



**PUBLIC AGENDA  
MUNICIPAL PLANNING COMMISSION**

**Tuesday, March 31, 2015, 11:30 a.m.  
Committee Room "E", City Hall**

Ms. J. Braden, Chair  
Mr. K. Martens, Vice-Chair  
Councillor E. Olauson  
Mr. S. Betker  
Dr. C. Christensen  
Mr. A. Douma  
Mr. J. Jackson  
Mr. S. Laba  
Mr. J. McAuliffe  
Ms. S. Smith  
Ms. K. Weber  
Mr. J. Yachyshen  
Mr. A. Yuen

- 1. CALL TO ORDER**
- 2. CONFIRMATION OF AGENDA**
- 3. ADOPTION OF MINUTES**
  - 3.1 Minutes of Regular Meeting of the Municipal Planning Commission held on February 24, 2015.**

**Recommendation**

That the minutes of Regular Meeting of the Municipal Planning Commission held on February 24, 2015 be adopted.
- 4. UNFINISHED BUSINESS**
- 5. COMMUNICATIONS**

## **6. REPORTS FROM ADMINISTRATION**

### **6.1 Proposed Official Community Plan Amendment and Proposed Rezoning from IH to IL1 – South West Industrial – 11<sup>th</sup> Street West [Files CK. 4351-015-004 and PL. 4350-Z39/14]**

#### **Recommendation**

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

1. That the proposed amendment to Official Community Plan Bylaw No. 8769 Land Use Policy Map to redesignate land from “Heavy Industrial” to “Light Industrial”, as outlined in the report of the General Manager, Community Services Department, dated March 31, 2015, be approved; and
2. That the proposed amendment to Zoning Bylaw No. 8770 to rezone land from “IH – Heavy Industrial District” to “IL1 – Light Industrial District”, be approved.

### **6.2 Proposed Amendment to Existing Zoning Agreement – M3 – General Institutional Service District – 250 Hunter Road [Files CK. 4351-015-006 and PL. 4350-Z46/14]**

#### **Recommendation**

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

That the proposal to amend the existing Zoning Agreement for the property located at 250 Hunter Road, as outlined in the report of the Acting General Manager, Community Services Department, dated March 31, 2015, be approved.

### **6.3 Proposed Rezoning from IL2 to IL1 – 202 Gladstone Crescent – Marquis Industrial [Files CK. 4351-015-005 and PL. 4350-A44/14]**

#### **Recommendation**

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

That the proposed amendment to Zoning Bylaw No. 8770 to rezone 202 Gladstone Crescent from IL2 – Limited Intensity Light Industrial District to IL1 – General Light Industrial District, be approved.

**6.4 Proposed Zoning Bylaw No. 8770 Amendment – Pre-Development Protocol [Files CK. 4350-015-002 and PL. 4350-A1/15]**

**Recommendation**

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

That the Zoning Bylaw No. 8770 be amended to define “Pre-Development” and establish regulations for such activity, as outlined in the report of the Acting General Manager, Community Services Department dated March 31, 2015.

**6.5 Land Use Applications Received by the Community Services Department for the Period between For the Period Between January 21, 2015 to February 12, 2015 [Files CK. 4000-5 and PL. 4350-1 and PL. 4355-D]**

**Recommendation**

That the information be received.

**7. REPORTS FROM COMMISSION**

**7.1 Update of Items Previously Considered by the Commission, and Considered by City Council at its meeting on Monday, February 23, 2015. [File No. CK. 075-06]**

**Recommendation**

That the information be received.

**7.2 Update of Items Previously Considered by the Commission, and Considered by City Council at its meeting on Monday, March 23, 2015. [File No. CK. 075-06]**

**Recommendation**

That the information be received.

**8. ADJOURNMENT**

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## **Proposed Official Community Plan Amendment and Proposed Rezoning from IH to IL1 – South West Industrial – 11<sup>th</sup> Street West**

### **Recommendation**

That a copy of this report be forwarded to City Council recommending:

1. That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Official Community Plan Bylaw No. 8769 Land Use Policy Map to redesignate land from "Heavy Industrial" to "Light Industrial," as outlined in this report, be approved; and
2. That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone land from "IH – Heavy Industrial District" to "IL1 – Light Industrial District," as outlined in this report, be approved.

### **Topic and Purpose**

The purpose of this report is to consider applications that have been submitted to redesignate land in South West Industrial, as shown in Attachment 1, from "Heavy Industrial" to "Light Industrial" on the Official Community Plan – Land Use Map and to rezone from IH – Heavy Industrial District (IH District) to IL1 – General Light Industrial District (IL1 District). These amendments will provide for light industrial development along a major arterial roadway and preclude heavy industrial uses from being established in close proximity to a residential neighbourhood.

### **Report Highlights**

1. A land use policy and zoning amendment are proposed for land in South West Industrial.
2. The proposed rezoning from IH District to IL1 District will allow for light industrial development and preclude heavy industrial uses that may cause nuisances or land use conflicts from being established in the area.
3. The IL1 District is a more appropriate zoning designation given the proximity to the Montgomery Place neighbourhood.

### **Strategic Goal**

This application supports the Strategic Goal of Sustainable Growth by providing a balanced and appropriate land use pattern in the area.

### **Background**

Saskatoon Land has requested that the subject land be redesignated from "Heavy Industrial" to "Light Industrial" on the Official Community Plan – Land Use Map and rezoned from IH District to IL1 District. This includes development parcels along 11<sup>th</sup> Street West, which are currently vacant and undeveloped. The remainder of the

## **Proposed Official Community Plan Amendment and Proposed Rezoning from IH to IL1 – South West Industrial – 11<sup>th</sup> Street West – Approval for Advertising**

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amendment area is occupied by the Circle Drive South right-of-way and associated ramps.

### **Report**

#### Official Community Plan Amendment

An amendment to the Official Community Plan – Land Use Map is required to redesignate the subject land from “Heavy Industrial” to “Light Industrial” to accommodate the proposed rezoning (see Attachment 1).

#### Zoning Bylaw Amendment

A rezoning from IH District to IL1 District is proposed (see Attachment 1). The purpose of the IH District is to facilitate economic development through industrial activities that may have the potential for creating nuisance conditions during the normal course of operations. The purpose of the IL1 District is to facilitate economic development through a wide variety of light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations.

The IL1 District prohibits all uses of land, buildings, and industrial processes that may be noxious, injurious, or constitute a nuisance beyond the boundaries of the subject site by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration, or other similar substances or conditions.

#### Land Use Pattern in Area

The amendment area is bordered by land zoned IL1 District to the north, east, and south. The Montgomery Place neighbourhood is located to the west, although it is separated from future development parcels by the substantial Circle Drive South right-of-way.

Planning and Development is of the opinion that the IL1 District is a more appropriate zoning designation for the land in question than the IH District given its proximity to a residential neighbourhood. While the Circle Drive South right-of-way is not developable land, it is prudent to include it in the rezoning area along with the developable parcels in order to provide a consistent land use pattern in the area.

#### Future Development

Saskatoon Land is exploring options for sale of property under their ownership for future development.

#### Comments from Other Divisions

No concerns were received through the administrative referral process that precludes this application from proceeding to the public hearing. Please refer to Attachment 2 for complete comments.

### **Options to the Recommendation**

City Council could choose to deny the proposed amendments. Such a decision would maintain the current land use and zoning designations.

## **Proposed Official Community Plan Amendment and Proposed Rezoning from IH to IL1 – South West Industrial – 11<sup>th</sup> Street West – Approval for Advertising**

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### **Public and/or Stakeholder Involvement**

The Montgomery Community Association was advised, in writing, of the proposal and they have indicated their support for the amendments. The owner of 2438 Dudley Street, whose property is currently split-zoned IH District and IL1 District, was advised, in writing, of the amendments that would bring the IH-zoned portion in line with the rest of their property. No comments or concerns have been received by our office to date.

### **Other Considerations/Implications**

There are no policy, financial, environmental, privacy, or CPTED implications. A communication plan is not required at this time.

### **Due Date for Follow-up and/or Project Completion**

No follow-up is required.

### **Public Notice**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Public Notice Policy No. C01-021. A notice will be placed in The StarPhoenix two weeks prior to the public hearing date at City Council. In conjunction with the notice in The StarPhoenix, Planning and Development will notify all property owners with land included in the rezoning and all property owners within a 75 metre buffer of the proposed site of the public hearing date by letter. Notice boards will be placed on the site.

### **Attachments**

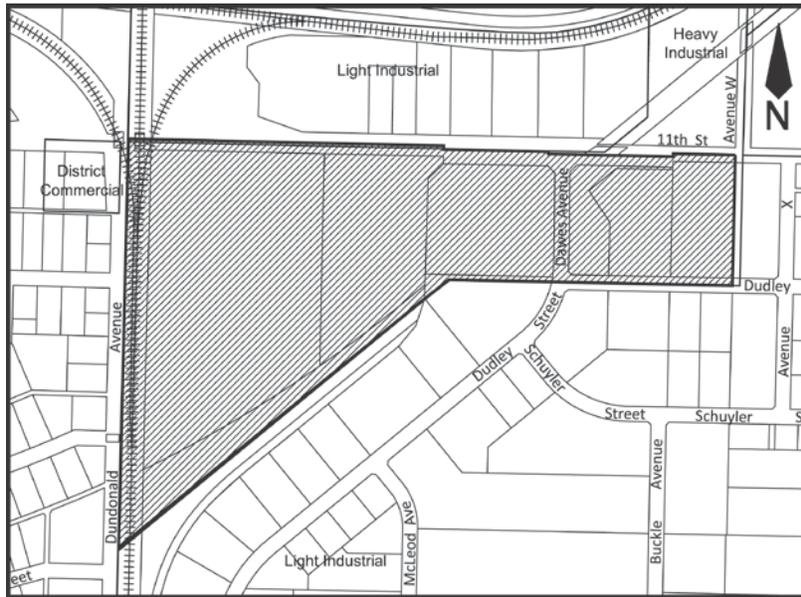
1. Location Maps
2. Comments from Other Divisions

### **Report Approval**

Written by: Brent McAdam, Planner, Planning and Development  
Reviewed by: Alan Wallace, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

