

# Planning and Infrastructure Commission

## MINUTES

FEBRUARY 19<sup>TH</sup>, 2025

7:00 A.M.

MEETING ROOM A,  
CITY HALL – SECOND FLOOR

Attendees	<b>Chairperson:</b> Mike Popowich <b>Councillors:</b> Councillor Quinn Haider, Councillor Stephanie Ortynsky <b>Members:</b> Doug Forster, Eugene Fedorowich, Jan Morrison, Corey Werner, Jerry Koblyka
Staff	Michael Eger – Director of Planning, Building and Development Carleen Koroluk – Land Use Planner Trysta Liebrecht – Administrative Assistant Brad Hvidston – City Manager
Regrets	<b>Councillors:</b> Mayor Aaron Kienle <b>Members:</b> Eleanor Shumay, Glen Tymiak <b>Staff:</b>
Absent	<b>Councillors:</b> <b>Members:</b> Isabel O'Soup <b>Staff:</b>
Recording	Trysta Liebrecht
Call to order	7:00 a.m.
<b>ANNUAL ADMINISTRATION</b> Signatures of Annual forms	

## ADOPTION OF AGENDA

Discussion	Review of Agenda items.
Motion 5-2025	<b>Morrison</b> That the agenda be approved as presented. <b>Carried</b>

## DECLARATION OF CONFLICT OF INTEREST

Discussion	None.
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## APPROVAL OF MINUTES

Discussion	Minutes of the January 29 <sup>th</sup> , 2025 Planning and Infrastructure Commission Meeting were circulated with the Agenda Package.
Motion 6-2025	<b>Fedorowich</b> That the Minutes from the January 29 <sup>th</sup> , 2025 Planning and Infrastructure Commission Meeting be approved. <b>Carried</b>

## OLD BUSINESS

Discussion	None.
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## NEW BUSINESS

### 1. Zoning Amendment – Proposed Bylaw No.5/2025 – Removal of land use “Planned Unit Developments” to be replaced with land use “Group Dwellings”

Discussion	<ul style="list-style-type: none"><li>- Koroluk presented the removal of land use “Planned Unit Developments” to be replaced with land use “Group Dwellings”</li><li>- Developer approached to build multiple units on a lot, but not as condominiums.</li><li>- Developers and planning administration found the existing requirements confusing and hard to understand, and are looking to clarify.</li><li>- Similar to Planned Unit Developments, Group Dwellings would allow for multiple and different types of dwellings on one parcel of land.</li><li>- Commission inquired regarding setbacks, typically only street frontages and sides would need to be considered with internal layouts designed to suit the development.</li><li>- Discussion about city infrastructure, water capacity and sewer load, could it support this type of development. If necessary could be on the developer to upgrade. City does take this into consideration when modeling development of large density areas.</li></ul>
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	<ul style="list-style-type: none"> <li>- Parking requirements must follow the bylaw outlined by the city.</li> </ul>
Motion 7-2025	<p><b>Fedorowich</b></p> <p>The Planning and Infrastructure Commission recommends that Council approve Bylaw No. 5/2025, a bylaw of the City of Yorkton in the Province of Saskatchewan to amend Zoning Bylaw No. 14/2003 by removing land use "Planned Unit Developments" and replacing with land use "Dwelling Groups".</p> <p><b>Carried</b></p>

## 2. Discretionary Use DU01-2025 – Business Expansion – Addition of Electrified Parking Area

Discussion	<ul style="list-style-type: none"> <li>- Koroluk Presented the Administration Report, reviewing the Discretionary Use DU01-2025 – Business Expansion – Addition of Electrified Parking Area</li> <li>- Administration became aware of the installation after receiving a complaint about the noise level of trucks operating during the night and early morning hours since the power post had been installed</li> <li>- installation of a power box to support the existing operation is permitted, however the noise issue resulted from third party trucks being parked and stored overnight</li> <li>- Truck storage is not a permitted use in the Highway Commercial zoning district and the owner has confirmed that this use has ceased.</li> <li>- Commission questioned the City's stance on heavy trucks in residential areas. Currently, there are bylaws in place to deter heavy trucks in residential zones.</li> <li>- The group discussed the fact homeowner's purchased the property with the understanding that it backed onto a commercial zone</li> <li>- Commission discussed potential buffering options, such as berms and sound walls Administration explained costs associated with buffering are significant and physical separations such as treed municipal buffers and lanes are typically relied on</li> <li>- Administration anticipates that related bylaws will be reviewed as well for potential updates.</li> </ul>
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Motion 8-2025	<b>Fedorowich</b> The Planning and Infrastructure Commission recommends that Council approve Discretionary Use DU01-2025 which proposes the installation of a power post in an existing parking area at 537 Broadway Street East. <b>Carried</b>
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## BUSINESS FROM THE FLOOR

Discussion	<ul style="list-style-type: none"> <li>- Commission inquired about the old Sacred Heart Building</li> <li>- Eger asked the Commission for input regarding the Dalebrooke Dr water line replacement and whether or not the sidewalk on the west side of Dalebrooke up to Broadway should be reinstated</li> </ul>
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## NEXT MEETING

	Wednesday, March 12 <sup>th</sup> ,2025 at 7:00 a.m. at City Hall Meeting Room A
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## ADJOURNMENT

Motion 9-2025	<b>Popowich</b> That the meeting be adjourned at 8:14 a.m. <b>Carried</b>
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## SIGNATURE OF MINUTES

<b>Chairperson</b>	Mike Popowich _____ <b>Chairperson</b>
<b>Recording Secretary</b>	Trysta Liebrecht _____ <b>Trysta Liebrecht</b>