



MEMORANDUM

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

A meeting of the Planning Committee will be held on:

**Tuesday, October 9, 2018 – Immediately following the Public Works Committee Meeting
R.M. Council Chambers**

AGENDA

1. Call to Order
2. Adopt Agenda
3. Planning Carryforward Action List
4. 9:00 a.m. Delegation – Wanuskewin Heritage Park – W ½ 36-37-5-W3 – Division 5
 - Presentation on Current Initiatives and Future Plans
5. Saskatoon North Partnership for Growth (P4G) Regional Plan
 - Update on P4G Regional Plan
6. Proposed Textual Amendments – R.M. of Corman Park Zoning Bylaw – Cannabis Regulations
 - Review of Draft Cannabis Regulations
7. Bylaw 48/18: Proposed Textual Amendments – R.M. of Corman Park Zoning Bylaw – Mineral Resource Extraction Industry Development Standards
 - Review of Draft Bylaw Prior to First Reading
8. Adjourn

PLANNING Carryforward Action List-CURRENT

Yellow highlighted text indicates latest status update

	Date/Source	Action Item/Request	Status
1.	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 • 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.
2.		<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. • Sept 4, 2018 - Bylaws 25/18 & 26/18 were approved, the bylaws are now in effect and this part of the item will be removed from the action list. • 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

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			<p>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</p> <ul style="list-style-type: none"> o To be considered as part of second round of amendments
3.	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"> o Draft of development standards was on July Planning Committee agenda for discussion. • Oct 9, 2018 – Bylaw 48/18 is on the October Planning Committee agenda for review
4.	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.
5.	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</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.

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		<p>Node Market Impact Study with the City of Saskatoon.</p>	<ul style="list-style-type: none"> • 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. • 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 • Oct 10, 2018 – the DPC will consider this report at their meeting
6.	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).

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			<ul style="list-style-type: none"> • 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. • 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 (WSA) 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 followed up with details on our scope and budget for the province to consider. <ul style="list-style-type: none"> ◦ Discussions ongoing; WSA has put the R.M. on the list to be considered for funding reimbursement • Oct 2018 – Barr has finished calibrating the existing conditions model and ran initial flow depth and velocity mapping for 500-year flood events. Developing a future conditions terrain model representing full residential development. R.M. Administration is reviewing Barr's approach to modeling future conditions. First round of reporting to federal government due for the end of October; R.M. Administration is drafting report
7.	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

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			<ul style="list-style-type: none"> ○ R.M. Administration recommends our fees are re-addressed in 2019
8.	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 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. ○ 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. Initial results expected at November P4G ROC meeting, followed by municipal review
9.	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.

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			<ul style="list-style-type: none"> • 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 was on the September Planning Committee agenda for direction • Oct 9, 2018 – Draft regulations including definitions and development standards are on the October Planning Committee agenda for review
10.	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 facilities, transportation networks, etc.). Council asked Administration bring a summary on utilities and services offered in the R.M.</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
11.	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
12.	Mar. 26, 2018	<p>P4G Zoning Bylaw</p>	<ul style="list-style-type: none"> • Individual report items will be brought forward on Planning Committee agendas for discussion

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		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.	
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Planning Committee Presentation Item 4

