

**MINUTES OF THE JANUARY 9, 2019 MEETING OF THE CORMAN PARK – SASKATOON
DISTRICT PLANNING COMMISSION**

MEMBERS PRESENT: B. Richet (Chair); B. Sylvester (Vice Chair); B. Dubois; J. Waddington; W. Trask; C. Dalen-Brown

EX-OFFICIO MEMBERS PRESENT: J. McKnight; R. Row; I. Williamson; D. Daniels, J. Fertuck; S. King; V. Welsh

REGRETS: Z. Jeffries; B. Froese-Kooijenga; J. Harwood

2. Approval of the Agenda

Motion: B. Dubois / B. Sylvester

CARRIED

3. Approval of the Minutes:

Motion: J. Waddington / B. Sylvester

CARRIED

4. Business Arising from the Minutes

Update on Item b) Saskatoon North Partnership for Growth (P4G) Update

District Future Land Use Map that align with, and are supported by the Regional Plan, including criteria to help guide the requests. The mapping amendments included updating the current City boundaries due to the recent annexation as well as simplifying how the various residential, commercial, industrial and future growth areas are identified on the map.

Bylaws 53/18 and 54/18 were given First Reading by R.M. Council on November 19, 2018. A public hearing for the bylaws was held for R.M. and City Councils, respectively, on December 17, 2018. The bylaws were passed by both Councils and they have been sent to the province for Ministerial approval.

The DPC discussed the anticipated timelines for completion and the process involved in finishing the project.

Motion: C. Dalen-Brown / B. Sylvester

“That the updates on the Business Arising from the Minutes be received as information.”

CARRIED

5. Rezoning Application(s)

None

6. Rezoning & Subdivision Application(s)**SUBDIVISION: 2015/37****BYLAW: 01/19**

Owner/Applicant:	BizHub Developments Ltd.
Legal Land Description:	NE & NW 19-37-5-W3
Council Division:	4
File Manager:	James R. McKnight

The District Planning Commission (DPC) considered this application at their January 9, 2019 meeting. The Commission had questions related to the jurisdictional ownership of Highway No. 16 and how to measure safe triangles for future developments; whether or not the missing WSA comments would hold up the approval; and lastly if the District should consider “drone” bylaws given proximity to the Saskatoon International Airport.

MHI confirmed that they are currently in re-confirming with the City of Saskatoon the portion of Highway No. 16 within or near their corporate boundaries that are under City operational jurisdiction. MHI will confirm the safe triangle setbacks of the Highway No. 16 and 71st Street intersection and provide those to the R.M. to ensure that future developers maintain adequate setbacks. It was agreed this information is not required in relation to the subdivision approval.

In regards to the missing official WSA comments, it was explained that this would not hold up the file as the City of Saskatoon engineers have approved the new drainage works, and furthermore, the WSA has “unofficially” approved the new drainage works. Regardless, a condition has been added to the approval to have these comments received. Ultimately, Community Planning will ensure these comments are received prior to issuing a Certificate of Approval (COA) as they are the subdivision approving authority for the R.M.

With respect to investigating drone bylaws in the R.M., it was discussed that drones are not land use issues, as federal airspace regulations restrict their activity surrounding airports and thus the R.M. will not investigate drone Bylaws at this time.

Motion: C. Dalen-Brown / B. Sylvester

“That the application of BizHub Developments Ltd. to rezone a portion of the NW 19-37-5-W3 from D-Agricultural 1 District to D-Light Industrial District and D-Business District, to rezone a portion of the NE 19-37-5-W3 from D-Light Industrial 1 District to D-Business District and to subdivide seven industrial lots as identified on the Plan of Proposed Subdivision prepared by Meridian Surveys Ltd. dated February 22, 2017 be APPROVED subject to:

- i. Bylaw 01/19 receiving Ministerial approval from the Ministry of Government Relations;*
- ii. The applicant entering into a servicing agreement to provide for the remission of Council’s subdivision servicing fee for each new industrial parcel created by the subdivision and identify the applicant’s responsibilities concerning property servicing;*

- iii. *Execution of a stormwater and drainage easement agreement to formalize and identify the maintenance requirements and development restrictions for the storm water management system;*
- iv. *Obtaining the necessary approvals and complying with the requirements and recommendations of all government ministries and agencies including but not limited to the Water Security Agency, Ministry of Highways and Infrastructure, Transport Canada and the Saskatchewan Health Authority;*
- v. *No development is permitted within a triangle formed by measuring the following distances from the intersection of the roadway centerlines and joining the points so obtained:*
 - a. *290 meters (951 ft.) along the highway centerline;*
 - b. *130 meters (427 ft.) along the centerline of the intersecting grid road;*
- vi. *Any permanent development within 90 metres of the Highway No. 16 right-of-way requires a permit from the Ministry of Highways and Infrastructure. A minimum setback from the existing roadways centerline is 55 meters for trees, shrubs, granaries, and commercial development;*
- vii. *Provision or relocation of utility services is at the applicant's expense and responsibility to the satisfaction of the affected utility departments;*
- viii. *A separate Traffic Impact Assessment must be submitted if any new development on the parcels is expected to add more than 100 new trips in any peak hour;*
- ix. *Registering the Hydrogeological Investigation Proposed BizHub Industrial Park Expansion R.M. of Corman Park No.344, Saskatchewan PMEL File No. S13-5565.1 completed by P. Machibroda Engineering Ltd. dated January 31, 2014 on each title being created; and*
- x. *The applicant being responsible for all costs related to the rezoning and subdivision including the provision of Municipal Reserve in the form of cash-in-lieu."*

CARRIED

7. Subdivision Application(s)

None

8. Discretionary Use Application:

None

9. Textual Amendments

None

10. Other

a) Selection of Chair & Vice-Chair

As per the Corman Park-Saskatoon Planning District Agreement, at the first meeting of the year the DPC members must choose a Chair from amongst themselves. Over the years the DPC has also selected a Vice Chair to act when the Chair is unable to attend.

Bruce Richet was nominated to continue as Chair for the 2019 District Planning Commission.

Motion: Moved by B. Dubois / B. Sylvester

CARRIED

Brad Sylvester was nominated to continue as Vice-Chair for the 2019 District Planning Commission.

Motion: J. Waddington / C. Dalen-Brown

CARRIED

11. Adjournment

Motion to Adjourn: C. Dalen-Brown