



111 Pinehouse Drive, Saskatoon & Live Streaming via GoToMeeting.com Monday, June 7, 2021 Call to Order @ 9:47 a.m. Meeting Adjourned @ 11:32 a.m. Meeting Time: 1 hr. 45 mins.

Planning Committee Minutes

Present

Attending: Reeve Harwood, Councillors: Germs, Chuhaniuk, Haduik, Greenwood, Pruum, Froese-Kooijenga, Vaandrager and Trask

Absent:

Staff: Rebecca Row, Director of Planning & Development; Craig Clements, Director of Finance; Brittney Beckie, Planner II; Jessica Mitchell, Planner II; Kylie McLean, Senior Planner; Audrey Shoard, Treasury/Corporate Records Clerk.

1. Call To Order

Chairperson Pruum called the meeting to order at 9:47 a.m.

2. Adopt Agenda

The Committee approved the Planning Committee Agenda with the following additions:

- 8. Bonnie Martel, Pcl A NE 27-36-4-W3

Haduik: That the Planning Committee Agenda be adopted.

Carried Unanimously

3. Planning Carryforward Action List

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

➤ Recommendation:

Chuhaniuk: That Council receive the Planning Carryforward Action List as presented.

Carried Unanimously

4. Saskatoon North Partnership for Growth (P4G) Update

Background:

The last Regional Oversight Committee (ROC) meeting was held on May 27, 2021; discussions included an update on the North Concept Plan, 2020 P4G Annual Report (attached) and 2022 capital budget/plan priorities. Support for undertaking the Green Network Study Area – Phases 2 & 3 Drainage Studies was also provided; this is the project the R.M. received federal National Disaster Mitigation Program funding of \$79,000 for. This project was budgeted for in the 2021 R.M. planning department work plan. The project is expected to begin this fall and be completed in spring 2022. The next Regional Oversight Executive Committee (REC) meeting is scheduled for June 24, 2021 and the next ROC meeting is scheduled for July 29, 2021.

The drafting of the District Zoning Bylaw has been completed. The District Zoning Bylaw was provided at the ROC meeting where it was referred to Corman Park for consideration and to begin the bylaw approval process. The P4G Planning District needs a Planning District Agreement, District Official Community Plan (DOCP) and District Zoning Bylaw in order to be created. The Planning District Agreement and DOCP were approved by the partner municipal councils in 2020. The District Zoning Bylaw is the final document necessary to create the P4G Planning District. Since the planning district only includes lands within Corman Park, the R.M. is the only municipality required to pass the District Zoning Bylaw.

Following Corman Park approval, the P4G DOCP, Planning District Agreement and District Zoning Bylaw will be sent to the Province for review and ministerial approval and establishment of the P4G Planning District. The District Zoning Bylaw is expected to be brought forward at the June 14 R.M. Council meeting for consideration of first reading. Should first reading occur at that time, the necessary public hearing would be scheduled for August 16 during the R.M. Council meeting.

Work continues on the P4G North Concept Plan; a draft plan was provided for municipal review and comment by February 5, 2021. Based on this municipal review and comments provided at the February REC meeting, additional revisions are required to finalize the plan. Those revisions are being finalized with more information expected to be provided at the upcoming REC meeting.

➤ **Recommendation:**

Froese-Kooijenga: That the Saskatoon North Partnership for Growth (P4G) update including the 2020 annual report be received as information.

Carried Unanimously

5. **Bonnie Martel, Pcl A NE 27-36-4-W3**

Councillor Germs brought forward concerns from a ratepayer within the Corman Park-Saskatoon Planning District and the Saskatoon North Partnership for Growth (P4G) areas, regarding approval of a development permit application for the conversion of an agricultural use building to a residential use building.

An update was provided by Administration.

6. **Delegation – 10:00 a.m. – Community Planning & Water Security Agency – Floodplain Policies and the Statements of Provincial Interest**

As Council will recall, earlier this year the R.M. contracted Stantec to undertake an update to the R.M. and District Official Community Plan (OCP) and Zoning Bylaw which currently contain a number of policies that do not meet current *Statements of Provincial Interest*.

The purpose of the presentation is to provide Council with an understanding on historical river flooding events and how upstream impacts such as use of the Gardiner Dam impact the floodplain in Corman Park. In addition, discussion will be had on how provincial policies and regulations such as the *Statements of Provincial Interest* affect municipal policies when it comes to flooding.

As public engagement will be upcoming later this summer and fall on the proposed flood policy framework, R.M. Administration proposed a joint delegation in advance so R.M. Council had an opportunity to learn about provincial flood policies and some of the information that will be shared with R.M. ratepayers. Provincial flood policies have been controversial ratepayer topics in the past therefore it is important that Corman Park is well informed on the issues prior to engagement. Any questions or concerns that Council has for the province in relation to riverine flooding or use of the Gardiner Dam should be addressed at this presentation.

