

MINUTES of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, June 19, 2018 at 3:00 p.m. with the following in attendance:

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| CHAIRMAN: | B. Hyggen | Councillor |
| MEMBERS: | B. Crowson | Councillor |
| | R. Miyashiro | Councillor |
| | A. Cornforth | Member at Large |
| | K. Hachkowski | Member at Large |
| | M. Kawchuk | Member at Large |
| OTHERS: | M. Gaehring | Community Planning Manager |
| | K. Deaust | Development Officer |
| | W. Smith | Recording Secretary |
| ABSENT: | M. Hlady | Member at Large |
| | B. Thurber | Member at Large |

R. MIYASHIRO:

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on June 19, 2018 be approved as presented/amended.

-----CARRIED

B. CROWSON:

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on May 8, 2018 be approved.

-----CARRIED

K. HACHKOWSKI:

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on June 5 2018 be approved.

-----CARRIED

DEVELOPMENT APPLICATIONS:

DEV10272, City of Lethbridge, 1400 1 Street North, 1302 6 Street North, 201 9 Avenue North, 600 Scenic Drive North and 1900 Stafford Drive North; propose to install a sanitary sewer line to accommodate growth in north Lethbridge and the Sherring Industrial Park. The line will run from the intersection of 13 Street North and Grace Dainty Road North along Scenic Drive North until it enters the coulee at Peenaquim View and follows the existing sewer alignment. The line will terminate at the Wastewater Treatment Plant. Land Use District is Valley – Hazard Lands.

Development Officer's Presentation:

Kevin Deaust, Development Officer outlined the following information:

- Application is before MPC because development in the River Valley must be brought to the commission for decision

- Approval is required for portions of project that are located below the top of bank setback and within the River Valley ARP lands
- Site plan includes the siphon vault, odour control building and sanitary lines traveling west from the building to the siphon tower and Waste Water Treatment Plant
- Lands are City owned, undeveloped natural lands, located within the Valley (Hazard Lands) zoning
- Development is necessary to accommodate growth in North Lethbridge and Sherring Industrial Park
- Biophysical impact assessment has been prepared and includes mitigation measures that should avoid residual impacts to soils and terrain
- Geotechnical evaluation has been supplied and includes recommendations to aid project including field reviews
- Project has received Historical Resources Act approval from Alberta Culture and Tourism
- Traditional Resources Assessment has concluded that development of project will not have a significant impact on land use and is in support
- Adjacent development includes;
 - North - Undeveloped river valley, City recycling Centre and AltaLink Electric Facilities
 - South – Scenic Drive North and undeveloped river valley
 - East – Scenic Drive North, public pathway in river valley and residential neighbourhoods
 - West – Undeveloped river valley, shooting range, softball valley and City Waste Water Treatment Plant and facilities
- Circulation of Plans throughout City Departments comments:
 - Odour Control Building requires permits
 - Must ensure there is access to Softball Valley and Shooting Range
 - Temporary traffic control plans must be submitted to Transportation for approval
 - All green spaces will undergo rehab where necessary
- Neighbourhood letters sent on June 6, 2018
 - 99 property owners within 60m radius of the subject parcel
 - 17 additional property owners within 65m of the subject parcel
 - Email and counter inquiries were received from neighbours.
- Application has been prepared and meets goals within South Saskatchewan Regional Plan, Integrated Community Sustainability Plan/Municipal Development Plan, River Valley Area Redevelopment Plan and Land Use Bylaw 5700

In conclusion this application is supported:

- Development is necessary to accommodate growth in north Lethbridge and the Sherring Industrial Park
- No adverse environmental impacts are anticipated
- There appears to be no material or undue impacts on the use, enjoyment or value on neighbouring properties or neighbourhood amenities

Applicant's Presentation:

Applicant was present but had nothing to add but was available for questions

Other Presentations:

Allan Skretting, 188 Stafford Blvd North, advised as follows:

- Need better explanation of site and odour control building and how it will all work as odour is big concern
- Odour from existing sanitary lines is evident when west wind blows and many times cannot sit out on deck

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

Questions:

Mr. Deaust, Mr. Jeremy Charlesworth, W&WW Project Technologist, responded to questions regarding:

- How will the site and odour control building exactly work
- Will the new system eliminate odours
- What is the difference between the existing and new sanitary sewer line
- Will this work to eliminate overall smell
- Will north line still be used
- Why the decision to construct a new bypass
- What would happen if not permit was not approved
- Is there any reason as to why the current line cannot be used

The following motion was presented:

K. HACHKOWSKI:

THAT Development Application DEV10272 be APPROVED with the following conditions:

1. Compliance with the plans: The development shall be in accordance plans submitted May 17, 2018. Any change to these plans requires the approval of the Development Officer and may, at the discretion of the Development Officer, require a new development application.
2. Environmental Mitigation and Remediation:
 - a. All recommendations of the biophysical impact assessment, received May 17, 2018, shall be followed.
 - b. All recommendations of the geotechnical evaluation report, received May 17, 2018 shall be followed.
 - c. Arrangements satisfactory to the Parks Department must be made for the operation of machinery on site, the removal, storage, and replacement of soils, and for the reclamation of all disturbed areas.
3. The developer must obtain any required provincial permits or permissions.

-----CARRIED

M. KAWCHUK:

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

CHAIRMAN

SECRETARY