



**PUBLIC MINUTES
MUNICIPAL PLANNING COMMISSION**

**November 24, 2015, 11:30 a.m.
Committee Room E, Ground Floor, City Hall**

PRESENT: Ms. J. Braden, Chair
Mr. S. Betker
Dr. C. Christensen
Mr. A. Douma
Mr. S. Laba
Ms. K. Weber
Mr. J. Yachyshen

ABSENT: Mr. K. Martens, Vice-Chair
Councillor E. Olauson
Mr. J. Jackson
Mr. J. McAuliffe
Ms. S. Smith
Mr. A. Yuen

ALSO PRESENT: Planning and Development Director A. Wallace
Development Review Manager D. Dawson
Senior Planner P. Kotasek-Toth
Planner B. McAdam
Committee Assistant H. Thompson

1. CALL TO ORDER

Ms. Braden called meeting to order at 11:44 a.m.

2. CONFIRMATION OF AGENDA

Moved By: Mr. Yachyshen
That the agenda be approved as presented.

CARRIED

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

Moved By: Dr. Christensen

That the minutes of Regular Meeting of the Municipal Planning Commission held on October 27, 2015 be adopted.

CARRIED

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

7.1 Zoning Bylaw Text Amendment – Garden and Garage Suites [File No. CK. 4350-63 and PL. 4350-Z31/15]

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

Discussion followed regarding the provision that indicates an accessory building cannot be located on the site prior to construction of the principal dwelling. The areas of the residential sites that have depths greater than 60 metres were also discussed. The Commission was informed the sites greater than 60 metres are located in the Montgomery and King George areas.

Concerns were raised regarding the visibility of the suite number for emergency respondents and the cost to build these suites. The Commission was informed that the Garden and Garage Suites will have the same address however will have a 'G' at the end to indicate it's the suite. Information was also provided verbally that a rebate program is being considered for developing these suites.

Moved By: Mr. Douma

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 to amend the garden and garage suite regulations contained in Zoning Bylaw No. 8770, as outlined in this report.

CARRIED

7.2 Proposed Rezoning from R2 to M1 – 1101 and 1103 Munroe Avenue South – Haultain [File No. CK. 4351-015-019 and PL. 4350-Z17/15]

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

Mr. Tim Steuart, Steuart Consulting, was also in attendance and answered questions of the Commission.

Moved By: Mr. Yachyshen

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 1101 and 1103 Munroe Avenue South, as outlined in this report, be approved.

CARRIED

7.3 Land Use Applications Received by the Community Services Department For the Period Between September 17, 2015, to October 14, 2015 [File No. CK. 4000-5, PL. 4350-1, PL. 4132, PL. 4355-D, PL. 4350, and PL. 4300]

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

Moved By: Ms. Weber

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 Monday, November 23, 2015 [File No. CK. 175-16]

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

Moved By: Dr. Christensen
That the information be received.

CARRIED

9. ADJOURNMENT

The meeting adjourned at 12:20 p.m.

Ms. J. Braden, Chair

Ms. H. Thompson,
Committee Assistant