

MINUTES OF THE JANUARY 9, 2024 MEETING
OF THE P4G DISTRICT PLANNING COMMISSION

MEMBERS PRESENT: B. Sylvester (Vice-Chair); Councillor S. Nikkel; Councillor B. Dubois; Mayor K. Muench; Councillor B. Froese-Kooijenga; Reeve J. Harwood; Mayor G. Philipchuk; Mayor A. Quiring; T. Michelman, Councillor R. Donauer, Councillor A. Humenuik; J. Mathison

REGRETS: Councillor R. Beck

SECRETARY: J. Dela Cruz/ S. Brandt

STAFF PRESENT: B. Gorelitz; B. Fawcett; V. Wellsch; J. Sick; M. Sillito; J. Charlebois; K. Muzyka; V. Reaney; B. Toth; N. Bowden; S. Brandt; R. Row; A. Toth

1. Call the Meeting to Order

Vice-Chair B. Sylvester called the meeting to order at 12:00 p.m.

2. Land Acknowledgement

3. Approval of the Agenda

Motion: Councillor B. Dubois / Mayor G. Philipchuk
“That the agenda be approved as presented.”

CARRIED UNANIMOUSLY

4. Approval of Minutes

Motion: Mayor G. Philipchuk / Mayor A. Quiring
“That the minutes of the November 1, 2023 meeting be approved as presented.”

CARRIED UNANIMOUSLY

5. Selection of Chair & Vice-Chair

Motion: Reeve J. Harwood / Councillor R. Donauer
“That Vice-Chair B. Sylvester be nominated for P4G District Planning Commission Chair”

CARRIED UNANIMOUSLY

Motion: Reeve J. Harwood / Councillor R. Donauer
“That Mayor A. Quiring be nominated for P4G District Planning Commission Vice-Chair”

CARRIED UNANIMOUSLY

6. Declaration of Conflict of Interest

None

7. Business Arising from the Minutes

Motion: Mayor G. Philipchuk / Councillor B. Dubois

“That the updates on the Business Arising from the Minutes be received as information.”

CARRIED UNANIMOUSLY

a) South East Concept Plan:

No Update

b) R.M. Flood Plain Policy Update:

The draft two-zone Flood Plain Map and draft Flood Plain policies were shared at a series of open houses, and 1-on-1 meetings with interested stakeholders the week of November 20, 2023. The next steps are to finalize a report with recommendations for development regulations in the floodplain to go to R.M. Council. Following this, the report will be brought to DPC; along with any recommended changes that will be needed to the District OCP and District Zoning Bylaw (DZBL). It is anticipated that most amendments will be needed to the Flood Plain overlay in the DZBL. The target completion is for Q2 of this year.

c) Regional Community Services Node:

No Update

8. Rezoning Application(s):

BYLAW: 50/23

Owner/Applicant:	R.M. of Corman Park
Legal Land Description:	Parcel 'X' Plan 102395583 Ext 0, SE-12-36-5-W3
Council Division:	1
File Manager:	Adam Toth

File manager A. Toth provided an overview of the application.

Motion: Councillor B. Froese-Kooijenga / Mayor K. Muench

1. *“That Bylaw 50/23 to rezone Parcel ‘X’ Plan 102395583 Ext 0, SE 12-36-5-W3 from D-Country Residential 3 District with a Holding Provision to D-Country Residential 4 District with a Holding Provision be given First Reading and Administration be authorized to proceed with the Public Notice process.”*

CARRIED UNANIMOUSLY

Motion: Councillor B. Dubois / Mayor G. Philipchuk

2. *“That prior to the removal of the Holding Provision, the applicant is required to submit a CDR and subdivision application for consideration for future development of Parcel ‘X’, SE 12-36-5-W3.”*

CARRIED UNANIMOUSLY

9. Rezoning & Subdivision Application(s):

BYLAW: 29/23	
SUBDIVISION: 2023/24	
Owner/Applicant:	George & Maria Friesen
Legal Land Description:	SW 26-38-5-W3
Council Division:	6
File Manager:	Kristie Muzyka

File Manager K. Muzyka provided an overview of the application.

