



**PUBLIC MINUTES
MUNICIPAL PLANNING COMMISSION**

**Tuesday, August 20, 2019, 4:00 p.m.
Committee Room B
2nd Floor, City Hall**

PRESENT: Councillor Heather Eby, Chairperson, Council Representative
Roy Dickinson, Citizen-at-Large
Joel Gritzfeld, Citizen-at-Large
John Parsons, Citizen-at-Large
Dana Bushko, Citizen-at-Large

ABSENT: Councillor Dawn Luhnig, Council Representative
Brian Sykora, Citizen-at-Large

ALSO PRESENT: Michelle Sanson, Director of Planning and Development Services
Eric Bjorge, Assistant City Planner
Pearl Anderson, Recording Secretary

PART 1 – NO APPROVAL OF COUNCIL REQUIRED

Re: Call to Order

Councillor Eby, Chairperson, called the meeting to order at 4:00 p.m.

PART 2 – NO APPROVAL OF COUNCIL REQUIRED

Re: Approval of the Agenda

Moved by Roy Dickinson
THAT the agenda be approved as presented.

Carried.

PART 3 – NO APPROVAL OF COUNCIL REQUIRED

Re: Adoption of Minutes – May 28, 2019

Moved by John Parsons
THAT the minutes of the May 28, 2019 regular meeting of the Municipal Planning Commission be approved as presented.

Carried.

PART 4 – APPROVAL OF COUNCIL REQUIRED

Re: Proposed Subdivision – Holy Trinity Catholic School Board Office

Considered was a report dated August 14, 2019 from the Department of Planning and Development Services presenting a request for subdivision of part of Block 50B, Plan No. OLD96 within the NE 33-16-26 W2M.

Moved by John Parsons

THAT the Municipal Planning Commission recommend to City Council that the proposed subdivision of part of Block 50B, Plan No. OLD96 within the NE 33-16-26 W2M be approved; and further

THAT all costs incurred by this application be borne by the applicant.

Carried.

PART 5 – APPROVAL OF COUNCIL REQUIRED

Re: Subdivision and Consolidation – South East Industrial

Considered was a report dated August 13, 2019 from the Department of Planning and Development Services to present proposed subdivision and consolidations that will facilitate the sales agreements with Carpere Canada Ltd and Sask Power.

Moved by Joel Gritzfeld

THAT the Municipal Planning Commission recommend to City Council that the subdivision and consolidation plans in the NW and SW 27-16-26-W2M, NE 28-16-26-W2M and SW 34-16-26-W2M, be approved subject to the review process being completed; and

THAT City Administration be directed to proceed with the necessary street and lane closure bylaws.

Carried.

PART 6 – APPROVAL OF COUNCIL REQUIRED

Re: Proposed Rezoning – Coteau Street East

Considered was a report dated August 14, 2019 from the Department of Planning and Development Services presenting the proposed rezoning of 64 acres of land that is part of the City of Moose Jaw's agreement with Carpere Canada Ltd.

Moved by Roy Dickinson

THAT the Municipal Planning Commission recommend to City Council that City Administration proceed with rezoning of approximately 64 acres as identified on the plan, attached to the report dated August 20, 2019 from the Municipal Planning Commission, from UH-Urban Holding to R1 – Large Lot Low Density Residential.

Carried.

PART 7 – NO APPROVAL OF COUNCIL REQUIRED
Re: Adjournment

Moved by Dana Bushko
THAT the meeting now adjourn.

Carried.

The meeting adjourned at 4:15 p.m.

Email Approval August 21, 2019
Chairperson

CITY MANAGER'S COMMENTS:

Michelle Sanson
Acting City Manager

MAYOR'S COMMENTS:

Fraser Tolmie
Mayor

<https://citymj.sharepoint.com/sites/Depts/clerks/Shared Documents/5. Boards & Committees/BOARDS & COMMITTEES - 2000/-09 Municipal Planning Commission/2019/Minutes/08.20.19 MPC Minutes.docx>

**THE FOLLOWING IS A COPY OF THE REPORT
CONSIDERED BY THE
MUNICIPAL PLANNING COMMISSION**

PART 4

**Proposed Subdivision
Holy Trinity Catholic School Board Office**



City of Moose Jaw

TITLE: Proposed Subdivision – Holy Trinity Catholic School Board Office

TO: Municipal Planning Commission

FROM: Department of Planning and Development Services

DATE: August 14, 2019

PUBLIC: This is a public document

Recommendation:

THAT the Municipal Planning Commission recommend to City Council that the proposed subdivision of part of Block 50B, Plan No. OLD96 within the NE 33-16-26 W2M be approved; and

THAT all costs incurred by this application be borne by the applicant.

Topic and Purpose:

The purpose of this report is to consider an application from Milltek Surveys Ltd. on behalf of Holy Trinity Roman Catholic School Division to subdivide the former board office property from the larger St. Margaret's school property.

Background:

This past year, the Holy Trinity Catholic School Division has moved their division office to Athabasca Street East. They are now looking to subdivide and sell the land and building at the St. Margaret's school site on 6th Ave N.E.

Subdivision Review:

Zoning:

The property is zoned CS – Community Service / Institutional. There is no proposal to change the zoning at this time.

Servicing and Access:

The building and property already has its own servicing, access, and parking off of 6th Ave N.E.

Official Community Plan:

The Official Community Plan (OCP) provides the framework to guide the physical, economic, social, environmental and cultural development of the City. According to *The Planning and Development Act, 2007*, no development shall be carried out which is contrary to the Plan. The Community Service section of the OCP is attached.

Alternatives:

- 1) Approve the proposed subdivision
- 2) Deny the proposed subdivision
- 3) Further review of the subdivision application

Attachments:

- 1) Subdivision Application Package
- 2) Area map
- 3) Community Service excerpt from OCP.

Intergovernmental Implications:

Approving a subdivision is a decision of City Council. The application is submitted to the Municipal Planning Commission for review of the application and administrative report. A recommendation of the Municipal Planning Commission is then submitted to City Council for further consideration. The City of Moose Jaw is the approving authority for all subdivision applications within the corporate limits of the City.

Financial Implications:

The applicant/owner is responsible for all costs associated with respect to this application.

Summary:

The applicant has requested subdivision approval to separate the former Holy Trinity School Board site from the St. Margaret's school site.

Respectfully submitted,

Eric Bjorge

Eric Bjorge, MCIP, RPP
Assistant City Planner

Jim Dixon (on behalf of)

Michelle Sanson, MCIP, RPP
Director of Planning and Development
Services

Application to Subdivide Land

1. Location of Land to be Subdivided:

City of Moose Jaw
Municipality (City, Town, Village, RM)

NE 1/4 Sec. 33 Twp. 16 Rge. 26 Mer. 2

Lot(s) — Block(s)/Parcel(s) SOB Plan No. OLD96

2. The Proposed Subdivision involves:

Plan of Proposed Subdivision

Parcel Tie Removal
(describe and include parcel pictures)

Other Subdividing Instrument (lease, easement)

3. Legal and Physical Access to the Subdivision is via:

Grid Road Highway Resource Road Northern Crown Land

Main Farm Access Urban Street Road Allowance Trail

Paved Gravel Unimproved

4. Physical Nature of the Land to be Subdivided:

a) What is the physical nature of the proposed lot(s) or parcel(s)?

Wooded/Treed Cultivated Pasture Hilly Level/Flat Low/Swampy Adjacent to a Lake, River, or Creek

Describe the physical nature in more detail: Holy Trinity Roman Catholic Separate School Division No. 22

b) Drainage:
How will the proposed lot(s) or parcel(s) be drained?

Natural Ditches Curb and Gutter Storm Sewer

Do you propose to discharge surface water into a highway ditch or waterway? Yes No

Show drainage courses on the Plan of Proposed Subdivision.

5. Land Use:

a) What is the land presently used for?

Agriculture Residential Seasonal Recreation (Cottage) Commercial Industrial Other

Describe the present land use in more detail: Office building for the school division.

b) What is the **intended** use of the proposed lot(s) or parcel(s)?

Agriculture Residential Seasonal Recreation (Cottage) Commercial Industrial Other

Describe the intended use in more detail: Light commercial or multi-dwelling. Unknown at this time.

c) Are there any buildings on the land being subdivided? Yes No

Indicate the location, distance from the property boundary and use of all buildings and utility lines on the Plan of Proposed Subdivision/ Parcel Picture.

6. **Services:**

- a) Water Supply is: Existing Proposed Not Required
- Communal System Cistern Lake / Waterbody
- Municipal Well Private Well Other

Describe / specify proposed water source: _____ City water

- b) Sewage Disposal is: Existing Proposed Not Required
- Municipal Private-On-site (please specify below)
- Mound Chamber Holding Tank
- Jet Type Absorption Field Other

Describe / specify proposed sewage disposal system: _____ City sewer

Please show all set back distances from the property boundary, house, well and water course(s) on the plan of proposed subdivision.

7. **Utility Services:**

- Electrical Power is: Existing Proposed Not Required Not Available
- Telephone service is: Existing Proposed Not Required Not Available
- Natural Gas is: Existing Proposed Not Required Not Available

8. **Surrounding Land Uses:**

If the proposed subdivision is in a Rural Municipality, are any of the following within 5 km; or
 If in an Urban Municipality, are any of the following within 500 m? Check all that apply.
 Use Section 9 (Additional Comments) to identify surrounding land use details.

