

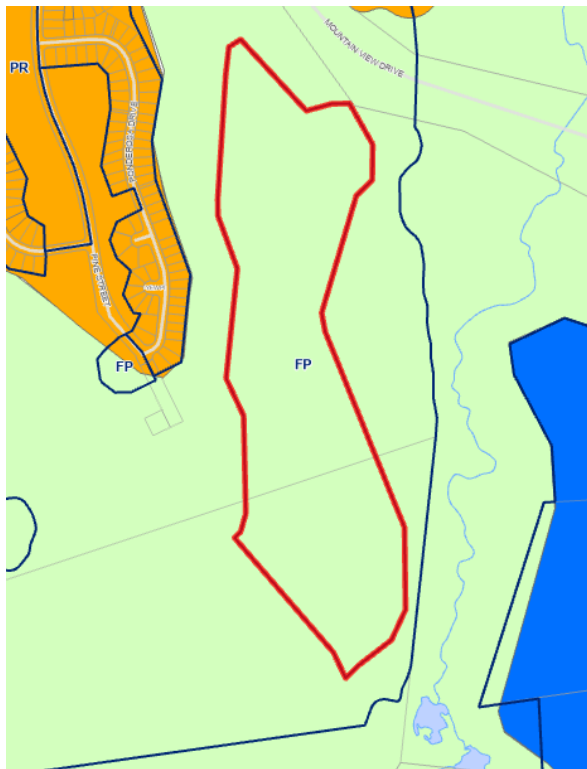
OCP-Driven Zone Changes

There are several areas in the city where the zoning in the proposed Zoning Bylaw 2025-37 will not follow the Zone Conversion Table. Many of these changes are driven by the Official Community Plan (OCP), where the current zoning doesn't align with the land use designation in Map 5 of the OCP. The Municipal Act requires that the Zoning Bylaw be consistent with the OCP. There are also some areas where the successor zone in the Zone Conversion Table isn't appropriate for a variety of reasons, which are explained for each instance in the 'Other Map Changes' section below.

Greenspace Designation

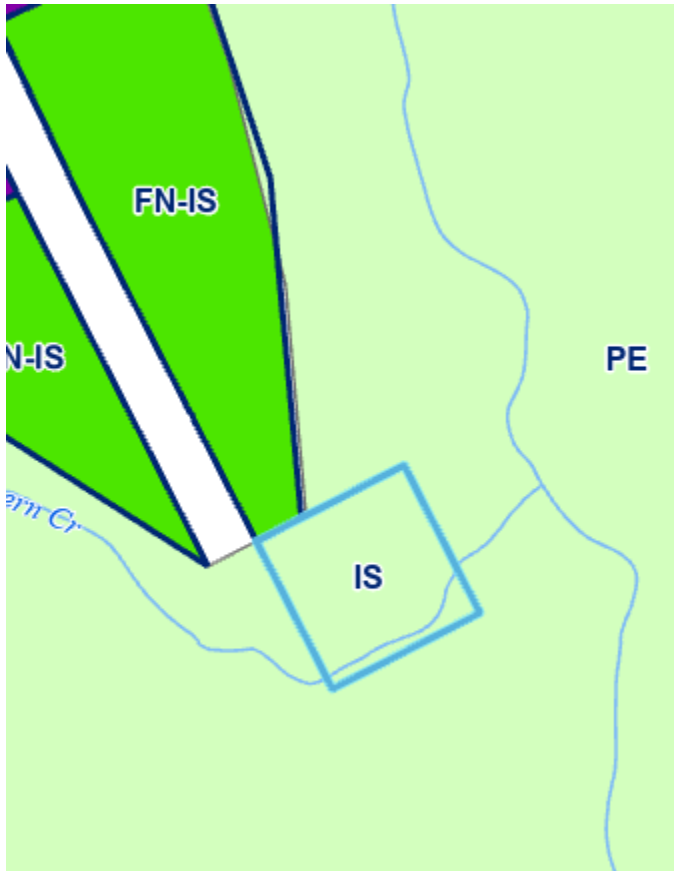
Porter Creek 'D' area

Municipal Address	Current Zone	New Zone	Reason	OCP Designation
Porter creek 'D' (portion)	FP	PGR	No longer contemplated for future development in new OCP.	Greenspace



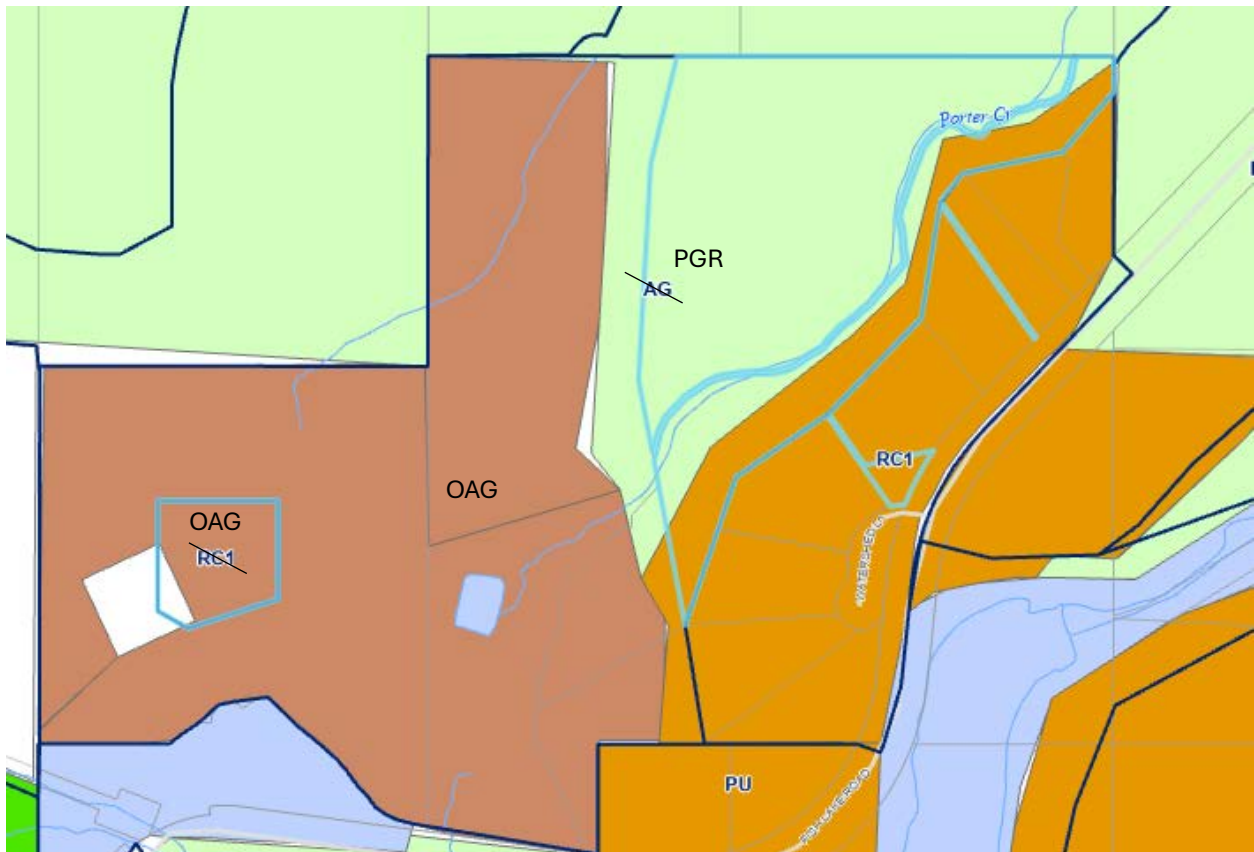
Kulan

Municipal Address	Legal Description	Current Zone	New Zone	Reason	OCP Designation
11 Bennett Road	Lot 503	IS	OFP	IS zone doesn't align with greenspace designation.	Greenspace



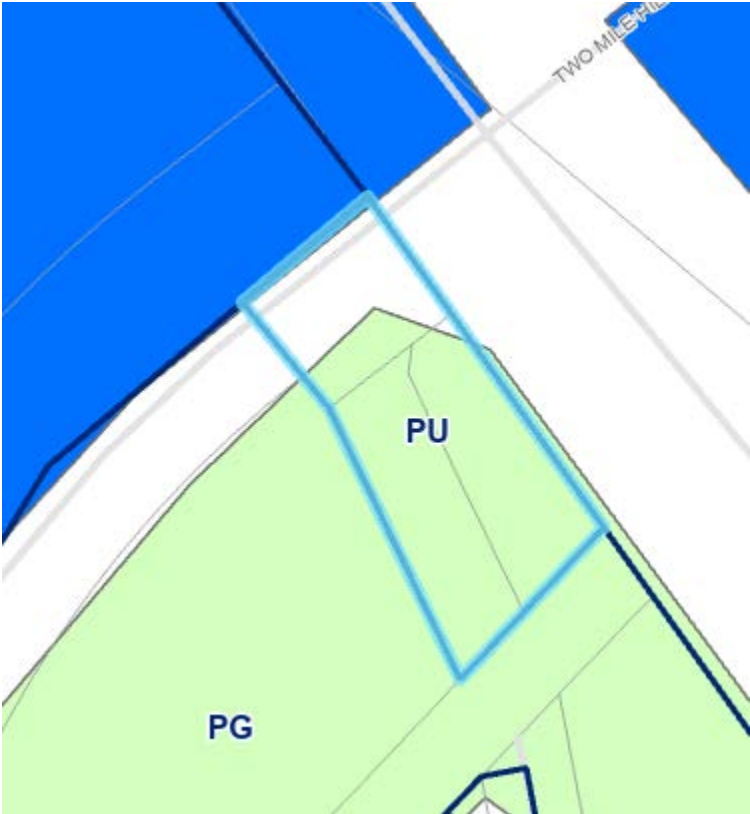
Icy Waters Agriculture/Greenspace

Municipal Address	Legal Description	Current Zone	New Zone	Reason	OCP Designation
Fish Lake Road (Icy Waters)	varies	AG/RC1	OAG/PGR	Change RC1 lot to OAG, Change greenspace portion to PGR	Agriculture, Greenspace, Future Planning



Hamilton Blvd. /Alaska Highway

Municipal Address	Current Zone	New Zone	Reason	OCP Designation
Southwest corner of AK HWY and Hamilton Blvd	PU	PGR	Doesn't align with OCP, no apparent public utility use in that location	Greenspace



