



MEMORANDUM

FROM: Administration
TO: Chair Rooke, Reeve Harwood, All Councillors
SUBJECT: Planning Committee Meeting

A meeting of the Planning Committee will be held on:

**Monday, September 10, 2018 –
Immediately following the Administration Committee Meeting.
R.M. Council Chambers**

AGENDA

1. Call to Order
2. Adopt Agenda
3. Planning Carryforward Action List
4. In Camera – 10:00 a.m. Delegation – Murray Totland, Arbutus Properties Proposed Solair Development – W ½ 16-36-4-W3 – Division 1
 - Presentation on Proposed Urban Development
5. Saskatoon North Partnership for Growth (P4G) Regional Plan
 - Update on P4G Regional Plan
6. Cannabis Regulations
 - Updated Discussion on Preferred Cannabis Policy Amendments
7. Adjourn

PLANNING Carryforward Action List-CURRENT

Yellow highlighted text indicates latest status update

	Date/Source	Action Item/Request	Status
1.	Jan. 7, 2013	<p>Septic Utility Policy</p> <p>Issue: In 2013, Council made a motion to cancel all septic utility agreements and rescind any septic bylaws or motions. Based on feedback, it was determined that approach would likely not be successful and instead it was determined to revise the current bylaw wording to increase flexibility of when to apply additional septic regulations/monitoring.</p>	<ul style="list-style-type: none"> • Jan. 7, 2013 – Presentation from Brent Latimer (Saskatoon Health Region (SHR)) regarding septic systems. • Jan 2013 – Council provides direction to cancel all septic utility agreements and rescind any septic bylaws or motions. • May 21, 2013 – instead of removing the requirements, the language used in the OCP and Zoning Bylaws is proposed to be altered to increase the flexibility of when to apply additional regulations of a private septic utility on a proposed development. • Aug. 19, 2013 – the bylaws are deferred to seek input • Sept. 16, 2013 – the District Planning Commission (DPC) expresses concerns and reservations with the proposed bylaw amendments and recommends that R.M. Council revisit the issue. • Oct 21, 2013 – Council provides direction to re-term septic utility and instead require that a homeowner’s association be formed as a condition of approval on multi-parcel country residential development. • Feb. 18, 2014 – request that the word ‘association’ be changed to ‘organization’. • Mar. 5, 2014 – Bylaw for First Reading presented at DPC meeting • Mar. 10, 2014 – City of Saskatoon attended the Planning Committee meeting to discuss a new proposal and provide additional information on the raw water intake • Mar. 18, 2014 - motion made to support the City of Saskatoon’s proposed amendments to the wording as noted in the report presented to Council at the Mar. 10, 2014 Planning Committee meeting subject to confirmation from the SHR on the implementation of the policy. • Apr. 29, 2014 – meeting with SHR & Community Planning with City and R.M. Administration. • Feb. 2015 – it was determined that the amendments will be considered with the rest of the District amendments. • Nov. 9, 2015 – a bylaw for consideration was on the Planning Committee agenda; DPC amendments will follow given ongoing discussions with the City on bylaw amendments • Nov. 16, 2015 – Bylaw 59/15 and 60/15 were deferred for edits • July 11, 2016 – updated Bylaws 31/16 & 32/16 were provided for consideration and discussion • July 18, 2016 – amended Bylaws 31/16 & 32/16 were given First Reading

