

**MINUTES OF THE AUGUST 2, 2017 EMAIL MEETING OF THE CORMAN PARK –
SASKATOON DISTRICT PLANNING COMMISSION**

MEMBERS WHO VOTED: B. Sylvester (Vice Chair); C. Dalen-Brown; B. Dubois; J. Germs;
J. Harwood; J. Waddington

2. Approval of the Agenda

Motion: Moved by B. Sylvester / B. Dubois

CARRIED

3. Approval of the Minutes of July 5, 2017

Motion: Moved by B. Dubois / B. Sylvester

CARRIED

4. Business Arising from the Minutes

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

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)

None

8. Discretionary Use Application(s)

a) DISCRETIONARY USE 2017/26

Owner/Applicant:	Ailene Policarpio
Legal Land Description:	Block 1, NE 33-35-5-W3
Council Division:	2

Motion: Moved by J. Harwood / J. Waddington

The Commission had no comments or concerns related to this application, as such it was supported as presented.

Commission Recommendation:

“That the application of Ailene Policarpio for a Community Facility, consisting of a residential accessory building to be used as a gathering place for the Canadian Filipino Community, as a discretionary use, on Block 1, NE 33-35-5-W3 be APPROVED, subject to:

- i. The applicant being responsible for all costs regarding the discretionary use application;*
- ii. The installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatoon Health Region;*
- 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. Obtaining the necessary approvals and complying with the requirements and recommendations of all government ministries and agencies including but not limited to the Ministry of Parks, Culture and Sport, Ministry of Environment, and the Saskatoon Health Region;*
- v. The use shall comply with R.M. of Corman Park Bylaw No. 52/12 The Noise Bylaw, 2012;*
- vi. The use shall be valid only for the period of time the property is occupied by the applicant for such use. If the property is sold or rented to another person a new application must be applied for and approval obtained; and*
- vii. The applicant entering into a development agreement to secure the objectives of the R.M. of Corman Park Zoning Bylaw.*

CARRIED

b) DISCRETIONARY USE 2017/30

Owner/Applicant:	Sri Guru Arjan Dev Ji Sikh Society Inc.
Legal Land Description:	LSD 9 & 10, NE 3-37-6-W3
Council Division:	4

The Commission discussed the double permit fee requirement, how to ensure the material previously brought onto the property meets the definition of “clean fill”, the anticipated completion of the use and what the enforcement proceedings are, should they be required. The Commission also wanted to ensure that drainage and meeting the requirements in relation to drainage of the R.M., City of Saskatoon and the Water Security Agency are stressed to the applicants.

R.M. Administration provided that double permit fees are included in the recommendation, as this is the standard for when development for which permits are required occur prior to receiving approval; which this is the situation. The applicants are in the process of retaining an engineer to complete a geotechnical report to determine the quality of the material previously brought onto the property. The approval timeframe is typically two years, however to ensure compliance with the Development Agreement the approval is only for one year, after which if the operation continues, a new application will be required. R.M. Administration also provided that the R.M. Bylaw Enforcement Officer has been on site and is aware of the activity, as such monitoring of the site for compliance will continue. With that clarification, the Commission supported the application as presented.

Motion: Moved by B. Sylvester / J. Waddington

Commission Recommendation:

“That the application of Sri Guru Arjan Dev Ji Sikh Society Inc. to establish a Clean Fill – Type I Operation on LSD 9 &10, NE 3-37-6-W3 as a discretionary use be APPROVED for a one year period subject to:

- i. prior to release of the development permit, the applicant submitting an engineered site drainage plan, including adequate sediment controls, to the satisfaction of R.M. of Corman Park, City of Saskatoon and Water Security Agency;*
- ii. site grading and drainage works must be constructed at the expense of the applicant to ensure proper drainage;*
- iii. the approval shall be for a one year period, at which time the use shall be discontinued or a new development permit applied for and approval obtained;*
- iv. the execution and registration on title of a development agreement addressing the approval period and operational standards for the Clean Fill – Type I Operation;*
- v. the applicant must employ the services of a Professional Geotechnical Engineer licensed to practice in the Province of Saskatchewan to review and endorse the clean fill plan and provide the R.M. of Corman Park with documentation that the type and application of the fill is in accordance with the design approved by Council and does not contain contaminated material;*
- vi. no processing or crushing operations shall occur on site;*
- vii. the hours of operation shall be in accordance with the Municipality’s Noise Bylaw No. 52/12;*
- viii. the applicant shall keep the site in a clean and tidy condition free from rubbish;*
- ix. the applicant 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 Ministry of Highways and Infrastructure;*
- x. the applicant shall provide evidence to the R.M. of Corman Park of compliance with any applicable provincial and federal legislation or regulations including approvals where required; and*
- xi. the applicant shall be responsible for all costs associated with the discretionary use application including double permit fees as the use was in operation prior to receiving an approved development permit.”*

CARRIED

9. Textual Amendments

None

10. Other**a) SUBDIVISION 2016/31
BYLAW 43/16**

Owner/Applicant:	Valley Road Business Parks Ltd.
Legal Land Description:	Portion of NW 13-36-6-W3
Council Division:	4

The Commission discussed the City of Saskatoon comments regarding a Traffic Impact Assessment (TIA), if the property uses change from agriculture. In the future, if the use changes, condition v. of the recommendation, speaks to the applicant meeting any requirements of the City of Saskatoon, including the completion of a TIA. With that clarification, the Commission supported the application as presented.

Motion: Moved by J. Harwood / J. Germs

Commission Recommendation:

“That:

- A. the R.M. of Corman Park consent to the closure and sale of a portion of Range Road 3061, Land Description ORA 55-36-6-W3 Ext 55, and the NW 13-36-6-W3, Plan No. 91S31657; and*
- B. the application of Valley Road Business Parks Ltd. to subdivide a portion of Range Road 3061, Land Description ORA 55-36-6-W3 Ext 55, and consolidate it with a portion of the NW 13-36-6-W3, Plan No. 91S31657, to create Parcel ‘A’ as shown on the Plan of Proposed Subdivision submitted by Webb Surveys dated July 26, 2017,*

be APPROVED subject to:

- i. The property owner being responsible for all costs associated with the subdivision, consolidation and road closure;*
- ii. Bylaw 43/16 receiving Ministerial approval from the Ministry of Government Relations for the closure and sale of a portion of the road allowances;*
- iii. Prior to release, a new Plan of Proposed Subdivision must be submitted which identifies parcels ‘A’ and ‘B’ being tied;*
- iv. Proposed Parcel ‘A’; NW 13-36-6-W3 being parcel tied with proposed Parcel ‘B’ on the N ½, NE 14-36-6-W3;*
- v. Obtaining the necessary approvals and complying with the requirements and recommendations of all government ministries and agencies including but not limited to the Ministry of Highways and Infrastructure, SaskTel, TransGas/SaskEnergy, SaskPower and the City of Saskatoon;*
- vi. Execution of a road closure and sale agreement; and*
- vii. Obtaining approval from the Ministry of Highways and Infrastructure pursuant to Section 13 of the Municipalities Act.”*

CARRIED

11. Adjournment

Motion to Adjourn: N/A