If checked, please state distance

<input type="checkbox"/> Airport	_____	
<input type="checkbox"/> Intensive Livestock Operation	_____	
<input type="checkbox"/> Sewage Treatment Facility or Sewage Lagoon	_____	
<input type="checkbox"/> Landfill for disposal of garbage or refuse	_____	
<input type="checkbox"/> High Voltage Power Transmission Line	_____	
<input type="checkbox"/> High Pressure Gas Transmission Line, Oil Line (specify)	_____	
<input checked="" type="checkbox"/> Industrial Commercial Operation (specify)	<u>Gibson Refinery</u>	<u>375m South</u>
<input checked="" type="checkbox"/> National, Provincial or Regional Park	<u>Crescent Park</u>	<u>470m West</u>
<input checked="" type="checkbox"/> Residential Lot(s)	_____	<u>Adjacent N.</u>
<input checked="" type="checkbox"/> Water Body or Course	<u>Moose Jaw River</u>	<u>270m S.</u>
<input type="checkbox"/> Cemetery	_____	
<input checked="" type="checkbox"/> School Bus Route	_____	<u>Adjacent</u>
<input type="checkbox"/> Urban Municipality	_____	
<input type="checkbox"/> Water Treatment Plant or Reservoir	_____	
<input type="checkbox"/> Oil or Gas Well or Facility (within 500 m)	_____	
<input type="checkbox"/> Other (specify)	_____	

9. **Additional Comments:**

10. **Other Requirements:**

1. Applications must include a copy of the title to the land being subdivided and the Basic Fees. Also include any relevant permits or approvals obtained from other agencies or a municipality.
2. Basic Fees are \$200 per proposed lot (non-refundable) plus \$150 for a issuance of a Certificate of Approval. The fees are exempt from GST & PST. Make a cheque or money order payable to the Minister of Finance.
3. Applicants may be asked for additional fees and information if found to be needed during the review of an application.
4. Until the review of an application is done and a decision is issued, no binding contracts for the land should be made and no construction or site preparation work should be started.
5. Personal information given on this form is collected pursuant to The Freedom of Information and Protection of Privacy Act and will be shared with other agencies involved in reviewing subdivision applications. If you do not want your personal information to be shared, contact the Community Planning Branch to discuss your concerns before submitting a completed form.

11. **Applicant(s):** *(persons making application and to whom correspondence should be addressed)*

a) Name of registered owner of land to be subdivided:
 Name: Holy Trinity Roman Catholic Separate School Division No. 22
 Address: 502 6th Ave. N.E.
 City/Town/Village: Moose Jaw
 Prov.: Saskatchewan Postal Code: S6H 6B8
 Email: sandy.gessner@htcsd.ca Tel.: 694-5333

b) Land Surveyor / Planner / Lawyer /Agent (specify):
 Name: Corban Christie Company Name: Milltek Surveys
 Address: 72 High St. E.
 City/Town/Village: Moose Jaw
 Prov.: Saskatchewan Postal Code: S6H 0B8
 Email: corban.christie@millteksurveys.ca Tel.: (306) 693-5835

c) Declaration by registered owner:

* I, SANDRA LYNN GESSNER hereby certify that I
(Full name in block capitals)

am the registered owner of the land proposed for subdivision.

am authorized, in writing, to act as the registered owner per Sections 2(d) and 5(3) of *The Subdivision Regulations, 2014*, I hearby swear that all statements contained with this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the Canada Evidence Act.

* Signature: [Signature] Date: 04 June 2019

* Name: Holy Trinity Roman Catholic Separate School Division No. 22 Address: 502 6th Ave. N.E.

* City/Town/Village: Moose Jaw Prov.: SK Postal Code: S6H6B8 Tel: 694-5333

Replies are to be sent to (please specify): a b c

PLAN SHOWING
PROPOSED SUBDIVISION

OF PART OF
BLOCK 50B,
REG'D PLAN OLD96
 IN THE
N.E.1/4 SEC.33-16-26 W.2MER.
CITY OF MOOSE JAW
SASKATCHEWAN
 DATE: MAY - JUNE 2019
 BY: C. R. CHRISTIE, S.L.S.
 SCALE: 1:500

NOTE:

Portion to be approved is outlined in a bold dashed line.
 Parcel A contains 0.207 ha (0.51 ac).
 Measurements are in metres and decimals thereof.
 Distances are approximate and may vary by 1 metres.
 Field survey was completed on June 7, 2019.
 Registered Owner(s): Board of Education of the Holy Trinity Roman Catholic
 Separate School Division No. 22 of Saskatchewan

* REGISTERED OWNER

McLennan

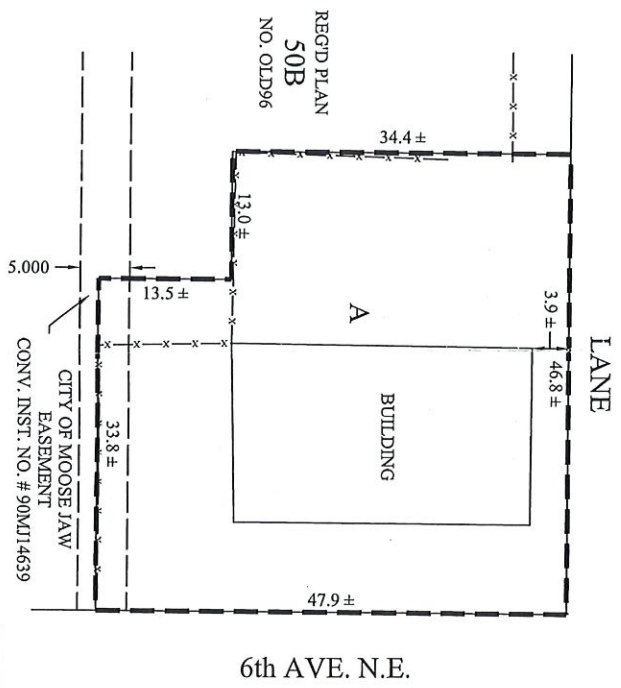
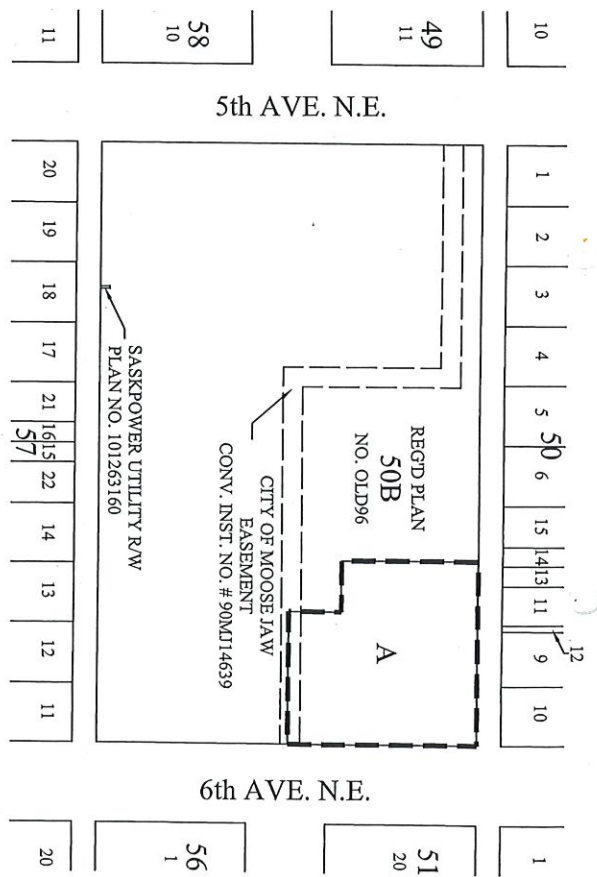
* DATE June 14 2019

Dated at Moose Jaw In The Province of Saskatchewan
 This 7th Day of June, 2019.

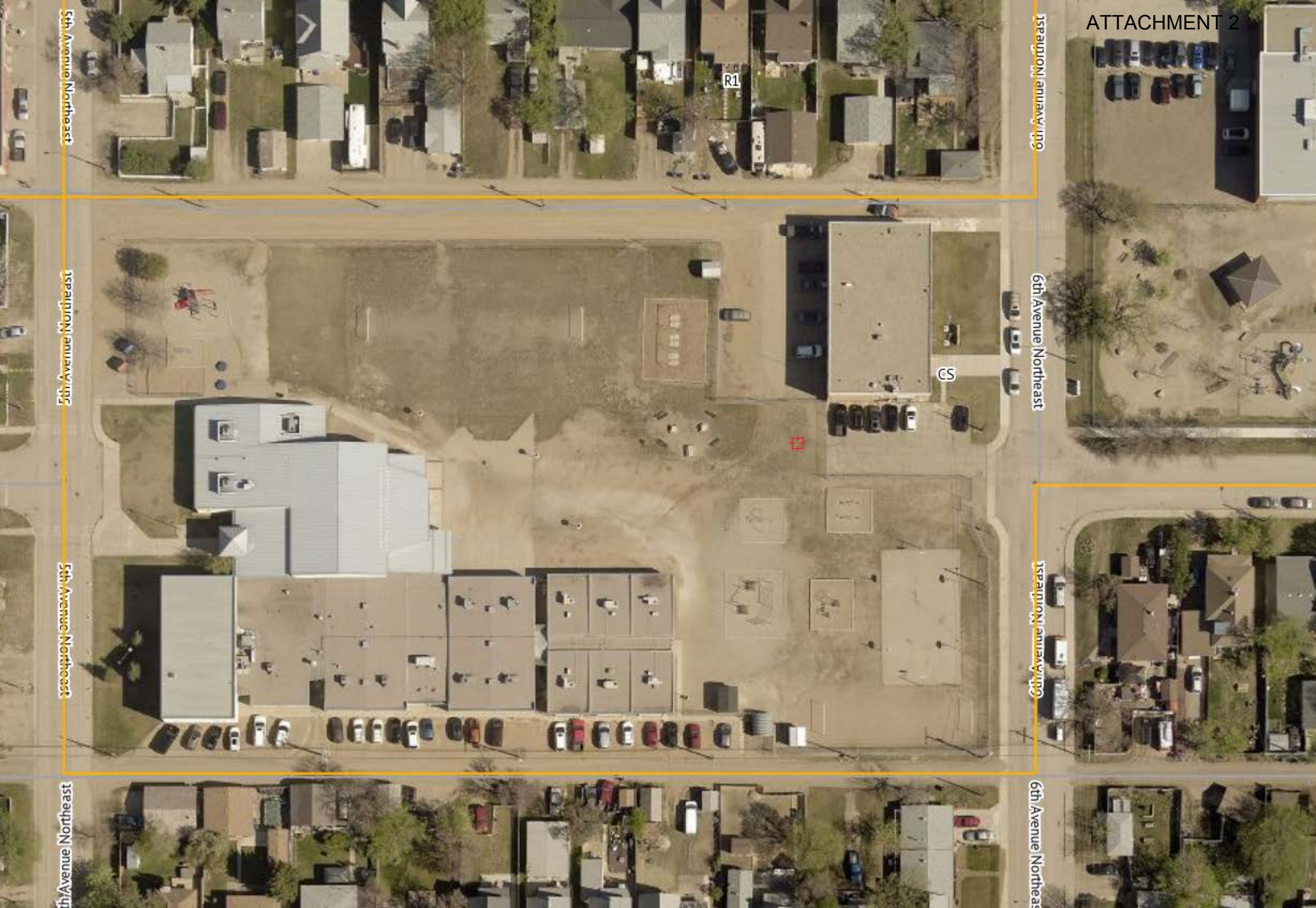
Carlson Christie
 Corban Christie
 Saskatchewan Land Surveyor



Milttek Surveys Ltd.