Residential – Country Designation

Spruce Hill TKC Parcels

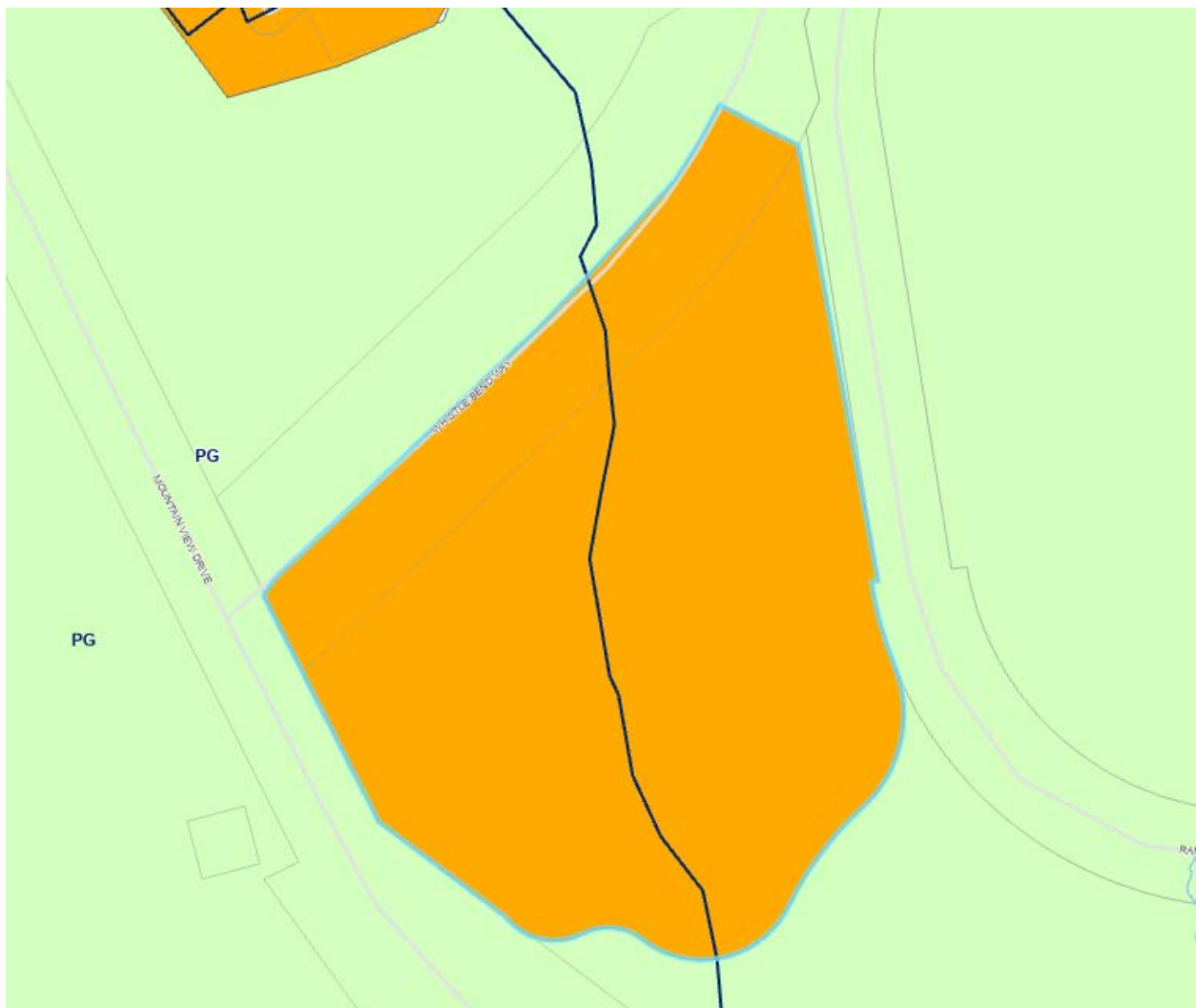
Municipal Address	Legal	Current Zone	New Zone	Reason	OCP Designation
3, 4, and 6 Engelmann Drive	varies	CH	RC2	OCP designation was changed to Residential – Country (was Commercial – Service in previous OCP).	Residential - Country



Residential – Urban Designation

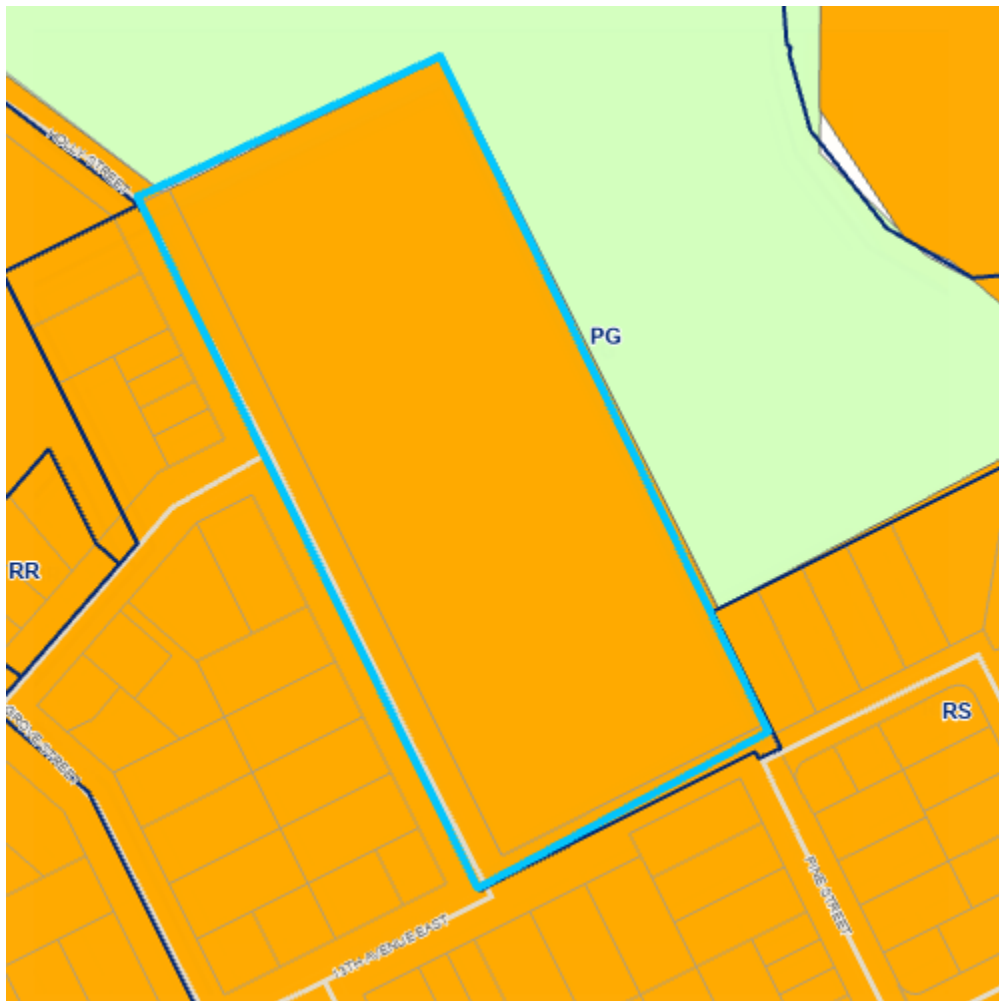
Whistle Bend South

Municipal Address	Current Zone	New Zone	Reason	OCP Designation
South of Whistle Bend Way	PG/PE	OFP	Area identified in OCP for future residential development.	Residential - Urban



Holly Street

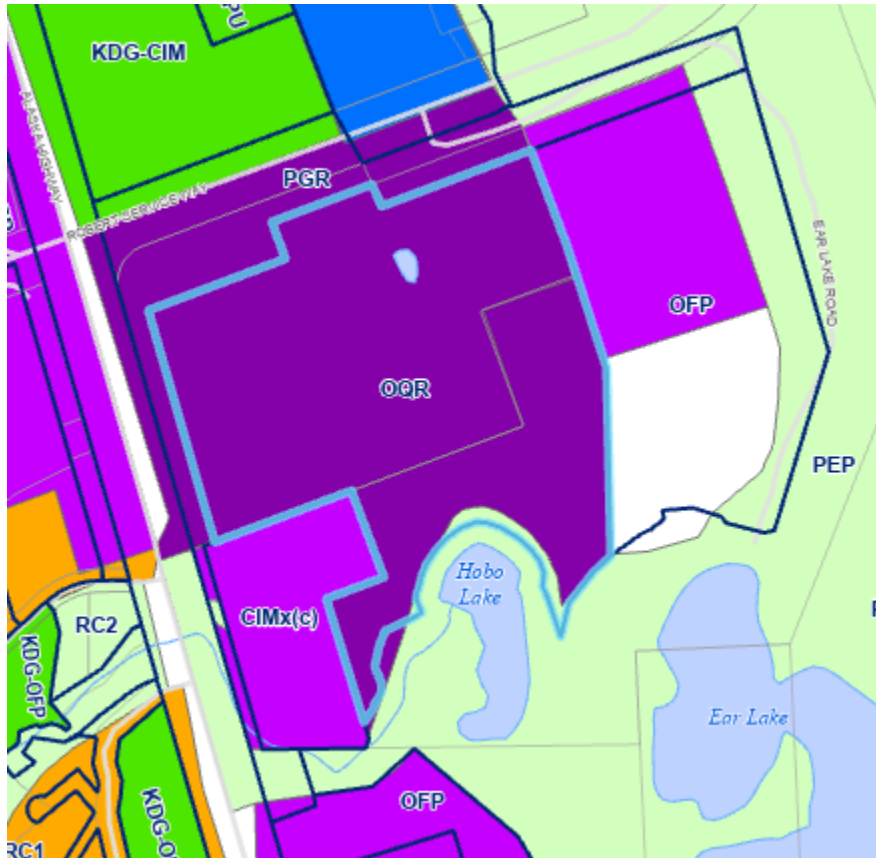
Municipal Address	Legal Description	Current Zone	New Zone	Reason	OCP Designation
Holly Street (east side)	Lot 1670 (portion)	PG	OFF	Area identified in OCP for future residential development.	Residential - Urban



