

AGENDA

Email Meeting of the Corman Park - Saskatoon District Planning Commission Wednesday, May 3, 2017

Agenda Item	Application	Page Number
1. Call the Meeting to Order		
2. Approval of the Agenda		
3. Approval of the Minutes of the April 4, 2017 Meeting		Attached
4. Business Arising from the Minutes		
a)	<i>Five Yard Sites Per Quarter Section – There is nothing new to report for this meeting.</i>	2
b)	<i>Textual Amendment – District OCP & Zoning Bylaw – Removal of Septic Utility Requirements – There is nothing new to report for this meeting.</i>	2
c)	<i>District Interim Development Strategy – There is nothing new to report for this meeting.</i>	3
d)	<i>Proposed Partnership – Legislative Amendments – Servicing Fees – New Update</i>	6
e)	<i>Grasswood Mixed Use Market Impact Study – New Update</i>	7
f)	<i>Saskatoon North Partnership for Growth (P4G) Update – New Update</i>	8
5. Rezoning Application(s)		
a)	<i>None</i>	-
6. Rezoning & Subdivision Application(s)		
a)	<i>None</i>	-
7. Subdivision Application(s)		
a)	<i>None</i>	-
8. Discretionary Use Application(s)		
a)	<i>None</i>	-
9. Textual Amendments		
a)	<i>Bylaw 30/17 – Proposed Textual Amendment – Corman Park-Saskatoon Planning District Zoning Bylaw – Temporary Uses</i>	10
10. Other		
a)	<i>None</i>	-
11. Adjournment		13

DELEGATION: None

4. Business Arising from the Minutes:

a) Five Yard Sites Per Quarter Section

At the Aug. 8, 2012 meeting of the Commission, Reeve Henry informed the Commission that the R.M. Council would like the Commission to consider a policy amendment to the single parcel country residential subdivision sections. The amendments would bring the District policy in line with the proposed changes in the policy proposed to be adopted in the rest of the R.M. The key change of this policy is increasing the number of yard sites allowed on a ¼ section from two to five and on 80 acres from one to three.

Ministerial approval of bylaws 25/14 and 26/14 was received on March 20, 2015. Part of the bylaws included an exclusion area, that encompassed the District as well as the P4G Study Area boundaries, where the increase in density will not be allowed at this time. The Commission requested that this item remain Business Arising from the Minutes as part of the ongoing P4G process and discussions.

In an effort to clean up some of the Business Arising from the Minutes in 2017, this item was revisited by R.M. Administration in light of the Saskatoon North Partnership for Growth (P4G) Regional Plan.

The most recent materials presented publically for feedback, indicate that the P4G will be administered by an expanded Planning District covering a larger area. While the exact details are currently being discussed it is expected that the P4G Regional Plan will replace the current DOCP at some time in the future.

Draft policies on residential subdivision in all of the P4G land use categories has been identified ranging from two yard sites per quarter section in commercial/industrial areas, to four per quarter allowed in longer term urban residential areas to five per quarter allowed in agricultural areas. Some of these land uses will encompass areas within the current Planning District where only two per quarter is allowed.

Given that the P4G Regional Plan is still draft there are no bylaw amendments proposed at this time. Approval and implementation of the P4G Regional Plan is still being discussed however Administrations will update the Commission if there is an appropriate time in the future to revisit the need for bylaw amendments.

There is nothing new to report for this meeting.

b) Textual Amendment – District OCP & Zoning Bylaw – Removal of Septic Utility Requirements

R.M. Council reconsidered amending the policy regarding the removal of septic utility requirements. At the Oct. 21, 2013 Council meeting a motion was passed that directed Administration to prepare a bylaw for First Reading to provide for increased flexibility and discretion to Council in requiring that a homeowner's association be formed as a condition of approval on multi-parcel country residential development.

The proposed bylaws were on the Nov. 6, 2013 agenda however concerns were raised by the City of Saskatoon to put the requirements in the District Official Community Plan (DOCP), or better link the DOCP and District Zoning Bylaw policies together more effectively. The Commission

requested that the two Administrations work together to discuss some potential options to present at a future meeting.