DISCLAIMER:
 MILTTEK SURVEYS LTD. AND ITS EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND FACILITIES SHOWN OR OMITTED FROM THIS PLAN. THE USER OF THIS PLAN SHOULD CONSULT WITH THE LOCAL GOVERNMENT AND UTILITIES WHERE CONTACTED FOR ANY INFORMATION REGARDING THE LOCATION OF UNDERGROUND FACILITIES. ALL BURIED UTILITIES MUST BE LOCATED BY THEIR RESPECTIVE AUTHORITY PRIOR TO CONSTRUCTION.



5th Avenue Northeast

5th Avenue Northeast

5th Avenue Northeast

5th Avenue Northeast

6th Avenue Northeast

6th Avenue Northeast

6th Avenue Northeast

6th Avenue Northeast

R1

CS

7.0. COMMUNITY SERVICE / INSTITUTIONAL LAND USE

7.1 OBJECTIVES

- a) To provide opportunities for schools, places of worship, hospitals and other institutional uses which serve the educational, recreational, cultural, health and spiritual needs of the community, ensuring that they are appropriately located with respect to size, function and transportation requirements.
- b) To ensure appropriate public consultation processes for the re-use of closed public institutional sites and buildings.
- c) To strengthen communications and the working relationships between the City of Moose Jaw, the Boards of Education, the Regional Health Authority, SIAST and other public and private organizations delivering community services.

7.2 POLICIES

7.2.1 Location of Institutional Uses

- a) Institutional uses, which serve the needs of a neighbourhood population, and are compatible with a residential environment, may be situated within residential neighbourhoods.
- b) Institutional uses that serve the needs of more than a neighbourhood population, or are of a size and scale that is not compatible with a residential environment, shall be encouraged to locate in or near the Downtown or other areas with adequate access to roadways and public transit, and where there is no significant negative impact on surrounding land uses. The Zoning Bylaw shall contain provisions to permit large-scale institutional uses in residential areas only at the discretion of Council.

7.2.2 School and Community Facility Sites

- a) All neighbourhood land use or redevelopment Studies (refer to Policies 4.2.1 (b) and 4.2.1 (c)) should make provision for such elementary school sites as may be required by the appropriate Boards of Education. Council shall not consider proposals for neighbourhood development or redevelopment until the reports of the appropriate Boards have been received and considered by the Municipal Planning Commission. The Zoning Bylaw shall list elementary schools as permitted uses in the Community Service and Institutional District, while new high schools shall only be allowed in such areas at the discretion of Council.
- b) All elementary school sites should be located as close as possible to the centre of the areas they will ultimately serve, should not be located on arterial streets and, wherever possible, should be located at street intersections.
- c) Secondary schools or high schools should be located centrally within the area they are to serve. They should, wherever possible, be located on arterial streets, be located to facilitate public transit and roadway access to the facility during school and non-school functions, and to minimize negative impacts on surrounding land uses.
- d) School sites shall, wherever possible, be located adjacent to Municipal Reserves or other public open spaces. The use of the school and park facilities as the recreational centre for the neighbourhood or other area being served shall be promoted.
- e) Sites for schools and other institutional uses shall be suitable for such purposes in terms of topography, utilities, transit service, access and site frontage. School sites shall include adequate on-site pick-up and drop-off zones for students.
- f) Post-secondary educational facilities, including commercial and technical schools, generally serve the City as a whole and the surrounding region. Accordingly, such facilities are encouraged to locate in the Downtown or other areas that offer good access to transportation routes and public transit, and minimize land use conflicts.

7.2.3 Reuse of Schools and School Sites

a) School buildings and sites can be focal points for many residential neighbourhoods. They are a community resource with more than one lifespan. In order to promote the stability and character of residential neighbourhoods, the City shall encourage the adaptive reuse of school buildings and sites for institutional, recreational, residential, educational, cultural or other community-oriented use, subject to the provisions of the existing zoning district, after appropriate consultation with relevant community groups and local residents.

b) Where it is clear that the existing school sites and/or buildings have no adaptive reuse potential under the provisions of the current zoning district, Council may consider the redevelopment of the site and/or building subject to Contract Zoning (Section 19.1.2).

7.2.4 Shared Community Facilities

a) In order to promote the community use of available school and other community facilities in meeting the educational, cultural, social, health and leisure needs of the general population, the City shall encourage the sharing of facilities and services with local Boards of Education, the Regional Health Authority, SIAST and other public and private organizations delivering community services. Before approving such shared facilities and services, the City will consult with the potential partners in the proposed project and the affected neighbourhood residents.

**THE FOLLOWING IS A COPY OF THE REPORT
CONSIDERED BY THE
MUNICIPAL PLANNING COMMISSION**

PART 5

**Subdivision and Consolidation
South East Industrial**



City of Moose Jaw

TITLE: Subdivision and Consolidation – South East Industrial

TO: Municipal Planning Commission

FROM: Department of Planning and Development Services

DATE: August 13, 2019

PUBLIC: This is a public document.

RECOMMENDATION

THAT the Municipal Planning Commission recommend to City Council that the subdivision and consolidation plans in the NW & SW 27-16-26 W2M, NE 28-16-26-W2M, and SW 34-16-26-W2M, be approved subject to the review process being completed and;

THAT City Administration be directed to proceed with the necessary street and lane closure bylaws.

TOPIC AND PURPOSE

The purpose of this report is to seek approval from City Council to approve the subdivision and consolidation of lands which are subject to a purchase agreement with Carpere Canada Ltd, as well as Sask Power. These subdivision and consolidations will facilitate the execution of the sales agreements to both parties.

BACKGROUND

City Council approved the agreement for sale of 109.82 acres of land to Sask Power on 21 December 2018. City Council then approved the sale of approximately 780 acres to Carpere Canada Ltd. on July 8, 2019. Sask Power has until December 31, 2019 to close on their land option, while the agreement with Carpere Canada Ltd. closes on October 31, 2019.

DISCUSSION

City Administration divided the surveying contracts to facilitate the land deals between two survey companies. 20/20 Geomatics Ltd. was contracted to complete the consolidation and subdivision of City owned land, including street and lane closures. Caltech Surveys was contracted to subdivide the new roads according to the Concept Plan. The effect of these subdivisions is to consolidate the land for sale, not to create new parcels for development. Carpere Canada is required to apply for subdivision of their land as its developed in phases to create the final parcel layout. The new roads will

provide the framework for future subdivisions. As well, servicing agreements would be negotiated as future subdivisions are applied for.

Caltech Surveys prepared two different versions of the road layout, and we are recommending approval of both. The reason for this is the timing of the purchase and sale agreements. Due to the layout of the Concept Plan which was approved in summer of 2019, the new roads have affected Sask Power's option land. Since the City is required to honour and execute the purchase agreement as-is, the City will have to subdivide in the roads after the purchase is complete. If Sask Power is ready to execute their option to purchase prior to October 31, 2019 then the roads can be subdivided and registered. However if Sask Power is not ready to execute their option to purchase, then the City will have to register the version of the subdivision which does not subdivide the Sask Power option lands, in order to meet the City's commitments to Carpere Canada.

OPTIONS TO RECOMMENDATION

Further review of the subdivision and consolidation. This is not recommended due to the timelines of this project.

PUBLIC AND/OR STAKEHOLDER INVOLVEMENT

Notice of the street and lane closure bylaws will be mailed to affected parties, as well as advertised on the City website and newspaper.

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) provides the framework to guide the physical, economic, social, environmental and cultural development of the City. According to *The Planning and Development Act, 2007*, no development shall be carried out which is contrary to the Plan. The intended development will match what is shown within the Future Land Use Map. Development will be reviewed further for compliance with the Official Community Plan when servicing agreements are negotiated for each phase of the development.

BYLAW OR POLICY IMPLICATIONS

A bylaw is required to formally close streets and lanes.

FINANCIAL IMPLICATIONS

All advertising costs will be paid by the City of Moose Jaw, who is the applicant in this case.

OTHER CONSIDERATIONS/IMPLICATIONS

All recommendations of the Municipal Planning Commission require approval of City Council.

There are no privacy implications to this report.

PRESENTATION

VERBAL: X AUDIO/VISUAL: NONE:

ATTACHMENTS

- i. Plan of Proposed Subdivision for NW. ¼ and SW. ¼ 27, SW ¼ 34, NE ¼ 28, all within Twp. 16, Rge. 26, W2M, prepared by M.M. Vanstone, S.L.S.
- ii. Plan of Proposed Subdivision of NW. ¼, SW. ¼ & SE ¼ Section 22, NW ¼ & SW ¼ Section 23, Twp. 16 – Rge. 26, W.2Mer prepared by M.M. Vanstone, S.L.S.
- iii. Plan showing Proposed Road within N. ½ & S. ½ Sec. 27-16-26-2, prepared by J.H. McLeod, S.L.S.
- iv. Plan showing Proposed Road within N. ½ & S. ¼ Sec. 27-16-26-2, prepared by J.H. McLeod, S.L.S.
- v. South East Industrial Concept Plan Land Use Map.