Industrial Designation

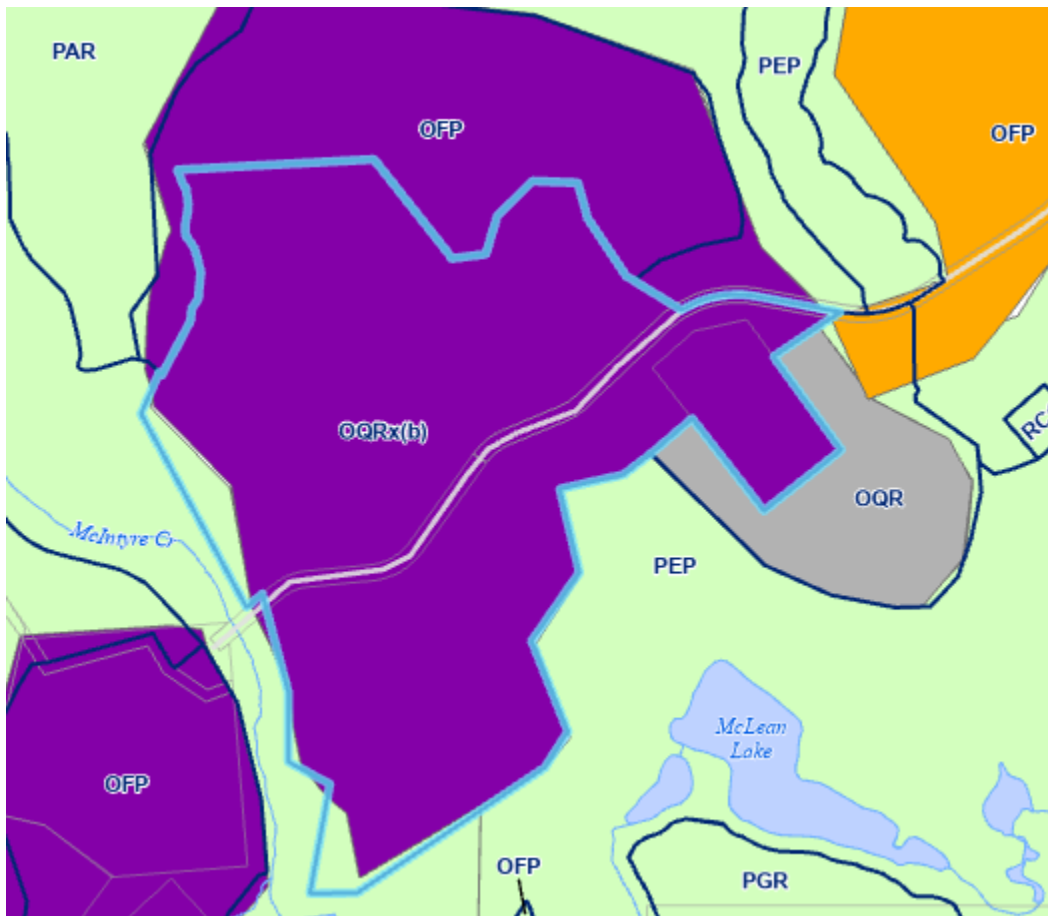
Ear Lake Quarries

Municipal Address	Current Zone	New Zone	Reason	OCP Designation
1 Ear Lake Road and City Ear Lake Quarry Lease	IQ – Quarries	OQRx	Special modification to restrict Natural Resource Extraction to granular material only (no mineral extraction), to Align with OCP	Industrial



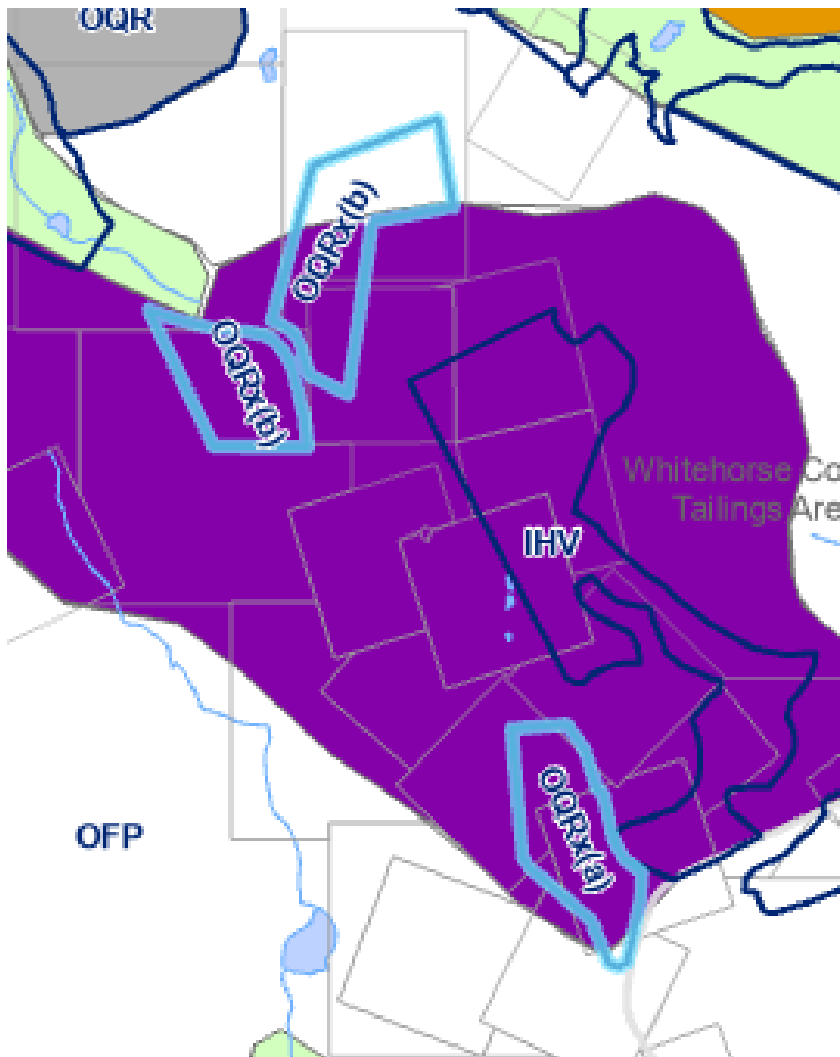
McLean Lake Quarries

Municipal Address	Current Zone	New Zone	Reason	OCP Designation
McLean Lake Road	IQ – Quarries	OQRx	Special modification to restrict Natural Resource Extraction to granular material only (no mineral extraction), to Align with OCP	Industrial



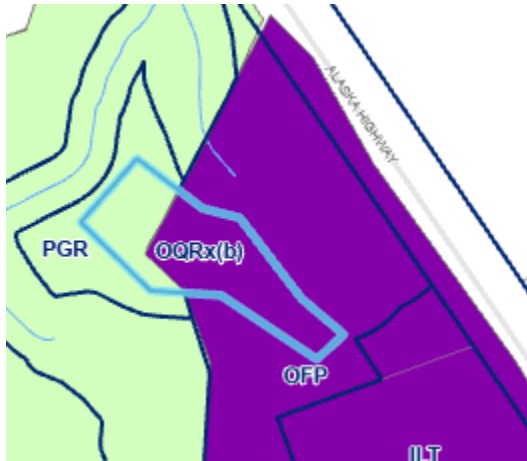
Copper Haul Quarries

Municipal Address	Current Zone	New Zone	Reason	OCP Designation
Copper Haul Road (several)	IQ – Quarries	OQRx	Special modification to restrict Natural Resource Extraction to granular material only (no mineral extraction), to Align with OCP	Industrial



Alaska Highway (north of Crestview)

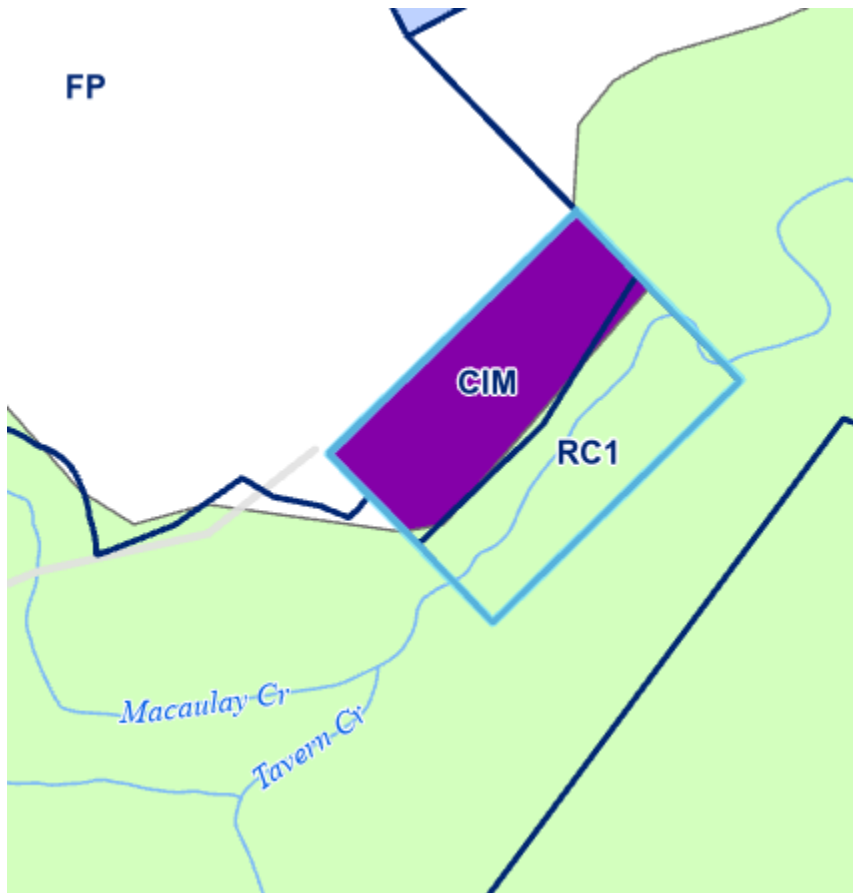
Municipal Address	Current Zone	New Zone	Reason	OCP Designation
Alaska Highway (north of 92340)	IQ – Quarries	OQRx	Special modification to restrict Natural Resource Extraction to granular material only (no mineral extraction), to Align with OCP	Industrial



Yukon Spring (Across highway from Crestview)

Municipal Address	Legal Description	Current Zone	New Zone	Reason	OCP Designation
92281 AK Hwy	Lot 408	CIM/RC1	CIM	Apply CIM to entire lot. No nearby Country Residential OCP designation.	Industrial*

*OCP policy 16.2: all boundaries in Map 5 are to be interpreted as generalized, not precise.



