

**Proposed Textual Amendments – Corman Park – Saskatoon Planning District Zoning Bylaw – Bylaw 29/19**

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**Background:**

Bylaw 29/19 proposes to amend the Corman Park – Saskatoon Planning District Zoning Bylaw to provide a new zoning district related to an integrated residential and recreational development.

**Analysis:**

Greenbryre Golf and Country Estates (Greenbryre) is an integrated residential and golf course community located in E ½ 12-36-5-W3. The current zoning of the residential lots is D-Country Residential 5 (DCR5) District. As part of their third phase of development, the developers D&S Developments Ltd., want to:

- Reduce the flanking yard requirement for corner lots from 10 m to 6 m;
- Reduce the minimum site size from 0.2 ha (1/2 acres) to 0.13 ha (1/3 acre);
- Allow for townhouse development; and
- Subdivide the lands which the current clubhouse is on and replace the clubhouse with an amenity building providing for additional uses.

Amendments to the District Official Community Plan and Zoning Bylaw are required to facilitate these changes. Based on the specifics of the requests, R.M. and City Administrations decided it was appropriate to create a new zoning district for Greenbryre, rather than amending the DCR5 District. Part of this rationale includes the fact that the Greenbryre community has its own communal water and septic treatment system which can support the increased densities.

In addition, the roadways were built such that the road rights-of-way are larger than required as Greenbryre uses a curb and gutter system rather than a ditch system for drainage. Typical R.M. roadways use a ditch system for drainage, and the Greenbryre roadways were initially sized with this in mind. Therefore changes to the setbacks have been provided recognizing the as-built design of the roadway, which may not be the case in future developments, warranting a separate zoning district.

By providing a new zoning district, this means that the overall DCR5 District can remain in place for other integrated residential and recreational communities, while providing new development standards and smaller lot sizes in a new zoning district.

At the May 1, 2019 meeting, the District Planning Commission (DPC). The DPC discussed the merits of the proposed DCR6 zoning designation being assigned to a specific development and the possibilities of a similar development not being able to use the DCR6 designation. The DPC

heard that this new zoning district was developed to acknowledge the specific nuances like lot densities, the residential amenity building, the yard setbacks related to current roadway structures, recreation components and private onsite servicing that exists in the Greenbrye community.

The DPC also asked if R.M. Administration has ever looked into or applied Direct Control Districts (DCD) to specific developments. The R.M. acknowledged that DCD developments exist outside of the Planning District, with Crossmount cited as the example. However, it was determined that a DCD was not required for Greenbrye as there was nothing specific in the development that warranted additional oversight and Council approval which could create a cumbersome and unnecessary process.

The DPC directed R.M. and City Administrations to draft bylaws for First Reading for consideration by municipal Councils subject to legal review. Bylaw 21/19 which were amendments to section 5.7.7 of the District OCP have been given final readings and Ministerial approval is pending. The amendments to the District OCP allowed for the minimum lot size to be lowered to 0.13 ha (1/3 acre) for integrated residential and recreational development.

A draft D-Country Residential 6 (DCR6) District has been provided for information. This zoning district underwent legal review and no substantive changes were recommended from the version that was presented to the DPC; only minor drafting corrections were made. One of which included removing the specific references to Greenbrye in the purpose or intent. This allows for any new developments to be considered under DCR6, or any other available zoning including DCR5 in the District bylaws. R.M. Administration is supportive of the edits from legal review and has no concerns with the approach.

As part of the zoning amendment, all current lots within Greenbrye are being rezoned from DCR5 to DCR6. R.M. Administration requested that the developers undertake their own consultation with residents prior to R.M. Council considering first reading of a rezoning bylaw. An open house was held by the developers and their consultant on May 30, 2019 with about 30 people attending with positive response. One individual didn't like the idea of a pathway near his house however that is a design detail for the next phase and unrelated to the rezoning. Notice of the bylaw, if given first reading, must be provided to all landowners by the R.M. however they do not have to consent to the rezoning.

**Commission Recommendation:**

*"That Council supports First Reading of Bylaw 29/19."*

Enclosures: Proposed Bylaw 29/19



**RURAL MUNICIPALITY OF CORMAN PARK NO. 344  
BYLAW 29/19**

A bylaw to amend Bylaw No. 23/10 known as the Corman Park – Saskatoon Planning District Zoning Bylaw.