The Administrations have reviewed potential options with legal counsel. The City Administration initially proposed an option where the jointly-adopted DOCP, rather than the singly-adopted District Zoning Bylaw, would contain the standards for where septic utilities would be required. In the proposal the R.M. and the City would jointly decide whether wastewater system monitoring would be required for a particular development.

This option was presented to the R.M.'s Planning Committee at its Feb. 10, 2014 meeting. The R.M.'s Planning Committee directed the R.M. Administration to proceed with the bylaw amendments that had been drafted in Nov. 2013, other than replacing the term "homeowner's association" with "organization".

The City Administration considered this feedback and presented a second option that would retain the standards in the jointly-adopted DOCP, but remove the City from the decision on whether or not wastewater system monitoring would be required for a particular development. Instead, this decision would be made by the R.M. Administration, relying on the advice of appropriate provincial regulatory agencies and/or qualified professionals.

The bylaw amendments were discussed with the R.M.'s Planning Committee on Mar. 10, 2014, where the City Administration provided further information about the City's raw water intake and its importance to the water supply system for the region.

At the Mar. 17, 2014 R.M. Council meeting, a motion was passed that Council support the City of Saskatoon's proposed amendments to the DOCP and Zoning Bylaw subject to confirmation from the Saskatoon Health Region on the implementation of the policy.

R.M. Administration has discussed this option with the Saskatoon Health Region (SHR). The SHR supports monitoring as a general best practice, but cannot officially recommend monitoring for a specific development due to their legislated authority.

The Administrations met with Community Planning on April 29, 2014 to discuss the proposed amendments. We are currently receiving legal advice on the changes and expect to report back at an upcoming meeting with revisions.

In an effort to clean up some of the Business Arising from the Minutes in 2017, this item will be revisited by R.M. Administration for an upcoming meeting.

There is nothing new to report for this meeting.

c) District Interim Development Strategy

At the November 6, 2013 meeting, the R.M. Administration gave notice for an amendment the R.M. Council requested to increase maximum square footage allowed for commercial and industrial buildings as they cannot be larger than 35,000 square feet.

At the March 5, 2014 DPC meeting Bylaw 04/14 was presented to remove the 35,000 sq. foot size limitation for a number of commercial uses in the Planning District. The DPC supported First Reading, however it was not unanimous. Both Administrations and the DPC members acknowledged that more discussions need to occur between the R.M. and City of Saskatoon on

removing the square footage limitations in the Planning District. It was suggested that alternatives should be explored between the two parties before a bylaw is passed that may contravene the District Official Community Plan (DOCP); it was acknowledged that the policies set in 2010 may not be appropriate for our current state of development in the region and the two Councils should reconsider the overarching policies in the DOCP to provide more opportunity in the Planning District for new forms of development.

At the March 17, 2014 R.M. Council meeting a motion was passed that Council defer the First Reading of Bylaw 04/14 to allow for additional discussions between the R.M. and City of Saskatoon.

On May 7, 2014 the Administrations met to discuss the Interim Development Strategy which this proposed amendment would be a part of. Research is underway as to how other Districts and/or regions across the country dealt with this issue as they developed Regional Plans. The Interim Development Strategy is expected to be presented in late fall/early winter; an in-camera update was provided at the September 3 DPC meeting.

An in-camera update was provided at the November 21, 2014 meeting. R.M. and City Administrations also took the information in-camera to their respective Planning and Executive Committees for comment. The two Administrations met in January 2015 to share information and comments received and make some changes to the draft amendments based on the discussions.

A verbal in-camera update on the Interim Development Strategy was given at the February 4, 2015 DPC meeting.

