tree is necessary for safe equipment operation, with prior notification to the development officer;

d) No equipment blade is used to grade the surface or remove the vegetative mat; and

e) Temporary equipment access shall not exceed a maximum width of 5 m, with the cumulative area of disturbance under a single Temporary Use Permit not exceeding 0.5 ha, calculated using actual route length and actual disturbed width, to a maximum width of 5 m. Cutting shall be limited to necessary, selective cutting to achieve temporary access only.

Where temporary equipment access does not involve removal of the vegetative mat or alteration of ground slope or grade, deactivation consists of removal of any felled material and restoration of natural drainage where affected, and confirmation that the vegetative mat remains in place and in good condition. Full recontouring and revegetation are not required where grade and slope are unchanged."

"**TIER 2 TEMPORARY EQUIPMENT ACCESS** means access to a Mineral Exploration work area on valid mineral tenure in good standing, achieved by skid mounted, track mounted or truck mounted equipment where the following standards are met:

a) No movement of rock or earth occurs, except for the removal of individual obstructions necessary for safe equipment operation, with prior notification to the development officer;

b) The vegetative mat remains intact — incidental compression by approved equipment passage does not constitute removal of the vegetative mat;

c) No trees with a stem diameter exceeding 15 cm at 1.5 m above ground are

felled, except where removal of an individual tree is necessary for safe equipment operation, with prior notification to the development officer;

d) No equipment blade is used to grade the surface or remove the vegetative mat; and

e) Temporary equipment access shall not exceed a maximum width of 5 m, with the cumulative area of disturbance under a single Temporary Use Permit not exceeding 0.5 ha, calculated using actual route length and actual disturbed width, to a maximum width of 5 m. Cutting shall be limited to necessary, selective cutting to achieve temporary access only.

Where temporary equipment access does not involve removal of the vegetative mat or alteration of ground slope or grade, deactivation consists of removal of any felled material and restoration of natural drainage where affected, and confirmation that the vegetative mat remains in place and in good condition. Full recontouring and revegetation are not required where grade and slope are unchanged."

"**TIER 3 TEMPORARY EQUIPMENT ACCESS** means access to a Mineral Exploration work area on valid mineral tenure in good standing, achieved by skid mounted, track mounted or truck mounted equipment where the following standards are met:

a) No movement of rock or earth occurs, except for the removal of individual obstructions necessary for safe equipment operation, with prior notification to the development officer;

b) The vegetative mat remains intact — incidental compression by approved equipment passage does not constitute removal of the vegetative mat;

c) No trees with a stem diameter exceeding 20 cm at 1.5 m above ground are felled, except where removal of an individual tree is necessary for safe equipment operation, with prior notification to the development officer;

d) No equipment blade is used to grade the surface or remove the vegetative mat; and

e) Temporary equipment access shall not exceed a maximum width of 5 m, with the cumulative area of disturbance under a single Temporary Use Permit not exceeding 0.5 ha, calculated using actual route length and actual disturbed width, to a maximum width of 5 m. Cutting shall be limited to necessary, selective cutting to achieve temporary access only.

Where temporary equipment access does not involve removal of the vegetative mat or alteration of ground slope or grade, deactivation consists of removal of any felled material and restoration of natural drainage where affected, and confirmation that the vegetative mat remains in place and in good condition. Full recontouring and revegetation are not required where grade and slope are unchanged."

"**TREE LIMBING** means the process of selectively removing branches from a standing tree or fallen tree."

"**WATERCOURSE** means a naturally occurring body of water that can be classified as a river, stream, lake or wetland."

"**WELL MONITORING** means the use of drilling equipment to assess the quality of water. Well monitoring is typically undertaken on behalf of a government entity."

4. Section 3 of Zoning Bylaw 2025-37 is hereby amended by modifying the existing definition in subsection 3.1(1) of "INDUSTRIAL (RESOURCES)" to read as follows:

"**INDUSTRIAL (RESOURCES)** means the quarrying, processing, removal and off-site sale of sand, gravel, earth, water, or other similar natural materials."

5. Section 5 of Zoning Bylaw 2025-37 is hereby amended by modifying existing subsection 5.14(2) to read as follows:

"(2) Industrial (resources) developments may be subject to environmental and socio-economic review as part of the applicable legislated assessment process. The City will not approve any development that is contrary to the decision or conditions set out by the authority having jurisdiction."

6. Section 5 of Zoning Bylaw 2025-37 is hereby amended by adding new subsection 5.16 and new regulations 5.16(1) to 5.16(19) to read as follows and renumbering subsequent subsections accordingly:

"**5.16 MINERAL EXPLORATION**

(1) As part of a development permit application the following additional information is required to support Mineral Exploration:

(a) Description of work and estimated Tier of Mineral Exploration;

(b) Anticipated duration of the proposed Mineral Exploration project;

(c) A Reclamation Plan to be implemented upon conclusion of permitted work;

(d) Yukon Environmental and Socio-Economic Assessment Board (YESAB) decision document and subsequent Government of Yukon approval document if applicable; and

(e) Any surface water quality monitoring data as required by other government permit or license.

