

**MINUTES OF THE APRIL 13, 2022 MEETING
OF THE P4G DISTRICT PLANNING COMMISSION**

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

REGRETS: B. Sylvester (Vice-Chair)

SECRETARY: J. Mitchell

STAFF PRESENT: D. Kripki; C. Mrozowich; B. Gorelitz; L. Foster; N. Bowden; R. Row; J. Dela Cruz; C. Boudreau, M. Reiter

2. Land Acknowledgement

Motion: Councillor R. Donauer / Councillor S. Nikkel

“That the following wording be adopted as the DPC Indigenous Land Acknowledgement recognition:

The assembly here today acknowledges this gathering is taking place on Treaty 6 Territory and the traditional homeland of the Métis.

We wish to reaffirm our commitment to honour the Treaty relationship and work together in partnership, by sharing the following statement from the P4G Official Community Plan:

‘Achieving the vision for the future will be based on ongoing collaboration and partnerships between the P4G municipalities, First Nations and Métis communities, as well as other organizations in the community. We commit to respecting diversity and inclusion, pursuing integrated, coordinated approaches to managing regional opportunities and challenges to benefit all people in this region.’

In the spirit of reconciliation, we will conduct our business today with trust, understanding and humility, respecting the Cree, Dene, Nakota, Lakota, Dakota and Saulteaux nations as well as the Métis and Michif.”

CARRIED

3. Approval of the Agenda

Chair B. Richet proposed to amend the agenda by adding item 12. a) P4G Region – Property Assessment and Tax Growth Information.

Motion: Councillor B. Dubois / Councillor A. Humenuik

“That the agenda be approved as amended, to include Item 12. a) P4G Region – Property Assessment and Tax Growth Information.”

CARRIED

4. Approval of Minutes

Motion: Councillor B. Froese-Kooijenga / Mayor A. Quiring

CARRIED

5. Declaration of Conflict of Interest

None

6. Business Arising from the Minutes

Motion: Councillor R. Beck / Mayor K. Muench

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

CARRIED

a) North Concept Plan:

The DPC Secretary provided an update on the North Concept Plan.

The final report was provided for municipal consideration to begin the approval process. It is anticipated that a recommendation will be brought to DPC for consideration at the May meeting. If the DPC recommends approval of the North Concept Plan, P4G Administrations will prepare the necessary bylaw amendments for each member municipality to adopt the North Concept Plan as part of the P4G OCP.

b) South East Concept Plan:

The DPC Secretary provided an update on the South East Concept Plan.

Discussions between Corman Park and Saskatoon are almost complete in regards to proposed rural and urban growth areas along with corresponding land use, servicing and infrastructure options. A new long-term Corman Park growth node is being considered in the SECP area along with higher levels of servicing compared to other rural growth nodes. Additional landowner, stakeholder and rightsholder engagement is expected to begin shortly once options for the above items are finalized. Engagement is expected to be in the form of stakeholder interviews and a virtual engagement session.

c) R.M. Floodplain Policy Update:

The DPC Secretary provided an update on the R.M. Floodplain Policy Update.

Potential development scenarios are being considered by Corman Park that may result in the need for additional flood modelling. Additional modelling was not in the scope of the project based on previous discussions with the Water Security Agency; a scope, budget and schedule change by Stantec may be required. There are project and policy implications for consideration by Corman Park which are being discussed at recent R.M. planning committee and Council meetings along with a scope, budget and schedule change recommendation.

7. Rezoning Application(s):

None

8. Rezoning & Subdivision Application(s):

None

9. Subdivision Application(s):

None

10. Discretionary Use Application(s):

a)	DISCRETIONARY USE	2022/05
Owner/Applicant:	Tyson Chillog (on behalf of Dennis & Carol Chillog)	
Legal Land Description:	Parcel D, SE 4-39-5-W3	
Council Division:	6	
File Manager:	Jeremy Dela Cruz	

The Commission sought clarification about the access to the site and how garage suites count towards the total density of a quarter section.

Corman Park Administration responded that the landowner will continue to use the existing approach located on the former Highway 305. The P4G Zoning Bylaw under Agricultural Residential 1 District exempts certain uses from counting towards the density provisions in each land use category of the P4G Official Community Plan (OCP). The rationale for why garage suites don't count toward the density is the use is considered accessory and secondary to the principal use. The policies in the P4G Official Community Plan intend to regulate the number of principal uses or subdivisions allowed on a quarter section, or 80-acre parcel, as the case may be. Without the exemptions, all discretionary uses would count towards the total density, which is not the intent.

