

**UNADOPTED MINUTES
OF THE REGULAR MEETING OF THE
MUNICIPAL PLANNING COMMISSION
THURSDAY, AUGUST 20, 2020
VIA LIVE STREAM**

**COMMITTEE MEMBERS
PRESENT**

Darren Flood, Chair
Councillor Sands
Jesse Krsa
Claudia Kreplin
Merlin MacNaughton
Karen Neal

**COMMITTEE MEMBERS
ABSENT**

Councillor Rockley

STAFF PRESENT

Jamie Dugdale, Planning Services Manager
Velma Gallant, Recording Secretary

1. ADOPTION OF AGENDA

1.1 Call to Order

Chair Flood called the meeting to order at 7:00 p.m.

1.2 Additions and/or Deletions
None

1.3 Adoption

MOTION 20.MPC.034

By C. Kreplin

That the August 20, 2020 agenda for the Municipal Planning Commission be adopted as presented.

Carried Unanimously

2. MINUTES OF PREVIOUS MEETING

2.1 Municipal Planning Commission Meeting - July 16, 2020

MOTION 20.MPC.035

By J. Krsa

That the minutes of the Municipal Planning Commission Meeting held July 16, 2020 be adopted as presented.

Carried Unanimously

3. SUBDIVISION APPLICATIONS

None

4. DEVELOPMENT PERMIT APPLICATIONS

4.1 Development Permit Application 160-20

Address/Legal: 37, 39, 41, 43, 45, 47 D'Arcy Boulevard

Zoning: Residential Medium Density Multi-Unit (R3) District

Colton Nickel, Planner, reviewed the report containing the proposal for Attached Houses (Phase 4: Building C – 6 units), with Accessory Buildings (6 Detached Garages - Optional).

There was discussion regarding garages, demographics, and side yard setbacks, as well as discussion regarding Medium Density Multi-Unit (R3) District and updates to the Land Use Bylaw.

MOTION 20.MPC.036

By K. Neal

That Development Permit Application Number 160-20 for Attached Houses (1 Buildings, 6 Units) with Accessory Buildings (6 Detached Garages) be approved with variances subject to the following conditions:

1. Prior to the release of the Development Permit, the Developer shall:
 - a. 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;
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 August 20, 2020; and
- iii. any other plans submitted and approved as a requirement of this approval;
- b. no part of any building may be constructed on, or project over, a utility right-of-way;
- c. overland drainage plans are subject to the prior review and approval of the Municipal Engineer;
- d. Land Use Bylaw Section 4.5.1(c) – commencement and completion of development, does not apply to the development of the detached garages;
- e. Development of a detached garage approved by this development permit must be completed within twenty-four (24) months of commencement of construction of that garage;
- f. 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 section of the Land Use Bylaw is varied pursuant to Section 4.4.1 of the Land Use Bylaw:

1. Section 4.5.1(c) [General] to waive the 12 month commencement deadline and to require completion within 24 months of commencement rather than 24 months from development permit issuance (Detached garages only).
2. Section 9.3.4(b)(ii) [Parking Space Design] to allow all detached garages an interior width of 5.41m, where the minimum width is 5.70m, a variance of 0.29m.

Section	LUB Requirement	Proposal	Reasons
9.3.4(a)(ii) Parking Space Width	Minimum width (2 spaces) 5.7m	5.41m	A garage width of 5.41m may accommodate 2 vehicles.

3. Section 12B.4.2(a)(ii)&(iv) [Side Yard] to allow a cantilever to project 0.28m over a minimum 1.5m side yard, and to allow a cantilever to project 0.11m over a minimum 3.0m side yard.

Section	LUB Requirement	Proposal	Reasons
Section 12B.4.2(a)(i) & (iv) [Side Yard]	Minimum: side street of corner site 3m, all other 1.5m	0.11m projection (corner) sideyard & 0.28m projection interior sideyard	The cantilevers will provide articulation and break-up the visual massing on the end units of the buildings and are therefore supported as proposed.

4. Section 12B.4.2(b)(iii) [Side Yard] to allow Accessory Buildings with 0.2m side yard setbacks where the minimum requirement is 0.61m, a variance of 0.41m.

Section	LUB Requirement	Proposal	Reasons
Section 12B.4.2(b)(iii) [Side Yard]	Minimum 0.61m	0.20m	The proposed garages meet Building Code requirements, proposed exterior finishing materials are maintenance free.

Carried

5. STATUTORY PLANS AND BYLAWS

5.1 Bylaw 23-20 Municipal Development Plan

A. Brinda, Senior Planner, reviewed the report containing the proposal for Bylaw 23-20 to adopt a new Municipal Development Plan for the Town of Okotoks that will replace the Legacy Plan adopted in 1998.

There was discussion regarding when the public hearing is, the flood fringe, the input from Foothills County, impacts of environmental leadership, social equity, civil rights and freedoms, housing diversity, neighbourhood area structure plans, and 32nd Street as an arterial.

MOTION 20.MPC.037

By K. Neal

That Council be advised that the Municipal Planning Commission supports Bylaw 23-20 as presented.

Carried

6. FURTHER BUSINESS

None

7. INFORMATION REGARDING DEVELOPMENT MATTERS

7.1 Development Permit Application List

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

7.2 Reports to Council

A summary of the reports which were presented to Council by Planning Services was provided in the Agenda package

MOTION 20.MPC.038

By J. Krsa

That items 7.1 and 7.2 be received as information.

Carried Unanimously

8. MONTHLY UPDATES

There was discussion regarding development permit increases year over year.

9. ADJOURNMENT

MOTION 20.MPC.039

By M. MacNaughton

That the August 20, 2020 meeting of the Municipal Planning Commission adjourn at 8:20 p.m.

Carried Unanimously