October 9, 2018

Reeve and Councillors

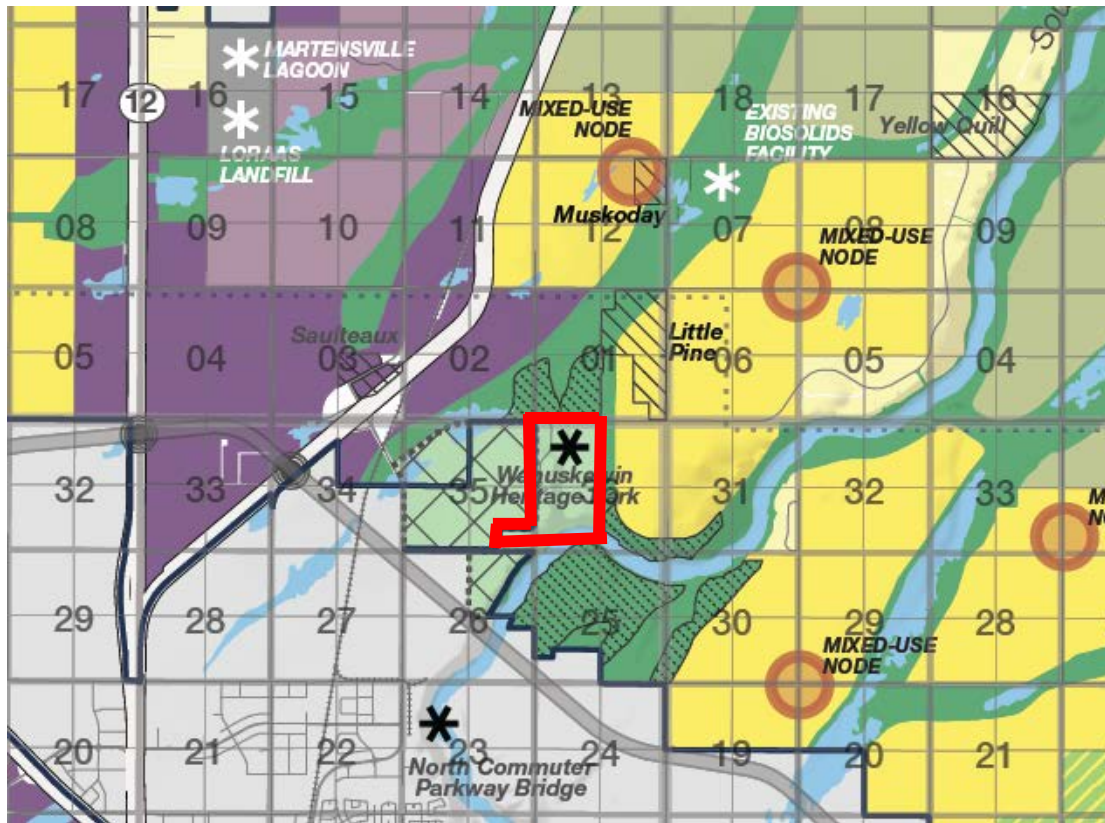
Re: 9:00 am Delegation – Wanuskewin Heritage Park – W ½ 36-37-5-W3 – Division 5

Background:

Wanuskewin representatives, including Tara Janzen, Development Manager and Dr. Ernie Walker, will attend to discuss their current initiatives and future plans at the Wanuskewin Heritage Park.

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

October 9, 2018

Reeve and Councillors

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

Background:

The Regional Oversight Committee (ROC) meeting scheduled for September 27 was cancelled due to scheduling conflicts. However a meeting between the ROC executive (selected elected officials) and the Planning & Administrative Committee (PAC) managers is scheduled for October 16, 2018. The meeting is intended to have a more candid discussion and allow PAC managers to put forward discussion topics for the November 8, 2018 ROC meeting including future urban growth areas and First Nations representatives on the P4G District Planning Commission. An update on the P4G drainage pilot project, P4G Zoning Bylaw including urban growth areas and P4G staffing are expected at the upcoming November ROC meeting.

The P4G Project Manager, Gord Shaw, continues work on the P4G Zoning Bylaw including weekly teleconference sessions with R.M. Administration.

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

October 9, 2018

Reeve and Councillors

Re: Proposed Textual Amendments – R.M. of Corman Park Zoning Bylaw – Cannabis Regulations

Background:

Council will recall a report at the March 19, June 11 and September 10, 2018 Planning Committee meetings in regards to cannabis regulations. Based on the direction received, R.M. Administration has drafted definitions and development standards for Council's consideration.

Analysis:

The following cannabis related industries are proposed to be regulated in the R.M. Zoning Bylaw. Given the sensitives around cannabis related uses R.M. Administration would also recommend that Council undertake public consultation prior to First Reading of a Bylaw. An online survey would be recommended over an event such as an Open House to gain feedback. Council should determine if they want to undertake consultation and if so, the forum and length of consultation prior to considering First Reading of a Bylaw.

Retailing of Cannabis

Council had previous provided direction to include the retailing of cannabis in commercial and industrial districts as a separate use from current Retail Store uses. The proposed definition is:

Cannabis Retail Store – means a provincially-licensed retail store where cannabis or cannabis products are sold, and which may include the sale of cannabis accessories and cannabis related ancillary items. A Cannabis Retail Store may be permitted as vertically integrated ancillary use in a Cannabis Production Facility or Cannabis Wholesaler.

