

**MINUTES OF THE JUNE 7, 2017 MEETING OF THE CORMAN PARK – SASKATOON
DISTRICT PLANNING COMMISSION**

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

EX-OFFICIO MEMBERS PRESENT: C. Boudreau; D. Kripki; J. McKnight; L. Hartney; R. Row; K. Unseth

REGRETS: B. Sylvester (Vice-Chair); B. Dubois; Z. Jeffries

2. Approval of the Agenda

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

CARRIED

3. Approval of the Minutes of

Motion: Moved by J. Germs / J. Waddington

CARRIED

4. Business Arising from the Minutes

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

Further stakeholder meetings were held on June 2, 2017 to provide opportunity for discussion and input on the following planning and development-related themes:

- regional planning;
- municipal servicing;
- municipal reserve & school sites;
- planning in proximity to railway operations; and
- general amendments that improve the clarity and efficiency of the legislation.

More information will be presented to the Commission when it comes available.

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

An all Councils, public presentation on the Regional Plan will be provided by the consultants on June 27, 2017 at the North Ridge Centennial Community Centre in Martensville located at 901 3rd Street N. This event will include an Open House from 4 – 6:30pm and a presentation from 6:30 – 7pm, followed by a moderated Question and Answer period. All Commission members are encouraged to attend this final presentation by the consultants.

Municipal and legal review of the P4G Regional Plan is also required. Once that review is complete, the Regional Plan can be considered by all municipal Council's for official approval by Bylaw in order to be sent to the province for Ministerial approval. Additional public hearings are also required at the time municipal Councils would have to consider the Regional Plan for approval.

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.

As the timing of this transition is unknown at this time, the current Commission will continue to operate “as is” for the time being. The details of these future steps are currently being discussed by P4G with more information to follow.

Update on Item g) The Saskatoon Land Branch – Internal Audit Report – New Update

The Commission discussed the recently released City of Saskatoon Land Branch Audit and raised questions on why some information regarding the City’s current inventory of lands outside their jurisdictional limits was not included within the report. It was acknowledged that discussions regarding the City’s Land Branch and mandate within the P4G area would be ongoing at the P4G Regional Oversight Committee meetings.

5. Rezoning Application(s)

None

6. Rezoning & Subdivision Application(s)

None

7. Subdivision Application(s)

a) SUBDIVISION 2016-74

Owner/Applicant:	101204822 Saskatchewan Ltd.
Legal Land Description:	Parcel ‘P’, NE 12-36-5-W3
Council Division:	1

There was discussion related to the expected time frame for any changes to the site, and it was noted that since the current structure is used as the golf course club house, any changes would not happen until after golfing season which officially ends at this course on October 31, 2017. As well, it was noted that there was a wording mistake in the last point of the summary of the report. The Commission supported the application as presented.

Motion: Moved by J. Germs / J. Waddington

Commission Recommendation:

“That the application of 101204822 Saskatchewan Ltd. to subdivide a 1.019 ha (2.52 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 March 7, 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 Saskatoon Health Region, 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 existing club house structure shall be brought into conformance with the Corman Park - Saskatoon Planning District Zoning Bylaw building setback requirements by December 31, 2017 by one of the following:*
 - a. Removal of all or part of the club house building to conform to the setback regulations of the Corman Park – Saskatoon Planning District Zoning Bylaw; or*
 - b. Relocation of the club house building to a different area on the property that complies with the setback restrictions of the Corman Park – Saskatoon Planning District Zoning Bylaw.*
 - v. The installation or alteration of any new or existing plumbing and sewage systems shall be permitted, inspected and approved by the Saskatoon Health Region;*
 - vi. The applicant being responsible for all costs related to the subdivision; and,*
 - vii. The applicant will be required to submit detailed planning as per the policies in the Corman Park-Saskatoon Planning District Official Community Plan should commercial rezoning be applied for in the future.”*

CARRIED

b) SUBDIVISION 2017/19

Owner/Applicant:	Larix Holdings Ltd. & 101204822 Saskatchewan Ltd.
Legal Land Description:	Portion of NE 12-36-5-W3; Portion of SE 13-36-5-W3
Council Division:	1

It was noted that the revised Plan of Proposed Subdivision had not been received prior to the start of the DPC meeting, however a condition of approval requires that a new PPS is submitted prior to release. The applicant is aware of the outstanding PPS. The Commission supported the application as presented.