(2) Mineral Exploration projects may be subject to environmental and socio-economic review as part of the applicable Territorial legislated assessment process. The City will not approve any development that is contrary to the decision or conditions set out by the authority having jurisdiction.

(3) Mineral Exploration and Mineral Development may be approved in accordance with regulations in Table 13.

(4) Tier 4 Mineral exploration shall not be permitted as a Temporary Use.

(5) Tier 4 High Impact Mineral Exploration may be established as a Principal Use in the Other-Mineral Exploration (OME) zone.

(6) Mineral Exploration sites shall be remediated to pre-work site conditions in accordance with an approved Reclamation Plan.

(7) Test pits established as part of Mineral Exploration work shall be filled in to pre-existing grades and checked for slumping the following year.

(8) Where Mineral Exploration is permitted, the applicant shall be required to post security **in accordance with section 2.18** to ensure the City can undertake reclamation work in the event of applicant delinquency.

(a) The value of the security shall be based on a full-cost calculation provided by a qualified third party capable of providing remediation estimates. The calculation shall consider the cost to reclaim the site to a natural condition, including grading and contouring, replacing soil and vegetative cover, and seeding and/or planting new trees/shrubs as required, if the City were to hire a third-party to carry out the work. The security amount may be adjusted annually, taking into account the developer's progress to date and work plan for the following year.

(9) Upon abandonment or termination of operations, reclamation of the site shall begin immediately and be carried out in cooperation with the appropriate authorities. Unless an alternate end use is approved by the City through a separate planning process, the site shall be reclaimed to as natural a state as possible through measures such as slope grading, landscaping, and reforestation. If an alternate end use is approved, the reclamation plan may be revisited accordingly prior to implementation.

(10) When applying for a permit in an area where Mineral Exploration has previously been permitted by the City, the Development Officer may require the applicant to provide a progress report, reports based on activities performed under a previous permit, revised plans, scope of work for the upcoming year, and/or a new security calculation.

(11) Where Mineral Exploration Uses are in proximity to a Watercourse, a 100 m Watercourse setback will be required to protect Riparian Areas.

(a) Areas along both sides of all rivers, streams, lakes, and wetlands must be protected from development and remain in a natural condition along both sides of all rivers, streams, lakes and wetlands.

(b) The Watercourse setback will be measured from the ordinary high-water mark of the river, stream, lake, or wetland to the subject drill pad.

(c) An environmental study prepared by a qualified professional will be required to consider any potential reduction to the Watercourse setback.

i) The study shall provide justification for the proposed reduction in setback. This report should also include strategies that mitigate impact of proposed development on the adjacent Watercourse.

(d) Under no circumstances shall the required Watercourse setback be less than 30 m from the ordinary high-water mark.

(12) Under no circumstances shall Mineral Exploration uses draw water from a naturally occurring watercourse. Water used for Mineral Exploration may be brought to site or drawn from a City approved, non naturally occurring watercourse.

(13) Where Mineral Exploration occurs in proximity to residential uses, a 500 m setback will be required to provide development separation, visual barrier, and noise buffering. The setback will be measured from the subject drill pad to the nearest adjacent residential property line.

(14) Drill holes established for the purpose of Mineral Exploration shall be back filled to the frost line (approximately 1.5 – 2.0 m below grade) and capped using cement or equivalent material to protect against wildlife entrapment and infiltration of surface waters into subsurface environments

(15) Tier 2 Mineral Exploration equipment allowances may be used in Tier 1 areas when drilling occurs between December 1 and February 28

(16) When undertaking Tier 1 Mineral Exploration, supporting vehicles and equipment must rubber tracked, or if wheeled, remain on established roads or pre-existing trails. ATV's, UTV's and snowmobiles may be used for site access.

(17) When undertaking Tier 2 or 3 Mineral Exploration, supporting vehicles and equipment must be track mounted, or if wheeled, remain on established roads or pre-existing trails. ATV's, UTV's and snowmobiles may be used for site access.

(18) A Spill Response Plan must be submitted to the City as part of permit application if onsite fueling or fuel storage is proposed.

(19) Upon receipt of any Mineral Exploration or Mineral Development application, the Development Officer shall notify Kwanlin Dün First Nation and Ta'an Kwäch'än Council in writing and shall request a response within 30 days as to whether the proposed application may impact heritage resources or other land use considerations.

