

Planning and Infrastructure Commission

MINUTES

AUGUST 28TH, 2024

7:00 A.M.

**MEETING ROOM A,
CITY HALL – SECOND FLOOR**

Attendees	<p>Chairperson: Mike Popowich Councillors:, Councillor Quinn Haider, Councillor Randy Goulden, Mayor Mitch Hipsley Members: Doug Forster, Eugene Fedorowich, Jan Morrison, Patricia Zaryski, Isabel O’Soup , Eleanor Shumay, Glen Tymiak</p>
Staff	<p>Michael Eger – Director of Planning, Building and Development Carleen Koroluk – Land Use Planner Trysta Liebrecht – Administrative Assistant</p>
Regrets	<p>Councillors: Members: David McKerchar Staff:</p>
Absent	<p>Councillors: Members:, Staff:</p>
Recording	Trysta Liebrecht
Call to order	7:01 a.m.

ADOPTION OF AGENDA

Discussion	Review of Agenda items.
Motion 15-2024	<p>Shumay That the agenda be approved as presented. Carried Unanimously</p>

DECLARATION OF CONFLICT OF INTEREST

Discussion	Popowich declared a Conflict of Interest to the New Business and will remove himself for that portion of the meeting.
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APPROVAL OF MINUTES

Discussion	Minutes of the March 28 th , 2024 Planning and Infrastructure Commission Meeting were circulated with the Agenda Package.
Motion 16-2024	Zaryski That the Minutes from the March 28 th , 2024 Planning and Infrastructure Commission Meeting be approved. Carried

OLD BUSINESS

Discussion	<ul style="list-style-type: none">- Update on the progress with the sewer and water line moving at TA Foods Broadway Location.
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Popowich exits the meeting at 7:08 AM and Fedorowich took over the Chair.

NEW BUSINESS

1. Bylaw No. 11/2024 – Amendment to Zoning Bylaw No. 14/2003 – Regulations for Storage Compounds/Facilities

Discussion	<ul style="list-style-type: none">- A light industrial business has come forward and has offered to purchase land owned by the City for the purpose of storing loaded semi trailers waiting for pickup. The current Zoning Bylaw Definition of Storage Facilities requires these areas to be fenced in and screened.- The City recognizes the lack of storage facilities and that regulations do not differ between zoning districts.- The City proposes to subdivide the North half of the property for the proposed storage use.- The amendment also proposes to lessen screening requirements for storage areas in lower exposed areas.
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	<ul style="list-style-type: none"> - Committee discussed the Impact that the heavy trucks would have on the road, the Business does not anticipated the truck load to change.
Motion 17-2024	<p>Shumay The Planning and Infrastructure Commission recommend that Council approve Bylaw No. 11/2024 which amends Zoning Bylaw No. 14/2003 firstly, by clarifying the definition of Storage Compounds/Facilities; secondly, by adding special use provisions for Storage Compounds/Facilities adjacent to highways, arterial and collector roadways; and thirdly, by adding Storage Compounds/Facilities as Permitted uses in the MI-2 Heavy Industrial zoning district.</p> <p>Carried</p>

Popowich enters the meeting at 7:31 AM and resumes the Chair.

<p>1. BYLAW No. 12/2024 – REZONE 1, 5 & 9 COOK DRIVE FROM R-1A SMALL LOT RESIDENTIAL TO R-5 MIXED DENSITY RESIDENTIAL</p>	
Discussion	<ul style="list-style-type: none"> - The City has recently been trying to facilitate property sales and an offer has been made by a local builder to construct a four plex in the York Landing Subdivision. - The builder originally considered a lot on Heath Court, however Planning Administration suggest the lots 1, 5 and 9 Cook Drive when subdivided into two lots are more suited to multi unit dwellings as they have rear lane access to accommodate parking. - As the lots are currently zoned at R-1A Small Lot Residential rezoning to R-5 Mixed Density Residential is required to allow for multi unit dwellings - The current R1-A zoning allows for a maximum of six dwelling units (3 single detached dwellings with secondary suites) and the proposed rezoning will allow for a maximum of eight units (two four plexes) which would assist in the current rental housing shortage. - Commission discussed the preliminary building design, the current rental shortage, possible grants available for construction and the benefits of development in the subdivision

Councillor Haider Left the meeting at 7:55 AM

Motion 18-2024	<p>Morrison The Planning and Infrastructure Commission recommend that Council approve Bylaw No. 12/2024, which amends Zoning Bylaw No. 14/2003 by rezoning Lots 1, 2 & 3, Blk/Par 2, Plan 102113581, civically known as 1, 5 & 9 Cook Drive, from R-1A Small Lot Residential to R-5 Mixed Density Residential.</p> <p>Carried</p>
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BUSINESS FROM THE FLOOR

Discussion	<p>- Eger gave updates on recent commercial development, York Road and McBurney Street upgrades.</p>
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NEXT MEETING

	<p>Wednesday, September 18th,2024 at 7:00 a.m. at City Hall Meeting Room A</p>
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ADJOURNMENT

Motion 19-2024	<p>Popowich That the meeting be adjourned at 8:24 a.m.</p> <p>Carried</p>
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SIGNATURE OF MINUTES

Chairperson	<p>Mike Popowich</p> <hr/> <p>Chairperson – Mike Popowich</p>
Recording Secretary	<p>Trysta Liebrecht</p> <hr/> <p>Trysta Liebrecht</p>