



Planning Committee Minutes

Present

Chairperson: Art Pruim

Councillors: John Germs
John Saleski
Lyndon Haduik
David Greenwood
Bas Froese-Kooijenga
Calvin Vaandrager
Wendy Trask

Absent:

Staff: Ken Kolb, Chief Administrative Officer
Wade Gasmol, Director of Infrastructure and Public Works
Jim Charlebois, Director of Planning & Development
Audrey Shoard, Treasury/Corporate Records Clerk
Joanne Bradley, Executive Assistant
Kylie Stumborg, Senior Planner
Shayden Brandt, Planner I
Cory Boudreau, Planner II
Jessica Mitchell, Planner II

1. Call To Order

Chairperson Pruim called the meeting to order at 10:34 a.m.

2. Adopt Agenda

The Committee approved the Planning Committee Agenda as presented.

Greenwood: That the Planning Committee Agenda be adopted with the following additions:

- 8. Recommendations to Edgemont East CDR – Councillor Saleski
- 9. Municode – Councillor Greenwood

Carried Unanimously

3. Planning Carryforward Action List

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

➤ **Recommendation:**

Vaandrager: That the Planning Carryforward Action List be received as presented.

Carried Unanimously

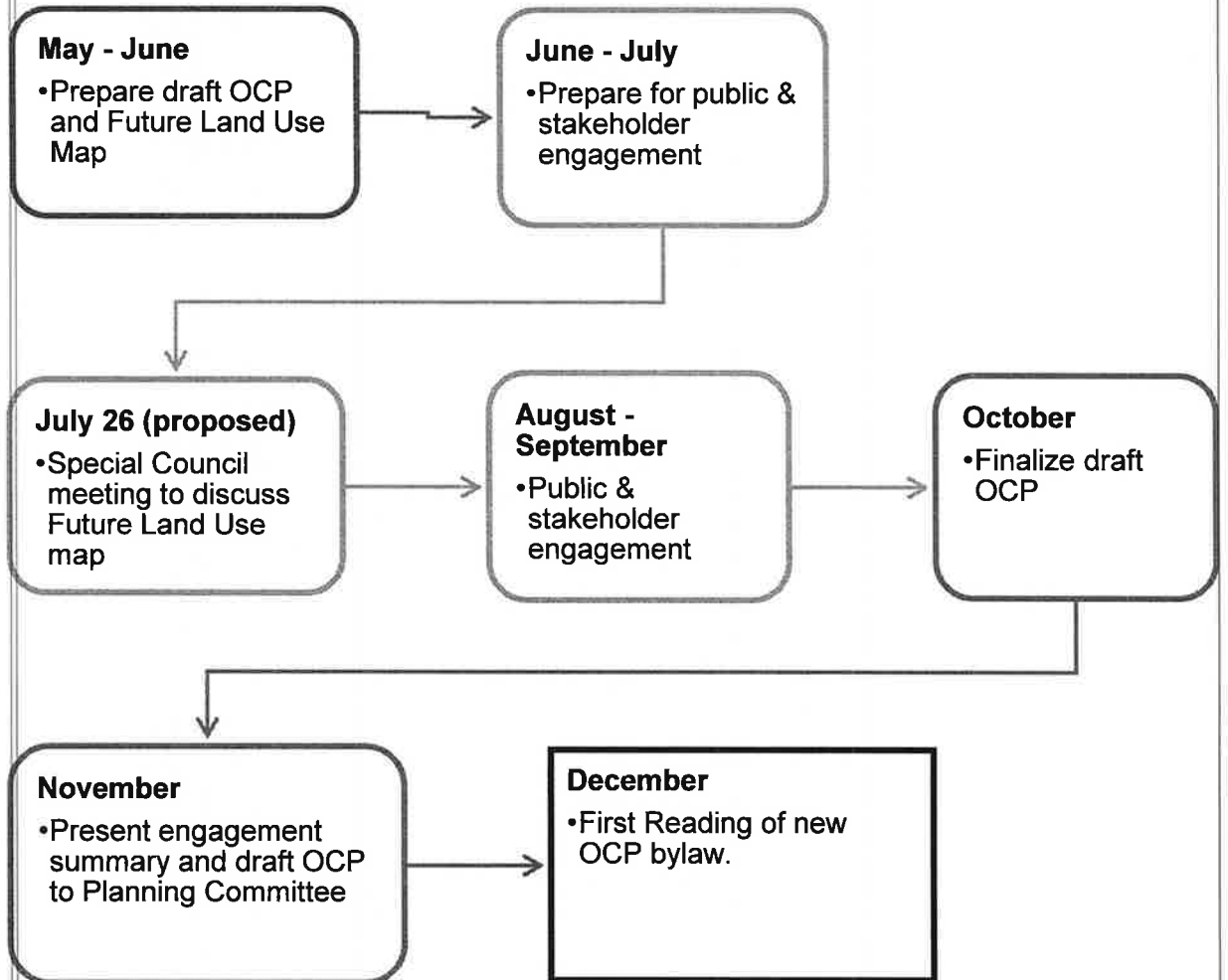
4. PD 23-002 – Corman Park Official Community Plan Update

