PUBLIC AGENDA
MUNICIPAL PLANNING COMMISSION

Tuesday, July 31, 2018, 12:00 p.m.
Committee Room E, Ground Floor, City Hall

Members:

Mr. J. Jackson, Chair (Public)
Mr. R. Mowat, Vice-Chair (Public)
Councillor M. Loewen
Mr. N. Anwar (Public)
Mr. D. Bazylak (Saskatoon Greater Catholic Schools)
Ms. D. Bentley (Public)
Mr. S. Betker (Public)
Dr. C. Christensen (Public)
Ms. D. Fracchia (Public)
Mr. S. Laba (Saskatoon Public Schools)
Ms. M. Schwab (Public)
Ms. S. Smith (Public)
Mr. G. White (Public)

1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

   Recommendation
   That the agenda be approved as presented.

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

   Recommendation
   That the minutes of Regular Meeting of the Municipal Planning Commission held on June 26, 2018 be adopted.

5. UNFINISHED BUSINESS

6. COMMUNICATIONS
7. REPORTS FROM ADMINISTRATION

7.1 Discretionary Use Application – Child Care Centre - 2323 Louise Avenue [File No. CK 4355-018-004]

Recommendation
That the Municipal Planning Commission recommend to City Council at the time of the Public Hearing that the application submitted by Amos Jide Oyetuga and Olawumi Oyetuga, requesting permission to operate a child care centre with a maximum of 30 children at any one time at 2323 Louise Avenue, be approved, subject to the following conditions:

1. That the applicant obtain a development permit and all other relevant permits and licenses (including a building permit); and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of the discretionary use application.

7.2 Proposed Rezoning - From R1B to R1A – Barrett Street – Aspen Ridge [File No. CK 4351-018-13, x4131-32 and PL 4350-Z2/18]

Recommendation
That the Municipal Planning Commission recommend to City Council at the time of the Public Hearing that the proposed amendment to Bylaw No. 8770, the Zoning Bylaw, to rezone land on Barrett Street in the Aspen Ridge neighbourhood, as outlined in the July 31, 2018 report of the General Manager, Community Services Department, be approved.

7.3 Proposed Rezoning – From FUD to R1A – Linear Park and Drainage Swale – Aspen Ridge [File No. CK 4351-018-012, x4131-32 and PL 4350-Z6/18]

Recommendation
That the Municipal Planning Commission recommend to City Council at the time of the Public Hearing that the proposed amendment to Bylaw No. 8770, Zoning Bylaw, to rezone land in the Aspen Ridge neighbourhood, as outlined in the July 31, 2018 report of the General Manager, Community Services Department, be approved.

8. REPORTS FROM COMMISSION

9. ADJOURNMENT
Discretionary Use Application – Child Care Centre - 2323 Louise Avenue

Recommendation
That this report be submitted to City Council recommending that at the time of the public hearing, the application submitted by Amos Jide Oyetuga and Olawumi Oyetuga, requesting permission to operate a child care centre with a maximum of 30 children at any one time at 2323 Louise Avenue, be approved, subject to the following conditions:

1) That the applicant obtain a development permit and all other relevant permits and licenses (including a building permit); and
2) That the final plans submitted be substantially in accordance with the plans submitted in support of this discretionary use application.

Topic and Purpose
The purpose of this report is to consider a discretionary use application from Amos Jide Oyetuga and Olawumi Oyetuga to operate a child care centre with a maximum of 30 children at any one time at 2323 Louise Avenue.

Report Highlights
1. The proposed child care centre meets all applicable Zoning Bylaw No. 8770 (Zoning Bylaw) requirements.
2. No concerns were identified that would preclude this application from proceeding.

Strategic Goal
This application supports the City of Saskatoon’s Strategic Goal of Quality of Life as the proposal offers increased child care opportunities within a neighbourhood setting.

Background
The property located at 2323 Louise Avenue is in the Nutana Park neighbourhood and is zoned R2 – One- and Two-Unit Residential District under the Zoning Bylaw (see Attachment 1). A child care centre is considered a discretionary use in the R2 District.

An application has been submitted by Amos Jide Oyetuga and Olawumi Oyetuga requesting City Council’s approval to operate a child care centre with a maximum of 30 children at any one time at this location.