A Cannabis Retail Store is permitted in the Commercial (C) District and Business (B1) District and discretionary in the Light Industrial (M1) District, similar to other Retail Stores in these districts. They would be prohibited in residential districts.

Wholesaling of Cannabis

Council had previous provided direction to include the wholesaling of cannabis in commercial and industrial districts as a separate use from current Warehousing/Wholesaling uses. The proposed definition is:

Cannabis Wholesaler – means a means a provincially-licensed warehouse and distribution facility that purchases cannabis from federally licensed producers or other provincially-licensed wholesalers for storage, distribution and sales to Cannabis Retail Stores or other provincially-licensed Cannabis Wholesalers. A Cannabis Wholesaler may be permitted as a vertically integrated ancillary use in a Cannabis Production

Facility and may include a Cannabis Retail Store as a vertically integrated ancillary use.

A Cannabis Wholesaler is permitted in the M1 and Heavy Industrial (M2) Districts and discretionary in the C and B1 District, similar to other Warehousing/Wholesaling uses in these districts. They would be prohibited in residential districts.

Production of Cannabis

Council had previously provided direction to include the production of cannabis in agricultural, commercial and industrial districts as a separate use from current Intensive Agricultural uses. The proposed definition is:

Cannabis Production Facility – means a federally-licensed facility used for the on-site cultivation, harvesting, processing, testing, packaging and shipping of cannabis or goods and products derived from cannabis. A Cannabis Production Facility may include a Cannabis Retail Store and/or a Cannabis Wholesaler as vertically integrated ancillary uses.

A Cannabis Production Facility is permitted in the M1 and M2 Districts and discretionary in the Agricultural (AG), Agricultural Residential 1 District (AR1), Agricultural Residential 2 District (AR2), and B1 Districts. The use is not proposed in the Agricultural Residential 3 (AR3) District for Blumenheim as this is a more residential district or the C District as production and manufacturing uses are not allowed in commercial districts. They would be prohibited in residential districts excepting the growing for personal use provided for under federal regulations (i.e. a maximum of four plants per household).

Processing of Cannabis

Based on research of cannabis industries, R.M. Administration would recommend providing a definition for the processing of cannabis. This use would be distinct in providing for processing as a singular use where cannabis is sourced from off-site locations. No production or retailing would be allowed on site. The use would be allowed in industrial districts as a separate use from current Manufacturing use. The proposed definition is:

Cannabis Processing Facility – means a facility for the manufacturing of cannabis into cannabis products. A Cannabis Processing Facility cannot include a Cannabis Retail Store or Cannabis Wholesaler as ancillary uses.

A Cannabis Processing Facility is permitted in the M1 and M2 Districts and discretionary in the B1 District, similar to other Manufacturing uses in these districts. They would be prohibited in residential districts.

Research & Testing of Cannabis

Based on research of cannabis industries, R.M. Administration would recommend providing a definition for the research and testing of cannabis. This use would be distinct in providing for research and testing as a singular use. No retailing would be allowed on site however on-site production would be allowed in relation to use. The use would be allowed in industrial districts as a separate use from current Research Laboratory use. The proposed definition is:

Cannabis Research & Testing Facility – means a federally-licensed facility for the research and testing of cannabis or cannabis products. On site cannabis production is only permitted as incidental to the main purpose of the facility for the research and testing of cannabis. A Cannabis Research & Testing Facility cannot include a Cannabis Retail Store or Cannabis Wholesaler as ancillary uses.

A Cannabis Research & Testing Facility is permitted in the M1 and M2 Districts and discretionary in the B1 District, similar to other Research Laboratory uses in these districts. They would be prohibited in residential districts.

The following chart summarizes the proposed uses and associated zoning districts:

	<u>Cannabis Retail Store</u>	<u>Cannabis Wholesaler</u>	<u>Cannabis Processing Facility</u>	<u>Cannabis Processing Facility</u>	<u>Cannabis Research & Testing Facility</u>
Agricultural – AG District	-	-	D	-	-
Agricultural Residential 1 – AR1 District	-	-	D	-	-
Agricultural Residential 2 – AR2 District	-	-	D	-	-
Commercial – C District	P	D	-	-	-
Business – B1 District	P	D	D	D	D
Light Industrial – M1 District	D	P	P	P	P
Heavy Industrial – M2 District	-	P	P	P	P

The following development standards are proposed for each use, Council should review them and provide any direction on additions, deletions or revisions. They are similar between uses but there are some differences. For example setbacks are only applied to Cannabis Retail Stores.

