

Corman Park – Saskatoon District Planning Commission Meeting

February 5, 2020

**MINUTES OF THE FEBRUARY 5, 2020 MEETING OF THE CORMAN PARK – SASKATOON
DISTRICT PLANNING COMMISSION**

MEMBERS PRESENT: B. Richet (Chair); B. Sylvester (Vice Chair); Z. Jeffries;
J. Waddington; W. Trask; B. Froese-Kooijenga; J. Harwood;
C. Dalen-Brown

EX-OFFICIO MEMBERS PRESENT: R. Row; A. Toth; T. Tetreault; J. Dela Cruz;
K. Muzyka; S. King; L. Hartney

REGRETS: B. Dubois

2. Land Acknowledgement

3. Approval of the Agenda

Motion: B. Froese-Kooijenga / B. Sylvester

CARRIED

4. Approval of the Minutes:

The minutes were moved with an amendment to acknowledge that member C. Dalen-Brown voted in the January 15, 2020 email meeting.

Motion: J. Harwood / W. Trask

CARRIED

5. Business Arising from the Minutes

c) North Concept Plan (NCP)

An update was provided on an upcoming stakeholder event on Wednesday, February 12, 2020 for the NCP. Stakeholders will have the opportunity to interact with members of the project team, ask questions and share their interests in the plan. Downloadable versions of the presentation boards and questionnaire are available at: www.partnershipforgrowth.ca/north-concept-plan/ after February 12.

Motion: B. Sylvester / B. Froese-Kooijenga

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

CARRIED

6. Rezoning Application(s)

None

7. Rezoning & Subdivision Application(s)

None

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

The Commission had questions regarding the required road right-of-way and lease back agreement. It was explained this was similar to other subdivision dedications in the R.M. where the road construction is not needed for a number of years. The differences in subdivision plans was described from 2015 compared to 2020 as well as the effect on an adjacent subdivision.

Motion: B. Froese-Kooijenga / J. Harwood

“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 APPROVED, subject to:

- i. consolidation (parcel tie) of proposed Parcel ‘EF’ to existing Parcel ‘D’; Plan 101876249;*
- ii. the applicant being responsible for all of the costs associated with the subdivision;*
- iii. the applicant entering into a servicing agreement to:

 - a. provide for the remission of Council’s subdivision servicing fee for each new industrial parcel created by the subdivision; and*
 - b. identify the applicant’s responsibilities concerning property servicing including but not limited to the phasing of the transportation infrastructure;**
- iv. execution of a stormwater and drainage easement agreement, as required, to formalize and identify the maintenance requirements and development restrictions for the storm water management system; and*
- v. receiving approval and complying with all required regulatory agencies including, but not limited to the Ministry of Highways and Infrastructure and the Water Security Agency.”*

CARRIED

b) SUBDIVISION 2019/29

Owner/Applicant:	Robert Richardt
Legal Land Description:	NW 35-35-5-W3
Council Division:	2
File Manager:	Tanner Tetreault

The Commission had a question regarding the existing approach which was constructed without approval.

Motion: B. Sylvester / B. Froese-Kooijenga

“That the application of Robert Richardt to subdivide one 4.05 ha (10 acre) parcel labelled Parcel ‘B’ from NW 35-35-5-W3 as shown on the Plan of Proposed Subdivision submitted by Altus Geomatics dated August 29, 2019 be APPROVED subject to:

- i. *Approval of a discretionary use application for an Intensive Agriculture - Horticulture operation (Permit No. 2019/49);*
- ii. *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;*
- iii. *At the time of development of any structure on the property, the applicant or any current landowner(s) are to contact the Ministry of Environment to confirm building placement and construction timelines due to the presence of an S3 species on the property;*
- iv. *The property owners shall no block, divert, or otherwise alter natural drainage patterns without prior consent from the Water Security Agency;*
- v. *The installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatchewan Health Authority;*
- vi. *The applicant entering into a servicing agreement to provide for property servicing and the remission of the required subdivision servicing fee;*
- 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. *Access shall be from Range Road 3052 and the existing approach must obtain permits from the R.M. and be constructed to current R.M. standards;*
- ix. *The applicant being solely responsible for all of the costs of the subdivision; and*
- x. *The construction of any buildings on site shall require a development permit and building permit from the R.M. of Corman Park.”*

CARRIED

c) SUBDIVISION 2019/27

Owner/Applicant:	Russell Novick
Legal Land Description:	SW 28-36-6-W3
Council Division:	4
File Manager:	Vanessa Wellsch

The Commission had a question regarding whether the decommissioning requirements of the province are enough to prevent an abandoned well from occurring in the future. R.M. Administration acknowledged that abandoned wells are a growing industry concern in western Canada however at this time not enough information is known as to whether this will be a local issue.

