

Attendees:

Kendra Raymond, Subdivision Authority; Joanne Dargis, Manager, Current Planning; Joannes Wong, Manager, Long Range Planning; Aleshia Kwasny, Current Planner; and Jennifer Huitsing, Administrative Assistant.

1. Adoption of Agenda**2. Business Items****SDA-20-02 Ruisseau School Site**

The proposal is to subdivide a portion of the Ruisseau Neighbourhood consisting of ±5.84 hectares (±14.43 acres) to create 1 School Site Lot. An Education Use is a Permitted Use in the Integrated Neighbourhood (IN) District. The lot width and block length is 350.24m which exceeds the maximum 240m block length. The Land Use Bylaw allows the block standards to be varied for existing utilities, or other similar constraints; therefore a variance is required to exceed the maximum block length by 110.24m. Planning has identified that there is opportunity to include a crosswalk that will connect the proposed school site to the future residential lands, north of the site, which will reduce the block length. The application was reviewed under the applicable statutory plans for policy alignment.

Administration recommends conditional approval of the application.

K. Raymond approved SDA-20-02 Ruisseau School Site with the following changes to the proposed conditions:

- Traffic Impact Assessment needs to be completed at development permit stage and will be added as Condition 3.

Pursuant to Section 654 of the Municipal Government Act, this application is recommended for approval subject to the following conditions:

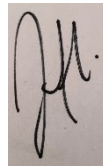
1. That the subdivision be effected by plan of survey.
2. The easements documents required on the entire property for a future municipal trail on this parcel shall be submitted for concurrent registration at the Land Titles Office.
3. The applicant to prepare a traffic impact assessment to the satisfaction of the city and affected external agencies prior to the issuance of the development permit

2. OTHER BUSINESS:

No other business.



Subdivision Authority



Administrative Assistant

Date: July 21, 2020

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