Cannabis Retail Store:

- a. A Cannabis Retail Store should have consideration for the impact on adjacent uses with regard to use, design, intensity and operation.
- b. The use shall not create or become a nuisance or create any conflict with the surrounding uses in terms of noise, dust, refuse matter, odour, traffic and storage of hazard or combustible materials.
- c. A Cannabis Retail Store will not be permitted within 150 m from a Community Facility, Community Care Facility, Residential Care Facility or Park, as measured from property line to property line.
- d. The applicant shall provide the Municipality with evidence of compliance with any applicable provincial and federal legislation or regulations including approvals where required.
- e. There must be adequate infrastructure and utility services to service the proposed use including roads, power, natural gas, telecommunications, water supply and wastewater disposal systems. If upgrades are required, the applicant shall be solely responsible for the cost and the undertaking of such upgrades.
- f. Allowing an individual to smoke, vape, consume or otherwise ingest cannabis or products containing cannabis on the premises is prohibited.
- g. Outdoor storage of cannabis or cannabis related products or materials is prohibited.
- h. A Cannabis Retail Store must have acceptable access for emergency services.
- i. A Cannabis Retail Store shall have consideration for delivery of product to site and delivery off site of retail purchases. Facilities must have adequate on-site parking and loading areas for the proposed use.
- j. A Cannabis Retail Store shall not include a drive thru bay.
- k. An applicant shall be required to enter into an agreement with the Municipality to ensure the use complies with all relevant requirements of this Bylaw including any additional conditions of approval.

Cannabis Wholesaler:

- a. A Cannabis Wholesaler should have consideration for the impact on adjacent uses with regard to use, design, intensity and operation with other surrounding land uses.
- b. The use shall not create or become a nuisance or create any conflict with the surrounding uses in terms of noise, dust, refuse matter, odour, traffic and storage of hazard or combustible materials.
- c. The applicant shall provide the Municipality with evidence of compliance with any applicable provincial and federal legislation or regulations including approvals where required.
- d. There must be adequate infrastructure and utility services to service the proposed use including roads, power, natural gas, telecommunications, water supply and wastewater disposal systems. If upgrades are required, the applicant shall be solely responsible for the cost and the undertaking of such upgrades.
- e. Allowing an individual to smoke, vape, consume or otherwise ingest cannabis or products containing cannabis on the premises is prohibited.
- f. Outdoor storage of cannabis or cannabis related products or materials is prohibited.
- g. A Cannabis Wholesaler must have acceptable access for emergency services.

- h. A Cannabis Wholesaler shall have consideration for delivery of product on and off the site. Facilities must have adequate on-site parking and loading areas for the proposed use.
- i. An applicant shall be required to enter into an agreement with the Municipality to ensure the use complies with all relevant requirements of this Bylaw including any additional conditions of approval.

Cannabis Production Facility:

- a. A Cannabis Production Facility should have consideration for the impact on adjacent uses with regard to use, design, intensity and operation with other surrounding land uses.
- b. The use shall not create or become a nuisance or create any conflict with the surrounding uses in terms of noise, dust, refuse matter, odour, traffic and storage of hazard or combustible materials.
- c. The applicant shall provide the Municipality with evidence of compliance with any applicable provincial and federal legislation or regulations including approvals where required.
- d. There must be adequate infrastructure and utility services to service the proposed use including roads, power, natural gas, telecommunications, water supply and wastewater disposal systems. If upgrades are required, the applicant shall be solely responsible for the cost and the undertaking of such upgrades.
- e. Allowing an individual to smoke, vape, consume or otherwise ingest cannabis or products containing cannabis on the premises is prohibited.
- f. Outdoor storage of cannabis or cannabis related products or materials is prohibited.
- g. A Cannabis Production Facility must have acceptable access for emergency services.
- h. A Cannabis Production Facility shall have consideration for delivery of product on and off the site. Facilities must have adequate on-site parking and loading areas for the proposed use.
- i. An applicant shall be required to enter into an agreement with the Municipality to ensure the use complies with all relevant requirements of this Bylaw including any additional conditions of approval.

