

MINUTES of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, October 9, 2018 at 3:00 p.m. with the following in attendance:

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

B. THURBER:

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on October 9, 2018 be approved as presented/amended.

-----CARRIED

M. KAWCHUK:

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on July 17, 2018 be approved.

-----CARRIED

DEVELOPMENT APPLICATIONS:

“2401 WESTSIDE DR OUTLINE PLAN BRIEF”, File No: OLP00009, WSP Canada Inc., on behalf of **New Way Group**, has applied for outline plan approval for approximately 2.72 hectares (6.72 acres) of undeveloped land lying north of Walsh Dr W between Westside Dr and University Dr.

Senior Subdivision Planner’s Presentation:

Jason Price, Senior Subdivision Planner presented the “2401 Westside Dr Outline Plan Brief” for approximately 2.72 hectares (6.72 acres) of undeveloped land lying north of Walsh Dr W between Westside Dr and University Dr. Outline Plans are brought to MPC.

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

The Outline Plan Brief being considered, is an abbreviated version of an outline plan, as the area of land covered by the plan is a single site for one development, rather than a large area for a new neighbourhood with a mix of uses.

The 2401 Westside Plan Brief has been prepared in accordance with the policies and objectives outlined in the *Integrated Community Sustainability Plan/Municipal Development Plan (ICSP/MDP)*, the *West Lethbridge Employment Centre Area Structure Plan* and the *South Saskatchewan Regional Plan*.

The report provides detailed information with respect to goals and objectives of the plan, form of development and underground servicing plans and has been reviewed by administration staff (Planning Review Team).

This Outline Plan Brief envisions a single large format commercial development that will serve the City and the broader region. Buildings will be located around the perimeter with parking and loading areas at the side or rear of buildings. Buildings will be oriented outwards to increase attractiveness and enable pedestrian connections from the adjacent pathways. Upon approval of the Outline Plan Brief, a Land use bylaw amendment to rezone the property from Future Urban Development (FUD) to Direct Control (DC) will be required prior to development.

Notice of MPC meeting was advertised September 29, 2018. Adjacent Property owners were also notified and invited to attend the MPC meeting. No responses have been received.

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

In conclusion, Mr. Price recommended that application OLP00009, 2401 Westside Dr Outline Plan Brief 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:

Trent Purvis, WSP Canada Group Ltd, advised as follows:

- Excited for development
- Parcel was conceived back in late 80's
- Clients interested in business commercial lands
- Process will take approximately one year to complete outline plan
- Traffic counts are included in Brief
- Parcel was serviced when Walsh Drive was created
- Capacity was there
- Can finally move forward

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

Questions:

Mr. Price responded to questions regarding:

- Explain why there is no real information included in the Brief except traffic counts
- The Brief provides enough information for the Planning Team to move forward
- Process for Outline Plan approval
- Westside Drive W will need to be brought up to standards but in meantime will be left as is
- Outline Plan will be completed regardless of Westside Drive upgrades
- Is there a guarantee the zoning of Direct Control will be applied for
- Parcel access across from Argyll Rd to Walsh Dr to be right in/right out

The following motion was presented:

B. THURBER:

THAT application OLP00009, 2401 Westside Dr Outline Plan Brief 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.

-----CARRIED

K HACHKOWSKI:

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

CHAIRMAN

SECRETARY