

YUKON TERRITORY

CANADA

Whitehorse, Yukon

ORDER-IN-COUNCIL 1985/175

AREA DEVELOPMENT ACT

Pursuant to section 4 of the Area Development Act, the Commissioner in Executive Council orders as follows:

1. The zoning map in Schedule B of the Carcross General Development Regulations is hereby repealed, and the attached zoning map entitled 'Carcross Zoning Map' dated February 28, 1985, drawing No. MS-8-22, is substituted for it.
2. Section 24 of the Carcross General Development Regulations is further amended by inserting after "R-1 Residential; single family, two-family, Multifamily and Mobile Homes" the following new category: "R-2 Country Residential".
3. The Carcross General Development Regulations are further amended by the addition of the following new section after section 32:

"32.1 (1) In Zone R-2 Country Residential

- a) only one single family dwelling or mobile home is permitted on a lot;
- b) a business may be conducted on the lot, subject to the following conditions:
  - i) the business shall be conducted from within the dwelling,
  - ii) if the business is conducted from within the dwelling, not more than 25% of the total floor area may be used for the business,
  - iii) a business that is conducted from within the dwelling shall be conducted so as not to create a nuisance to the occupants of adjacent premises,
- c) the total floor area of all accessory buildings or structures shall not exceed the total floor area of the principle dwelling;
- d) a guest house is an accessory building and may be built on a lot larger than 1.0 ha, but the guest house shall have a floor area no larger than 45.0 m<sup>2</sup>;

- e) no building, or structure other than a fence or gate, may be built within 7.5 m of a lot boundary;
- f) no lot may be smaller than 0.5 ha, nor larger than 1.5 ha.;
- g) no building or structure shall exceed 2 1/2 storeys or 12.0 m in height;
- h) Sufficient land shall be set aside for the parking of vehicles so that no vehicle need be parked on the street;
- i) Where animals or birds are kept on a lot,
  - i) they shall be restrained so as not to stray off the lot, and
  - ii) wastes shall be disposed of in compliance with the Public Health Act and regulations made under it.

4. Paragraph (a) of subsection (1) of section 36 of the Carcross General Development Regulations is repealed, and the following paragraph is inserted in its place:

"a) Permitted uses include health centres, hospitals, government buildings, fire halls, public utility buildings and structures, police stations, senior citizens homes, nursing homes, churches, necessary residential uses accessory to the principle use, and any other use that is of a similar nature."

DATED at Whitehorse, in the Yukon Territory, this **13** day of

*August*

A.D., 1985.

  
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Commissioner of Yukon

# CARCROSS 105 D/2

## CARCROSS ZONING MAP

C.O. 1976-231, SCHEDULE 'B'  
CARCROSS GENERAL DEVELOP-  
MENT REGULATIONS

SCALE 1 : 5000

### LEGEND

	ZONE BOUNDARY
	B.L.T. BOUNDARY
	DEVELOPMENT AREA BNDY.
R-1	Residential
R-2	Country Residential
C-1	Commercial

SCALE 1 : 5000

DATE FEBRUARY 28, 1985

DRAWN BY T. HICKMAN

DRAWING NO MS - 8 - 22