The Commission highlighted concerns with the parcel being within Green Network Study Area and discussed whether drainage could be an issue. The Commission discussed the improved drainage in the area. RM Administration confirmed that the subdivided parcel previously housed a mobile residence.

Motion: Councillor B. Froese-Kooijenga / Mayor A. Quiring

1. *“That Bylaw 29/23 to rezone a portion of SW 26-38-5-W3 from D-Agricultural District 2 to D-Agricultural Residential 1 District be given First Reading and Administration be authorized to proceed with the Public Notice process.”*

Motion: Reeve J. Harwood / Councillor R. Donauer

2. *“That the application of George & Maria Friesen to subdivide a 4.05 ha (10 acre) parcel labelled as Parcel ‘A’ from the SW 26-38-5-W3 as shown on the Plan of Proposed Subdivision labelled ‘Appendix 1’ be APPROVED subject to:*
 - i. *The applicant being solely responsible for all of the costs of the rezoning and subdivision process, including the provision of Municipal Reserve in the form of cash-in-lieu;*
 - ii. *The applicant entering into a servicing agreement for the remittance of the required subdivision servicing fees;*
 - iii. *At the time of development, the applicant is required to decommission the existing non-conforming pump-out on Proposed Parcel ‘A’ and obtain a permit for an appropriate septic system from the Saskatchewan Health Authority;*
 - iv. *The installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatchewan Health Authority;*
 - v. *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, the Saskatchewan Health Authority, the Ministry of Highways, the Ministry of Environment, and the Ministry of Parks, Culture and Sport;*

- vi. *A Minimum Building Elevation (MBE) of 511.7 m as established by the Water Security Agency being registered to title for the source parcel and Parcel ‘A’;*
- vii. *Any development proposed below the MBE of 511.7 m is required to submit an engineered grading plan for review by the R.M. of Corman Park;*
- viii. *The property owners shall not block, divert, or otherwise alter natural drainage patterns without prior consent from the Water Security Agency;*
- ix. *Any new approaches to Parcel ‘A’ and the remnant shall require approval from the R.M. of Corman Park;*
- x. *The construction of any buildings on Parcel ‘A’ or the remnant shall require the approval of a development permit and building permit from the R.M. of Corman Park;*
- xi. *Provision for or relocation of utility services is the responsibility of the applicant and at their expense to the satisfaction of the affected utility departments; and*
- xii. *Bylaw 29/23 receiving Ministerial approval from the Ministry of Government Relations.”*

CARRIED UNANIMOUSLY

10. Subdivision Application(s):

None

11. Discretionary Use Application(s):

None

12. Textual Amendments:

None

13. Delegation(s):

- a) Viking Lang Corp – Maggie Schwab (Crosby Hanna & Associates) and Paul Deason (Landowner)

Applicants Maggie Schwab and Paul Deason presented to Commission the history of the land and the background on their Land Use Map Amendment application.

14. Land Use Map Amendments:

**a) BYLAW: 45/23
BYLAW: 49/23**

Owner/Applicant:	Viking Land Corp.
Legal Land Description:	Pt. NW 10-37-4-W3
Council Division:	1
File Manager:	Adam Toth

File manager A. Toth provided an overview of the land use amendment application.

The Commission asked for clarification that the application is to amend the “Schedule B: District Land Use Map” and “Schedule C: Future Urban Growth Areas Map”. The R.M. confirmed this to be true and R.M. legal counsel reconfirmed the amendment need to Schedule B and C. It was discussed that in the North Concept Plan both Schedules B and C were changed together. R.M. Administration outlined the reason for the extension of the 40-day referral period to a 70 day referral period was done so at the request of City of Saskatoon administration due to staffing shortages at the time. R.M. Administration agreed to extend the referral period to accommodate the request.

