

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: May 1, 2023
RE: Conditional Use Application – 101 Mount Sima Road – For Information Only

ISSUE

Application for Conditional Use approval to allow an eating and drinking establishment located at 101 Mount Sima Road (Lot 3-1 2014-0041 LTO YT).

REFERENCE

- [Zoning Bylaw 2012-20](#)
- Location sketch and Proposed Seating Floor Plan (Attachment 1)

HISTORY

The Landed Bakehouse is currently manufacturing food items at 101 Mount Sima Road. Their products are sold at various locations around Whitehorse. An application has been received to allow for a ten seat eating and drinking establishment to be developed within the existing building.

Eating and drinking establishments are listed as a Conditional Use in the IS-Service Industrial zone, requiring approval by City Council.

The proposed schedule for consideration of the Conditional Use application is:

Letter Notification	April 21, 2023
Newspaper Ad	April 21, 2023
Planning Committee	May 1, 2023
Public Input Session	May 8, 2023
Report to Committee	June 5, 2023
Council Decision	June 12, 2023

ANALYSIS

Zoning Bylaw

The current zoning for the subject property is IS-Service Industrial. The purpose of the IS zone is to provide a mix of commercial and industrial uses. In the IS zone manufacturing is an allowable principal use, while eating and drinking establishments are permitted as a conditional use, subject to the approval of Council.

Section 4.9.5 of the Zoning Bylaw provides criteria for Council to consider when evaluating a conditional use application. These criteria include:

Design and Character – the building design and function of the lot is not out of character from this industrial neighbourhood from a building aesthetic.

Parking and traffic: The building is set back from Mt. Sima Road providing adequate parking on-site. The proposed conditional use will not generate traffic outside the normal expectations of the neighbourhood.

Impact on neighbouring properties: As this is an industrial area, it is not expected that the introduction of an eating and drinking establishment would have an impact on neighbouring properties by way of noise, odor, smoke, light, or vibration. Council previously approved an eating and drinking establishment at the neighbouring property

PUBLIC INPUT SESSION SCHEDULED

In accordance with section 4.8 of Zoning Bylaw 2012-20, a Public Input Session has been scheduled for the Regular Council meeting on May 8, 2023. Government of Yukon, Kwanlin Dün First Nation and the Ta'an Kwäch'än Council were notified by mail and email. A notice of the proposed development was placed in local newspapers on April 21, 2023.