Respectfully Submitted By,

Eric Bjorge

Eric Bjorge
Assistant City Planner

Jim Dixon (on behalf of)

Michelle Sanson,
Director of Planning and
Development Services

PLAN OF PROPOSED SUBDIVISION
OF ALL OF

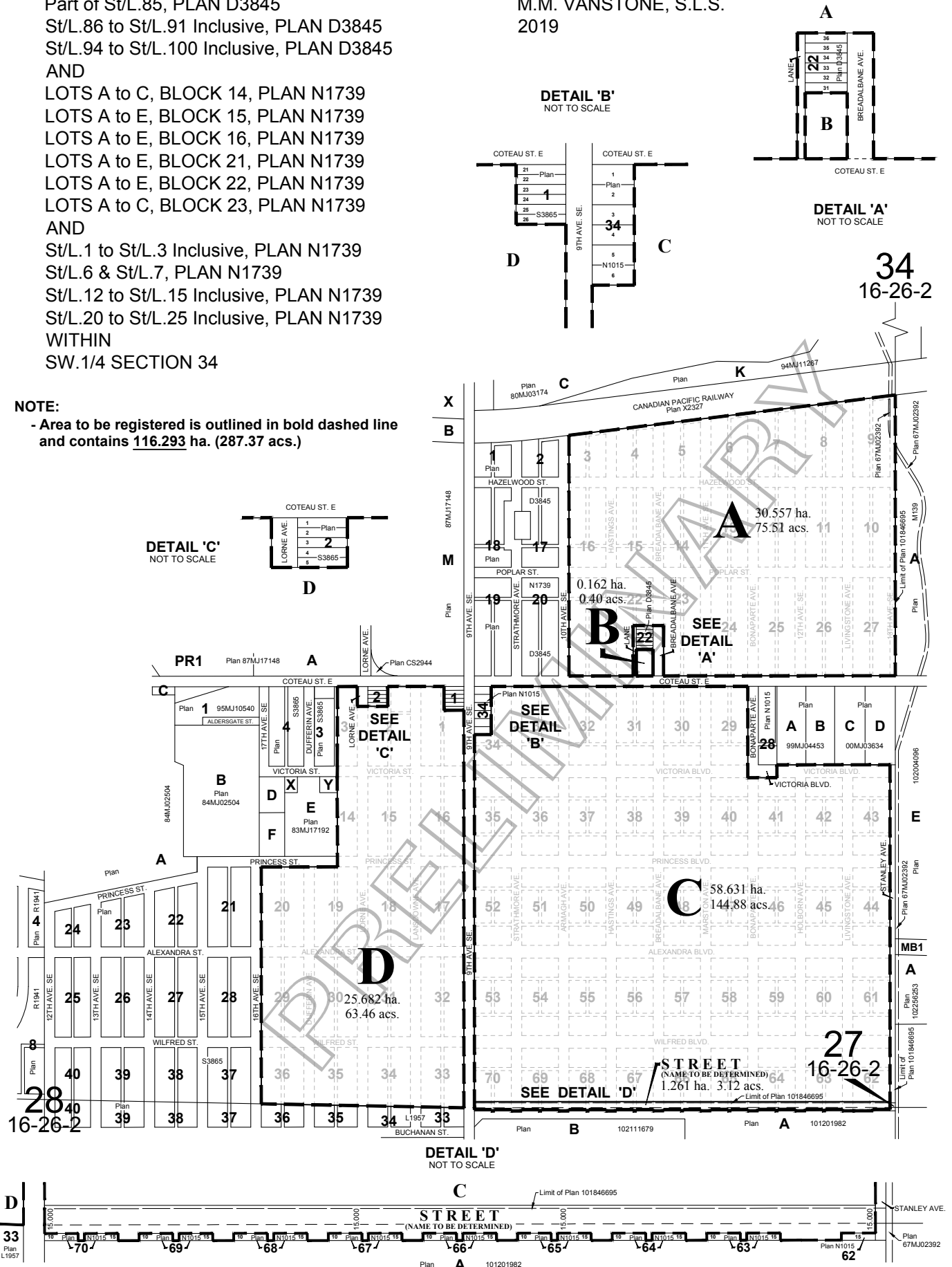
LOTS 1 to 19, BLOCK 29, PLAN N1015
 LOTS 1 to 19, BLOCK 30, PLAN N1015
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 LOTS 1 to 19, BLOCK 33, PLAN N1015
 LOTS 7 to 19, BLOCK 34, PLAN N1015
 LOTS 1 to 18, BLOCK 35, PLAN N1015
 LOTS 1 to 18, BLOCK 36, PLAN N1015
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 LOTS 1 to 18, BLOCK 61, PLAN N1015
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 LOT 21, BLOCK 62, PLAN 101990909
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 LOTS 1 to 9 & 16 to 19, BLOCK 64, PLAN N1015
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 LOTS 20 & 21, BLOCK 66, PLAN 101990831
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 LOTS 20 & 21, BLOCK 67, PLAN 101990853
 LOTS 1 to 9 & 16 to 19, BLOCK 68, PLAN N1015
 LOTS 20 & 21, BLOCK 68, PLAN 101990831
 LOTS 1 to 9 & 16 to 19, BLOCK 69, PLAN N1015
 LOTS 20 & 21, BLOCK 69, PLAN 101990842
 LOTS 1 to 9 & 16 to 19, BLOCK 70, PLAN N1015
 LOT 20, BLOCK 70, PLAN 101990864
 LOT 21, BLOCK 70, PLAN 101990831
 AND
 St/L.1 to St/L.28 Inclusive, PLAN N1015
 St/L.30 to St/L.33 Inclusive, PLAN N1015
 Part of St/L.34, PLAN N1015
 St/L.35 to St/L.52 Inclusive, PLAN N1015
 St/L.55 to St/L.70 Inclusive, PLAN N1015
 St/L.73 to St/L.77 Inclusive, PLAN N1015
 St/L.80 to St/L.95 Inclusive, PLAN N1015
 St/L.96 to St/L.102 Inclusive, PLAN N1015
 St/L.105 to St/L.111 Inclusive, PLAN N1015
 St/L.113, PLAN 1015
 St/L.115 to St/L.150 Inclusive, PLAN N1015
 St/L.152 to St/L.157 Inclusive, PLAN N1015
 WITHIN
 NW.1/4 & SW.1/4 SECTION 27

LOTS 1 to 20, BLOCK 3, PLAN D3845
 LOTS 1 to 24, BLOCK 4, PLAN D3845
 LOTS 1 to 26, BLOCK 5, PLAN D3845
 LOTS 1 to 30, BLOCK 6, PLAN D3845
 LOTS 1 to 32, BLOCK 7, PLAN D3845
 LOTS 1 to 36, BLOCK 8, PLAN D3845
 LOTS 1 to 38, BLOCK 9, PLAN D3845
 LOTS 1 to 40, BLOCK 10, PLAN D3845
 LOTS 1 to 40, BLOCK 11, PLAN D3845
 LOTS 1 to 40, BLOCK 12, PLAN D3845
 LOTS 1 to 40, BLOCK 13, PLAN D3845
 LOTS 1 to 14 & 21 to 40, BLOCK 14, PLAN D3845
 LOTS 1 to 14 & 27 to 40, BLOCK 15, PLAN D3845
 LOTS 1 to 14 & 27 to 40, BLOCK 16, PLAN D3845
 LOTS 7 to 42, BLOCK 21, PLAN D3845
 LOTS 7 to 30 & 37 to 42, BLOCK 22, PLAN D3845
 LOTS 7 to 48, BLOCK 23, PLAN D3845
 LOTS 1 to 48, BLOCK 24, PLAN D3845
 LOTS 1 to 48, BLOCK 25, PLAN D3845
 LOTS 1 to 48, BLOCK 26, PLAN D3845
 LOTS 1 to 48, BLOCK 27, PLAN D3845
 AND
 St/L.10, PLAN D3845
 St/L.12 to St/L.17 Inclusive, PLAN D3845
 St/L.19 to St/L.30 Inclusive, PLAN D3845
 St/L.33 & St/L.34 Inclusive, PLAN D3845
 St/L.36 to St/L.39 Inclusive, PLAN D3845
 St/L.41, PLAN D3845
 St/L.44, PLAN D3845
 Part of St/L.45, PLAN D3845
 St/L.46 to St/L.50 Inclusive, PLAN D3845
 St/L.55, PLAN D3845
 St/L.57 & St/L.58, PLAN D3845
 St/L.64, PLAN D3845
 St/L.66 to St/L.68 Inclusive, PLAN D3845
 St/L.70 to St/L.73 Inclusive, PLAN D3845
 St/L.76 to St/L.83 Inclusive, PLAN D3845
 Part of St/L.85, PLAN D3845
 St/L.86 to St/L.91 Inclusive, PLAN D3845
 St/L.94 to St/L.100 Inclusive, PLAN D3845
 AND
 LOTS A to C, BLOCK 14, PLAN N1739
 LOTS A to E, BLOCK 15, PLAN N1739
 LOTS A to E, BLOCK 16, PLAN N1739
 LOTS A to E, BLOCK 21, PLAN N1739
 LOTS A to E, BLOCK 22, PLAN N1739
 LOTS A to C, BLOCK 23, PLAN N1739
 AND
 St/L.1 to St/L.3 Inclusive, PLAN N1739
 St/L.6 & St/L.7, PLAN N1739
 St/L.12 to St/L.15 Inclusive, PLAN N1739
 St/L.20 to St/L.25 Inclusive, PLAN N1739
 WITHIN
 SW.1/4 SECTION 34

LOTS 1 to 20 & 27 to 40, BLOCK 1, PLAN S3865
 LOTS 6 to 40, BLOCK 2, PLAN S3865
 LOT 41, BLOCK 2, PLAN 101971571
 LOTS 21 to 40, BLOCK 3, PLAN S3865
 LOTS 21 to 40, BLOCK 14, PLAN S3865
 LOTS 1 to 40, BLOCK 15, PLAN S3865
 LOTS 1 to 40, BLOCK 16, PLAN S3865
 LOTS 1 to 40, BLOCK 17, PLAN S3865
 LOTS 1 to 40, BLOCK 18, PLAN S3865
 LOTS 1 to 40, BLOCK 19, PLAN S3865
 LOTS 1 to 40, BLOCK 20, PLAN S3865
 LOTS 1 to 40, BLOCK 29, PLAN S3865
 LOTS 1 to 40, BLOCK 30, PLAN S3865
 LOTS 1 to 40, BLOCK 31, PLAN S3865
 LOTS 1 to 40, BLOCK 32, PLAN S3865
 LOTS 1 to 30, BLOCK 33, PLAN S3865
 LOTS 1 to 28, BLOCK 34, PLAN S3865
 LOTS 1 to 28, BLOCK 35, PLAN S3865
 LOTS 1 to 28, BLOCK 36, PLAN S3865
 AND
 St/L.1 to St/L.4 Inclusive, PLAN S3865
 St/L.13 to St/L.18 Inclusive, PLAN S3865
 Part of St/L.19, PLAN S3865
 St/L.25 & St/L.26, PLAN S3865
 Part of St/L.27, PLAN S3865
 Part of St/L.31, PLAN S3865
 St/L.32 to St/L.37 Inclusive, PLAN S3865
 St/L.49 to St/L.54 Inclusive, PLAN S3865
 St/L.65 to St/L.70 Inclusive, PLAN S3865
 St/L.83 to St/L.86 Inclusive, PLAN S3865
 St/L.91 to St/L.98 Inclusive, PLAN S3865
 St/L.107 to St/L.114 Inclusive, PLAN S3865
 WITHIN
 NE.1/4 SECTION 28

All in TWP.16 - RGE.26 - W.2Mer.
 MOOSE JAW, SASKATCHEWAN
 M.M. VANSTONE, S.L.S.
 2019

NOTE:
 - Area to be registered is outlined in bold dashed line and contains 116.293 ha. (287.37 acs.)