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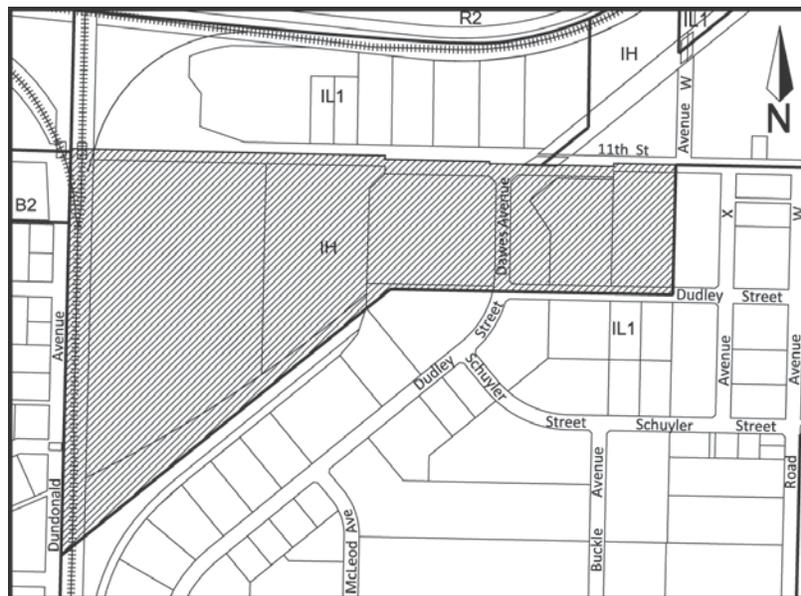
### Location Maps



**PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT  
LAND USE MAP**

 From Heavy Industrial to Light Industrial

File No. OCP04-2015



**PROPOSED ZONING AMENDMENT**

 From IH to IL1

File No. RZ39-2014

## **Comments From Other Divisions**

### Transportation and Utilities Department

The proposed Zoning Bylaw No. 8770 amendment, as noted in the report, is acceptable to the Transportation and Utilities Department, with the following comments:

1. The right-in/right-out access from 11<sup>th</sup> Street West, east of Dawes Avenue and access off of Dawes Avenue, south of 11<sup>th</sup> Street West are subject to the approval of a Traffic Impact Study (TIS).

*Planning and Development Comment:* Saskatoon Land acknowledges this condition, and that an acceptable TIS is required at the development stage. Saskatoon Land will inform potential purchasers that any parcel may be subject to a TIS satisfactory to the Transportation and Utilities Department. This information will be included in any public tender document or via correspondence to the specific purchaser for any direct private sale.

2. There will be no access granted from the Circle Drive interchange ramps.

*Planning and Development Comment:* Saskatoon Land acknowledges and accepts this condition.

3. There will be no access granted from 11<sup>th</sup> Street West between Dundonald Avenue and Dawes Avenue.

*Planning and Development Comment:* Saskatoon Land acknowledges and accepts this condition.

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## **Proposed Amendment to Existing Zoning Agreement – M3 - General Institutional Service District – 250 Hunter Road**

### **Recommendation**

That at the time of the public hearing, City Council consider the Administration's recommendation that the proposal to amend the existing Zoning Agreement for the property located at 250 Hunter Road, as outlined in this report, be approved.

### **Topic and Purpose**

An application has been submitted by Meridian Development requesting an amendment to the existing Zoning Agreement for 250 Hunter Road in Stonebridge (see Attachment 1). The proposed amendment will clarify permitted uses and development standards on the property.

### **Report Highlights**

1. In 2013, City Council approved applications to rezone two sites in Stonebridge, subject to Zoning Agreements, to accommodate a mixed-use residential development focused on senior care and neighbourhood-oriented services.
2. Meridian Development has applied to amend the Zoning Agreement, specific to 250 Hunter Road, in order to clarify permitted uses and development standards on the property so that construction of the seniors housing facility on the site may proceed.
3. The requested amendments are acceptable to Planning and Development as the development proposal is generally consistent with what was originally approved.

### **Strategic Goal**

This report supports the Strategic Goal of Quality of Life by encouraging a mix of housing types across the city.

### **Background**

In 2013, City Council approved applications from Meridian Development to rezone two sites in the Stonebridge neighbourhood.

The purpose of these rezoning applications was to allow for the construction of a mixed-use development focused on senior care and neighbourhood-oriented services consisting of a combination of commercial, residential, and institutional uses on these two sites. The B1B site (3203 Preston Avenue South), on which construction commenced in 2014, is occupied by a neighbourhood commercial development with retail, office, and other commercial uses.

The M3 site (250 Hunter Road), which is the subject of this report, is proposed to accommodate a seniors' housing facility with approximately 155 independent living

## **Proposed Amendment to Existing Zoning Agreement – M3 - General Institutional Service District – 250 Hunter Road**

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apartments, an intermediate care home with approximately 40 units, a dementia care facility for approximately 240 residents. The site also includes related amenities for residents, such as a medical clinic, personal service trades, restaurant, and lounge.

Meridian Development has applied to amend the Zoning Agreement specific to 250 Hunter Road. A rearrangement of uses originally proposed for the B1B site, as well as required clarification of certain development standards for this site, has prompted this amendment in order to allow construction of the facility to proceed.

### **Report**

#### **2013 Zoning Agreement**

The Zoning Agreement approved for 250 Hunter Road in 2013 includes provisions with respect to use of land, development standards, and landscaping requirements. It currently restricts use of land to that of:

- a) a dwelling group consisting of special-needs housing and multiple-unit dwellings;
- b) a medical clinic;
- c) personal service trades accessory to and located within a principal residential building;
- d) food service accessory to and located within a principal residential building; and
- e) child care centres and preschools.

Development standards for the property are as follows:

- a) building height: building or portion of building used for independent living apartments and intermediate care not to exceed 5 storeys and 25 metres; all other buildings not to exceed 12 metres;
- b) front yard setback: 3.0 metres minimum;
- c) rear yard setback: 4.5 metres minimum;
- d) side yard setback: 3.0 metres, except west side yard, 0.0 metres; and
- e) gross floor space ratio: 2.2:1.

Further, the Zoning Agreement requires a landscaped strip in all required front, rear, and side yards, as well as open-style fencing provided adjacent to the south property line with gates provided to the adjacent linear park at least every 200 metres.

#### **Requested Amendments to Zoning Agreement**

Meridian Development is requesting amendments to the Zoning Agreement for 250 Hunter Road regarding permitted uses of the property, including clarifying uses, adding uses that are compatible with the original development concept, and clarifying development standards.

Planning and Development is of the opinion that these requested amendments are acceptable and generally consistent with what was originally proposed. The density of residential development on the property remains the same, and no material change to the use, building, or site design will result.

## **Proposed Amendment to Existing Zoning Agreement – M3 - General Institutional Service District – 250 Hunter Road**

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Please see Attachment 2 for a detailed explanation of the proposed amendments and the rationale for each, and Attachment 3 for the proposed site plan. Provisions of the current Zoning Agreement that are not being amended will remain in place.

### Comments from Other Divisions

No concerns were received through the administrative referral process that precludes this application from proceeding to the public hearing. Please refer to Attachment 4 for complete comments.

### **Options to the Recommendation**

City Council could choose to deny this application. This option is not recommended as it would not allow the development to proceed as proposed.

### **Public and/or Stakeholder Involvement**

Public consultation was conducted as part of the process for the original rezoning application, including an open house held in November 2012, where there was general support for the proposal. As this amendment to the Zoning Agreement is technical in nature, and the overall intent and principal use of this proposal is consistent with the original, further consultation was not conducted for this application. The Stonebridge Community Association was advised, in writing, of the application.

### **Other Considerations/Implications**

There are no policy, financial, environmental, privacy, or CPTED implications or considerations. A communication plan is not required at this time.

### **Due Date for Follow-up and/or Project Completion**

No follow-up is required.

### **Public Notice**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Public Notice Policy No. C01-021. Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. The Planning and Development Division will notify all property owners within 75 metres of the subject site of the public hearing date by letter. A notice will be placed in The StarPhoenix two weeks prior. Notice boards will be placed on the site.

### **Attachments**

1. Location Map
2. Proposed Amendments to Zoning Agreement for 250 Hunter Road
3. Proposed Site Plan
4. Comments from Other Divisions

## **Proposed Amendment to Existing Zoning Agreement – M3 - General Institutional Service District – 250 Hunter Road**

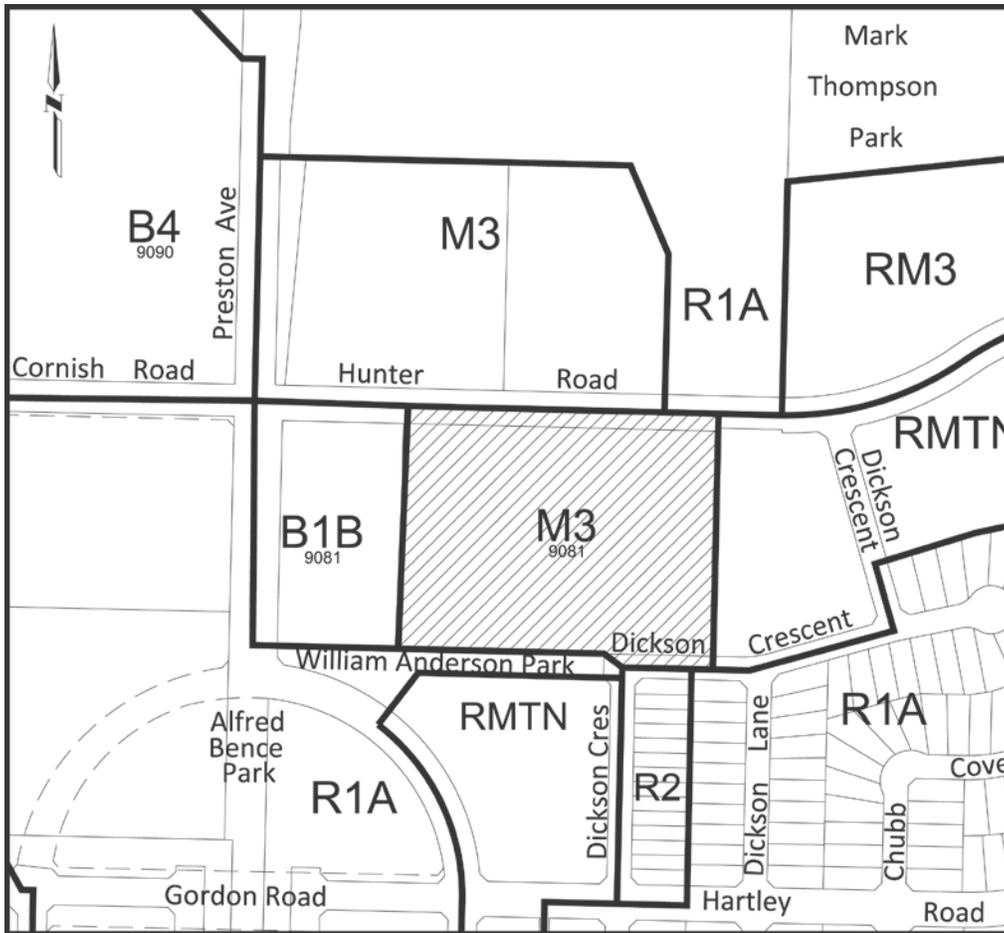
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### **Report Approval**

