

MINUTES OF THE APRIL 5, 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; Councillor S. Nikkel; Mayor G. Philipchuk; J. Mathison

REGRETS: None

SECRETARY: J. Mitchell

STAFF PRESENT: B. Gorelitz; B. Toth; L. Foster; R. Row; D. Kripki; V. Wellsch; B. Fawcett; T. McShane; R. Munro; K. Kolb; G. Heinrichs; K. Muzyka; N. Bowden; A. Toth; V. Reaney; H. Lateef

1. Call the Meeting to Order

Chair Richet called the meeting to order at 11:47 a.m.

2. Land Acknowledgement

3. Approval of the Agenda

Motion: Councillor B. Dubois / Councillor R. Beck

“That the agenda be approved as presented.”

CARRIED UNANIMOUSLY

4. Approval of Minutes

Motion: B. Sylvester / Councillor B. Dubois

“That the minutes of the March 1, 2023 meeting be approved as presented.”

CARRIED UNANIMOUSLY

5. Declaration of Conflict of Interest

None

6. Business Arising from the Minutes

Motion: Reeve J. Harwood / Councillor S. Nikkel

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

CARRIED UNANIMOUSLY

a) North Concept Plan Update:

The North Concept Plan has received Ministerial Approval and is now in effect. Now that the project is complete, the North Concept Plan will be removed from Business Arising from the Minutes.

b) South East Concept Plan:

The R.M. and City Administrations are working with the project consultant to confirm a timeline for receiving a final draft report. The DPC will recall that USL provided a preliminary draft concept plan for Targeted Sector Support Initiative (TSSI) reporting purposes and is now making refinements to prepare the draft concept plan for circulation to the municipal partners and the project steering committee. A further update to DPC will be provided following the completion and review of the final draft plan.

c) R.M. Flood Plain Policy Update:

The third iteration of the model was completed by Stantec in late 2022 and showed minimal encroachment impacts. There are three 'candidate areas' in this version of the modelling: the first area is a portion of the flood plain located north of Merrill School Road (Twp. Rd. 360), the second area is a portion of the flood plain between Merrill School Road and Chennels Road (Twp Rd. 354) and the third is a portion of the flood plain between Chennels Road and the curve in Valley Road (Twp. Rd. 352). The Water Security Agency has now completed their review and have confirmed that while they generally accept the technical results of the modelling, the R.M. should confirm with the Ministry of Government Relations – Community Planning Branch on development opportunities for the 'candidate areas', as they are a mix of flood fringe interspersed with floodway. In addition, WSA noted that flood waters overtopping roads is a concern for safe egress during a 1:500 flood event, particularly around the intersection of Valley Road and Chennels Road. The Corman Park Administration, Stantec and WSA will be meeting with Community Planning later this month. Additional updates will be provided to the DPC once available.

The Commission inquired as to when it would be determined which areas are eligible for development. Corman Park Administration responded that the timeline is dependent on the outcome of the meetings with the Community Planning Branch and the amount of modelling still required.

7. Rezoning Application(s):**a) BYLAW: 14/23**

Owner/Applicant:	Marguerite Wiggins
Legal Land Description:	Blk/Par C, Plan 102347243 Ext 0, SW 2-38-6-W3
Council Division:	8
File Manager:	Kristie Muzyka

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

The Commission inquired about the reason for the rezoning application, to which Corman Park Administration responded that the applicant felt the DM1 zoning more closely aligned with their intended market. The Commission also noted that no responses to the public notification mailout had been received. Corman Park Administration explained that a similar rezoning application was processed relatively recently, so neighbouring property owners were already aware of the general intentions of the landowner.

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

“That the application of Marguerite Wiggins to rezone Parcel C, Plan 102347243 Ext 0, SW 2-38-6-W3 from D–Arterial Commercial 2 District by holding provision to D-Light Industrial 1 District be APPROVED subject to:

- i. Bylaw 14/23 receiving Ministerial approval from the Ministry of Government Relations;*
- ii. The applicant being solely responsible for all costs of the rezoning application;*
- iii. The applicant is required to obtain a development permit for any proposed use allowable under DM1 zoning;*
- iv. Any proposed use on the subject parcel that requires significant offsite infrastructure upgrades is required to install and/or be responsible for all costs for such upgrades as per the deferred servicing agreement dated June 9, 2020;*
- v. The construction of any buildings on Parcel ‘C’ shall require the approval of a development permit and building permit from the R.M. of Corman Park;*
- vi. Submission of an engineered drainage plan for approval that demonstrates pre- and -post-development flows of overland drainage can be matched for a 1:100 storm event with 25% extra retention volume if there is found to be no natural outlet at the time any development is proposed on Parcel ‘C’;*
- vii. Natural drainage patterns shall not be blocked, diverted, or otherwise altered without prior consent from the Water Security Agency;*
- viii. The installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatchewan Health Authority;*
- ix. Provision or relocation of utility services is at the developer’s expense and responsibility to the satisfaction of the affected utility departments.”*