Cannabis Processing Facility

- a. A Cannabis Processing Facility should have consideration for the impact on adjacent uses with regard to use, design, intensity and operation with other surrounding land uses.
- b. The use shall not create or become a nuisance or create any conflict with the surrounding uses in terms of noise, dust, refuse matter, odour, traffic and storage of hazard or combustible materials.
- c. The applicant shall provide the Municipality with evidence of compliance with any applicable provincial and federal legislation or regulations including approvals where required.
- d. There must be adequate infrastructure and utility services to service the proposed use including roads, power, natural gas, telecommunications, water supply and wastewater disposal systems. If upgrades are required, the applicant shall be solely responsible for the cost and the undertaking of such upgrades.
- e. Allowing an individual to smoke, vape, consume or otherwise ingest cannabis or products containing cannabis on the premises is prohibited.
- f. Outdoor storage of cannabis or cannabis related products or materials is prohibited.

- g. A Cannabis Processing Facility must have acceptable access for emergency services.
- h. A Cannabis Processing Facility shall have consideration for delivery of product on and off the site. Facilities must have adequate on-site parking and loading areas for the proposed use.
- i. An applicant shall be required to enter into an agreement with the Municipality to ensure the use complies with all relevant requirements of this Bylaw including any additional conditions of approval.

Cannabis Research & Testing Facility:

- a. A Cannabis Research & Testing Facility should have consideration for the impact on adjacent uses with regard to use, design, intensity and operation with other surrounding land uses.
- b. The use shall not create or become a nuisance or create any conflict with the surrounding uses in terms of noise, dust, refuse matter, odour, traffic and storage of hazard or combustible materials.
- c. The applicant shall provide the Municipality with evidence of compliance with any applicable provincial and federal legislation or regulations including approvals where required.
- d. There must be adequate infrastructure and utility services to service the proposed use including roads, power, natural gas, telecommunications, water supply and wastewater disposal systems. If upgrades are required, the applicant shall be solely responsible for the cost and the undertaking of such upgrades.
- e. Allowing an individual to smoke, vape, consume or otherwise ingest cannabis or products containing cannabis on the premises is prohibited.
- f. Outdoor storage of cannabis or cannabis related products or materials is prohibited.
- g. A Cannabis Research & Testing Facility must have acceptable access for emergency services.
- h. A Cannabis Research & Testing Facility shall have consideration for delivery of product on and off the site. Facilities must have adequate on-site parking and loading areas for the proposed use.
- i. An applicant shall be required to enter into an agreement with the Municipality to ensure the use complies with all relevant requirements of this Bylaw including any additional conditions of approval.

Recommendation:

“That Council determine if any further revisions are required to the proposed Cannabis Regulations and that Council provides direction on public consultation.”



Planning Committee Presentation Item 7

October 9, 2018

Reeve and Councillors

Re: Bylaw 48/18: Proposed Textual Amendments – R.M. of Corman Park Zoning Bylaw – Mineral Resource Extraction Industry Development Standards

Background:

Council will recall passing Bylaws 12/17 & 13/17 to the R.M. Official Community Plan (OCP) and Zoning Bylaw in 2017 with respect to changes to the industrial districts. This included amending the previous Mineral Resource Industry definitions to separate out Aggregate Resource Industries (i.e. gravel pit) from Mineral Resource Industries (i.e. potash mine).

During Ministerial review, Community Planning noted that as per subsection 6.6(1) of the *Statements of Provincial Interest (SPIs)*, mineral resource exploration and development shall be a permitted land use in a rural municipality.

At the July 9, 2018 meeting the Planning Committee reviewed draft developments standards changing some of the wording from “may” to “shall”. The next steps were for R.M. Administration to bring draft bylaws to Council including any changes needed to the definitions. Updates have been made to the draft development standards and definitions based on feedback received from the province including Community Planning, Ministry of Energy & Resources and the Ministry of Environment.

