

**MINUTES OF THE MAY 4, 2022 MEETING
OF THE P4G DISTRICT PLANNING COMMISSION**

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

REGRETS: J. Mathison; Councillor R. Donauer; Mayor A. Quiring

SECRETARY: J. Mitchell

STAFF PRESENT: B. Toth; T. McShane; D. Kripki; G. Heinrichs; Ty Czerniak; C. Mrozowich; V. Wellsch; B. Gorelitz; L. Foster; N. Bowden; R. Row; V. Reaney; K. Kolb; S. Brandt; K. Muzyka

2. Land Acknowledgement

3. Approval of the Agenda

Motion: B. Sylvester / Mayor G. Philipchuk

CARRIED

4. Approval of Minutes

Motion: Councillor B. Dubois / Councillor A. Humenuik

CARRIED

5. Declaration of Conflict of Interest

None

6. Business Arising from the Minutes

Motion: B. Sylvester / Councillor S. Nikkel

“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 North Concept Plan is complete and is being brought to P4G DPC for review and endorsement, under item 12 a). 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:

Corman Park Senior Planner and municipal project manager V. Reaney provided an update on the South East Concept Plan.

A scope and budget change is required to finalize the servicing and land use strategies for the rural growth node proposed within the SECP area. The additional budget is modest and represents a 5% increase of the approved project budget. The project is still anticipated to be completed by November 2022.

Bryan Gray, Lead Consultant with Urban Systems, presented an overview of the proposed public and stakeholder consultation consisting of both in person and virtual engagement sessions. Dates and locations are being finalized, however engagement is anticipated to take place mid-May to early June.

c) R.M. Floodplain Policy Update:

Corman Park Senior Planner and municipal project manager V. Reaney provided an update on the R.M. Floodplain Policy Update.

Potential development scenarios are being considered by Corman Park that require additional flood modelling. On April 11, 2022, Corman Park Council approved a scope change request for up to \$75,000 for Stantec to undertake additional modelling work. The additional scope of work includes identifying candidate areas for additional development within the floodplain and undertaking additional modelling for those areas. The purpose of the additional modelling is to identify cumulative upstream and downstream hydraulic impacts from additional development and identify how additional development within candidate areas may affect river flows and safe building elevations for both new and existing development.

The Commission sought clarification regarding the areas that were chosen for additional modelling and the approvals required once the modelling was complete. Corman Park Administration confirmed input will be sought from the Water Security Agency and Community Planning to ensure the modelling meets provincial expectations. The intent of the modelling for specific areas is to help the Water Security Agency feel confident that limited and strategic development within the flood plain can be safely accommodated.

7. Rezoning Application(s):

None

8. Rezoning & Subdivision Application(s):

None

9. Subdivision Application(s):

None

10. Discretionary Use Application(s):

| a) | DISCRETIONARY USE | 2022/08 |
|-------------------------|---|----------------|
| Owner/Applicant: | Heney & Gwen Klypak | |
| Legal Land Description: | Parcel P, SW-1-38-5-W3 (Plan 101909628) | |
| Council Division: | 5 | |
| File Manager: | Kristie Muzyka | |

Corman Park file manager K. Muzyka provided an overview of the application and recommendation. She also provided a verbal update on the feedback received from the discretionary use mailout and the referrals to Water Security Agency, Wanuskewin Heritage Park, and the City of Saskatoon. Following the administrative presentation, a mover and seconder supported the recommendation as presented.

During discussion on the motion, Councillor Dubois raised a concern about Little Pine First Nation, who owns land adjacent to the subject property, having yet to provide comments on the discretionary use mailout. Corman Park Administration clarified that while the Little Pine First Nation was missed during the initial circulation they were contacted via email and phone, with clear communication about the deadline for comments.

Councillor Dubois asked the mover to consider a friendly amendment to the recommendation for the application to only be approved once comments from Little Pine First Nation were received. The mover and the seconder did not accept the amendment to the recommendation, therefore the amendment was stayed. It was noted, as is the case with any referral agency or adjacent landowner, Little Pine First Nation is not obliged to provide comments if they choose not to.

The Commission asked for further clarification about the Planning District's ability to require drainage works or other amenities when reviewing applications within the Green Network Study Area. Corman Park Administration responded that the P4G District OCP and Zoning Bylaw allow the Planning District to require such improvements, but acknowledged that asking for this work to be done retroactively can be difficult in the case of previously developed sites.