Background

Planning and Development is undertaking a comprehensive review and update of the Corman Park Official Community Plan (OCP). The purpose of this report is to outline the project schedule for the remainder of 2023, including key dates and project milestones necessary to achieve the goal of First Reading for the Official Community Plan bylaw prior to the end of 2023.

M-11 (a)

Project Timeline May – December 2023



Proposed Public Engagement Dates

Date*	Event	Location
Week of August 7	Open House #1	Langham/Dalmeny
	Open House #2	Osler
Week of August 21	Open House #3	RM Office
	Open House #4	RM Office
Week of September 11	Open House #5	South Corman Park
	Open House #6	South Corman Park

*All dates subject to venue availability

Key Council and Planning Committee Meeting Dates

Wednesday, July 26	Proposed Special Planning Committee Meeting 9:00 a.m. – 12:00 p.m.
Alternative dates:	
○ Tuesday, July 25	Future Land Use Map discussion.
○ Tuesday, August 1	
○ Thursday, August 3	
Monday, September 11	Planning Committee Update Summarize results of engagement completed to date.
Monday, November 6	Planning Committee Update Present engagement summary and draft Official Community Plan.
Monday, December 18	Council Meeting Present Official Community Plan for first reading.

➤ **Recommendation**

Greenwood: That the Corman Park Official Community Plan Update be received as information and that a Special Meeting of the Planning Committee be held Wednesday, July 26, 2023 to discuss Future Land Use Map.

Carried Unanimously

5. **PD 23-003 – City of Saskatoon – Blairmore Sector Plan Review**

Background

The proposed City of Saskatoon Blairmore Sector Plan will provide a high-level land use, transportation, servicing, and development phasing to 57,600 acres of land on the western boundary of the City and Corman Park. The Sector Plan was referred to Corman Park for review and comment as a regional planning partner.

Planning and Development has completed a review of the Blairmore Sector Plan, a planning document undertaken by the City of Saskatoon's Long Range Planning section of their Planning and Development Department. The Plan contains a high-level overview of land use, environmental protection, transportation, servicing, and development phasing. The plan area will contain a significant industrial employment area, an urban centre and numerous residential neighbourhoods. The City has identified the area as a location for long-term strategic greenfield development to achieve balanced growth. Development will occur over five phases, and it is anticipated to have a population of over 77,000 residents at full build-out.

Within the Sector Plan, each phase of development must proceed in compliance with the individual Concept Plan(s) for each area and be supported by planned infrastructure servicing. Planning and Development has highlighted the expectation to the City that the R.M. will be part of the planning process for all future Concept Plans adjacent to Corman Park. This will ensure that the future growth and development in both municipalities are aligned and planned in partnership.

The R.M. recognizes the Blairmore Sector as an area that has significant regional implications for services and infrastructure, connectivity, or other region-wide impacts, as some of these shared boundaries are of significant agricultural, ecological, and natural resource importance. The shared boundary also comprises areas of the shared Future Urban Growth Boundary, and the proposed Saskatoon Freeway.

The R.M. has asked to be informed of any updates or information pertaining to the preferred concept for future phasing, and well as further information within each sector pertaining to land use and servicing. Project updates will be provided to the R.M. Planning Committee for information in the future. A project information notice will be mailed to all landowners within the R.M. bordering the project boundary to inform them of the project as well as Reeve Harwood and Councillor Greenwood.

