



111 Pinehouse Drive, Saskatoon &
Live Streaming via GoToMeeting.com
Monday, September 11, 2023
Call to Order @ 8:31 a.m.
Meeting Adjourned @ 11:15 a.m.
Meeting Time: 2 hr 44 min

Planning Committee Minutes

Present

Chairperson: Judy Harwood

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

Absent: Art Pruum

Staff: Jim Charlebois, Acting CAO
Audrey Shoard, Treasury/Corporate Records Clerk
Kylie Stumborg, Senior Planner
Vicky Reaney, Senior Planner
Nicole Bowden, Customer Service Representative
Shayden Brandt, Planner I
Hayder Lateef, Senior Engineer

1. Call To Order

Chairperson Harwood called the meeting to order at 8:31 a.m.

2. Adopt Agenda

The Committee approved the Planning Committee Agenda as presented.

Saleski: That the Planning Committee Agenda be approved as presented.

Carried Unanimously

3. Delegation – PD 23-006 Meewasin Valley Authority and Parks Canada – In-Camera

In-Camera at 8:32 a.m.

➤ **Recommendation:**

Haduik: That due to the nature of Planning Committee agenda item 3 containing sensitive information not ready for public viewing, it is recommended these items occur in-camera as per Section 16(1) of the Local Authority Freedom of Information and Protection of Privacy Act.

Carried Unanimously

Out of Camera at 9:33 a.m.

➤ **Recommendation:**

Trask: That the in-camera session of Committee be adjourned.

Carried Unanimously

Meeting Break 9:33 a.m. to 9:38 a.m.

4. **PD 23-007 – Flood Study Delegation and Update**

Background:

In 2021, the RM of Corman Park (Corman Park) contracted Stantec to undertake research, policy drafting and floodplain mapping in support of updating the floodplain policies within Corman Park and P4G Planning District Official Community Plans and Zoning Bylaws. The purpose of this scope of work is to ensure that there are appropriate standards to regulate existing and future development in the floodplain and to meet The Statements of Provincial Interest (SPI) regulations of Saskatchewan.

On April 11, 2022, Council approved a scope change request for Stantec to undertake additional hydraulic modelling. The modelling was needed as the Water Security Agency expressed concerns with the previous 'future conditions' modelling that was completed by Barr Engineering in 2019. The new modelling was to identify any impacts from further development in the floodplain on flood conveyance either upstream or downstream impacts of the areas where future development may be occurring. The additional modelling was also to examine any changes in minimum building elevations for new and existing developments. As part of this additional work, five 'candidate' areas for further development in the floodplain were identified with Council and landowner input. Engagement with Council and landowners occurred in May and September of 2022 while the additional modelling was underway.

The most recent version of modelling has three 'candidate' areas identified. The first area is a portion of the floodplain located north of Merrill School Road (Twp. Rd. 360), the second area is a portion of the floodplain between Merrill School Road and Channels Road (Twp Rd. 354) and the third is a portion of the floodplain between Channels Road and the curve in Valley Road (Twp. Rd. 352). Stantec is currently finishing the last iteration of the modelling, with an update to Planning Committee anticipated within the next couple of months.

Project Update:

Lesley Cabott who is the project manager and Steve Brown who is a Senior Technical Advisor will provide Council with an update on the project and on-going flood modelling. The purpose of the presentation is to inform Council on the:

- 'Candidate' areas being examined for further development;
- Feedback received from the Province (Community Planning and Water Security Agency) on the additional modelling to-date; and
- Next steps in the project.

➤ **Recommendation:**

Trask: That the Planning Committee receive the report as information.

Carried Unanimously

5. **PD 23-008 – Developer Servicing Agreement Update &**
6. **PD 23-010 – Subdivision Application R0937-19S – In-Camera**

In-Camera at 10:25 a.m.

➤ **Recommendation:**

Greenwood: That due to the nature of Planning Committee agenda item 3 containing sensitive information not ready for public viewing, it is recommended these items occur in-camera as per Section 16(1) of the Local Authority Freedom of Information and Protection of Privacy Act.

Carried Unanimously

Out of Camera at 11:05 a.m.

➤ **Recommendation:**

: That the in-camera session of Committee be adjourned.

Carried Unanimously

Meeting Break 11:05 a.m. to 11:08 a.m.

PD 23-008 – Developer Servicing Agreement Update

➤ **Recommendation:**

Haduik: That the Developer Servicing Agreement Update be received as information.
Carried Unanimously

PD 23-010 – Subdivision Application R0937-19S

➤ **Recommendation:**

Greenwood: That Administration strike a new contract for Subdivision Application R0937-19S.
Carried Unanimously

7. PD 23-009 – P4G Regional Node Concept Plan Update

Background

ISL Engineering and Land Services Ltd. (ISL) has been retained to undertake the P4G Regional Node Concept Plan (Regional Node). The two-phase study consisting of a comprehensive feasibility report, followed by the development of a conceptual plan kicked off July 11, 2023 and is expected to be completed in Spring of 2024. The area to be studied is identified within Appendix 'A'.

Project Update

The RM of Corman Park (Corman Park) as project manager, in partnership with the Cities of Warman and Martensville (the Project Partners) have began a study to determine a location for a future Regional Node. This area has been conceptually identified on the Saskatoon North Partnership for Growth (P4G) District Land Use map as a Regional Community Services Node.

The site will be an important regional development area. The study will identify land uses that support the Regional Node and evaluate servicing and drainage in the region and consider the connectivity between the three municipalities.

The first open house will occur on October 5th in Warman, time and location are still to be determined, but – Council will be informed via email upon confirmation. The open house will inform participants of the project phases, timelines, and how input will be considered. The session will also gauge the level of community support for sharing regional services.

A project webpage, <https://www.rm-cormanpark.ca/338/Regional-Node-Concept-Plan> and QR code have been created. Ratepayers and the public can access the link and will find the most up to date information on the study and future engagement opportunities.

Next Steps

ISL along with the Project Partners are finalizing the engagement plan and preparing engagement material. Meetings with interested parties are also being arranged. ISL is currently performing data collection and a background review of the area prior to technical analysis and the preparation of the project feasibility report.

➤ **Recommendation:**

Froese-Kooijenga: That the Planning Committee receive the report as information.
Carried Unanimously

8. **Planning Carryforward Action List**

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

➤ **Recommendation:**

Greenwood: That the Planning Carryforward Action List be received as presented.
Carried Unanimously

9. **Adjourn Meeting**

Haduik: That the Planning Committee meeting be adjourned at 11:15 a.m.
Carried Unanimously



Acting Chief Administrative Officer