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

"That the discretionary use application of Heney and Gwen Klypak to fill, grade and level land on Parcel P, SW-1-38-5-W3 as shown on the attached documents to be APPROVED until December 31, 2022 subject to:

- i. The applicant being solely responsible for all of the costs of the discretionary use process, including all costs associated with filling, grading and leveling the site and any required drainage works;*
- ii. The applicant obtaining the necessary approvals and complying with the requirements and recommendations of all government ministries and agencies including, but not limited to, the Water Security Agency, the Ministry of Environment and the Ministry of Parks, Culture and Sport;*
- iii. The landowners shall not block, divert, or otherwise alter natural drainage patterns without prior consent from the Water Security Agency;*

- iv. *The filling, levelling and grading of the site must comply with the approved grading and drainage plan. No filling, grading or impacts to Opimihaw Creek, the surrounding wetlands and watershed elements are permitted;*
- v. *All topsoil that is to be re-graded must be stripped, temporarily stockpiled, and replaced on the re-graded area, or re-located to another area on site.;*
- vi. *Provision or relocation of utility services is at the applicant's expense and responsibility to the satisfaction of the affected utility departments;*
- vii. *All deposited material shall be documented and verified by the landowner to ensure its origin is known and that all material meets the criteria for clean fill set out in the P4G Planning District Zoning Bylaw. The applicant will be required to provide confirmation to Corman Park of the amount, type and source of clean fill material brought to the site upon completion of the project;*
- viii. *Stockpiles are allowed on site only during the activity and until the project is completed. Any stockpile of material shall be located on site in accordance with the required yards of the zoning district and placed at least 30m from the top of the bank of Opimihaw Creek;*
- ix. *Any excavated land should be re-vegetated immediately after filling and grading activities conclude with a suitable ground cover as may be necessary to prevent erosion or sedimentation; and*
- x. *Any traffic associated with this application that exceeds secondary road weights will require a permit from the R.M. of Corman Park prior to hauling."*

CARRIED

11. Textual Amendments:

None

12. Other:

a) North Concept Plan

S. Brandt, Planner I with Corman Park provided an overview of the North Concept Plan, the three proposed changes to the District Land Use map recommended by the concept plan, and the District Official Community Plan amendments required to adopt and implement the concept plan.

The Commission requested clarification about the land use changes being proposed as part of the North Concept Plan, which were reviewed again in detail for the Commission by Corman Park Administration.

The Commission discussed the requirement for developers within Future Urban Growth Areas to contribute financially to infrastructure needed to transition rural development to urban development, noting that undefined costs at the time of development may be a deterrent for applicants. Warman Administration explained that having language in the concept plan regarding financial contributions is important for urban municipalities to have confidence that they won't be

required to pay all costs associated with future infrastructure development. Corman Park Administration further explained that the North Concept Plan recommends development of future infrastructure planning, more detailed costing, and the development of a cost recovery mechanism so that the costs of growth are shared equitably.

The Commission discussed concerns related to specific land use designations within the North Concept Plan Area, particularly in the vicinity of Warman and Martensville, and the alignment with future urban growth plans. Based on these concerns, the Commission discussed whether the concept plan should be tabled to a future meeting to give the project team time to review and address the issues raised. Corman Park Administration confirmed that there are future opportunities to amend the concept plan, particularly in response to the Martensville South East Sector Plan and the Regional Community Services Node.

Motion: Councillor R. Beck

“That the North Concept Plan be tabled to a future meeting.”

The motion was not seconded.

Motion: Councillor B. Dubois / Councillor A. Humenuik

“That the Saskatoon North Partnership for Growth (P4G) District Planning Commission recommend to the P4G member councils that the P4G District Official Community Plan bylaw be amended as follows:

- 1. append the North Concept Plan to the P4G District Official Community Plan, and*
- 2. to reflect the North Concept Plan, make the necessary text amendments to the table of contents and section 31, and map amendments to Schedule B – District Land Use and Schedule C – Future Urban Growth Areas.”*

CARRIED

Before adjourning the meeting, Chair Richet asked about the specific wording within DPC reports indicating Corman Park “is satisfied” that particular bylaw requirements are being met. Corman Park Administration confirmed that there are specific policies in the P4G District OCP and Zoning Bylaw that give Corman Park discretion as to how a requirement is met, being the municipality in which applications are located.

13. Adjournment

Motion to Adjourn: B. Sylvester / Councillor S. Nikkel