

Corman Park – Saskatoon District Planning Commission Meeting

January 13, 2021

**MINUTES OF THE JANUARY 13, 2021 MEETING OF THE CORMAN PARK – SASKATOON  
DISTRICT PLANNING COMMISSION**

MEMBERS PRESENT: B. Richet (Chair); B. Sylvester (Vice Chair); D. Kirton; J. Waddington; W. Trask; J. Harwood; C. Dalen-Brown

EX-OFFICIO MEMBERS PRESENT: R. Row; V. Wellsch; S. King; O. Orr; M. Reiter; K. McLean; K. Muzyka; B. Beckie

REGRETS: B. Froese-Kooijenga; B. Dubois.

**2. Land Acknowledgement**

**3. Approval of the Agenda**

As there was a new Commission Member, Councillor David Kirton representing the City of Saskatoon, the Chair provided for roundtable introductions.

Motion: W. Trask / B. Sylvester

CARRIED

**4. Selection of Chair & Vice-Chair**

Bruce Richet was nominated to continue as Chair for the 2021 District Planning Commission.

Motion: J. Harwood / C. Dalen-Brown

CARRIED

Brad Sylvester was nominated to continue as Vice-Chair for the 2021 District Planning Commission.

Motion: J. Harwood / C. Dalen-Brown

CARRIED

**5. Approval of the Minutes:**

Motion: B. Sylvester / C. Dalen-Brown

CARRIED

**6. Business Arising from the Minutes**

**Update on Item a) Saskatoon North Partnership for Growth (P4G) New Update**

The drafting of the District Zoning Bylaw is working through its final phases. A draft bylaw was provided to Corman Park on January 4, 2021 for a two week review and comment. 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. Following that the District Zoning Bylaw will be forwarded to Corman Park for a public hearing and bylaw readings. Additional updates will be provided once available.

Update on Item b) The Statements of Provincial Interest (SPI) Amendments

On July 16, 2020, amendments to the SPI were approved with new provisions effective January 1, 2021. The administrative report provided an overview of the key amendments that are most relevant to the District and may require the District to make future changes to planning documents and decisions in order to comply with the SPI. This included updates on the Agriculture and Value-Added Agribusiness, Public Safety and First Nations and Metis Engagement interests. A 'Changes Guide for Amendments to The Statements of Provincial Interest Regulations, 2020' was also included which was drafted by the Ministry of Government Relations that provided an overview of all the changes to the SPI.

The Commission heard there is no set time frame required to update the District bylaws to meet the SPI, however any planning documents, bylaw amendments, new bylaws, concept plans and planning decisions must take the new SPI into consideration. This includes the new P4G District OCP and Zoning Bylaw which will be submitted to the province later this year for review and approval.

The Chair noted that several interest areas are very subjective such as community wellbeing, mental health and economic growth. R.M. Administration provided the SPI's are designed that way to aid in the flexible implementation and review of applications given the variety of municipalities in the province. Additionally, it was noted that some of the interests may be further discussed in the handbook to accompany the SPI's, although there is no timeline yet provided for its re-draft. .

Motion: W. Trask / B. Sylvester

*"That the Statements of Provincial Interest regulations report be received as information and that the item be removed from the 'Business Arising list' as no further actions are required."*

CARRIED

Update on Item c) North Concept Plan (NCP) New Update

The final NCP is delayed due to transportation modelling issues and finalizing the final report based on this information. A final draft report was expected by the end of 2020 but as of the date of the meeting had not yet been provided. Finalization of the project will occur in 2021 with implementation to occur with the new P4G planning district; additional updates will be provided once available.

Update on Item d) South East Concept Plan (SECP) New Update

The South East Concept Plan (SECP) will provide critical land use and servicing details to facilitate development in a key area of the current Corman Park-Saskatoon Planning District and the future Saskatoon North Partnership for Growth (P4G) Planning District.

The study area includes future rural and urban growth areas, where development is expected to occur as the region reaches a population of 1 million. Existing rural commercial, institutional and recreational developments located in future urban growth areas and continued pressure for additional rural development poses challenges and needs to be managed. An interim strategy is required to address rural development proposals until the lands transition to urban development.

