



111 Pinehouse Drive, Saskatoon & Live Streaming via GoToMeeting.com
Monday, January 11, 2021
Call to Order @ 10:37 a.m.
Meeting Adjourned @ 11:30 a.m.
Meeting Time: hr. 53 mins.

Planning Committee Minutes

Present

Attending: Reeve Harwood, Councillors: Germs, Chuhaniuk, Haduik, Greenwood (Electronically), Froese-Kooijenga, Vaandrager and Trask

Absent: Councillor Pruim

Staff: Adam Tittlemore, Administrator; Rebecca Row, Director of Planning & Development; Jeremy Dela Cruz, Planner II; Craig Habermehl, Director of Public Works; Audrey Shoard, Treasury/Corporate Records Clerk; Nicole Bowden, Administrative Assistant.

1. Call To Order

Due to the absence of Councillor Pruim, Reeve Harwood called the meeting to order at 10:37 a.m.

2. Adopt Agenda

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

- 8. MacGowan Property – Councillor Trask
- 9. NE Swale Crossing Options – Councillor Germs

Haduik: That the Planning Committee agenda be adopted.

Carried Unanimously

3. Planning Carryforward Action List

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

➤ **Recommendation:**

Greenwood: That the tendering process for the RFP for review of planning fees be deferred for one year.

Recorded Vote:

For: Councillors: Germs, Haduik, Greenwood, Vaandrager

Opposed: Reeve Harwood, Councillors: Chuhaniuk, Froese-Kooijenga, Trask

Motion Lost

➤ **Recommendation**

Haduik: That Council receive the Planning Carryforward Action List as presented.

Carried Unanimously

4. Delegation 10:00 a.m. – 102061562 Saskatchewan Ltd. (Baydo Development)

Background:

Council will recall a delegation Baydo Development at the October 19 and December 14, 2020 planning committee meetings regarding a request for a waiver to the Paved Industrial Road Standard for their four lot multi parcel industrial development on Parcel 'A'; NW-36-35-4-W3 (see attached) which is located adjacent to the East Floral Industrial Park.

At the December 14, 2020 Committee meeting a recommendation was made to require Baydo Development to upgrade Range Road 3041 to a Primary Grid Road

standard to 100 m past the most southerly property approach on Parcel 'A'; NW-36-35-4-W3, and that the property be included as benefitting lands should a future local improvement for road paving in the area be undertaken. At the December 21, 2021 Council meeting, the motion was deferred for R.M. Administration to report back on potential cash-in-lieu contributions for future road paving.

Update:

At the December 14, 2020 planning committee meeting it was reported that the costs for paving the Slip Road (300 m) and Range Road 3041 (300 m) were estimated to be \$500,000 (\$250,000 for each segment), not including utility moves, borrow sources, design or construction engineering.

There are a number of ways that the R.M. could have the Slip Road and Range Road 3041 paved including requiring the developer to do it up front as part of property servicing or through future R.M. led projects such as the scheduled 2023 Floral Road (Twp Rd 360) Repaving Project or other means such as a local improvement bylaw.

Should Council choose to not have the developer pave the road as part of initial property servicing, a cash-in-lieu contribution could be required to offset a future R.M. led road paving option. Recommended contribution amounts include:

1. 100% of Project Costs
 - Contribution of \$500,000 taken for future paving
2. Portion of Project Costs
 - Contribution of \$437,500 taken for future paving
 - 75% portion of the Slip Road upgrade costs and 100% of the Range Road 3041 costs; based on an assumption that the Lafarge site uses a portion of the Slip Road. The extra contributions for paving of the Slip Road would have to be funded by the R.M.
3. Frontage Portion
 - Contribution of \$125,000 taken for future paving
 - Based on property frontage
 - Slip Road - 300 m of frontage, however no frontage for the Baydo site along Slip Road so no contribution allocated. The contributions for paving of this road would have to be funded by the R.M.
 - Range Road 3041 - 300 m of frontage along east side of Baydo site which equates to a contribution of \$125,000. The extra contributions for this road would have to be funded by the R.M.

Council is not being asked select a paving option at this time, just the contribution amount that would offset future work. A contribution amount of \$437,500 is recommended by R.M. Administration (option 2).

Given the timelines involved, if Council chooses to take a contribution instead of requiring the paving as part of property servicing, it is recommended the contribution monies are collected by December 31, 2023 in line with the earliest R.M. led paving project. The terms of the payment would be outlined in the required servicing agreement for the subdivision and rezoning.

