



## **PUBLIC MINUTES**

### **MUNICIPAL PLANNING COMMISSION**

**September 20, 2016, 12:00 pm  
Committee Room A, Second Floor, City Hall**

**PRESENT:** Dr. C. Christensen, A/Chair (Public)  
Ms. J. Braden (Public)  
Ms. D. Bentley (Public)  
Mr. S. Betker (Public)  
Mr. A. Douma (Public)  
Mr. S. Laba (Saskatoon Public Schools)  
Ms. S. Smith (Public)  
Mr. G. White (Public)

**ABSENT:** Councillor R. Donauer  
Ms. D. Fracchia (Public)  
Mr. J. Jackson (Public)  
Mr. J. McAuliffe (Saskatoon Greater Catholic Schools)  
Mr. K. Martens (Public)

**ALSO PRESENT:** Planning and Development Director L. Anderson  
Committee Assistant P. Walter

#### **1. CALL TO ORDER**

The A/Chair called the meeting to order.

#### **2. CONFIRMATION OF AGENDA**

**Moved By:** Ms. Smith

That the agenda be approved as presented.

**CARRIED**

**3. DECLARATION OF CONFLICT OF INTEREST**

**3.1 Mr. Laba - Discretionary Use Application - Commercial Parking Lot - 120 Avenue I South [Files CK. 4355-016-008 and PL 4355-D10/16]**

Mr. Laba declared a conflict on the above item due to affiliation with the Saskatoon Public School Board.

**4. ADOPTION OF MINUTES**

**Moved By:** Mr. Betker

That the minutes of Regular Meeting of the Municipal Planning Commission held on August 30, 2016 be adopted.

**CARRIED**

**5. UNFINISHED BUSINESS**

**6. COMMUNICATIONS**

**7. REPORTS FROM ADMINISTRATION**

**7.1 Proposed Sector Plan Amendment, Official Community Plan Amendment and Rezoning - From IH to IL1 - Block 944, Marquis Industrial [File No. CK. 4351-016-012, x4125-12 and PL 4350-Z6/16]**

Planning and Development Director Anderson entered the meeting at 12:06 p.m.

Ms. Janice Braden entered the meeting at 12:10 p.m. and did not resume Chair.

Planner McAdam reviewed the submitted report and answered questions of the Committee.

The Commission was advised of the following:

- That the proposed sector plan takes into account the general roadway framework for the area;
- The area has a right-of-way for a future interchange; and
- The existing zoning will accommodate the proposed uses.

**Moved By:** Ms. Braden

That a report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the following recommendations of the Administration:

1. That the proposed amendment to the Marquis Industrial Sector Plan, as outlined in this report, be approved;
2. That the proposed amendment to Official Community Plan Bylaw No. 8769 - Land Use Map, as outlined in this report, be approved; and
3. That the proposed amendment to Zoning Bylaw No. 8770, as outlined in this report, be approved.

**CARRIED**

**7.2 Discretionary Use Application - Commercial Parking Lot - 120 Avenue I South [File No. CK. 4355-016-008 and PL 4355-D10/16]**

Mr. Laba declared a conflict of interest on the above item due to affiliation with the Saskatoon Public School Board. He excused himself from discussion and voting and left Committee Room A.

Planner McLaren reviewed the submitted report and answered questions of the Committee.

Mr. Leif Friggstad of AODBT Architecture & Interior Design was also present to answer questions of the Committee.

The Commission was advised of the following:

- The application is a result of a complaint regarding site being used as an industrial storage site;
- Parking lot will be an extension of Saskatoon Public School Division operation and used as a parking area;
- A parking station is directly linked to a particular use with requirements involving a safe and direct link; and
- The current site could not be a parking station because the two Saskatoon Public School Division properties are separated by a railway.

**Moved By:** Mr. Douma

That a report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by AODBT Architecture & Interior Design, requesting permission to develop a commercial parking lot at 120 Avenue I South be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses; and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

**CARRIED**

**8. REPORTS FROM COMMISSION**

**9. ADJOURNMENT**

The meeting adjourned at 12:26 p.m.

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Ms. J. Braden, Chair

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Ms. P. Walter,  
Committee Assistant