



PUBLIC MINUTES

MUNICIPAL PLANNING COMMISSION

March 28, 2017, 12:00 pm

Committee Room E, Ground Floor, City Hall

PRESENT: Ms. J. Braden, Chair (Public)
Dr. C. Christensen, Vice-Chair (Public)
Councillor M. Loewen
Mr. N. Anwar (Public) at 12:16 p.m.
Ms. D. Bentley (Public)
Mr. S. Betker (Public)
Ms. D. Fracchia (Public)
Mr. J. Jackson (Public)
Mr. S. Laba (Saskatoon Public Schools)
Mr. R. Mowat (Public)
Ms. S. Smith (Public)

ABSENT: Mr. J. McAuliffe (Saskatoon Greater Catholic Schools)
Mr. G. White (Public)

ALSO PRESENT: Planning and Development Director L. Anderson
Development Review Manager D. Dawson
Committee Assistant P. Walter

1. CALL TO ORDER

The Chair called the meeting to order.

2. CONFIRMATION OF AGENDA

Moved By: Mr. Jackson

That the agenda be approved as presented.

CARRIED

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By: Ms. Fracchia

That the minutes of Regular Meeting of the Municipal Planning Commission held on February 28, 2017 be adopted.

CARRIED

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

7.1 Discretionary Use Application - Boarding House - 131/133 Avenue O South [File No. CK 4355-017-002 and PL 4355-D1/17]

Planner McLaren was in attendance and reviewed the March 28, 2017 report of the General Manager, Community Services Department. The Commission was informed of the difference between a boarding house and a residential care home. A boarding house provides sleeping accommodations and does not require a license from the Province.

Moved By: Mr. Mowat

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the application submitted by Stewart Property Holdings Ltd. and Sanctum Care Group Inc., requesting permission to develop a boarding house at 131/133 Avenue O South, with a maximum of ten boarders, be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses; and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

CARRIED

7.2 Discretionary Use Application - Agricultural Research Station - 410 Lowe Road [File No. CK 4355-017-003 and PL 4355-D3/17]

Planner McLaren reviewed the March 28, 2017 report of the General Manager, Community Services Department. There were no concerns regarding the report.

Moved By: Dr. Christensen

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the application submitted by SEPW Architecture Inc., requesting permission to expand an existing agricultural research station at 410 Lowe Road, be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses; and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

CARRIED

7.3 Discretionary Use Application - Parking Stations - 111 and 114 Avenue J South [File No. CK 4355-017-004 and PL 4355-D18/16]

Planner McLaren reviewed the March 28, 2017 report of the General Manager, Community Services Department. Discussion followed regarding stormwater management for the property. The Commission was informed that the parking site would only be utilized by the private school.

Moved By: Ms. Smith

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the application submitted by the Gabriel Dumont Institute, requesting permission to develop parking stations at 111 and 114 Avenue J South, be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses;
2. That the applicant obtain approval for their stormwater management plan from the Transportation and Utilities Department at the Development Permit stage; and
3. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

CARRIED

7.4 Proposed Official Community Plan Bylaw Amendments - Planned Growth Map and Supporting Text Amendments [File No. CK 4350-017-002 and PL 4115-OCP]

Senior Planner McShane was in attendance and reviewed the March 28, 2017 report of the General Manager, Community Services Department. Discussion took place regarding infill development and managing growth in the City.

Mr. Anwar entered the meeting at 12:16 p.m. during discussion of the matter.

Moved By: Mr. Jackson

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the proposed amendments to Official Community Plan Bylaw No. 8769 to add a new Planned Growth Map and supporting policies, as outlined in the March 28, 2017 report of the General Manager, Community Services Department, be approved.

CARRIED

7.5 Land Use Applications Received for the Period from January 12, 2017 to February 15, 2017 [File No. CK 4000-5 and PL 4350-1]

Development Review Manager Dawson reviewed the March 6, 2017 report of the General Manager, Community Services Department.

Moved By: Mr. Betker

That the March 6, 2017 report of the General Manager, Community Services Department be received as information.

CARRIED

8. REPORTS FROM COMMISSION

8.1 Update on the Items Previously Considered by the Commission and Considered by City Council at its meeting on March 27, 2017 [File No CK. 175-16]

Moved By: Ms. Fracchia

That the information be received.

CARRIED

8.2 Proposed Budget for 2018 [File No. CK. 1704-5]

The Committee Assistant advised that the Commission was requested to put forward a proposed budget submission for consideration by the Standing Policy Committee on Planning, Development and Community Services for inclusion in the 2018 Operating Budget Review. The 2017 approved budget was \$5,000 for educational opportunities for Commission members, through attendance at local, provincial and national conferences and workshops.

Moved By: Ms. Bentley

That the Municipal Planning Commission forward a proposed budget of \$5,000 for educational purposes for the Commission members through attendance at local, provincial and national conferences, to Standing Policy Committee on Planning, Development and Community Services for inclusion in the 2018 Business Plan and Budget deliberations.

CARRIED

9. ADJOURNMENT

The meeting adjourned at 12:35 p.m.

Ms. J. Braden, Chair

Ms. P. Walter,
Committee Assistant