Written by: Brent McAdam, Planner, Planning and Development  
Reviewed by: Alan Wallace, Director of Planning and Development  
Approved by: Lynne Lacroix, Acting General Manager, Community Services Department

S/Reports/DS/2015/MPC – Proposed Amendment to Existing Zoning Agreement – M3 – General Institutional Service District – 250 Hunter Road/ks

Location Map



ZONING AMENDMENT

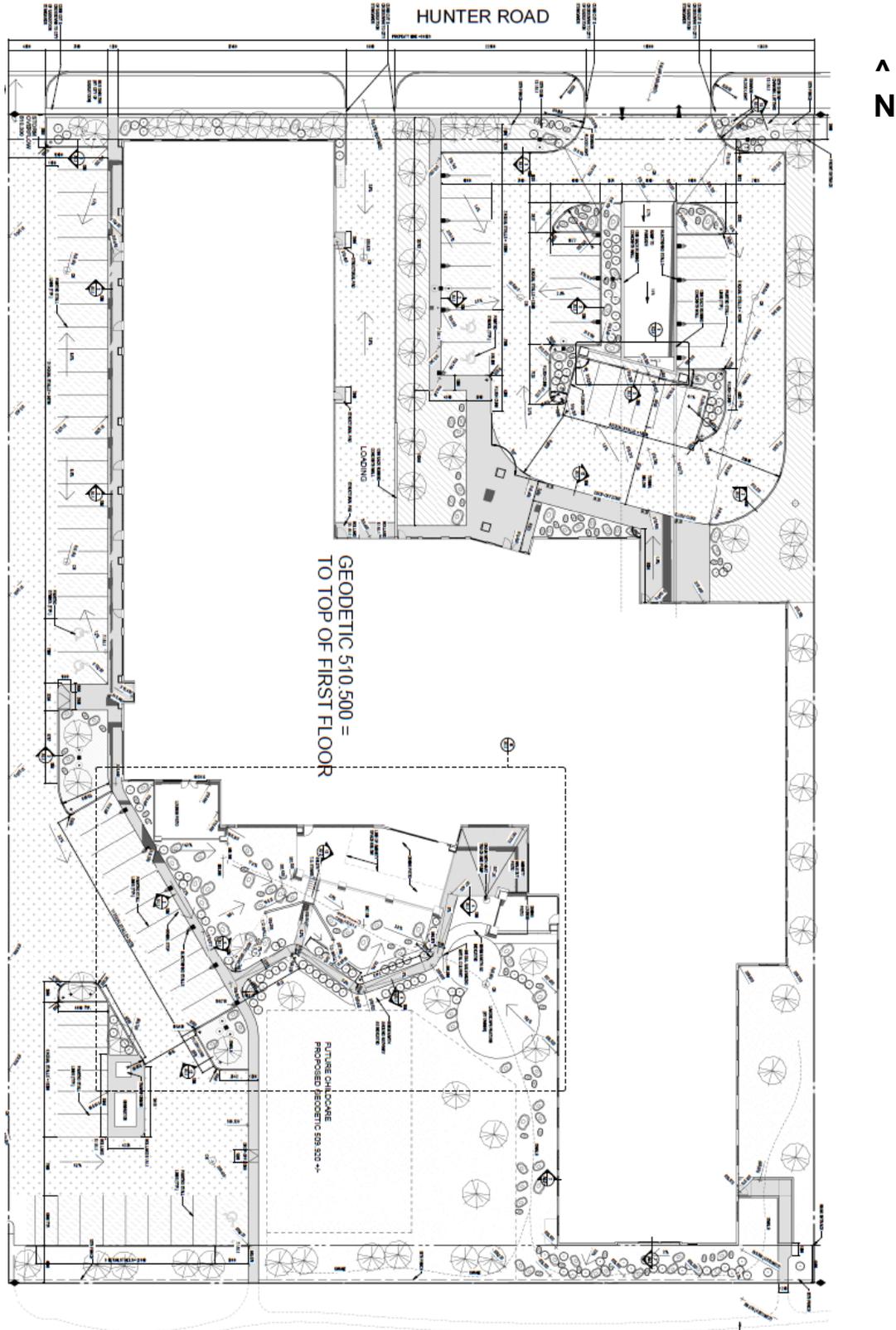
 Amendment to Existing M3 by Agreement



**Proposed Amendments to Zoning Agreement for 250 Hunter Road**

Category	Proposed Amendment	Rationale
Use of Land	Add to the permitted uses: <ul style="list-style-type: none"> <li>• Public library; and</li> <li>• Health club (with max. floor area of 745 m<sup>2</sup>).</li> </ul>	These uses were envisioned in the original proposal for the overall development concept and were provided for in the Zoning Agreement of the adjacent B1B site, 3203 Preston Avenue South. They are now intended to be accommodated as part of the seniors' housing facility.
	Clarify "food service" in the current Agreement to mean: <ul style="list-style-type: none"> <li>• Restaurant and lounge located within the principal residential building with interior access only.</li> </ul>	The original proposal intended for a full service restaurant and lounge to primarily serve residents of the facility, which would be open to the general public as well. This amendment will clarify the intended use.
	Clarify the permitted residential uses of the property (a dwelling group consisting of special needs housing and multiple-unit dwellings) to include: <ul style="list-style-type: none"> <li>• Special care home.</li> </ul>	The original proposal envisioned a housing facility that provided a range of levels of care for residents. Inclusion of a special care home will clarify the intended range of residential uses on the property.
	Add to the permitted uses in the defined commercial area on the west side of the building: <ul style="list-style-type: none"> <li>• Offices;</li> <li>• Art galleries and museums;</li> <li>• Place of worship (with max. floor area of 745 m<sup>2</sup>); and</li> <li>• Confectionaries and drug stores or pharmacies, with exterior access but otherwise subject to the requirements of M3.</li> </ul>	Inclusion of these uses will serve the amenity and convenience of building residents, as well as ensure the viability of the leasable space on the west side of the building that faces and is integrated with the B1B commercial development to the west. These uses are anticipated to have a low impact on traffic and parking needs for the development.
	Allow personal service trades to have exterior access.	The current Zoning Agreement requires that these uses only have interior access within the principal building. However, the opportunity for exterior access is considered to be appropriate.
Development Standards	Allow for six floors instead of five, but overall building height still not to exceed 25m.	The development, as proposed, is considered to be six floors instead of five because of amenity space for residents that is included on the ground floor parking level, causing it to be considered as an occupied floor. The overall building height will not change from what was originally proposed.
	Allow the child care centre to be in a detached building.	This amendment will clarify the intention to include a child care centre on-site that is detached from the principal residential building.

Proposed Site Plan



## Comments from Other Divisions

### Transportation and Utilities Department

The proposed rezoning, as noted in this report, is acceptable to the Transportation and Utilities Department, with the following comments:

1. The sanitary sewer capacity is acceptable for the first phase, but further study/justification will be required for the later phase.

**Planning and Development Comment:** Meridian Development has acknowledged and agreed to this requirement.

2. Any storm water beyond the original design (40% impervious) must be retained on-site for one- or two-year storm events.

**Planning and Development Comment:** Meridian Development has acknowledged and agreed to this requirement and will address it in site design at the building permit stage.

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## Proposed Rezoning from IL2 to IL1 – 202 Gladstone Crescent – Marquis Industrial

### Recommendation

That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone 202 Gladstone Crescent from IL2 – Limited Intensity Light Industrial District to IL1 – General Light Industrial District, be approved.

### Topic and Purpose

An application has been submitted by Dwayne Howatt requesting that 202 Gladstone Crescent (see Attachment 1) in Marquis Industrial be rezoned from IL2 – Limited Intensity Light Industrial District to IL1 – General Light Industrial District. The proposed rezoning will support the development of the property for warehouse and associated office use.

### Report Highlights

1. The IL2 District restricts public assembly uses. IL2 District is typically located within a one kilometre buffer from the chemical plants on Wanuskewin Road.
2. The subject property, 202 Gladstone Crescent, is proposed to be rezoned from IL2 to IL1 because it lies substantially outside of the one kilometre buffer.

### Strategic Goal

This report supports the Strategic Goal of Sustainable Growth by ensuring balanced land use.

### Background

The subject property, located in Marquis Industrial, is zoned IL2 – Limited Intensity Light Industrial District. The IL2 District restricts land uses that may have public assembly, such as office buildings, retail stores, and restaurants, because of the proximity of chemical plants on Wanuskewin Road.

The applicant, Dwayne Howatt, representing Continental Mine and Industrial Supply Ltd., a company that focuses on assembly, sales, and service for mining and industrial equipment, will be the primary tenant of 202 Gladstone Crescent. The principal use of the property is proposed to be an office warehouse use.

### Report

#### Public Assembly Restrictions in IL2 District

The subject property is currently zoned IL2 – Limited Intensity Light Industrial District. The IL2 District is intended to permit certain light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations, as well as to limit activities oriented to public assembly.

## **Proposed Rezoning from IL2 to IL1 – 202 Gladstone Crescent – Marquis Industrial**

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Restriction on uses that limit activities oriented to public assembly, such as office buildings, retail stores, and restaurants, is the main distinction between the IL2 and IL1 zoning districts. Offices, in relation to an otherwise permitted use of an IL2-zoned property, are only allowed when they are accessory to and subordinate in size and purpose of the principal use.

Public assembly uses are prohibited in the IL2 District as land zoned as such is intended to be within a one kilometre buffer from facilities on Wanuskewin Road that handle and store anhydrous ammonia and other dangerous chemicals.

### Anhydrous Ammonia Regulations

The Provincial Regulations Respecting Anhydrous Ammonia, which were repealed in 2007 and replaced with The Boiler and Pressure Vessel Regulations, speak to restricting residential development, schools, institutions, and other similar places of public assembly in close proximity to facilities that store and handle anhydrous ammonia.

The City of Saskatoon (City) established a one kilometre radial buffer from Akzo Nobel and ERCO Worldwide chemical plants on Wanuskewin Road to reflect the Provincial regulations and limit proximity of residential and public assembly uses from these facilities. The IL2 District was developed to provide land uses that are appropriate within the one kilometre buffer.

### Proposed Rezoning from IL2 to IL1

The applicant is proposing that 202 Gladstone Crescent be rezoned from IL2 – Limited Intensity Light Industrial District to IL1 – General Light Industrial District. The purpose of the rezoning is to accommodate the proposed use of the property as an office, warehouse, and service yard.

### Extent of Buffer

Rezoning 202 Gladstone Crescent from IL2 to IL1 is considered appropriate because the property lies substantially outside of the one kilometre buffer. The buffer's perimeter follows Gladstone Crescent north before crossing over the eastern portion of this property. Property immediately to the south, which is just outside the one kilometre buffer, was rezoned to IL1 District to provide for future development as Municipal Reserve, and the property to the north, which will remain IL2, is located substantially inside the buffer. Please see Attachment 2 which shows the extent of the buffer in this area.

