



111 Pinehouse Drive, Saskatoon &
Live Streaming via GoToMeeting.com
Monday, November 15, 2021
Call to Order @ 9:36 a.m.
Meeting Adjourned @ 11:05 a.m.
Meeting Time: 1 hr. 29 mins.

Planning Committee Minutes

Present

Attending: Reeve Harwood, Councillors: Germs, Chuhanjuk, Haduik, Greenwood, Pruim, Froese-Koojenga, Vaandrager and Trask.

Absent:

Staff: Rebecca Row, Director of Planning & Development; Ken Kolb, Chief Administrative Officer; Adam Toth, Senior Planner; Audrey Shoard, Treasury/Corporate Records Clerk; Nicole Bowden, Administrative Assistant.

1. Call To Order

Chairperson Pruim called the meeting to order at 9:36 a.m.

2. Adopt Agenda

The Committee approved the Planning Committee Agenda with the following additions:

6. Saskatoon Freeway – Councillor Germs

Haduik: That the Planning Committee Agenda be adopted.

Carried Unanimously

3. Delegation – Meewasin Valley Authority – Potential National Urban Park Collaboration, Rural Enforcement and Letter of Support Request

Andrea Lafond, Chief Executive Officer of the Meewasin Valley Authority, along with Alan Otterbein, Design and Development Manager, and Mike Velonas, Planning and Conservation Manager, were in attendance to provide a presentation on the following items.

National Urban Park Pre-Feasibility Study

Meewasin and Parks Canada have partnered on a pre-feasibility study for potential National Urban Park Designation of some portion of the Meewasin Valley region. Parks Canada and the Meewasin Valley Authority share a common goal to enhance urban greenspaces, reflecting both natural and cultural values. Meewasin and Parks Canada will collaborate, along with the Government of Saskatchewan, City of Saskatoon, University of Saskatchewan, Indigenous groups, municipalities, other key stakeholders in the region, to conduct a dialogue around the feasibility of the designation of a national urban park within the Meewasin Valley region.

Corman Park has been invited to participate as a stakeholder on the pre-feasibility study; the Director of Planning & Development is attending upcoming meetings on behalf of Corman Park and will report back to Council as the pre-feasibility study progresses.

Rural Enforcement

A key component for the potential National Urban Park will be a regional enforcement strategy to ensure safe use and enjoyment of Valley's resources. Last year, Meewasin partnered with the Corman Park and the City of Saskatoon to fund a pilot program of regular Commissionaire patrols of popular river access sites on clement weekends. See attached '2021 Rural Site Monitoring Summary' for more information on the pilot program.

2021 Contributions are noted as follows:

R.M. of Corman Park:	\$ 6,000
City of Saskatoon:	\$ 6,000
Meewasin:	<u>\$ 9,000</u>

Total: \$21,000

Meewasin is requesting the same funding level from all partners to continue the program next year. Meewasin has worked to better coordinate its communications with enforcement entities in the region, who support the program.

R.M. Administration recommends that Council continue to fund the pilot program through 2022 and work with Meewasin and other partners to develop criteria in order to better review the success and effectiveness of the program. This will help determine if the pilot program should become permanent or if other resources are needed for success from the R.M.'s point of view.

Provincial Funding Ask

Meewasin has asked the Provincial government for a year-over-year increase to its core funding. A significant portion of this increase will be used toward addressing enforcement in the rural areas of the Valley and to build a long-term regional enforcement strategy. Meewasin is requesting a letter of support from Corman Park for this ask.

R.M. Administration recommends that Council write a letter of support to the province in support of the Meewasin for rural enforcement.

➤ **Recommendation:**

Haduik: That the delegation from the Meewasin Valley Authority be received as information and that Council support the rural site monitoring pilot program through 2022 and draft a letter of support for rural enforcement to send to the province.

Carried Unanimously

Meeting Break 10:10 a.m. to 10:15 a.m.

4. Delegation – Jesse MacLeod – Proposed Multi-Parcel Residential Development – S12 SE 34-35-5-W3

Jesse MacLeod is proposing to subdivide and rezone a portion of the south half of SE 34-35-5-W3 to create an 8 lot multi parcel residential subdivision with an average lot size of 3.1 ha (7.67 acres). There is an existing single severance off the 80 acre parcel which is not part of the proposed subdivision. The parcel is located adjacent to Range Road 3052 (Preston Avenue) between Township Road 360 (Grasswood Road) and Township Road 354 (Baker Road).

Corman Park standards require the internal road to be built to, and the adjacent municipal gravel roads to be upgraded to, the Country Residential Paved standard by the developer at their cost. The approx. costs to upgrade the municipal gravel road from the entrance of the subdivision north towards the intersection of Preston Avenue and Grasswood Road is \$760,640. The landowner does not want to pave the road because as suggests the cost is unaffordable based on the number of lots proposed for the subdivision. At this time the R.M.'s latecomer policy for roadways does not apply to multi-parcel development only single severance subdivision or road build up.

R.M. Administration offered that instead of paving the road at this time, that a contribution of \$217,543.33 be taken for the R.M. to pave the road at a future time. The contribution was based on parcel size and frontage. The landowner did not agree to the cash contribution because they still feel this value is unaffordable based on the number of lots proposed for the subdivision.