The Administrations have outlined the proposed Interim Development Strategy amendments for the DPC to support at their April 8, 2015 meeting. The amendments include both textual and mapping amendments to support new developments in the Planning District. The proposed amendments are based on the following policy approach:

- a) balancing the needs and interests of both municipalities to continue to attract economic growth;
- b) consistency with the proposed land use, phasing, and servicing identified in the Concept Plans for the Planning District;
- c) consideration of both municipalities' growth plans: the City recognizes the RM's desire for alternative growth models, particularly south, southwest, and southeast of City limits; concurrently, the City is interested in further long-term urban growth north, west, and east of City limits; and
- d) consideration of servicing and infrastructure impacts.

City Executive Committee endorsed the recommendation to request advertising approval of the bylaws at their April 20, 2015 meeting; it was anticipated that this recommendation would have gone to the City Council meeting on April 27, 2015. However R.M. Council considered the proposed amendments at their April 20, 2015 meeting but the proposed bylaw amendments were deferred to have additional discussions with the City of Saskatoon on the impacts of the bylaws given the proposed changes in approach to development in the Planning District.

At the May 11 R.M. Planning Committee meeting, Galen Heinrichs, Water & Sewer Engineering Manager with the City of Saskatoon attended the Planning Committee meeting to make a presentation on regional water and sewer servicing. Alan Wallace, Director of Planning, Laura Hartney, Regional Planning Manager and additional planning staff from the City of Saskatoon also attended to discuss the implications of the bylaws with the Committee.

The R.M. wanted to pursue amendments to the Future Land Use Map for the industrial designations but had some concerns with the requirements surrounding designing for and connecting to centralized servicing. At the July 13 R.M. Planning Committee meeting additional discussions are took place with the City and R.M. regarding revisions to the proposed amendments.

Following the discussions at the R.M. Planning Committee meeting, the R.M. was concerned with the impacts of the broad policy amendments related to agreements and payments for centralized municipal services since the City is still unsure at this time as to what areas may be serviced in the future.

At the July 20 R.M. Council meeting, Council gave First Reading to the Bylaws but made a revision to have developments design for centralized services in the future but remove references to agreements and payments.

As per discussions at the May R.M. Planning Committee meeting all references to the Grasswood Mixed Use Node are deleted from the proposed amendments. It was agreed between two Administrations and R.M. Council that the Grasswood Mixed Use Node portions of the amendments will be delayed until after the Market Impact Study is completed

Mapping amendments included industrial lands, residential lands (extension of Greenbryre) and additional Future Growth Sector lands (the lands that are part of the 2015 boundary alteration). The residential and Future Growth Sector lands are considered housekeeping amendments and are consistent with what was previously proposed in the amendments.

Since the proposed amendments require the approval of both R.M. and City Councils, a request for a complimentary resolution will be forwarded to City Council.

The R.M. deferred Second and Third Readings of the bylaws at their August 17, 2015 for further discussion at R.M. Planning Committee.

At the September 21, 2015 R.M. Council Meeting a motion was made to send a letter to City of Saskatoon Council on behalf of Reeve Harwood regarding a joint meeting between Councils to be hosted by the R.M. to discuss a number of Regional and District Planning topics such as Future Land Use Map amendments, regional servicing, direct and off-site levies, transitional development, etc. A letter has been sent to the City and initial communications with R.M. Administration and the City Clerk's Office have occurred.

A discussion between R.M. and City Councils was held on April 18, 2016 where a number of District Planning issues were discussed. R.M. Administration noted that it was beneficial and could become an annual meeting as it is an opportunity for both Administrations to bring forward items to discuss.

There is nothing new to report for this meeting.

d) Proposed Partnership – Legislative Amendments – Servicing Fees

At the November 6, 2013 meeting, the Commission discussed the challenges and opportunities to proposed legislative amendments that would allow the R.M. and City to more effectively work together on servicing and development issues in urban future growth areas. The Commission encouraged the R.M. Council to join with adjacent municipalities in the region to negotiate an appropriate change to development levies (off-site levies) on new developments.

A letter (dated January 5, 2015) was received to the City of Saskatoon from Mr. Keith Comstock, Assistant Deputy Minister, Municipal Relations & Northern Engagement, Ministry of Government Relations with a request for input on potential amendments to *The Planning and Development Act, 2007* (PDA). A consultation meeting related to potential PDA amendments was held by the Ministry of Government Relations on January 15, 2015 and attended by both Planning Directors from the City and R.M.