Report
Zoning Bylaw Requirements
The Zoning Bylaw defines a child care centre as an establishment providing for the care, supervision, and protection of children, but does not include the provision of overnight supervision. The applicants are proposing to convert the existing one-unit
dwelling at 2323 Louise Avenue to a child care centre. The hours of operation will be Monday to Friday during standard work hours. A site plan is included in Attachment 2.

A child care centre with 30 children requires 105m² of fenced on-site outdoor play space; the rear yard will accommodate this requirement. A total of four hard-surfaced parking spaces are required on site to accommodate this proposal. The required parking spaces will be provided in the rear yard with a detached garage and concrete parking pad. The driveway at the front of the property will function as a loading zone to accommodate pick up and drop off (see Attachment 2).

Surrounding properties consist of one-unit dwellings. No exterior alterations will be undertaken that would be inconsistent with the residential character of the neighbourhood.

Conclusion
The proposed child care centre at 2323 Louise Avenue meets all applicable Zoning Bylaw provisions. No concerns were noted by other divisions that would preclude this application from proceeding (see Attachment 3).

Options to the Recommendation
City Council could deny this discretionary use application. This option is not recommended as the proposal complies with all relevant Zoning Bylaw requirements and has been evaluated as a discretionary use, subject to the provisions of Section 4.7 of the Zoning Bylaw.

Public and/or Stakeholder Involvement
Notices to property owners within a 75 metre radius of the site, as well as to the South Nutana Community Association, were mailed out in April 2018 to solicit feedback on the proposal. To date, one property owner called to clarify the meaning of discretionary use. The Administration provided the respondent with information about discretionary use and the approval process, as well as details regarding the proposed development. No further concerns were expressed.

A public information meeting was held on June 14, 2018, and was not attended by any members of the public.

A community engagement summary is included as Attachment 4.

Communication Plan
No further communication is planned beyond the stakeholder involvement noted above and the required notice for the public hearing.

Other Considerations/Implications
There are no policy, financial, environmental, privacy, or CPTED implications or considerations.
Due Date for Follow-up and/or Project Completion
No follow-up is required.

Public Notice
Public notice is required for consideration of this matter, pursuant to Section 11 (b) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Planning and Development Division will give notice of the public hearing date, by mail, to assessed property owners within 75 metres of the subject site and to the South Nutana Park Community Association. A notification poster will also be placed on the subject site.

Attachments
1. Location Plan – 2323 Louise Avenue
2. Site Plan – 2323 Louise Avenue
3. Department Comments for Discretionary Use Application – 2323 Louise Avenue
4. Community Engagement Summary

Report Approval
Written by: Chantel Riou, Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department
Location Plan – 2323 Louise Avenue
EXISTING TREES

EXISTING SHRUBS

EXISTING CONCRETE PAVING

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Department Comments for Discretionary Use Application
(2323 Louise Avenue)

1. Transportation and Utilities Department
   The proposed discretionary use application is acceptable to the Transportation and Utilities Department.

2. Community Services Department
   The Building Standards Division of the Community Services Department has no objection to the discretionary use application provided that a building permit is obtained for the new use/occupancy of the building, under which the building will be reviewed under Part 3 of the 2015 National Building Code of Canada.

   All drawings submitted for building permit application are required to be signed and sealed by a design professional (architect or engineer) licensed to practice in the province of Saskatchewan.

   Please note no plans or documentation have been submitted in support of this application, and no plans have been reviewed for compliance with the requirements of the 2015 National Building Code of Canada.

   Note: The applicant has been informed of, and agrees to, the above requirements.
Community Engagement Summary
Proposed Discretionary Use – Child Care Centre (Maximum 30 Children)
2323 Louise Avenue

Project Description

The Community Services Department has received a discretionary use application from Amos Jide Oyetuga and Olawumi Oyetuga to operate a child care centre with a maximum of 30 children at 2323 Louise Avenue. Property owners in the Nutana Park neighbourhood, specifically those within 75 metres of the subject site, have the opportunity to learn about the proposed development and the discretionary use process, and have the opportunity to comment on the proposal and ask any questions they may have.

A public information meeting was held at Prince Philip School on June 14, 2018, at 7 p.m.

