

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: November 6, 2023
RE: Public Input Report – Conditional Use Application – 22 Metropolit Lane

ISSUE

Application for Conditional Use approval to allow a 136 m² caretaker residence at 22 Metropolit Lane at the south end of Hamilton Boulevard.

REFERENCE

- [2040 Official Community Plan \(OCP\)](#)
- [Zoning Bylaw 2012-20](#)
- Attachment 1 - Location Sketch

HISTORY

An application has been made to develop an office and shop for a landscaping business in conjunction with a 136 m² caretaker residence at 22 Metropolit Lane. A caretaker residence larger than 120 m² is a conditional use in the CIM zone, requiring a decision by Council.

A total of eight letters were sent to property owners within a 100-meter radius of the site. Government of Yukon Land Client Services, Kwanlin Dün First Nation and Ta'an Kwäch'än Council were notified by mail. A notice of the proposed development was placed in the local newspapers on September 29th, 2023.

A Public Input Session was held on October 23, 2023. No submissions were received.

ALTERNATIVES

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

ANALYSIS

The proposed building design, function and impact is not out of character with other buildings in this neighbourhood. No concerns were raised through the conditional use application process or from Administration, therefore no conditions are recommended.

ADMINISTRATIVE RECOMMENDATION

THAT Council approve the Conditional Use application for 22 Metropolit Lane to allow a 136 m² caretaker residence as a secondary use, as shown on the submitted plans.