Councillor Donauer explained that Saskatoon (CoS) is not opposed to the “Schedule B: District Land Use Map” change but does not support a change to the “Schedule C: Future Urban Growth Areas Map” in its current state; CoS would like to see more detailed work such as servicing recovery and refinement of proposed land uses on areas around subject site to see how this amendment would affect the area. R.M. Administration reiterated that this is not a subdivision/rezoning application, and these concerns can be dealt with at the comprehensive development review stage.

The Commission brought forward concerns with recouping servicing fees and RM Administration clarified the concerns of the Commission are best addressed at the subdivision/rezoning application stage. The Commission further discussed the lack of process for moving forward a land use amendment.

Motion: Reeve J. Harwood / Councillor B. Froese-Kooijenga

1. *“That Bylaw 45/23 to amend the P4G Official Community Plan (Bylaw 57/20) by amending Schedule B to change the land use on NW 10-37-4-W3 Ext 5, Blk/Par A, B, D, E, F, G, H, J, and Roads within Plan 102331639 from ‘Urban Residential Neighbourhood’ to ‘Rural Commercial/Industrial’ be given First Reading and Administration be authorized to proceed with the Public Notice process.”*

CARRIED UNANIMOUSLY

Motion: Councillor B. Froese-Kooijenga / A. Quiring

2. *“That Bylaw 49/23 to amend the P4G Official community Plan (Bylaw 57/20) by amending Schedule C by removing on NW 10-37-4-W3 Ext 5, Blk/Par A, B, D, E, F, G, H, J, and Roads within Plan 102331639, the Growth area to 1,000,000 Future Urban Growth Area designation be given First Reading and Administration be authorized to proceed with the Public Notice process.”*

For: B. Sylvester (Chair); Mayor K. Muench; Councillor B. Froese-Kooijenga; Reeve J. Harwood; Mayor G. Philipchuk; Mayor A. Quiring; T. Michelman

Opposed: Councillor B. Dubois; Councillor R. Donauer

CARRIED

Motion: Councillor R. Donauer / Mayor K. Muench

3. *“That each P4G Member Municipality approve a bylaw to amend their P4G Official Community Plans by amending Schedule B to change the land use on NW 10-37-4-W3 Ext 5, Blk/Par A, B, D, E, F, G, H, J, and Roads within Plan 102331639 from ‘Urban Residential Neighbourhood’ to ‘Rural Commercial/Industrial’.”*

CARRIED UNANIMOUSLY

Motion: Councillor B. Froese-Kooijenga / Reeve J. Harwood

4. *“That each P4G Member Municipality approve a bylaw to amend their P4G Official Community Plans) by amending Schedule C by removing on NW 10-37-4-W3 Ext 5, Blk/Par A, B, D, E, F, G, H, J, and Roads within Plan 102331639, the Growth area to 1,000,000 Future Urban Growth Area.”*

For: B. Sylvester (Chair); Mayor K. Muench; Councillor B. Froese-Kooijenga; Reeve J. Harwood; Mayor G. Philipchuk; Mayor A. Quiring; T. Michelman

Opposed: Councillor B. Dubois; Councillor R. Donauer

CARRIED

Motion: Mayor G. Philipchuk / Mayor K. Muench

5. *“That each P4G Member Municipal Council direct their respective administrations to work on the creation of a land bank list for District OCP land use amendments that are not part of a concept plan planning process on criteria, organization, process, and timeline for future housekeeping amendments to re-allocate the land use.”*

CARRIED UNANIMOUSLY

Motion: Councillor R. Donauer / Mayor G. Philipchuk

“That the wording in Recommendation 5 be changed to ‘That DPC recommends each P4G Member Municipal Council direct their respective administrations to work on the creation of a land bank list for District OCP land use amendments that are not part of a concept plan planning process on criteria, organization, process, and timeline for future housekeeping amendments to re-allocate the land use.’”

CARRIED UNANIMOUSLY

15. Other:

None

16. Adjournment:

Motion to Adjourn: Councillor B. Dubois

The meeting was adjourned at 1:05 p.m.