It is expected that there may be varying policy zones or areas within the floodplain based on the modelling results and non-linear floodway delineation. However at this time, a policy framework has not been developed, the intent of this presentation and the forthcoming public engagement is to introduce the project and discuss provincial flood policies and how they affect R.M. policies. Later this fall, additional engagement events will explain and show the proposed policy framework developed by Stantec.

Jeff Woodward and Doug Johnson from the Water Security Agency (WSA) were in attendance to provide a history of the Corman Park floodplain area.

Ralph Leibel and Twyla Bergstrom from the Community Planning branch, Ministry of Government Relations was in attendance to provide background on the *Statements of Provincial Interest* and address any questions. They have provided a letter response in advance of the presentation.

➤ **Recommendation:**

Trask: That the presentation regarding provincial floodplain policies be received as information.

Carried Unanimously

7. **R.M. Official Community Plan and Zoning Bylaw Update – Priority Amendments**

Background:

Council will recall considering a report at the April 12, 2021 Planning Committee meeting in relation to a high level outline of the project deliverables and scope for the R.M. Official Community Plan (OCP) and Zoning Bylaw update. At the May 3, 2021 Planning Committee meeting, a request was made for the Planning Department to provide a report about the projected timelines of specific zoning amendments. This report provides the proposed approach recommended by R.M. Administration.

The proposal is to split the R.M. OCP and Zoning Bylaw update into two parts. The first is to propose the adoption of a bylaw amendment with changes that are considered to be of a high priority. The intent is for this set of bylaw amendments to be adopted separately from the new OCP and Zoning Bylaw to address issues Council has suggested are time-sensitive. An overview of the proposed priority amendments R.M. Administration is recommending and the potential timing of these amendments is included.

Engagement on zoning bylaw amendments has not taken place since 2012 in areas outside of the proposed P4G Planning District. In order to ensure that the priority amendments meet R.M. ratepayer needs, R.M. Administration is recommending that a landowner survey and stakeholder engagement be completed in advance of the priority bylaw amendments coming forward to Council. A survey is proposed to be circulated this summer, which will provide direction to the Planning Department and Council on which policies should be the same as P4G and which policies may need to be different. It is expected that many of the priority amendments will bring the R.M.'s Zoning Bylaw into alignment with what is proposed in the P4G Zoning Bylaw, however, there may be some policy areas where having different policies than the P4G Planning District is justified, given the spatial and demographic differences between the two jurisdictions.

Analysis:

Below is the list of topics R.M. Administration is proposing to include as priority amendments to the Zoning Bylaw:

1. **Home Based Business.** Currently, all home-based business applications are subject to the same regulations, regardless of the scale and intensity of the proposal. The intent is to bring the three new levels of home based business proposed in P4G into the R.M. Zoning Bylaw. Categorizing applications into Types I, II, and III based on the likelihood of potential off-site impacts will make it easier to ensure home based businesses are compatible with existing uses in the area.
2. **Clean Fill.** The intent is to re-term this use to Levelling, Filling and Grading and re-define Type I and Type II Clean Fill Operations to align with what's proposed in the P4G Zoning Bylaw. Clean fill applications and inquiries are received frequently, so having consistency within and outside of P4G will streamline review and approval processes while making it easier for the industry to understand application requirements.
3. **Equestrian Facilities.** The intent is to bring two new levels of equestrian facilities into the R.M. Zoning Bylaw to differentiate between private and commercial facilities similar to P4G. Under the current R.M. Zoning Bylaw, all applications are considered using the same criteria, which does not properly address the variety of applications that can be included within the definition.
4. **Shipping Containers (sea cans).** Amendments will include the number of sea cans permitted in each zone (if any) and other development standards to ensure sea cans are properly positioned and maintained in agricultural, country residential and commercial/industrial areas.
5. **Guest Houses, Secondary Suites, Farmhand Dwellings, Temporary Construction Dwellings.** The current Zoning Bylaw does not accommodate some types of secondary dwelling units that have been added to P4G. Based on R.M. Administration's review and the results of the survey, amendments will be brought forward regarding secondary dwelling units with the intent of

creating additional opportunities for these types of dwellings, where appropriate.