PLANNING

Carryforward Action List-CURRENT

Yellow highlighted text indicates latest status update

			<ul style="list-style-type: none"> • Aug. 15, 2016 – public hearing and Bylaws given final readings and sent to Community Planning for Ministerial approval. • Feb. 2017 – The Ministry asked the R.M. to seek legal advice on a number of questions related to <i>The Municipalities Act</i> and <i>The Planning & Development Act</i> prior to approval. • Feb. 2017 – R.M. legal counsel responded that there are no concerns with the proposed amendments and asked Community Planning to consider approving them as presented. • May 2017 – Community Planning has advised that authority for a municipality to require a private on-site septic utility is established under <i>The Municipalities Act</i> not <i>The Planning & Development Act</i>. They returned the Bylaws to: <ul style="list-style-type: none"> ○ Leave the policies as-is and require all multi parcel developments to include a septic utility with the terms to be detailed at the discretion of the municipality; or ○ Edit the current OCP wording and create a new bylaw for septic utilities under the provisions of <i>The Municipalities Act</i>. • June 19, 2017 – motion passed that the wording recommended by Community Planning regarding the authority of a Municipality to require a private on-site septic utility under <i>The Municipalities Act</i> be added into the OCP and that a new separate bylaw regarding septic utilities be prepared. • June 27, 2017 – Solicitors were forwarded the materials to draft the bylaw. • Sept. 18, 2017 – a draft bylaw was prepared • May 14, 2018 – Amended bylaws are on the May Planning Committee agenda for discussion. • May 22, 2018 – First Reading given to Bylaws 14/18, 15/18 & 16/18 • June 18, 2018 – Final Readings given to Bylaws 14/18, 15/18 & 16/18. A bylaw package has been submitted to the province for approval; pending however approval expected shortly
2.	Feb. 16, 2016	<p>R.M. of Corman Park Zoning Bylaw</p> <p>Issue: That a list of topics for potential revision to the R.M. Zoning Bylaw be compiled.</p>	<ul style="list-style-type: none"> • Feb. 16, 2016 – A list of Zoning Bylaw topics for discussion and prioritization was on the Planning Committee agenda • Dec. 2016 Strategic Planning – determined that the review of the overall R.M. Zoning Bylaw would be deferred until the Regional Plan is implemented; however resourcing would be secured for priority items

PLANNING Carryforward Action List-CURRENT

Yellow highlighted text indicates latest status update

			<ul style="list-style-type: none"> Feb. 2017 – Council decided to re-prioritize lot sizes/densities and ILO regulations as the first two items to be followed by signage, secondary residences and sea cans as time allows. Separate items will be added to the Action List for each topic.
3.		<p>Intensive Livestock Operations</p> <p>Issue: Review the setbacks distances for ILOs in the OCP and requirements for co-existence agreements</p>	<ul style="list-style-type: none"> July 10, 2017 – A discussion on ILOs was held at Planning Committee with Equinox3. Sept. 8, 2017 – A meeting between the consultant, R.M. Administration and the Ministry of Agriculture was held to discuss issues and opportunities. Nov. 14, 2017 – Planning Committee discussed a background report and asked Equinox3 to follow up on some of the items within the document; Dec 5/6, 2017 – The Ministry of AG held a ILO forum in Regina; R.M. presented at the forum Feb 26, 2018 – Council provided direction on proposed bylaw amendments with an initial phase and a subsequent phase <ul style="list-style-type: none"> A meeting was held between the R.M., Community Planning & Ministry of Agriculture on May 1, 2018 to discuss potential criteria for reducing setbacks; Community Planning finalizing background report; meeting with Community Planning scheduled for Aug 23 cancelled at their request and re-scheduled for October 11. July 16, 2018 – Final Readings given to Bylaws 25/18 & 26/18 in relation to the initial ILO textual amendments. A bylaw package has been submitted to the province for approval; pending however approval expected shortly. Comments received during Ministerial referral include: <ul style="list-style-type: none"> Ministry of Agriculture questions if 12 months is the appropriate timeline for ceasing an ILO in order to waive setbacks. They advise that unless the facilities are nearing end of life, ILOs are difficult to re-purpose because they are built for a specific purpose. Recently they have seen depopulations for 3+ years before repopulation. They question extended depopulation events in the R.M. and also advise the producer groups may have input on this. They and Community Planning ask for consideration of these comments in the second round of ILO amendments

