

**UNADOPTED MINUTES
OF THE REGULAR MEETING OF THE
MUNICIPAL PLANNING COMMISSION
OF THE TOWN OF OKOTOKS
HELD ON THURSDAY, JULY 19, 2018
IN THE OKOTOKS MUNICIPAL CENTRE
COUNCIL CHAMBER**

COMMITTEE MEMBERS

Darren Flood, Chair
Councillor Florence Christophers
Councillor Ed Sands
Claudia Kreplin

ABSENT

Anthony Kelly
Jesse Krsa
Merlin MacNaughton

STAFF PRESENT

Jamie Dugdale, Planning Services Manager

AGENDA

A.1. Call to Order

Chair Flood called the meeting to order at 7:06 p.m.

A.2. Additions and/or Deletions
None

A.3. Adoption

18.MPC.059

MOTION: By C. Kreplin that the July 19, 2018 agenda for the Municipal Planning Commission be adopted as presented.

Carried Unanimously

B MINUTES OF PREVIOUS MEETING

B.1. Municipal Planning Commission Minutes – June 21, 2018

18.MPC.060

MOTION: By Councillor Sands that the minutes of the Municipal Planning Commission held June 21, 2018 be adopted as presented.

Carried Unanimously

C SUBDIVISION APPLICATIONS

None

D DEVELOPMENT PERMIT APPLICATIONS**D.1 Development Permit Application 148-18**

Applicant/Owner: Gravity Architecture/2015 United Alberta Lands GP Ltd.

Address/Legal: Not Assigned/Lot 3, Block 9, Plan 1810640

Zoning: Residential Medium Density Multi-unit Residential (R-3) District

Proposal: Attached Houses (6 Units) with Accessory Buildings (Detached Garages), with a variance

The Applicant was not in attendance. C. Thome, Development Planner, reviewed the report.

18.MPC.061

MOTION: By C. Kreplin that Development Permit Application Number 148-18 for Attached Houses (6 units) with Accessory Buildings (Detached Garages) be approved with a variance subject to the following conditions:

1. Prior to the release of the Development Permit, the Developer shall:
 - a) submit revised plans increasing the accessory building (detached garage) rear setbacks to not less than 1.0m; this condition applies to all plans affected by the change;
 - b) provide documentation demonstrating the lots have been registered at Alberta Land Titles or provide documentation demonstrating all (6) of the lots have been approved for construction of show homes; and
 - c) submit a Landscaping Plan prepared by a qualified Landscape Architect or provide a letter agreeing that the Development will be bound by the Okotoks Residential Grading Bylaw 15-12, notwithstanding that the Development is not in keeping with Section 4.1 of that bylaw;
 - d) submit a Stormwater Management Plan prepared by a qualified professional to address drainage from rear yards, including drainage easements as deemed required;conditions 1a) through d) above to the satisfaction of the Town;
2. Development Conditions:
 - a) The Developer shall construct the development in accordance with
 - i) all conditions of this approval;
 - ii) the plans approved by the Municipal Planning Commission on July 19, 2018; and
 - iii) any other plans submitted and approved as a requirement of this approval including revisions under condition 1a);
 - b) No part of any building may be constructed on, or project over, a utility right-of-way.

- c) The issuance of a development permit by the Town of Okotoks does not relieve the permit holder of the responsibility of complying with all other relevant municipal bylaws and requirements, nor excuse violation of any regulation or act, which may affect this project.

VARIANCE

The following Sections of the Land Use Bylaw are varied pursuant to Section 4.4.1 of the Land Use Bylaw:

1. Section 12B.5.2 [Maximum Limits] to allow the building to have a height of 10.56m where the maximum is 10.0m, a variance of 0.56m.

Carried Unanimously

E STATUTORY PLANS AND BYLAWS

None

F FURTHER BUSINESS

None

G INFORMATION REGARDING DEVELOPMENT MATTERS

G.1. Development Permit Application List

A copy of the Development Permit Application list was provided in the Agenda package.

G.2. Reports to Council – June 11, 2018

The following reports, which were presented to Council by Planning Services, were provided to the Commission for information:

- Bylaw 30-18 – Land Use Bylaw Amendment
- Bylaw 31-18 – Land Use Bylaw Amendment

G.3 Reports to Council – June 25, 2018

The following reports, which were presented to Council by Planning Services, were provided to the Commission for information:

- Bylaw 28-18 – Land Use Bylaw Amendment
- Bylaw 21-18 – Land Use Bylaw Amendment
- Bylaw 22-18 – Land Use Bylaw Amendment
- Bylaw 30-18 – Land Use Bylaw Amendment
- Bylaw 31-18 – Land Use Bylaw Amendment

18.MPC.062

MOTION: By Councillor Sands that items G.1 to G.3 be received as information.

Carried Unanimously

H MONTHLY UPDATES

None

I ADJOURNMENT

18.MPC.063

MOTION: By Councillor Christophers that the July 19, 2018 meeting of the Municipal Planning Commission adjourn at 7:30 p.m.

Carried Unanimously

Darren Flood, Chair