### Comments from Other Divisions

There were no comments received from other divisions with respect to this rezoning.

### **Options to the Recommendation**

City Council could choose to deny this application. This would maintain the current zoning designation.

## Proposed Rezoning from IL2 to IL1 – 202 Gladstone Crescent – Marquis Industrial

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### **Public and/or Stakeholder Involvement**

Given that this rezoning is technical in nature and will not impact other properties, public consultation was not necessary.

### **Other Considerations/Implications**

There are no policy, financial, environmental, privacy, or CPTED implications or considerations. A communication plan is not required at this time.

### **Due Date for Follow-up and/or Project Completion**

No follow-up is required.

### **Public Notice**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Public Notice Policy No. C01-021. Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. The Planning and Development Division will notify all property owners within 75 metres of the subject site of the public hearing date by letter. A notice will be placed in The StarPhoenix two weeks prior. Notice boards will be placed on the site.

### **Attachments**

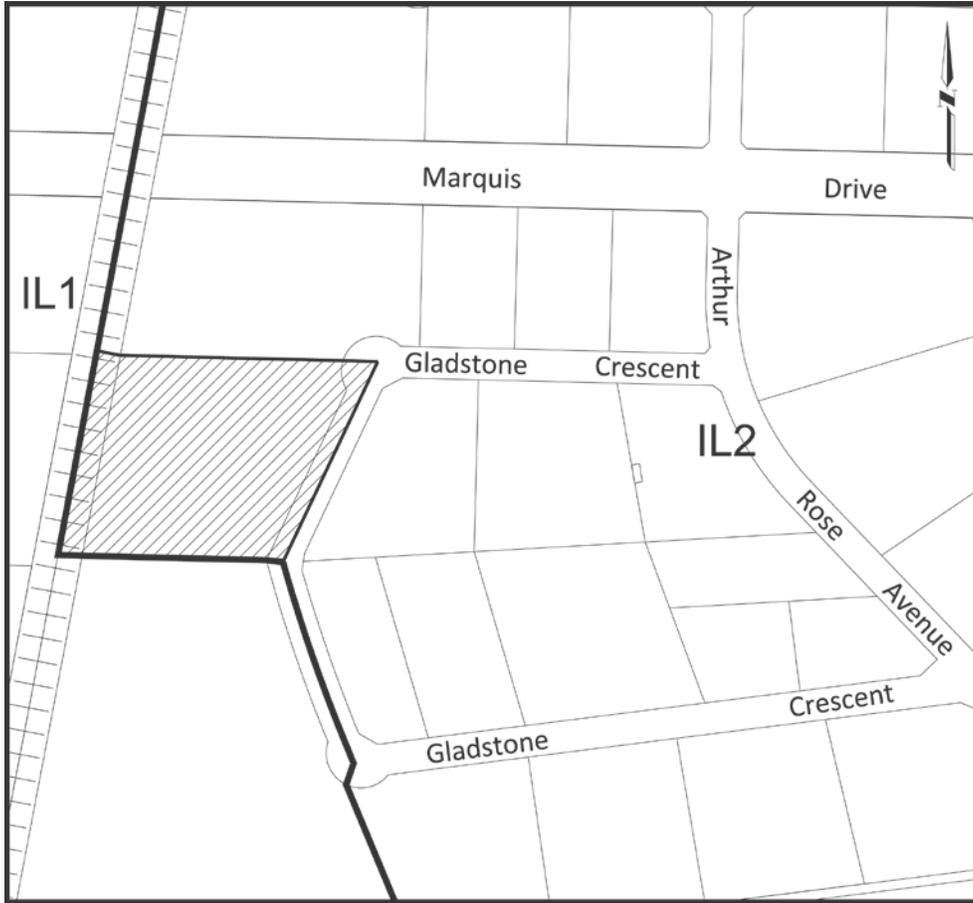
1. Location Map
2. Extent of Buffer

### **Report Approval**

Written by: Brent McAdam, Planner, Planning and Development  
Reviewed by: Alan Wallace, Director of Planning and Development  
Approved by: Lynne Lacroix, Acting General Manager, Community Services Department

S/Reports/DS/2015/MPC – Proposed Rezoning from IL2 to IL1 – 202 Gladstone Crescent – Marquis Industrial/ks

Location Map

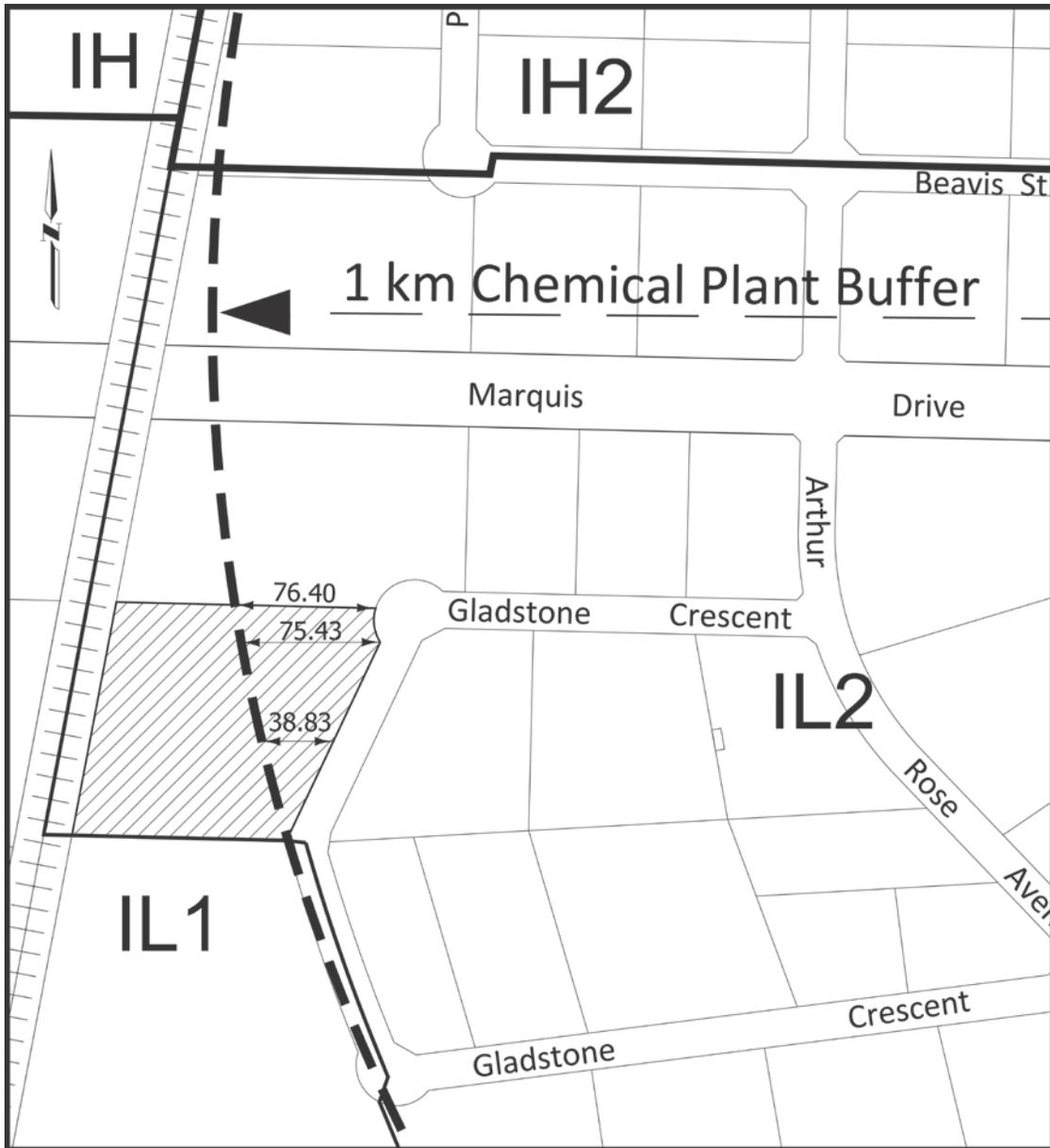


ZONING AMENDMENT

 From IL2 to IL1



Extent of Buffer



202 Gladstone Crescent

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## **Proposed Zoning Bylaw No. 8770 Amendment – Pre-Development Protocol**

### **Recommendation**

That at the time of the public hearing, City Council consider the Administration's recommendation to amend Zoning Bylaw No. 8770 to define "Pre-Development" and establish regulations for such activity, as outlined in this report.

### **Topic and Purpose**

The purpose of this report is to consider a proposed text amendment to Zoning Bylaw No. 8770 (Zoning Bylaw) that would define "Pre-Development" in regards to preparatory land development activities that occur prior to the approval of a Concept Plan, and establish regulations for such activities.

### **Report Highlights**

1. Saskatoon's sustained period of high growth and demand for serviced lots has necessitated preparatory land development activities to be undertaken in areas where a Concept Plan is not yet approved. It is desirable to permit a limited range of preparatory land development activities to occur but necessary to provide regulation and oversight so that necessary planning processes are not compromised.
2. An amendment to the Zoning Bylaw is required to provide a definition of "Pre-Development" and provide a process and regulations by which such activities will be monitored and controlled.

### **Strategic Goals**

This report supports the Strategic Goals of Environmental Leadership and Sustainable Growth by providing limited land development activities to occur while not compromising the necessary planning processes that are required prior to development, including environmental, ecological, and heritage screening processes.

### **Background**

The Zoning Bylaw defines "Development" as follows:

"the carrying out of any building, engineering, mining or other operations in, on or over the land or the making of any material change in the use or intensity of use of any building or land."

Based on current wording in the Zoning Bylaw, all forms of development require a development permit before commencing, except for those expressly exempted in said bylaw. It is problematic to regulate preparatory land development activities through the

## **Proposed Zoning Bylaw No. 8770 Amendment – Pre-Development Protocol**

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issuance of a development permit as it would require review and approval for a form of development taking place where a Concept Plan is not yet in place.

### **Report**

#### Pre-Development Activities

It is appropriate to define and permit a specified range of “Pre-Development” activities that are not included within the scope and intent of “Development” as described above, and exempt such activities from the requirement for a development permit.

Regulations, in conjunction with a definition of Pre-Development, are proposed to ensure appropriate oversight.

The Administration acknowledges that during periods of high growth and demand for serviced lots, there is a need to permit the undertaking of a limited range of preparatory land development activities in areas where there is an approved Sector Plan in place, and where a more detailed Concept Plan is under review but has not yet been approved. However, such activities require regulation and oversight to ensure that they do not compromise the necessary planning processes, review, and due diligence required prior to the approval of a Concept Plan. This includes the necessary environmental, ecological, and heritage screening processes that are part of a Concept Plan.