Industrial/Commercial Designation

McCrae

Municipal Address	Current Zone	New Zone	Reason	OCP Designation
91044 and 91046 Alaska Highway	IH	CIM	Align with OCP	Industrial/Commercial



Alaska Highway (South of Robert Service Way)

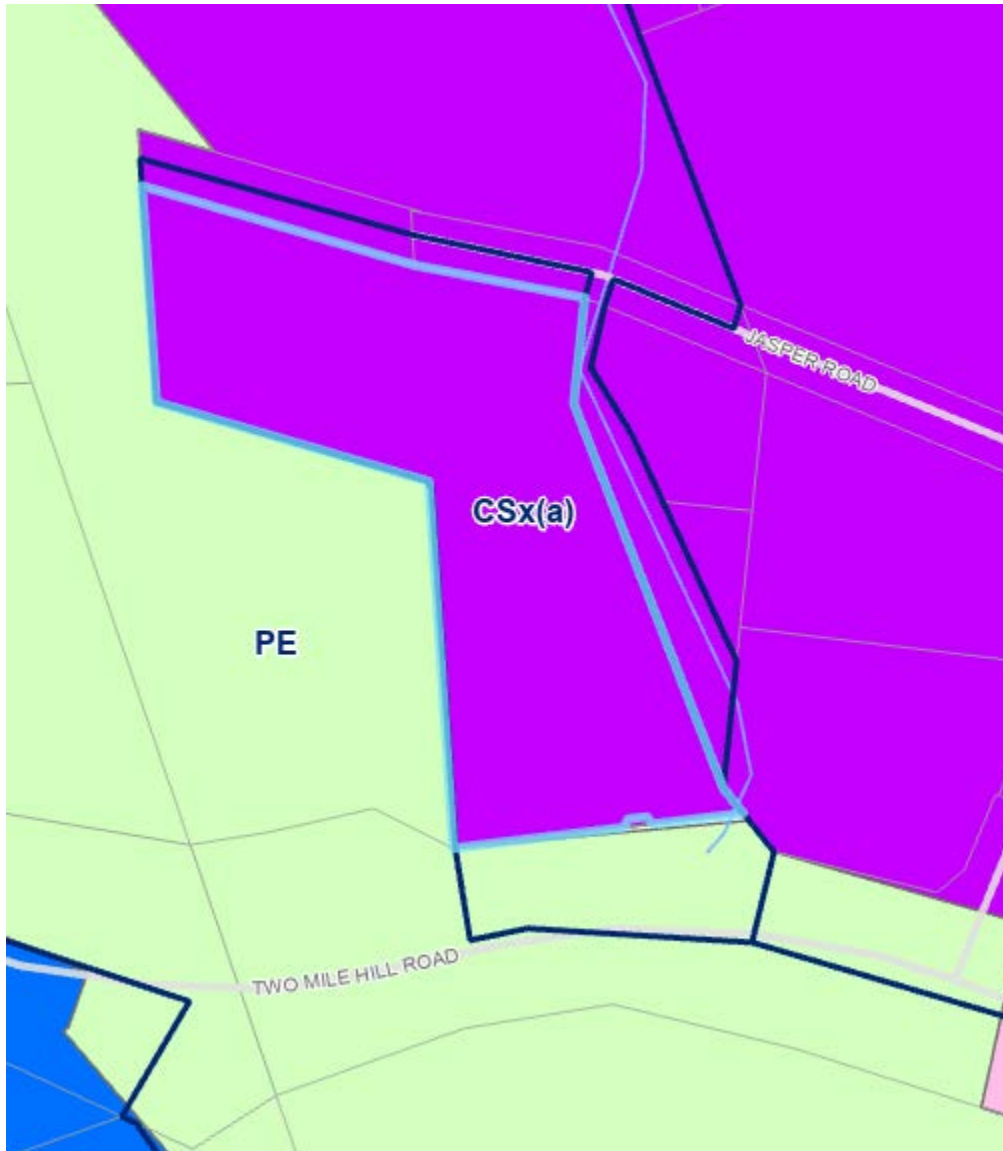
Municipal Address	Legal Description	Current Zone	New Zone	Reason	OCP Designation
91345 Alaska Highway	Lot 1094 Quad 105D/11 Plan 92-102 LTO	CIMx(c)/IQ	CIMx*	IQ portion doesn't align with OCP	Industrial/Commercial

*With special modification to add Industrial (Level 3) as a principal use, (and continue not allowing retail (cannabis) as principal use).



Jasper Road

Municipal Address	Legal Description	Current Zone	New Zone	Reason	OCP Designation
117 Jasper Road	Lot 1152	CSx(a)	CIMx*	To align with OCP designation	Industrial/Commercial
Transfer special modification from CS to new CIM zone					



Mixed-Use – Neighbourhoods Designation

Centennial Street - Residential

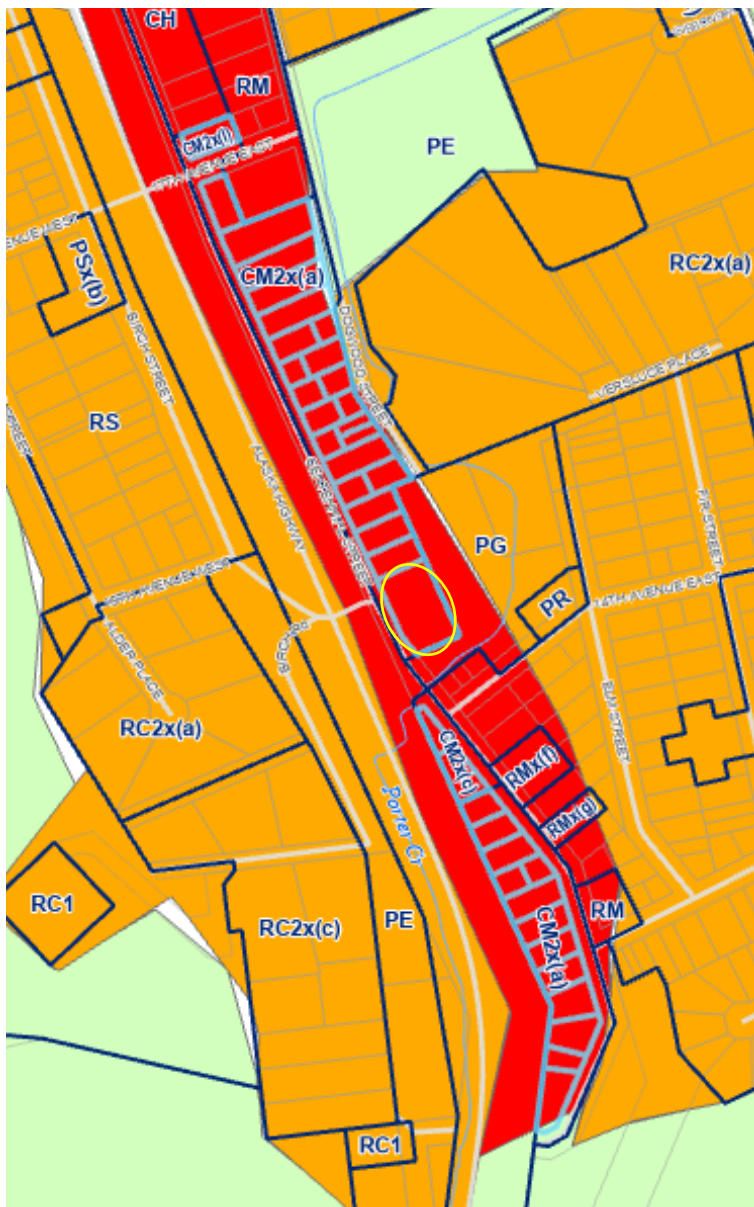
Municipal Address	Legal Description	Current Zone	New Zone	Reason	OCP Designation
1206 to 1312 Centennial (even #s) and 1-5 14th Ave (odd #s)		RS/RMx	RMM	Increase development intensity along Centennial	Mixed-use - Neighbourhoods



Centennial Street - Commercial

Municipal Address	Legal Description	Current Zone	New Zone	Reason	OCP Designation
1101 to 1313 Centennial (Odd)				Change to CNNx zoning; except change Super A to CNN (not modified)	
1406 to 1702 Centennial (even)		CM2x(a)/(c)/(l)	CNNx*		Mixed-use - Neighbourhoods

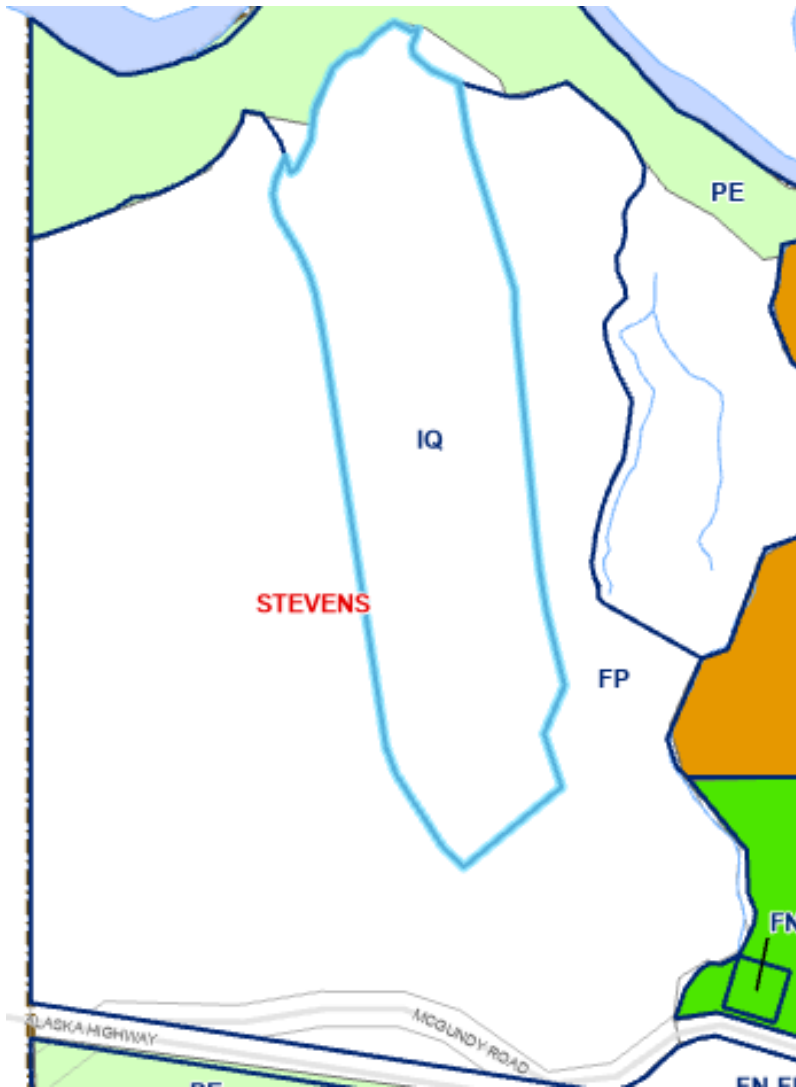
*modify to allow multiple housing without a commercial component, apply regular CNN zone to Super A (circled in yellow).