CARRIED UNANIMOUSLY

8. Rezoning & Subdivision Application(s):

a) SUBDIVISION: 2022/45	
BYLAW: 13/23	
Owner/Applicant:	Alvin & Vivian Neufeld
Legal Land Description:	Pcl A, SW 14-39-5-W3
Council Division:	6
File Manager:	Kristie Muzyka

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

The Commission inquired about the existing berm and its adequacy for flood protection. Corman Park Administration explained that the berm was built in an emergency flood situation, therefore engineering was not provided to WSA. The Commission also asked Administration if it was normal procedure for the Water Security Agency (WSA) to defer to Corman Park to determine whether the drainage plan provided is acceptable. Corman Park Administration responded that it is situation dependent, but it is not out of the ordinary to leave the decision with the municipality in the case of existing residence.

Motion: Mayor A. Quiring / J. Mathison

“That the application of Alvin and Vivian Neufeld to rezone a portion of Parcel A, SW 14-39-5-W3 from D-Agricultural District 1 to D-Agricultural Residential 1 District and subdivide one 4.05 ha (10

acre) parcel labelled as Parcel 'B' as shown on the Plan of Proposed Subdivision prepared by Webb Surveys dated September 1, 2022 be APPROVED subject to:

- i. The applicant being solely responsible for all of the costs of the rezoning and subdivision process;
- ii. The construction of any new residential buildings on Parcel 'B' or the remnant shall require the submission of an engineered drainage plan with approval of a development permit and building permit from the R.M. of Corman Park;
- iii. Any new permanent structures should be built on topographical highs to at least the level of existing permanent structures, and be constructed away from obvious low spots and drainage runs;
- iv. The property owners shall not block, divert, or otherwise alter natural drainage patterns without prior consent from the Water Security Agency;
- 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 Environment and the Ministry of Parks, Culture and Sport;
- vi. The installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatchewan Health Authority;
- vii. Any new approaches to Parcel 'B' and the remnant shall be constructed subject to consultation with, and approval from, the R.M. of Corman Park;
- viii. 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
- ix. Bylaw 13/23 receiving Ministerial approval from the Ministry of Government Relations.”

CARRIED UNANIMOUSLY

b) BYLAW: 15/23

Owner/Applicant:	Edgemont East Development Corp.
Legal Land Description:	LSD 11, 14, 15, and 16, N ½ 34-35-5-W3
Council Division:	2
File Manager:	Adam Toth

File manager A. Toth provided an overview of the application. To address concerns raised by the City of Saskatoon Administration, A. Toth recommended amending condition D(i) of the recommendation included in the report by adding the text in red below:

- i. *Third Reading of Bylaw 15/23 being considered after a potable water supply for the subdivision is confirmed and Council consideration of the comments received from P4G member municipalities resulting from the formal 40-day application referral beginning April 5, 2023.*

The Commission discussed the interpretation of the referral requirements as outlined in the District Official Community Plan (DOCP). City of Saskatoon's interpretation was that a referral was required but was not received. Corman Park Administration recommended the above-noted amendment to the recommendation in accordance with this interpretation. Discussion ensued regarding the municipal approval process, including potential dates for bylaw readings and the public hearing, and how a 40-day referral period would correspond with those dates. Corman Park Administration confirmed that in any case, as per the amended recommendation, third reading of the rezoning bylaw would not occur until a potable water supply was confirmed and comments

from the City of Saskatoon were considered by Corman Park Council. Corman Park Administration also confirmed that P4G municipalities could comment on any aspect of the development in their referral response.

The Commission asked about the proposed potable water source for the development. Corman Park Administration confirmed that two local water utilities had capacity to service the development, but that final zoning approval would not occur until a water supply was confirmed by the applicant. Corman Park Administration also confirmed that operation and maintenance of the potable water distribution system within the development would be managed by Delta Construction.

