

MUNICIPAL PLANNING COMMISSION MEETING

MINUTES

March 17, 2022
COUNCIL CHAMBERS
400 Main Street SE

PRESENT

Ron Chapman (Chair)
Aaron Holmes (via Teams)
Charles Kabano (via Teams)
Terry Meier (by phone)
Dan Oneil (via Teams)
Rich Smith

STAFF

Jeff Brunen, Senior Planner
William Czaban, Senior Planner
Gail Gibeau, Team Leader, Planning & Development
Daria McDonald, Senior Planner
Geoff Rice, Planning Technician

ABSENT

Shelly McIntosh
Councillor Tina Petrow
Mark Steffler

1. CALL TO ORDER

The Chair called the meeting to order at 7:02 p.m.

2. MINUTES

2022-P-018

Moved By Aaron Holmes

That Municipal Planning Commission adopt the minutes of the Regular Meeting of March 3, 2022 as presented.

Carried

3. PUBLIC INPUT SESSION

There were no items

4. BUSINESS ARISING

4.1 Development Permit PL2200192 (Geoff Rice, Planning Technician)

Dan Oneil recused himself from the meeting due to not being in attendance when the application was originally brought forward.

Municipal Planning Commission is being asked to make a decision on Development Permit PL2200192, a Secondary Suite (One Bedroom) with variances to the minimum lot width and the minimum lot area for a suite accommodating a Secondary Suite.

Geoff Rice presented an update to the application.

It was asked whether the door between the suite and the furnace room will be locked. G. Rice advised that the Land Use Bylaw does not address security within the suite itself; however, a recommendation can be made. The applicant is willing to put locks on or remove doors as required. It was asked whether the applicant is willing to add an electrical panel in the furnace room. G. Rice advised that the Land Use Bylaw does not address electrical panels; however, a recommendation can be made for this as well.

2022-P-019

Moved By Aaron Holmes

That Municipal Planning Commission approve Development Permit PL2200192, a Secondary Suite (One Bedroom) with variances to the minimum lot width and the minimum lot area for a suite accommodating a Secondary Suite, with the recommendation that door 2 between the furnace room and the upstairs be locked and controlled from the upstairs, that door 3 be locked and controlled from both sides, that door 4 between the furnace room and the suite be locked and controlled by the tenant, and that the applicant move the electrical panel from its location in the bedroom to the furnace room.

Carried

RECESS

The Chair called a recess at 7:34 p.m. Dan Oneil returned to the meeting at 7:35 p.m. The meeting reconvened at 7:36 p.m.

4.2 Updates to the DP-Exempt Townhouse Process (Jeff Brunen and William Czaban, Senior Planners)

Municipal Planning Commission is being asked to provide a recommendation to Council on two amendments to update the administrative process for Development Permit (DP) exemptions on freehold townhouses.

J. Brunen and William Czaban reviewed the amendments.

It was asked whether the fee would be payable by all of the units in the entire development in the situation where one unit deviated from the approved infrastructure plan. J. Brunen confirmed that the fee is applied to the entire development. If one unit deviated, the exemption would not be applicable and the entire development permit fee would be payable. W. Czaban provided further clarification that this would be decided upon during the exemption review, where minor deviations can be resolved before a decision is made.

It was asked whether infrastructure plans must be prepared by a member of APEGA or if someone else with professional expertise can do so. J. Brunen advised that this mirrors an existing requirement in the development permit process. A. Dormer, Engineering Services, confirmed that the practice of engineering is regulated by the province. APEGA is the Association of Professional

Engineers & Geoscientists of Alberta, not a company, and provides certification to many professional engineers in the province.

2022-P-020

Moved By Dan Oneil

That Municipal Planning Commission recommends that Council give three readings to Bylaw No. B-09/2022, being a Bylaw to amend Land Use Bylaw No. B-01/2016 to update the Development Permit exemption standards for freehold townhouses and Bylaw No. B-13/2022, being a Bylaw to amend the Planning Fees and Charges Bylaw No. B-37/2018 to introduce a Planning Review fee.

Carried

4.3 South Point Commercial Master Site Plan (Daria McDonald, Senior Planner)

Municipal Planning Commission is being asked to approve a Master Site Plan for the Commercial lands in the South Point Commercial Neighbourhood Structure Plan area.

D. McDonald presented the application. Two representatives of Modern Dimensions were in attendance to answer questions.

D. McDonald provided information regarding access, traffic flow and safety off South Point Landing. Andrew Dormer advised that traffic signals and timing have not been determined at this point.

A comment was made that staff had requested some buildings along Main Street to be brought closer to the road by shifting parking to the side or to the rear. D. McDonald advised that the applicant has requested the orientation the way it is so that customers don't have to walk around the building to get to the parking area.

D. McDonald provided clarification regarding location of the transit stops. Chris MacIsaac advised that the transit network is envisioned to be rerouted along 40 Ave creating a larger circle, but the details of the network design have not been determined at this point. In response to a question, Cody Reimer, Modern Dimensions, advised that the distance from the north end of the site to the transit terminal is 150-200m and 650-700m from the transit terminal to the boardwalk around the storm pond.

A comment was made that the parking is excessive for a pedestrian friendly space and the pathways are not effective for a transportation network.

2022-P-021

Moved By Rich Smith

That the Municipal Planning Commission approves the South Point Village Master Site Plan with the condition that the applicant revise the details of the parking calculations to the satisfaction of the Planning and Development Department.

Carried by vote of 5 in favour, 1 opposed
Opposed: A. Holmes

5. COUNCIL SYNOPSIS

There were no items.

6. ROUND TABLE DISCUSSION

D. Oneil - Which application is referred to in the SDAB decision that overturned MPC's decision to refuse a secondary suite? G. Gibeau advised that the suite is in Bayside. MPC had concerns regarding a separate entrance to the furnace room.

A. Holmes - How much does it cost to maintain the road in a cul-de-sac in the long term? How much tax revenue is received from houses on the cul-de-sac? A. Dormer briefly outlined road costs but did not have a cost benefit analysis. A. Holmes commented that if that information could be brought back in the next 3-4 months, that would be appreciated, to determine the best use of roads in the city.

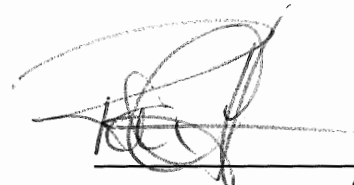
Councillor Chapman – In light of the concerns being raised by MPC, it would be good for the review of the Land Use Bylaw to happen sooner rather than later. G. Gibeau advised that it is on the work plan for this year, hopefully in Q3, but maybe it can be moved up on the timeline.

G. Gibeau advised that an appeal has been made on the townhouse complex at Bayside and Yankee Valley BV.

G. Gibeau advised that the agenda for the April 7 meeting is heavy. A special meeting has been suggested for April 14 to look at the downtown plan.

8. ADJOURNMENT

The Chair adjourned the meeting at 8:55 p.m.



Chairman

Recording Secretary