

**UNADOPTED MINUTES
OF THE REGULAR MEETING OF THE
MUNICIPAL PLANNING COMMISSION
THURSDAY, JULY 15, 2021
VIA VIDEOCONFERENCE**

**COMMITTEE MEMBERS
PRESENT**

Karen Neal, Chair
Councillor Rockley
Councillor Sands
Spencer Collins
Craig Corder
Jesse Krsa

**COMMITTEE MEMBERS
ABSENT**

Andre Ulloa

STAFF PRESENT

Colleen Thome, Community Growth & Investment
Manager
Velma Gallant, Recording Secretary

1. ADOPTION OF AGENDA

1.1 Call to Order

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

1.2 Additions and/or Deletions

The following item was added to the agenda and inserted prior to agenda item 3:

9. In Camera Items

9.1 Land Use Redesignation (*FOIP* s. 24(1)(a)(g))

1.3 Adoption

MOTION 21.MPC.031

By Councillor Rockley

That the July 15, 2021 agenda for the Municipal Planning Commission Meeting
be adopted as amended.

Carried Unanimously

2. MINUTES OF PREVIOUS MEETING

2.1 Municipal Planning Commission Meeting – May 20, 2021

MOTION 21.MPC.032

By Councillor Sands

That the minutes of the Municipal Planning Commission Meeting held May 20, 2021 be adopted as presented.

Carried Unanimously

9. IN CAMERA ITEMS

MOTION 21.MPC.033

By J. Krsa

That the meeting go In Camera as the matters to be discussed during the portion of the meeting are within one of the exceptions to disclosure in Division 2 of Part I of the *Freedom of Information and Protection of Privacy (FOIP) Act* at 7:09 p.m.

Carried Unanimously

9.1 Land Use Redesignation (FOIP s. 24(1)(a)(g))

In Attendance

Chairperson Neal

Councillors Rockley and Sands

Citizen Members Collins, Corder, and Krsa

Community Growth & Investment Manager Colleen Thome

Caron & Partners LLP Associate Jennifer Sykes

Recording Secretary Velma Gallant

MOTION 21.MPC.034

By J. Krsa

That the meeting come out of In Camera at 7:33 p.m.

Carried Unanimously

3. SUBDIVISION APPLICATIONS

None

4. DEVELOPMENT PERMIT APPLICATIONS

4.1 Development Permit Application 131-21

Address/Legal: 1–35 (Odd Numbers) Wolf Crescent (Preliminary Addresses) / Lot 1, Block 46, Plan 201 2058

Zoning: Residential Medium Density Multi-Unit (R3) District, Land Use Bylaw No. 40-98

C. Davies, Development Planner, reviewed the report containing the proposal for Attached Houses (5 Buildings, 18 Units) with Attached Garages.

There was discussion regarding entrance locations, trees, driveways, rear elevations, and materials.

MOTION 21.MPC.035

By Councillor Rockley

That Development Permit Application Number DP 131-21 for Attached Houses (5 Buildings, 18 Units) with Attached Garages, be approved with variances subject to the following conditions:

1. Prior to the release of the Development Permit, the Developer shall:
 - a) submit a revised Landscaping Plan that provides a minimum of 80 trees, a variance of 5 trees. The Landscaping Plan must be prepared by a qualified Landscape Architect in accordance with Sections 3.2.1 and 9.5.0 of the Land Use Bylaw 40-98;
 - b) provide proof of registration of Wedderburn Phase 3A Subdivision (D11-WE5);
 - c) provide the design and siting details of a screening fence, acceptable to the Town of Okotoks, to be installed within the rear lots backing onto Banister Gate. Detailed drawings must show all dimensions, materials, colour and location of the fence;
 - d) provide proof of registration of a restrictive covenant against all lots prohibiting the removal or alteration to any developer-installed fencing, including among other alterations a change in the style or height of the fence;
 - e) submit a revised Site Plan with lot grading that matches the Wedderburn Phase 3 Building Grade Plan;
 - f) submit a revised Site Plan and revised Right Elevation Drawing for Building 4, ensuring the rear building grade on the Site Plan matches the rear building grade on the Elevation Drawing;
 - g) submit a revised Site Plan and revised Right Elevation Drawing for Building 5, ensuring the rear building grade on the Site Plan matches the rear building grade on the Elevation Drawing; and

- h) submit a revised Site Plan demonstrating driveway slopes do not exceed an 8% slope as per Town specifications; conditions 1a through 1h 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 15, 2021, 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; and
 - 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 section of the Land Use Bylaw 40-98 is varied pursuant to Section 4.4.1 of the Land Use Bylaw 40-98:

- 1. Section 9.5.2(d) [Landscaping] to allow a total of 80 trees, where the minimum required number of trees is 85 (1 tree per 35m² landscaped area provided), a variance of 5 trees.

Carried Unanimously

5. STATUTORY PLANS AND BYLAWS

5.1 Bylaw 27-21

C. Gainer, Senior Planner, reviewed the report containing the proposal to amend Land Use Bylaw 17-21 to address interpretation and clarification matters, increase the authority of the Development Officer, and increase flexibility of objects within setbacks.

MOTION 21.MPC.36

By J. Krsa

That Council be advised that the Municipal Planning Commission supports Bylaw 27-21 as presented.

Carried Unanimously

5.2 Bylaw 19-21 for Land Use Redesignation

Address/Legal: NW ¼ 16-20-29-W4M

C. Gainer, reviewed the report containing the proposal to amend Land Use Bylaw 17-21 by revising Land Use Maps 2.1, 2.16, and 2.18 to redesignate approximately 7.88 hectares (27.34 acres) of the NW ¼ 16-20-29-W4M from Recreation & Open Space District (ROS), Traditional Neighbourhood District (TN), and Neighbourhood Core District (NC) to Agriculture and Land Holdings District (ALH).

There was a discussion regarding what portion of the quarter-section was being redesignated.

MOTION 21.MPC.37

By J. Krsa

That Council be advised that the Municipal Planning Commission supports Bylaw 19-21 as presented.

Carried Unanimously

5.3 Bylaw 20-21 to Rescind the Wind Walk Area Structure Plan

Address/Legal: NW ¼ of Section 16-20-29-4

C. Gainer, Senior Planner, reviewed the report containing the proposal to rescind the Wind Walk Area Structure Plan (Bylaw 18-17).

MOTION 21.MPC.38

By Councillor Sands

That Council be advised that the Municipal Planning Commission supports Bylaw 20-21 as presented.

Carried Unanimously

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 21.MPC.39

By J. Krsa

That items 7.1 and 7.2 be received as information.

Carried Unanimously

8. MONTHLY UPDATES

None

10. ADJOURNMENT

MOTION 21.MPC.40

By Councillor Rockley

That the July 15, 2021 meeting of the Municipal Planning Commission Meeting adjourn at 8:30 p.m.