

**MINUTES OF THE AUGUST 1, 2018 MEETING OF THE CORMAN PARK – SASKATOON
DISTRICT PLANNING COMMISSION**

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

EX-OFFICIO MEMBERS PRESENT: A. Landell; D. Kripki; J. McKnight; R. Row; V. Wellsch

REGRETS: B. Dubois

2. Approval of the Agenda

Motion: Moved by B. Sylvester / Z. Jeffries

CARRIED

3. Approval of the Minutes of May 2 & July 11, 2018 Meetings

Motion: Moved by J. Waddington / R. Rooke

CARRIED

4. Business Arising from the Minutes

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

At the June 18, 2018 R.M. Council meeting, final readings were given to Bylaws 14/18, 15/18 & 16/18 in relation to septic monitoring bylaws outside of the Planning District in the R.M. Bylaw 14/18 was the bylaw passed under the provisions of *The Municipalities Act* to consider the requirements for onsite septic monitoring and nuisance abatement.

The bylaws considered that a multi-parcel country residential, industrial park or commercial subdivision may be required, as a condition of approval, to incorporate a Community Association to monitor the ongoing operation and maintenance of onsite wastewater systems within the development, to ensure the onsite wastewater systems are being adequately maintained and effectively operated, or to identify necessary remedial works to be undertaken.

At this time there is no action required within the Planning District. Discussions will be ongoing with P4G partners related to incorporating these provisions into the new P4G Zoning Bylaw where appropriate.

The Commission discussed the merits of continuing this item on future agenda's in lieu of the ongoing work happening with P4G Regional Plan. The Commission determined that this item will be addressed adequately with the P4G amendments and a motion was presented to remove this item from future agendas.

Motion: Moved by R. Rooke / C. Dalen-Brown

CARRIED

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

The Ministry of Government Relations is undertaking preliminary consultation with stakeholders to obtain feedback on prospective amendments to *The Dedicated Lands Regulations (DLR)* and the *Statements of Provincial Interest (SPI)*. Both R.M. and City representatives participated in stakeholder meetings on March 8 and July 17, 2018 with the Ministry. The Ministry's focus is on reducing red tape and providing for smart, efficient regulations. Comments are due by August 24, 2018 and both municipalities will be providing letters, including similar commentary on the need for provincial leadership and financial resources to develop and implement regional plans, and the preference for a voluntary approach, with supportive resources, to regional planning over a mandatory approach.

The Commission discussed the focus points of these amendments and how they relate to the *Planning & Development Act (PDA)* amendments. The Commission also discussed, what "reducing red-tape means" for discretionary uses and the communication between municipalities and the provincial Ministries.

Administrations recommend that a separate item be added to Business Arising to update the DPC on the DLR and SPI outside of the PDA item.

Update on Item c) Grasswood Mixed Use Market Impact Study

R.M. Administration has reviewed the previous final report drafted by the consultant including the comments provided by City Administration. A revised copy, including responses to the comments is being provided to the City to consider. Discussions between the two Administrations will also be taking place to determine how to bring the document forward to DPC and Councils to receive, including a strategy to implement some of the recommendations coming out of the report.

The Commission has been eagerly awaiting the document and have requested a deadline on the delivery of the final report. At the time, the R.M. is preparing to send their comments onto the City for their review and have anticipated that a timeline for the final document will be established at the next DPC meeting.

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

The new P4G Project Manager, Gord Shaw was hired in June 2018 and is in the process of drafting a work plan for the Zoning Bylaw with R.M. Administration on the various sections. There were two public engagement sessions on the P4G Zoning Bylaw anticipated in 2018; at this time they are likely to place in 2019.

R.M. and City Administrations are currently working on amendments to current Planning District bylaws in order to facilitate development prior to the new Planning District being created. These include both text and map amendments to the District Official Community Plan and Zoning Bylaw. The text amendments are intended to provide mechanisms to consider changes to the District Future Land Use Map that align with, and are supported by the Regional Plan, including criteria

to help guide the requests. The mapping amendments included updating the current City boundaries due to the recent annexation as well as simplifying how the various residential, commercial, industrial and future growth areas are identified on the map. Draft amendments will be presented to the DPC once available.