The limited range of preparatory land development activities may include:

- i. Stripping of topsoil, basic levelling, and removal of brush and debris;
- ii. Installation of temporary roads and marshalling yards containing material and equipment storage; and
- iii. Installation of major infrastructure, such as lift stations, force mains, trunk sewers, roadway corridors, storm ponds, and other public utilities that have been identified in an approved Sector Plan and have obtained required City of Saskatoon approvals.

#### Proposed Zoning Bylaw Amendment

It is recommended that the Zoning Bylaw be amended to include a definition of “Pre-Development,” exclude it from requirements for a development permit, and establish regulations for the carrying out of such preparatory land development activities.

Pre-Development activities will be permitted only in areas where:

- i. An approved Sector Plan identifies the area for future urban development (neighbourhoods, employment areas, major transportation corridors, etc.); and
- ii. A Concept Plan and associated environmental screening report for the area have been submitted to Planning and Development and are in a complete form that allows the formal review process to begin.

The proposed regulations are intended to ensure that Pre-Development activities do not compromise sensitive areas (environmental, ecological, heritage, etc.), and do not subvert the formal review and approval of the Concept Plan. They also establish a

## **Proposed Zoning Bylaw No. 8770 Amendment – Pre-Development Protocol**

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process by which Planning and Development shall receive information on Pre-Development activities, their scope and geographical extent, mitigating measures to be employed for sensitive areas, work schedules, oversight by a third party, and the submission of regular monitoring reports. See Attachment 1 for more details.

### **Options to the Recommendation**

City Council may choose to deny the proposed amendment. Such a decision would not provide the necessary regulation and oversight of preparatory land development activities.

### **Public and/or Stakeholder Involvement**

Local land developers, including Dream Development, Boychuk Investments, and Saskatoon Land, were consulted during the review of these regulations. Planning and Development also met with the Meewasin Valley Authority, the Environmental and Corporate Initiatives Division, and the Northeast Swale Watchers in regard to this proposal. Comments and feedback from these stakeholders was incorporated, where appropriate, into the proposed regulations.

### **Communication Plan**

If approved, Planning and Development will provide the stakeholders noted above with a copy of the regulations.

### **Other Considerations/Implications**

There are no policy, financial, environmental, privacy, or CPTED implications or considerations.

### **Due Date for Follow-up and/or Project Completion**

No follow-up is required.

### **Public Notice**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Public Notice Policy No. C01-021. A notice will be placed in The StarPhoenix two weeks prior to the public hearing date at City Council.

### **Attachment**

1. Proposed Pre-Development Protocol

### **Report Approval**

Written by: Brent McAdam, Planner, Planning and Development

Reviewed by: Alan Wallace, Director of Planning and Development

Approved by: Lynne Lacroix, Acting General Manager, Community Services Department

S/Reports/DS/2015/MPC – Proposed Zoning Bylaw No. 8770 Amendment – Pre-Development Protocol/ks

## **Proposed Pre-Development Protocol**

### **Introduction**

During periods of high growth and demand for serviced lots, the Planning and Development Division recognizes the need to permit the undertaking of some preparatory work related to major new land developments within approved Sector Plans, such as new neighbourhoods and employment areas. At the present time, the current definition of “Development” in Zoning Bylaw No. 8770 (Zoning Bylaw) would appear to preclude any form of preparatory work commencing prior to obtaining a development permit. A development permit cannot be issued prior to receiving City Council’s adoption of the neighbourhood concept plan.

#### **Existing Zoning Bylaw Definition of “Development”:**

Means the carrying out of any building, engineering, mining, or other operations in, on, or over the land or the making of any material change in the use or intensity of the use of any building or land.

It is clear in the above definition that the scope of work, which could be conducted in a proposed new neighbourhood, is severely limited.

It is the opinion within the Planning and Development Division that it is desirable to permit a specified level of “pre-development” work, which is not included within the intent and scope of “Development” as described above. However, this will require an amendment to the Zoning Bylaw to define what is meant by “pre-development” and exclude it from requirements for a development permit.

#### **Suggested Definition of Pre-Development:**

This would include the carrying out of predefined work within designated neighbourhoods, employment areas, and commercial areas as defined by an adopted Sector Plan. The work would be conducted prior to the formal adoption of a neighbourhood concept plan and include the following:

stripping of topsoil; basic levelling; removal of debris/brush; installation of temporary roads, and marshalling yards containing material and equipment storage; installation of major infrastructure, such as lift stations, force mains, trunk sewers, major public utilities, major roadway corridors; testing; major storm ponds and other major utilities and infrastructure if these items have been identified in the adopted Sector Plan.

No works will be permitted, which would compromise the review of Neighbourhood Concept Plans or any required environmental, ecological, or heritage screening process.

### **Proposed Pre-Development Information Requirements**

In order to permit pre-development activity without obtaining a development permit, it is necessary to ensure that this activity is consistent with the spirit and intent of the required review and approval process for new neighbourhood concept plans. In

particular, no pre-development activity should compromise the effective review or due diligence expected during the formal review and approval period. Nor should pre-development activity on the land compromise bird migratory patterns, nesting of birds, or critical habitat prior to the final screening process for significant environmental, ecological, heritage, cultural, or other significant features.

The section below identifies the specific steps and pieces of information required to be filed with the City's Planning and Development Division (Development Review Section) prior to commencing work.

### **General Requirements:**

1. A Sector Plan must be adopted by City Council. No pre-development activity is expected to occur outside the boundary of an approved sector. The Sector Plan will identify areas where urban development is intended and the locations of major utilities, facilities, major roadway corridors are identified. Pre-development work can only be conducted within areas identified for urban development, such as new neighbourhoods, employment areas, major transportation corridors, etc.
2. An application for Neighbourhood Concept Plan review and required environmental screening report must have been submitted to the Development Review Section. The material submitted is deemed to be complete with enough information to allow the formal concept plan review process to begin. The screening report includes the identification of the important natural, cultural, historical and heritage areas, wetlands, and features or archaeological sites which need to be conserved.

### **Specific Requirements:**

The following information must be filed and approved by the Development Review Section prior to commencing pre-development work. The Development Review Section will distribute the information to other necessary organizations (if applicable).

1. Clear and specific demarcation of the extent and area intended for pre-development work.
2. A description of the types of pre-grading activity, scale, scope of work, equipment to be employed, and a work schedule.
3. A clear description of the measures used to provide substantial separation of the pre-grading activity from potential important natural or wetland areas, such as fencing, buffering, and other means to minimize encroachment by equipment.
4. A description of measures to ensure that erosion and sedimentation will be controlled and not impact areas demarcated for further screening.
5. The pre-development work must be monitored by a third party (ie. not the City; not the developer). The monitor could be a consulting firm, engineering/planning firm, commissionaire, inspection service, or any other organization capable of understanding pre-development definition of work and providing the necessary reports.
6. The proponent will provide a description of the method used for monitoring and oversight of the work with the purpose of minimizing unintended disturbance or

- encroachment into important natural or wetland areas by equipment and machinery.
7. Regular monitoring reports must be provided to the appropriate approving authority as agreed to with the Development Review Section, Planning and Development Division.
  8. Monitoring information is intended to be general and contain observations about the scale and scope of work being conducted, level of protection of sensitive areas from encroachment by equipment, and general compliance with the definition of “pre-development”.
  9. The cost of monitoring and oversight will be borne by the proponent and remain in place as long as the pre-grading activity occurs.
  10. All other required permits and approvals must be obtained prior to pre-development work commencing.
  11. It is recognized that mitigation for contamination and spills, which may occur, will be stipulated at the contractor procurement stage.
  12. Any other requirement or stipulation identified by the approving authority of the City or Meewasin Valley Authority.

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# Land Use Applications Received by the Community Services Department For the Period Between January 21, 2015, to February 12, 2015

## Recommendation

That the information be received.

## Topic and Purpose

The purpose of this report is to provide detailed information on land use applications received by the Community Services Department from the period between January 21, 2015 and February 12, 2015.

## Report

Each month, land use applications within the city of Saskatoon are received and processed by the Community Services Department. See Attachment 1 for a detailed description of these applications.

## Public Notice

Public Notice, pursuant to Section 3 of the Public Notice Policy No. C01-02, is not required.

## Attachment

1. Land Use Applications

## Report Approval

Reviewed by: Alan Wallace, Director of Planning and Development

Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/DS/2015/PDCS – Land Use Apps – March 2, 2015/ks

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## Land Use Applications Received by the Community Services Department For the Period Between January 21, 2015, to February 12, 2015

The following applications have been received and are being processed:

### Condominium

- |                         |  |
|-------------------------|--|
| • Application No. 1/15: | 108 Willis Crescent (51 Units)   |
| Applicant:              | Webb Surveys for Serenity Pointe Devs. Ltd.  |
| Legal Description:      | Bareland Condominium Units 4 and 7,<br>Plan No. 102084252 into Condominium<br>Units 239 to 290 |
| Current Zoning:         | M2   |
| Neighbourhood:          | Stonebridge  |
| Date Received:          | January 28, 2015   |
  
- |                         |  |
|-------------------------|--|
| • Application No. 2/15: | 915 Kristjanson Road (66 Units)  |
| Applicant:              | Webb Surveys for Daxton Developments Ltd.                                    |
| Legal Description:      | Bareland Condo Unit 2, PlanNo. 102138117 into<br>Condominium Units 75 to 141 |
| Current Zoning:         | M2   |
| Neighbourhood:          | Silverspring   |
| Date Received:          | February 9, 2015   |

### Discretionary Use

- |                           |  |
|---------------------------|--|
| • Application No. D23/14: | 809 Cumberland Avenue South  |
| Applicant:                | Xu Zhao  |
| Legal Description:        | Lot 52, Block 200, Plan No. 101367772;<br>Lots 38 and 39, Block 200, Plan No. G779 |
| Current Zoning:           | R1   |
| Proposed Use:             | Boarding house   |
| Neighbourhood:            | Grosvenor Park   |
| Date Received:            | December 19, 2014  |

### Rezoning

- |                          |  |
|--------------------------|--|
| • Application No. Z5/15: | Aspen Ridge Phase 1  |
| Applicant:               | Saskatoon Land   |
| Legal Description:       | Part S.E. ¼ Sec. 18-37-4-W3M and<br>Part N.E. ¼ Sec. 18-37-4-W3M |
| Current Zoning:          | FUD and DAG1   |
| Proposed Zoning:         | R1A, R1B, RMTN and RMTN1   |
| Neighbourhood:           | Aspen Ridge  |
| Date Received:           | February 9, 2015   |