PLANNING Carryforward Action List-CURRENT

Yellow highlighted text indicates latest status update

4.	October 2017	<p>Mineral Resource Extraction Industries</p> <p>Issue: During their review of Bylaws 12/17 & 13/17 (the industrial district bylaws), Community Planning noted that as per subsection 6.6(1) of the <i>Statements of Provincial Interest</i>, mineral resource exploration and development shall be a permitted land use in a R.M. The proposed amendments list mineral resource extraction as a discretionary use in the Zoning Districts it falls in.</p>	<ul style="list-style-type: none"> • The Ministry provided condition approval to the industrial bylaws; giving Council until January 19, 2018 to amend the OCP and Zoning Bylaw with respect to mineral resource development. • Nov. 14, 2017 – Planning Committee discussed an options and asked Equinox3 to follow up with Community Planning on some of the options. • Dec. 18, 2017 – R.M. Administration asked Community Planning for an extension past January 19, 2018 since there was a delay in receiving a response to our inquiries. • Feb 26, 2018 – Council provided direction on proposed bylaw amendments <ul style="list-style-type: none"> ○ Draft of development standards was on July Planning Committee agenda for discussion. Follow up with Community Planning on definitions is taking place; draft bylaw expected at October Planning Committee meeting
5.	March 2014	<p>District Sq. Footage Increase</p> <p>Issue: Council wants to remove the maximum square footage restrictions in the Planning District.</p>	<ul style="list-style-type: none"> • Mar. 5, 2014 – R.M. Administration provided a Bylaw for First Reading at the DPC meeting. • Mar. 18, 2014 – R.M. Council deferred First Reading of Bylaw 04/14 to allow for additional discussion between the R.M. of Corman Park and City of Saskatoon. • Feb. 17, 2015 – The R.M. agreed to partner in the Grasswood Mixed Use Node Market Impact Study with the City of Saskatoon, with one of the outcomes of the study to consider changes to the sq. footage limitations. • See item 6 for more information.
6.	Feb. 17, 2015	<p>Grasswood Mixed Use Node Market Impact Study</p> <p>Issue: That the R.M. of Corman Park partner in the Grasswood Mixed Use Node Market Impact Study with the City of Saskatoon.</p>	<ul style="list-style-type: none"> • February 19, 2015 – The RFP for the Market Impact Study was released with the proposals due March 16, 2015. • April 20, 2015 – A recommendation on a preferred consultant for the Market Impact Study was given. • May 15, 2015 – A Consulting Services Agreement with Cushing Terrell Architecture was entered into. • 2016 – The final report was delayed due to miscommunication and negotiation on implementation between the R.M. and City as well as the Ministry of Highways & Infrastructure (MHI) not finalizing the route of the Saskatoon Freeway. The study was delayed pending the final route. • May 12, 2017 – MHI had a public online release of the SE Saskatoon Freeway route. MHI indicated the route would be set fall 2017.