Future Planning Designation

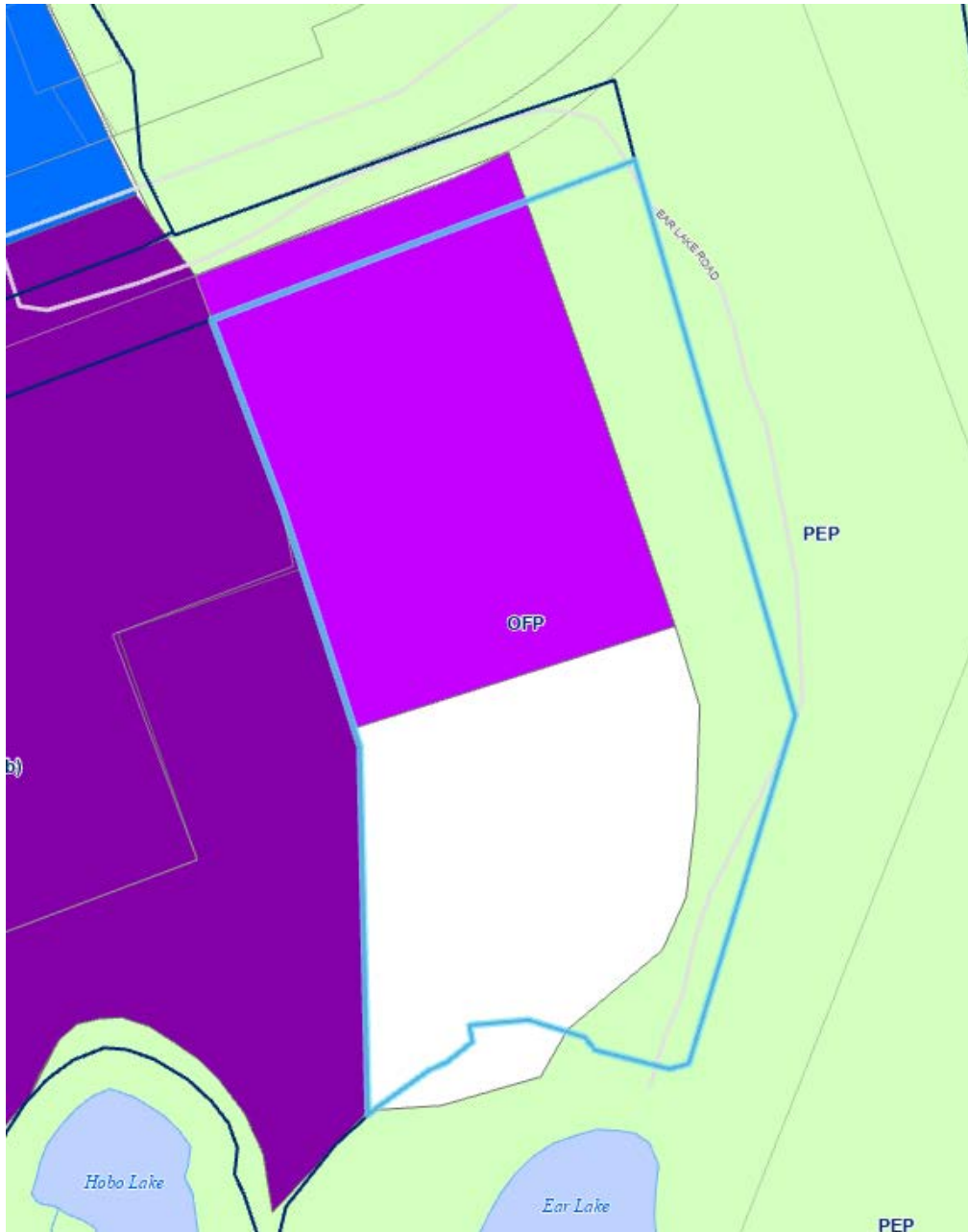
Stevens

Municipal Address	Legal Description	Current Zone	New Zone	Reason	OCP Designation
stevens quarry	n/a	IQ	OFP	OCP changed to Future Planning	Future Planning



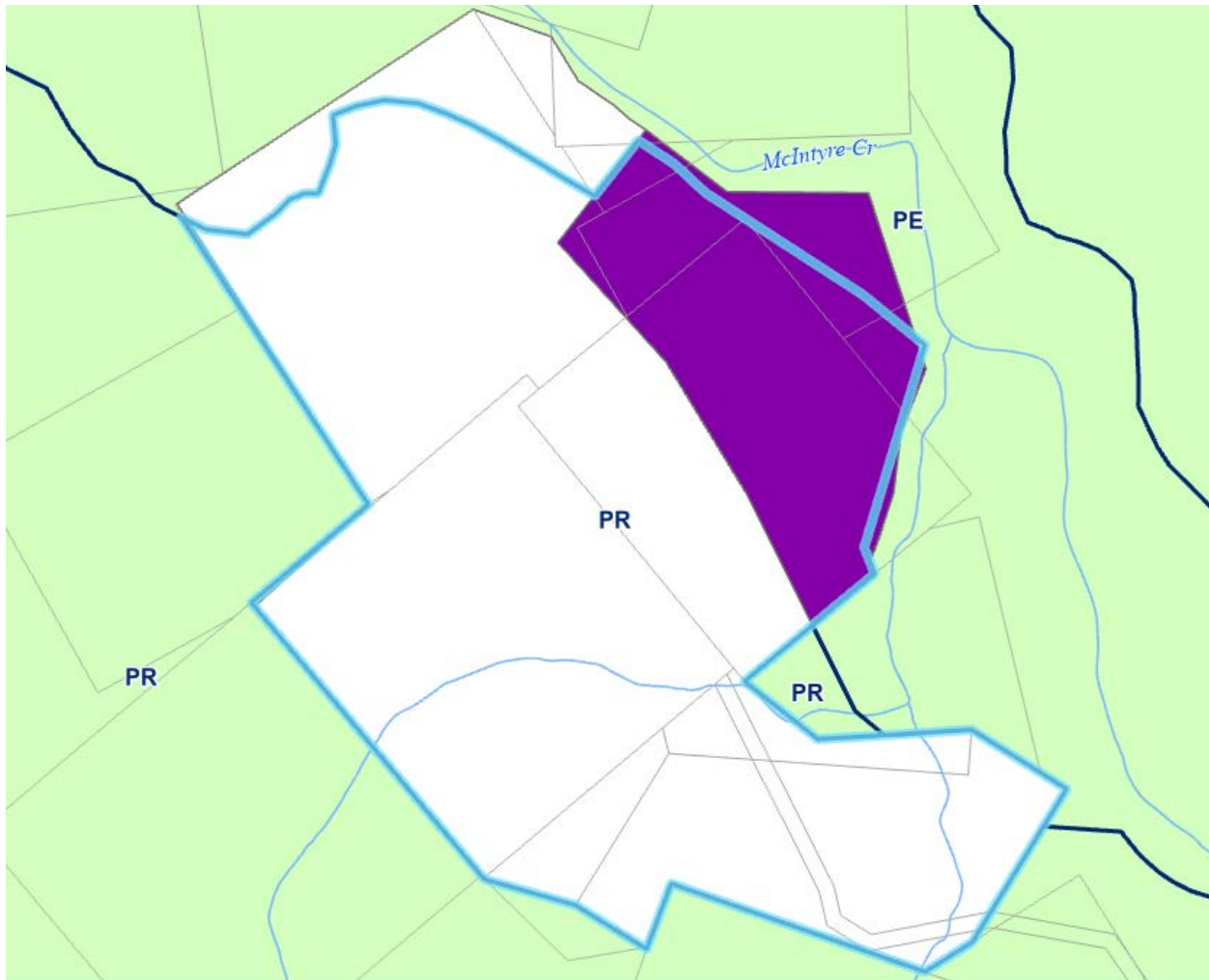
Ear Lake

Municipal Address	Legal Description	Current Zone	New Zone	Reason	OCP Designation
ear lake quarry (the easterly former lease area)		IQ	OFP	To align with OCP designation	Future Planning and Industrial/Commercial



McLean Lake Copper Haul Area

Municipal Address	Legal Description	Current Zone	New Zone	Reason	OCP Designation
Copper Haul Road (West of McLean Lake quarries)	n/a	PR	OFP	Doesn't align with OCP; can't find a record of when it was changed to PR (possible error)	Future Planning and Industrial



Grey Mountain Road

Municipal Address	Legal Description	Current Zone	New Zone	Reason	OCP Designation
Grey Mountain Road (just past lookout)	Lot 446 Group 804, Plan 26171 LTO YT	PU	FP	To align with OCP	Future Planning



