

Planning and Infrastructure Commission

MINUTES

APRIL 27, 2022

7:00 A.M.

COUNCIL CHAMBERS,
CITY HALL

Attendees	Chairperson: Eugene Fedorowich Councillors: Councillor Quinn Haider, Councillor Randy Goulden Members: Eugene Fedorowich, Eleanor Shumay, Mike Popowich, Gordon Gendur, Doug Forster, Glen Tymiak, Patricia Zaryski, Isabel O'Soup (Via Zoom)
Staff	René Richard - Director of Engineering and Asset Management Michael Eger - Director of Planning, Building and Development
Regrets	Councillors: Members: Amit Patel Staff:
Absent	Councillors: Members: Staff:
Recording	Shelby Miller
Call to order	7:03 a.m.

ADOPTION OF AGENDA

Discussion	There were no additional items to add to the Agenda.
Motion 05-2022	Shumay That the agenda be approved as presented. Carried Unanimously.

DECLARATION OF CONFLICT OF INTEREST

Discussion	None.
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APPROVAL OF MINUTES

Discussion	Minutes of the February 2, 2022 Planning and Infrastructure Commission Meeting were circulated with the agenda package.
Motion 06-2022	Tymiak That the Minutes of the February 2, 2022 Planning and Infrastructure Commission Meeting be approved. Carried Unanimously.

OLD BUSINESS

Discussion	None.
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NEW BUSINESS

1. Bylaw No. 9/2022 – Amend Zoning Bylaw No. 14/2003 by Rezoning 129 & 135 Myrtle Avenue from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional	
Discussion	<ul style="list-style-type: none">- Eger presents a report on a Zoning Bylaw Amendment by rezoning 129 & 135 Myrtle Avenue from C-1 to CMI-1.- 129 & 135 Myrtle Ave was recently put up for public auction with Yorkton Auction Centre and the purchaser presents a self-storage facility.- There has been no responses to date since Public Notices were mailed to residents within 75 metres.- Eger fielded questions from members in relations to current residents.- Eger explains the goal is to facilitate reinvestment in the core commercial and light industrial areas as per the Official Community Plan.- Councillor Goulden confirms that Railway Proximity Guidelines are being reviewed to ensure they are compatible with not only residential, but also commercial and industrial zones as per the Saskatchewan Planning Act for safety, vibration, and noise.- Eger explains the criteria of storage in relations to the building code, which includes updated revisions, special fire ratings, and specifically against hazardous items. Contents wouldn't be covered and would be liable for other storage contents damaged.

Motion 07-2022	Forster That Bylaw No. 9/2022, to amend Zoning Bylaw No. 14/2003 by rezoning 129 & 135 Myrtle Avenue from C-1 City Centre Commercial to CMI-1 Commercial – Industrial Transitional, be recommended for approval to City Council. Carried Unanimously.
2. Discretionary Use DU02-2022 – Storage Facility at 129 & 135 Myrtle Avenue	
Discussion	<ul style="list-style-type: none"> - Eger presents a report on Discretionary Use DU02-2022 – storage facility at 129 & 135 Myrtle Avenue. - Eger outlines that the applicant is familiar with potential concerns within the neighbourhood and wants to minimize the impact to nearby property owners with two critical elements. <ul style="list-style-type: none"> o Purposing drainage to slope to the middle, as infill development is always a concern. o Proposes a 1meter setback on the sides when there are no setback requirements. This will not disturb adjacent properties when it comes to access on future maintenance.
Motion 08-2022	Zaryski That Discretionary Use DU02-2022, which proposes a Storage Facility at 129 & 135 Myrtle Avenue, be recommended for approval to City Council. Carried Unanimously.

BUSINESS FROM THE FLOOR

Discussion	<ul style="list-style-type: none"> - Richard provides updates on projects that include York Road, Deer Park Clubhouse/Water & Sewer, Ball Road, and Street Sign Replacement Program. - Richard fields questions from members regarding Hwy9 & Hwy16 intersection, railroad crossing at Ball Rd, and plans for paved streets.
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NEXT MEETING

	Wednesday, May 18, 2022 at 7:00 a.m. at City Hall Council Chambers
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ADJOURNMENT

Motion 09-2022	Zaryski That the meeting be adjourned at 7:38 a.m. Carried Unanimously.
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SIGNATURE OF MINUTES

Chairperson	<u>Eugene Fedorowich</u>
Recording Secretary	<u>Shelby Miller</u> Shelby Miller