PLANNING Carryforward Action List-CURRENT

Yellow highlighted text indicates latest status update

			<ul style="list-style-type: none"> • October 2017 – MHI updated they are reviewing the final draft report with a Steering Committee meeting expected near the end of October with project wrap up by end of the year. • November 2017 – A copy of the final MHI report was provided to the R.M. for review. • Dec. 1, 2017 – A Saskatoon Freeway Steering Committee meeting was held. It was indicated the project close out is expected for Jan/Feb 2018. • Dec. 5, 2017 – A meeting was held between R.M. and City staff to discuss completion of the Grasswood Market Impact Study in 2018 • Feb 20, 2018 - MHI has accepted the recommendations outlined in the final report prepared by their consultant. Official response is expected in March letter of support steering committee, things to consider into functional and restrictions map <ul style="list-style-type: none"> ○ R.M. Administration has completed edits to the final draft market study and has sent them to the City for review; discussions are also ongoing in relation to how the document should be brought forward to DPC and Councils • August 1, 2018 – The District Planning Commission requested a schedule for completion at its next meeting. • Sept 5, 2018 - The DPC was advised at their Sept 5 email meeting that the draft report is expected to be presented to them at their October meeting including a further schedule for implementation. The report would be presented to RM Council after the DPC meeting
7.	April 7, 2015	<p>Hydraulic Modeling Study</p> <p>Issue: That the R.M. undertake a hydraulic modeling study.</p>	<ul style="list-style-type: none"> • April 2015 – The Water Security Agency (WSA) was contacted to see if federal or provincial funding was available. The RM was added to the funding request list. R.M. Administration also inquired into the requirements/suggestions for drafting a Request for Proposals (RFP). • January 2016 – A hydraulic modeling study was considered as part of the 2016 Planning Department budget. • May 16, 2016 – Council directed Administration to prepare a RFP and that a recommendation be brought back to R.M. Council on the selected consultant in order to award the contract and enter into a consulting services agreement. • August 21, 2017 – A motion was passed that the R.M. will pay 100% of the costs of the Hydraulic Modelling Study under the condition that 50% will be reimbursed through grant funds.

PLANNING Carryforward Action List-CURRENT

Yellow highlighted text indicates latest status update

			<ul style="list-style-type: none"> • Jan 16, 2018 – The RFP was tendered with a closing date of Feb 12 with 13 proposals received. • Apr 16, 2018 – Barr Engineering was selected as the consultant • Apr 23, 2018 – Project kick off meeting held • May 2018 – river survey complete; model set up underway • August 2018 – model calibration to historic flood events is nearing completion; next step is consultant’s internal QA/QC process. Once complete, production of existing conditions maps can take place. • Sept 2018 – Water Security Agency contacted R.M. Administration about recently announced provincial funding programs. Officials are aware of the R.M.’s flood study and have asked provincial staff to begin discussions with the R.M. on our project; R.M. Administration is following up with details on our scope and budget for the province to consider. More details to be provided once available.
8.	June 20, 2016	<p>Planning Fees</p> <p>Issue: That Administration further investigate options related to a subdivision application/deposit fee</p>	<ul style="list-style-type: none"> • Discussions continue with Community Planning on the ability to charge fees for subdivision review and/or requiring a large deposit at the time of development • Feb. 12, 2018 – Council asked that Administration consider costs for consolidation requests as part of the Planning Fee Bylaw <ul style="list-style-type: none"> ○ R.M. Administration recommends our fees are re-addressed in 2019
9.	Feb. 27, 2017	<p>Drainage Studies</p> <p>Issue: That the study of three drainage areas be prioritized to be completed under one Request for Proposal (RFP).</p>	<ul style="list-style-type: none"> • Drainage study areas include North Corman/Highway No. 11 & 12 corridor; BizHub/Yellowhead and East Floral industrial areas. • Aug. 21, 2017 – That Administration finalize the RFP and bring back a recommendation on a preferred consultant once an evaluation of the received submissions has been completed. • Sept. 25, 2017 – A revision to the Highway No. 11/12 corridor/North Corman study area was made extending it further north. A request was also made to approach Martensville, Warman, and Saskatoon for potential cost sharing. • Sept 2017 P4G ROC meeting – the potential for future contribution by the urban municipalities was discussed. <ul style="list-style-type: none"> ○ The P4G municipalities are discussing funding and appropriate studies in the region so resources are not being duplicated ○ A draft project has been proposed by the City of Saskatoon to complete flood/drainage mapping. The P4G members are currently