Analysis:

The following two development standards were to be changed from “may” to “shall” by Council in July:

*“The disturbed area shall be progressively reclaimed to a land capability equivalent to the pre-disturbance land capability (for example, agricultural land) or a post-disturbance condition and land use (for example, conversion to wetland) which are satisfactory to the Development Officer. These conservation and reclamation procedures shall be in accordance with applicable provincial guidelines. The applicant **may** be required to provide a financial guarantee equal to the cost of restoration of the site.”*

and

*“The applicant, operator, or any person who hauls the mineral resource **may** be required by the Director of Public Works to enter into a road maintenance agreement prior to initiating the hauling.”*

Changes were made to the road maintenance agreement clause however the financial guarantee clause had to be revised based off of feedback from the province. The Ministry of Environment noted that submission of a decommissioning and reclamation plan along with financial assurance is a legislated requirement and will require updating every 5 years as a condition of provincial

approval. They suggested that any references to having the R.M. require the submission of a financial guarantee would be duplication and should be removed. However a new clause has been added to provide a financial guarantee equal to the cost of restoration of any off-site impacts including roadways and other municipal infrastructure, which was supported by the Ministry. This statement (20.11) has been made a “shall” as per Council’s previous direction.

The development standards from July have also been updated slightly for clarity; proposed Bylaw 48/18 and the July 2018 version are included for Council’s comparison.

The following definition is also proposed as a slight modification from that included in the Zoning Bylaw:

“Mineral Resource – means any mineral deposit that may be found on, in or under any lands in Saskatchewan, including without limitation any reservoir of oil, gas, or oil and gas and any ore body containing any mineral.”

Our consultant recommended using this definition as it is included in the *Mineral Resources Act, 1985*.

Recommendation:

“That Council support Bylaw 48/18 for First Reading or determine if any further revisions are required.”

Enclosures: *Proposed Bylaw 48/18 and Draft Mineral Resource Extraction Industry development standards dated July 2018*



**RURAL MUNICIPALITY OF CORMAN PARK NO. 344
BYLAW 48/18**

A bylaw to amend Bylaw No. 9/94 known as the R.M. of Corman Park Zoning Bylaw.

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, enacts to amend Bylaw 9/94 as follows:

1. Amend Section 4 by adding the new subsection immediately after subsection 4.19:

*“20. Mineral Resource Extraction Industry
Notwithstanding other provisions of this Bylaw, a Mineral Resource Extraction Industry is subject to the following development standards:*

20.1 In addition to any development permit application requirements contained in this Bylaw, the application for a Mineral Resource Extraction Industry must provide:

- a) the location, type, purpose, specific uses and hours of operation including any extraction, processing, hauling and storage activities, materials and equipment;*
- b) a comprehensive site plan including the total area of the operation, boundary lines, building locations, sizes and uses, access location, driveways, parking and landscaping;*
- c) reclamation measures for the land once the Mineral Resource Extraction Industry has ceased operations;*
- d) adjacent land uses and identification of nuisances that may be generated by the activity including noise, vibration, smoke, steam, heat, fumes, glare, dust, refuse matter, odour, traffic, and storage of hazard or combustible materials, along with strategies for minimizing the nuisances;*
- e) strategies for mitigating impacts on natural and heritage resources, wetlands, hazard lands and the environment;*
- f) details on the potential impact on current roadway infrastructure including traffic counts, number and type of equipment accessing the site, commuting and/or haul routes;*
- g) the method of supplying potable water, sewage and waste disposal;*
- h) strategies for the management and protection of surface and ground water resources including the location and design of storm water runoff collection facilities;*
- i) evidence of prior public consultation with all assessed landowners within 1.6 km (1 mile) radius of the subject property; and*
- j) any supplemental information specific to the particular site or proposal.*

20.2 *Development and site maintenance shall be in accordance with provincial and federal environmental and health regulations. The applicant shall provide the Municipality with evidence of compliance with any applicable provincial and federal legislation or regulations including approvals, or application for approvals, where required.*

20.3 *All surface components of a Mineral Resource Extraction Industry shall locate:*

- a) a minimum of 457 metres from any residential dwelling units, closest property boundary of a vacant low-density country residential site, a residential parcel within a multi-parcel country residential development, the Wanuskewin Heritage Park or a recreational use;*
- b) a minimum of 200 metres from a permanent water body;*
- c) on lands which either do not have significant wildlife habitat or where a mitigation plan has been submitted to offset the impact on the significant wildlife habitat; and*
- d) on lands which either do not have unique historical or archeological significance or where a mitigation plan has been submitted to offset the impact on the unique historical or archeological significance.*