## Rezoning

- Application No. Z6/15: Aspen Ridge Phase 3  
Applicant: Saskatoon Land  
Legal Description: LSD5, Part S.W. ¼ 17-37-4-W3M and LSD6, Part of N.W. ¼ and S.W. ¼ 17-37-4-W3M  
Current Zoning: FUD  
Proposed Zoning: R1B, R2, RM3 and RMTN1  
Neighbourhood: Aspen Ridge  
Date Received: February 9, 2015
- Application No. Z7/15: 1605 Victoria Avenue  
Applicant: Saskatoon Tribal Council  
Legal Description: Lots 3, 4, and 5, Block 26, Plan No. G229, Ext. 0  
Current Zoning: M2 by Agreement  
Proposed Zoning: Amendment to M2 by Agreement  
Neighbourhood: Buena Vista  
Date Received: February 10, 2015

## Subdivision

- Application No. 5/15: 715 Walmer Road  
Applicant: Webster Surveys for Tim Ryan and Patrick Wolfe  
Legal Description: Lots 5 to 9, Block 10, Plan No. F2006  
Current Zoning: B2  
Neighbourhood: Caswell Hill  
Date Received: January 22, 2015
- Application No. 6/15: 1550 Patton Crescent  
Applicant: Webb Surveys for 101249793 Saskatchewan Ltd.  
Legal Description: Parcel B, Plan No. 101928405  
Current Zoning: RMTN  
Neighbourhood: Willowgrove  
Date Received: January 23, 2015
- Application No. 7/15: 250 Palliser Court  
Applicant: Webster Surveys for Dream Asset Management Corporation  
Legal Description: Parcel KK, Plan No. 102150807  
Current Zoning: RMTN1  
Neighbourhood: Kensington  
Date Received: January 26, 2015

## Subdivision

- Application No. 8/15: 652 Saskatchewan Crescent East  
Applicant: Patrick Wolfe and Tim Ryan  
Legal Description: Lots 32 and 33, Block 87, Plan No. B1856;  
Lot 51, Block 87, Plan No. 101491297  
Current Zoning: R2  
Neighbourhood: Nutana  
Date Received: 652 Saskatchewan Crescent East
- Application No. 9/15: Hampton Circle  
Applicant: Saskatoon Land Surveyors for City of Saskatoon  
Legal Description: Parcel B and Part of MR3A, Plan No. 102063462  
Current Zoning: R1A  
Neighbourhood: Hampton Village  
Date Received: February 10, 2015

## **Attachments**

1. Plan of Proposed Condominium No. 1/15
2. Plan of Proposed Condominium No. 2/15
3. Plan of Proposed Discretionary Use No. D23/14
4. Plan of Proposed Rezoning No. Z5/15
5. Plan of Proposed Rezoning No. Z6/15
6. Plan of Proposed Rezoning No. Z7/15
7. Plan of Proposed Subdivision No. 5/15
8. Plan of Proposed Subdivision No. 6/15
9. Plan of Proposed Subdivision No. 7/15
10. Plan of Proposed Subdivision No. 8/15
11. Plan of Proposed Subdivision No. 9/15

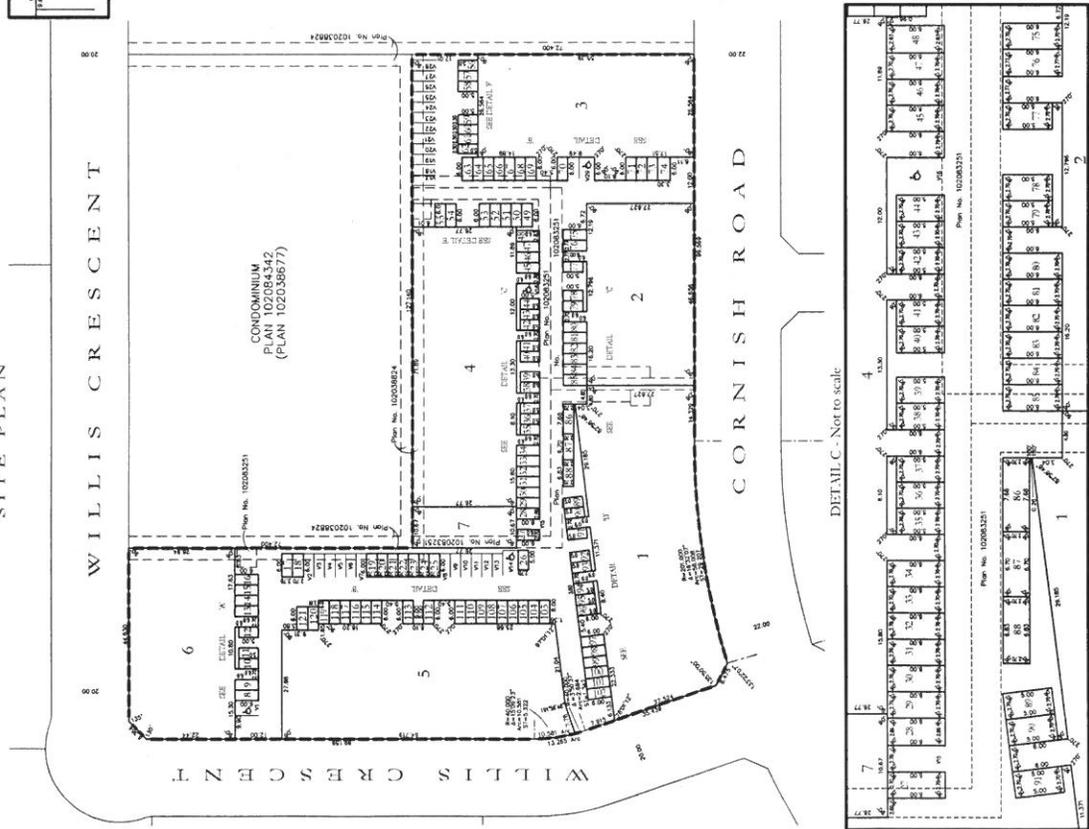
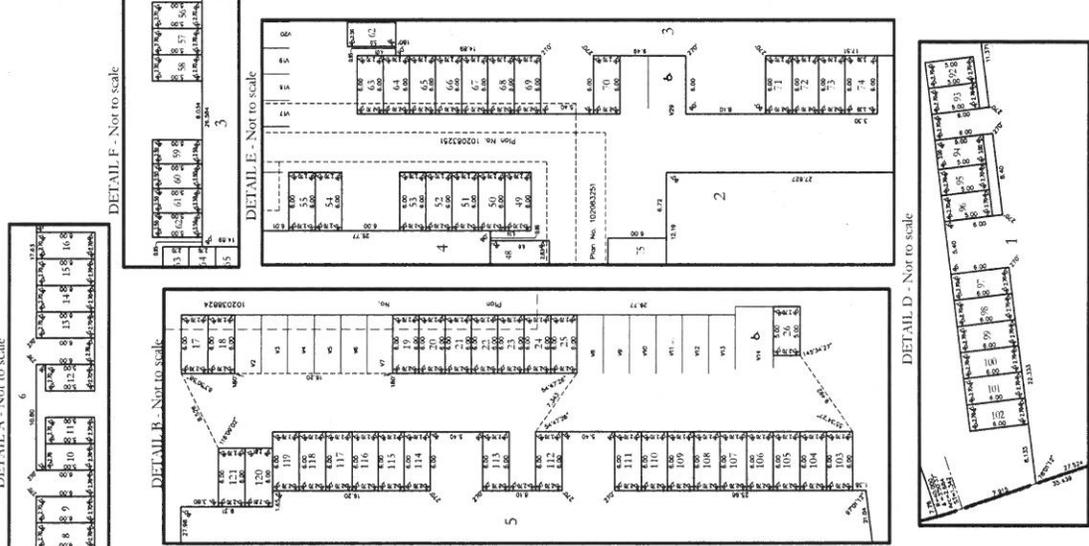
Sheet 1  
Site Plan &  
Schedule of Unit Factors

*Serenity Pointe*  
PLAN OF SURVEY SHOWING  
SURFACE BARE LAND  
CONDOMINIUM  
LOT 5, BLOCK 195  
PLAN NO. 102078761  
TWP. 36, RGE. 5, W. 3RD MER.  
SASKATOON, SASKATCHEWAN  
SCALE 1:500  
BY T.R. WEBB, S.L.S.  
SEPTEMBER - NOVEMBER 2011

1. The owner of the land shown on this plan is T.R. Webb, S.L.S.
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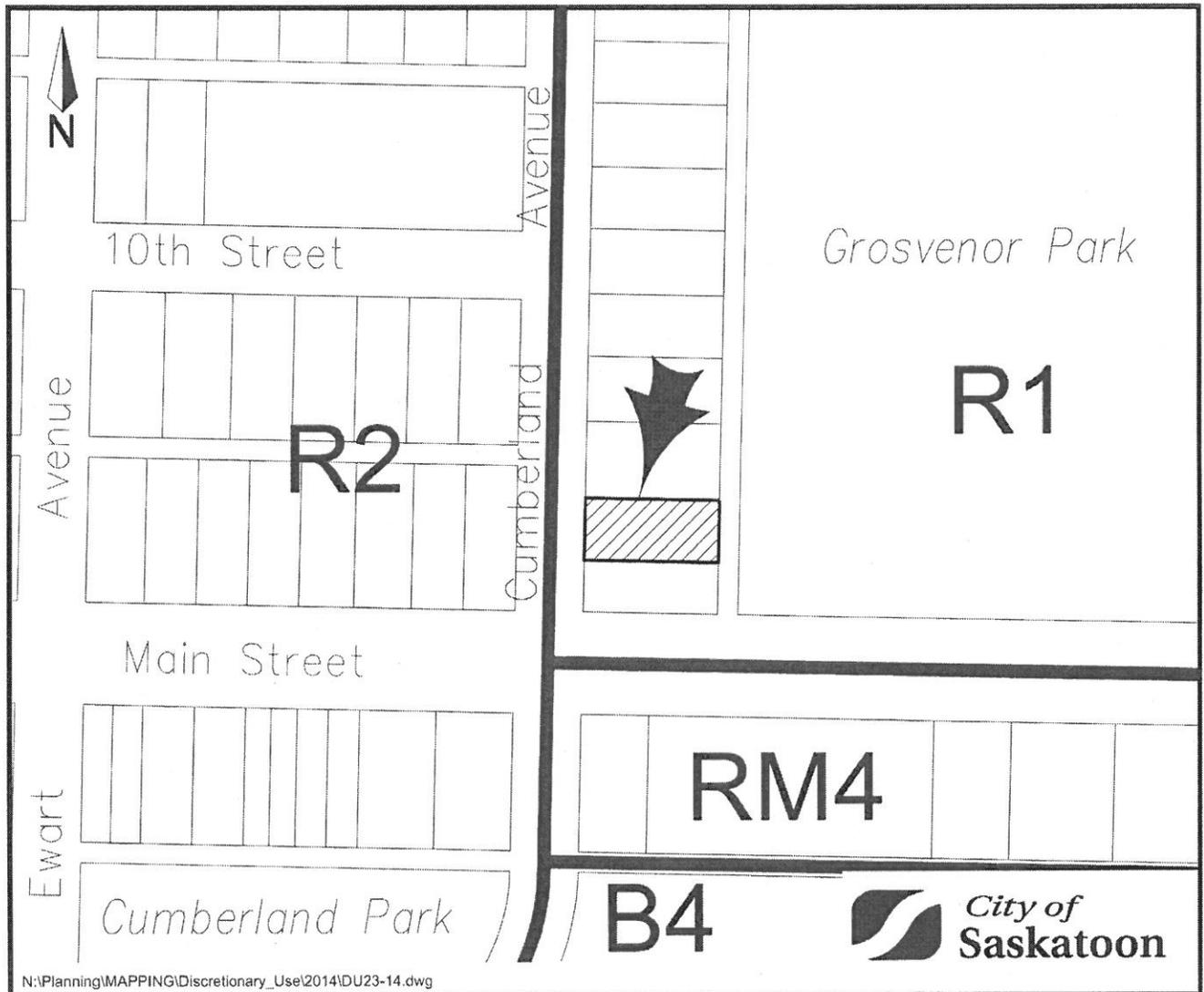


