

# **COMMUNITY INFRASTRUCTURE AND STRATEGIC GROWTH STANDING COMMITTEE MEETING**

## **MINUTES**

**Tuesday, January 28, 2025**

**1:00 pm - 4:00 pm**

**HYBRID - COUNCIL CHAMBERS AND MICROSOFT TEAMS  
400 Main Street SE**

### **PRESENT**

Councillor A. Jones (Chair) (Voting)  
Councillor T. Petrow (Voting)  
Deputy Mayor H. Spearman (Voting)  
M. Elsogheir (Non-Voting)  
K. Mitchell (Non-Voting)

### **GUEST**

R. Potrie, Planning Protocol, on behalf of Planet Earth Builders Corp.

### **STAFF**

L. Stevens, Director Community Infrastructure  
S. Utz, Director Strategic Growth and Investment  
G. Gibeau, Team Leader Current Planning  
S. Li, Planner Level 2  
T. Tester, Planner Level 3  
J. Bayly-Atkin, Senior Legislative Officer/Committee Clerk  
K. Morrison, Legislative Officer II  
N. Parkinson, Council Technician  
K. Rushford, Recording Technician

## **1. CALL TO ORDER**

Councillor Jones called the meeting to order at 1:00 p.m. and confirmed that quorum has been met for this meeting.

## **2. DIRECTOR'S BRIEF (verbal only)**

L. Stevens, Director Community Infrastructure, noted that Airdrie receives our treated water from Calgary. The City of Calgary recently provided a short communication that they are working on re-introducing fluoride into their water. It is expected that fluoridation will be in place by March 2025. Additional information will be provided later in February.

A question was asked whether the City of Airdrie will provide residents with options to remove fluoride in their home. L. Stevens advised that water quality treatment guidelines, both through Airdrie Health and nationally, encourage the use of fluoride in the water. We need to be mindful that providing conflicting information may not be in Airdrie's best interest.

It was asked whether there has been a significant increase in our cost to Calgary for water. L. Stevens advised that there have been no significant increases on a per cubic metre basis from the City of Calgary. Airdrie's water and sewer rates have remained relatively stable and may even have reduced slightly in the last budget cycle.

L. Stevens confirmed that for residential units, the fixed rate per day has actually dropped from 81 cents in 2024 to 80 cents in 2025 and the consumption rate has dropped from roughly \$1.59 per cubic metre in 2024 to \$1.53 per cubic metre in 2025, being approximately a 3.8% reduction year over year in our residential water rates.

S. Utz, Director Strategic Growth and Investment, advised that on the strategic growth services side, the Bylaw which the Committee saw in December regarding supportive housing amendments for the Land Use Bylaw was passed by Council. On the advocacy and investment side, we will be having some follow-up meetings in Edmonton this week on the Airdrie Day at the Legislature.

### **3. CONFIRMATION OF MINUTES**

#### **3.1 Regular minutes of January 14, 2025**

**2024-CISG-049**

**Moved By** Deputy Mayor Spearman

That the Community Infrastructure and Strategic Growth Standing Committee approves the minutes of the regular meeting of January 14, 2025, as presented.

**Carried**

### **4. PUBLIC PRESENTATIONS AND QUESTIONS**

There are no items.

### **5. CONSENT AGENDA**

There are no items.

### **6. AGENDA REPORTS**

#### **6.1 Development Permit - Semi-Detached Dwelling - PL2402666 (Shengxu Li, Planner II)**

**2024-CISG-050**

**Moved By** Councillor Petrow

That the Community Infrastructure and Strategic Growth Standing Committee approves Development Permit application PL2402666 to allow for the development of Semi-Detached Dwellings (22 units) in the developing Lanark neighbourhood (Lot 1-22, Block 16, Plan 2412535), under the R2-T, Townhouse Residential District, as per the conditions of approval in Attachment 4.

**Carried**

6.2 Bylaw No. B-40/2024 - Land Use Bylaw Amendment R2-T District to R2-A District (Tracey Tester, Senior Planner)

**2024-CISG-051**

**Moved By** Deputy Mayor Spearman

That the Community Infrastructure and Strategic Growth Standing Committee recommends that Council approves Bylaw No. B-40/2024, being a bylaw to redistrict eight (8) residential lots from existing R2-T, Townhouse Residential District, to R2-A, Front Attached Garage Townhouse District (Attachment 1), as presented.

**Carried**

**7. ITEMS REFERRED FROM COUNCIL**

There are no items.

**8. UPDATE OF COMMITTEE RESOLUTIONS**

There are no items.

**9. CLOSED SESSION**

There are no items.

**10. ITEMS ARISING FROM CLOSED SESSION**

There are no items.

**11. ADJOURNMENT**

Councillor Jones adjourned the meeting at 1:33 p.m.

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Committee Chair

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Committee Clerk