Motion: Councillor B. Froese-Kooijenga / Reeve J. Harwood

"That the application submitted by Tyson Chillog on behalf of Dennis and Carol Chillog to establish a Garage Suite on Parcel D, SE-4-39-5-W3 be APPROVED, subject to:

- i. The applicant being responsible for all costs associated with the discretionary use process;*
- ii. Provision for or relocation of utility services is the responsibility of the applicant and at their expense to the satisfaction of the affected utility departments;*
- iii. A maximum of one (1) secondary dwelling unit may be permitted in conjunction with a principal dwelling on a site;*
- iv. The building floor area shall not be less than 34.8 m² (375 ft²) and not greater than 111.5 m² (1200 ft²). Mechanical rooms and common areas or egress shared with the accessory building are excluded; therefore the floor area shall not exceed 133.78 m² (1,440 ft²);*
- v. The building floor area of the garage suite shall not exceed 80% of the building floor area of the accessory building to which it is attached;*
- vi. The garage suite shall maintain a separate entrance from the entrance to the accessory structure, either from a common indoor landing or from the exterior of the structure;*
- vii. A minimum of 1 off-street parking space shall be provided for the exclusive use of the garage suite;*
- viii. The garage suite shall use the existing municipal roadway access and approach;*

- ix. *The garage suite shall not be separated from the principal dwelling or accessory building by a condominium conversion;*
- x. *The installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatchewan Health Authority at time of building permit; and*
- xi. *The development of the garage suite and any new construction or alteration of any building on site shall require approval of a development and building permit from the R.M. of Corman Park.”*

CARRIED

b) DISCRETIONARY USE: 2022/07

Owner/Applicant:	Bonnie & Louis Martel
Legal Land Description:	Parcel A, NE 27-36-4-W3
Council Division:	1
File Manager:	Cory Boudreau

The Commission asked if the principal residence had already been established on the property. Corman Park Administration indicated that a principal residence is currently under construction and the completion of the principal residence would be a condition of approval.

Motion: Councillor R. Donauer / J. Mathison

“That the application submitted by Bonnie & Louis Martel to establish a Garage Suite on Parcel A, NE 27-36-4-W3 be APPROVED, subject to:

- i. *The applicant being responsible for all costs associated with the discretionary use process;*
- ii. *Provision for or relocation of utility services is the responsibility of the applicant and at their expense to the satisfaction of the affected utility departments;*
- iii. *A maximum of one (1) secondary dwelling unit may be permitted in conjunction with a principal dwelling on a site;*
- iv. *The completion of development and building permit 012/2022 regarding the establishment of the principal dwelling;*
- v. *The building floor area shall not be less than 34.8 m² (375 ft²) and not greater than 111.5 m² (1,200 ft²). Mechanical rooms and common areas or egress shared with the accessory building are excluded;*
- vi. *The building floor area of the garage suite shall not exceed 80% of the building floor area of the accessory building to which it is attached;*
- vii. *The garage suite shall maintain a separate entrance from the entrance to the accessory structure, either from a common indoor landing or from the exterior of the structure;*
- viii. *A minimum of 1 off-street parking space shall be provided for the exclusive use of the garage suite;*
- ix. *The garage suite shall use the existing municipal roadway access and approach;*
- x. *The garage suite shall not be separated from the principal dwelling or accessory building by a condominium conversion;*
- xi. *The installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatchewan Health Authority; and*
- xii. *The development of the garage suite and any new construction or alteration of any building on site shall require approval of a development and building permit from the R.M. of Corman Park.”*

CARRIED

11. Textual Amendments:

None

12. Other:

12. a) P4G Region – Property Assessment and Tax Growth Information

Chair B. Richet presented information about assessment and property tax growth between 2016 and 2020 in each of the five P4G member municipalities.

Motion: Councillor B. Froese-Kooijenga / Mayor A. Quiring

“That the presentation on property assessment and tax growth in the P4G region be received as information.”

CARRIED

13. Adjournment

Motion to Adjourn: Councillor S. Nikkel/ Mayor K. Muench