

MINUTES OF THE February 7, 2018 MEETING OF THE CORMAN PARK – SASKATOON DISTRICT PLANNING COMMISSION

MEMBERS PRESENT: B. Richet (Chair); B. Sylvester (Vice Chair); C. Dalen-Brown; B. Dubois; J. Germs; Z. Jeffries; R. Rooke; J. Waddington

EX-OFFICIO MEMBERS PRESENT: D. Kripki; J. McKnight; M. Reiter; R. Row; K. Unseth;

REGRETS: J. Harwood;

2. Approval of the Agenda

Motion: Moved by J. Germs /J. Waddington

CARRIED

a) Welcome to New District Planning Commission (DPC) Member

The Commission noted appreciation for the time previous member, Maggie Robertson, spent on the Commission and welcomed new member, Councillor Randy Rooke to the DPC. It was also noted that Ian Williamson, Senior Planner with the City of Saskatoon would be attending DPC meetings in 2018. For the benefit of all returning and new members, introductions of the members and ex-officio members present were completed.

b) 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 2018 District Planning Commission.

Motion: Moved by B. Dubois / C. Dalen-Brown

CARRIED

Brad Sylvester was nominated to continue as Vice-Chair for the 2018 District Planning Commission.

Motion: J. Waddington / Z. Jeffries

CARRIED

3. Approval of the Minutes of December 8, 2017

Motion: Moved by B. Dubois / J. Germs

CARRIED

4. Business Arising from the Minutes

Update on Item a) Proposed Partnership – Legislative Amendments – Servicing Fees

In December 2017, the province provided First Reading to proposed amendments. A copy of the bill can be found here: <http://docs.legassembly.sk.ca/legdocs/Bills/28L2S/Bill28-113.pdf> while a copy of the bill with explanations can be found at:

<http://docs.legassembly.sk.ca/legdocs/Explanatory%20Notes/28L2S/Bill28-113EN.pdf>.

The two Administrations, including the P4G partners, are in the process of considering the proposed amendments and indicating any concerns to the province with respect to regional service provision. More information will be presented to the Commission when it comes available.

Update on Item c) Grasswood Mixed Use Market Impact Study:

The Agenda for the February 7, 2018 DPC meeting held an error, noting that there was an update to the Grasswood Mixed Use Market Impact Study; the Agenda should have noted that there was nothing new to report at this time.

Update on Item d) Saskatoon North Partnership for Growth (P4G) Update:

As part of the proposed P4G Regional Plan a new Planning District is envisioned to be created, including membership from the R.M., Saskatoon, Warman, Martensville and Osler. This will include expanded Planning District boundaries as well as an expanded 13 voting member District Planning Commission.

In order to create the new P4G Planning District, a new P4G Official Community Plan (OCP), P4G Planning Agreement and P4G Zoning Bylaw must be drafted and given Ministerial approval by the Ministry of Government Relations (MGR). The current P4G Regional Plan will act as the new OCP therefore municipal and legal review of this document is currently being undertaken.

Initial stages of drafting of the P4G District Planning Agreement and P4G Zoning Bylaw have taken place over the past few months. There are two public engagement sessions on the P4G Zoning Bylaw anticipated in 2018 and more information will be provided to the Commission when available.

The P4G Project Manager, Christine Gutmann, has accepted a new role with the City of Saskatoon. Her last day in the role of P4G Project Manager was January 31, 2018. P4G and SREDA are planning to post for the position and recruit a Project Manager over the coming weeks.

Due to the schedule slip as a result of the resignation, the two Administrations are aware that amendments may need to be considered to current Planning District bylaws in order to facilitate development prior to the new Planning District being created. At this time there are no amendments suggested but conversations may progress as needed.

The Commission discussed the delay the resignation of the Project Manager would create and the reasoning behind hiring a new Project Manager, rather than hiring a consultant.

R.M. Administration noted that the delay will be discussed further at the next Regional Oversight Committee (ROC) meeting; however it is likely that the previously anticipated timeline for transition to the new P4G District Planning Commission of January, 2019 will realistically become mid-2019.

The position for a new Project Manager has been posted, with the application deadline of the end of February and interviews anticipated to occur in early March. Administrations discussed the

potential to hire a consultant for the Project Manager position, however it was deemed likely to be more expensive and time-consuming rather than hiring someone for the position.

Motion: Moved by B. Sylvester / Z. Jeffries

CARRIED

Commission Recommendation:

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

5. Rezoning Application(s)

None

6. Rezoning & Subdivision Application(s)

None

7. Subdivision Application(s)

a) SUBDIVISION 2017/68

Owner/Applicant:	LMT Investments Inc.
Legal Land Description:	Lot 7 & 8, Blk 5, NE 33-37-5-W3
Council Division:	6
File Manager:	James R. McKnight

The Commission commented on the cost of the fence, however did not have any additional comments and supported the application as presented.