PLANNING Carryforward Action List-CURRENT

Yellow highlighted text indicates latest status update

			<p>discussing the proposal. There are cost savings for the R.M. as a joint mapping project and it would allow for the other portions (i.e. East Floral area) of the drainage study to proceed under a separate project.</p> <ul style="list-style-type: none"> ○ At the April ROC meeting, the project was supported. In June 2018 the partners confirmed their budget contributions and project began. • July 2018 – model set up underway • August 2018 – model set up and calibration complete, QA/QC complete, final model being ran to produce flood maps
10.	Dec. 18, 2017	<p>Cannabis Regulations</p> <p>Issue: There are outstanding questions regarding the legalization of cannabis and potential impact to development in the Municipality.</p>	<ul style="list-style-type: none"> • Jan 8 2018 – The R.M. was notified that we are eligible for one cannabis retail outlet under the provincial regulations. The province will issue permits and serve as regulator however municipalities will be responsible for zoning regulations. R.M. Administration will summarize implications for the R.M. at a future Planning Committee meeting • Apr 10, 2018 – 30 applications were received to operate the 1 retail facility in the R.M. • June 4, 2018 – Tweed Grasslands, Yorkton (Canopy Growth Corporation) won the available permit provided it meets necessary requirements, such as criminal record checks. • June 11, 2018 - An update on proposed bylaw amendments was on the June Planning Committee agenda for direction <ul style="list-style-type: none"> ○ Based on the direction provided, R.M. Administration is drafting a bylaw for review, expected at September Planning Committee meeting as consultations with the provincial and federal governments are taking place on the production and wholesaling aspect of cannabis regulations. • Sept 10, 2018 - An update on proposed bylaw amendments is on the September Planning Committee agenda for direction
11.	Dec. 18, 2017	<p>Utilities and Services in the R.M.</p> <p>Issue: An R.M. ratepayer made a delegation to the Planning Committee in Dec 2017 raising concerns with considerations for the long term services required for industrial developments (i.e. waste management, snow management</p>	<ul style="list-style-type: none"> • Feb 26, 2018 – Council prioritized Snow Dump, Solid Waste, Septic, and Potable Water for discussion at the 2018 Strategic Planning Session

PLANNING
Carryforward Action List-CURRENT

Yellow highlighted text indicates latest status update

		facilities, transportation networks, etc.). Council asked Administration bring a summary on utilities and services offered in the R.M.	
12.	Mar. 26, 2018	<p>R.M. Future Land Use Map</p> <p>Issue: That the development of a future land use map for the R.M. be discussed concurrent to the P4G process.</p>	<ul style="list-style-type: none"> • An item will be brought forward to a future Planning Committee meeting for discussion
13.	Mar. 26, 2018	<p>P4G Zoning Bylaw</p> <p>Issue: Council provided a list of topics for review including discretionary use notification and evaluation criteria; clean fill; home based businesses; equestrian facilities; secondary residential dwelling units (i.e. garden suites, secondary suites, farmhand residences, guest cottages, etc.); sea cans; solar panels, wind farms, etc.; commercial/industrial landscape standards; signage; country residential densities; solid/liquid waste disposal; potable water provision and drainage.</p>	<ul style="list-style-type: none"> • Individual report items will be brought forward on Planning Committee agendas for discussion



Planning Committee Presentation Item 4

September 10, 2018

Reeve and Councillors

Re: In Camera – 10:00 am Delegation – Murray Totland, Arbutus Properties Proposed Solair Development – W ½ 16-36-4-W3 – Division 1

Background:

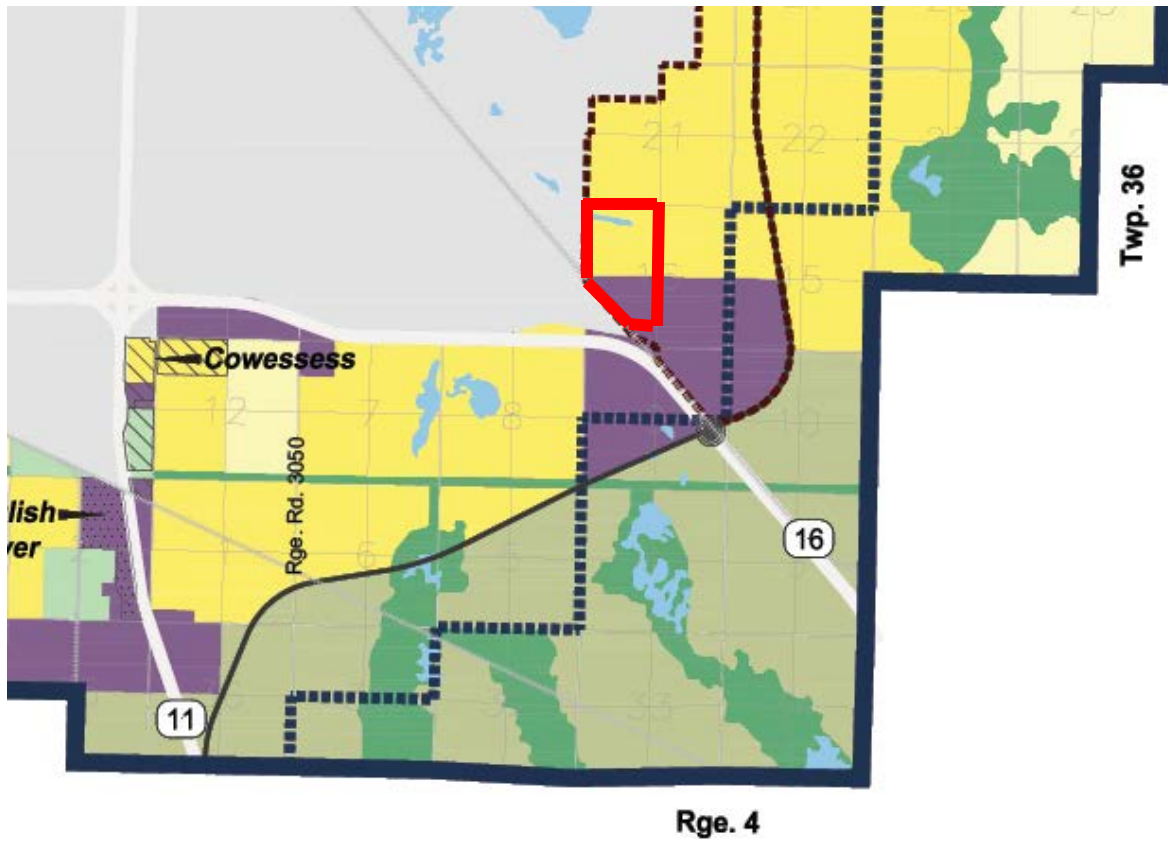
Murray Totland, Director of Planning with Arbutus Properties will be in attendance to provide an overview of the proposed Solair urban residential development. The vision for the Solair development is to build the largest “green” renewable energy based, sustainable community in Canada. The proposed Solair development is a joint venture between Arbutus Properties and the landowners, the Franko family. More information can be found on the project website <https://solairliving.com/>.

The site has no designation on the current District Future Land Use map however the site is designated future Urban Residential Neighbourhood and Urban Commercial/Industrial within the P4G Regional Plan. The lands are within the growth area to 700,000. Depending on the final concept for the lands, Regional Land Use Map amendments may be required to support the proposed development as the policies of the Regional Plan ensure that urban development is consistent with the Regional Land Use map, even after boundary alterations.

