

# MUNICIPAL PLANNING COMMISSION MEETING

## MINUTES

February 17, 2022  
COUNCIL CHAMBERS  
400 Main Street SE

### PRESENT BY TEAMS

Deputy Mayor Tina Petrow (Acting Chair)  
Councillor Ron Chapman  
Aaron Holmes  
Charles Kabano  
Shelly McIntosh  
Terry Meier  
Rich Smith  
Mark Steffler

### STAFF

Gail Gibeau, Team Leader, Planning & Development (via MS Teams)  
Matthew Konowalchuk, Planner II (via MS Teams)  
Carrie Mabin, Planning Technician II (via MS Teams)  
Felix Ochieng, Planner II  
Kay Bexson, Council Technician  
Kathryn Rushford, Recording Secretary

### ABSENT WITH REGRETS

Dan Oneil

## 1. CALL TO ORDER

Deputy Mayor Petrow called the meeting to order at 7:00 p.m.

### AGENDA

Item 4.2 was moved up to become Item 4.1, and Item 4.1 was renumbered accordingly.

#### 2022-P-009

**Moved By** Councillor Chapman

That Municipal Planning Commission approve the agenda as amended.

**Carried**

## 2. MINUTES

### 2.1 Regular Meeting of February 3, 2022

It was noted that M. Steffler voted in favour of Motion 2022-P-007.

#### 2022-P-010

**Moved By** Mark Steffler

That Municipal Planning Commission adopt the minutes of the regular meeting of February 3, 2022 as amended.

**Carried**

### **3. PUBLIC INPUT SESSION**

There were no items.

### **4. BUSINESS ARISING**

#### **4.1 PL2101251 – The Bay Point Apaar Homes – February 17**

Councillor Chapman recused himself due to not being present for the first meeting on this item.

Municipal Planning Commission is being asked to make a decision on Development Permit PL2101251, being an application for the construction of a 66 unit residential condominium development classified as a Multi Residential Development use.

Matthew Konowalchuk presented the application. Nicholas Tams, Gravity Architecture, File Manager for the project, was present by Teams and spoke on behalf of all of the representatives present by Teams on behalf of the applicant.

It was asked who will be maintaining the long narrow strips of land between the buildings. M. Konowalchuk advised that the space between the buildings is owned by the two end units. All of the green space will be maintained by the Condominium Board.

In response to a question, M. Konowalchuk advised that there was no change in the number of units to accommodate the concerns from the previous presentation. There is also no revision to the southeast corner of the site. If Buildings 6, 7 and 8 along the east boundary were converted to two storey buildings, they would need to be 4 unit buildings instead of 6, which would reduce the unit count and overall Units Per Acre on the site.

A question was asked about snow being stored in visitor parking stalls. M. Konowalchuk advised that the snow area will be in a communal space to the north of the entrance. J. Ramjohn advised that if snow is piled in the visitor parking area, it would be brought to the Condominium Board's attention and could then be referred to the City for enforcement according to development plans.

It was noted that in Attachment D, second page, 6th bullet point down, the number of visitor parking stalls should have been changed from NINE to THIRTEEN.

#### **2022-P-011**

**Moved By** Shelly McIntosh

That Municipal Planning Commission approve Development Permit PL2101251 with the revised number of visitor parking stalls and with the Staff-recommended conditions as attached in Appendix C.

**Carried**

#### **4.2 PL2200036 - Dwelling, Secondary Suite (with Variance)**

Municipal Planning Commission is being asked to make a decision on Development Permit PL2200036; an application for a Dwelling, Secondary Suite, one (1) bedroom and one (1) den.

Carrie Mabin presented the application. The applicant, Rizwan Ashraf, was present by Teams.

The applicant was asked to confirm the access, the layout of the submitted floorplan and the access and use of the common area. It was mentioned that privacy may be a concern that may be addressed with the additional wall to separate the common room from the Secondary Suite. It was asked if the subject parcel could support a two (2) bedroom secondary suite, including whether parking could be accommodated. Administration confirmed the existing development on the parcel could support a two (2) bedroom secondary suite. G. Gibeau noted that MPC has to vote on the application that was presented. It was asked how development would impact assessment impact would be for development. Administration did not have the answer to that. A comment was made that assessment values are not in MPC's purview.

