

MINUTES OF THE MARCH 1, 2023 MEETING
OF THE P4G DISTRICT PLANNING COMMISSION

MEMBERS PRESENT: B. Richet (Chair); B. Sylvester (Vice-Chair); Reeve J. Harwood; Councillor B. Froese-Kooijenga; Councillor B. Dubois; Councillor R. Beck; Councillor A. Humenuik; Councillor R. Donauer; Mayor A. Quiring; Mayor K. Muench;

REGRETS: Councillor S. Nikkel; Mayor G. Philipchuk; J. Mathison

SECRETARY: J. Mitchell

STAFF PRESENT: B. Gorelitz; N. Bowden; A. Toth; B. Toth; L. Foster; R. Row; D. Kripki; J. Dela Cruz

1. Call the Meeting to Order

Chair Richet called the meeting to order at 11:48 a.m.

2. Land Acknowledgement

3. Approval of the Agenda

Motion: Councillor R. Donauer / B. Sylvester
“That the agenda be approved as presented.”

CARRIED UNANIMOUSLY

4. Approval of Minutes

Motion: B. Sylvester / Councillor A. Humenuik
“That the minutes of the February 1, 2023 meeting be approved as presented.”

CARRIED UNANIMOUSLY

5. Declaration of Conflict of Interest

None

6. Business Arising from the Minutes

a) North Concept Plan Update:

No update

b) South East Concept Plan:

No update

c) R.M. Flood Plain Policy Update:

No update

7. Delegation(s):

None

8. Rezoning Application(s):

None

9. Rezoning & Subdivision Application(s):

None

10. Discretionary Use Application(s):

a) Discretionary Use: 2022/81

Owner/Applicant:	Misty Clifton Engineering Ltd (on behalf of Moosomin First Nation)
Legal Land Description:	SW 36-37-6-W3
Council Division:	4
File Manager:	Jeremy Dela Cruz

File manager J. Dela Cruz provided an overview of the application and recommendation.

The Commission inquired about the condition of the road being used to bring in material, as well as the recommended hauling period. Corman Park Administration noted that the access road (Range Road 3061) is an unimproved road allowance, however the applicant will enter into a road maintenance agreement for upkeep of the road during the hauling period which will be for two months starting at the end of March.

At the request of the Commission, Corman Park Administration confirmed that the material being hauled is from the former Marquis Downs racetrack, and further, that soil testing will be completed prior to the commencement of hauling.

Motion: B. Sylvester / Councillor B. Froese-Kooijenga

“That the discretionary use application of Misty Clifton Engineering Ltd (on behalf of Moosomin First Nation) to temporarily store clean fill material on SW 36-37-6-W3 as shown on the attached site plan be APPROVED subject to:

- i. Any filling, grading and levelling of the subject site is prohibited, until the applicant/ landowner receives development approval to allow for filling, grading and levelling on SW-36-37-6-W3;*
- ii. Approval for a Clean Fill Storage Operation use on SW 36-37-6-W3 is valid until March 31, 2024;*
- iii. Approved hauling to occur only between 7am to 7pm, Monday to Friday, March 20th, 2023 to May 20th, 2023, subject to compliance with R.M. road bans and to the satisfaction of R.M of Corman Park;*
- iv. Landowner entering into a haul agreement with the R.M. of Corman Park Public Works Department;*

- v. *The applicant being solely responsible for all of the costs of the discretionary use process;*
- vi. *The applicant obtaining the necessary approvals and complying with the requirements and recommendations of all government ministries and agencies including, but not limited to Water Security Agency and Ministry of Highways;*
- vii. *The landowners shall not block, divert, or otherwise alter natural drainage patterns without prior consent from the Water Security Agency;*
- viii. *Provision or relocation of utility services is at the applicant's expense and responsibility to the satisfaction of the affected utility departments;*
- ix. *The applicant or operator must provide a written report to the Municipality detailing the amount of material hauled, confirmation that the material's origin and meets the clean fill requirements by the operator are in accordance with the P4G Bylaw; and*
- x. *Any traffic associated with this application that exceeds secondary road weights will require a permit from the R.M. of Corman Park prior to hauling."*

CARRIED UNANIMOUSLY

b) Discretionary Use: 2022/80

Owner/Applicant:	Rusty Spurs Farm Inc.
Legal Land Description:	LSD 15 & 16 NE-5-36-5-W3
Council Division:	3
File Manager:	Jeremy Dela Cruz

File manager J. Dela Cruz provided an overview of the application and recommendation.

The Commission inquired about the retrofitting of the existing building on site, including the potential for odours to be emitted from the building. The landowner, R. Pichler, confirmed that the building will be permitted and will meet the National Building Code standards, including ventilation requirements, and that no odours are anticipated. The Commission inquired about the process of handling the issue of odours should it arise in the future. Corman Park Administration outlined the enforcement options for the Commission, and it was agreed that the recommendation be amended to add a condition of approval related to odour (condition ix).

In response to a question from the Commission, R. Pichler confirmed that all materials associated with the operation will be stored indoors.

Motion: Mayor A. Quiring / B. Sylvester

"That the discretionary use application of Rusty Spurs Farm Inc. to establish an Agricultural Support Service on LSD 15 & 16 NE-5-36-5-W3 be APPROVED subject to:

- i. *Approval of the Agricultural Support Service use on LSD 15 & 16 NE-5-36-5-W3 is limited to the approved buildings on the site plan and excludes any retail to occur on site;*
- ii. *The construction, alteration or change of use to any new or existing buildings on site shall require the approval of a development permit and building permit in compliance with the National Building Code of Canada, 2015 and Constructions Code Act;*
- iii. *No outdoor storage is permitted as part of the Agricultural Support Services use, all materials must be contained and stored in appropriate containers, inside of the building;*

- iv. *Hours of Operation are to occur only between 8am to 5pm, Monday to Friday, year round;*
- v. *The applicant being solely responsible for all of the costs of the discretionary use process;*
- vi. *The applicant obtaining the necessary approvals and complying with the requirements and recommendations of all government ministries and agencies including, but not limited to Heritage Conservation Branch, Ministry of Environment and Ministry of Highways;*
- vii. *A new discretionary use application is required should there be any onsite intensification of the use such as a public retail to occur on site, outdoor storage, or if the Agricultural Support Service expands outside of the discretionary use approval as identified by the site plan;*
- viii. *Provision or relocation of utility services is at the applicant's expense and responsibility to the satisfaction of the affected utility departments; and*
- ix. *The applicant shall not generate any odour on site that is related to the Agricultural Support Service."*

CARRIED UNANIMOUSLY

11. Delegation:

- a) Rebecca Row, P4G Executive Director

R. Row gave an update on the P4G Planning District, including current and future projects being undertaken within the region.

Motion: Councillor B. Froese-Kooijenga / Councillor R. Beck

"That the delegation from the P4G Executive Director, including the 2022 P4G Annual Report, be received as information."

CARRIED UNANIMOUSLY

12. Textual Amendments:

None

13. Other:

None

14. Adjournment:

Motion to Adjourn: Reeve J. Harwood

The meeting was adjourned at 1:08 p.m.