6. Section 5 of Zoning Bylaw 2025-37 is hereby amended by adding new Table 13: Mineral Exploration and Development Regulations immediately after regulation 5.16(19) to read as follows:

Table 13: Mineral Exploration and Development Regulations

	Tier 1-Low Impact Exploration	Tier 2-Low Impact Exploration	Tier 3-Medium Impact Exploration	Tier 4-High Impact Exploration	Tier 5-Mineral Development
Approved project methods	Rubber tracked drilling equipment only	Drilling equipment may be skid mounted, track mounted, or truck mounted	Drilling equipment may be skid mounted, track mounted, or truck mounted	Exploratory drilling of any form may take place by any means in alignment with Territorial approval	Permitted in alignment with the OCP, Zoning Bylaw and Territorial legislation
Vegetative cutting	Limbing and brushing permitted No cutting of trees with stump diameter greater than 15 cm Vegetative cutting in accordance with Tier 1 Temporary Equipment Access.	Limbing and brushing permitted No cutting of trees with stump diameter greater than 15 cm. Vegetative cutting in accordance with Tier 2 Temporary Equipment Access.	Limbing and brushing permitted No cutting of trees with stump diameter greater than 20 cm Vegetative cutting in accordance with Tier 3 Temporary Equipment Access.	Cutting and clearing up to 2 hectares in area	Determined at Development Permit issuance
Inspection requirements	Pre and post Site Inspection Report required	Pre and post Site Inspection Report required	Pre and post Site Inspection Report required Inspections also required on bi-weekly basis throughout	Pre and post Site Inspection Report required Inspections also required on a bi-weekly basis throughout drilling project	Determined at Development Permit issuance

			drilling project		
Permitting requirements	Temporary Use Permit	Temporary Use Permit	Temporary Use Permit	Development Permit	Development Permit
OCP Designation allowances	All designations outside the Urban Containment Boundary **except** in Greenspace and Residential - Country	All designations outside the Urban Containment Boundary **except** in Greenspace, Future Planning, and Residential - Country.	Industrial and Natural Resource Extraction	Natural Resource Extraction	Natural Resource Extraction
Zoning Bylaw allowances	All zones	All zones	All zones	"OME" Mineral Exploration zone	"OMD" Mineral Development Zone
Yukon Government permit	Class 1 permit	Class 1 permit	Class 1 permit	Class 3 permit	Class 4 permit
Maximum Project duration	3 months	6 months	1 years	4 years	Determined at Development Permit
Trail Construction allowances	No trail or road construction Work areas to be accessed by Established Access and Tier 1 Temporary Equipment Access.	No trail or road construction Work areas to be accessed by Established Access and Tier 2 Temporary Equipment Access.	Work areas to be accessed by Established Access and Tier 3 Temporary Equipment Access. Trail or road construction may be	Trail or road construction may be permitted by the City Engineer on a case-by-case basis.	Determined at Development Permit

			permitted by the City Engineer on a case-by-case basis. Permissions granted by the City Engineer to enable trail and road construction may exceed Tier 3 Temporary Equipment Access allowances.		

7. Section 6 of Zoning Bylaw 2025-37 is hereby amended by adding new subsection 6.27 and regulations 6.27(1) to 6.27(4) to read as follows and renumbering subsequent subsections accordingly:

"6.27 OTHER – MINERAL EXPLORATION (OME)

(1) Purpose

To provide a zone for high impact on-site drilling and other exploratory work needed to assess subsurface mineral potential as defined in this bylaw. Mineral exploration is not mining and is separate from Mineral Development as defined in this bylaw.

(2) Principal Uses

(a) Tier-4 High Impact Mineral Exploration

(3) Secondary Uses

(a) accessory structure

(4) Development Regulations

(a) minimum lot area is 2.5 ha

i) in the event land is un-surveyed, "lot area" is to be determined based on the area of permitted work approved by the Government of Yukon

(b) maximum height is 20.0 m

(c) minimum front, side, and rear yard setback is 7.5 m"

8. Section 6 of Zoning Bylaw 2025-37 is hereby amended by adding new subsection 6.28 and regulations 6.28(1) to 6.28(4) to read as follows and renumbering subsequent subsections accordingly:

"6.28 OTHER – MINERAL DEVELOPMENT (OMD)

(1) Purpose

To provide a zone for the on-site removal, extraction, and primary processing of mineralized rock, found on or under the site.