OWNER: CITY OF MOOSE JAW

COMMUNITY PLANNING

Dated at Regina in the Province of Saskatchewan this 9th day of August, 2019.

Saskatchewan Land Surveyor

Phone: 306-569-2020
 Fax: 306-569-2026
 Regina, SK
 www.2020geomatics.com

Drawn by: JBW Scale 1:10,000 Project No.: 12589 Preliminary Survey: N/A



PLAN OF PROPOSED SUBDIVISION
 OF PART OF
 NW.1/4, SW.1/4 & SE.1/4 SECTION 22
 NW.1/4 & SW.1/4 SECTION 23
 PARCEL B, PLAN 101340414
 & ALL OF
 PARCEL B, PLAN 101338219
 WITHIN SW.1/4 SECTION 23
 TWP.16 - RGE.26 - W.2Mer.
 MOOSE JAW, SASKATCHEWAN
 M.M. VANSTONE, S.L.S.
 2019

OWNER: CITY OF MOOSE JAW

COMMUNITY PLANNING

Drawn by: JBW Scale 1:10,000 Project No.: 12593

Preliminary Survey: Aug.1, 2019

NOTE:

- Measurements are in metres and decimals thereof. Measurements shown are approximate & may vary by up to 10m subject to final survey.
- Area to be registered is outlined in bold dashed line and contains 157.558 ha. (389.33 acs.)

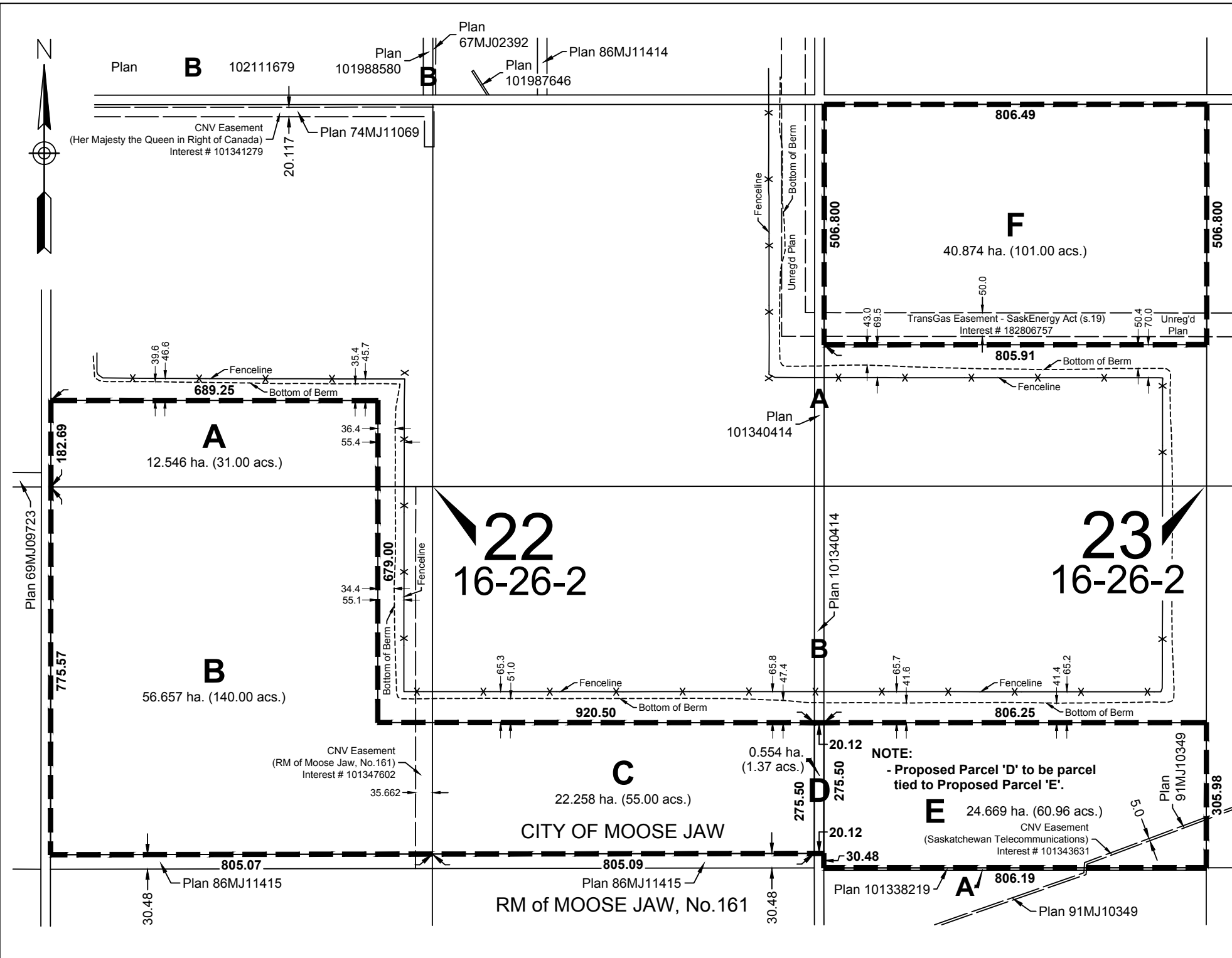
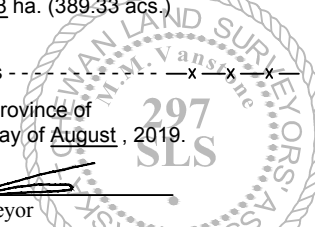
LEGEND:

Fence line shown thus - - - - - x - - - - -

Dated at Regina in the Province of Saskatchewan this 8th day of August, 2019.

M.M. Vanstone
 Saskatchewan Land Surveyor

Phone: 306-569-2020
 Fax: 306-569-2026
 Regina, SK
 www.2020geomatics.com



PLAN SHOWING
PROPOSED ROAD
 WITHIN THE
N.1/2 & S.1/2 SEC.27-16-26-2
 CITY OF MOOSE JAW
 SASKATCHEWAN
 BY: J.H. McLEOD, S.L.S.
 SCALE 1:5000



Date: August 12, 2019

Saskatchewan Land Surveyor

Approval:

Note:

Portion to be approved is outlined in a bold dashed line
 Measurements are in metres and decimals thereof.
 Distances are approximate and may vary by 10 metres.

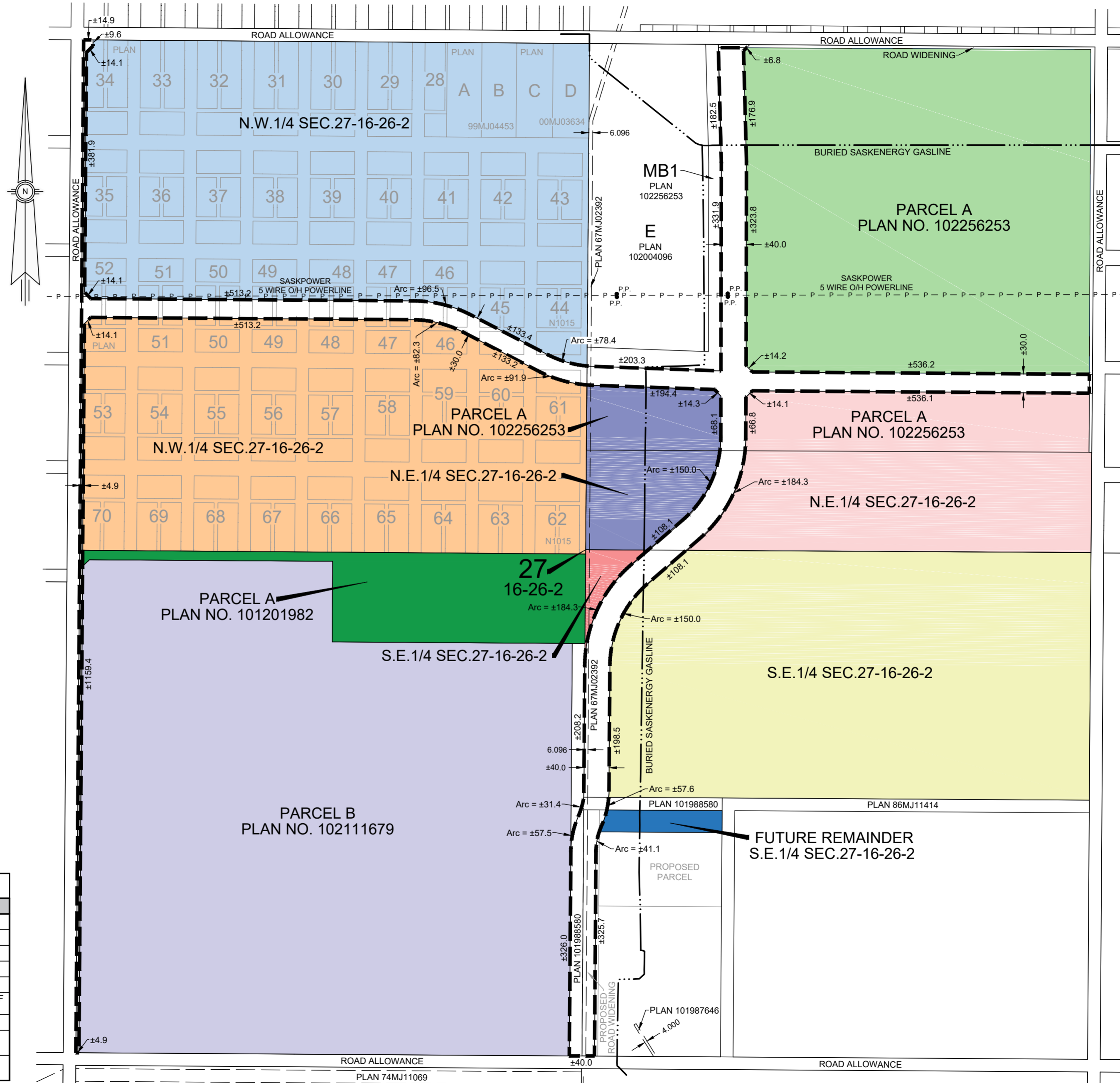


Job No.: 319-0914

DRN.: TAH

PROPOSED ROAD STATISTICS

	ACRES	HECTARES	OWNER
PARCEL A, PLAN 102256253	12.00	4.857	CITY OF MOOSE JAW
N.W.1/4 SEC.27-16-26 W2M.	7.16	2.898	CITY OF MOOSE JAW
N.E.1/4 SEC.27-16-26 W2M. EXT.2	1.93	0.783	CITY OF MOOSE JAW
S.E.1/4 SEC.27-16-26 W2M. EXT.2	4.27	1.730	CITY OF MOOSE JAW
PARCEL B, PLAN 102111679	0.09	0.381	DONALD CRAIG LEWIS
PARCEL A, PLAN 101988580	0.20	0.080	HER MAJESTY THE QUEEN IN RIGHT OF SASKATCHEWAN
S.E.1/4 SEC.27-16-26 W2M. EXT.4	3.87	1.566	CITY OF MOOSE JAW
FUTURE REMAINDER OF S.E.1/4 SEC.27-16-26 W2M. EXT.5	0.05	0.022	CITY OF MOOSE JAW
PARCEL A, PLAN 101201982	0.04	0.020	JESSICA ELAINE SCOTT



