



**PUBLIC MINUTES
MUNICIPAL PLANNING COMMISSION**

**December 15, 2015, 11:30 am
Committee Room A, Second Floor, City Hall**

PRESENT: Ms. J. Braden, Chair
Councillor E. Olauson
Dr. C. Christensen
Mr. J. Jackson
Mr. S. Laba
Ms. S. Smith
Mr. J. Yachyshen
Mr. A. Yuen

ABSENT: Mr. K. Martens, Vice-Chair
Mr. S. Betker
Mr. A. Douma
Mr. J. McAuliffe
Ms. K. Weber

ALSO PRESENT: Development Review Manager D. Dawson
Planner B. McAdam
Planner D. McLaren
Committee Assistant H. Thompson

1. CALL TO ORDER

Ms. Braden called the meeting to order at 11:36 a.m.

2. CONFIRMATION OF AGENDA

Moved By: Ms. Smith
That the agenda be approved as presented.

CARRIED

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

Moved By: Councillor Olauson

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

CARRIED

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

7.1 Proposed Zoning Bylaw No. 8770 Text Amendment – Fees for Development Permits and Other Development Applications [File No. CK. 4350-015-004 and PL. 4350-Z23/15]

Development Review Manager Dawson reviewed the submitted report and answered questions of the Commission.

Discussion followed regarding the provision of an increase in development permit fees to maintain a 100% cost recovery and an increase to development application fees from 80% to 100%. The Commission was informed that the increase was to ensure that service levels are maintained and that application fees are not supplemented by property taxes.

Concerns were raised that the research included only Municipalities in Western Canada. The Commission suggested that the City's fees be compared to the fees in the RM of Corman Park to remain competitive. Another concern was the timing of the increase.

Moved By: Dr. Christensen

That a copy of this report be forwarded to City Council recommending 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 adjust fees for development permits and other development applications, as outlined in this report, be approved.

CARRIED

7.2 Proposed Rezoning – From FUD to R1A and R1B – Meadows Boulevard [File No. CK. 4351-015-020 and PL. 4350-Z27/15]

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

The potential to include rear lane access was discussed. The Administration confirmed that there is no rear lane access in the approved plan for this area. The Administration also indicated that there are areas in the City that do not include a rear lane.

Commission Member Yuen left the meeting at 12:39 p.m. during discussion of this item and was not present for the vote.

Moved By: Dr. Christensen

That a copy of this report be submitted to City Council recommending 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 on Meadows Boulevard, as outlined in this report, be approved.

CARRIED

7.3 Discretionary Use Application - Tavern - 109 - 810 Circle Drive East [File No. CK. 4355-015-004 and PL. 4355 D12/15]

Planner McLaren reviewed the submitted report.

Moved By: Councillor Olauson

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by BVAH Restaurant Group Ltd requesting permission to operate a restaurant/tavern at 109 – 810 Circle Drive East be approved, subject to the following conditions:

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

CARRIED

7.4 Discretionary Use Application – Bed and Breakfast Home – 838 3rd Street East [File No. CK. 4355-015-033 and PL. 4355-D14/15]

Planner McLaren reviewed the submitted report.

Ms. Kim Larson was also in attendance to answer questions of the Commission.

The Commission was informed that there is a short term accommodation review being conducted and requested that this applicant be considered for reimbursement based on the outcome.

Moved By: Councillor Olauson

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Froese Seeds Ltd. (Kim Larson) requesting permission to operate a Bed and Breakfast Home located at 838 3rd Street East be approved, subject to the following conditions:

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

CARRIED

7.5 Land Use Applications Received by the Community Services Department For the Period Between October 15, 2015, to November 12, 2015 [File No. CK. 4000-5, PL. 4132, PL 4355-D, PL. 4350 and PL. 4300]

Development Review Manager Dawson reviewed the submitted report.

Moved By: Councillor Olauson
That the information be received.

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 Monday, December 14, 2015 [File No. CK. 175-16]

The Chair provided a verbal update on the items that were considered at City Council.

Moved By: Mr. Jackson
That the information be received.

CARRIED

9. ADJOURNMENT

The meeting adjourned at 1:03 p.m.

Ms. J. Braden, Chair

Ms. H. Thompson,
Committee Assistant