Commercial Service Designation

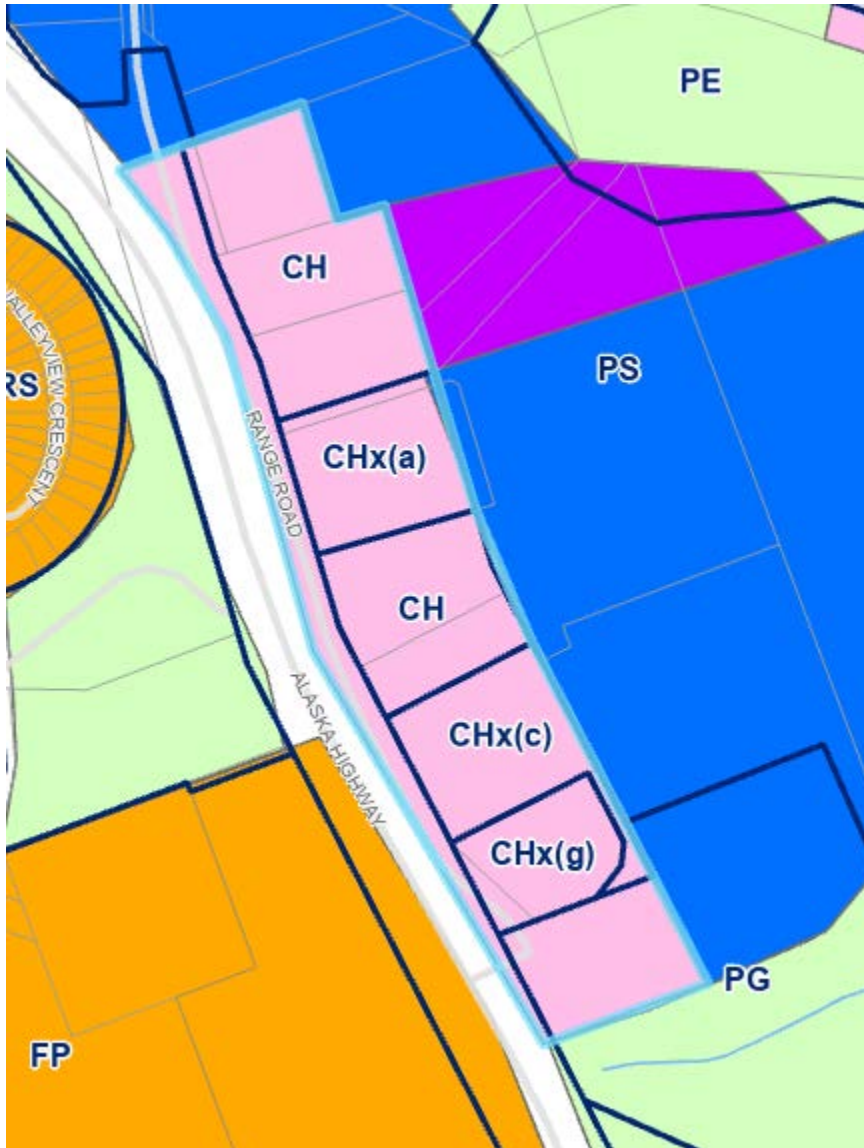
Marwell South

Municipal Address	Legal Description	Current Zone	New Zone	Reason	OCP Designation
9029 Quartz Road and 102-128 Industrial	varies	CIM	CSV	To align with OCP designation	Commercial Service



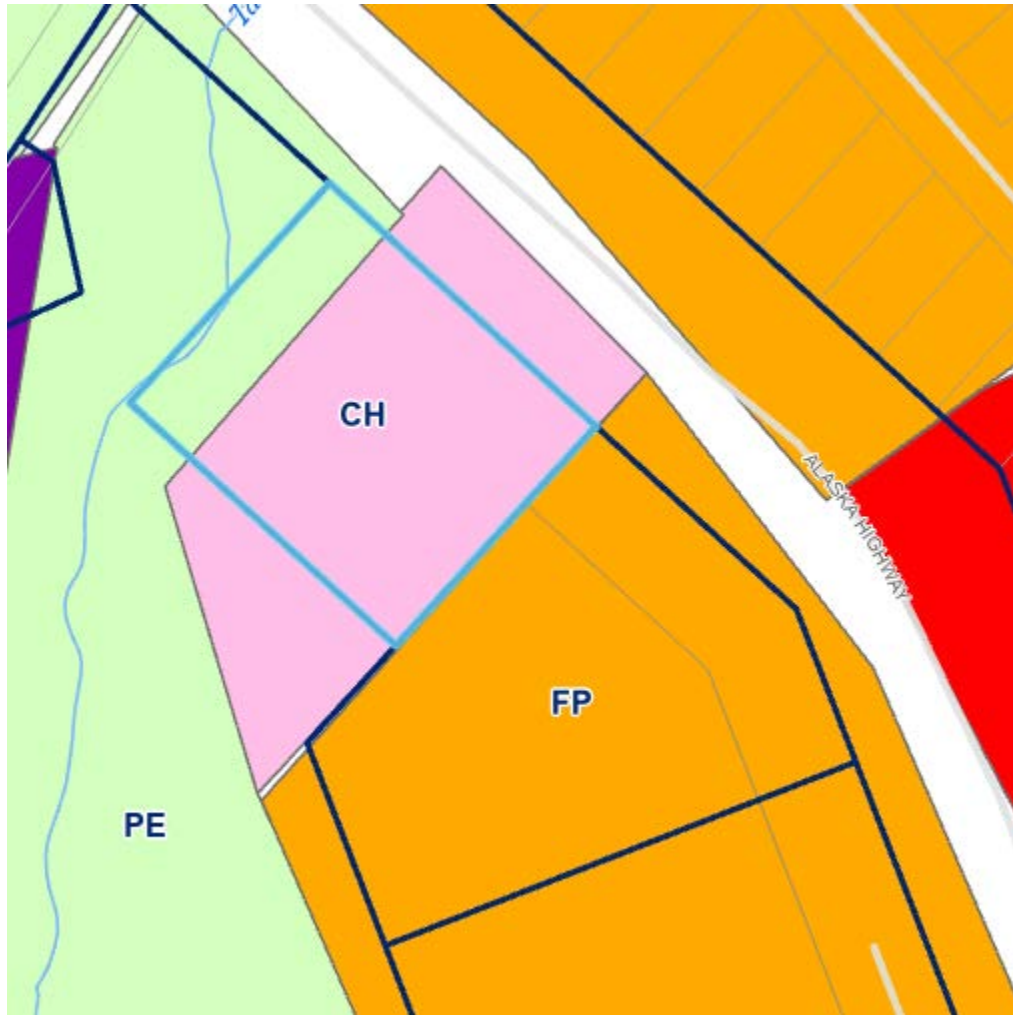
Range Road South (adjacent to Highway)

Municipal Address	Legal Description	Current Zone	New Zone	Reason	OCP Designation
107 to 227 Range Road	varies	CH/CHx	CSV	To align with OCP	Commercial Service



Trails North CH

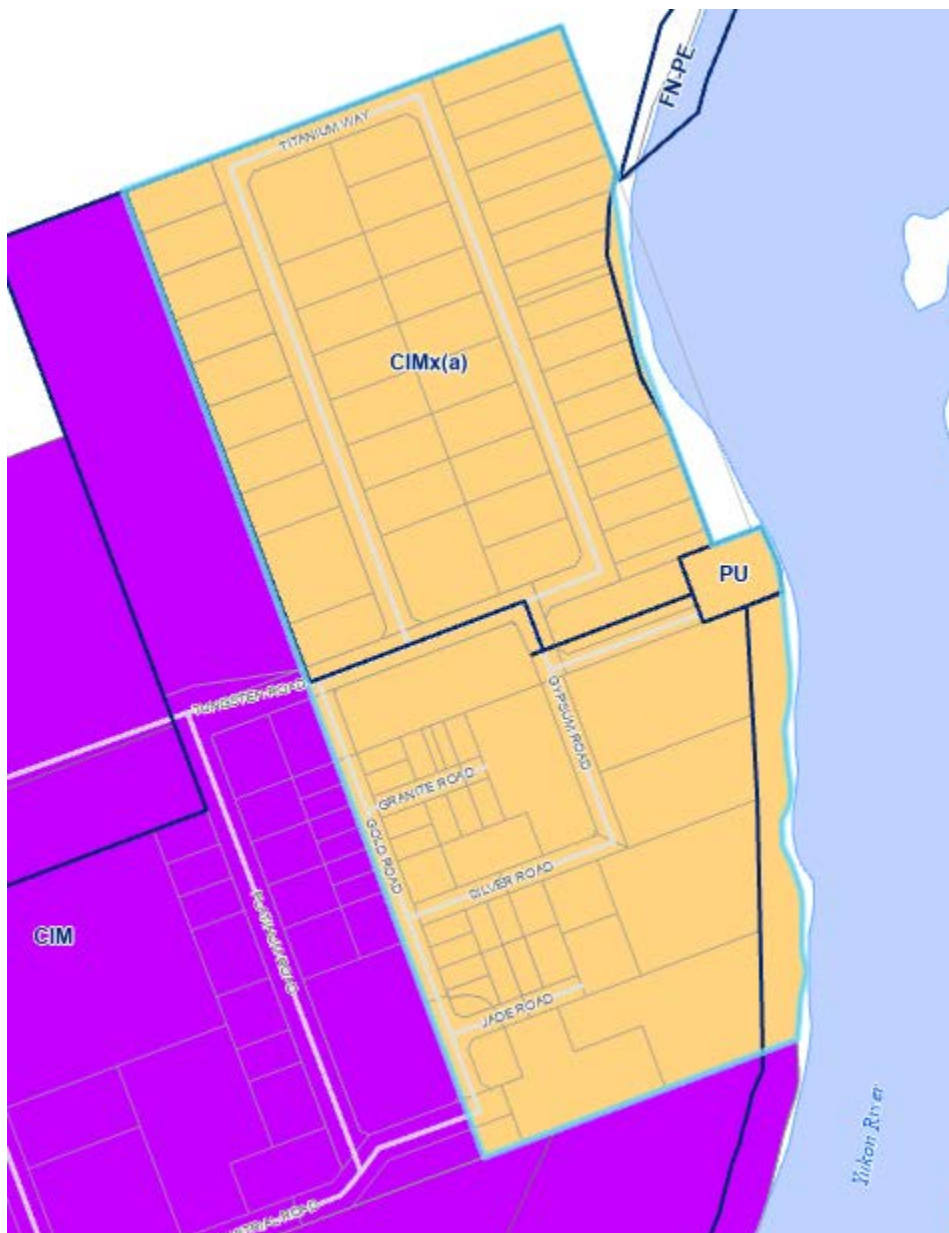
Municipal Address	Legal Description	Current Zone	New Zone	Reason	OCP Designation
92166 AK Hwy	Lot 1498 Porter Creek	CH	CSV	To align with OCP designation	Commercial Service



