

**MINUTES** of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, December 5, 2017 at 3:00 p.m. with the following in attendance:

<b>CHAIRMAN:</b>	B. Hyggen	Councillor
<b>MEMBERS:</b>	B. Crowson	Councillor
	R. Miyashiro	Councillor
	L. Armstrong	Member at Large
	B. Thurber	Member at Large
<b>OTHERS:</b>	M. Gaehring	Community Planning Manager
	J. Price	Subdivision Planner
	W. Smith	Recording Secretary
<b>ABSENT:</b>	K. Hachkowski	Member at Large
	M. Hlady	Member at Large
	M. Kawchuk	Member at Large

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**R. MIYASHIRO:**

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on December 5, 2017 be approved as presented/amended.

-----CARRIED

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**B. THURBER:**

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on November 28, 2017 be approved.

-----CARRIED

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**PROPOSED AMENDMENT TO THE OUTLINE PLAN – “THE CANYONS OUTLINE PLAN”:** File No: **OLP00005, Associated Engineering Alberta Ltd.**, on behalf of **Melcor Developments Ltd.**, has applied to amend the existing Outline Plan for The Canyons. The amendment area contains approximately 77.94 hectares (192.6 acres) of undeveloped land, lying to the south of RiverStone and SunRidge and west of Paradise Canyon and CanyonCrest.

***Senior Subdivision Officer’s Presentation:***

**Jason Price, Senior Subdivision Planner**, presented the amended Outline Plan which contains approximately 77.94 hectares (192.6 acres) of undeveloped land, lying to the south of RiverStone and SunRidge and west of Paradise Canyon and CanyonCrest. Outline Plan Amendments are brought to MPC.

Purpose of outline plans is to expand on policies established in an Area Structure Plan (ASP) to provide a more detailed planning and engineering framework to guide the phased subdivision and development of a new neighbourhood.

The Canyons Outline Plan was originally approved by MPC, November, 2009. The amendment was prepared in accordance with the policies and objectives outlined in the Mountain Heights/RiverStone/ River Bend Area Structure Plan. This amendment is consistent with the policies of the *South Saskatchewan Regional Plan and the City of Lethbridge Integrated Community Sustainability Plan/Municipal Development Plan*.

Included in the outline plan amendment is an outline plan brief. This report provides detailed information with respect to goals and objectives of the plan, form of housing, residential density, open space allotment and master underground servicing plans and has been reviewed by administration staff (Planning Review Team).

Outline Plan amendment contemplates key alterations to the previously approved plan which include:

- Removal of the elementary school site from plan area as the school board determined the school site was not required in this neighbourhood. The school site has been redesigned as low density residential and park space
- Redesigned street network to increase connectivity to Canyon Parkway
- Increased park space and improved pedestrian connectivity
- Adjusted residential land use allocation to reflect current market trends

There are no changes proposed to the existing built areas of the neighbourhood.

Full build out could see 1478 dwelling units (down from 2123) with a decrease in density to 21.03 units per hectare (down from 28.9 units per hectare) and a total population of 4273.

Notice of MPC meeting was advertised November 25, 2017. Adjacent property owners were notified and invited to attend the MPC meeting.

Additional notification to the public is required with future rezoning and subdivision processes.

In conclusion, Mr. Price recommended that application OLP00005, The Canyons Outline Plan Amendment, be approved with the following condition:

1. That future land use bylaw amendment applications and subdivision applications conform with this approval with respect to land use and street pattern to the satisfaction of the Approving Authority.

***Applicant's Presentation:***

Applicant was present but had nothing to add.

***There was no response to the Chairman's three calls for anyone else wishing to speak.***

***Questions:***

Mr. Price and Mr. Neufeld, Melcor Developments Ltd., responded to questions regarding:

- Any effect of drainage with new design
- No changes in infrastructure with new design
- School site was relocated to where
- Common practice to install Rattlesnake fence on coulee subdivisions
- Effectiveness of Rattlesnake fence
- Rattlesnake fence installed to protect public
- Neighbourhood roads to be connected from the existing to the amended area

*The following motion was presented:*

**B. CROWSON:**

THAT Application Number OPL000058 "The Canyons Outline Plan Amendment" is approved with the condition that future land use bylaw amendment applications and subdivision applications conform with this approval with respect to land use and street pattern to the satisfaction of the Approving Authority.

-----CARRIED

**L. ARMSTRONG:**

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

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CHAIRMAN

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SECRETARY