UNIT NO.	TYPE OF UNIT	AREA OF UNIT (SQ. FT.)	UNIT FACTOR	STAKE
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2	1 B. RES.	1000	1238	
3	1 B. RES.	1000	1238	
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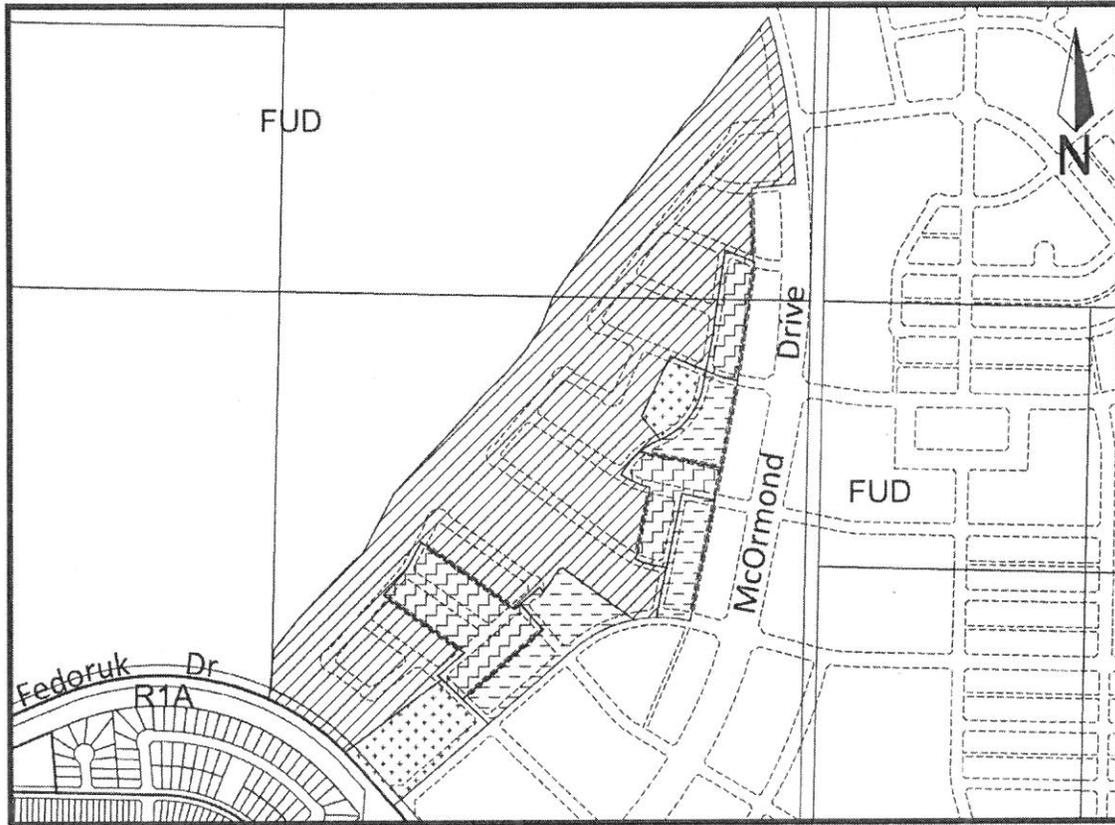




Plan of Proposed Discretionary Use No. D23/14



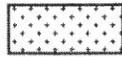
Plan of Proposed Rezoning No. Z5/15



PROPOSED ZONING AMENDMENT



From FUD to R1A



From FUD to RMTN



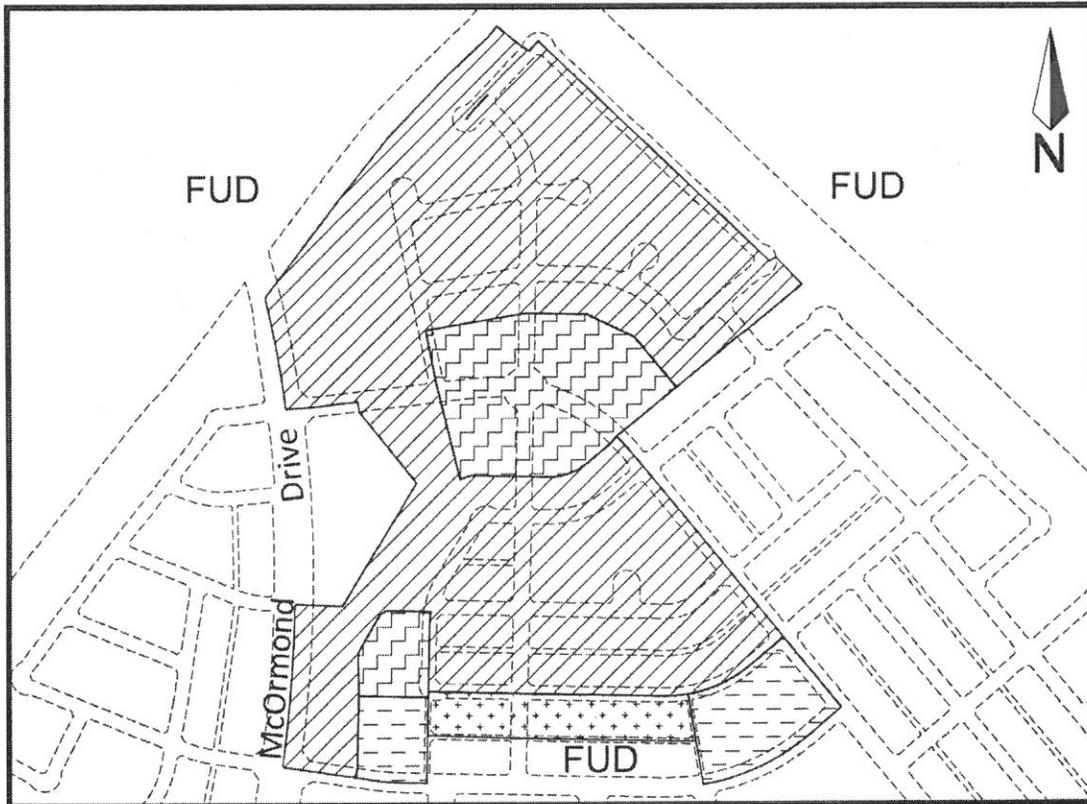
From FUD to R1B



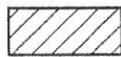
From FUD to RMTN1

File No. RZ05-2015

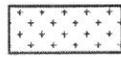
Plan of Proposed Rezoning No. Z6/15



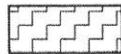
PROPOSED ZONING AMENDMENT



From FUD to R1B



From FUD to R2

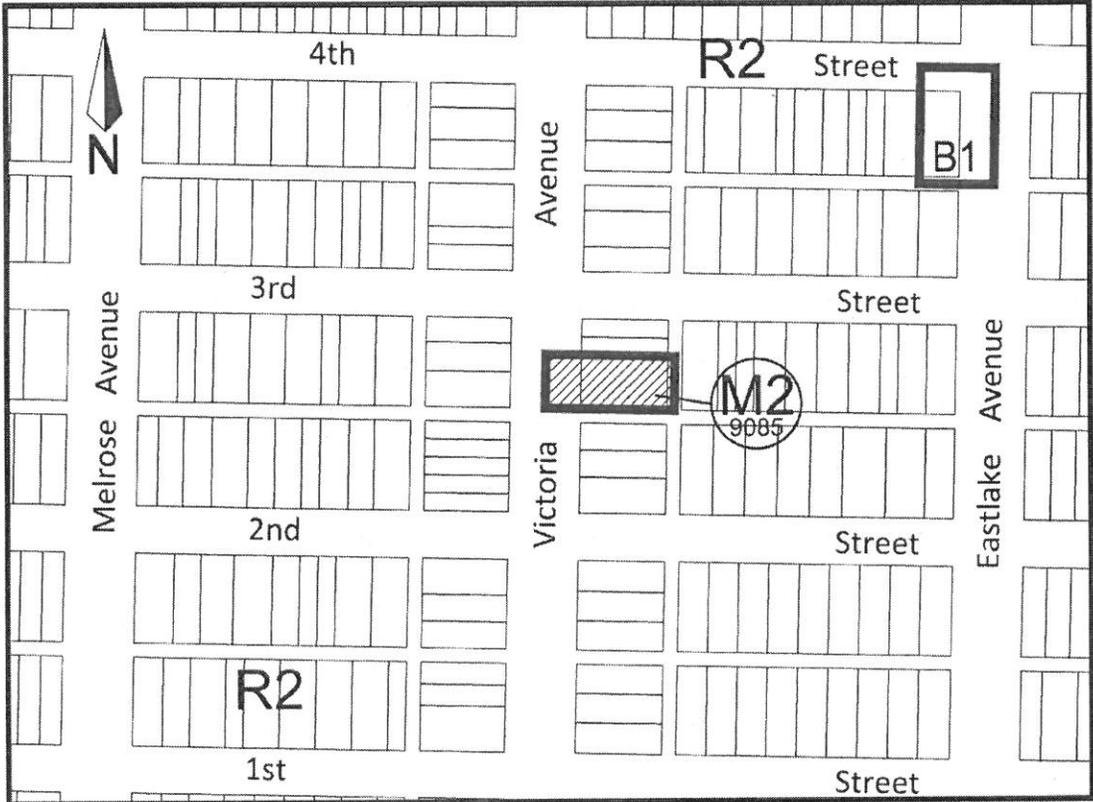


From FUD to RMTN1



From FUD to RM3

File No. RZ06-2015



PROPOSED ZONING AMENDMENT

 From M2 by Agreement to M2 by Agreement

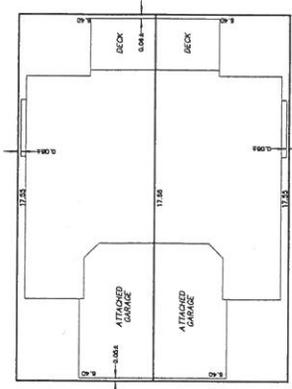


PLAN OF PROPOSED SURFACE  
 BARE LAND CONDOMINIUM FOR  
 PARCEL B  
 PLAN NO. 101928405  
 N.E. 1/4 SEC. 6  
 TWP. 37, RGE. 4, W. 3RD MER.  
 1550 PATON CRESCENT  
 SASKATOON, SASKATCHEWAN  
 BY T.R. WEBB, S.L.S.

