

Corman Park – Saskatoon District Planning Commission Meeting

December 1, 2021

**MINUTES OF THE DECEMBER 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; D. Kripki; M. Reiter; A. Toth; N. Bowden;  
V. Reany; J. Mitchell; J. Dela Cruz

GUESTS: K. Kolb; A. Lafonde; MVA

**3. Approval of the Agenda**

Motion: B. Sylvester / J.Waddington

CARRIED

**4. Approval of the October 6, 2021 Minutes:**

Motion: J. Harwood / W. Trask

CARRIED

**5. Business Arising from the Minutes**

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

A new Planning District is being created, including membership from all five P4G partners. This will include expanded Planning District boundaries as well as an expanded 13 voting member District Planning Commission (DPC).

In order to create the new P4G Planning District, a new P4G Official Community Plan (OCP), P4G Planning Agreement and P4G Zoning Bylaw must be drafted and given Ministerial approval by the Ministry of Government Relations (the Ministry). The documents have been forwarded to the Province for approval and establishment of the P4G Planning District. An establishment date of January 1, 2022 was requested by P4G. The province has begun their review of the P4G documents, at this time no major concerns have been identified.

Each P4G municipality is allowed 2 municipal representatives (minimum one elected official) and will participate in the selection of the 3 joint members. As per the P4G District Agreement, each affiliated municipality may appoint 2 alternate elected Council members who may attend the DPC when the permanent Council member is unable to attend.

All P4G DPC member appointments have now taken place and include:

Corman Park

1. Reeve Judy Harwood
2. Councillor Froese-Kooijenga

Martensville

3. Mayor Kent Muench
4. Councillor Spencer Nickel

Osler

5. Mayor Abe Quiring
6. Adam Humenuik

Alternate – Councillor Susan Braun

Saskatoon

7. Councillor Randy Donauer
8. Councillor Bev Dubois

Warman

9. Mayor Gary Philipchuk
10. Councillor Richard Beck

Joint members:

11. John Mathison – 1 year term
12. Bruce Richet – 2 year term
13. Brad Sylvester – 3 year term

The member orientation package for the Corman Park-Saskatoon DPC is being used as a baseline and is in the process of being updated for the P4G DPC. For example, procedures for virtual meetings will be included which isn't considered in the current documents.

If current DPC members have any guidance on suggested training materials or topics for future members that feedback is appreciated.

This item will not carry forward as business arising to the new P4G Planning District.

Update on Item b) North Concept Plan:

Since the last DPC meeting, the consulting team has been moving ahead with review and editing the plan as directed by the municipal project team; the final scope of work is related to transportation modelling, mapping and final report editing. At the beginning of November, a number of municipal project team members attended meetings with consulting engineers to help clarify comments and the scope of work to expedite the completion process.

The draft final report was scheduled to be delivered at the beginning of December 2021. This was dependent on the completion of the remaining transportation engineering work. Attempts were made to streamline the remaining transportation work, but a variety of circumstances have caused the expected delivery of the draft report to be pushed back to the middle to end of December 2021. Municipal project team members are reviewing other components of the revised work to accelerate the remaining review process.

Provided the outstanding matters are resolved and any budget shortfall is addressed, the NCP is expected to be completed and be presented for endorsements as necessary for consideration under the new P4G Planning District.

This item will carry forward as business arising to the new P4G Planning District.

Update on Item c) South East Concept Plan:

The SECP schedule has been extended from January 2022 into the spring of 2022. This has no impact on the SREDA funding and an extension was granted on the TSSI funding.

Project management of the study has been transferred internally within the R.M. due to a maternity leave. There will be no impact on the project schedule.

Additional updates will be provided once the engagement session has been finalized and this item will carry forward as business arising to the new P4G Planning District.

Update on Item d) R.M. Floodplain Policy Update:

In September 2021, Stantec, Corman Park and WSA representatives met to discuss some of the details of WSA's assessment methods and interpretations of the SPIs as they relate to the floodplain. The WSA is generally not in favour of floodplain encroachment or development in the floodplain although that level of regulation or guideline is not explicitly stated in the SPIs.

It is understood that a 'proposed conditions' hydraulic model accurately depicting future development or proposed conditions is required for the WSA to consider approval of development in the flood fringe. To date, the WSA has not received a 'proposed conditions' model that they consider acceptable; they only endorsed the 'existing conditions' model.