The Saskatoon North Partnership for Growth (P4G) member municipalities are proposing two amendments to the PDA and have written a letter in response to Mr. Comstock's letter asking that they be included in the Ministry of Government Relations' review. A letter signed by the city managers/administrators of the R.M., the Cities of Saskatoon, Warman and Martensville, and the Town of Osler will be sent to the Ministry shortly for consideration in their review process. The P4G are seeking amendments related to flexibility in collecting urban servicing agreement fees and development levies for off-site services and implementation of the Regional Plan.

Administrations along with the P4G Project Manager, Christine Gutmann, presented a verbal update on the requested amendments at the February 4, 2015 DPC meeting.

The Ministry of Government Relations is undertaking preliminary consultation with stakeholders to obtain feedback on prospective amendments to *The Planning and Development Act, 2007*. Servicing and regional planning are two of the main topic areas that the government is seeking feedback on. Both R.M. and City representatives have been invited to participate in stakeholder meetings.

Both R.M. and City representatives participated in stakeholder meetings on September 24 and October 12, 2016 with the Ministry. The amendment process is expected to take a year to complete with more engagement sessions during the process.

The Ministry provided a number of possible options for addressing the main topic areas; the deadline for comments was December 23, 2016. Both the R.M. and City have responded to the options and a joint letter has been submitted by the P4G. Some of the options included encouraging voluntary regional planning with incentives including a regional servicing framework, considering mandatory regional planning for city regions, considering mandatory regional planning cross the province, improving the ability to collect regional, inter-municipal servicing fees, improving the naming system of regional planning options, changing municipal reserve and school site provisions and planning in proximity to railway operations.

The R.M. and City have been invited to stakeholder meetings on May 18, 2017 to discuss potential amendments; more information will be presented to the Commission when it comes available.

e) Grasswood Mixed Use Market Impact Study

As part of the proposed District Interim Development Strategy the RM and City have released a Request for Proposals (RFP) for a Market Impact Study for a proposed Grasswood Mixed Use Node.

The Market Impact Study will:

- a) identify the amount and type of development (commercial, residential, institutional) needed to meet projected growth while ensuring the viability of the Region's existing markets is not compromised;
- b) identify a maximum square footage for commercial development in the Grasswood Mixed Use Node;
- c) identify a phasing strategy for development in the Grasswood Mixed-Use Node; and,
- d) identify requirements for future Market Impact Assessments for proposed new development in the Grasswood Mixed Use Node.

The study will consider existing development approvals in the area as well as development proposals. The development goals of the First Nations communities within the study area will also be taken into consideration.

A total of nine (9) proposals were received by the closing of the RFP on March 16, 2015. The Evaluation Team reviewed the proposals and recommended that Cushing Terrell Architecture Inc. along with their sub-consultant Preferred Choice Development Strategists be awarded the contract. R.M. Council supported the recommendation to award the contract and enter into a Consulting Services Agreement at their April 20, 2015 Council meeting. The contract documents were executed on May 15, 2015. A Kick off meeting was held with the Steering Committee on May 1, 2015 to initiate the project.

A meeting was held on June 23, 2015 with the consultants and Steering Committee. This was a progress update, including an understanding of the research methodology being utilized to gather qualitative, quantitative, and statistical data. Completed research includes defining the characteristics of the area, stakeholder engagement, population projections, current market trends, and best practices throughout North America.

A teleconference with the consultants and the Steering Committee was held on July 22, 2015. This meeting introduced the group to the draft report including an extended build out timeline up to the year 2050. This timeline extension is based off the available land supply relative to the demands in addition to the impacts that changes to the Saskatoon Perimeter Highway alignment could have on the Grasswood area and the adjacent First Nation lands. This draft report has been coordinated with the P4G regional planning group; utilizing similar terminology and future land use objectives/strategies.