Corman Park and Saskatoon released a Request for Proposals (RFP) to obtain proposals from qualified consultants to conduct the SECP. The RFP was posted on SaskTenders on November 16, 2020. One amendment to the RFP was posted prior to the closing date; the intent of the amendment was to address inquiries to the RFP by the inquiry submission deadline. The deadline for receipt of proposals was December 22, 2020.

Three proposals were received. Corman Park and Saskatoon administrations formed an evaluation team to evaluate proposals and identify the preferred proponent. The administrations are currently finalizing their decision on the preferred consultant. An update on the selected consultant, work plan and schedule will be presented at the next DPC meeting as the SECP is expected to be underway. Regular updates will be provided to the Commission for the duration of the study. The timeline for the SECP is January 2021 to January 2022 as the municipalities received \$75,000 in funding from the province's Targeted Sector Support Initiative and the consultant's work must be completed by January 15, 2022.

Motion: C. Dalen-Brown / J. Harwood

*"That the updates on the Business Arising from the Minutes be received as information."*

CARRIED

## **7. Rezoning Application(s)**

None

## **8. Rezoning & Subdivision Application(s)**

None

## **9. Subdivision Application(s):**

### **a) SUBDIVISION: 2020/33**

Owner/Applicant:	Robert Finley
Legal Land Description:	LSD 5 & 6, 25-37-5-W3; NW 25-37-5-W3 Ext. 113; NE 25-37-5-W3 Ext. 79
Council Division:	1
File Manager:	Vanessa Wellsch

The Commission discussed the Wanuskewin Heritage Park (WHP) viewshed and when comments from WHP were requested. R.M. Administration provided that comments were requested in early December and that details of the DPC meeting date were also provided at that time. R.M. Administration reiterated that any comments received by the WHP will be included in the R.M. Council report, if provided, and will be taken into consideration for any future applications and/or development on the subject parcel(s). Given the nature of the proposed subdivision viewshed comments are not expected to be a concern.

The Commission also had questions about the public improvement parcel located north of the subject lands. R.M. Administration provided that the lands are owned by Her Majesty the Queen and that historically they were likely used for gravel extraction for the Ministry of Highways and Infrastructure.

The Commission supported the recommendation as presented.

Motion: B. Sylvester / C. Dalen-Brown

*“That the application of Robert Finley to subdivide portions of LSDs 5 & 6 25-37-5-W3 & NW 25-37-5-W3 as shown as Proposed Parcel B consisting of 1.65 hectares (4.10 acres) and consolidate with the NE 25-37-5-W3 Ext.79 creating a 28.502 ha (69.34 acre) parcel as per the Plan of Proposed Subdivision submitted by Webb Surveys, dated November 18, 2020 be APPROVED subject to:*

- i. The applicant being solely responsible for all of the costs of the subdivision and consolidation;*
- ii. Any permanent development within 90 metres of the highway requires a permit from the Ministry of Highways and Infrastructure including from the future Saskatoon Freeway;*
- iii. The applicant must submit an approach application for the existing trail access to the R.M. Director of Public Works; and*
- iv. 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.”*

CARRIED

#### **10. Discretionary Use Application:**

None

#### **11. Textual Amendments:**

None

#### **12. Other**

#### **a) 2021 District Planning Commission Meeting Schedule**

The following dates were confirmed for the 2021 DPC meeting schedule. In person meetings will be held at the R.M. Council Chambers at 111 Pinehouse Drive. Virtual meetings will continue to be utilized as an option to attend and meetings may be cancelled due to lack of applications to consider. Lunch will continue to be served at in person meetings at 11:30 am with the meeting formally commencing at 11:45 am.

Wednesday, February 3, 2021  
 Wednesday, March 3, 2021  
 Wednesday, April 7, 2021  
 Wednesday, May 5, 2021  
 Wednesday, June 2, 2021  
 Wednesday, July 7, 2021 (due to July 1 holiday)  
 Wednesday, August 4, 2021  
 Wednesday, September 1, 2021  
 Wednesday, October 6, 2021  
 Wednesday, November 3, 2021  
 Wednesday, December 1, 2021

The Chair noted that while the meeting schedule includes dates to the end of the year, and that any change to meeting dates will be confirmed with the transition to the P4G DPC, upon formalization and adoption of the P4G Planning District.

**13. Adjournment**

Motion to Adjourn: J. Harwood