

**MINUTES OF THE SEPTEMBER 1, 2021 MEETING OF THE CORMAN PARK –
SASKATOON DISTRICT PLANNING COMMISSION**

MEMBERS PRESENT: B. Richet (Chair); B. Sylvester (Vice Chair); D. Kirton; B. Dubois;
J. Waddington; W. Trask; B. Froese-Kooijenga; J. Harwood; C.
Dalen-Brown

EX-OFFICIO MEMBERS PRESENT: R. Row; J. Dela Cruz; D. Kripki; M. Reiter; A. Toth;
N. Bowden; J. Sick; T. McShane; S. King;

GUESTS: Ken Kolb; Bill Delainey; Lee Warman; Simon Pollard

3. Approval of the Agenda

Motion: W. Trask / B. Dubois

CARRIED

4. Approval of the August 4, 2021 Minutes:

Motion: B. Sylvester / B. Froese-Kooijenga

CARRIED

5. Business Arising from the Minutes

Update on Item a) Saskatoon North Partnership for Growth (P4G):

A public hearing for the District Zoning Bylaw was held on August 16, 2021. Public notice for the public hearing was advertised in Clark's Crossing Gazette throughout July 2021 in accordance with *The Planning and Development Act* requirements. Landowners and rightsholders within the proposed P4G Planning District boundaries were also sent a written public hearing notice. The notice and draft bylaw were posted on Corman Park's website for viewing ahead of the public hearing.

Ahead of the public hearing, written comments from Crosby Hanna on behalf of Gary & Linda Budd and family were received outlining concerns with density and multi-unit development related to the Silver Sky development and re-subdivision of Birchwood Heights. At the public hearing, Mike Pawluski from Associated Engineering spoke on behalf of a number of his clients (he didn't indicate exactly who), indicating support of the District Zoning Bylaw. The one comment they had was acknowledging future discussions on levies in the region and indicating the need for fair evaluation to ensure that development is supported in P4G and that the costs are not prohibitive. No other written or verbal comments were received at the public hearing.

Following the public hearing, Corman Park Council had some discussion around landscaping, home based business and vehicle storage provisions in the bylaw but supported the District Zoning Bylaw for final readings with no further edits.

The District Zoning Bylaw, District Official Community Plan and Planning District Agreement will be forwarded to the Province for final approval and establishment of the P4G Planning District. PAC is in the process of coordinating the necessary final documentation for the submission. P4G will be requesting the province consider an establishment date of January 1, 2022 for the new P4G Planning District. The current Corman Park-Saskatoon DPC will continue operating until the new P4G Planning District is in place and transitioned over to the new P4G DPC.

Membership applications for the new P4G DPC is expected to open mid-September. Each P4G municipality is allowed 2 municipal representatives (minimum one elected official) and will participate in the selection of the 3 joint members for a total DPC voting membership of 13. Any current DPC members who are interested are encouraged to apply for the new P4G DPC.

Update on Item b) North Concept Plan:

Following a meeting between Corman Park and Saskatoon project team members, the NCP project manager circulated a summary of the outstanding items and associated budget considerations to complete the Plan based on municipal comments that have been outstanding since February.

Project PAC members are meeting on September 2, 2021 to review the summary and determine a course of action. Some budget and resourcing is expected to be required for planning and engineering work to complete the NCP however the remaining issues are minor in nature. For example, some of the tables in the report that reference the old land use areas need to be recalculated and recreated based on the new sizes and final land uses determined.

Provided the outstanding matters are resolved and any budget shortfall is addressed, the NCP is still expected to be completed and be presented for DPC, ROC and Council endorsements as necessary for consideration when the P4G District OCP has received Ministerial approval.

Motion: B. Sylvester / J. Waddington

“That the updates on the Business Arising from the Minutes be received as information.”

