

Corman Park – Saskatoon District Planning Commission Meeting

March 1, 2017

MINUTES OF THE March 1, 2017 MEETING OF THE CORMAN PARK – SASKATOON DISTRICT PLANNING COMMISSION

MEMBERS PRESENT: B. Richet (Chair); C. Dalen-Brown; B. Dubois; J. Germs;
J. Harwood; Z. Jeffries; M. Robertson; J. Waddington

EX-OFFICIO MEMBERS PRESENT: T. Danielson; L. Hartney; M. Longtin; J. McKnight;
R. Row; C. Watson

REGRETS: B. Sylvester (Vice-Chair);

2. Approval of the Agenda

Motion: Moved by J. Waddington / M. Robertson

CARRIED

3. Approval of the Minutes of

Motion: Moved by J. Germs / C. Dalen-Brown

CARRIED

4. Business Arising from the Minutes

Update on Item a. Agricultural Capability and Single Parcel Country Residential Subdivisions:

In an effort to clean up the Business Arising from the Minutes, this item was revisited by R.M. Administration. R.M. Administration provided further details on the difference between prime and marginal soil classifications according to the Canadian Land Inventory Soil Class Rating System and how an analysis of the site is also done as part of the subdivision review looking at the location of the proposed subdivision relative to agricultural production or agricultural residential development on the site. It was also clarified that the language used in the District OCP is encouraging; it is not a 'shall' statement that requires a subdivision to be located on marginal lands. R.M. Administration noted the Commission should have no concerns continuing to review and analyze applications located on prime agricultural lands with no policy amendments recommended.

The Commission discussed how applicants are made aware of this requirement. R.M. Administration noted that through the review process and discussions with the applicants, landowners are made aware of the classification and if the subdivision is on marginal lands, the applicant is requested to further justify the location of the proposed subdivision further.

The Commission noted that an update on this is appreciated, and supportive of removing this item from Business Arising from the Minutes.

Update on Item b. Five Yard Sites Per Quarter Section:

In an effort to clean up some of the Business Arising from the Minutes in 2017, this item was revisited by R.M. Administration in light of the Saskatoon North Partnership for Growth (P4G) Regional Plan. The most recent P4G materials presented publically for feedback, indicate that the P4G will be administered by an expanded Planning District covering a larger area. Draft

policies on residential subdivision in all of the P4G land use categories have been identified ranging from two yard sites per quarter section in commercial/industrial areas, to four per quarter allowed in longer term urban residential areas to five per quarter allowed in agricultural areas. Some of these land uses will encompass areas within the current Planning District where only two per quarter is allowed. Given that the P4G Regional Plan is still draft there were no bylaw amendments proposed and the item should remain as Business Arising from the Minutes.

The Commission discussed the reasoning behind the boundary of the P4G Study Area, regarding sections that are split by the boundary lines. The Commission was accepting of further updates on this item in the future.

Update on Item f. Grasswood Mixed Use Market Impact Study:

An Open House was expected for the Saskatoon Freeway which would have had an impact on finalizing the Market Study however the Open House was put on hold by the Ministry of Highways & Infrastructure due to the provincial by-election to occur on March 2, 2017. Administrations have refocused attention on this project is an effort to complete the project even without this information.

The Commission discussed that the Open House for the Saskatoon Freeway and that if the Ministry of Highways & Infrastructure has determined a preferred route, it may be better to change the meeting from an “Open House” to an “Information Session”; Tracy Danielson, on behalf of the Ministry was in attendance and noted this information would be forwarded internally.

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

A verbal update and the 2016 P4G Annual Report was provided to the Commission. The update included that 315 people attended the Open House on January 24, 2017. An engagement period was open after the Open House, and closed on February 24, 2017; updated engagement details will be provided to the Regional Oversight Committee at their March 31, 2017 meeting.

The Commission discussed how the final Regional Plan will be adopted, and what occurs if a municipality does not sign off on the document. Administrations noted that all municipalities have been involved in the formation of the Regional Plan; as such there should be no surprises by any Council at the final document but that all municipalities need to approve the final plan for adoption. Discussions regarding implementation continue to occur and the Commission will be updated when those details become available.

5. Rezoning Application(s)

None

6. Rezoning & Subdivision Application(s)

None

7. Subdivision Application(s)

SUBDIVISION 61/2016

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|-------------------------|-------------------------------------|
| Owner/Applicant: | Islamic Association of Saskatchewan |
| Legal Land Description: | Pcl. 'H', SW 16-36-4-W3 |
| Council Division: | 1 |

The Commission discussed the purpose for the subdivision, the standing water on the subject parcel and that approval could remove potential for further development on an adjacent parcel. R.M. Administration provided that further discussions are occurring with Community Planning and the landowner of the adjacent parcel, to discuss the types of development that may be requested in the future and whether the fragmentation of the parcels will allow for further development; this will be determined prior to presentation of the application to R.M. Council.

The applicants provided that the subdivision will allow for separate titles for each use, which is required to secure financing for construction of the school and that approval has been received to construct a culvert, which should help to alleviate flooding concerns. The Commission supported the application as presented.

