

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: April 3, 2023
RE: Public Hearing Report – Zoning Amendment – 18-22 Metropolit Lane

ISSUE

Public Hearing Report on a bylaw to amend the zoning of 18-22 Metropolit Lane, from CH – Highway Commercial to CIMx - Mixed Use Commercial/Industrial (modified) to enable a greater number and variety of uses and development potential.

REFERENCE

- Zoning Bylaw 2012-20
- Location Map (Attachment 1)
- Proposed Zoning Bylaw Amendment 2023-10 (Attachment 2)

HISTORY

The owner of 18, 19, 20, and 22 Metropolit Lane has applied to amend the zoning of the four lots from CH – Highway Commercial to CIMx – Mixed Use Commercial/Industrial (modified) to enable a greater number and variety of uses and development potential on these properties.

A tree nursery (i.e. general contractor services) with a warehouse and caretaker residence is proposed on 22 Metropolit Lane. Due to the proximity to Lot 22 and other CIM-zoned land, 18, 19, and 20 Metropolit Lane are also included in the rezoning to create an area with a single, consistent zone.

The special modifications prohibit Restricted Retail Services, to align with adjacent properties, and require a minimum lot area of 0.5 ha for 18, 19, and 20 Metropolit Lane and a minimum lot area of 0.38 ha for 22 Metropolit Lane to align with the existing lot sizes and to prevent further subdivision of the lots.

Bylaw 2023-10 received First Reading on February 13, 2023. Public Hearing notifications were sent out in accordance with the Zoning Bylaw 2012-20, including:

- Newspaper advertisements were posted in the Whitehorse Star and Yukon News on February 24 and March 3, 2023;
- Email notifications were sent to the Government of Yukon Land Management Branch, Kwanlin Dün First Nation, and Ta'an Kwäch'än Council;
- Mail notifications were sent to property owners within 100 m of the subject site; and
- A notice sign was placed on the subject site.

A public hearing for this amendment was held on March 13, 2023. No one 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 with this zoning amendment application were raised as part of the public hearing process and Administration had no concerns about the change in the proposed zoning.

If the rezoning is successful, the applicant intends to apply for a development permit for a conditional use to allow for a caretaker residence on 22 Metropolit Lane between 121 m² and 297 m² in size.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2023-10, a bylaw to amend the zoning of 18-22 Metropolit Lane to enable a greater number and variety of uses and development potential, be brought forward for second and third reading under the bylaw process.