(2) Principal Uses

(a) Tier-5 Mine Development

(3) Secondary Uses

(a) accessory structure

(4) Development Regulations

(a) minimum lot area is 2.5 ha

i) in the event land is un-surveyed, "lot area" is to be determined based on the area of permitted work approved by the Government of Yukon

(b) maximum height is 20.0 m

(c) minimum front, side, and rear yard setback is 7.5 m"

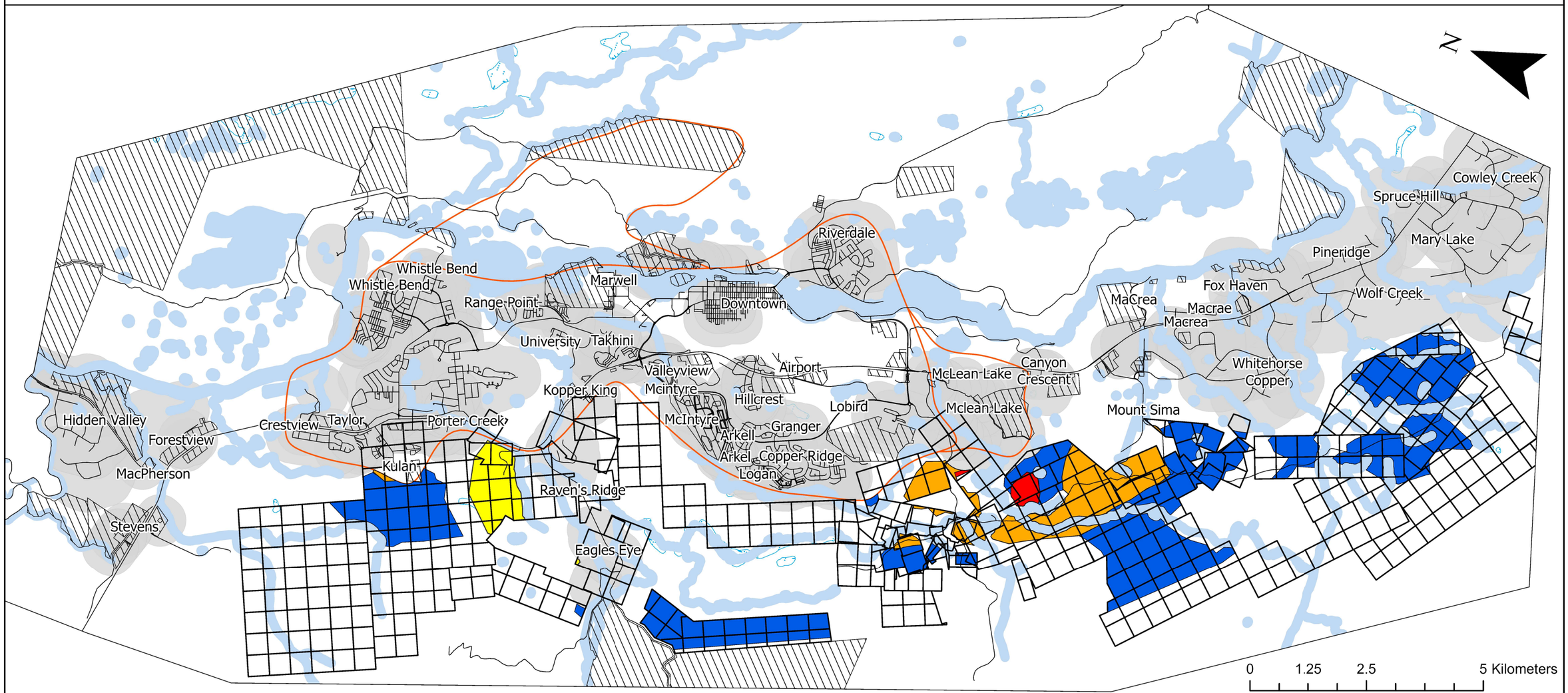
9. This bylaw shall come into force and effect upon the final passing thereof.

FIRST READING:
PUBLIC NOTICE:
PUBLIC HEARING:
SECOND READING:
THIRD READING and **ADOPTION**:

_____
Kirk Cameron, Mayor

_____
Corporate Services

City of Whitehorse - Mineral Exploration and Development Framework



CITY OF WHITEHORSE - PLANNING AND SUSTAINABILITY SERVICES

Each tier represents a combination of designations from the 2040 Official Community Plan.

These combinations are detailed below:
- TIER ONE - Future Planning - Agricultural - Industrial - Nature Resource Extraction - Public Utility
- TIER TWO - Agricultural - Industrial - Natural Resource Extraction - Public Utility
- TIER THREE - Industrial - Natural Resource Extraction
- TIER FOUR/FIVE - Nature Resource Extraction

FILE: Mineral Exploration - City of Whitehorse
DATE: September 25, 2026

Legend

- TEIR ONE
- TIER TWO
- TIER THREE
- TIER FOUR/FIVE
- Water 100M SETBACK
- DWELLING 500M SETBACK
- UCB
- Roads
- Claims/CrownGrants
- City Limits
- Settlement Lands
- Watercourses
- Waterbodies
- Wetlands