

MINUTES OF THE OCTOBER 6, 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; D. Kripki; M. Reiter; A. Toth; N. Bowden

GUESTS: K. Kolb; Mike Katsiris; Bill Delainey

3. Approval of the Agenda

Motion: B. Sylvester / B. Froese-Kooijenga

CARRIED

4. Approval of the August 4, 2021 Minutes:

Motion: B. Dubois / W. Trask

CARRIED

5. Business Arising from the Minutes

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

Membership recruitment for the new P4G DPC has begun. 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 are encouraged to apply for the new P4G DPC; application forms are available at <https://partnershipforgrowth.ca/> and are due by 5 pm on October 4, 2021.

Update on Item b) North Concept Plan:

Project PAC members met on September 2, 2021 to review the summary and determine a course of action; a number of items were removed from the outstanding work list and direction on final action items was provided back to the consulting team. 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 and a revised budget estimate is being provided. The surplus P4G staffing budget is expected to cover the outstanding costs. 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 Planning District has received Ministerial approval.

The Commission discussed the potential benefits and consequences of having in-house consultants in order to meet deadlines of concept plans efficiently in the future.

Motion B. Froese-Kooijenga / B. Sylvester

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

CARRIED

6. Rezoning Application(s)

None

7. Rezoning & Subdivision Application(s)

a) SUBDIVISION 14/17 REVISED BYLAW: 49/21

Owner/Applicant:	Overpass Farms Inc.
Legal Land Description:	Parcel ‘D’ and Parcel ‘EF’; S ½, 33-37-5-W3
Council Division:	6
File Manager:	Rebecca Row

The Commission discussed the ongoing enforcement issues on the property due to the delay in subdivision approval. They also discussed the dedication of the road allowance, the potential for compensation to the developer and the risk it poses to the R.M. The Commission discussed the possibilities surrounding the City of Saskatoon annexing the land, the impact the Saskatoon Freeway will have on the area, the regional road connection and the business owners in the East Cory Industrial Park, as well as whether Cory Gate road will be under the jurisdiction of the R.M. or of Highways.

Motion: B. Froese-Kooijenga / J. Harwood

“That the application of Overpass Farms Inc. to subdivide the S ½ 33-37-5-W3 as identified on the Plan of Proposed Subdivision prepared by Webb Surveys dated June 18, 2021 and to remove the holding provision on proposed Parcel ‘DE’ be APPROVED subject to:

- i. The applicant being solely responsible for all of the costs of the subdivision and removal of the holding provision;*
- ii. Bylaw No. 49/21 receiving Ministerial approval from the Ministry of Government Relations;*
- iii. Obtaining development and/or building permits for the existing development on Parcels ‘1 – 4’, as required. The applicant is responsible for all costs associated with the development and/or building permit applications including the provision of double permit fees as the use has continued without approvals;*
- iv. The applicant entering into a servicing agreement to provide for the remission of municipal subdivision servicing fees for the new industrial parcels being created, to identify the access to Parcel ‘DE’, to identify the applicant’s responsibilities concerning property servicing, and to identify the maintenance requirements and development restrictions for the storm water management system;*

- v. *Prior to any re-subdivision of the lands or remove of the parcel tie being approved by the Municipality, the applicant shall obtain Council approval to remove the holding provision;*
- vi. *At the time of submitting a request to remove the holding provision, the applicant shall provide:*
 - a. *a Plan of Proposed Subdivision identifying the required road right-of-way dedication by the registered landowner, without compensation, in accordance with the Planning & Development Act, 2007, through the remnant of Parcel 'D' for future roadway access as per the North West Access Management Plan and City of Saskatoon Riel Industrial Sector Plan; and*
 - b. *confirmation of adequate servicing and infrastructure to support the proposed subdivision and/or development, to the satisfaction of the municipalities and other affected agencies including access, roadways, drainage, potable water, dedicated lands and wastewater;*
- vii. *Prior to the holding provision being removed, the subject lands shall not be used or have any buildings erected thereon for any purpose excepting any uses being lawfully carried out on the lands on the day of the passing of Bylaw No. 37/20;*
- viii. *Access to the new parcels and the remnant must be constructed subject to consultation with, and approval from, the R.M. Director of Public Works; and*
- ix. *Complying with all required regulatory agencies including, but not limited to the Ministry of Highways and Infrastructure, the Saskatchewan Health Authority and the Water Security Agency.”*

CARRIED

8. Subdivision Application(s):**a) SUBDIVISION: 2020/46**

Owner/Applicant:	Christmas Properties Ltd.
Legal Land Description:	Parcel 'M', Plan 62S02942, NW 33-35-5-W3
Council Division:	2
File Manager:	Adam Toth

The Commission discussed the potential requirements for a Traffic Impact Analysis (TIA) and an updated geotechnical report; the applicant confirmed they will be working closely with professionals to determine whether they are required as they may be only required subject to each proposed use. R.M. Administration concluded they are comfortable moving forward with the application as bylaw requirements allow for that information to be requested if needed at the time of future development.

Motion: W. Trask / B. Sylvester

“That the application of Christmas Properties Ltd. to subdivide a 0.24 ha (0.60 acre) parcel labelled Parcel 'MU1' and to subdivide 3 commercial lots labelled lots '1', '2', and '3' as shown on the Plan of Proposed Subdivision prepared by Webb Surveys dated June 28, 2021 be APPROVED subject to:

- i. *The applicant being solely responsible for all costs of the subdivision including the provision of Municipal Reserve in the form of cash-in-lieu;*
- ii. *Any permanent development within 90 metres of the highway right-of-way requires a permit from the Ministry of Highways. Minimum setback from the existing roadway centreline is 60 metres for homes and 55 metres for trees, shrubs, granaries, commercial development, etc.:*
- iii. *No new access to Highway 219 will be permitted. Access to the proposed subdivision*
- iv. *shall be via Grasswood Road;*
- v. *No development within a triangle formed by measuring the following distances from the intersection of the roadway centrelines and joining the points so obtained:*
 - a. *290 metres (951 feet) along the highway centreline*
 - b. *80 metres (263 feet) along the centreline of the intersecting grid road.*
- vi. *The applicant submitting issued for construction drawings including approach design and a detailed engineered drainage plan for R.M. approval prior to execution of the servicing agreement;*
- vii. *The developer entering into a servicing agreement with the R.M. of Corman Park to prescribe the remittance of the subdivision servicing fee for the 3 new commercial parcels and the developer's/future landowner's responsibilities for property servicing including construction of all drainage works, installation of approaches, easements, requirements for geotechnical studies, submission of detailed design drawings, etc.*
- viii. *The demolition of any buildings shall require the approval of a development permit from the R.M. of Corman Park prior to demolition;*
- ix. *The existing automotive shop shall require the approval of a development permit and building permit from the R.M. of Corman Park prior to use and occupancy;*
- x. *The installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatchewan Health Authority;*
- xi. *A geotechnical report must be provided as part of the development permit application on each lot to determine site specific foundation requirements;*
- xii. *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; and*
- xiii. *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.”*

CARRIED

9. Discretionary Use Application:

None

10. Textual Amendments:

None

11. Other

Prior to adjournment of the meeting, the Chair requested an update regarding the DPC Secretary; R.M. Administration provided that a posting for the new R.M. staff position is open, with duties to include DPC Secretary.

12. Adjournment

Motion to Adjourn: B. Froese-Kooijenga