~~SCALE 1:500~~

Dimensions shown are in metres and decimals thereof.  
 Proposed buildings are wholly within the proposed unit boundaries as shown.  
 Portion of this plan to be approved is outlined with a bold, dashed line and contains 6/15 of the (1/4 SEC. 6).  
 All area not designated by a unit number are common property.  
 Distances shown are approximate and may vary from the final plan of survey by ± 0.3m.  
 3.0m Proposed Soakpilot assessment  
 2.0m Proposed Soakpilot assessment

Seal  
 T.R. Webb  
 Surveyor  
 Saskatoon Land Surveyor  
 27/1/2015



DETAIL TYPICAL - NOT TO SCALE

Approved under the provisions of  
 Bylaw No. 6537 of the  
 City of Saskatoon  
 Date \_\_\_\_\_  
 Community Services Department

Prepared by  
 Caribb & Curran  
 © 2015 B.F.  
 13-24726r



**PROPOSED PLAN OF SURVEY**  
SHOWING  
**SURFACE BARE LAND**  
**CONDOMINIUM**

IN  
**PARCEL KK, PLAN NO. 102150807**  
**S.W.¼ SEC.35-TWP.36-RGE.6-W.3Mer.**  
**SASKATOON, SASKATCHEWAN**  
BY: M.G. RADOUX, S.L.S.  
DATE: OCTOBER 24th, 2014  
SCALE: 1:500

M.G. RADOUX, S.L.S.  
Surveyor  
Date: \_\_\_\_\_, A.D. 2014.

- LEGEND**
- (1) Shows the location of the proposed units.
  - (2) Shows the location of the proposed units.
  - (3) Shows the location of the proposed units.
  - (4) Shows the location of the proposed units.
  - (5) Shows the location of the proposed units.
  - (6) Shows the location of the proposed units.
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  - (8) Shows the location of the proposed units.
  - (9) Shows the location of the proposed units.
  - (10) Shows the location of the proposed units.

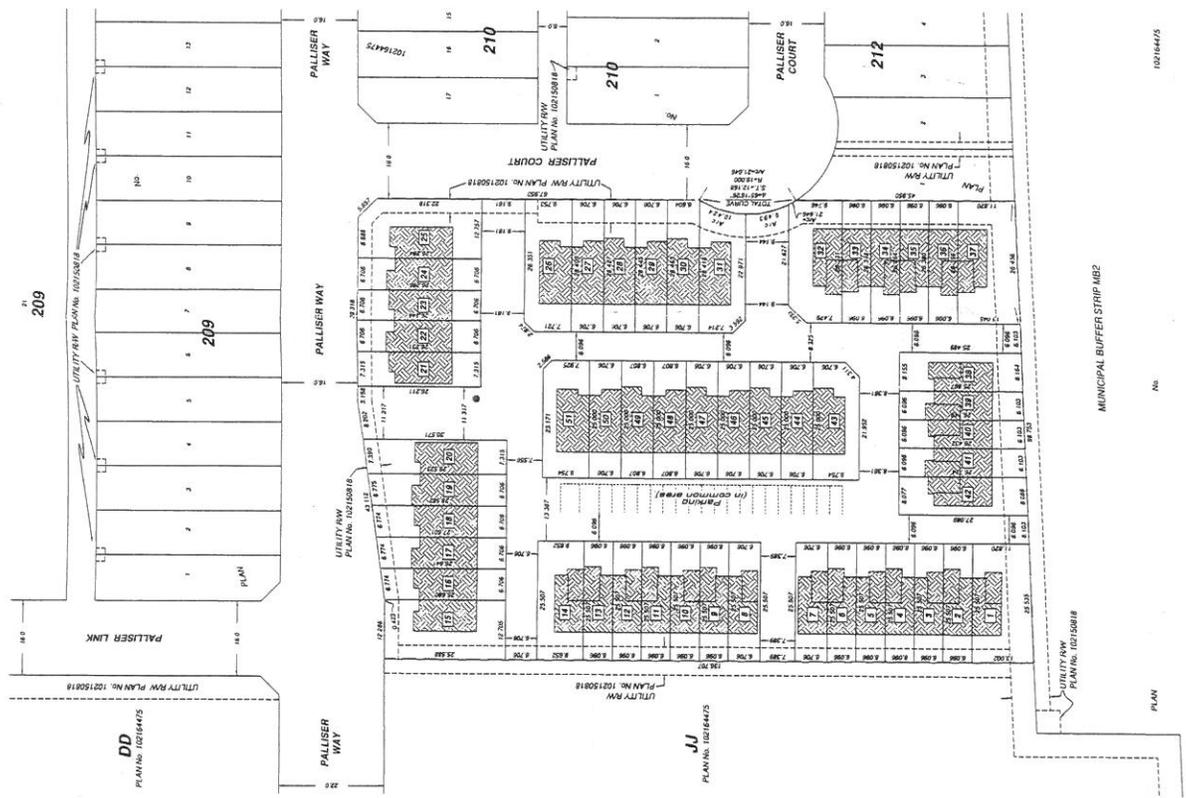
3m StakePower, StakeTel, and Stake CableSystems,  
unless otherwise shown.  
3m StakeEnergy  
StakePower, StakeTel, and Stake CableSystem  
Community Mail box locations are shown that: ●

EXAMINED: DEVELOPER, DREAMASSET MANAGEMENT CORPORATION



EXAMINED: CITY OF SASKATOON  
Approved under the provisions of Bylaw No. 6537 of the City of Saskatoon.

Date: \_\_\_\_\_, A.D. 2015.  
General Manager of the Community Services Department



UNIT NUMBER	UNIT FACTOR	APPROXIMATE Area in Square Meters	UNIT TYPE
1	197	317	Bare Land/Res
2	198	155	Bare Land/Res
3	198	155	Bare Land/Res
4	198	155	Bare Land/Res
5	198	155	Bare Land/Res
6	198	155	Bare Land/Res
7	198	171	Bare Land/Res
8	198	171	Bare Land/Res
9	198	155	Bare Land/Res
10	198	155	Bare Land/Res
11	198	155	Bare Land/Res
12	198	155	Bare Land/Res
13	198	155	Bare Land/Res
14	198	246	Bare Land/Res
15	197	325	Bare Land/Res
16	198	182	Bare Land/Res
17	198	182	Bare Land/Res
18	198	182	Bare Land/Res
19	198	182	Bare Land/Res
20	198	220	Bare Land/Res
21	198	152	Bare Land/Res
22	198	178	Bare Land/Res
23	198	176	Bare Land/Res
24	198	176	Bare Land/Res
25	197	327	Bare Land/Res
26	198	275	Bare Land/Res
27	198	191	Bare Land/Res
28	198	191	Bare Land/Res
29	198	191	Bare Land/Res
30	198	191	Bare Land/Res
31	198	255	Bare Land/Res
32	198	248	Bare Land/Res
33	198	151	Bare Land/Res
34	198	161	Bare Land/Res
35	198	161	Bare Land/Res
36	198	161	Bare Land/Res
37	197	328	Bare Land/Res
38	198	209	Bare Land/Res
39	198	159	Bare Land/Res
40	198	160	Bare Land/Res
41	198	162	Bare Land/Res
42	198	217	Bare Land/Res
43	198	229	Bare Land/Res
44	198	168	Bare Land/Res
45	198	168	Bare Land/Res
46	198	168	Bare Land/Res
47	198	168	Bare Land/Res
48	198	170	Bare Land/Res
49	198	170	Bare Land/Res
50	198	168	Bare Land/Res
51	198	242	Bare Land/Res
10,000			

102164475

NO

PLAN

10,000

10,000

10,000

10,000



Surveyor  
M.G. RADOUX, S.L.S.  
SASKATCHEWAN





## **7.1            UPDATE ON REPORTS TO COUNCIL**

The Chair will provide an update on the following items, previously considered by the Commission, and which were considered by City Council at its meeting held on Monday, February 23, 2015:

- a.     Discretionary Use Application – Private School (Kumon Learning Centre)  
       1025 Boychuk Drive  
       Applicant: Calvin and Laurie Fehr
  
- b.     Proposed Rosewood Neighbourhood Concept Plan Amendment and  
       Proposed Rezoning from FUD to R1A – Glen H. Penner Park and  
       Neighbourhood School Sites  
       Applicant: Boychuk Investments

## **7.2 UPDATE ON REPORTS TO COUNCIL**

The Chair will provide an update on the following items, previously considered by the Commission, and which were considered by City Council at its meeting held on Monday, March 23, 2015:

- a. Neighbourhood Level Infill Development Strategy - Proposed Zoning Bylaw Text Amendment - Development Standards for Primary Dwellings in Established Neighbourhoods  
Applicant: General Manager, Community Services Department
- b. Neighbourhood Level Infill Development Strategy - Proposed Zoning Bylaw Text Amendment - Garden and Garage Suites Accessory to a One-Unit Dwelling – Regulations  
Applicant: General Manager, Community Services Department
- c. Proposed Official Community Plan Amendment - Downtown Land Use Map - City Centre Plan Implementation  
Applicant: General Manager, Community Services Department
- d. Proposed Official Community Plan Amendment - Development Standards and Design Guidelines for the Downtown - City Centre Implementation  
Applicant: General Manager, Community Services Department
- e. Proposed Zoning Bylaw Text Amendment - Development Standards and Design Guidelines for the Downtown - City Centre Plan Implementation  
Applicant: General Manger, Community Services Department
- f. Proposed Zoning Bylaw Amendment - Rezoning from R1A to RM3 - Stonebridge Common  
Applicant: Dream Asset Management Corporation
- g. Proposed Zoning Bylaw Amendment - Rezoning from FUD to B4(H) and RMTN(H) - McOrmond Drive and Highway 5 - Brighton Neighbourhood  
Applicant: Dream Asset Management Corporation