It was asked at what point does the impact of the number of secondary suites become a concern. G. Gibeau advised that there are parameters that must be taken into consideration and that Administration has a review of secondary suites on the work plan for this year.

#### **2022-P-012**

**Moved By** Shelly McIntosh

That Municipal Planning Commission approve Development Permit PL2200036 with the Staff-recommended Conditions of Approval as attached in Appendix 3.

**Defeated by vote of 4 in favour, 4 opposed**

**Opposed:** A. Holmes

C. Kabano

T. Meier

R. Smith

#### **2022-P-013**

**Moved By** Aaron Holmes

That Municipal Planning Commission approve Development Permit PL2200036 with the Staff-recommended Conditions of Approval as attached in Appendix 3 and with the following additional conditions:

- 1) As per the submitted drawing identified as "FOUNDATION PLAN", the area labelled DEN/OFFICE" shall be converted to a second bedroom with the development permit to be approved and issued as such.
- 2) A wall shall be constructed to separate the common area from the Dwelling, Secondary Suite.

**Carried by vote of 7 in favour, 1 opposed**

**Opposed:** S. McIntosh

#### **RECESS**

The Chair called a Recess at 9:00 p.m. The meeting reconvened at 9:05 p.m.

#### **4.3 Bylaw B-07/2022 - Land Use Bylaw Amendment (Site Specific Addition of Child Care, Limited to DC-16-C)**

Administration is asking Municipal Planning Commission to provide a recommendation to Council on Bylaw No. B-07/2022, being a bylaw to amend Land Use Bylaw B-01/2016, to allow for the

addition of Child Care, Limited as a Permitted use in the Direct Control 16-C (DC-16-C) District, applying only to 93 Spring Dale Circle SE.

Felix Ochieng presented the application. Lisa Timmons, the applicant, was present by Teams.

It was asked whether this change should be made for this site only or across the DC District. F. Ochieng advised that the application is dealing with this one site only. G. Gibeau advised that Administration would have to meet with every landowner to extend this to the whole District. Adena Malyk, Economic Development, advised that in order for the applicant to change her permit for Provincial licensing, the applicant is required to be operating a day home as Child Care, Limited use, not just a home based business. The City has seen a number of these applications recently and Administration has put in a request for Planning to assess making this change across DC Districts. It is hoped that the review will come forward this year.

In response to a question, F. Ochieng confirmed that there is no change at all in the scope of the applicant's business. The applicant merely wants her business to be registered as a licensed day home so that she can access government subsidies to offer day care at a reduced cost to the community.

#### **2022-P-014**

**Moved By** Aaron Holmes

That Municipal Planning Commission recommend that Council adopt Bylaw No. B-07/2022 as presented, which would add Child Care, Limited as a Permitted use in the Direct Control 16-C (DC-16-C) District, applying only to 93 Spring Dale Circle SE.

**Carried**

## **5. COUNCIL SYNOPSIS**

February 7, 2022

## **6. ROUND TABLE DISCUSSION**

Councillor Chapman-Looking forward to the training sessions coming up.

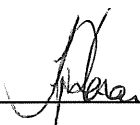
M. Steffler-What is the rationale for SDAB overturning the Tipping Close decision? G. Gibeau was not sure of the rationale. The Decision is posted on the website. C. Satink advised that SDAB's Decision must be taken at face value.

Deputy Mayor Petrow-Appreciate the discussion and debate tonight.

G. Gibeau-On February 27, Administration will be presenting the revised Downtown Plan with resolutions to Council.. Administration will be back in May with the Downtown Plan for adoption.

**8. ADJOURNMENT**

The Chair adjourned the meeting at 9:34 p.m.

  
Chairman

  
Recording Secretary