

## ADMINISTRATIVE REPORT

**TO:** City Planning Committee  
**FROM:** Administration  
**DATE:** May 15, 2023  
**RE:** Public Input Report – Conditional Use Application – 101 Mount Sima Road

### ISSUE

Public Input Report for an application for Conditional Use approval to allow an eating and drinking establishment located at 101 Mount Sima Road.

### REFERENCE

- [Zoning Bylaw 2012-20](#)
- Location sketch (Attachment 1)

### HISTORY

The Landed Bakehouse is currently manufacturing food items at 101 Mount Sima Road that 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, therefore requiring approval by Council.

Yukon Government, Kwanlin Dün First Nation and Ta'an Kwäch'än Council were notified by mail and email and a notice of the proposed development was placed in the local newspapers on April 21, 2023. A Public Input Session was held on May 8, 2023. One written submission in support of the proposed development was received from a nearby business owner.

### ALTERNATIVES

1. Approve the Conditional Use application; or
2. Do not approve the Conditional Use application.

### ANALYSIS

No concerns were raised regarding the application. The building is set back from Mount Sima Road providing adequate parking on-site. It is not expected that the introduction of an eating and drinking establishment of this size would have a negative impact on neighbouring properties.

### ADMINISTRATIVE RECOMMENDATION

THAT Council approve the Conditional Use application to allow an eating and drinking establishment at 101 Mount Sima Road (Lot 3-1 2014-0041 LTO YT).