Motion: Moved by J. Germs / M. Robertson

Commission Recommendation:

"That the application of the Larix Holdings Ltd. and 101204822 Saskatchewan Ltd. to subdivide 0.058 ha (0.14 ac) for Parcel 'D', 0.202 ha (0.50 ac) for Parcel 'F', and 0.198 ha (0.49 ac) as part of the road allowance from portions of the NE 12-36-5-W3 and SE 13-36-5-W3 for the purpose of constructing a public highway improvement as illustrated on the plan prepared by Altus Geomatics dated April 28, 2017 be APPROVED subject to:

- i. Prior to release, a new Plan of Proposed Subdivision must be submitted which pertains to only parcels 'D', 'F', and the portion of Township Road 362 (Glazier Road) to be subdivided;*
- ii. The applicant being solely responsible for all of the costs associated with the subdivision; and,*

- iii. *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, SaskTel, TransGas/SaskEnergy, SaskPower and the City of Saskatoon.*

CARRIED

8. Discretionary Use Application(s)

DISCRETIONARY USE 31-2017

Owner/Applicant:	North Country Customs for 101218450 Saskatchewan Ltd.
Legal Land Description:	Lot 2, Blk 4, SE 19-37-5-W3
Council Division:	4

Discussions were had regarding the lack of returned comments as well as the requirement of a discretionary use application for an industrial complex within the Biz Hub Industrial Park.

The Commission discussed if the lack of returned comments during the mail-out process is a usual result regarding an Industrial Complex application within an industrial park. R.M. Administration commented that generally less and less comments are seen in established industrial parks. This conversation then stemmed a discussion regarding the need for discretionary use applications regarding Industrial Complexes within industrial parks. R.M. Administration commented that currently benefits of discretionary use included looking at increased servicing considerations and ensuring compatible land uses and that amendments or considerations to the Bylaw may be considered going forward with the P4G Regional Plan. The Commission supported the application as presented.

Motion: Moved by J. Harwood / M. Robertson

Commission Recommendation:

“That the application submitted by North Country Customs on behalf of 101218450 Saskatchewan Ltd. to establish an Industrial Complex as a discretionary use on Lot 2, Block 4 in SE 19-37-5-W3 be APPROVED, subject to:

- i. *the applicant applying for and receiving approval of the second intended use on the property prior to initiating the proposed activity on the property;*
- ii. *no goods or materials shall be stored within 5 m (16.40 ft.) of any site line and shall be maintained as a fire break;*
- iii. *the site shall be maintained and kept free from refuse, debris and weed;*
- iv. *the construction of, or alteration to, any buildings on site shall require the approval of a development permit and building permit from the R.M. of Corman Park;*
- v. *entering into a development agreement to define the intensity of development and ensure compliance with the landscaping standards prescribed for industrial and commercial development with the schedule for the completion along with any other relevant requirements contained within the Planning District Zoning Bylaw;*
- vi. *compliance with all applicable municipal, provincial and federal legislation and regulations; and*
- vii. *the applicant will be responsible for all costs regarding the discretionary use process.”*

CARRIED

9. Textual Amendments

a) Proposed Textual Amendment: Corman Park-Saskatoon Planning District Zoning Bylaw – Bylaw 41/17

The Commission supported the amendments to the District Zoning Bylaw as presented.

Motion: Moved by J. Germs / M. Robertson

Commission Recommendation:

“That the District Planning Commission recommends that R.M. Council supports First Reading of Bylaw 41/17.”

CARRIED

b) Proposed Textual Amendment: Corman Park-Saskatoon Planning District Zoning Bylaw – Bylaw 42/17

The Commission supported the amendments to the District Zoning Bylaw as presented.

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

Commission Recommendation:

“That the District Planning Commission recommends that R.M. Council supports First Reading of Bylaw 42/17.”

CARRIED

10. Other

None

11. Adjournment

Motion to Adjourn: J. Germs