Potential development scenarios are being considered by Corman Park that may result in the need for additional modelling. Additional modelling was not in the scope of the project based on previous discussions with the WSA; a scope, budget and schedule change would be required. There is an alternate option that does not include completing additional hydraulic modelling which may not allow any development within the floodplain extents. Essentially the entire floodplain, would be treated like floodway where no subdivision or development would be allowed. There are implications with both project options for consideration by Corman Park.

Over the coming weeks, Corman Park will be discussing potential options with R.M. Council, Stantec and the WSA to inform the next steps of the project.

Project management of the study has been transferred internally within the R.M. due to a staffing change earlier this year.

This item will carry forward as business arising to the new P4G Planning District.

The Commission discussed the ongoing flooding issue occurring in B.C. Discussion about market gardens on Valley Road, land uses being verified by the province.

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)**

*None*

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

*None*

**9. Discretionary Use Application:**

*None*

**10. Textual Amendments:**

*None*

**11. Other**

a) Meewasin Valley Authority – Potential National Urban Park Collaboration – Delegation 12:00 p.m.

Corman Park and Saskatoon representatives have been invited to participate as a steering committee member on the pre-feasibility study. The Meewasin Valley Authority is currently updating as many stakeholder groups as possible prior to undertaking the pre-feasibility study.

This item will carry forward as business arising to the new P4G Planning District; reports back to the P4G DPC will be provided as the pre-feasibility study progresses.

Commission discussed the continuation of public access and their support for Meewasin Valley Authority. The presentation was meant for continuity between platofirms.

Motion: W. Trask/J. Waddigton

*“That the delegation from the Meewasin Valley Authority be received as information.”*

CARRIED

b) Murray Hunter – SW 29-37-4-W3 & SE 29-37-4-W3 – Type I Clean Fill – Discretionary Use Approval Update

An application for Local Waste Management and Remediation Industry (Type I Clean Fill) use was brought forward to the DPC on February 3, 2021. R.M. Administration recommended denial of the application because the application did not comply with Sections 2.1.2, 4.5.2, and 9.1.5 of the Corman Park-Saskatoon Planning District Official Community Plan and Sections 3.16.2, 4.10.1, 4.10.3 and 4.10.4.c) of the Corman Park-Saskatoon Planning District Zoning Bylaw. DPC supported the recommendation by R.M. Administration for denial.

On February 22, 2021 R.M. Council approved the application subject to conditions which required the applicant to provide a drainage plan that was to the satisfaction of the R.M. of Corman Park, within 6 months of the Council approval and prior to the permit being issued. The intent was to provide the applicant one last opportunity to become compliant with R.M. requirements prior to proceeding with continued enforcement. If the conditions of approval are not met, a development permit cannot be granted and Corman Park would enforce the illegal activities.

The applicant submitted new information on September 22, 2021 consisting of a general chronology of activity, rationale on why the applicant brought fill material into the site, and a sketch indicating the placement of a culvert on the property. R.M. Administration reviewed the information and deemed it insufficient on meeting the requirements of a drainage plan. R.M. Administration followed up with the applicant requesting the information within 30 days of the R.M. deeming the information insufficient (deadline December 3, 2021). The applicant requested a site visit be done and further discussion be had about the Type I Clean Fill application.

R.M. Administration walked the property on November 3, 2021 with the applicant providing their knowledge and experience of water drainage on the site. A diagram was then drafted on site by the applicant identifying pre and post drainage flow, location and approximate amount of material placed on site. The R.M. file manager is bringing this new information forward for Council's consideration at the upcoming December 6, 2021 R.M. Council meeting. Should the application not proceed, the R.M. is likely to continue with enforcement.

Motion: B. Sylvester/ B. Froese-Kooijenga

*“That the update on the Murray Hunter discretionary use be received as information.”*

CARRIED

c) Delta Construction Group Inc. – NW 4-38-5-W3 – DM1 to DM2 Rezoning by Contract (Bylaw 42/21) – Public Hearing Comments

The Delta Construction contract rezoning application was recommended for approval subject to conditions at the September 1, 2021 DPC meeting. The recommendation was approved but DPC requested R.M. Administration report back with the results from the public hearing.

