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).