

**MINUTES OF THE JANUARY 11, 2023 MEETING**  
**OF THE P4G DISTRICT PLANNING COMMISSION**

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

REGRETS: None

SECRETARY: J. Mitchell

STAFF PRESENT: B. Fawcett; T. McShane; H. Rees; B. Gorelitz; N. Bowden; A. Toth; B. Toth; L. Foster; R. Row

**1. Call the Meeting to Order**

Chair Richet called the meeting to order at 11:50 a.m.

**2. Land Acknowledgement**

**3. Approval of the Agenda**

Motion: Councillor B. Dubois / B. Sylvester  
*“That the agenda be approved as presented.”*

CARRIED UNANIMOUSLY

**4. Selection of Chair and Vice Chair**

Motion: B. Sylvester / Mayor G. Philipchuk  
*“That Bruce Richet be appointed as Chair of the P4G District Planning Commission for 2023.”*

CARRIED UNANIMOUSLY

Motion: Councillor R. Donauer / Councillor B. Dubois  
*“That Brad Sylvester be appointed as Vice-Chair of the P4G District Planning Commission for 2023.”*

CARRIED UNANIMOUSLY

**5. Approval of Minutes**

Motion: Councillor S. Nikkel / Councillor Donauer  
*“That the minutes of the December 14, 2022 meeting be approved as presented.”*

CARRIED UNANIMOUSLY

**6. Declaration of Conflict of Interest**

*None*

**7. Business Arising from the Minutes**

Motion: Mayor K. Muench / B. Sylvester

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

CARRIED UNANIMOUSLY

**a) North Concept Plan Update:**

*No update*

**b) South East Concept Plan:**

*No update*

**c) R.M. Flood Plain Policy Update:**

*No update*

**8. Delegation(s):**

*None*

**9. Rezoning Application(s):**

**a) BYLAW: 05/23**

Owner/Applicant:	Cougar Property Management Inc. (Formally known as 101088347 Saskatchewan Ltd.)
Legal Land Description:	Block A, Plan 101346173 Ext 201 NE 25-37-6-W3
Council Division:	7
File Manager:	Adam Toth

File manager A. Toth provided an overview of the application and the recommendation.

The Commission inquired about the ground surveys that have been completed to identify existing habitat on site. Consultant B. Delainey, on behalf of the applicant, confirmed that the Ministry of Highways has completed roadside surveys adjacent to the site and that ground truthing will be undertaken once the snow melts.

The Commission sought to clarify the City of Saskatoon’s comments regarding the use of a contract zone to accommodate the proposal. R.M. Administration provided the rationale behind the contract zone and explained that bylaw amendments will be undertaken so that similar uses can be accommodated in the future without the need for contract zoning.

The Commission inquired about the regulations pertaining to permitted structures on the property, given the temporary nature of the development. R.M. Administration clarified that the City of Saskatoon’s letter mentioned no permanent structures are to be approved on the property, but that temporary structures may be considered in accordance with the approval granted by the Ministry of Highways.

The Commission noted that as per the Roadside Development Permit, the applicant will only receive 6 months notice from the Ministry of Highways before needing to vacate the property prior

to highway improvements and inquired whether this was enough time for comprehensive site remediation to occur. B. Delainey explained that in reality, the applicant would likely have longer than 6 months notice, and R.M. Administration explained that remediation requirements can be addressed in the contract zone.

The Commission inquired about the contact with Moosomin First Nation, noting that no response had been received. R.M. Administration confirmed that both the applicant and Administration had reached out to the First Nation via mail and email.

Motion: Councillor B. Froese-Kooijenga / Councillor B. Dubois

*“That the application of Cougar Property Management Inc. to rezone Block A, Plan 101346173 Ext 201, NE 25-37-6-W3 from D-Agricultural Residential 1 District to D-Light Industrial 1 District by contract be APPROVED subject to:*

- i. Bylaw 05/23 receiving Ministerial approval from the Ministry of Government Relations;*
- ii. The applicant being solely responsible for all costs of the rezoning application;*
- iii. 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 limiting the uses of the site;*
- iv. A ground survey being completed prior to site development to identify any additional habitat and that mitigation measures be taken to ensure such habitat remains protected. If the Ministry of Highways has completed such surveys as part of the Saskatoon Freeway planning to date, this condition is considered addressed;*
- v. The applicant is required to obtain a development permit for any proposed use allowable under contract;*
- vi. Natural drainage patterns shall not be blocked, diverted, or otherwise altered without prior consent from the Water Security Agency;*
- vii. The construction of any temporary buildings shall require the approval of a development permit and building permit, and a revised contract zoning agreement, from the R.M. of Corman Park; and*
- viii. Provision or relocation of utility services is at the developer’s expense and responsibility to the satisfaction of the affected utility departments.”*

CARRIED UNANIMOUSLY

**10. Rezoning & Subdivision Application(s):**

*None*

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

*None*

**12. Discretionary Use Application(s):**

*None*

**13. Textual Amendments:**

*None*

**14. Other:**

The Commission had a roundtable discussion including the following topics:

- Virtual DPC meetings
- Contract zones
- Stakeholder engagement methods
- Recent changes to airline services in the Saskatoon region

**15. Adjournment:**

Motion to Adjourn: Reeve J. Harwood

The meeting was adjourned at 12:28 p.m.