6. **Bed and Breakfast Homes.** Currently, Bed and Breakfast Homes are only permitted to operate from within the principal building on site. The intent of amendments would be to allow for use of accessory structures as well.
7. **Tourist Homes.** Currently, the R.M. does not have a definition for short term accommodation rentals outside of Bed and Breakfast Homes, Hotel/Motel and Campgrounds. The intent would be to introduce Tourist Homes as short term accommodation rentals to reflect the current market demand for these types of uses with the necessary restrictions in place.
8. **Discretionary Use Circulation Distance.** Currently, the discretionary use circulation distance is 1 mile (1.6 km) from a subject site. The intent is to reduce this distance to 500 metres from a subject site similar to P4G.

It should be noted that the bylaw recommendations brought forward by the Planning Department may change depending on the results of public engagement. If, for example, there is strong public opinion about certain types of secondary dwelling units, the R.M. may have to consider being more or less restrictive than what has been drafted in the P4G Zoning Bylaw. Depending on the level of feedback received, Council can consider deferring a specific topic for further review as part of the larger R.M. OCP and Zoning Bylaw project while proceeding with the rest of the priority amendments.

R.M. Administration is requesting Council highlight any other policy items or topics of interest at this time in order to confirm the priority amendment scope and schedule. Specific direction on each topic is not required at this time. Recommendations will be brought forward following consultation and review in accordance with the timeline below.

Projected Timeline

R.M. Administration is recommending that public engagement and the ratepayer survey is deferred until after first reading of the P4G Zoning Bylaw so that any engagement materials that reference P4G development standards can be as accurate as possible, while keeping in mind that minor changes to the P4G Zoning Bylaw may occur after the public hearing. After the ratepayer survey is complete, the results have been analyzed, and third reading has been given to the P4G Zoning Bylaw, the priority amendments will be drafted by R.M. Administration and brought forward to Council. Integrating these priority amendments with the P4G Zoning Bylaw adoption process and with public consultation ensures Council can be confident that any amendments will mirror P4G where appropriate, and that any nuances outside of the Planning District will be captured.

June 7	Confirm list of priority amendments with Planning Committee
June 14	Expected first reading of P4G Zoning Bylaw from R.M. Council
July/August	Ratepayer survey including questions about priority amendments
August 16	Potential public hearing and second/third readings of P4G Zoning Bylaw from R.M. Council
September 13	Presentation of survey results and confirmation of priority amendments brought to Planning Committee for endorsement
October 25	Council gives first reading to priority amendments
November 22	Public hearing for priority amendments bylaw and adoption by Council
December/January (approx.)	Ministerial approval of priority amendments

One of the considerations of the two-stage process is that the priority amendments have to be written to fit the format and style of the current R.M. Zoning Bylaw; and then re-drafted at a later date once the new format and style of the revised R.M. Zoning Bylaw is complete. For example how financial security is addressed in the bylaws will likely differ. The more efficient and streamlined approach is to consider amending the bylaw as a complete package and not in two stages, however by prioritizing certain amendments, completing an engagement process and being cognizant of having to re-draft language at a later date the risks to completing the work in two are minimized. The second phase of the R.M. OCP and Zoning Bylaw project is proposed to be completed in late spring 2022. Should Council not wish to consider a two-stage process, then the priority amendments could be deferred in favour of the entire project. R.M. Administration is supportive of the two-stage process however Council should be

aware of the risks and confirm any additional topics at this time for consideration so the above noted schedule can progress.

➤ **Recommendation:**

Froese-Kooijenga: That R.M. Administration be directed to proceed with a 2 stage approach for priority R.M. Zoning Bylaw amendments.

Carried Unanimously

8. **Delegation – 11:00 a.m. – English River First Nation Waste Water Treatment Plan – LSD 10, NE 2-36-5-W3**

English River presented information about their Waste Water Treatment Plant (WWTP), currently under construction on LSD 10 NE 2-36-5-W3M. English River is hosting an Open House to present information on their WWTP to residents of Corman Park that surround English River's land. R.M. Administration has agreed to assist English River in distributing notifications about the Open House in advance of the event on Tuesday, June 15, 2021.

English River has indicated to R.M. Administration that the WWTP is being constructed to not only service their land, but could also offer services to adjacent landowners. Their intent is to attract major retailers, light industrial, and developers to the area.

Lorne Wolfe, Director of Property Management English River Property Management and Chris Doll, Director of Corporate Development for Des Nedhe Group attended to present English River's WWTP.

➤ **Recommendation:**

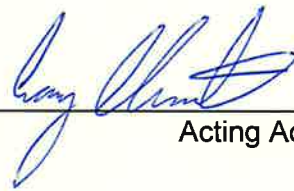
Haduik: That the delegation on the English River First Nation Waste Water Treatment Plant be received as information.

Carried Unanimously

9. **Adjourn Meeting**

Greenwood: That the Planning Committee meeting be adjourned at 11:32 a.m.

Carried Unanimously



Acting Administrator