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, enacts to amend Bylaw 23/10 as follows:

1. Section 5 is amended by adding a new Schedule I: D-Country Residential 6 District (DCR6) with the text provided in Attachment “A”, as attached to and forming part of this bylaw and re-lettering the other Schedules accordingly.
2. The Zoning District Map referred to in Section 5 is amended by rezoning the following parcels in SE and NE 12-36-5-W3 from D-Country Residential 5 District (DCR5) to D-Country Residential 6 District (DCR6) to align with the new Zoning District contemplated as part of clause 1 forming part of this bylaw:
  - a. Condo Plan 102087884 Ext 1; and
  - b. Condo Plan No. 102113356 Ext 0.
3. Section 6 is amended by adding the following definitions in accordance with the alphabetical order of the list:

*“Amenity Building – means a building for the provision of amenities related to the development of a clustered, integrated residential and recreational community. All uses in the amenity building must be ancillary and related to the type, scale and character of the community. Typical ancillary uses appropriate in an amenity building may include snack bars, clubhouses, locker rooms, retail stores limited to the sale of equipment, accessories, clothing and other items related to integrated community recreational uses, personal service uses, food service uses, offices, meeting rooms and other similar uses.*

*Personal Service – means a use associated with personal appearance, grooming or well-being. Typical uses include beauty salons, barber shops, estheticians, massage therapists, salons, spas, and fitness facilities, but does not include the provision of health care related services.*

*Townhouse – means a single building or group of buildings containing three or more residential dwelling units separated from another unit by a party wall*

*extending from the foundation to roof, with each residential dwelling unit having a separate, direct access from grade.”*

This Bylaw shall come into force and take effect upon receiving the approval of the Minister of Government Relations.

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REEVE, Judy Harwood

SEAL

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ADMINISTRATOR, Adam Tittlemore

# Attachment 'A' to Bylaw 29/19

## Schedule I: D-Country Residential 6 District (DCR6)

### 1. Purpose or Intent:

The purpose of the D-Country Residential 6 District is to facilitate the development of a clustered residential development and integrated recreational community.

### 2. Permitted Uses:

In any D-Country Residential 6 District (DCR6), no person shall use any land, building or structure or erect any building or structure except in accordance with Section 4 of this schedule:

1. Community facility
2. Townhouse
3. Golf course
4. Home occupation
5. Municipal facility
6. Public utility
7. Single detached country residence, not including a RTM or mobile home

### 3. Discretionary Uses:

The following uses may be considered at the discretion of Council and where specific development standards apply in accordance with Section 4 of this schedule:

1. Amenity building
2. Community care facility, restricted to nursing home and group home.
3. Home based business, not including industrial or industrial related activities.

### 4. Specific Development Standards:

1. A maximum of one (1) amenity building shall be permitted within an integrated residential and recreational community.
2. An amenity building may have a maximum cumulative floor area no greater than 2,787 m<sup>2</sup> (30,000 ft<sup>2</sup>).
3. Within an amenity building, the total floor area for any and all:
  - a) personal service use(s) shall not exceed 696.77 m<sup>2</sup> (7,500 ft<sup>2</sup>);
  - b) retail store use(s) shall not exceed 232.25 m<sup>2</sup> (2,500 ft<sup>2</sup>); and
  - c) office use(s) shall not exceed 929m<sup>2</sup> (10,000 ft<sup>2</sup>); and
  - d) office use(s) shall not exceed 33% of the gross floor area of the amenity building.
4. Any personal service, retail store or office use within an amenity building shall only have access from within the interior of the building.
5. The floor area requirements for single detached country residences and accessory Buildings, shall be:
  - a) single detached country residences shall have a maximum floor area of 90 m<sup>2</sup> (968.7 ft<sup>2</sup>);
  - b) accessory buildings shall have a maximum cumulative floor area no greater in size than the total developed floor area of the principal building; and
  - c) notwithstanding subsection b), a maximum of 53.51 m<sup>2</sup> (576 ft<sup>2</sup>) of attached garage floor

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area shall be exempt from the maximum floor area of accessory buildings.

6. For the purposes of this zoning district, the outdoor storage or display of inventory associated with a home based business shall be screened to the satisfaction of the Development Officer.
7. In addition to the minimum site development standards for townhouses contained in Section 8, townhouses shall also comply with the requirements contained in Section 9.