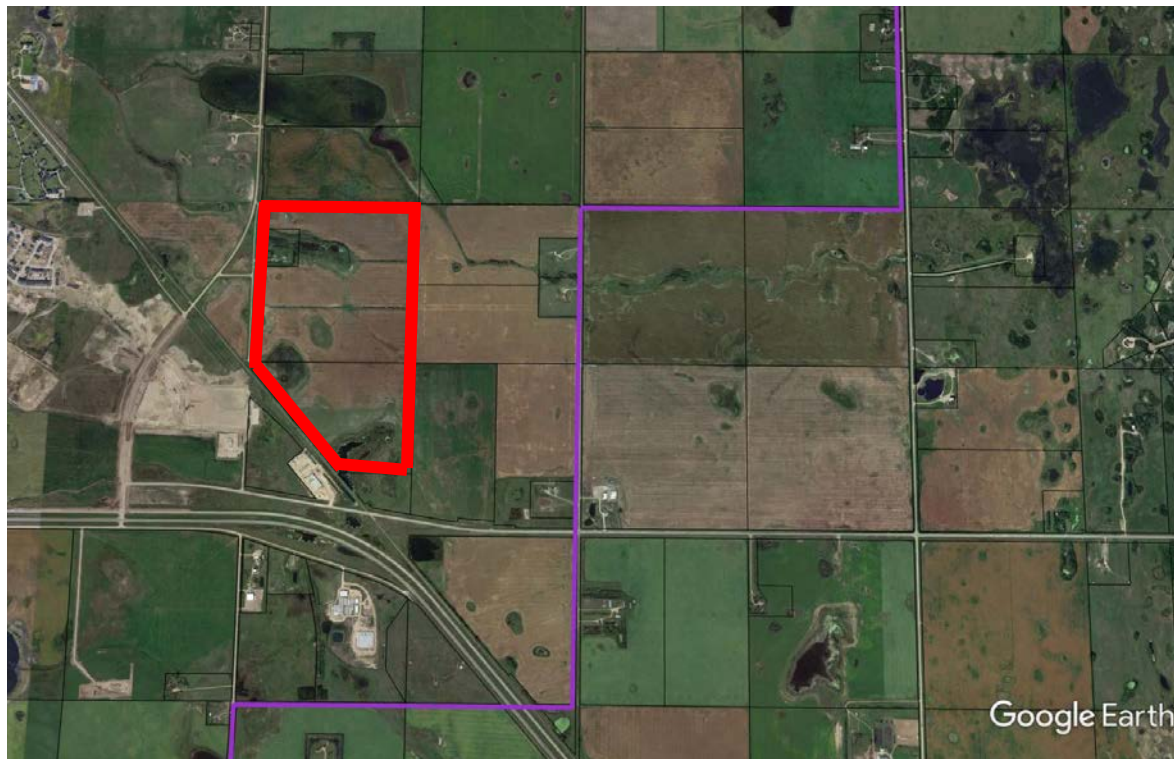
Discussions with City of Saskatoon Administration suggest these lands would be reviewed as part of the revised Holmwood Sector Plan amendments, which the R.M. and landowners would be engaged in during upcoming years. A revised Holmwood Sector Plan is required due to the re-alignment of the Saskatoon Freeway and to ensure consistency with the P4G Regional Plan, among other issues. The City has indicated a revised Holmwood Sector Plan is required prior to any boundary alteration requests.

Enclosures: P4G Regional Land Use Map; Aerial Image

P4G Regional Land Use Map showing Highlighted Property



Aerial Image showing Highlighted Property





Planning Committee Presentation Item 5

September 10, 2018

Reeve and Councillors

Re: Saskatoon North Partnership for Growth (P4G) Regional Plan

Background:

The next Regional Oversight Committee (ROC) meeting is scheduled for September 27, 2018. The ROC meeting was originally scheduled for September 13 but was changed due to scheduling conflicts. An update on the P4G drainage pilot project, P4G Zoning Bylaw and P4G staffing are expected.

The P4G Project Manager, Gord Shaw, continues work on the P4G Zoning Bylaw including weekly teleconference sessions with R.M. Administration. He has also been in discussions with Collen Yates, Equinox3 Consulting, regarding country residential zoning districts and the previous discussion/direction given by R.M. Council in January 2018. A discussion paper on options for country residential growth is being finalized for presentation to the R.M. Planning Committee at an upcoming meeting. Discussions with the urban municipalities are also underway regarding the considerations of urban growth in the P4G Zoning Bylaw. Research into other Canadian regions and planning districts is taking place for best practices around intermunicipal development. The first public engagement opportunity including potential dates and discussion topics will be discussed at upcoming Planning & Administrative Committee meeting.

