



# MUNICIPAL PLANNING COMMISSION

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## Concept Plan Amendment Application – Aspen Ridge Neighbourhood

### Recommendation of the Commission

That, at the time of the Public Hearing, City Council consider Administration's recommendation that proposed amendments to the Aspen Ridge Neighbourhood Concept Plan, as outlined in the November 21, 2023 report of the Community Services Division, be approved.

### History

The Municipal Planning Commission, at its meeting held on November 21, 2023, considered a report of the Community Services Division regarding the above. The Applicant, Terry Fusco, Saskatoon Land was in attendance and responded to questions of the Commission.

During consideration of the matter, the Commission was informed that the concept plan had previously included low density multipurpose parcels to accommodate a potential design to connect with possible development east of the area. However, changes to the plan are required as the final alignment of the Saskatoon Freeway is yet unknown and additional design will be needed once the freeway is finalized. The Administration clarified that the intention of the hatched area is to provide flexibility and eliminate the need to return for further amendments.

As well, the Commission was informed that the proposed 30 metre berm is a buffer to protect the residential lots from the visibility and sound of the Saskatoon Freeway and would likely be similar to the berm in Stonebridge. It was noted that if the freeway is relocated, the berm would not be required and the lots would be pushed to the edge.

No concerns were expressed.

### Attachment

November 21, 2023 report of the Community Services Division