New Item e) Saskatoon Freeway

At the May 2, 2018 DPC meeting, the Commission asked for the Grasswood Mixed Use Market Impact Study and Saskatoon Freeway updates be separated into two items. The Commission also asked for representatives from MHI to attend the next DPC meeting to discuss District transportation issues and to provide an update on transportation projects.

Andrea Landell from the Ministry of Highways and Infrastructure (MHI) attended the meeting and provided the group with an update for the Saskatoon Freeway. The MHI is currently in the process of hiring a consultant to prepare the functional study and this project will occur in a three-phase approach with the north section being developed first, then followed by the east and west sections respectfully.

The Commission inquired about the anticipated timelines for these phases to be completed and when the MHI believes they will be able to release lands from development restrictions. It was explained that the MHI project will occur in 3 phases over approximately a 3 year process. However, the MHI cannot speculate at this time when these studies would be complete. It was further explained that it is up to homeowners and potential purchasers to inquire with the MHI or the R.M. regarding potential development restrictions as nothing is registered on title.

One further question regarding land expropriation was raised and it was explained that the MHI would follow their standard process regarding fair market value and land valuations.

The Commission recommended that this item be removed from the Agenda moving forward, and that if the MHI has any updates in regards to the Saskatoon Freeway or other projects within the district, these updates would be brought under section 10 of future Agendas.

Motion: Moved by J. Harwood / B. Sylvester

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 2018/26

Owner/Applicant: Kenneth & Doreene Menz
Legal Land Description: Parcel '4' NE 6-36-5-W3
Council Division: 3
File Manager: Vanessa Wellsch

The Commission discussed the requirement of future road improvements and site access considerations. An error was identified regarding the Legal Land Location on the Plan of Proposed Subdivision (PPS) provided to the Commission by R.M. Administration. A condition of approval was added to ensure if a new PPS was needed it was received to the R.M.

Motion: Moved by J. Waddington/ J. Harwood

Commission Recommendation:

“That the application of Kenneth & Doreene Menz to subdivide a 2.06 ha (5.08 acre) parcel from Parcel '4', NE 6-36-5-W3 for the purpose of creating one new residential yard site as shown on the revised Plan of Proposed Subdivision submitted by Meridian Surveys Ltd. dated August 14, 2018 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;*
- ii. 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;*
- iii. The applicant being solely responsible for all of the costs related to the subdivision;*
- iv. Access to the new parcel must be constructed subject to consultation with, and approval from, the R.M. Director of Public Works, including upgrading Pearson Street to a chip sealed standard to match the existing road structure 45 m past the approach, or to the western edge of the property line, whichever comes first, and provision of an adequate chip sealed apron for the property approach into the lot;*
- v. A qualified septic installer or equivalent will be required to perform a detailed site investigation of the property as described by the Saskatchewan Onsite Wastewater Disposal Guide or conduct a full hydrogeological investigation. Registration of hydrogeotechnical report, as required, on the titles of the affected properties;*
- vi. The installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatchewan Health Authority;*
- vii. The applicant entering into a servicing agreement to prescribe the standards for property servicing and remission of a subdivision servicing fee for the new residential parcel being created; and*
- viii. Prior to release a revised Plan of Proposed Subdivision with the correct legal land description be submitted to the R.M. of Corman Park.”*

CARRIED

8. Discretionary Use Application(s)

None

9. Textual Amendments

None

10. Other

a) P4G Green Network Study Area Pilot Project

Dana Kripki, Senior Planner, presented the pilot project that proposes to delineate the flood boundary level associated with a 1:100 storm for an area in the northern part of the R.M. inside and outside the P4G study area; a map of the study area was attached to the report. The modelling would use existing LiDAR, Opimihaw Creek Watershed Association and other municipal data where appropriate.

The budget for the pilot project is \$65,000, proposed to be split equally between the five municipal partners for a cost of \$13,000 each. If it is determined during the project that certain field study work is not required, expenditures would be reduced and any remaining funds would be retained in the P4G budget for future projects or returned to the municipalities.

Refinement of the remainder of the Green Network Study Area (GNSA) within P4G, including ecologically sensitive areas and the view shed of the Wanuskewin Heritage Park, which could also affect where development is located and how it is designed, would remain a separate project. However this pilot project would be an opportunity to produce the first layer of much needed drainage analysis that could be used as a template for further GNSA analysis and guide development decisions in the P4G region going forward.

11. Adjournment

Motion to Adjourn: J. Germs