

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

MEMBERS PRESENT: B. Richet (Chair); B. Dubois; J. Germs; J. Harwood;  
M. Robertson; J. Waddington

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

REGRETS: B. Sylvester (Vice Chair); C. Dalen-Brown; Z.  
Jeffries;

**2. Approval of the Agenda**

Motion: Moved by J. Waddington / M. Robertson

CARRIED

**3. Approval of the Minutes of June 7, 2017**

Motion: Moved by J. Germs / J. Harwood

CARRIED

**4. Business Arising from the Minutes**

**Update on Item a) Five Yard Sites Per Quarter Section**

As the original intent of this item was to discuss increases in the densities allowed in the Planning District. Draft policies in the Regional Plan include residential subdivision in all of the P4G land use categories, ranging from two yard sites per quarter section to five per quarter. Some of these land uses will encompass areas within the current Planning District; this would mean that some properties, under P4G, will be eligible for more residential densities than currently allowed.

Changes to densities allowed within the current Planning District prior to official approval of the new P4G Planning District will require amendments to current policies, which poses challenges with respect to resourcing. The P4G is reviewing a draft Short Term Implementation Plan, with more resourcing details expected to be known at the October DPC meeting.

Moving forward this item will be removed as a single item from the Business Arising section and instead will be considered in part with the P4G update within the Business Arising section of the Agenda. If a report is required to the Commission on this item in the future, an item will be placed on the Agenda for consideration. The Commission was supportive of removal of this item on future Agendas.

**Update on Item b) Textual Amendment – District OCP & Zoning Bylaw – Removal of Septic Utility Requirements**

This Agenda item has been listed in Business Arising for quite some time. While steady progress has been made, recent conversations with Community Planning regarding the wording within Official Community Plans and Zoning Bylaws noted that authority for a municipality to require a

private on-site septic utility is established under *The Municipalities Act* not *The Planning & Development Act*. They have suggested that a general clause be included in planning documents and a separate bylaw for onsite septic monitoring and nuisance abatement be prepared under the provisions of *The Municipalities Act*.

Given this, R.M. Administration has started to draft a bylaw, with provisions of the previous bylaws to be considered as a baseline, with the idea being to provide flexibility in the requirements for requiring septic monitoring, subject to a number of conditions. It is expected that this draft bylaw could be used in the current Planning District and future P4G Planning District as well.

More information will be presented to the Commission once available; it is expected that the drafting of this new septic bylaw will take a number of months by the R.M. At this time there is no action required by the Commission.

#### Update on Item c) District Interim Development Strategy (IDS)

The original intent of this item was to consider a process for amendments to the District OCP and Zoning Bylaw prior to completion of the P4G Regional Plan. Now that that document is drafted, the municipalities have a new baseline for policy considerations in the Planning District.

One of the main topics of discussion on short term implementation of the P4G Regional Plan between the R.M. and City is in regards to interim development in future urban growth areas. These discussions are refocusing attention back to the Grasswood and north/northwest industrial areas in the Planning District, originally considered under this District IDS item.

Given these policy issues are being considered and implemented through the P4G Regional Plan, moving forward the topics addressed under this item will be at the forefront for discussions between the R.M. and City. If a report is required to the Commission on this item in the future, an item will be placed on the Agenda for consideration.

The Commission noted that it is disappointing that the original request to increase the square footage allowed within the Planning District has become more complicated and has taken longer than initially anticipated.

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

Administrations noted that starting June 1, 2017, the final draft documents and updated information is available on the P4G website. Furthermore a public presentation on the Regional Plan was provided by the consultants on June 27, 2017 at the North Ridge Centennial Community Centre in Martensville. This event included an Open House and a presentation followed by a moderated Question and Answer period. Approximately 150 people attended the event.

The next steps are for a District Planning Agreement, P4G Zoning Bylaw to be drafted followed by Ministerial approval in 2018. Since this official approval will take a number of months, P4G is also discussing how the Regional Plan could begin to be implemented in the short term with more information expected to the Commission in the future.

The Commission, with its current mandate and structure, will be required into 2018. As the previous appointments were extended for 2017, any members interested in another extension of their appointment should notify the respective municipality.

The Commission also discussed whether the P4G Regional Plan will be presented to the ratepayers for support in a format similar to a referendum, prior to adoption by R.M. Council. R.M. Administration noted that it would not be recommended as numerous public consultation sessions were held over the course of the project. It was noted it would be up to a Councillor to bring forward the idea for discussion.