The applicant, D. Hagen, with support from consulting engineer K. Traves, responded to questions from the Commission about the application process to date, the location of wastewater infrastructure, the proposed stormwater management system, construction of internal roads, and the proposed recreational amenities.

K. Kolb, Chief Administrative Officer for Corman Park, responded to questions about the wastewater collection and treatment system. K. Kolb confirmed that construction of the treatment plant was complete and that testing is planned for this summer.

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

“That the application of Edgemont East Development Corp. to:

- A. *Rezzone pt. LSD 11 34-35-5-W3 from D-Agricultural District 1 to D-Country Residential 3 District and pt. LSD 11 34-35-5-W3 from D-Agricultural District 1 to D-Country Residential 3 District with a hold provision;*
- B. *Rezzone pt. LSD 14 34-35-5-W3 from D-Agricultural Residential 1 District to D-Country Residential 3 District and pt. LSD 14 34-35-5-W3 from D-Agricultural Residential 1 District to D-Country Residential 3 District with a hold provision;*
- C. *Rezzone LSD 15 and 16 34-35-5-W3 from D-Agricultural District 1 to D-Country Residential 3 District with a Hold provision; and*
- D. *To subdivide 40 residential lots, 1 Municipal Utility parcel, and 1 Municipal Reserve parcel as shown on the Plan of Proposed Subdivision prepared by Meridian Surveys Ltd. dated September 2nd, 2022 be APPROVED subject to:*
 - i. *Third Reading of Bylaw 15/23 being considered after a potable water supply for the subdivision is confirmed and Council consideration of the comments received from P4G member municipalities resulting from the formal 40-day application referral beginning April 5, 2023.;*
 - ii. *Bylaw 15/23 receiving Ministerial approval from the Ministry of Government Relations;*
 - iii. *The applicant being solely responsible for all costs of the rezoning and subdivision application;*
 - iv. *The applicant entering into a servicing agreement with the R.M. of Corman Park to prescribe:*
 - a) *the remittance of Council’s subdivision servicing fee for each new residential parcel created;*
 - b) *the developer’s responsibilities for property servicing including the submission of detailed design drawings of the required municipal utility lands, municipal reserve lands with walking paths located above the 1:100 plus 25% flood level, waterworks, waste water works, and connections into the Grasswood Road force main into the English River Sewage Treatment Plant; and*

- c) *Long term maintenance provisions as required for the Municipal Reserve lands;*
- v. *Natural drainage patterns shall not be blocked, diverted, or otherwise altered without prior consent from the Water Security Agency;*
- vi. *The construction of any buildings shall require the approval of a development permit and building permit, from the R.M. of Corman Park; and*
- vii. *Provision or relocation of utility services is at the developer's expense and responsibility to the satisfaction of the affected utility departments."*

IN FAVOUR: B. Sylvester, J. Mathison, Reeve J. Harwood, Councillor B. Froese-Kooijenga, Mayor K. Muench, Councillor S. Nikkel, Mayor A. Quiring

OPPOSED: Councillor B. Dubois, Councillor A. Humenuik, Mayor G. Philipchuk, Councillor R. Beck, Councillor R. Donauer

CARRIED

9. Subdivision Application(s):

a) SUBDIVISION: 2023/06

Owner/Applicant:	Boychuk Investments Ltd.
Legal Land Description:	Pcl W, Plan 102382545 Ext 3
Council Division:	1
File Manager:	Kristie Muzyka

File manager K. Muzyka provided an overview of the application. No discussion followed.

Motion: Councillor B. Dubois / B. Sylvester

"That the application of Boychuk Investments Ltd. to subdivide a 0.012 ha (0.029 acre) parcel labelled as Municipal Buffer Strip MB21A from Parcel W, Plan 102382545 Ext 3 as shown on the Plan of Proposed Subdivision prepared by Meridian Surveys Ltd. dated February 9, 2023 be APPROVED subject to:

- i. *The applicant being solely responsible for all of the costs of the subdivision process;*
- ii. *The applicant and or City of Saskatoon being solely responsible for all costs, maintenance and liabilities in relation to Municipal Buffer Strip MB21A and any development or use of land on the subject parcel;*
- iii. *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 Environment, Ministry of Highways and the Ministry of Parks, Culture and Sport; and*
- iv. *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."*

CARRIED UNANIMOUSLY

10. Discretionary Use Application(s):

None

11. Delegation:

None

12. Textual Amendments:

None

13. Other:

None

14. Adjournment:

Motion to Adjourn: Mayor G. Philipchuk

The meeting was adjourned at 1:18 p.m.