Figure 1: Location

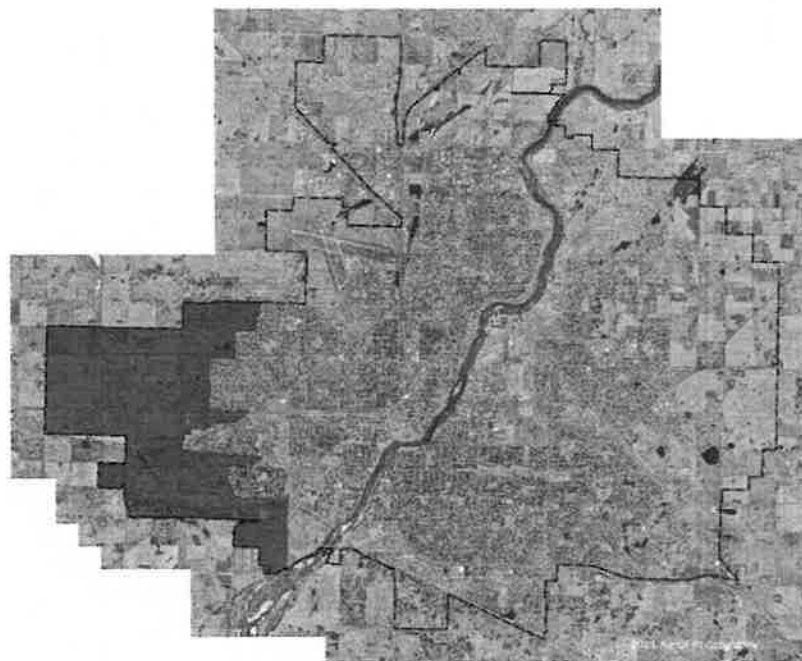
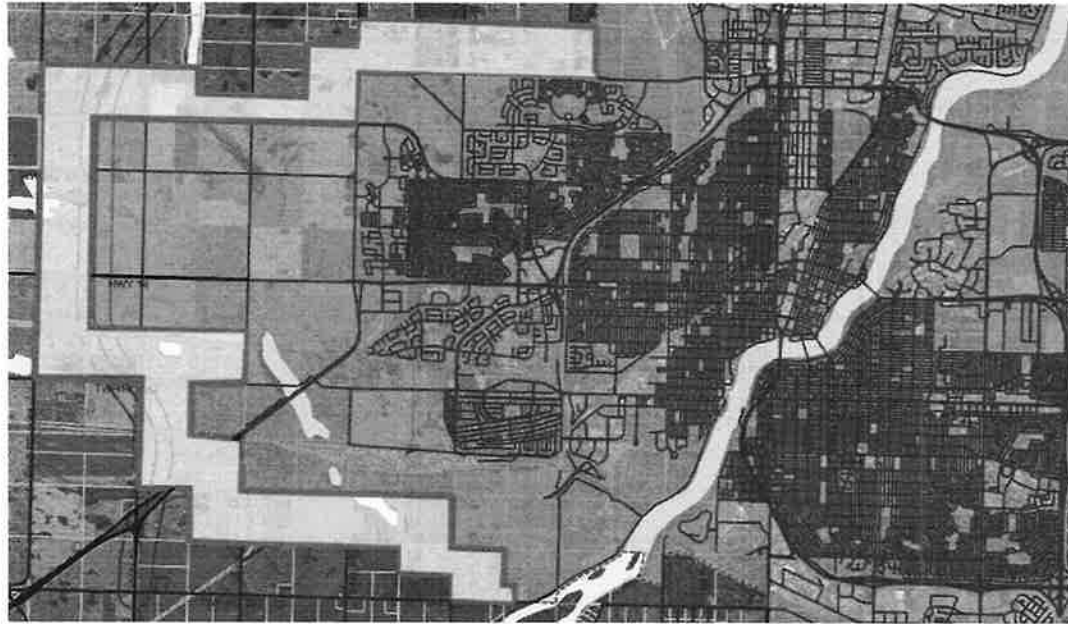


Figure 2: Landowner Mailout Area



➤ **Recommendation:**

Haduik: That the City of Saskatoon – Blairmore Sector Plan Review update be received as information.

Carried Unanimously

6. PD 23-004 – South R.M. Area Development Plan

Background

Stantec Consulting Ltd. (Stantec) has been retained to undertake the South R.M. Area Development Plan (SRM ADP). The two-phase study kicked off March 30, 2023 and is expected to be completed by June 2024.