Motion: J. Harwood / C. Dalen-Brown

“That the subdividing instrument application for Russell Novick to establish an easement for a well site on the SW 28-36-6-W3 be APPROVED subject to:

- i. *The applicant being solely responsible for all of the costs of the subdivision process;*
- ii. *Impacts to the wetland must be avoided during future installations and decommissioning of the well. If impacts cannot be avoided they must be mitigated to the satisfaction of the municipalities;*
- iii. *Submission of any reports, policies or plans related to spill response, emergency services and decommissioning as required by the municipalities;*

- iv. *Obtaining the necessary approvals and complying with the requirements and recommendations of all government ministries and agencies; and*
- v. *A new approach, if required, to access the proposed parcels, must be constructed subject to consultation with, and approval from, the R.M. Director of Public Works.”*

CARRIED

9. Discretionary Use Application:

a) DISCRETIONARY USE 2019/49

Owner/Applicant:	Chelsey & Daniel Da Silva for Robert Richardt
Legal Land Description:	NW 35-35-5-W3
Council Division:	2
File Manager:	Tanner Tetreault

The Commission questioned the proposed water service for the intensive agricultural operation and whether or not the reliance on rain water would be adequate. At this time this is the only water source identified by the applicant.

Motion: W. Trask / J. Waddington

“That the application of Chelsey & Daniel Da Silva for Robert Richardt to establish an Intensive Agricultural Operation – Horticulture as a discretionary use on NW 35-35-5-W3 be APPROVED subject to:

- i. *The applicant will be responsible for all costs associated with the discretionary use process;*
- ii. *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;*
- iii. *At the time of development of any structure on the property, the applicant or any current landowner(s) are to contact the Ministry of Environment to confirm building placement and construction timelines due to the presence of an S3 species on the property;*
- iv. *The execution and registration of a Development Agreement addressing the operational standards, nuisance abatement, dust control and site servicing. The executed development agreement shall be registered by way of an interest upon the property title;*
- v. *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;*
- vi. *The applicant shall keep the site in a clean and tidy condition free from rubbish and debris;*
- vii. *The installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatchewan Health Authority;*
- viii. *Access shall be from Range Road 3052 and the existing approach must obtain permits from the R.M. and be constructed to current R.M. standards;*
- ix. *The applicant shall not block, divert, or otherwise alter natural drainage patterns without prior consent from the Water Security Agency;*

- x. *Any signage shall require a separate approval of a development permit from the R.M. of Corman Park prior to placement on site; and*
- xi. *The development permit may be revoked at any time if in the opinion of Council the operation has not met the regulations and standards applicable to Intensive Horticulture Operations contained in the Corman Park-Saskatoon Planning District Zoning Bylaw, or the special standards applied by Council at the time of approval.”*

CARRIED

10. Textual Amendments:

a) Corman Park-Saskatoon Planning District Zoning Bylaw – Schedule C: D-Agricultural 1 District (DAG1) – Section 6.4 Development Standards for an Accessory Use or Building

The purpose of the report was to propose a textual amendment to Section 6.4 in Schedule C: D-Agricultural 1 District (DAG1) of the Corman Park-Saskatoon Planning District Zoning Bylaw (DZB) with respect to the listed discretionary uses which are allowed to have a residential dwelling as a permitted accessory use.

In review of a proposed development application, R.M. Administration noticed there were a number of errors stemming from recent bylaw amendments, where the numbering in related sections was not adjusted when changes were made to the listed discretionary uses. Essentially the numbering in the current DAG1 District does not match the intent of the original DZB when it was passed in 2010; this bylaw amendment is viewed as a housekeeping item to correct the error.

R.M. Administration recommended that a bylaw amendment is made to the DAG1 District to allow a proposed development application to proceed, with another bylaw, if necessary, coming back to the Commission to consider at a later date.

The Commission asked some questions around the previous accommodation service definition as it relates to current enforcement issues of short term accommodation services.

Motion: B. Sylvester / W. Trask

“That the District Planning Commission recommends that R.M. Council consider a bylaw for first reading to amend Schedule C, section 6.4 in the Corman Park – Saskatoon Planning District Zoning Bylaw to correct the numbering errors as outlined in the report.”

CARRIED

11. Other

a) R.M. Staffing Update

An update was provided on the R.M. planning department staffing changes including splitting the department into two sections (one for development review and the other for policy) and new staff hires. Kristie Muzyka, a new Planner I and Jeremy Dela Cruz, a new Planner II were introduced to the Commission.

Motion: W. Trask / C. Dalen-Brown

“That the R.M. staffing update be received as information.”

CARRIED

b) Email Voting Protocol

The Commission had a discussion around the previous email meeting and the number of emails that were sent, which was confusing to track and respond to. The Commission inquired if a brief protocol should be developed including guidelines on email voting, deferrals of applications and potential for teleconference methods.

Motion: B. Froese-Kooijenga / B. Sylvester

“That the Chair and Vice-Chair draft email voting protocols and share them with Administrations for consideration of the Commission at the next meeting.”

CARRIED

12. Adjournment

Motion to Adjourn: C. Dalen-Brown