



PUBLIC MINUTES

MUNICIPAL PLANNING COMMISSION

TUESDAY, MARCH 31, 2015 AT 11:30 A.M., COMMITTEE ROOM "E"

PRESENT:

Ms. J. Braden, Chair
Mr. K. Martens, Vice-Chair
Councillor E. Olauson
Mr. S. Betker
Dr. C. Christensen
Mr. A. Douma
Mr. S. Laba (at 11:40 a.m.)
Mr. J. McAuliffe
Mr. J. Yachyshen (at 11:43 a.m.)

ALSO PRESENT:

Planning and Development Director A. Wallace
Development Review Manager D. Dawson
Planner B. McAdam
Committee Assistant P. Walter

ABSENT:

Mr. J. Jackson
Ms. S. Smith
Ms. K. Weber
Mr. A. Yuen

1. CALL TO ORDER

The Chair called the meeting to order at 11:38 a.m.

2. CONFIRMATION OF AGENDA

Moved by Councillor Olauson,

1. That Thrive 2015 – Annual Planners Conference - Saskatoon, Saskatchewan be added to the agenda as item 7.3 under Reports from Commission; and

2. That the agenda be confirmed as amended.

CARRIED.

3. ADOPTION OF MINUTES

3.1 Minutes of Regular Meeting of the Municipal Planning Commission held on February 24, 2015.

Moved by Mr. Douma,

That the minutes of Regular Meeting of the Municipal Planning Commission held on February 24, 2015 be adopted.

CARRIED.

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 – 11th Street West [Files CK. 4351-015-004 and PL. 4350-Z39/14]

Mr. Laba arrived at 11:40 a.m. and Mr. Yachyshen arrived at 11:43 a.m. during consideration of this matter.

Planner McAdam reviewed the submitted report and answered questions of the Commission.

Mr. Brad Murray, Saskatoon Land, was also present to answer questions of the Commission.

Discussion followed regarding the proposed amendments and rezoning and the following further information was provided:

- Property is currently undeveloped;
- There were some contamination issues that have been cleaned and dealt with prior to sale;
- Saskatoon Land expects the property to be on the market soon;
- A gas station and convenience store is a consistent use in this zoning district; and

- There are other heavy industrial areas located within the City.

Moved by Dr. Christensen,

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.

CARRIED.

**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]**

Mr. Martens excused himself from discussion and voting on this matter due to a potential conflict of interest and left Committee Room “E” for consideration of this item.

Planner McAdam reviewed the submitted report and along with Planning and Development Director Wallace and Development Review Manager Dawson answered questions of the Commission.

Mr. Karl Miller, Meridian Development was also in attendance to answer questions.

Concerns were raised regarding the traffic impact in the area. Development Review Manager Dawson informed the Commission that traffic review studies are done on a case by case basis. During the internal review process the Transportation and Utilities Department evaluated the property and indicated that a traffic impact study was not needed for this particular application.

The Commission was informed that Councillor Loewen had been contacted regarding this application and is in favour of it.

Moved by Mr. Yachyshen,

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.

CARRIED.

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

Planner McAdam reviewed the submitted report and along with Planning and Development Director Wallace and Development Review Manager Dawson answered questions of the Commission.

Mr. Dwayne Howatt, Howatt holdings Ltd. was also in attendance to answer questions.

Discussion followed regarding the 1km Chemical Plant Buffer zone. Development Review Manager Dawson informed the Commission the City created a 1km chemical plant buffer zone as a result of the ammonia anhydrous regulations set by the Province. The buffer zone is based on how far an ammonia plume could travel. The chemical plants in the area and the City of Saskatoon Fire Department have safety precautions and action plans in place in the event of an ammonia anhydrous leak.

Moved by Councillor Olauson,

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.

CARRIED.

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

Development Review Manager Dawson reviewed the submitted report and along with Planning and Development Director Wallace answered questions of the Commission.

Discussion followed regarding the proposed amendment. The Committee was informed the amendment was developed because development was occurring close to swales and naturally occurring drainage areas. The amendment is a way for the Planning and Development Department to regulate the activity. If this amendment is approved then it will be handled administratively. Planning and Development Director Wallace stated that no work can take place that compromises the review of a neighbourhood concept plan. The pre-screening for all neighbourhoods has to be completed as part of a neighbourhood concept plan. Planning and Development Director Wallace stated that the definition of work conducted prior to approval is stated in Attachment 1.

The following concerns were raised regarding the proposed amendment:

- A neighbourhood being defined before a concept plan is developed;
- The Developer determining the plan of an area before applying to the Planning and Development Department;
- Whether Developers force concept plans downstream;
- Need clear definitions at the end of stages 1 and 2; and
- Adding what is not included in the amendment to the Zoning Bylaw.

The Committee was informed if the amendment was not approved an option would be to issue a stop work order to the developer. Once the stop work order was issued the developer would not be able to do any work until City Council approval.

Moved by Councillor Olason,

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.

CARRIED.

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

Concerns were made by the Commission regarding slope failures. The Commission was informed that each individual development must submit the appropriate engineering reports for approval.

Moved by Dr. Christensen

That the information be received.

CARRIED.

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. 175-16]

Ms. Braden gave a verbal report.

Moved by Councillor Olauson,

That the information be received.

CARRIED.

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. 175-16]

Mr. Martens gave a verbal report.

Moved by Mr. Laba,

That the information be received.

CARRIED.

7.3 Thrive 2015 – Annual Planners Conference - Saskatoon, Saskatchewan - Canadian Institute of Planners and Saskatchewan Professional Planners [File No. CK. 175-16]

Discussion took place regarding the Commission attending Thrive 2015, the annual planners conference, on June 27 to 30, 2015 in Saskatoon. The early bird registration fee for the conference is \$780. In order to register all Municipal Planning Commission members the total registration fee would be \$9360, if registered by April 30, 2015.

Moved by Councillor Olauson,

That the Municipal Planning Commission respectfully request that City Council allot an extra \$5000 to put towards registration fees for Thrive 2015, an annual conference in Saskatoon June 27 to 30, 2015 for the Canadian Institute of Planners and Saskatchewan Professional Planners, so all Commission members can attend the conference.

8. ADJOURNMENT

Moved by Mr. Yachyshen,

That the meeting be adjourned.

CARRIED.

The meeting adjourned at 12:53 p.m.

Ms. Janice Braden, Chair