Community Engagement Strategy

Notices to property owners within a 75 metre radius of the subject site were sent out on April 5, 2018. Notices were also sent to the South Nutana Park Community Association, the Ward Councillor, and the Community Consultant.

The purpose of the notice was to inform, and consult with, the nearby residents. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration.

The public information meeting provided an opportunity to listen to a presentation by the applicant and create a dialogue between the applicant and nearby community members. City of Saskatoon staff were also available to answer any questions regarding the discretionary use process and general zoning regulations.

Summary of Community Engagement Feedback

The Administration received one response from a nearby property owner. The respondent contacted the Administration to clarify the meaning of discretionary use. Information was provided on discretionary use and the approval process, as well as details about the proposed development. No further concerns were expressed.

The meeting was not attended by any members of the public.
Next Steps

All feedback from the public notification process will be summarized and presented as part of the report to the Municipal Planning Commission (MPC) and City Council.

Once this application has been considered by the MPC, a date for a public hearing will be set, and notices will be sent to property owners within 75 metres of the subject site and to the South Nutana Park Community Association. A notification poster will also be placed on the subject site. No other public engagement is planned.

<table>
<thead>
<tr>
<th>ACTION</th>
<th>ANTICIPATED TIMING</th>
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<tbody>
<tr>
<td>The Planning and Development Division prepares and presents to the MPC. The MPC reviews the proposal and recommends approval or denial to City Council.</td>
<td>July 31, 2018</td>
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<td>Public Notice – The Community Consultant, Ward Councillor, Community Association, and all property owners who were notified previously will receive written notification. A notification poster will be placed on site.</td>
<td>August 6 to August 27, 2018</td>
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<td>Public Hearing – A public hearing will be conducted by City Council, with opportunity provided to interested persons or groups to present. The proposal will be considered together with the reports of the Planning and Development Division, MPC, and any written or verbal submissions received by City Council.</td>
<td>August 27, 2018</td>
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<td>City Council Decision - May approve or deny proposal.</td>
<td>August 27, 2018</td>
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Prepared by:
Chantel Riou, Planner
Planning and Development Division
June 20, 2018
Proposed Rezoning - From R1B to R1A – Barrett Street – Aspen Ridge

Recommendation
That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration’s recommendation that the proposed amendment to Bylaw No. 8770, the Zoning Bylaw, to rezone land on Barrett Street in the Aspen Ridge neighbourhood, as outlined in this report, be approved.

Topic and Purpose
An application has been submitted by the Saskatoon Land Division to rezone land in the Aspen Ridge neighbourhood from R1B – Small Lot One-Unit Residential District to R1A – One-Unit Residential District. This rezoning will permit homes with front-attached garages to be developed on the subject sites. This housing style is desired by the Saskatoon Land Division to create consistency in housing form with the opposing block faces.

Report Highlights
1. The proposed rezoning is consistent with the Aspen Ridge Neighbourhood Concept Plan (Concept Plan).
2. The proposed rezoning will permit homes with front-attached garages to be developed on the north side of Barrett Street, which is consistent with the housing form on the south side of Barrett Street.

Strategic Goal
Under the City of Saskatoon’s Strategic Goal of Sustainable Growth, this report supports the creation of complete communities that feature a mix of housing types, land uses, community amenities, employment opportunities, and internal and external connectivity.

Background
The subject site, blocks 722 and 726 of Barrett Street, is currently zoned R1B – Small Lot One-Unit Residential District and is located in the Aspen Ridge neighbourhood. This zoning aligns with the Concept Plan that was approved by City Council in June 2014 (see Attachment 1).

Report
Concept Plan
The Concept Plan identifies the subject parcels for residential development accommodating single-family homes in the form of one-unit dwellings.
Amendment to Bylaw No. 8770, Zoning Bylaw
The zoning designations of the subject lands are proposed to be amended from R1B – Small Lot One-Unit Residential District (R1B) to R1A – One-Unit Residential District (R1A).

Under the R1B District, parking spaces or garages are not permitted when a site has access to a rear lane. As sites on the north side of Barrett Street have access to a rear lane, housing development on these sites cannot have front-attached garages. As the sites on the south side of Barrett Street do not have rear lane access, housing development with front-attached garages are permitted. This results in an inconsistent housing form on Barrett Street with homes without front-attached garages facing homes with front-attached garages.