Live/Work Designation

Marwell East

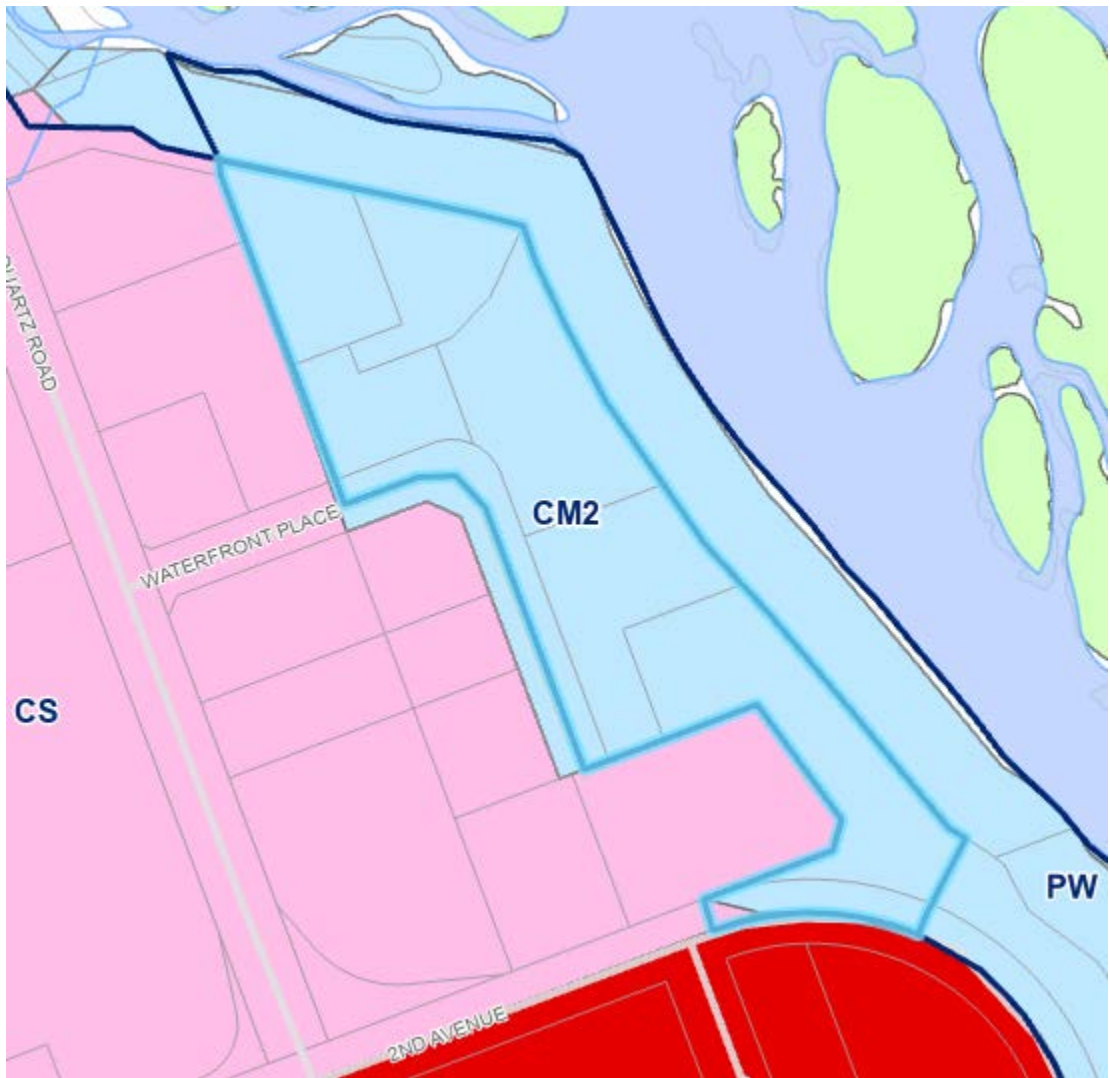
Municipal Address	Legal Description	Current Zone	New Zone	Reason	OCP Designation
Titanium/Silver/Gypsum area of Marwell		CIM/CIMx (a)	CIMx	To align with OCP designation	Mixed-use - Live/Work
Special modification to allow live/work units. (excluding the PU and PE zoned areas)					



Mixed-Use – Riverfront Designation

Waterfront Place East Side (Riverfront)

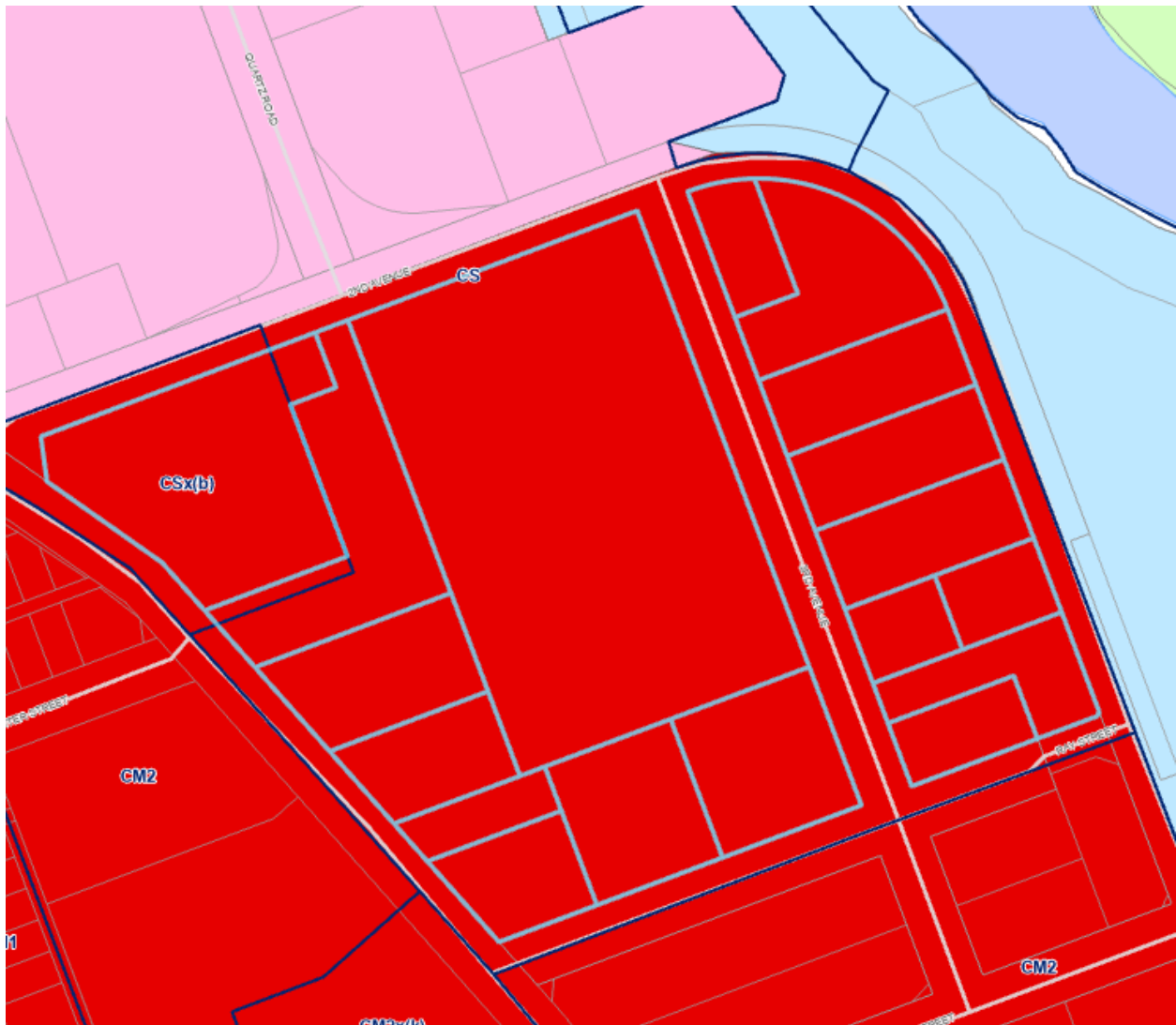
Municipal Address	Legal Description	Current Zone	New Zone	Reason	OCP Designation
Waterfront Place (east side)	varies	CM2	CMR	To align with OCP designation	Mixed-use - Riverfront



Mixed-Use – Downtown Core Designation

Downtown North

Municipal Address	Current Zone	New Zone	Reason	OCP Designation
Lots north of Ray Street, bounded by 2 nd Avenue and 4 th Avenue	CS	CMD	To align with OCP designation	Mixed-use - Downtown



Main Street

Municipal Address	Legal Description	Current Zone	New Zone	Reason	OCP Designation
All lots on Main Street (in Mixed-Use – Downtown Core designation)	varies	CC/CM2	CMDx	To align with OCP designation	Mixed-use – Downtown Core

New special modification to implement Main Street policies in the OCP (15.8.9 to 15.8.16)



6th Ave West Side

Municipal Address	Current Zone	New Zone	Reason	OCP Designation
6 th Avenue (west side)	RD	CMD	To align with OCP designation	Mixed-use – Downtown Core