AREAS

- 28.074 ha (69.37 ac.)
- 14.636 ha (36.17 ac.)
- 29.379 ha (72.60 ac.)
- 0.558 ha (1.38 ac.)
- 4.867 ha (12.03 ac.)
- 28.257 ha (69.82 ac.)
- 34.199 ha (84.51 ac.)
- 56.261 ha (139.02 ac.)
- 6.341 ha (15.67 ac.)
- 0.662 ha (1.64 ac.)

PLAN SHOWING
PROPOSED ROAD
 WITHIN THE
N.1/2 & S.W.1/4 SEC.27-16-26-2
 CITY OF MOOSE JAW
 SASKATCHEWAN
 BY: J.H. McLEOD, S.L.S.
 SCALE 1:5000



Date: August 13, 2019 Saskatchewan Land Surveyor

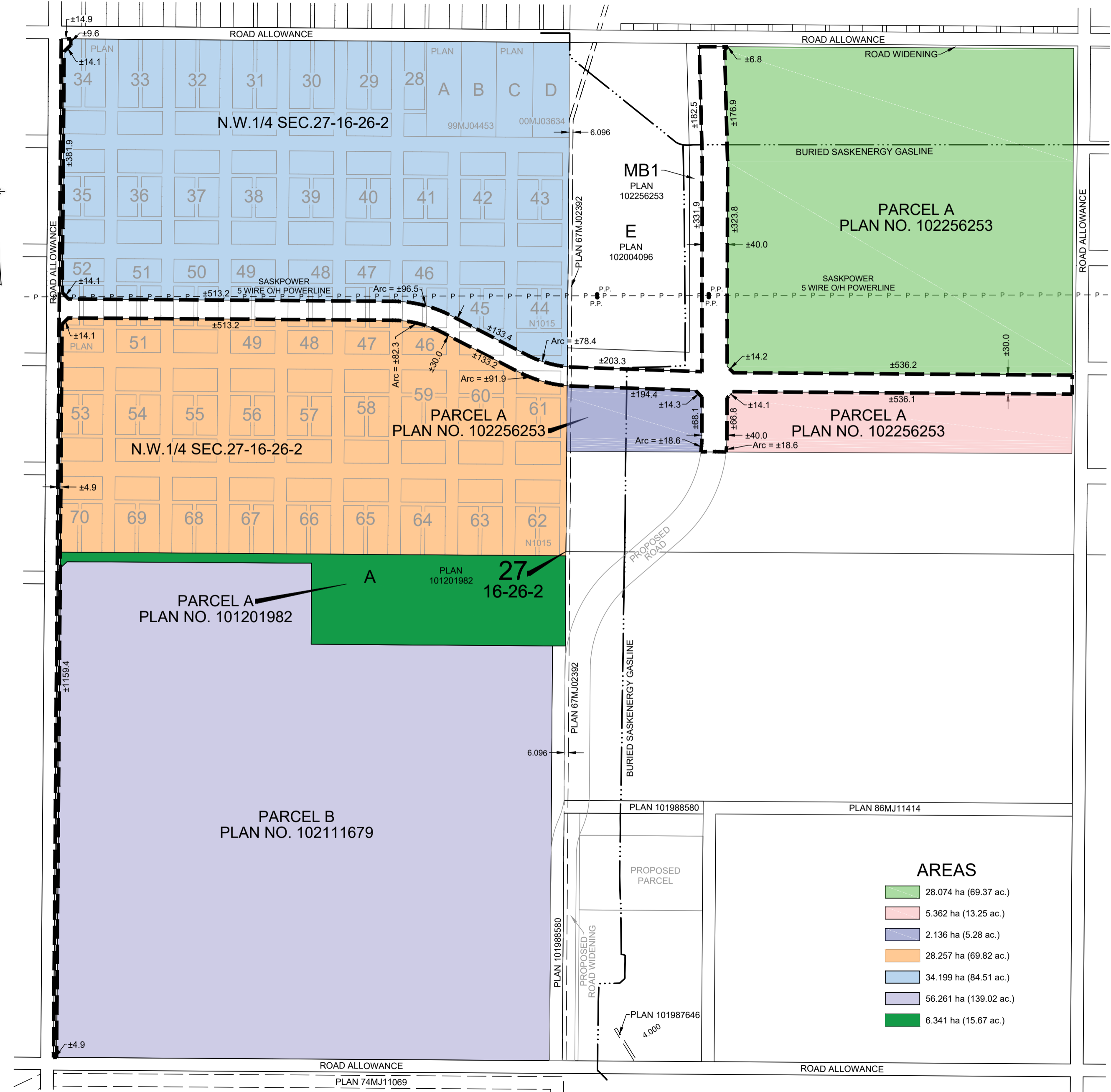
Approval:



Note:
 Portion to be approved is outlined in a bold dashed line
 Measurements are in metres and decimals thereof.
 Distances are approximate and may vary by 10 metres.

Job No.: 319-0914 DRN.: TAH

PROPOSED ROAD STATISTICS			
	ACRES	HECTARES	OWNER
PARCEL A, PLAN 102256253	12.00	4.857	CITY OF MOOSE JAW
N.W.1/4 SEC.27-16-26 W2M.	7.16	2.898	CITY OF MOOSE JAW
PARCEL B, PLAN 102111679	0.09	0.381	DONALD CRAIG LEWIS
PARCEL A, PLAN 101201982	0.04	0.020	JESSICA ELAINE SCOTT



AREAS

■	28.074 ha (69.37 ac.)
■	5.362 ha (13.25 ac.)
■	2.136 ha (5.28 ac.)
■	28.257 ha (69.82 ac.)
■	34.199 ha (84.51 ac.)
■	56.261 ha (139.02 ac.)
■	6.341 ha (15.67 ac.)



Associated Engineering

BEST PRACTICE COMPANIES
MEMBER SINCE 2014

LEGEND

- INDUSTRIAL DEVELOPMENT
- RESIDENTIAL NEIGHBOURHOOD
- PROPOSED RAIL ROW
- PROPOSED ROAD ROW
- PUBLIC OPEN SPACE
- PLAN BOUNDARY
- FUTURE ROAD
- POTENTIAL ROAD
- POTENTIAL LOT LINE
- HIGHER VOLUME ROAD
- ROAD CONTINUATION
- LS** PROPOSED LIFT STATION
- R** PROPOSED WATER RESERVOIR
- PROPOSED UTILITY RIGHT-OF-WAY
- EXISTING RESIDENCE

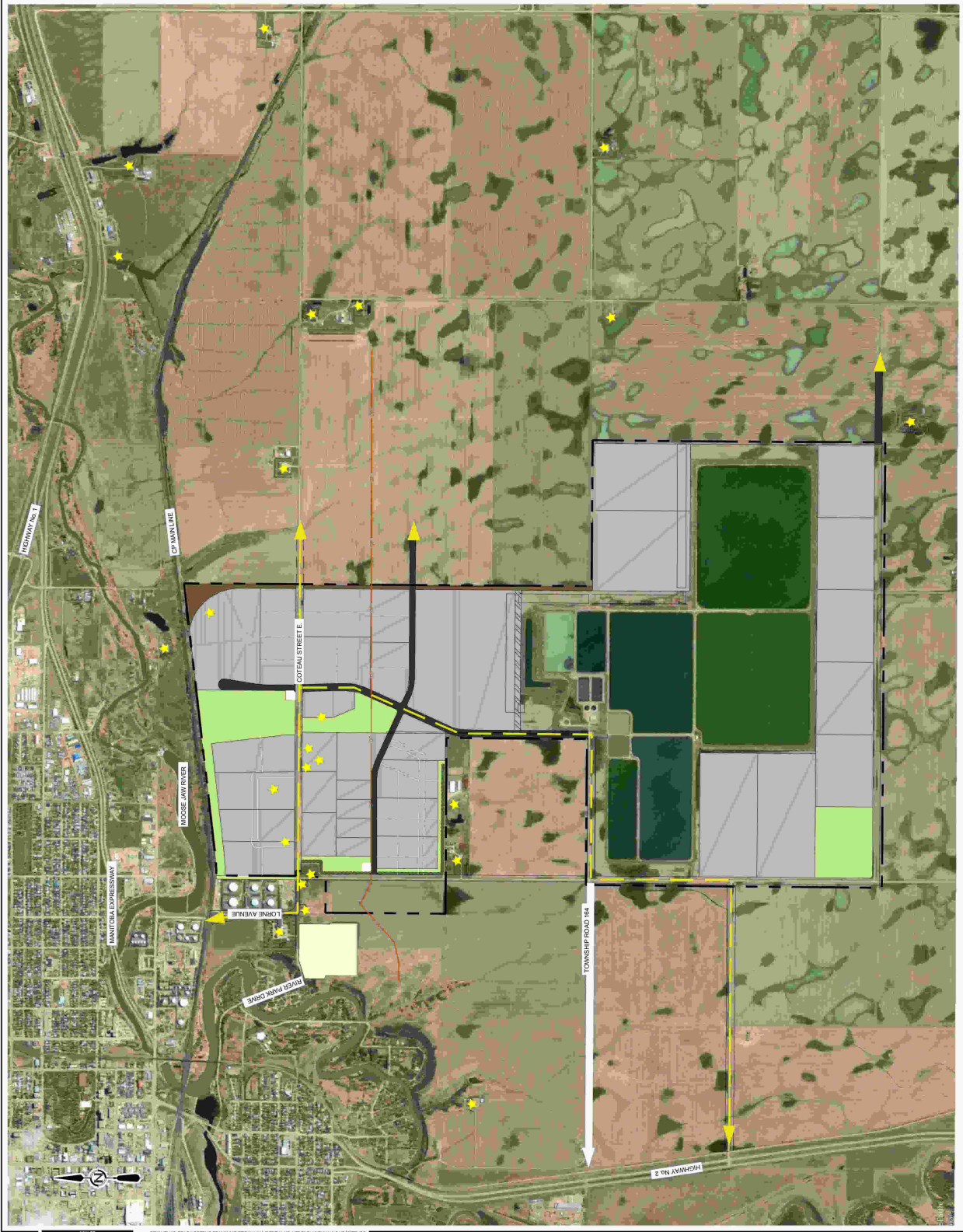
NOTE: INDUSTRIAL SITES ADJACENT TO EXISTING RESIDENTIAL DEVELOPMENT MAY BE SUBJECT TO ADDITIONAL DEVELOPMENT STANDARDS INTENDED TO PREVENT LAND USE CONFLICTS.