Motion: Moved by R. Rooke / B. Sylvester

Commission Recommendation:

“That the application of LMT Investments Inc. to subdivide a 0.121 ha (0.3 ac) portion from Lot 7; Block 5, NE 33-37-5-W3 and consolidate it with Lot 8; Block 5, NE 33-37-5-W3 as identified on the Plan of Proposed Subdivision prepared by Webb Surveys Ltd. dated November 3rd, 2017 be APPROVED subject to the applicant:

- i. The applicant being solely responsible for all of the costs of the subdivision and consolidation;*
- ii. 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;*
- iii. Provision or relocation of utility services is at the applicant’s expense and responsibility to the satisfaction of the affected utility departments; and*
- 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, the Saskatchewan Health Authority, the Ministry of Highways & Infrastructure, Ministry of Environment and The Ministry of Parks, Culture, and Sport”.*

CARRIED

b) SUBDIVISION 2018/01

Owner/Applicant:	Kramer Ltd.
Legal Land Description:	Lots 8, 9 & 10, Blk 7, SE 33-37-5-W3
Council Division:	6
File Manager:	Cory Boudreau

The Commission discussed the proximity of the subject properties to the proposed Saskatoon Freeway. R.M. Administration noted that the proposed alignment is to the north of the subject properties, and outside of any existing setback requirement of the Ministry of Highways and Infrastructure as it relates to the Saskatoon Freeway. The Commission supported the application as presented.

Motion: Moved by R. Rooke / B. Dubois

Commission Recommendation:

“That the application of Kramer Ltd. to consolidate Surface Parcels No.’s 203363759 (Lot 8), 203363748 (Lot 9) and 203363704 (Lot 10) of Block 7, SE 33-37-5-W3 for the purpose of creating a single 2.752 ha (6.80 ac) parcel within the East Cory Light Industrial Park be APPROVED subject to the applicant:

- i. The applicant being solely responsible for all of the costs of the consolidation;*
- ii. 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;*
- iii. Vehicular access is permitted to the proposed consolidated lot from Cory Crescent South. No vehicular access is permitted to the proposed site from Provincial Highway No. 11;*
- iv. Provision or relocation of utility services is at the applicant’s expense and responsibility to the satisfaction of the affected utility departments; and*
- v. 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, the Saskatchewan Health Authority, the Ministry of Highways & Infrastructure, Ministry of Environment and the Ministry of Parks, Culture and Sport Heritage Conservation Branch.”*

CARRIED

c) SUBDIVISION 2016/74

Owner/Applicant:	101204822 Saskatchewan Ltd. (Greenbryre)
Legal Land Description:	Parcel ‘U’, NE 12-36-5-W3
Council Division:	1
File Manager:	Kelby Unseth

The Commission had questions regarding the removal of the clubhouse, which is a condition of approval. It was noted that the delay in removal was because the applicant decided to revise the subdivision plan.

The Commission supported the application as presented.

Motion: Moved by J. Germs / B. Sylvester

Commission Recommendation:

“That the application of 101204822 Saskatchewan Ltd. to subdivide a 1.698 ha (4.2 acre) parcel for the purpose of creating a separate title for a recreational parcel as shown on the Plan of Proposed Subdivision submitted by Larson Surveys Ltd. dated November 21, 2017 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 Saskatchewan Health Authority, Water Security Agency, and the Ministry of Parks, Culture and Sport;*
- ii. The property owners shall not block, divert, or otherwise alter natural drainage patterns without prior consent from the Water Security Agency;*
- iii. 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;*
- iv. The removal of any structures from the property shall require the approval of a demolition or building removal permit from the R.M. of Corman Park;*
- v. The existing club house structure shall be brought into conformance with the Corman Park - Saskatoon Planning District Zoning Bylaw by December 31, 2018 by completing one of the following:*
 - a. Removal of all or part of the club house building to conform to the setback requirements of the Corman Park – Saskatoon Planning District Zoning Bylaw; or*
 - b. Relocation of the club house building to a different area on the proposed parcel that complies with the setback requirements of the Corman Park – Saskatoon Planning District Zoning Bylaw.*
- vi. The installation or alteration of any new or existing plumbing and sewage systems shall be permitted, inspected and approved by the Saskatchewan Health Authority;*
- vii. The applicant being responsible for all costs related to the subdivision; and*
- viii. The applicant will be required to submit detailed planning documents as per the policies in the Corman Park-Saskatoon Planning District Official Community Plan should a rezoning to a commercial zoning district be applied for in the future.”*

CARRIED

8. Discretionary Use Application(s)

None

9. Textual Amendments

None

10. Other**a) 2018 Commission Meeting Schedule**

The Chair ensured that all Commission members noted the schedule for meeting for 2018.

11. Adjournment

Motion to Adjourn: R. Rooke