## 5. Development Concept

1. At the time of submitting the initial development proposal, subdivision design and servicing provisions must be presented indicating development strategy for the total site and anticipated development on adjacent lands to the maximum density allowed. Implementation of secondary stages of development must take place according to the initial development proposal, and shall be staged in the initial proposal.
2. All development in the DCR6 District shall be consistent with the approved Development Concept or Comprehensive Development Review for the subject property.

## 6. Development Standards for an Accessory Use or Building:

In addition to the General Regulations contained in this Bylaw, the following additional development standards shall apply to accessory uses, buildings and structures within a DCR6 District:

1. The setbacks and general performance standards for an accessory use, building or structure shall meet the same requirements as the principal use, building or structure.
2. Accessory buildings shall be prohibited on a site where an amenity building is located.

## 7. Development Standards for Signage:

The following development standards shall apply to the placement or erection of signage within a DCR6 District:

Amenity Building and Golf Course	<ol style="list-style-type: none"><li>1. One (1) multi-faced free standing sign may be permitted per building frontage not exceeding a gross surface area of 14 m<sup>2</sup> (150.7 ft<sup>2</sup>) and a height of 14 m (45.9 ft).</li><li>2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign may be permitted.</li></ol>
All Other Permitted and Discretionary Uses, excepting a single detached country residence	<ol style="list-style-type: none"><li>1. One (1) non-illuminated multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 2 m<sup>2</sup> (21.5 ft<sup>2</sup>) and a height of 2.5 m (8.2 ft).</li><li>2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign may be permitted.</li></ol>

## 8. Site Development Standards:

1. The following development standards shall apply to development on a site within a DCR6 District:

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Land Use	Min. Site Area	Max. Site Area	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. Flanking Yard Setback	Min. Frontage
Single Detached Country Residence	0.13 ha (0.33 acre)	4.05 ha (10 acres)	45 m (147.6 ft)	3 m (9.8 ft)	10 m (32.8 ft)	6 m (19.7 ft)	19 m (62.3 ft)
Townhouse	0.13 ha (0.33 acre)	4.05 ha (10 acres)	45 m (147.6 ft)	3 m (9.8 ft)	6 m (19.7 ft)	6 m (19.7 ft)	30 m (98.4 ft)
Golf Course	10 ha (24.7 acres)	None	45 m (147.6 ft)	8 m (26.2 ft)	8 m (26.2 ft)	45 m (147.6 ft)	None
Community Recreational Use	0.2 ha (0.5 acre)	None	45 m (147.6 ft)	3 m (9.8 ft)	10 m (32.8 ft)	45 m (147.6 ft)	30 m (98.4 ft)
All Other Discretionary Uses	0.2 ha (0.5 acre)	4.05 ha (10 acres)	45 m (147.6 ft)	3 m (9.8 ft)	10 m (32.8 ft)	6 m (19.7 ft)	30 m (98.4 ft)
Public Utilities, Municipal Facilities, Telecommunication Facility	None	None	None	None	None	None	None

2. Residential lot density for detached country residences shall not exceed 7.4 dwelling units per hectare (3 dwelling units per acre).
3. Residential lot density for townhouse development shall not exceed 32 dwelling units per hectare (13 dwelling units per acre).
4. No more than 4.2 hectares (10.37 acres) of land in total shall be used for the development of a townhouse development in an integrated residential and recreational community.
5. Front and flanking yard setbacks are measured from the centerline of the road allowance unless otherwise provided herein.
6. Where a front or flanking yard abuts an internal subdivision roadway, a minimum 6 m (19.7 ft) setback shall be applied from the applicable site line, except those sites shown on Condominium Plans 102113556 and 102087884, where the minimum setback shall be 10 m (32.8 ft).
7. Where a front or side yard abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure.
8. The maximum building height for an amenity building in a DCR6 District is 18 m (59 ft.). The maximum height for all other uses in a DCR6 District is 10 m (32.8 ft.) unless otherwise provided in any policies contained in this Bylaw.

### 9. Development Standards for Townhouses

1. All development in the DCR6 District shall be consistent with the approved Development Concept or Comprehensive Development Review for the subject property.

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2. Minimum site development standards for townhouses contained in Section 9, shall apply to the development site, but shall not apply to the individual units identified in a condominium plan.
3. All townhouse developments must have vehicular access to a public street from at least two points which are sufficiently separated to provide accessible ingress and egress in case of emergency.
4. The minimum parking requirement for townhouses is 1.75 spaces per residential dwelling unit, of which 0.25 spaces per unit shall be designated as visitor parking, and of which one space per 20 parking spaces shall be designated for persons with disabilities.