FIGURE 3

CITY OF MOOSE JAW

INFRASTRUCTURE
URBAN PLANNING
CONCEPT REVISION 4

AE PROJECT No.	20184152-00
SCALE	N.T.S.
APPROVED	B. DELAINEY
DATE	2019MAY02
REV	0
DESCRIPTION	ISSUED FOR REPORT



**THE FOLLOWING IS A COPY OF THE REPORT
CONSIDERED BY THE
MUNICIPAL PLANNING COMMISSION**

PART 6

**Proposed Rezoning
Coteau Street East**



City of Moose Jaw

TITLE: Proposed Rezoning – Coteau Street East

TO: Municipal Planning Commission

FROM: Department of Planning and Development Services

DATE: August 14, 2019

PUBLIC: This is a public document

RECOMMENDATION

THAT the Municipal Planning Commission recommend to City Council that City Administration proceed with rezoning of approximately 64 acres as identified on the attached plan, from UH-Urban Holding to R1- Large Lot Low Density Residential.

TOPIC AND PURPOSE

The purpose of this report is to receive direction for the proposed rezoning of 64 acres. Completing the rezoning of this land is part of the City of Moose Jaw's agreement with Carpere Canada. These 64 acres are part of the total 780 acres which are part of the agreement.

BACKGROUND

On July 8, 2019, City Council approved the sale of 64 acres of City-owned land for residential development to Carpere Canada. Part of the conditions of sale is that the City rezone the lands prior to transfer.

DISCUSSION

The lands are currently zoned UH – Urban Holding, and are identified as Future Residential within the Official Community Plan. Normally a concept plan would be prepared and approved for a new development area, prior to rezoning and subdivision. In this case, the City's agreement with Carpere Canada requires that the land be rezoned prior to sale, and that a concept plan be completed, and Servicing Agreement executed prior to any development occurring. The area will also have to be subdivided prior to development. It is quite possible that the zoning of this land will change after the Concept Plan and Servicing Agreements are developed. The rezoning of this property to R1 – Residential will fulfil the terms of the Purchase Agreement.

Any further buffering or mitigation from the industrial area would be contemplated as part of the Concept Plan.

OPTIONS TO RECOMMENDATION

1. City Council may decide not to pursue the rezoning at this time, however this would mean the City would not be able to fulfil the commitments of the purchase agreement with Carpere Canada.

PUBLIC AND/OR STAKEHOLDER INVOLVEMENT

In accordance with the Public Notice requirements in the *Planning and Development Act, 2007*, and City practice, the Zoning Bylaw map amendment must be advertised for two consecutive weeks on the City website and Moose Jaw Express. In addition, notices will be sent to all property owners within 90 meters of the lands. Public comments will be collected by City Administration, or directly presented to Council at the Public Hearing.

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) provides the framework to guide the physical, economic, social, environmental and cultural development of the City. According to *The Planning and Development Act, 2007*, no development shall be carried out which is contrary to the Plan. The land is identified as future residential, on the future land use map. Relevant sections of the OCP are attached.

FINANCIAL IMPLICATIONS

Advertising costs will be paid by the City of Moose Jaw.

OTHER CONSIDERATIONS/IMPLICATIONS

All recommendations of the Municipal Planning Commission require approval of City Council.

There are no bylaw or policy, or privacy implications to this report.

PRESENTATION

VERBAL: X AUDIO/VISUAL: NONE:

ATTACHMENTS

1. Proposed rezoning map;
2. Future Land Use map; and
3. Excerpt from Official Community Plan.

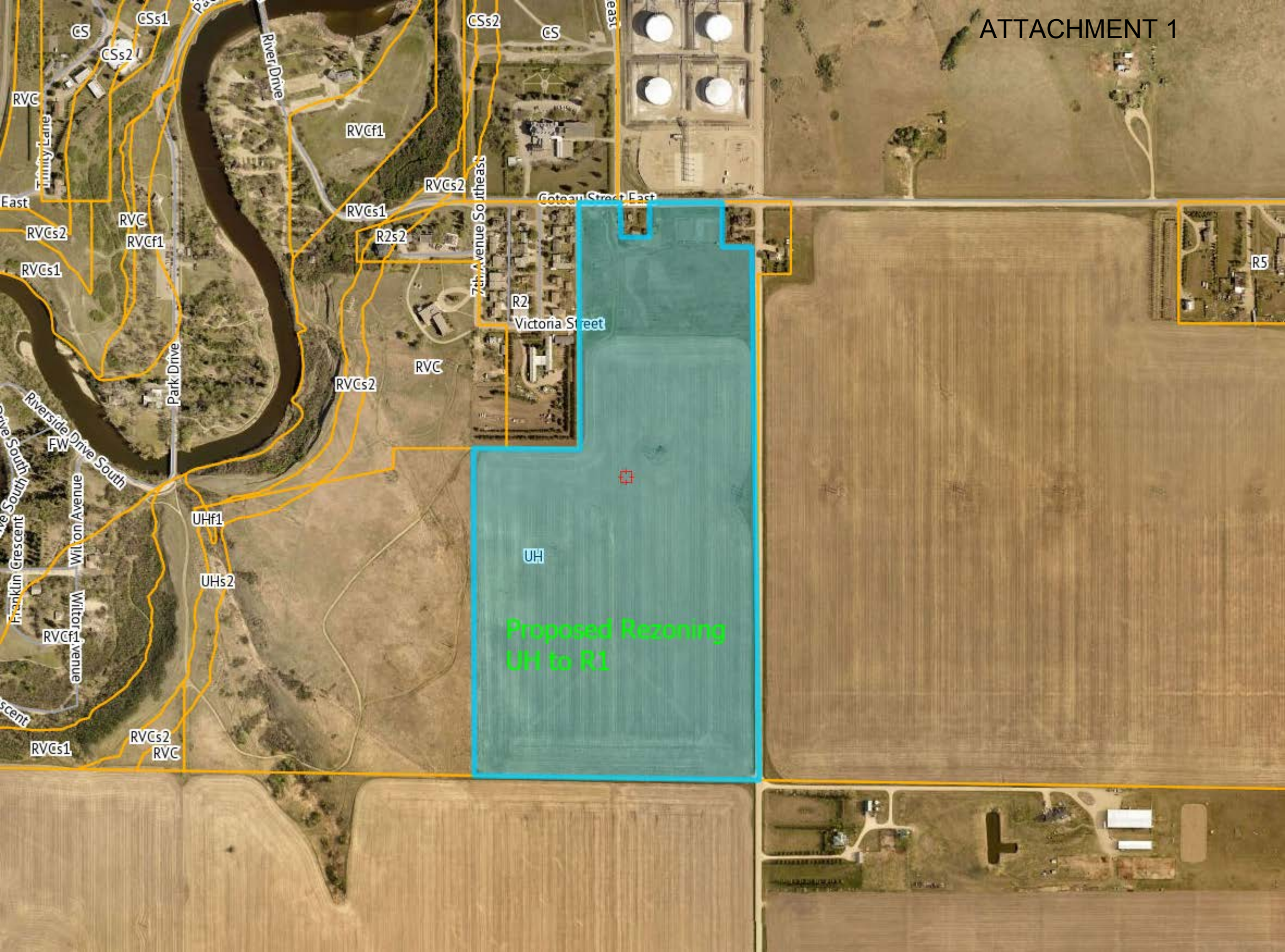
Respectfully Submitted By,

Eric Bjorge

Eric Bjorge
Assistant City Planner

Jim Dixon (on behalf of)