Motion: Moved by J. Waddington / B. Dubois

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)**

**SUBDIVISION 05-2017  
BYLAW 47/17**

Owner/Applicant:	101222478 Saskatchewan Ltd. For Nil-Ray Farms Ltd.
Legal Land Description:	NE 24-37-6-W3
Council Division:	4

The application is for a subdivision and rezoning application, to rezone by contract from D-Agricultural 1 District to D-Regional Waste Management 1 District and create a 4.65 ha (11.49 acre) parcel for a proposed Liquid Waste Disposal Facility.

The Commission discussed the development occurring on site prior to approval, where the septic waste is coming from, and specifications in the geotechnical report, the reasoning for the numerous conditions of approval, the technology to be utilized in the plant and monitoring of the site.

The applicant was available via phone to answer questions from the Commission and provided that there is a structure on the property, and a dugout has been created on the parcel, but no other development has occurred. The waste is from regional septic haulers, by membership to the facility the intent being to provide a closer location rather than going through the City.

The intent of the conditions of approval is to understand if there is support to move this application forward, recognizing that there are outstanding items for the applicant to complete prior to the issuance of a Development Permit. Due to the requirements of the Permits to Construct and Operate, a conditional approval has to be provided in order for the applicant to move forward onto the next steps. Administration noted that conditions of approval are routinely used, but given the complexity of this development the number was much higher than normal.

The applicant noted that the technology is the same as what was discussed at a previous meeting. Monitoring for the site occurs 24 hours a day, and is automated by the system which detects if there is an error. The system, or plant, will shut itself down and refuse any additional waste, in the event of an error or of indication of waste that is not human septic waste only. The site is monitored and reports are provided to the Water Security Agency (WSA) in order to be certified.

Based on the unique properties of the site and the newly created dugout, should an extreme weather event or flooding occur, the plant does not require the entire ¼ section for irrigation, and the natural drainage occurs to the south, away from Auction Mart Road (Twp. Rd. 374).

One co-existence agreement is required due to the setback requirements however the landowner is supportive of signing the agreement. This is a temporary lease of the property for seven years or less. It is not set up for permanent or ongoing use. The Commission supported the application as presented.

Motion: Moved by J. Harwood / J. Germs

**Commission Recommendation:**

*“That the application of 101222478 Saskatchewan Ltd. to rezone by contract a portion of NE 24-37-6-W3 from D-Agricultural 1 (DAG1) District to D-Regional Waste Management 1 (DRM1) District and subdivide a 4.65 ha (11.49 acre) parcel for the purpose of creating a parcel for a Liquid Waste Disposal Facility as shown on the Plan of Proposed Subdivision prepared by George, Nicholson, Franko & Associates Ltd. dated February 10, 2017 be APPROVED subject to:*

- i. The approval shall be for a 7 year term, at which point the use shall be discontinued or a new contract zoning agreement, including a new development permit being applied for, and co-existence agreement being executed as required, be approved;*
- ii. R.M. of Corman Park Bylaw Nos. 24/17 and 25/17 and City of Saskatoon Bylaw No. 9446 receiving Ministerial approval from the Ministry of Government Relations;*
- iii. Bylaw No. 47/17 receiving Ministerial approval from the Ministry of Government Relations;*
- iv. The applicant entering into a contract zoning agreement, in a form satisfactory to the R.M. of Corman Park, with the R.M. of Corman Park to address the standards and regulations of the proposed Liquid Waste Disposal Facility contained within the Corman Park-Saskatoon Planning District Official Community Plan and Zoning Bylaw and any other special standards applied by Council at the time of approval;*
- v. The applicant entering into a co-existence agreement, in a form satisfactory to the R.M. of Corman Park, with the R.M. of Corman Park and all residents with dwelling foundations located within 600 metres of the property boundary of the proposed parcel, in order to relax the required separation distance from a Liquid Waste Disposal Facility to a single family dwelling, and registering the same against title to all affected parcels;*
- vi. The applicant obtaining the City of Saskatoon’s approval of the relaxation of the separation distance from the Liquid Waste Disposal Facility on the proposed parcel to a single family dwelling;*
- vii. The applicant entering into a servicing agreement, in a form satisfactory to the R.M. of Corman Park, with the R.M. of Corman Park to address the requirements for servicing of the development, including but not limited to the upgrading of Range Road 3060 to 100 metres past the property approach to current R.M. of Corman Park road standards;*
- viii. The applicant entering into a stormwater and drainage easement agreement, as required, in a form satisfactory to the R.M. of Corman Park, with the R.M. of Corman Park, to formalize and identify the maintenance and monitoring requirements and development restrictions for the proposed storm water management system;*

