

MINUTES of a Regular Meeting of the **MUNICIPAL PLANNING COMMISSION (MPC)** held on Tuesday, March 26, 2019 at 3:00 p.m. with the following in attendance:

CHAIRMAN:	B. Crowson	Councillor
MEMBERS:	B. Hyggen	Councillor
	R. Miyashiro	Councillor
	M. Kawchuk	Member at Large
	P. Tessier	Member at Large
	B. Thurber	Member at Large
OTHERS:	M Gaehring	Manager, Planning and Development
	J. Bouelle	Development Officer
	P. Colling	Development Officer
	W. Smith	Recording Secretary
ABSENT:	A. Cornforth	Member at Large
	S. Martin	Member at Large

M. KAWCHUK:

THAT the agenda of the meeting of the Municipal Planning Commission (MPC) held on March 26, 2019 be approved as presented/amended.

-----CARRIED

R. MIYASHIRO:

THAT the minutes of the meeting of the Municipal Planning Commission (MPC) held on February 26, 2019 be approved.

-----CARRIED

DEVELOPMENT APPLICATIONS:

“PROPOSED AMENDMENT TO “COUNTRY MEADOWS OUTLINE PLAN”, File No: OLP00011, Stantec Consulting Ltd., on behalf of BW2 Developments Ltd. & 2014836 Alberta Ltd., has applied to amend the existing Outline Plan for Country Meadows. The amendment area contains approximately 57.47 hectares (142 acres) of undeveloped land, lying south of Walsh Drive and west of 30th Street and the existing developed area of Country Meadows.

Senior Subdivision Planner's Presentation:

Jason Price, Senior Subdivision Planner presented the “Proposed Amendment to “Country Meadows Outline Plan” for approximately 57.47 hectares (142 acres) of undeveloped land lying south of Walsh Drive and west of 30th Street and the existing developed area of Country Meadows. 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 Country Meadows Outline Plan amendment has been prepared in accordance with the policies and objectives outlined in the Country Meadows Area Structure Plan. This amendment is consistent with the policies of the *Integrated Community Sustainability Plan/Municipal Development Plan (ICSP/MDP)*, 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 amendment contemplates key alterations to the previously approved plan which include:

- Reflect current market trends and provide flexibility in future zoning through the removal of prescriptive land use designations
- Reconfigure the land allocated to Open Space (P-B and P-R) and create a 10% Municipal Reserve
- Adjust the local road network, storm water management, and proposed phasing necessitated by these revisions
- Develop a coordinated approach of development between two land owners that promotes a logical extension of infrastructure and collaboration
- Refine the plan for land use efficiency which will affect future affordability

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

Full buildout could see 2206 dwelling units (up from 2125) with a slight increase in density to 33.3 units per hectare (up from 32.1 units per hectare) and total population of 5427 people.

Notice of MPC meeting was advertised March 16, 2019. Adjacent Property owners were also notified and invited to attend the MPC meeting. One phone call needing information.

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

In conclusion, Mr. Price recommended that application OLP00011, Country Meadows 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:

Brad Schmidtke, Stantec Consulting Ltd., advised as follows:

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

Other Presentations:

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

Questions:

Mr. Price responded to questions regarding:

- Citizen that required more information is now satisfied
- Orange areas on Outline Plan plans allow for religious assembly
- Increase in green space
- Amendment affect traffic flow

The following motion was presented:

B. HYGGEN:

THAT Application No. OLP00011 "Country Meadows 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

M. KAWCHUK:

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

CHAIRMAN

SECRETARY