The developer is requesting a reduction to the roadway standards by not requiring the paving to be completed, or a contribution to be provided.

The lands are located within the boundary of the proposed South R.M. Area Development Plan that will determine land use and servicing priorities for the area, including potential locations for higher density residential development. Corman Park is also in the midst of the Planning Fee Review which includes a review of the appropriate subdivision servicing fees/development fees based on future development and required infrastructure. An 8 lot residential subdivision may not be the highest and

best use for the lands relative to the necessary development fees. Therefore it would be in the best interest of the R.M. and the developer to defer subdivision and rezoning until after the South R.M. Area Development Plan and Planning Fee Review are complete. The lands may be more appropriate for higher density development, which would offset the subdivision and servicing costs.

Should Council support the developer proceeding at this time, it is recommended that the developer be responsible for paving the internal and external roads to R.M. standards, or pay the cash contribution as noted within this report.

➤ **Recommendation:**

Harwood: That Council receive the delegation from Jesse MacLeod as information and that Administration work with the developer to investigate further options regarding the paving of Preston Avenue from Grasswood Road to the entrance to the proposed development.

Carried Unanimously

5. **Planning Carryforward Action List**

The Committee was presented with the Planning Carryforward Action List and updates pertaining thereto.

➤ **Recommendation:**

Froese-Kooijenga: That Council receive the Planning Carryforward Action List as presented.

Carried Unanimously

6. **Saskatoon North Partnership for Growth (P4G) Update**

Background:

The last Regional Oversight Executive Committee (REC) meeting was held on October 28, 2021. Agenda topics included an update on the North Concept Plan, P4G strategic planning, P4G legal needs, 2022 P4G meeting dates and included providing recommendations on P4G Planning District Commission joint membership recruitment. The Regional Oversight Committee (ROC) meeting scheduled for November 25, 2021 was cancelled and replaced with a REC meeting. A meeting will also be held with area First Nations and REC members on December 16, 2021 to update them on the status of P4G, regional projects and to continue to build relationships.

The P4G District Official Community Plan, Planning District Agreement, District Zoning Bylaw and submission checklist were submitted to the province for review and ministerial approval of the P4G Planning District on September 3, 2021. An establishment date of January 1, 2022 was requested by P4G. The province has begun their review of the P4G documents, at this time no major concerns have been identified.

In order to be ready for a January 1 start date, the planning, recruitment and training of the new P4G DPC has begun. Each P4G municipality is allowed 2 municipal representatives (minimum one elected official) and will participate in the selection of the 3 joint members for a total DPC voting membership of 13. Members will be appointed for three-year terms, commencing January 1 and concluding December 31. Non-Council members can only be re-appointed a maximum of three, three-year terms; notwithstanding the original appointments which are staggered

At the October 25, 2021 Council meeting, Reeve Harwood and Councillor Froese-Kooijenga were selected as the R.M. representatives.

REC has been delegated as the membership committee for the 3 jointly appointed members; they have recommended the following for the initial terms of joint membership:

1. John Mathison – 1 year

2. Bruce Richet – 2 years
3. Brad Sylvester – 3 years

The 3 joint members are appointed by majority vote of the P4G Councils; a recommendation to endorse the joint members is included.

Work continues on the P4G North Concept Plan; municipal team members met on September 2, 2021 to review the summary and determine a course of action; a number of items were removed from the outstanding work list and direction on final action items was provided back to the consulting team.

Since receiving the feedback, the consulting team has been moving ahead with review and editing the plan as directed. A revised work plan, schedule and budget was also provided for the municipal project team members to confirm; these revised documents were discussed on October 20, 2021. The final scope of work was confirmed specifically around transportation modelling, mapping and report drafting. It was also noted municipal project team members could attend meetings with consulting engineers if that would help clarify what needs to be done and expedite the process. Based on current workload and remaining work by the consulting team, a revised final NCP is expected by the end of November.

Some budget and resourcing is required for planning and engineering work to complete the NCP. Approximately \$15,000 is needed to complete the remaining scope of work. However, this is a budget estimate only, the remaining work will be tracked and P4G will only be charged for time spent. The surplus P4G staffing budget is expected to cover the outstanding costs, however any budget shortfalls will be brought forward.

Provided the outstanding matters are resolved and any budget shortfall is addressed, the NCP is still expected to be completed and be presented for ROC and Council endorsements as necessary for consideration when the P4G Planning District has received Ministerial approval.

➤ **Recommendation:**

Greenwood: That the Saskatoon North Partnership for Growth (P4G) update be received as information and that R.M. Council approve the following for joint membership to the P4G District Planning Commission:

1. John Mathison – 1 year term
2. Bruce Richet – 2 year term
3. Brad Sylvester – 3 year term.

Carried Unanimously

7. Saskatoon Freeway

Councillor Germs requested an update regarding the Saskatoon Freeway. Update provided by Administration.

8. Adjourn Meeting

Haduik: That the Planning Committee meeting be adjourned at 11:05 a.m.

Carried Unanimously



Chief Administrative Officer