Motion: Moved by J. Germs / B. Dubois

Commission Recommendation:

"That the application of the Islamic Association of Saskatchewan to subdivide a 2.06 ha (5.09 acre) parcel from Parcel 'H', Plan 95S38867 Ext 1, SW 16-36-4-W3 for the purpose of creating separate titles for the previously approved Community Facilities consisting of a mosque and school as shown on the Plan of Proposed Subdivision submitted by Webb Surveys dated September 7, 2016 be APPROVED subject to:

- i. *The applicant being solely responsible for all the costs associated with the subdivision, including for the provision of municipal reserve in the form of cash-in-lieu;*
- ii. *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 and the Ministry of Highways and Infrastructure;*
- iii. *The construction of any buildings on the site shall require the approval of a development permit and building permit from the R.M. of Corman Park;*
- iv. *Any new construction should be built to a safe building elevation of 517.38 m as established by the Water Security Agency;*
- v. *If a service road is required by the Ministry of Highways and Infrastructure, the applicant entering into a servicing agreement with the Municipality to address the construction and maintenance of the service road;*
- vi. *Any permanent development within 90 metres of the highway right-of-way requires a permit from the Ministry of Highways and Infrastructure. Minimum setback from the existing roadway centerline is 60 metres for homes and 55 metres for trees, shrubs, and commercial development; and*
- vii. *Any new access to Patience Lake Road (Highway No. 394) will require a permit from the Ministry of Highways and Infrastructure."*

CARRIED

8. Discretionary Use Application(s)**DISCRETIONARY USE 87/2016**

| | |
|-------------------------|------------------------------|
| Owner/Applicant: | Carson Hansen |
| Legal Land Description: | Lot 16, Blk 1, NW 14-36-6-W3 |
| Council Division: | 4 |

The Commission discussed the application and wanted to ensure that if approved, the use will not be intensified, become a nuisance or include storage of any raw material (sand, clean fill, etc.) related to the business. Administration provided that storage of vehicles occurred during enforcement proceedings, as such the application is to bring the business into compliance.

The applicant spoke to the previous state of the parcel and the clean-up that has occurred, and provided that he did not want to expand the operation. The Commission supported the application as presented.

Motion: Moved by J. Germs / B. Dubois

Commission Recommendation:

"That the application of Carson Hansen to establish a Home Based Business, consisting of storage for vehicles related to a trenching and excavating business on Lot 16, Block 1, NW 14-36-6-W3 be APPROVED subject to:

- i. The applicant being responsible for all of the costs associated with the Discretionary Use application;*
- ii. The applicant entering into a development agreement to outline the operational standards of the business when utilizing the property, and to secure the objectives of the Corman Park-Saskatoon Planning District Zoning Bylaw;*
- iii. The number of employees shall not exceed two (2) persons other than the residents of the residential dwelling employed in the Home Based Business;*
- iv. The hours of operation shall be Monday to Saturday, from 7:00a.m. to 6:00p.m.;*
- v. A separate development permit shall be applied for and approved for the placement of a sign, if required;*
- vi. The use shall be valid only for the period of time the property is occupied by the resident for such use. If the property is sold or rented to another person, a new application must be applied for and approval obtained;*
- vii. Bylaw 65/16 receiving Ministerial approval from the Ministry of Government Relations to rezone the property from D-Country Residential 1 District (DCR1) by contract to D-Country Residential 1 District (DCR1); and,*
- viii. The permit may be revoked at any time if, in the opinion of Council, the operation has not met the regulations and standards applicable to Home Based Businesses contained in the Corman Park-Saskatoon Planning District Zoning Bylaw, or the special standards applied by Council at the time of approval."*

CARRIED

9. Textual Amendments

None

10. Other

a) Jason Tratch, Proteus Water Inc.

The presenter, Jason Tratch of Proteus Water Inc. was in attendance to provide the Commission an overview of alternative Liquid Waste Disposal Facilities that are being proposed within the Planning District.

Mr. Tratch noted that his proposal in the Planning District is for a test project, to show the feasibility of utilizing cleaned waste water for irrigation on agricultural fields.

The Commission discussed a previous project in Wakaw, SK, what the City of Saskatoon concerns are and various operational, health and safety details regarding the plants.

The presenter, Jason Tratch of Proteus Water Inc., noted that the plant located in Wakaw utilized different chemicals and processes to treat the waste and the issue was caused by illegally dumped wastes, for which the chemicals were unable to process. One outcome of this error was the increase of sensors to detect and better notify when membranes within the plant require replacing.

The City of Saskatoon noted that the concerns were based on the location of the proposal, as it is within a proposed future growth area, and that capacity of infrastructure for additional stormwater water is not available.

Motion: Moved by Z. Jeffries / J. Waddington

Commission Recommendation:

“That the delegation by Jason Tratch with Proteus Water Inc. on alternative Liquid Waste Disposal Facilities be received as information.”

CARRIED

11. Adjournment

Motion to Adjourn: J. Germs