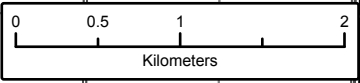
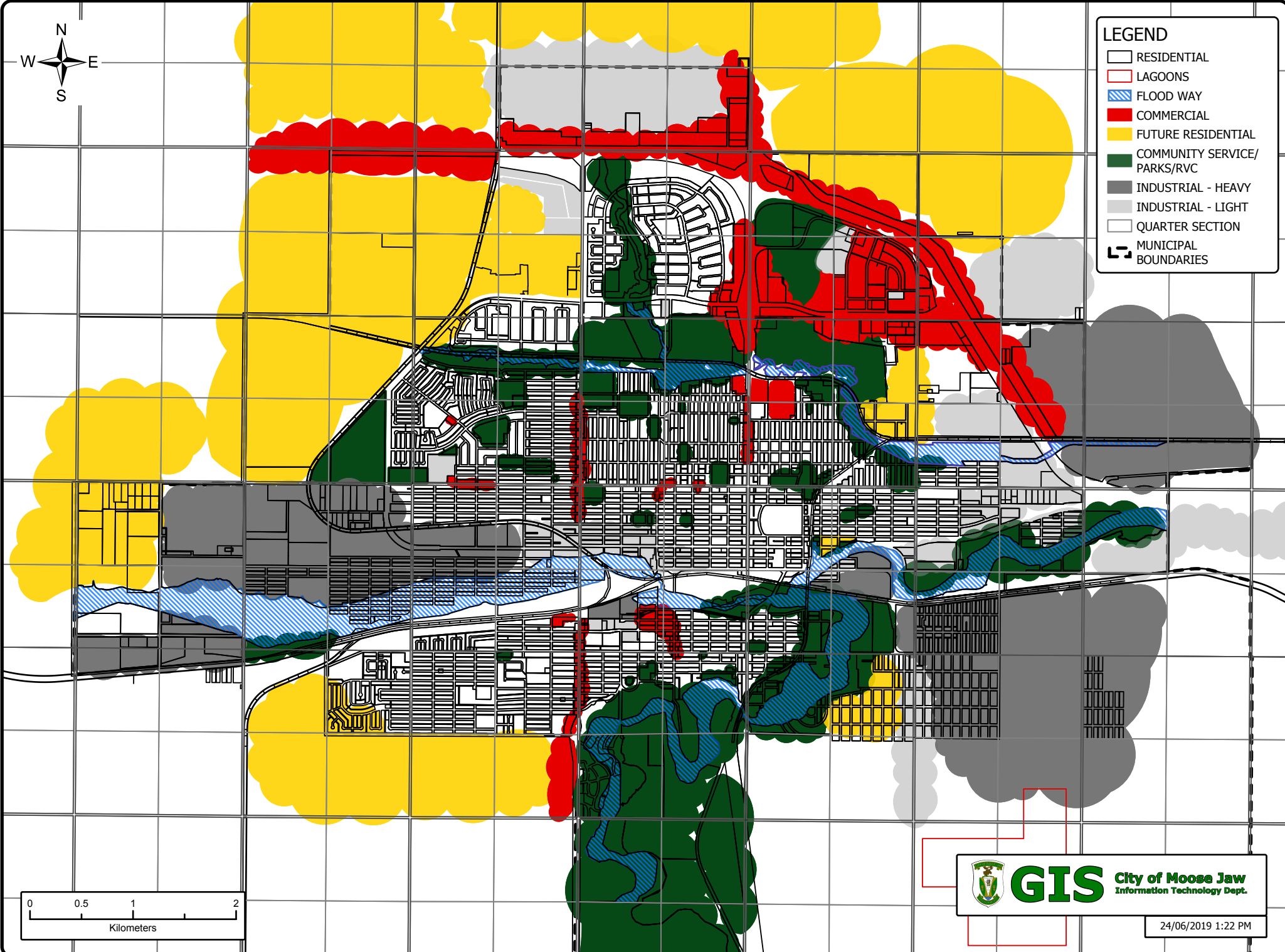
Michelle Sanson
Director of Planning & Development Services





LEGEND

- RESIDENTIAL
- LAGOONS
- FLOOD WAY
- COMMERCIAL
- FUTURE RESIDENTIAL
- COMMUNITY SERVICE/PARKS/RVC
- INDUSTRIAL - HEAVY
- INDUSTRIAL - LIGHT
- QUARTER SECTION
- MUNICIPAL BOUNDARIES



GIS City of Moose Jaw
Information Technology Dept.

24/06/2019 1:22 PM

4.0 RESIDENTIAL LAND USE AND HOUSING

4.1 OBJECTIVES

- a) To develop new residential areas that offer a quality living environment, meeting the needs of a variety of household types and incomes, in an efficient and environmentally responsible manner.
- b) To encourage infill residential development within already built-up areas that:
 - i) helps to meet the housing needs of a diverse population; and
 - ii) makes efficient use of municipal and community infrastructure.
- c) To ensure that dwellings, accessory buildings and lots are constructed and maintained to acceptable standards.
- d) To facilitate economic development and foster entrepreneurship through home based businesses that are clearly secondary to the residential use of the property and compatible with the surrounding residential environment.

4.2 POLICIES

4.2.1 Neighbourhood Designation and Design

- a) Neighbourhoods shall be the most important level of residential cluster in the City and shall be used as the primary building block in the planning of new suburban areas and the maintenance (or possibly renewal) of existing mature subdivisions. Neighbourhoods will generally occupy 40 ha (100 acres) and contain a population of up to approximately 2000 people and shall be large enough to service and develop (or redevelop) efficiently and economically.
- b) There are now cases where an existing or proposed Neighbourhood meet the general 40 ha area “threshold” of Subsection (a) above, but cannot yet be economically serviced with both water and sewer services from the City, due to their smaller population. In such situations, the Zoning Bylaw may establish new Zoning Districts to allow limited City services for larger parcels. Current examples of such Districts are the existing R5 Residential Acreage Residential District and the proposed R7 City Fringe Residential District for land which has been recently annexed to the City.

To support the smaller population on the larger parcels required in

those Districts, Council may at their discretion, provide only limited services to such proposed Neighbourhoods provided that the:

- i) proposed or existing Neighbourhood is within City boundaries; and
 - ii) the servicing costs can either be reasonably borne by the City, or cost-shared between the City, the developer and/or the current residents as the case may be.
- c) Other suburban Neighbourhoods may be allowed to have a greater mix of housing types and densities as outlined in conformity with the following Policies for proposed new residential Neighbourhoods.
- i) A Concept Plan (as defined by Section 44 of the Act) shall be required for each new proposed residential Neighbourhood (or portion thereof) which either: exceeds 15 hectares in total; or which has more than 20% of the gross Neighbourhood area proposed for Group, Multiple Unit or Townhouse Dwellings (as defined by the Zoning Bylaw).
 - ii) Proposed Concept Plans shall first be reviewed in respect to their conformity to the Goals, Objectives and Policies of this OCP, including the Constraints Maps and the Future Land Use Map.
 - iii) Concept Plan information requirements shall include, but are not limited to the following specific items: solar orientation of lots for energy conservation; pedestrian access to schools, parks, public transit, or minor neighbourhood commercial uses; preservation / enhancement of natural features, such as drainage patterns; proposed needs and efficiencies for municipal servicing, etc. Such applications must also contain all the information required by the Zoning Bylaw and shall be processed as outlined in that Bylaw.
 - iv) Following receipt of the required report from the Development Officer regarding a proposed Concept Plan, the Municipal Planning Commission (MPC) and Council shall consider the suitability of that proposal for adoption as an amendment to the Future Land Use Map of this Official Community Plan.

- d) Council may also use the foregoing “Policies for new residential Neighbourhoods” to designate one or more existing Neighbourhoods of the City as a Special Study Area in order to prepare and adopt a comprehensive, detailed land use, servicing or renewal Study. The MPC and Council shall then consider if the Study should be adopted as an amendment to the text and be shown on the Future Land Use Map of this Plan.
- e) Subject to financial or administrative constraints that may exist from time to time, City Administration may also require that proponents of new, large-scale industrial or commercial developments must submit a Concept Plan and servicing study to the MPC and Council for consideration. The Goals of this Plan, and the Commercial or Industrial Objectives (as the case may be) will also apply in such cases.

4.2.2 Housing Supply, Types and Densities

- a) The City should maintain a minimum of 2 years to a maximum of 5 years supply of serviced residential land.
- b) Where possible in each neighbourhood, future residential subdivision and development will be required to provide a similar mix of housing types and styles which:
 - i) either reflects the City’s current population profile; or
 - ii) satisfies other specific Objectives and Policies of this Plan including, but not limited to, attracting young families to ensure a renewed workforce and suitable educational and employment opportunities in the City.
- c) Higher density housing will generally be allowed in each residential neighbourhood at locations which will not conflict with lower housing densities or non-residential uses. This higher density housing may be appropriate near major arterial roads, or as part of mixed-use commercial/residential areas. The Zoning Bylaw may contain the specific definitions, densities, and separation distances between each cluster of this type of density and development standards under which higher density housing can be approved.

- d) Medium density housing will be allowed in all residential neighbourhoods only at locations where they will not conflict with lower housing densities. The Zoning Bylaw may contain the specific definitions, densities, and separation distances between each cluster of this type of density and development standards under which medium density housing can be approved. Such densities, separation distances and standards may apply to both new suburban Neighbourhoods and to the types of large parcel, limited – service Neighbourhoods referred to in Section 4.2.1.
- e) Supportive housing will be allowed in all residential neighbourhoods. The Zoning Bylaw may contain the specific definitions, densities or guidelines for such housing on an area or City-wide basis, and separation distances and development standards under which supportive housing can be approved.
- f) Conversion of existing residential or non-residential buildings to condominiums will be allowed at Council’s discretion. All such conversions shall conform to the National Building Code. Proposed conversions of existing rental dwelling units to condominiums may be phased to ensure that the vacancy rate for rental accommodation does not cause undue hardship to existing or prospective tenants in the City.

4.2.3 Residential Infill Development

- a) The City shall encourage infill housing in neighbourhoods which are close to the downtown and in other areas of mature subdivisions for which a Study has been prepared as noted in Policy 4.2.1 (b) above.
- b) In each area being considered for redevelopment in an existing neighbourhood containing mature subdivisions, the density and character of the surrounding mature subdivisions shall be the primary considerations in determining the type of infill development, which may be allowed in a particular location. In addition to the above criteria, all infill development shall also be designed with regard to items such as solar orientation of lots for energy conservation, pedestrian access to schools, parks, public transit or minor neighbourhood uses, preservation / enhancement of natural features such as drainage patterns, efficiency of municipal servicing, etc.
- c) Infill housing must consider the needs of households from the full range of social and economic characteristics and make efficient use of municipal and community infrastructure.

d) Council may adopt incentive programs to encourage residential infill and redevelopment in selected areas of the City.

4.2.4 Building and Property Maintenance Standards

- a) The City's first priority with respect to all buildings, but especially for existing residences, is to promote and, where necessary, require the maintenance of safe, energy-efficient and acceptable quality buildings. This will include both buildings and property in both private and public sectors.
- b) The City may consider grants, loans or educational and advisory services as ways of supporting such standards as landscaping guidelines or regulations, demolition control, enforcement of property and building standards, or maintenance programs.
- c) The City will encourage the conservation and renewal of housing stock by promoting and, where appropriate, participating in federal or provincial programs that are available for residential owners.

4.2.5 Home Occupations

- a) Home occupations shall be allowed in all residential Zoning Districts provided they are clearly secondary to the residential use of the dwelling.
- b) The specific types of permitted or discretionary home occupations may be defined in the Zoning Bylaw, but all such uses shall only be allowed if they remain compatible with the surrounding residences and do not detract from the amenity of the surrounding residential area.
- c) The Zoning Bylaw shall contain development standards for home occupations including, but not limited to, standards for storage, sales, number of permitted on and off-site employees, parking, accessory building use, lot coverage, noise, odour, vibration, electrical interference and hours of operation.