20.4 *Property approaches shall be located away from existing residential dwelling units on adjacent properties.*

20.5 *No material is to be stored or piled on any road allowance or within 30 m (100 ft) of the bank of any river or watercourse.*

20.6 *Adequate precautions shall be taken to prevent pollution of ground water.*

20.7 *The site shall be buffered or screened from adjacent land uses or public roadways to the satisfaction of the Development Officer. When considering a development permit application for a Mineral Resource Extraction Industry, the Development Officer may impose conditions requiring the use and maintenance of landscaping, berming, fencing, vegetation or other screening.*

20.8 *The applicant shall maintain any existing natural buffers (trees, natural topography, etc.), where possible. Mineral Resource Extraction Industry should not be sited in close proximity to residential developments unless there are measures to mitigate any nuisances, to the satisfaction of the Development Officer.*

20.9 *The applicant shall apply appropriate methods for minimizing the noise created from machinery and equipment through proper location and property screening.*

20.10 *The disturbed area shall be progressively reclaimed to a land capability equivalent to the pre-disturbance land capability (for*

example, agricultural land) or a post-disturbance condition and land use (for example, conversion to wetland) which are satisfactory to the Development Officer. These conservation and reclamation procedures shall be in accordance with applicable provincial guidelines.

20.11 The applicant shall be required to provide a financial guarantee equal to the cost of restoration of any off-site impacts including roadways and other municipal infrastructure.

20.12 A Mineral Resource Extraction Industry site shall be fenced and gated on all sides of the surficial operations with a locking gate, and a means of securing entry and exit to the site acceptable to the Development Officer.

20.13 Onsite signage shall be erected in accordance with the signage requirements provided in the zoning district in which the use is established.

20.14 The applicant shall keep the site in a clean and tidy condition free from rubbish and non-mineral debris.

20.15 The applicant, operator, or any person who hauls the mineral resource shall be required by the Director of Public Works to enter into a road maintenance agreement prior to initiating the hauling.

20.16 The applicant shall permit a representative of the Municipality to perform routine inspections of the operation where deemed appropriate.

20.17 The applicant shall be responsible for any roadway or utility upgrades that may be required to support the proposed Mineral Resource Extraction Industry.

20.18 Offsite parking shall not be allowed; adequate onsite parking for vehicles and equipment must be provided.

20.19 Buildings shall be located a sufficient distance from each other as required for safety and fire protection in accordance with the National Building Code and The Uniform Building and Accessibility Standards Act and to the satisfaction of the Development Officer.

20.20 The Development Officer shall place any conditions for approval deemed necessary to secure the objectives of this Bylaw.

20.21 An applicant shall be required to enter into an agreement with the Municipality to ensure the Mineral Resource Extraction Industry complies with all relevant requirements of this Bylaw including any additional conditions of approval necessary to secure the objectives of this Bylaw.”

2. Amend Section 134 by deleting the current wording and replacing it with:

“Mineral Resource – means any mineral deposit that may be found on, in or under any lands in Saskatchewan, including without limitation any reservoir of oil, gas, or oil and gas and any ore body containing any mineral.”

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

SEAL

REEVE, Judy Harwood

ADMINISTRATOR, Adam Tittlemore

July 2018 Proposed Development Standards:

20. Mineral Resource Extraction Industry

Notwithstanding other provisions of this Bylaw, Mineral Resource Extraction Industries are subject to the following development standards:

- 20.1 In addition to any development permit application requirements contained in this Bylaw, the application for a Mineral Resource Extraction Industry must provide:
- a) the location, type, purpose and specific uses included in the Mineral Resource Extraction Industry;
 - b) a comprehensive site plan including the total area of the operation, boundary lines, building locations, sizes and uses, access location, driveways, parking and landscaping;
 - c) types of equipment utilized in the operation;
 - d) reclamation measures for the land once the Mineral Resource Extraction Industry has been removed;
 - e) adjacent land uses and identification of nuisances that may be generated by the activity including noise, vibration, smoke, steam, heat, fumes, glare, dust, refuse matter, odour, and storage of hazardous or combustible materials, along with strategies for minimizing the nuisances;
 - f) strategies for mitigating impacts on natural and heritage resources, wetlands, hazard lands and the environment;
 - g) details on the potential impact on current roadway infrastructure including traffic counts, number and type of equipment accessing the site, commuting and/or haul routes;
 - h) the method of supplying potable water, sewage and waste disposal;
 - i) strategies for the management and protection of surface and ground water resources including the location and design of storm water runoff collection facilities;
 - j) evidence of prior public consultation with all assessed landowners within 1.6 km (1 mile) radius of the subject property; and
 - k) any supplemental information specific to the particular site or proposal.
- 20.2 Development and site maintenance shall be in accordance with provincial and federal environmental and health regulations. The applicant shall provide the Municipality with evidence of compliance with any applicable provincial and federal legislation or regulations including approvals, or application for approvals, where required.
- 20.3 A all surface components of a Mineral Resource Extraction Industry shall locate:
- a) a minimum of 457 metres from any residential dwelling unit, closest property boundary of a vacant low-density country residential site, a residential parcel within a multi-parcel country residential development, the Wanuskewin Heritage Park or a recreational use;

- b) a minimum of 200 metres from a permanent water body;
 - c) on lands which either do not have significant wildlife habitat or where a mitigation plan has been submitted to offset the impact on the significant wildlife habitat; and
 - d) on lands which either do not have unique historical or archeological significance or where a mitigation plan has been submitted to offset the impact on the unique historical or archeological significance.
- 20.4 Property approaches shall be located away from existing residential dwelling units on adjacent properties.
- 20.5 No material is to be stored or piled on any road allowance or within 30 m (100 ft) of the bank of any river or watercourse.
- 20.6 Adequate precautions shall be taken to prevent pollution of ground water.
- 20.7 The site shall be buffered or screened from adjacent land uses or public roadways to the satisfaction of the Development Officer. When considering a development permit application for a Mineral Resource Extraction Industry, the Development Officer may impose conditions requiring the use and maintenance of landscaping, berming, fencing, vegetation or other screening.
- 20.8 The applicant shall maintain any existing natural buffers (trees, natural topography, etc.), where possible. Mineral Resource Extraction Industries should not be sited in close proximity to residential developments unless there are measures to mitigate any nuisances, to the satisfaction of the Development Officer.
- 20.9 The applicant shall apply appropriate methods for minimizing the noise created from machinery and equipment through proper location, building design and property screening.
- 20.10 The disturbed area shall be progressively reclaimed to a land capability equivalent to the pre-disturbance land capability (for example, agricultural land) or a post-disturbance condition and land use (for example, conversion to wetland) which are satisfactory to the Development Officer. These conservation and reclamation procedures shall be in accordance with applicable provincial guidelines. The applicant may be required to provide a financial guarantee equal to the cost of restoration of the site.
- 20.11 A Mineral Resource Extraction Industry site shall be fenced and gated on all sides of the surficial operations with a locking gate, and a means of securing entry and exit to the site acceptable to the Development Officer.
- 20.12 Onsite signage shall be erected in accordance with the signage requirements provided in the zoning district in which the use is established.

- 20.13 The applicant shall keep the site in a clean and tidy condition free from rubbish and non-mineral debris.
- 20.14 The applicant, operator, or any person who hauls the mineral resource may be required by the Director of Public Works to enter into a road maintenance agreement prior to initiating the hauling.
- 20.15 The applicant shall permit a representative of the Municipality to perform routine inspections of the operation where deemed appropriate.
- 20.16 The applicant shall be responsible for any roadway or utility upgrades that may be required to support the proposed Mineral Resource Extraction Industry.
- 20.17 Offsite parking shall not be allowed; adequate onsite parking for vehicles and equipment must be provided.
- 20.18 Buildings shall be located a sufficient distance from each other as required for safety and fire protection in accordance with the *National Building Code* and *The Uniform Building and Accessibility Standards Act* and to the satisfaction of the Development Officer.
- 20.19 The Development Officer shall place any conditions for approval deemed necessary to secure the objectives of this Bylaw.
- 20.20 An applicant shall be required to enter into an agreement with the Municipality to ensure the Mineral Resource Extraction Industry complies with all relevant requirements of this Bylaw including any additional conditions of approval necessary to secure the objectives of this Bylaw.