

MINUTES of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, September 19, 2017 at 3:00 p.m. with the following in attendance:

CHAIRMAN:	R. Miyashiro (Acting)	Councillor
MEMBERS:	J. Coffman	Councillor
	L. Armstrong	Member at Large
	K. Hachkowski	Member at Large
	M. Hlady	Member at Large
	B. Thurber	Member at Large
OTHERS:	M. Gaehring	Community Planning Manager
	J. Price	Senior Subdivision Planner
	W. Smith	Recording Secretary
ABSENT:	B. Hyggen	Councillor
	M. Kawchuk	Member at Large

K. HACHKOWSKI:

THAT Rob Miyashiro be appointed Acting Chairman of the Municipal Planning Commission (MPC) held on September 19, 2017 meeting.

-----CARRIED

J. COFFMAN:

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on September 19, 2017 be approved as presented/amended.

-----CARRIED

K. HACHKOWSKI:

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on September 5, 2017 be approved.

-----CARRIED

“WATERMARK OUTLINE PLAN”: File No: OLP00001, Associated Engineering Alberta Ltd., on behalf of **The City of Lethbridge Real Estate and Land Development Department**, has applied for outline plan approval for approximately 140.8 hectares (348 acres) of undeveloped land (excepting the new public middle school and park) lying west of the existing communities of SunRidge, Mountain Heights and Varsity Village and southeast of Copperwood.

Senior Subdivision Planner’s Presentation:

Jason Price, Senior Subdivision Planner, presented the “Watermark Outline Plan” for approximately 140.8 hectares (348 acres) of undeveloped land (excepting the new public middle school and park) lying west of the existing communities of SunRidge, Mountain Heights and Varsity Village and southeast of Copperwood. Outline Plans 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 Watermark Outline Plan has been prepared in accordance with the policies and objectives outlined in the *City of Lethbridge Integrated Community Sustainability Plan/Municipal Development Plan (ICSP/MDP)*, *the Waterbridge Area Structure Plan* and *the South Saskatchewan Regional Plan*.

Included in the outline plan application 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).

This Outline Plan envisions predominantly low density residential development. Residential cells and a window street featuring medium density and commercial uses. A public middle school site (currently under construction) is located in the southeast area of the plan which will include sports fields, play and fitness equipment and skateboard and BMX facilities. A Fire Station site is located in the northeast area of the plan to provide additional fire/EMS services to west Lethbridge. Natural and manicured open space and wet and dry storm retention ponds make up the remainder of the proposed land uses.

Full build out could see 1759 dwelling units with a density to 22.75 units per hectare, which translates to a total population of 4787 people.

Notice of MPC meeting was advertised September 9, 2017. Adjacent property owners were notified and invited to attend the MPC meeting. No responses received.

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

In conclusion, Mr. Price recommended that application OLP00001, The Watermark Outline Plan, 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.

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

Questions:

Mr. Price and Ms Slovack from Real Estate and Land Development responded to questions regarding:

- Planned off leash dog park
- Population numbers consistent with other Outline Plans
- This outline plan population numbers seem low
- Planned amenities in the park and school fields will fit in the allowed space
- Street names change after an intersection instead of keeping one consecutive name
- Existing addresses off Macleod Drive W
- Macleod Drive W should maybe run through the new neighbourhood instead of changing street names after an intersection

The following motion was presented:

K. HACHKOWSKI:

THAT Application Number OPL00001 "The Watermark Outline Plan" is 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.

-----CARRIED

M. HLADY:

THAT this meeting of the Municipal Planning Commission be adjourned.

-----**CARRIED**

CHAIRMAN

SECRETARY