P4G budget considerations are also expected to be brought forward at an upcoming R.M. Planning Committee meeting for discussion.

Recommendation:

“That the Saskatoon North Partnership for Growth (P4G) Regional Plan update be received as information.”



Planning Committee Presentation Item 6

September 10, 2018

Reeve and Councillors

Re: Cannabis Regulations

Background:

Council will recall a report at the March 19 and June 11, 2018 Planning Committee meetings in regards to cannabis regulations. Based on the direction received from R.M. Council, R.M. Administration undertook additional consultations with the provincial and federal governments to better understand the legislation around cannabis. Based on that research R.M. Administration would like to confirm the previous direction prior to drafting final bylaws for consideration.

Analysis:

Zoning will be used to specifically regulate cannabis-related land uses within the R.M. rather than allowing for them under current, general land use definitions. The previous direction from Council was to:

- Allow for retailing of cannabis as a separate use and provided for in commercial and industrial zoning districts. Cannabis production and wholesaling were to be separate uses. Cannabis retailing in residential districts was to be prohibited and setbacks included from 'sensitive' land uses such as schools.
- Cannabis production was to be a separate use and provided for in agricultural, commercial and industrial zoning districts. Cannabis retailing and wholesaling were to be separate uses if located in an agricultural area but vertical integration could be considered in commercial and industrial zoning districts.
- Cannabis wholesaling and distribution was to be a separate use and provided for in commercial and industrial zoning districts with allowances for vertical integration.

All cannabis production facilities must be licensed by the federal government. All cannabis retail and wholesale facilities must be licensed by the provincial government.

A review of other jurisdictions shows that many municipalities are considering ancillary uses such as processing, packaging, testing, and shipping in cannabis production facilities. However many of these facilities are in urban environments within commercial and industrial zoning districts not agricultural areas.

Furthermore, the federal government will allow a licensed producer to apply for multiple licenses at a single site, meaning they could apply to wholesale cannabis at a location in the R.M. that we would only allow for production. Health Canada will not require applicants to provide municipal approval prior to issuing a licence. The federal government has advised that applicants and licence holders are responsible for compliance with the *Cannabis Act* and its regulations as well as compliance with other applicable federal, provincial and territorial legislation and municipal bylaws. The federal government has advised that municipalities maintain responsibility to ensure

licence holders within their jurisdiction meet their municipal bylaws and to enforce them if needed. Health Canada can only refuse to register, renew or amend a registration if they fall within the requirements outlined in section 317 or 318 of the *Cannabis Regulations* or section 65 of the *Cannabis Act*. This means that enforcement of our bylaws will be our responsibility so if someone receives a higher level of production and wholesaling than what is permitted under our bylaws, it will be our responsibility to enforce.

With this in mind, R.M. Administration wants to confirm that Council still wants to distinguish between cannabis production and wholesaling, and only allow for production in agricultural areas. It will likely lead to less land use conflicts but may lead to increased oversight during the permitting process and increased enforcement actions if operators are non-compliant. The alternative is to allow for more processing, wholesaling and distribution in agricultural areas however adjacent ratepayers would likely have concerns with industrial activities in close proximity to their lands.

There has been interest in production and wholesaling activities in the R.M. with many proponents having unclear business plans and wanting to know 'what the R.M. will allow' so they can proceed forward with their permits to the federal and/or provincial governments.

Confirmation that Council wants to distinguish these types of uses will allow R.M. Administration to finalize the bylaw amendments.

Recommendation:

"That the Cannabis Regulations report be received as information and that Council provides direction on policy amendments as noted in the report."