In an effort to facilitate consistency in housing form along this portion of Barrett Street, rezoning the north side to R1A District is required. The R1A District permits homes with front-attached garages when rear access is available. See Attachment 2 for a map showing the proposed amendment.

This zoning amendment is consistent with the Single-Unit Detached land use identified by the Concept Plan and the Residential land use designation for these sites under Bylaw No. 8769, The Official Community Plan Bylaw, 2009.

Comments from Other Divisions
No concerns were identified through the administrative referral process that would preclude this application from proceeding to a public hearing.

Options to the Recommendation
City Council could choose to deny this application. This option is not recommended as this application provides greater consistency along the street.

Public and/or Stakeholder Involvement
To solicit feedback on the proposal, notices were mailed out to property owners within a 75 metre radius of the site. No comments or concerns were received.

Other Considerations/Implications
There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion
No follow-up is required.

Public Notice
Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice.
Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in *The StarPhoenix* two weeks prior to the public hearing.

**Attachments**

1. Aspen Ridge Neighbourhood Concept Plan
2. Proposed Rezoning Location Map

**Report Approval**

Written by: Jonathan Derworiz, Planner, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Randy Grauer, General Manager, Community Services Department
Aspen Ridge Neighbourhood Concept Plan
(Barrett Street)
Proposed Rezoning Location Map

(Barrett Street)

PROPOSED ZONING AMENDMENT

From R1B to R1A

File No. RZ02-2018
Proposed Rezoning – From FUD to R1A – Linear Park and Drainage Swale – Aspen Ridge

Recommendation
That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration’s recommendation that the proposed amendment to Bylaw No. 8770, Zoning Bylaw, to rezone land in the Aspen Ridge neighbourhood, as outlined in this report, be approved.

Topic and Purpose
An application has been submitted by the Saskatoon Land Division proposing to amend zoning designations in the Aspen Ridge neighbourhood from FUD – Future Urban Development District to R1A – One-Unit Residential District.

This application will apply the zoning districts necessary to implement the Aspen Ridge Neighbourhood Concept Plan for the area outlined in this report.

Report Highlights
1. The Aspen Ridge Neighbourhood Concept Plan (Concept Plan) identifies the areas to be used for Municipal Reserve and Landscaped Drainage Open Space.
2. Rezoning to the R1A District will facilitate development of these open space areas.

Strategic Goal
Under the City of Saskatoon’s Strategic Goal of Sustainable Growth, this report supports the creation of complete communities that feature a mix of housing types, land uses, community amenities, employment opportunities, and internal and external connectivity.

Background
The Concept Plan was originally approved by City Council in June 2014 and was amended in June 2018 (see Attachment 1). Included in the Concept Plan was a linear park in the eastern section that runs the length of the neighbourhood.

Report
Concept Plan
The Concept Plan identifies the subject lands as Municipal Reserve and Landscaped Drainage Open Space. These two uses constitute a linear park that will run the length of the neighbourhood and will function as both park and drainage parcels.

Amendment to Bylaw No. 8770, Zoning Bylaw
The zoning designation of the subject lands is proposed to be amended from FUD – Future Urban Development District to R1A – One-Unit Residential District. The
R1A District will facilitate subdivision and development of the Municipal Reserve and Landscaped Drainage Open Space parcels consistent with the approved Concept Plan.

See Attachment 2 for a map showing the proposed amendments.

Comments from Other Divisions
No concerns were identified through the administrative referral process that would preclude this application from proceeding to a public hearing.

Options to the Recommendation
City Council could choose to deny this application. This option is not recommended as this application is consistent with the Concept Plan.

Public and/or Stakeholder Involvement
Extensive public consultation was undertaken during the development of the Concept Plan and subsequent amendment. As this application is consistent with the Concept Plan, no further consultation was conducted.

Other Considerations/Implications
There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion
No follow-up is required.

Public Notice
Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

Attachments
1. Aspen Ridge Concept Plan
2. Proposed Rezoning Location Map

Report Approval
Written by: Jonathan Derworiz, Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

Proposed Rezoning Location Map

(Linear Park and Drainage Swale - Aspen Ridge)

PROPOSED ZONING AMENDMENT

From FUD to R1A

File No. RZ06-2018