At the October 25, 2021 R.M. Council meeting, a public hearing on the rezoning bylaw was held. Three (3) written comments were received prior to the public hearing (attached). One of the individuals who provided comments had no concerns and one of the individuals who commented was concerned with potential increased traffic use on summer road Township 380 between Highway 12 and Range Road 3053. The third individual that provided comments was concerned about the mobile asphalt plant and the regulations that govern them. That individual also spoke at the public hearing and added further by stating that he is unsure that mobile asphalt plants have to meet the same strict guidelines as stationary asphalt plants such as the requirement for a baghouse (filter). If the plant doesn't have a filter, he is concerned for his office employees being susceptible to inhaling toxic fumes since they are downwind of the site in East Cory Light Industrial Park. There were a total of 3 written comments and 1 verbal comment at the public hearing.

At the same meeting, R.M. Council passed 2<sup>nd</sup> reading of the bylaw but deferred 3<sup>rd</sup> reading of the rezoning bylaw pending further information on requirements for a baghouse and the applicant's openness to providing one.

At the November 22, 2021 R.M. Council meeting, R.M. Administration presented an update report (attached) which summarized the Ministry of Environment's (Ministry) position on minimum approval standards for asphalt plants. It was determined that a baghouse was not required, but rather a cyclone is required as a minimum standard. While a cyclone removes many particulates from the emission through vacuum/vortex mechanics, a baghouse is more efficient at removing and filtering smaller particulates.

Since the original approval recommendation was to have the asphalt plant on the subject lands to be of the highest environmental quality, R.M. Administration recommended that Council update their original approval to ensure that a baghouse is installed not only on the asphalt plant when operating on the subject lands, but also when operating on all lands within the R.M. of Corman Park. The applicant had concerns with operating the plant with a baghouse since it wasn't a requirement of the Ministry.

Council approved the recommendation and subsequently passed 3<sup>rd</sup> reading of the Bylaw 42/21 at the November 22, 2021 Council Meeting.

R.M. Administration will draft the contract zoning agreement and share it with City Administration before it is presented to the applicant for signature.

The Commission discussed the clarification on the Council's approval of the baghouse

Motion: J. Harwood/B. Froese-Kooijenga

*"That the update on the Delta Construction public hearing be received as information."*

CARRIED

d) Dissolution of the Corman Park – Saskatoon Planning District

As part of the adoption of the new P4G Planning District, the Province needs to consider the dissolution of the existing Corman Park-Saskatoon Planning District. Both Corman Park and Saskatoon included text in the P4G bylaws and public notice for the repeal of the existing bylaws associated with the Corman Park-Saskatoon District Agreement, District OCP and District Zoning Bylaw. However, as part of the dissolution, the Province has asked the current DPC to provide a request on behalf of the Planning District for the dissolution. This is just a technicality since the bylaws were repealed, but is something they need to have for the file.

The new P4G documents have been forwarded to the Province for approval and establishment of the P4G Planning District. An establishment date of January 1, 2022 was requested by P4G. A P4G DPC orientation session is scheduled for January 12, 2022 and the first P4G DPC meeting has been scheduled for February 2, 2022.

Under the *Planning & Development Act* (PDA) there are 2 options for dissolution:

- **PDA Sec 106 & 107(b)** - district can be dissolved if one of the affiliated municipalities applies to terminate affiliation, and that leaves only one municipality left.
- **PDA Sec 107(a)** - district can be dissolved if the district planning commission applies for the dissolution of the district.

If the current DPC is dissolved, any files currently under review could not be considered by a DPC until at least February 2, 2022. Those files would also have to be considered under the new P4G bylaws and not current Corman Park-Saskatoon Planning District bylaws. Given the current file load, expected approval timeframe and proposed 2022 meeting schedule, dissolution is recommended with no expected impact to file approvals.

The Province has indicated that while they can't guarantee the outcome of the Ministers' Order at this time, they did not express concerns when the proposed meeting schedules and implications for file approvals were discussed with them.

Motion: J. Harwood/ J. Waddington

*"That the Corman Park-Saskatoon District Planning Commission request that the Minister of Government Relations issue an order dissolving the Corman Park-Saskatoon Planning District to allow for the establishment of the new P4G Planning District."*

CARRIED

## **12. Adjournment**

Motion to Adjourn: W. Trask/B. Froese-Kooijenga