Project Update

Stantec has begun their background review and compilation of the infrastructure and utilities within the study area, attached. They are taking inventory of the culverts for the drainage analysis, road condition assessments as well as traffic counts at 20 locations. A draft Design Brief has been submitted for review by Administration. The purpose of the Design Brief is to set out the design approach and technical assumptions that will be used for work towards the SRM ADP.

A project webpage, <https://www.rmccormanpark.ca/337/South-RM-Area-Development-Plan>, and QR code have been created. Ratepayers and the general public can access the link and will find the most up to date information on the study and future engagement opportunities.

Engagement

The first round of engagement is scheduled to occur Tuesday, June 13 and Wednesday, June 14 at the South Corman Park School. Notifications have been sent out to landowners in the study area and engagement details are posted to the website. An online survey will be posted to the website where ratepayers can share their feedback and insight. Individual engagement meetings will be held with stakeholders the week of June 12, 2023.

These sessions will be hosted to provide an overview of the project; showcase the existing conditions of the area, as informed by a variety of technical studies currently underway; known opportunities and constraints; and provide an opportunity for attendees to identify their vision for the area and to ask questions of the project team.

Next Steps

- Background report
- Land Use Plan Options
- Engagement Session

➤ **Recommendation:**

Greenwood: That the South R.M. Area Development Plan update be received as information.

Carried Unanimously

7. **Regional Node Study – Verbal Update**

➤ **Recommendation:**

Froese-Kooijenga: That the Regional Node Study verbal update be received as information.

Carried Unanimously

8. **Recommendations for Addition to Edgemont East CDR & Servicing Agreement**

Councillor Saleski presented Council with a list of recommendations to be included in the Edgemont East CDR and Servicing Agreement.

Council discussed each item and provided direction on inclusion of the items in the CDR and Servicing Agreement.

The following items were discussed with Planning Administration to bring back further information:

- Decorative Fence and Shelterbelt – Recommendation that a decorative fence be erected and a shelterbelt of trees of a minimum height of 20' be planted with a drip irrigation system to ensure the trees don't die. Planning Administration to come back with options.
- Minimum Building Elevations – Recommendation that minimum building elevations be registered on title for all lots. Administration advised this is included in the servicing agreement.
- Fire Services – Recommendation that hydrants be installed at the cost of the developer. Administration advised that the R.M. has a contract with the City of Saskatoon to provide fire fighting services.
- Septic Field Capacity – Recommendation that an engineering report be commissioned to ensure capacity.
- Traffic Impact Assessment – Councillor Saleski brought forward concerns that the TIA was based on information from the Developer and was not an independent report.
- Grasswood Road – Recommendation to Chip Seal Grasswood Road due to the increase in traffic.

➤ **Recommendation:**

Saleski: That streetlights be erected at the entrance and each access point to the subdivision off of Grasswood Road.

Recorded Vote:

For: Chairperson Pruijm, Councillors: Germs, Saleski, Greenwood, Froese-Kooijenga, Vaandrager, Trask

Opposed: Reeve Harwood, Councillor Haduik

Carried

➤ **Recommendation:**

Saleski: That recreational components of the subdivision have a minimum 25 year lifespan.

Carried Unanimously

➤ **Recommendation:**

Saleski: That Architectural Controls be registered on title for the lots in Edgemont East and that Municode be requested to enforce the Controls.

Recorded Vote:

For: Reeve Harwood, Councillors: Germs, Saleski, Greenwood, Pruum, Froese-Kooijenga, Vaandrager, Trask

Opposed: Councillor Haduik

Carried

➤ **Recommendation**

Saleski: That prior to issuance of the Final Completion Certificate for the subdivision that a survey be sent to all property owners in the subdivision to determine the level of satisfaction with the requirements of the servicing agreement.

Recorded Vote:

For: Reeve Harwood, Councillors: Germs, Saleski, Greenwood, Pruum, Froese-Kooijenga, Vaandrager, Trask

Opposed: Councillor Haduik

Carried

9. **Municode**

Councillor Greenwood brought forward a question regarding Planning Administration having been requested to contact alternate building inspectors for the R.M. as there were concerns regarding Municode. Administration advised that the concerns had been alleviated and clients were now satisfied with Municode services.

1. **Adjourn Meeting**

Froese-Kooijenga: That the Planning Committee meeting be adjourned at 12:27 p.m.
Carried Unanimously



Chief Administrative Officer