A qualitative and quantitative analysis has been undertaken on a number of sectors including retail commercial, suburban office space, hotel demand, light industrial, mixed use, residential, and the appropriate implementation phasing based on a "soft" build out. Discussion also included the reasoning behind the geographic boundaries of the market study area. The consultants suggested that it may be appropriate to extend the boundaries by two quarter sections to the boundary of the Planning District in the south.

The next steps of the study include; ongoing stakeholder engagement, finalizing the phasing strategy, identifying maximum square footages, finalizing land use maps, and finalizing the final report and presentation for the September 9 DPC meeting.

A draft final report has been received and is currently under review by the Steering Committee. There will be a presentation from the consultants at the September 9, 2015 DPC meeting summarizing and showcasing the findings, statistical data and recommendations of the Market Impact Study. A hard copy of the PowerPoint presentation will be made available to the Commission at the meeting. Feedback from the DPC and Steering Committee will be incorporated into the final report and will be provided at a later DPC meeting for acceptance.

Following the September 9, 2015 presentation from the consultants, comments from the Steering Committee on the final draft of the report were provided to CTA. New information on the Perimeter Highway alignments have been circulated to CTA for consideration in the final report. Consideration of moving the boundary of the Study Area will also be provided in the final report.

A final copy of the report was submitted to the Steering Committee for comment during the last week of October. A conference call with CTA was held in March to discuss the outstanding comments from the Steering Committee and inform the consultant on some P4G and other regional updates that may affect the study.

The Final Report was expected to be circulated to the Commission for acceptance at the September meeting; that timeline has been extended by the Administrations due to regional and district planning considerations as it related to implementation.

An Open House was expected for the Saskatoon Freeway which would have had an impact on finalizing the Market Study however the Open House was put on hold by the Ministry of Highways & Infrastructure (MHI).

MHI will now be holding an online information forum to share the recommended route and receive feedback from May 12-26, 2017. The online forum will include complete information about the project, an explanation of the process and an opportunity to ask questions and receive answers. The website is:

www.saskatchewan.ca/saskatoon-freeway

The anticipated timeline to finalize the South Saskatoon Freeway General Location Study is summer 2017. Administrations will be working with MHI over the coming weeks to finalize the location as it will have an effect on the outcomes of the Market Impact Study.

f) Saskatoon North Partnership for Growth (P4G) Update

At the June 6, 2016 meeting, an item was added to the Business Arising section of the DPC agenda as an ongoing update. The P4G group, made up of the Regional Oversight Committee (ROC) and the Planning and Administration Committee (PAC), has been working to complete a Regional Plan that will allow for the member municipalities to coordinate growth in the region in an efficient and proactive manner. O2 Planning + Design is the consultant that has been retained to complete this project.

Since the February 9, 2016 open house and engagement sessions, the P4G has been discussing potential changes to the draft Regional Land Use Map and draft Land Use Categories based on the feedback received. An extension to the project to April 2017 was also endorsed by P4G.

At its June 23, 2016 meeting, the ROC passed a resolution to support “5 per ¼ or 3 per 80 acres” subdivision and development in specific areas with the P4G boundary in advance of the completion of the Regional Plan. Letters of support from the P4G Chair as well as the individual municipalities were forwarded to the Ministry of Government Relations along with the Bylaw package for Ministerial approval. Ministerial approval on the Bylaw was received on November 1, 2016 therefore additional subdivision and development is allowed in some areas within the P4G study area at this time. None of the areas are within the Corman Park-Saskatoon Planning District.

A number of topics for the Regional Plan are currently being discussed by the ROC and PAC to ensure that policies within the plan are supported by all member municipalities. Some of the areas under review are related to governance, interim development, servicing strategy, First Nations engagement, as well as discussions related to Plan implementation.

On January 24, 2017, a stakeholder meeting with the consultant and DPC was held at the Wanuskewin Heritage Park prior to an Open House which updated the public on the Plan including changes that have been made in response to comments received through prior public engagement sessions.