Discussion and matter deferred to the February Planning Committee Meeting at the request of the developer

➤ **Recommendation:**

Germs: That Council defer this item to the February Planning Committee Meeting.
Carried Unanimously

5. **NE Swale Crossing**

Councillor Germs brought up concerns about potential Saskatoon Freeway options in the NE and implications on area landowners.

The Ministry of Highways is to be invited to attend a future meeting to update Council.

6. **Bylaw 03/21 – Textual Amendment to R.M. Building Bylaw**

Background:

As part of the budget deliberations on December 21, 2020 Council asked R.M. Administration bring back an amendment to the R.M. Building Bylaw to increase the fees by \$0.50 to ensure the R.M. is recovering it's costs in issuing building permits.

R.M. Administration is also recommending permit fees for demolition permits be increased from \$10 to \$25 to ensure the R.M. is recovering its costs in issuing those permits. The December 2020 Council report identified that fees for these permits in the region range from \$10 to \$100.

➤ **Recommendation:**

Trask: That Council approve Bylaw No. 03/21 for first reading as presented.

Carried Unanimously

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

Background:

The next Regional Oversight Committee (ROC) meeting is scheduled for January 28, 2021; discussions are expected to include an update on the P4G Zoning Bylaw, a revised 2021 P4G work plan and an update on the North Concept Plan.

The drafting of the District Zoning Bylaw is working through its final phases. A draft bylaw was provided to Corman Park on January 4, 2020 for a two week review and comment on the draft. The intent is to provide any major flags or areas of concern prior to finalizing the bylaw for municipal and legal review/final edits and presentation to ROC for endorsement. It is expected the District Zoning Bylaw will be forwarded to Corman Park for a public hearing and bylaw readings in March/April 2021. An update on the outstanding items and next steps will be provided at the February meeting.

Following Corman Park approval, the P4G District Official Community Plan, P4G Planning District Agreement, and P4G District Zoning Bylaw will be sent to the Province for review and ministerial approval and establishment of the P4G Planning District in summer 2021.

Work continues on the P4G North Concept Plan; a final plan was not provided for municipal review by the end of December 2020 as expected. Transportation delays remain the outstanding issue. The project is approx. 6 months behind schedule. Additional updates will be provided once available.

➤ **Recommendation:**

Froese-Kooijenga: That the Saskatoon North Partnership for Growth (P4G) update be received as information.

Carried Unanimously

8. **2020 Planning Department Annual Report**

Background:

The purpose of this report is to provide the Planning Committee with a copy of the 2020 planning department annual report for review and to highlight the activities undertaken by the department.

One of the major changes to the planning department was a split into two sections in 2020; one for development review and one for policy. Further to that, half of the department was new to Corman Park in 2020 and three other staff transitioned their roles/duties. However the departmental split and transition of staff was successfully implemented as highlighted throughout the attached annual report.

Overall COVID-19 had an impact on development activity in Corman Park with delayed construction seasons, changes in the types of development with more residential based projects and lower than normal values of construction. However, in many cases

reporting numbers remained high or exceeded previous years reporting which speaks to the strength of construction and development in Corman Park.

Highlights at a Glance

Discretionary Use:

- 28 issued, down slightly from 2019 and slightly below average

Development Permits:

- 285 issued, both permitted and discretionary use, up from 2019 and above average

Building Permits:

- 226 issued, up from 213 in 2019
- Value of construction = over \$55 million, down 36% over 2019
- Permit fees = over \$270,000, down 15.5% from 2019
- However, 2nd busiest year within the last 5 years

Subdivisions:

- 42 approved, up 45% over 2019

Rezoning:

- 30 approved, above 5 year average of 26

Zoning Compliance Certificates:

- 65 completed, up from 2019 and above average

Bylaw Enforcement

- 165 sites inspected; 49 letters issued requesting compliance in 2020

➤ **Recommendation:**

Chuhaniuk: That Council accepts the 2020 Planning Department Annual Report as information.

Carried Unanimously

9. **MacGowan Property Update**

Councillor Trask requested an update on the MacGowan Road Closure file and new comments received from the Ministry of Agriculture.

10. **Adjourn Meeting**

Chuhaniuk: That the Planning Committee meeting be adjourned at 11:30 a.m.

Carried Unanimously



Administrator