

AT REGINA, SASKATCHEWAN, WEDNESDAY, DECEMBER 5, 2012

AT A MEETING OF THE REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Councillor Mike O'Donnell, in the Chair
Councillor Jerry Flegel
Councillor Shawn Fraser
David Edwards
Phil Evans
Ron Okumura
Laureen Snook
Sherry Wolf

Regrets: Dallard LeGault
Mark McKee
Phil Selenski

Also in Attendance: Committee Assistant, Elaine Gohlke
Solicitor, Cheryl Willoughby
Deputy City Manager, Community Planning & Development, Jason Carlston
Director of Planning, Diana Hawryluk
A/Manager of Current Planning, Ben Mario
Manager of Infrastructure Planning, Geoff Brown
Senior City Planner, Jeremy Fenton

APPOINTMENT OF CHAIRPERSON

The Secretary called the meeting to order and following nomination procedures for the position of Chairperson, Councillor Mike O'Donnell was declared Chairperson of the Regina Planning Commission for the remainder of 2012 and for 2013.

(Councillor O'Donnell took the Chair.)

APPOINTMENT OF VICE-CHAIRPERSON

Following nomination procedures for the position of Vice-Chairperson, Phil Evans was declared Vice-Chairperson of the Regina Planning Commission for the remainder of 2012 and for 2013.

APPROVAL OF PUBLIC AGENDA

Councillor Flegel moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the delegations be heard at the call of the Chairperson.

ADOPTION OF MINUTES

Dave Edwards moved, AND IT WAS RESOLVED, that the minutes for the meetings held on September 13 and September 26, 2012 be adopted.

ADMINISTRATION REPORTS

RPC12-81 Application for Zoning Bylaw Amendment (12-Z-23) Westhill Park
Phase IV

Recommendation

1. That the application to rezone proposed Lots 53-80 in Block 7, which is part of Westhill Park Phase IV, as shown on the attached proposed plan of subdivision (See appendix A 3.1) from R1 – Residential Detached to R2 – Residential Semi-Detached, be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment;
3. That this report be forwarded to the January 28, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the bylaw amendment.

Dennis Nagel and Chad Jedlic, representing Harvard Developments, addressed the Commission.

Dave Edwards moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC12-82 Somerset Official Community Plan Amendments

Recommendation

1. That the proposed amendments to Bylaw 7877 (The Regina Development Plan), as outlined in Appendix A-3 of this report, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to enact the amendments referenced in recommendation 1 of this report.
3. That this report be forwarded to the January 28, 2013 City Council meeting to allow for the required public advertising of the proposed amendments to occur.

The following addressed the Commission:

- Erik Mehlsen;

- Vic Huard, Gil Ledressay, Kendi Young and Mike Matusiewicz, representing Federated Co-operatives Limited and Consumer’s Co-operative Refineries Limited; and
- James Pernu, Rob McCurdy and Bob Pawar, representing Earth King.

Councillor Flegel moved that the recommendation contained in the report be concurred in.

RECESS

Dave Edwards moved, AND IT WAS RESOLVED, that the Commission recess for five minutes.

The Commission recessed at 5:54 p.m.

The Commission reconvened at 6:05 p.m.

(Dave Edwards left the meeting.)

The motion was put and declared LOST.

Laureen Snook moved, AND IT WAS RESOLVED, that:

- 1. This report be referred to the Administration for a report to the February 2013 Regina Planning Commission meeting that considers:**
 - a. Information provided in the letter submitted to the City of Regina on December 4, 2012 by the Saskatchewan Ministry of Environment;**
 - b. Clarification of the phrase “not significant risk to surrounding properties in close proximity to the refinery” as it appears at the end of paragraph 3 on page 3 of the report;**
 - c. Further detail with respect to risk assessments undertaken by CCRL and CP Rail;**
 - d. More information with respect to buffer strips for CCRL; and**
 - e. More information with respect to rail line buffers in relation to other rail line buffers within the city.**
- 2. That a copy of the letter from the Saskatchewan Ministry of Environment be provided to members of Regina Planning Commission for further review.**
- 3. That copies of the presentations by CCRL and the Earth King be provided to members of Regina Planning Commission for further review.**
- 4. That the Manager of Environmental Engineering be present at the February meeting to answer questions with respect to environmental implications.**

RPC12-79 Proposed Renaming of Portions of Elgaard Drive in Hawkstone
Subdivision (11-SN-41)

Recommendation

1. That the request to amend the names of portions of dedicated streets in the Hawkstone Subdivision as follows be APPROVED:
 - a. The portion of Elgaard Drive north of Rochdale Boulevard be renamed to Galloway Street.
2. That this report be forwarded to the December 17, 2012 meeting of City Council as no public notice is required.

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC12-80 Application for Contract Zone Amendment (12-CZ-9) - Proposed Removal of Property from Existing Contract Zone Agreement Lot: 6, Block 23, Plan No. DV 270, Broders Annex Subdivision - 2023 Broder Street

Recommendation

1. That the application to amend the Contract Zone agreement authorized by Bylaw No. 8663, by removing the property legally described as Lot: 6, Block: 23, Plan No. DV 270 and located at 2023 Broder Street, be APPROVED, and that the zoning of the subject property revert to its previous designation as R3 - Residential Older Neighbourhood.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the subject Contract Zone amendment.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the subject Contract Zone amendment, including any addenda or registration amendments related to the original agreement.
4. That this report be forwarded to the January 28, 2012 City Council meeting, which will allow sufficient time for advertising of the required public notice for the Contract Zone amendment.

Ron Okumura moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC12-83 Consideration of Meeting Dates and Times for 2013

Recommendation

1. That 2013 meetings of the Regina Planning Commission be held at 4:00 p.m. on the following dates:

January 16 (previously approved)	July 17
January 30	August 14
February 13	September 11
March 6 and 27	October 2 and 23
April 17	November 13
May 8 and 29	December 4
June 26	

2. That the first meeting of the Regina Planning Commission in 2014 be held on Wednesday, January 15, at 4:00 p.m.

Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC12-84 Review of Outstanding Items

Recommendation

1. That the following item be deleted from the list of outstanding items for the Regina Planning Commission:

<u>Item</u>	<u>Committee</u>	<u>Subject</u>
RPC11-22	Regina Planning Commission	Discretionary Use Application (10-DU-19) Proposed Office Use – Four Office Buildings, SW Corner of Lewvan Drive and Parliament Avenue
RPC12-12	Regina Planning Commission	Residential Housing Developments
RPC12-72	Regina Planning Commission	Applications for Official Community Plan Amendment and Contract Zone Approval (12-CZ-6) Proposed Mixed-Use Building

2. That the updated List of Outstanding Items be forwarded to the Executive Committee for information.

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

ADJOURNMENT

Laureen Snook moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 6:36 p.m.

Chairperson

Secretary