CARRIED

6. Rezoning Application(s)

a) BYLAW: 42/21

Owner/Applicant:	Delta Construction Group
Legal Land Description:	NW 4-38-5-W3 Plan 83S22551 Ext 1
Council Division:	6
File Manager:	Adam Toth

The Commission discussed the positive addition the development will be to the area and that there should not be a negative impact from the highway view. The Commission asked for clarification surrounding the contract zoning agreement and the change from operating the asphalt plant for 30 days to 20 days per year. R.M. Administration explained they worked with the applicant and came to a compromise for the days, with City Administration comfortable moving forward as the property is within the Saskatoon Future Growth area. The Commission asked for

clarification regarding the 15 year term of the recommendation; based on conversations between R.M. Administration and the applicant, 15 years was appropriate for the business plan and balance of future growth in the area. The Commission queried as to why a 1 mile mail out was not completed; R.M. Administration noted that as per the CDR requirements and previous meetings with the applicant prior to applying, the requirement for pre-consultation was met. As per R.M. policies, a 1 mile notification to landowners will occur prior to the public hearing. The Commission amended the motion to have any comments received at the public hearing brought back to the Commission for information purposes only.

Motion as Amended: B. Froese-Kooijenga / J. Waddington

“That the application of Delta Construction Group Inc. to rezone NW 4-38-5-W3 Plan 83S22551 Ext 1 from D-Light Industrial 1 District to D-Heavy Industrial 2 District by contract be APPROVED subject to:

- i. Bylaw 42/21 receiving Ministerial approval from the Ministry of Government Relations;*
- ii. The applicant entering into a contract zoning agreement with the R.M. of Corman Park defining the development and operational details for the site including:*
 - a) Limiting the uses to a construction yard as the principal use, with accessory uses consisting of a landscaping service and a mobile asphalt batch plant with limited production;*
 - b) Limiting the initial contract term to a 15 year period with any written request for an extension being considered from the presiding municipal jurisdiction based on the following factors:*
 - i. The anticipated timing of urban development;*
 - ii. An evaluation of the proponent’s adherence to the terms of approval;*
 - iii. Visual aesthetics; and*
 - iv. The frequency and severity of written complaints concerning the operation of the asphalt batch plant from adjacent and nearby properties;*
 - c) Limiting the operation of the asphalt batch plant on the site up to a maximum of 20 days per year;*
 - d) The asphalt batch plant is to be mobile and of the highest environmental standard, meeting or exceeding the environmental performance of current, contemporary mobile asphalt plants;*
 - e) Ensuring that there is no contamination entering the ground or groundwater from the operation of the asphalt batch plant;*
 - f) Storage piles are to not to exceed 5 metres in the height;*
 - g) Upon expiration of the contract, the proponent shall remediate the site to an urban light industrial standard, ensuring the site is free of any potential contaminants that may occur as a result of the on-site asphalt production process or other activities, at the sole expense of the developer;*
- iii. The applicant being solely responsible for all costs of the rezoning application;*
- iv. Obtaining the necessary approvals and complying with the requirements and recommendations of all government ministries and agencies including but not limited*

to the Ministry of Environment, Water Security Agency, Ministry of Parks, Culture and Sport, and the Saskatchewan Health Authority;

- v. *The construction of any buildings on site shall require the approval of a development permit and building permit from the R.M. of Corman Park;*
- vi. *Notice of the proposed rezoning and public hearing to all property owners within a mile of the subject site to comply with R.M. of Corman Park policy PD-001; and*
- vii. *That R.M. Administration submit a report to the District Planning Commission at the November meeting detailing the written and verbal comments received from the Public Hearing for Bylaw 42/21; and*
- viii. *Prior to release of a development permit the applicant must provide:*
 - a. *a site transition plan identifying how site servicing, access, landscaping, buffers, and screening will transition to urban development and be maintained due to impacts by the future Saskatoon Freeway; and*
 - b. *A detailed engineered drainage plan incorporating City of Saskatoon design standards.*

7. Rezoning & Subdivision Application(s)

None

8. Subdivision Application(s):

None

9. Discretionary Use Application:

a) DISCRETIONARY USE: 2021/34

Owner/Applicant:	Maxie's Excavating (on behalf of Edward & James Bobiash)
Legal Land Description:	NE 8-36-4-W3
Council Division:	1
File Manager:	Jeremy Dela Cruz

The Commission asked for clarification around the number of loads agreed upon and if they were similar to other applications, as well as confirmation that the applicant intends to haul between November and April; R.M. Administration confirmed that the dates for hauling activities were chosen by the applicant.

