

**MINUTES OF THE JANUARY 15, 2020 EMAIL MEETING OF THE CORMAN PARK –
SASKATOON DISTRICT PLANNING COMMISSION**

MEMBERS WHO VOTED: B. Richet (Chair); B. Sylvester (Vice Chair); B. Dubois; J. Waddington; W. Trask; B. Froese-Kooijenga; J. Harwood

REGRETS: Z. Jeffries

3. Approval of the Agenda

Motion: W. Trask / B. Dubois

CARRIED

4. Approval of the Minutes:

Motion: J. Harwood / W. Trask

CARRIED

5. Selection of Chair & Vice Chair

Bruce Richet was nominated to continue as Chair for the 2020 District Planning Commission.

Motion: J. Waddington / B. Sylvester

CARRIED

Brad Sylvester was nominated to continue as Vice-Chair for the 2020 District Planning Commission.

Motion: J. Waddington / C. Dalen-Brown

CARRIED

6. Rezoning Application(s)

None

7. Rezoning & Subdivision Application(s)

a. SUBDIVISION 2019/27

BYLAW 03/20

Owner/Applicant:	Robert Richardt
Legal Land Description:	NW 2-36-5-W3
Council Division:	2
File Manager:	Tanner Tetreault

Motion: B. Froese-Kooijenga / W.Trask

“That the application of Robert Richardt to rezone a portion of NW 2-36-5-W3 from D-Agricultural 1 District to D-Country Residential 1 District and to subdivide one 4.05 ha (10 acre) parcel labelled Parcel ‘A’ as shown on the Plan of Proposed Subdivision submitted by Altus Geomatics dated October 21, 2019 be APPROVED subject to:

- i. Obtaining the necessary approvals and complying with the requirements and recommendations of all government ministries and agencies including but not limited to the Ministry of Parks, Culture and Sport, the Ministry of Environment, the Saskatchewan Health Authority, and the Water Security Agency;*
- ii. Completion of a detailed site investigation of the properties as described by the Saskatchewan Onsite Wastewater Disposal Guide, to be completed by a qualified septic installer or equivalent, to determine if the site has any additional complexities, sensitivities or concerns;*
- iii. Registration of any site investigations or hydrogeotechnical reports, as required, on the titles of the affected properties;*
- iv. The applicant providing Community Planning and the Municipality with an approved sewage disposal permit for the new sewage disposal system for proposed Parcel ‘A’;*
- v. The property owners shall construct any and all future permanent structures on topographic heights of land, at or above existing structure elevations and the owners shall not block, divert, or otherwise alter natural drainage patterns without prior consent from the Water Security Agency;*
- vi. The applicant being solely responsible for all of the costs of the subdivision and rezoning;*
- vii. Access to the balance of the remnant must be constructed subject to consultation with, and approval from, the R.M. Director of Public Works;*
- viii. The construction of any buildings on site shall require a development permit and building permit from the R.M. of Corman Park; and*
- ix. Bylaw 03/20 receiving Ministerial approval from the Ministry of Government Relations.”*

CARRIED

**b. SUBDIVISION 2019/20
BYLAW 01/20**

Owner/Applicant:	Gordon Deibert for Her Majesty the Queen
Legal Land Description:	NE & SE 35-35-5-W3
Council Division:	2
File Manager:	Vanessa Wellsch

Motion: B. Froese-Kooijenga / W.Trask

“That the application of Gordon Deibert to rezone a portion of NE & SE 35-35-5-W3 to D-Country Residential 2 District (DCR2) and to subdivide and consolidate one (1) 2.10 ha (5.18 acre) parcel labelled Parcel ‘F’ as shown on the Plan of Proposed Subdivision submitted by Altus Group dated July 29, 2019 be APPROVED subject to:

- i. Obtaining the necessary approvals and complying with the requirements and recommendations of all government ministries and agencies including but not limited*

- to the Ministry of Parks, Culture and Sport, the Ministry of Environment, the Saskatchewan Health Authority, and the Water Security Agency;*
- ii. The applicant entering into a servicing agreement to provide for property servicing and the remission of the required subdivision servicing fee(s);*
 - iii. The installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatchewan Health Authority;*
 - iv. The applicant being solely responsible for all of the costs of the subdivision, rezoning, and road closure;*
 - v. The applicant entering into a road closure and sale agreement with the R.M. of Corman Park;*
 - vi. The construction of any buildings on site shall require the approval of a development permit and building permit from the R.M. of Corman Park;*
 - vii. Approval of Bylaw 01/20 to close portions of original road allowance east of the E ½ 35-35-5-W3 and portions of Parcel 'B' Plan 01MW10883 SE 35-35-5-W;*
 - viii. Bylaw 01/20 receiving Ministerial approval from the Ministry of Government Relations; and*
 - ix. Submission of a site plan showing flood safe building areas which are compliant with zoning setbacks.”*

CARRIED

8. Subdivision Application(s):**a) SUBDIVISION 2019/16**

Owner/Applicant:	Overpass Farms Inc.
Legal Land Description:	Ptn. S ½ 33-37-5-W3
Council Division:	6

Motion: B.Sylvester / C.Dalen-Brown

“That the application of Overpass Farms Inc. to subdivide five (5) parcels as identified on the Plan of Proposed Subdivision prepared by Webb Surveys dated August 20, 2019 be deferred to the February 5, 2020 DPC meeting.”

CARRIED

9. Discretionary Use Application:

None

10. Textual Amendments:

None

11. Other:

None