- ix. *The applicant entering into an easement agreement, in a form satisfactory to the R.M. of Corman Park, for future road widening along Range Road 3060;*
- x. *The applicant obtaining a letter from the Saskatoon Airport Authority stating they approve the engineering plan for both ponds, the irrigation plan affecting the wetlands in the area and the decommissioning plan;*
- xi. *Traffic must access the site from Range Road 3060 via Township Road 374 (Auction Mart Road);*
- xii. *Should the number of septic hauling vehicles accessing the site in a day exceed 30, a Traffic Impact Assessment shall be required to be completed, and approved by the R.M. Director of Public Works;*
- xiii. *Development on site must adhere to the studies and recommendations provided in the Comprehensive Development Review prepared by Pinter & Associates Ltd. dated November 9, 2016 (or as updated);*
- xiv. *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;*
- xv. *A new approach will need to be constructed to access the proposed parcel. Approval for the construction of the approach must be granted by the R.M. Director of Public Works prior to construction;*
- xvi. *Access roads and driveways should be constructed with adequate culvert capacity to ensure the roads do not act like dams;*
- xvii. *The property owners shall not block, divert, or otherwise alter natural drainage patterns without prior consent from the Water Security Agency;*
- xviii. *The applicant being solely responsible for all of the costs of the subdivision and rezoning;*
- xix. *The applicant obtaining a policy of Environmental Liability Insurance respecting the operation of the Liquid Waste Disposal Facility, in a form satisfactory to the R.M. of Corman Park, and naming the R.M. of Corman Park as an insured, and copies of the insurance will be provided to the R.M. and the City of Saskatoon;*
- xx. *The applicant providing security, in a form and amount satisfactory to the R.M. of Corman Park, to cover the cost of remediation and reclamation of the site;*
- xxi. *The applicant obtaining the necessary approvals and providing evidence of complying with the requirements and recommendations of all government ministries and agencies including but not limited to the Water Security Agency, the Saskatoon Health Region, the Saskatoon Airport Authority, Transport Canada, and the Ministry of Environment, and the R.M. of Corman Park being satisfied with all of the same; and*
- xxii. *The applicant obtaining a development permit from the R.M. of Corman Park for the proposed Liquid Waste Disposal Facility, including the requirement to enter into a development agreement, in a form satisfactory to the R.M. of Corman Park, with the R.M. of Corman Park, to ensure compliance with all relevant requirements of the Corman Park-Saskatoon District Zoning Bylaw.”*

CARRIED

**7. Subdivision Application(s)****SUBDIVISION 20-2017*****(Originally presented to the DPC November 5, 2014 as Subdivision 45-2014)***

Owner/Applicant:	101248703 Saskatchewan Ltd.
Legal Land Description:	S ½, NE 3-37-6-W3
Council Division:	4

The application was for the re-approval of a subdivision as the applicant had not registered the previous Certificate of Approval within the two (2) year time limit.

The Commission had questions as to why this was brought forward again. R.M. Administration noted that the Certificate of Approval (COA) is valid for two (2) years, after which if the new parcel is not registered with Information Services Corporation (ISC), the COA expires. The COA was not registered in time; this approval will allow for a new COA to be issued and the subdivision to be registered. The Commission supported the application as presented.

Motion: Moved by J. Germs / B. Dubois

**Commission Recommendation:**

*“That the application of 101248703 Saskatchewan Ltd. to subdivide a 4.05 ha (10 acre) parcel from S ½ NE 3-37-6-W3 for the purpose of creating a separate title for a Community Facility as shown on the Plan of Proposed Subdivision submitted by Altus Geomatics dated March 08, 2017 be APPROVED subject to:*

- i. No direct access to the Highway No. 16 access road (Dalmeny Grid) will be permitted. The existing temporary approach will be removed when upgrades are made to the adjacent roadways by the City of Saskatoon or the Ministry of Highways and Infrastructure, at that time access shall be obtained via the municipal road along the south property line (westward extension of 33<sup>rd</sup> Street); and*
- ii. No development within a triangle formed by measuring the following distances from the intersection of the roadway centrelines and joining the following point so obtained:*
  - a. 290 metres (951 feet) along the highway centreline; and*
  - b. 80 metres (263 feet) along the centreline of the intersecting grid road.”*

CARRIED

**8. Discretionary Use Application(s)**

None

**9. Textual Amendments**

None

**10. Other**

None

**11. Adjournment**

Motion to Adjourn: J. Germs