

**MINUTES OF THE April 5, 2017 MEETING OF THE CORMAN PARK – SASKATOON
DISTRICT PLANNING COMMISSION**

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

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

REGRETS: J. Germs; J. Waddington

2. Approval of the Agenda

There was one addition to the Agenda:

10. a) P4G Engagement Letter from Maggie Robertson

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

CARRIED

3. Approval of the Minutes of March 1, 2017

Motion: Moved by Z. Jeffries / B. Dubois

CARRIED

4. Business Arising from the Minutes

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

The Commission discussed the upcoming deadline for the P4G Regional Plan. Administrations noted that there are various meetings and discussions around policies still occurring. The Regional Plan is on pace to be complete by the end of April, with Council and Ministerial Approvals to occur after that. There will be more information available to the Commission at the May 2017 meeting.

5. Rezoning Application(s)

None

6. Rezoning & Subdivision Application(s)

**SUBDIVISION 77-2016
BYLAW 15/17**

Owner/Applicant: Kirk Simonson
Legal Land Description: LSD's 13 & 14, NW 5-38-5-W3
Council Division: 7

The Commission discussed the Municipal Reserve requirement and how it is applicable to certain subdivisions. Administration noted that the first residential subdivision from the quarter section is exempt, however any additional subdivisions for residential development are subject to the provision of Municipal Reserve. The Commission supported the application as presented.

Motion: Moved by B. Dubois / B. Sylvester

Commission Recommendation:

“That the application of Kirk Simonson to rezone a portion of LSDs 13 & 14, NW 5-38-5-W3 from D-Agricultural 1 District to D-Country Residential 1 District and to subdivide a 4.05 ha (10 acre) parcel for the purpose of creating a separate title for a country residential parcel as shown on the Plan of Proposed Subdivision submitted by Webb Surveys dated January 4, 2017 be APPROVED subject to:

- i. Bylaw 15/17 receiving Ministerial approval from the Ministry of Government Relations;*
- ii. The execution and registration of an easement agreement to provide for a 5 metre wide road widening easement along the length of LSD 13 adjacent to Range Road 3055;*
- iii. A new approach shall be required to access the remnant parcel which must be constructed subject to consultation with, and approval from, the R.M. Director of Public Works;*
- iv. The property owners shall construct any new buildings on the property at or above the elevation of the existing dwelling;*
- v. The applicant is not to block, divert, or otherwise alter natural drainage patterns without prior consent from the Water Security Agency;*
- vi. Obtaining the necessary approvals and complying with the requirements and recommendations of all government ministries and agencies including but not limited to the Saskatoon Health Region, Water Security Agency, Ministry of Environment, and the Ministry of Parks, Culture and Sport;*
- vii. The installation or alteration of any new or existing plumbing and sewage systems shall be permitted, inspected and approved by the Saskatoon Health Region; and,*
- viii. The applicant being responsible for all costs related to the subdivision and rezoning.”*

CARRIED

7. Subdivision Application(s)

SUBDIVISION 09-2017

Owner/Applicant:	Falcon Holdings Ltd.
Legal Land Description:	Pcl. 'C', SE 25-37-6-W3
Council Division:	4

The Commission discussed the letter from the City of Saskatoon regarding the extension of urban services upon approval of the Regional Plan. Administrations noted that as the Regional Plan is not yet implemented, the letter is for record of the City Administrations stance on servicing. Provisions for the extension of services will not be within a Servicing Agreement until such time that there are policies in an Official Community Plan for reference. The Commission supported the application as presented.

Motion: Moved by J. Harwood / B. Dubois

Commission Recommendation:

“That the application of Falcon Holdings Ltd. to subdivide a 8.09 ha (20 acre) parcel from Parcel ‘C’, Plan 101942377, SE 25-37-6-W3 for the purpose of creating a separate title for the previously approved Agricultural Support Service as shown on the Plan of Proposed Subdivision submitted by Webb Surveys dated February 9, 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 Water Security Agency, Ministry of Highways and Infrastructure, Transport Canada, and the Saskatoon Airport Authority;*
- ii. Subject compliance with the conditions outlined by the Ministry of Highways and Infrastructure (MHI):*
 - 1. No new access to Highway No. 16 will be permitted. Access to Parcels ‘C’ and ‘D’ shall be via municipal roads.*
 - 2. The Ministry of Highways and Infrastructure uses control circles to control development that may be affected by future highway improvements. At this location the Ministry will not permit any permanent development within a circle with a radius of 800 metres from the intersection of the median centreline of Highway No. 16 and the centreline of the proposed Saskatoon Freeway. This area has been protected from development because of plans for a future interchange at this location. This is regulated by the Highways and Transportation Act, 1997.*
- 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. The installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatoon Health Region;*
- v. Access to the parcel must be constructed subject to consultation with, and approval from, the R.M. Director of Public Works;*
- vi. The applicant entering into a servicing agreement to provide for property servicing and the remission of the required subdivision servicing fee; and*
- vii. The applicant being responsible for all costs related to the discretionary use application, including for the provision of municipal reserve in the form of cash-in-lieu.”*

CARRIED

8. Discretionary Use Application(s)

None

9. Textual Amendments**a) Textual Amendments – District Official Community Plan & Zoning Bylaw – Relaxation of Separation District Requirements from Liquid Waste Disposal Facility**

The Commission questioned why the amendments would not be to adopt the provincial setback requirements, rather than allow for relaxation of current setbacks. Given the timelines of the proposed development requiring these amendments, Administrations had considered allowing for a co-existence agreement. Furthermore, Administrations explained that the provincial requirements will be considered when drafting new policy for the P4G Regional Plan. The

provincial requirements are also currently being reviewed by the province and if changed it could require a further amendment to the District setback requirements. The Commission supported the proposed amendments to the District Official Community Plan and Zoning Bylaw as presented.

Motion: Moved by B. Sylvester / B. Dubois

Commission Recommendation:

“That the District Planning Commission supports amending the Corman Park-Saskatoon Planning District Official Community Plan and Zoning Bylaw to allow for the relaxation of separation distances from a Liquid Waste Disposal Facility, as outlined in this report and;

- a) That the R.M. of Corman Park pass bylaws to amend the Corman Park-Saskatoon Planning District Official Community Plan and Zoning Bylaw; and*
- b) That at the time of the public hearing, City Council be asked to consider the Corman Park-Saskatoon District Planning Commission’s recommendations that the amendments to the Corman Park-Saskatoon District Official Community Plan Bylaw No. 8844 be approved.”*

CARRIED

10. Other

a) P4G Engagement Letter from Maggie Robertson

Commission representative Maggie Robertson requested that an item be added to the Agenda to discuss the letter she submitted to O2 Planning + Design, the consultants on the P4G Regional Plan. The concerns related to the City of Saskatoon Land Branch division. The concerns were that the Land Branch has purchased desirable properties within the R.M., with the intention of future development, but the properties remain vacant instead of being purchased by another developer to develop.

The City Commission members provided that there is an internal audit being conducted on the Land Branch, with a public release of the information tentatively scheduled to be held at the end of May. Additional information may be brought forward to the Commission for the June meeting if available. The Commission was supportive of receiving additional information about the audit.

R.M. Administration noted that these discussions are occurring at the Partnership for Growth (P4G) meetings, and likely going to continue.

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

Commission Recommendation:

“That the P4G Engagement Letter from Maggie Robertson be received as information.”

CARRIED

11. Adjournment

Motion to Adjourn: C. Dalen-Brown