Motion: B. Sylvester/B. Froese-Kooijenga

“That the application of Maxie’s Excavating LP (on behalf of Edward & James Bobiash) to renew the discretionary use approval for a Mineral Resource Extraction Industry on the NE 8-36-4-W3 be APPROVED for a two (2) year period, subject to:

- i. *Maintaining a minimum buffer of 150 metres (492 feet) between the nearest residential dwelling and the excavation site;*
- ii. *The applicant and landowner entering into a revised development agreement addressing the new approval period, reclamation and operational standards;*

- iii. *The applicant providing an updated reclamation bond or letter of credit in the amount specified by the R.M. of Corman Park;*
- iv. *The applicant reporting, upon request of the R.M. of Corman Park, the amount of aggregate extracted of each year or immediately after the operation has ceased for the year to the R.M. Director of Public Works;*
- v. *The applicant entering into a road haul and maintenance agreement with the R.M. of Corman Park prior to hauling;*
- vi. *The hours of operation shall be Monday – Saturday from 7 am to 7 pm, April to November;*
- vii. *The applicant applying appropriate methods for minimizing the noise created from machinery and equipment through proper location and property screening including locating stock piles to act as a noise barrier;*
- viii. *The applicant shall keep the site in a clean and tidy condition free from rubbish and non-aggregate debris;*
- ix. *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 & Infrastructure, Ministry of Environment and the Ministry of Parks, Culture and Sport - Heritage Conservation Branch;*
- x. *The applicant shall be responsible for all costs associated with the discretionary use application;*
- xi. *The applicant use best practices when excavating on site, as to mitigate any slope instability and ensuring the safety of all workers;*
- xii. *Provision or relocation of utility services is at the applicant's expense and responsibility to the satisfaction of the affected utility departments;*
- xiii. *Any spoil material must be placed outside of the topographical low areas, so as to not dam up or prevent the natural flow of water across the parcel; and*
- xiv. *Any and all mechanical work within the bed and bank of a permanent wetland requires an Aquatic Habitat Protection Permit, prior to the work being conducted."*

CARRIED

b) DISCRETIONARY USE: 2021/41

Owner/Applicant:	Central Botanical Growers
Legal Land Description:	SW 13-36-6-W3
Council Division:	4
File Manager:	Jeremy Dela Cruz

The Commission discussed their concern of the site entrance being off of Valley Road, Highway 762, which is already a very busy and congested roadway. The Commission discussed alternate arrangements and R.M. Administration clarified that Public Works will be reviewing the application to determine if a turning lane or other improvements would be required and that the preference is for access from Hodgson Road. The recommendation was revised from the original agenda, to include the requirement of further traffic analysis by the R.M. Director of Public Works.

Motion as Revised: W. Trask / J. Harwood

“That the discretionary use application of Central Botanical Growers to establish an Agricultural Intensive- Horticulture (Greenhouse) on SW-13-36-6-W3 be APPROVED subject to:

- i. The applicant being solely responsible for all costs associated with the discretionary use application;*
- ii. A new discretionary use application and approval is required if the use is intensified, such as through the addition of any new buildings or an on-site retail operation;*
- iii. The applicant entering into a development agreement to outline the operational standards of the use and to secure the objectives of the R.M. of Corman Park Zoning Bylaw;*
- iv. The installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatchewan Health Authority;*
- 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 applicant is responsible for managing their onsite drainage to prevent negative impacts to adjacent land owners.*
- vii. The applicant is to not to block, divert, drain, or otherwise alter natural drainage conditions without prior approval from the Water Security Agency;*
- viii. The construction of any structure or buildings on site shall require the approval of a development permit and building permit from the R.M. of Corman Park;*
- ix. Any traffic associated with the business exceeding secondary weights will require a permit from the municipality prior to hauling;*
- x. The applicant shall obtain the necessary approvals and comply with the requirements and recommendations of all government ministries and agencies including but not limited to Water Security Agency, the Saskatchewan Health Authority, and Heritage, Culture and Sport;*
- xi. No off-site parking will be permitted, all parking must be contained on site;*
- xii. A new approach to SW 13-36-6-W3 shall be subject to consultation, additional traffic analysis, and approval from the R.M. Director of Public Works; and*
- xiii. Any signs will be required to meet the sign regulations in the Corman-Park Saskatoon Planning District Zoning Bylaw and will require a separate development permit approval.”*

10. Textual Amendments:

None

11. Other

R.M. Administration introduced new R.M. Chief Administrative Officer Ken Kolb, who started within the R.M. on August 9, 2021. Introductions of the Commission Members followed.

12. Adjournment

Motion to Adjourn: B. Sylvester