Downtown South Waterfront

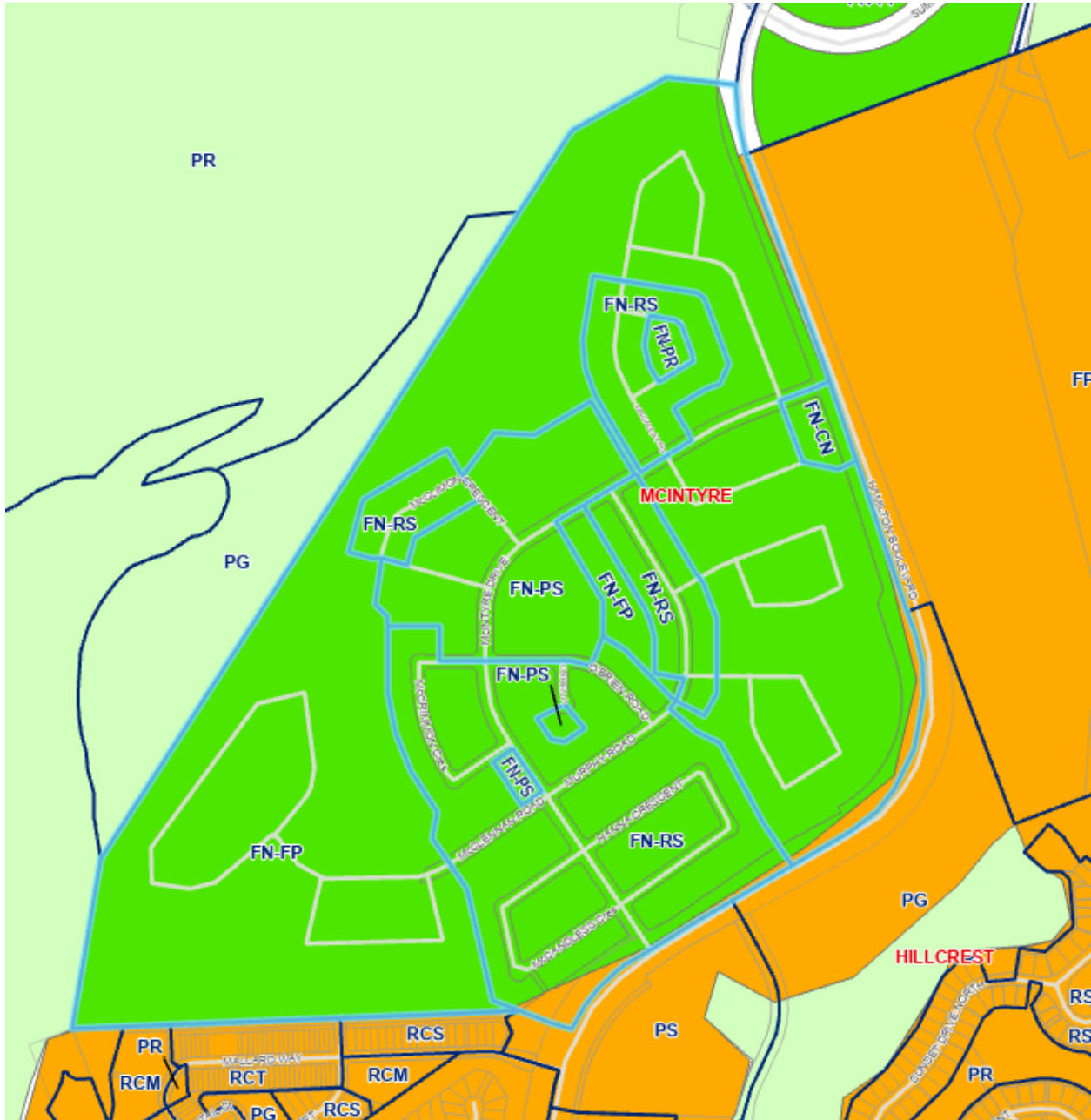
Municipal Address	Current Zone	New Zone	Reason	OCP Designation
Drury Street area	CMW	CMD	To align with OCP designation	Mixed-use - Downtown



Other Map Changes

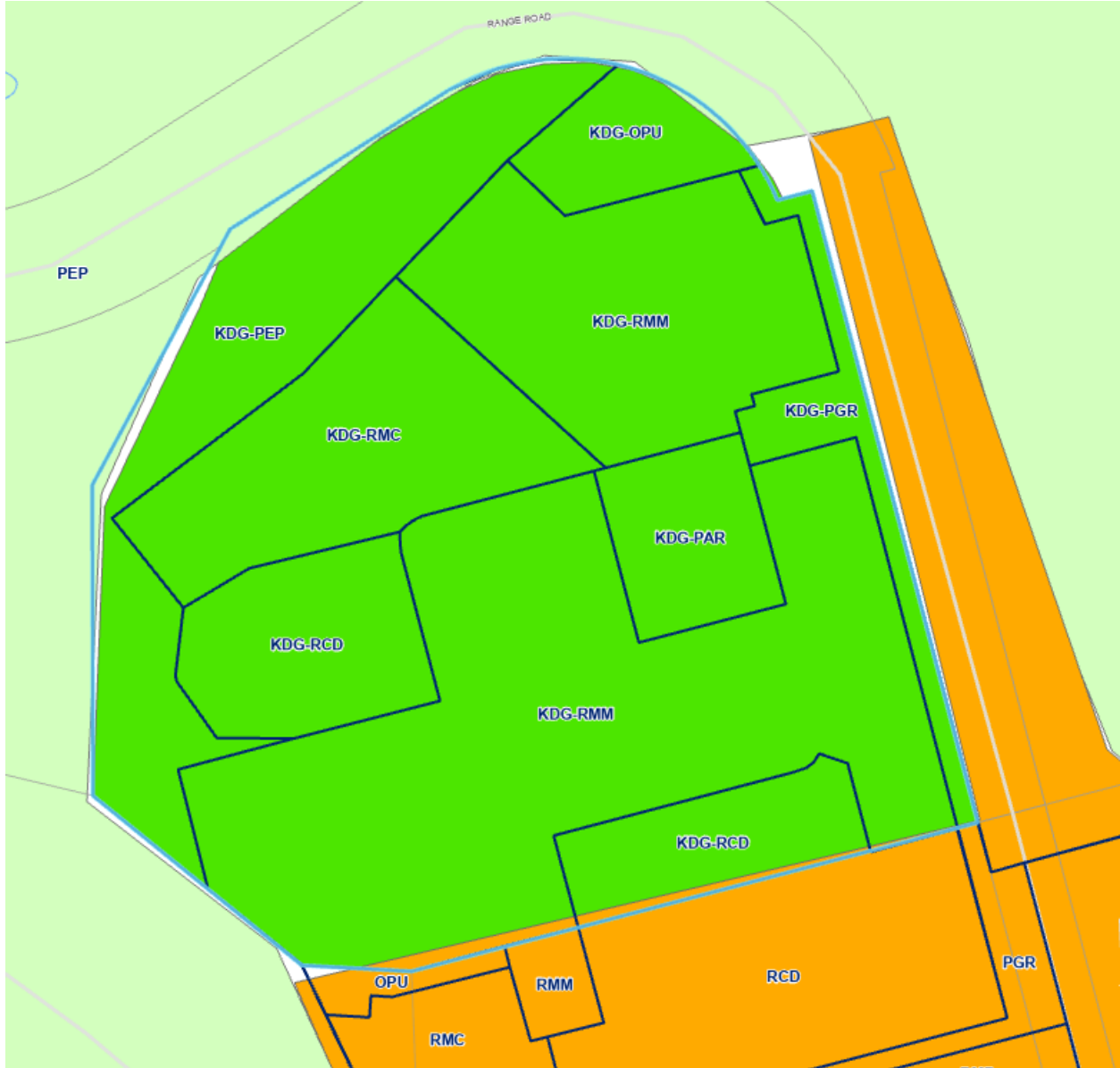
McIntyre

Rezone all of McIntyre to KMD zone to provide autonomy for KDFN to determine its own development patterns.



Range Point Joint Master Plan Area

Change zones within the KDFN settlement land to KDG-[zone]. (FN designator should not have been removed during the rezoning of this area following the master plan.)



Downtown – Fire Station

Municipal Address	Current Zone	New Zone	Reason	OCP Designation
105 Black Street	PU	OPS	Removing Emergency and Protective Services from permitted uses in OPU zone. Change to Public Service zone.	Mixed-use - Riverfront



Whistle Bend Swap

Small change to subdivision design to swap the location of a park and multi-unit residential lot.

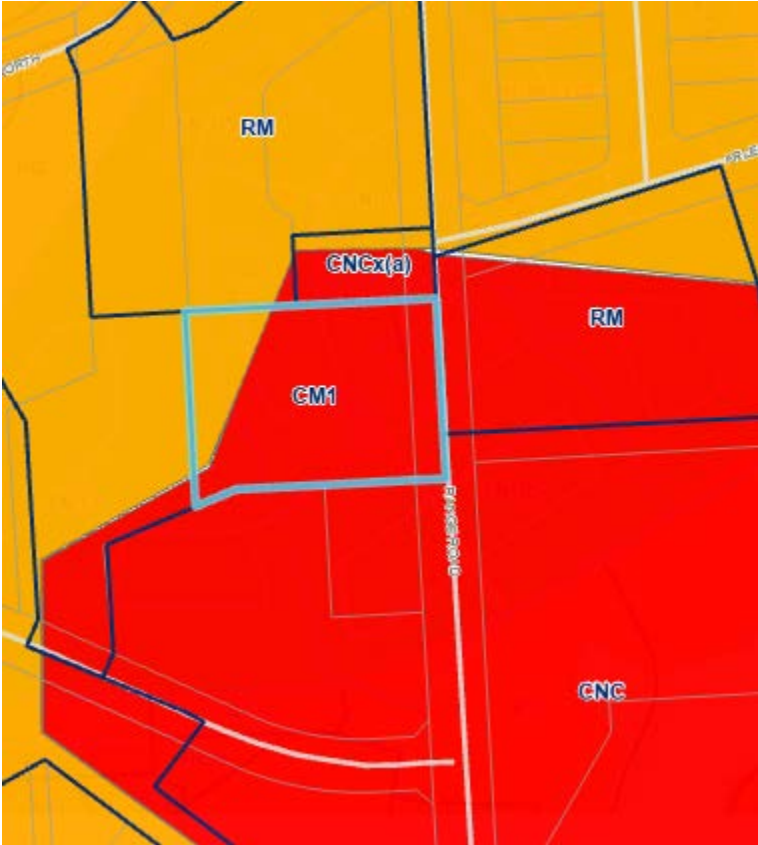


CM1 and CM2 zones outside downtown

These aren't misaligned with OCP, but the successor zone of CM1 and CM2 in the Zone Conversion Table is CMD – Commercial Mixed-use Downtown, which is not a good fit for any areas outside of downtown.

Range Road /Takhini

Change to CNN (modified to allow 20 m building height)



35 River Ridge Lane

Change to RMM – No rationale for why this lot at the end of a residential street should be a commercial zone.



66 River Ridge Lane

Change to RMM. No rationale for why this lot at the end of a residential street should be a commercial zone.



Whistle Bend

Change to CNNx (carry over the same special modification from current Zoning Bylaw, plus allow stand-alone residential as it is currently allowed in CM2 zone).

