

**MINUTES OF THE JULY 5, 2023 MEETING**  
**OF THE P4G DISTRICT PLANNING COMMISSION**

MEMBERS PRESENT: B. Richet (Chair); B. Sylvester (Vice-Chair); Reeve J. Harwood; Councillor A. Humenuik; Councillor R. Donauer; Councillor S. Nikkel; Mayor G. Philipchuk; Councillor B. Dubois; Councillor R. Beck

REGRETS: Councillor B. Froese-Kooijenga; Mayor A. Quiring; Mayor K. Muench; J. Mathison

SECRETARY: J. Mitchell

STAFF PRESENT: B. Gorelitz; B. Fawcett; M. Sillito; N. Bowden; J. Charlebois; A. Toth; B. Toth

**1. Call the Meeting to Order**

Chair Richet called the meeting to order at 11:45 a.m.

**2. Land Acknowledgement**

**3. Approval of the Agenda**

Motion: Councillor A. Humenuik / Councillor B. Dubois  
*"That the agenda be approved as presented."*

CARRIED

**4. Approval of Minutes**

Motion: Councillor R. Donauer / Mayor G. Philipchuk  
*"That the minutes of the June 7, 2023 meeting be approved as presented."*

CARRIED

**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):**

None

**8. Rezoning Application(s):**

None

**9. Rezoning & Subdivision Application(s):**

<b>a) SUBDIVISION: 2023/21</b>	
<b>BYLAW: 28/23</b>	
Owner/Applicant:	Wellington Investment Corp. & Aggregated Investments Inc.
Legal Land Description:	NE 10-38-6-W3
Council Division:	7
File Manager:	Kristie Muzyka

A. Toth provided an overview of the application on behalf of File Manager K. Muzyka. The Commission inquired about road access to the remnant parcel. Corman Park Administration confirmed the remnant has 21m of frontage along the existing road right-of-way.

Motion: Reeve J. Harwood / B. Sylvester

1. *“That Bylaw 28/23 to rezone a portion of NE 10-38-6-W3 from D-Agricultural District 1 to D-Agricultural Residential 1 District be given First Reading and Administration be authorized to proceed with the Public Notice process.”*

CARRIED

Motion: Councillor B. Dubois / Councillor S. Nikkel

2. *“That the application of Wellington Investment Corp. and Aggregated Investments Inc. to subdivide two 2.02 ha (5 acre) parcels labelled as Parcel ‘A’ and Parcel ‘B’ as shown on the Plan of Proposed Subdivision prepared by GeoVerra Inc. labelled as ‘Appendix 1’ be APPROVED subject to:*
  - i. *The applicant being solely responsible for all of the costs of the rezoning and subdivision process, including the provision of Municipal Reserve in the form of cash-in-lieu;*
  - ii. *The applicant entering into a servicing agreement to support remittance of the required subdivision servicing fees;*
  - iii. *The installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatchewan Health Authority;*
  - iv. *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 Ministry of Highways, the Saskatchewan Health Authority, the Ministry of Environment and the Ministry of Parks, Culture and Sport;*
  - v. *The property owners shall not block, divert, or otherwise alter natural drainage patterns without prior consent from the Water Security Agency;*
  - vi. *No new access to the Dalmeny Access Road will be permitted and access to the proposed subdivision shall be via the existing municipal road;*
  - vii. *Any permanent development within 90 metres of the highway right-of-way requires a permit from the Ministry of Highways. Smallest setback from the existing roadway*

- centreline is 60 metres for homes and 55 metres for trees, shrubs, granaries, commercial development, etc.;*
- viii. Any new approaches to Parcel 'A', Parcel 'B' and the remnant shall be constructed subject to consultation with, and approval from, the R.M. of Corman Park;*
  - ix. The construction of any buildings on Parcel 'A', Parcel 'B' or the remnant shall require the approval of a development permit and building permit from the R.M. of Corman Park;*
  - x. 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*
  - xi. Bylaw 28/23 receiving Ministerial approval from the Ministry of Government Relations."*

CARRIED

**10. Subdivision Application(s):**

**a) SUBDIVISION: 2023/26**

Owner/Applicant:	David Greenwood
Legal Land Description:	Pcl B, SE 30-37-6-W3
Council Division:	4
File Manager:	Kristie Muzyka

A. Toth provided an overview of the application on behalf of File Manager K. Muzyka. No questions or discussion followed.

Motion: Reeve J. Harwood / Councillor R. Donauer

*"That the application of David Greenwood to subdivide one 3.03 acre (1.23 ha) parcel labelled as Parcel 'C' from Parcel 'B', SE 30-37-6-W3 as shown on the Plan of Proposed Subdivision labelled 'Appendix 1' be APPROVED subject to:*

- i. The applicant being solely responsible for all of the costs of the subdivision process;*
- ii. The applicant will be required to enter into a servicing agreement for the remittance of the required subdivision servicing fee;*
- iii. The installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatchewan Health Authority;*
- iv. 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, the Ministry of Highways and the Ministry of Parks, Culture and Sport;*
- v. The Saskatchewan Activity Restriction Guidelines must be followed to mitigate potential impacts to migratory species that use the adjacent wetland;*
- vi. If any whooping cranes are observed in the nearby wetlands during construction, the property owner is advised to contact the Ministry of Environment to report the sightings;*
- vii. The property owners shall not block, divert, or otherwise alter natural drainage patterns without prior consent from the Water Security Agency;*

- viii. *All new permanent development within Proposed Parcel 'C' and the remnant Parcel 'B' is to be flood proofed up to an estimated Minimum Building Elevation of 505.75 metres above sea level;*
- ix. *Any new approaches to Parcel 'C' and the remnant shall be constructed subject to consultation with, and approval from, the R.M. of Corman Park;*
- x. *The construction of any buildings on Parcel 'C' or the remnant shall require the approval of a development permit and building permit from the R.M. of Corman Park;*
- xi. *Parcel 'C' is subject to a development height restriction of approximately 675m amsl (meters above sea level) as required by the Saskatoon Airport Zoning Regulations; and*
- xii. *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

**11. Discretionary Use Application(s):**

*None*

**12. Textual Amendments:**

*None*

**13. Other:**

- a) *City of Saskatoon – First Nations Digital Updates*

J. Mitchell presented information shared by the City of Saskatoon about a recent update to their First Nation Community Profiles resource.

Motion: B. Sylvester / Councillor B. Dubois

*"That the City of Saskatoon – First Nations Digital Updates be received as information."*

CARRIED

**14. Adjournment:**

Motion to Adjourn: Mayor G. Philipchuk

The meeting was adjourned at 12:00 p.m.