

MINUTES OF THE MAY 3, 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; J. Mathison

REGRETS: Mayor G. Philipchuk

SECRETARY: J. Mitchell

STAFF PRESENT: B. Gorelitz; B. Toth; L. Foster; R. Row; V. Wellsch; B. Fawcett; T. McShane; N. Bowden; J. Charlebois; J. Dela Cruz; M. Sillito

1. Call the Meeting to Order

Chair Richet called the meeting to order at 11:46 a.m.

2. Land Acknowledgement

3. Approval of the Agenda

Motion: B. Sylvester / Mayor A. Quiring
"That the agenda be approved as presented."

CARRIED UNANIMOUSLY

4. Approval of Minutes

Motion: Councillor B. Dubois / Councillor A. Humenuik
"That the minutes of the April 5, 2023 meeting be approved as presented."

CARRIED UNANIMOUSLY

5. Declaration of Conflict of Interest

None

6. Business Arising from the Minutes

a) South East Concept Plan:

No update

b) R.M. Flood Plain Policy Update:

No update

7. Delegation(s):

a) *Northeast Swale – Tyson McShane, Manager of Long Range Planning, City of Saskatoon*

At the March 1, 2023 DPC meeting, the Commission inquired about the function of the Northeast Swale with respect to regional drainage; specifically, how new neighbourhood development within the City of Saskatoon impacts stormwater flows into the swale.

Tyson McShane, Manager of Long Range Planning for the City of Saskatoon, provided the Commission with an informational presentation describing how Saskatoon delineates and protects the Swale during sector and concept planning for new neighbourhoods, and how the work aligns with the objectives of the P4G Planning District related to regional drainage.

8. Rezoning Application(s):

None

9. Rezoning & Subdivision Application(s):

None

10. Subdivision Application(s):

None

11. Discretionary Use Application(s):**a) Discretionary Use: 2022/82**

Owner/Applicant:	Echo Properties Inc.
Legal Land Description:	Parcel "A," SE-15-38-5-W3
Council Division:	6
File Manager:	Jeremy Dela Cruz

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

The Commission noted the 5-year time limit on the previous approval and asked whether the current application would also have a time limit. Corman Park Administration explained that the recommendation to place a limit on the area graded and volume of material, rather than limit the approval period.

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

"That the discretionary use application of Echo Properties Inc. to fill, grade and level Parcel "A," SE-15-38-5-W3 as shown on the attached site plan to be APPROVED subject to:

- i. The applicant being solely responsible for all costs associated with the discretionary use process, including all costs associated with filling, grading and leveling of the site and any required drainage works such as sediment and erosion control;*
- ii. Approval of filling, grading, and leveling be limited to the pink shaded area that is identified in the submitted site plan, any expansion of use outside of the designated area will require new discretionary use approval;*
- 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;*

- iv. *The landowners shall not block, divert, or otherwise alter natural drainage patterns without prior consent from the Water Security Agency;*
- v. *Provision or relocation of utility services is at the applicant's expense and responsibility to the satisfaction of the affected utility departments;*
- vi. *The landowner/ operator hauling to and from the site shall be required to enter into a road maintenance agreement with Corman Park prior to commencing any hauling;*
- vii. *The applicant will be required to provide written confirmation to Corman Park on a monthly basis detailing the type, source, and amount of fill material brought to the site;*
- viii. *All deposited material shall be documented and verified by the landowner to ensure type and origin is known and that all material meets the criteria for clean fill set out in the P4G Planning District Zoning Bylaw.*
- ix. *Any stockpile material on site shall comply with Section 6.13.5 C), D), E) of the D-Light Industrial 1 District of the P4G Planning District Zoning 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

12. Textual Amendments:

None

13. Other:

- a) *Proposed 2024 DPC Operating Budget*

Secretary J. Mitchell presented the 2024 DPC Operating Budget to the Commission.

The Commission sought clarification regarding the "DPC Professional Development Fund", inquiring whether the amount remains if not spent. Secretary J. Mitchell clarified that unspent funds will not carry forward to the following budget year, unless the DPC directs otherwise.

The Commission requested additional details related to the Planning District/District Planning Committee Operations item, as well as a breakdown of each municipality's individual contributions.

Motion: Councillor R. Donauer / Councillor S. Nikkel

"That the 2024 budget for the District Planning Commission operating expenses be referred back to Administration to provide additional information."

CARRIED UNANIMOUSLY

14. Adjournment:

Motion to Adjourn: Councillor B. Dubois

The meeting was adjourned at 12:43 p.m.