Approximately 315 people attended the P4G Open House with 75 representatives from various stakeholder groups participating in targeted information sessions including the DPC, First Nations, service providers, environmental groups, developers, and municipal/provincial representatives.

An engagement period was open after the Open House, and closed on February 24, 2017. Updated engagement information will be provided to ROC at their March 31, 2017 meeting.

The PAC has also provided comments on the draft policies for the Regional Plan. Continued discussions on servicing and implementation will be done over the coming months as the project wraps up at the end of April 2017.

The P4G has updated our website (www.partnershipforgrowth.ca) with additional public information including additional boards and some Frequently Asked Questions. More specifically:

- the additional Public information Boards can be found here:
http://www.partnershipforgrowth.ca/static/assets/P4G_PublicInformation_2017.pdf
- the Frequently Asked Questions can be found here:
<http://www.partnershipforgrowth.ca/static/assets/P4G%20-%20FREQUENTLY%20ASKED%20QUESTIONS%20April%202017.pdf>

The regional Oversight Committee (ROC) met on Wednesday, April 26, 2017 to discuss the final stages of the project; another meeting is scheduled for May 11, 2017 to discuss the outstanding policies. The project is still on track for a timely finish as anticipated. More information will be presented to the Commission once it becomes available including next steps and implementation.

5. Rezoning Applications(s):

None

6. Rezoning & Subdivision Applications(s):

None

7. Subdivision Application(s):

None

8. Discretionary Use Application(s):

None

9. Textual Amendments:

a) Bylaw 30/17 – Proposed Textual Amendment – Corman Park-Saskatoon Planning District Zoning Bylaw – Temporary Uses

Background:

Recently, a landowner has inquired about the use of a property in the Corman Park-Saskatoon Planning District (District) for a circus to be allowed on an existing recreation site for a few days this summer. While some Temporary Uses are currently allowed in the District, this type of Temporary Use is currently not allowed.

This report is for the District Planning Commission (Commission) to consider a textual amendment providing for enabling language to allow for more types of Temporary Uses.

Analysis:

A new section on Temporary Uses is proposed for the District Zoning Bylaw to better clarify the direction around Temporary Uses. Some uses are already considered temporary in the District Zoning Bylaw but other types of uses are not currently allowed; these amendments enhance current uses and future uses.

The rationale for including "*construction, temporary residential accommodation, amusement and entertainment services or emergency uses*" are:

- Construction – section 2.3.d) and also 3.4.b) of the District Zoning Bylaw already provides for temporary, secondary residential uses during construction;
- Residential – Garden Suites and Farm Hand Residences are temporary uses already provided for under the District Zoning Bylaw;
- Amusement and Entertainment Services/Recreational – things like circuses, air shows, concerts, etc.; and
- Emergency – allows for flexibility in emergency situations.

The amendments propose that a Temporary Use shall be approved for the shortest period possible, but in no case shall it be approved for more than 12 months, except as otherwise provided in the District Zoning Bylaw. For example Garden Suites would be allowed for a maximum of 4 years as per section 4.1.7 of the District Zoning Bylaw.

A development agreement would be required to be entered into by the applicant and no subdivision would be permitted. Any buildings, placed on site would have to be removed on or before the expiry period allowed for the use, unless the construction of permanent buildings is specifically permitted by Council and conforms to the provisions of the District Zoning Bylaw. In addition, once the Temporary Use has ceased, the site must be restored to the same condition as it was prior to the beginning of the Temporary Use or restored to a post-disturbance condition and land use which is satisfactory to the R.M. Council may require a corresponding financial guarantee from the applicant to ensure acceptable remediation of the site.

The City of Saskatoon was consulted for comments on the proposed Bylaw. They responded that most of the Temporary Uses referenced do not require a development permit within Saskatoon's Zoning Bylaw. Although, these uses do not require a development permit, all businesses operating within Saskatoon do require a Business License, or Transient Trader License. This would include all temporary uses (i.e. windshield repair tents, carnivals, Christmas tree vendors, etc.).

Based on these comparisons, the City did not see any issues with the proposed amendments.

