

MINUTES OF THE AUGUST 2, 2023 MEETING
OF THE P4G DISTRICT PLANNING COMMISSION

MEMBERS PRESENT: B. Richet (Chair); B. Sylvester (Vice-Chair); Councillor A. Humenuik; Councillor R. Donauer; Councillor S. Nikkel; Councillor B. Dubois; Councillor R. Beck; Mayor A. Quiring; J. Mathison; Mayor K. Muench; Councillor B. Froese-Kooijenga

REGRETS: Reeve J. Harwood; Mayor G. Philipchuk

SECRETARY: J. Mitchell

STAFF PRESENT: B. Gorelitz; B. Fawcett; V. Wellsch; M. Sillito; L. Foster; S. Brandt; J. Charlebois; K. Muzyka; V. Reaney; 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: B. Sylvester / Councillor B. Froese-Kooijenga
“That the agenda be approved as presented.”

CARRIED

4. Approval of Minutes

Motion: Councillor B. Dubois / Councillor R. Beck
“That the minutes of the July 5, 2023 meeting be approved as presented.”

CARRIED

5. Declaration of Conflict of Interest

None

6. Business Arising from the Minutes

Motion: Councillor B. Froese-Kooijenga / J. Mathison
“That the updates on the Business Arising from the Minutes be received as information.”

CARRIED

a) South East Concept Plan:

No update

b) R.M. Flood Plain Policy Update:

A fourth iteration of hydraulic modelling has been completed. This iteration is intended to address some of the localized impacts (i.e. increased shoreline erosion) that were seen in the previous iterations. The model results are with the Water Security Agency for review. Additional updates will be provided to the DPC once available.

Councillor B. Froese-Kooijenga asked about the next steps for the project, assuming the Water Security Agency endorses the modelling. Corman Park Administration responded that completed modelling will allow the project team to proceed with completion of the policy development. In response to a follow up question about potential liability for Corman Park, Administration confirmed that the consultant has been asked to address that issue in their report.

7. Delegation(s):

None

8. Rezoning Application(s):

None

9. Rezoning & Subdivision Application(s):

**a) SUBDIVISION: 2023/28
BYLAW: 31/23**

Owner/Applicant:	C. & T. Zerr
Legal Land Description:	LSD 4 & 5, SW 5-36-4-W3
Council Division:	1
File Manager:	Kristie Muzyka

K. Muzyka provided an overview of the file. The DPC asked if the odd shape of the parcel is a usual occurrence. Corman Park Administration explained that some applications have special circumstances that warrant an unusual parcel shape to support existing uses and new development and further explained the existence of the private water line in relation to the proposed parcel and the continued use of agricultural pasture in the low wetland areas on the source parcel as reasons the parcel shape is proposed as it is.

Motion: Councillor A. Humenuik / Councillor R. Beck

1. *That Bylaw 31/23 to rezone a portion of LSD 4 & 5, SW 5-36-4-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 / B. Sylvester

2. *"That the application of Caroline and Timothy Zerr to subdivide one 2.77 ha (6.84 acre) parcel labelled as Parcel 'B' from LSD 4 & 5, SW 5-36-4-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, including the provision of Municipal Reserve in the form of cash-in-lieu;*

- 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 and the Ministry of Parks, Culture and Sport;*
- v. *The construction of any buildings on Parcel 'B' may be subject to further review by Corman Park Public Works and additional drainage requirements if development is located in low-lying areas of the north east or south west portions of the parcel*
- vi. *The property owners shall not block, divert, or otherwise alter natural drainage patterns without prior consent from the Water Security Agency;*
- 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. *The construction of any buildings on Parcel 'B' or the remnant shall require the approval of a development permit and building permit from the R.M. of Corman Park; and*
- ix. *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

10. Subdivision Application(s):

a) SUBDIVISION: 2023/07

Owner/Applicant:	D. Custer, K. & B. Pacholik
Legal Land Description:	Blk/Par 11 & 12, Plan G4461 Ext 0, NW 8-36-5-W3
Council Division:	3
File Manager:	Kristie Muzyka

K. Muzyka provided an overview of the application. No questions followed.

Motion: Councillor R. Beck / Councillor B. Froese-Kooijenga

"That the application of Dan Custer and Beverly & Kazemer Pacholik to alter the boundary of Blk/Par 11 & 12, Plan G4461 Ext 0, NW 8-36-5-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 installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatchewan Health Authority;*
- 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 and the Ministry of Parks, Culture and Sport;*
- iv. *Any new approaches to shall be constructed subject to consultation with, and approval from, the R.M. of Corman Park;*

- v. *The construction of any buildings on Parcels '11A' and '12A' shall require the approval of a development permit and building permit from the R.M. of Corman Park;*
- vi. *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:

None

14. Adjournment:

Motion to Adjourn: J. Mathison

The meeting was adjourned at 12:01 p.m.