

**MINUTES OF THE JUNE 1, 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 R. Donauer; Councillor B. Dubois; Mayor G. Philipchuk; Councillor R. Beck; Mayor A. Quiring; Councillor A. Humenuik; J. Mathison

REGRETS: None

SECRETARY: J. Mitchell

STAFF PRESENT: B. Toth; T. McShane; D. Kripki; C. Mrozowich; V. Wellsch; B. Gorelitz; L. Foster; N. Bowden; R. Row; K. Muzyka

**2. Land Acknowledgement**

**3. Approval of the Agenda**

Councillor B. Froese-Kooijenga proposed to amend the agenda by adding item 12. b) Recording of Votes.

Motion: B. Sylvester / Councillor S. Nikkel

*“That the agenda be approved as amended, to include Item 12. b) Recording of Votes.”*

CARRIED UNANIMOUSLY

**4. Approval of Minutes**

Councillor B. Dubois inquired as to why the specifics of her ‘friendly amendment’ were not acknowledged within the May 4, 2022 P4G District Planning Commission Minutes under item 10.a) for Heney & Gwen Klypak. The Commission discussed the friendly amendment, including the fact that the mover and the seconder did not accept the amendment to the recommendation, and no changes to the minutes were requested.

The Commission also inquired if more information was received from Little Pine First Nation related to the file. K. Muzyka confirmed no response was received following a second attempt to contact.

Motion: B. Sylvester / Mayor K. Muench

*“That the Minutes of the P4G Planning District Commission held May 4, 2022 be approved.”*

CARRIED UNANIMOUSLY

**5. Declaration of Conflict of Interest**

*None*

**6. Business Arising from the Minutes**

Motion: Councillor B. Dubois / J. Mathison

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

CARRIED UNANIMOUSLY

**a) North Concept Plan:**

DPC Secretary J. Mitchell provided an update on the North Concept Plan, which was brought to DPC for consideration at the May 4, 2022 meeting. The DPC voted in favour of the recommendation to approve the North Concept Plan and direct Administration to prepare the necessary bylaw amendments to append the North Concept Plan to the District Official Community Plan (DOCP). Preparation of the bylaw amendments is underway.

Mayor G. Philipchuk noted that Warman representatives discussed the North Concept Plan following the previous meeting and that their previous concerns have been rectified. Councillor B. Froese-Kooijenga inquired about the South East Sector Plan for Martensville. Martensville Administration confirmed that work is continuing on the project and it is not ready for inclusion in the North Concept Plan.

**b) South East Concept Plan:**

No update

**c) R.M. Floodplain Policy Update:**

No update

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

*None*

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

*None*

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

**a) Right-of-Way Subdivision: 2022/11**

Owner/Applicant:	101205311 Sask. Ltd / Sask. Power Corp.
Legal Land Description:	Parcel H, SE & Portion of SW 21-36-6-W3
Council Division:	4
File Manager:	Kristie Muzyka

File manager K. Muzyka provided an overview of the application and the recommendation. Councillor B. Froese-Kooijenga sought clarification surrounding the size of the right-of-way being subdivided relative to the power line itself as well as where the line goes, as it appears cut off on the Plan of Proposed Subdivision. File manager K. Muzyka clarified the power line and right-of-way continues within the City of Saskatoon boundary; a separate subdivision application is being processed by the City of Saskatoon for this portion. The Commission received confirmation the ratepayer can continue to farm the land and that the right-of-way is not located within the Green Network Study Area.

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

*“That the application of 101205311 Saskatchewan Ltd. to subdivide a 30 metre right-of-way from parts of Pcl H, SE 21-36-6-W3 and SW 21-36-6-W3 as shown on the Plan of Proposed Right-Of-Way prepared by Geoverra dated April 12, 2022 be APPROVED subject to:*

- i. The applicant being solely responsible for all of the costs associated with the subdivision process;*
- 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 Ministry of Highways & Infrastructure, 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; and*
- iv. 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.”*

CARRIED UNANIMOUSLY

#### **10. Discretionary Use Application(s):**

None

#### **11. Textual Amendments:**

##### a) District Official Community Plan (DOCP) Amendments

DPC Secretary J. Mitchell presented an overview of the proposed DOCP textual amendments. The Commission requested clarification about the process and requirements for a Comprehensive Development Review (CDR) submitted to support re-subdivision of an existing multi-parcel country residential subdivision. Corman Park Administration explained that the CDR would need to be completed based on the assumption that all lots could re-subdivide and what the full impacts would be, to understand land use conflicts and ensure financing and staging measures to upgrade infrastructure are implemented. Rationale was provided for the requirement for all subdivided lots to connect to potable water. In response to a question about the potential for significant residential density as a result of re-subdivision, Administration clarified that the level of density and lot sizes that could be considered through this process would still need to comply

with the Country Residential policies of the District OCP and Zoning Bylaw, and therefore would not result in unplanned urban style residential development.

The Commission also requested clarification on the implementation of the Green Network Study Area subdivision policies. Corman Park Administration confirmed the interpretation that if a parcel has two land use designations on the District Land Use map (i.e. Green Network and another designation), the more restrictive density provisions would be applied.

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

*“That the Saskatoon North Partnership for Growth (P4G) District Planning Commission recommend to the P4G member councils that Sections 11, 12, 17, and 31 of the P4G Official Community Plan be amended in accordance with this report.”*

CARRIED UNANIMOUSLY

## **12. Other:**

### **12. a) 12:00 pm Delegation: Meewasin Valley Authority and Parks Canada**

Mike Velonas, Planning and Conservation Manager with Meewasin Valley Authority and Laurel Carlton, National Urban Parks Project Manager with Parks Canada presented an update on the preliminary work being done on a potential National Urban Park in the Saskatoon region.

The Commission recommended to the project team that they prioritize consultation with individual landowners to evaluate any potential impacts on agricultural operations. M. Velonas confirmed that individual consultation will be part of the future engagement strategy. The Commission brought forward their concern with security and enforcement issues in existing Meewasin Valley public spaces. M. Velonas acknowledged this concern and confirmed they will be working with Parks Canada on an enforcement strategy. Councillor R. Donauer inquired about the accessibility of the parks for those with reduced mobility. M. Velonas confirmed Meewasin strives for the highest level of accessibility within the limits of the conserving the park and vegetation. The Commission was confirmed to have a strategic role in the project and Chair Richet requested that regular updates be brought to the Commission.

Motion: Mayor G. Philipchuk / Councillor A. Humenuik

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

CARRIED UNANIMOUSLY

### **12. b) Recording of Votes**

Councillor B. Froese-Kooijenga brought forward questions related to the procedure when recording votes of members who are in favour and opposed when a vote is not unanimous. Recorded votes have been implemented by some municipalities as a matter of practice, while other municipalities only record votes upon the request of a councillor.

Motion: B. Sylvester / Councillor B. Dubois  
*"That all DPC votes going forward be recorded votes."*

Councillor R. Beck requested a recorded vote.

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

CARRIED

**13. Adjournment**

Motion to Adjourn: Councillor A. Humenuik