R.M. Administration notes that while the City uses Business Licencing the R.M. does not and the allowance for Temporary Uses allows for greater regulation on timeframes, compliance with provisions of the Zoning District, etc.

Process:

If the Commission supports the recommendation as presented, Bylaw 30/17 will be submitted to R.M. Council for consideration as textual amendments to the District Zoning Bylaw only need the approval of R.M. Council.

If First Reading by R.M. Council is successful, advertisement indicating the reason for the textual amendment and the date of the public hearing, is placed in a local newspaper for two (2) consecutive weeks prior to the next R.M. Council meeting. Members of the public have the ability to view or discuss the proposed bylaw with planning staff prior to the public hearing date. Any written comments on the bylaw received by the date indicated in the advertising notice will be include in the agenda package for R.M. Council's consideration on the date of the public hearing.

After the public hearing has closed, R.M. Council may give Second and Third Readings to Bylaw 30/17, or they may defeat the proposed Bylaw. If Bylaw 30/17 is passed an information package and copies of the Bylaw will be sent to the Community Planning branch for Ministerial approval of the Bylaw. The Bylaw comes into effect on the date of Ministerial approval.

The proposed Bylaw 30/17 has been attached for review. Similar amendments have already been considered in the R.M. of Corman Park Zoning Bylaw; R.M. Council has approved the Bylaw and Ministerial approval is expected shortly.

Recommendation:

"That the District Planning Commission recommends that R.M. Council supports First Reading of Bylaw 30/17."



RURAL MUNICIPALITY OF CORMAN PARK NO. 344

BYLAW 30/17

A bylaw to amend Bylaw No. 23/10 known as the Corman Park-Saskatoon Planning District Zoning Bylaw.

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, enacts to amend Bylaw 23/10 as follows:

1. Section 2 is amended by adding the following new subsection after section 2.6 and renumbering the other subsections accordingly:

“Temporary Uses:

1. *The Municipality may issue a temporary Development Permit, with conditions for a specified period of time, to accommodate developments incidental to construction, temporary residential accommodation, amusement and entertainment services, recreational uses, emergency uses or other uses as specified in this Zoning Bylaw.*
2. *In determining whether a building, structure or use is temporary, Council shall take the following factors into consideration:*
 - a. *the nature of the principal use, if any, with which it is associated;*
 - b. *the practicality of removing the use at the end of the approval period, given such things as the time of the year, and the equipment required to remove it; and*
 - c. *the actual duration of similar uses in the Municipality.*
3. *Every Temporary Use shall be approved for the shortest period possible, but in no case shall it be approved for more than 12 months, except as otherwise provided in this Bylaw.*
4. *An applicant shall be required to enter into a development agreement with the Municipality to ensure the temporary development complies with all relevant requirements of this Bylaw.*
5. *Temporary Uses must conform to the use provisions, yard setbacks and other requirements of the Zoning District in which they are situated.*
6. *All Temporary Uses must be located on an existing site; no subdivision will be permitted for Temporary Uses.*

7. *Any buildings, placed on sites where a Temporary Use is permitted, must be removed on or before the expiry period allowed for the use, unless the construction of permanent buildings is specifically permitted by Council and conforms to the provisions of this Bylaw.*
 8. *Once the Temporary Use has ceased, the site must be restored to the same condition as it was prior to the beginning of the Temporary Use or restored to a post-disturbance condition and land use which is satisfactory to the Municipality. Council may require a corresponding financial guarantee from the applicant, in a form acceptable to the Municipality, to ensure acceptable remediation of the site.”*
2. Section 6 – Definitions is amended by adding the following new definition according to the alphabetical order of the list:

“Temporary Use – means a use which is allowed for a specified period of time, at the end of such time the use must be removed from the site.”

This Bylaw shall come into force and take effect upon receiving the approval of the Minister of Government Relations.

REEVE, Judy Harwood

ADMINISTRATOR, Adam Titemore

10. Other:

None

11. Adjournment

Respectfully Submitted,

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