

MINUTES OF THE APRIL 8, 2009 MEETING OF THE DISTRICT PLANNING COMMISSION

PRESENT: D. Hodson; K. Weber; J. Harwood; B. Dubois; G. Penner; E. Hobday; J. Waddington; C. Larson T. Knuttila; G. Grismer; E. MacDougall; B. Delaine

REGRETS: P. Agar

2. Approval of the Agenda

Motion: Moved by Dubois/Penner

3. Approval of the Minutes of March 12, 2009

Motion: Moved by Larson/Dubois

4. Business Arising from the Minutes

There was nothing to report.

5. Applications for Rezoning by Contract

**a. Ritchie Brothers Auctioneers
Pcl. C, SW 33-37-5-W3 - Division 5
Bylaw No. 13/09**

The Commission considered an application made by Ritchie Brothers Auctioneers to rezone Parcel C, SW 33-37-5-W3, comprising 24.36 ha (60.19 acres) from D-Agricultural 1 District (DAG1) to D-Commercial 1 District (DC1) to establish appropriate zoning for the purpose of expanding the current business operation to include the auction sales of Industrial & Transport related equipment. The Commission was advised that the auction of agricultural related products and services will continue as currently approved.

Les Harding representing Ritchie Brothers Auctioneers was in attendance to answer any questions the Commission had.

The Commission supported the recommendation to approve the application.

Motion: Moved by Penner/Waddington

"That the application of Ritchie Bros. Auctioneers to rezone Parcel C, SW 33-37-5-W3 from D-Agricultural 1 District (DAG1) to D-Commercial 1 District (DC1) by contract to establish appropriate zoning for the purpose of expanding the current business operation to include the auction sales of Industrial & Transport related equipment be APPROVED subject to the applicant;

- i) being responsible for all costs associated with the rezoning;

- ii) entering into an easement agreement to address future road widening along the most northerly 5 metre portion of the property; and
- iii) entering into the contract zoning agreement and being responsible for all associated costs."

CARRIED

**b. L.K. Bradley representing Sierra Properties Inc.
Parcel # 164175059, NE 33-37-5-W3
Bylaw 15/09**

The Commission considered an application made L.K. Bradley representing Sierra Properties Inc. to rezone by contract, Surface Parcel # 164175059 located within the NE 33-37-5-W3 from D-Agricultural 1 District to D-Industrial 3 District for the purpose of permitting the temporary use of a portion of the future perimeter highway right of way for industrial purposes.

Laurie Bradley, Bruce Loraas, and Aaron Loraas, representing Sierra Properties group were in attendance to address any questions of the Commission.

The Commission supported the recommendation to approve the application.

Motion: Moved by Weber/Larson

"That the application of L.K. Bradley, representing Sierra Properties Incorporated to rezone by contract, Parcel # 164175059 located within the NE 33-3-5-W3 from D-Agricultural 1 District to D-Industrial 3 District for the purpose of permitting the temporary use of a portion of the future perimeter highway right of way for industrial purposes be APPROVED subject to the applicant:

- i. Being responsible for all the costs associated with the rezoning;
- ii. Entering into an agreement that addresses the following;
 - a. limiting the use of the property to the outdoor storage of goods, materials and equipment associated with any permitted use within the D-Industrial 3 Zoning District;
 - b. acknowledging that the use maybe terminated upon one year notice from the Saskatchewan Ministry of Highways and Infrastructure;
 - c. that no structure or building maybe constructed or placed on the property which is subject to the issuance of a building permit under the Municipal Building Bylaw; and
 - d. that the agreement is transferable only upon consent of the R.M. of Corman Park."

CARRIED

6. Application for Rezoning and Subdivision**a. Mico Oil Inc. – Industrial Park Development
Pcl. A, SW 2-36-4-W3 – Division 1
Bylaw No. 14/09 – DAG 1 to DM3**

(Commissioner J. Waddington declared a pecuniary interest in the above application and left the meeting during discussion and voting thereon.)

BACKGROUND:

The Commission considered the application of Micro Oil Inc. to rezone and subdivide a 21.39 ha (52.86 acre) parcel, Pcl. A, SW 2-36-4-W3, from D-Agricultural 1 District to D-Industrial 3 District (DM3) for the purpose of creating a 7 lot industrial park development (refer to the Comprehensive Development Review (CDR) Package submitted by the proponent).

Peter Zrymiak of JACK Enterprises, Greg Saretzky of Stantec Engineering, and Kyle Olafson of Micro Oil Inc. were in attendance to address any questions of the Commission.

The Commission was provided with a Comprehensive Development Review package (CDR) detailing all aspects of the proposed development. The Commission supported the recommendation to approve the application.

Motion: Moved by Dubois/Hobday

"That the application of Micro Oil Inc. to rezone and subdivide a 21.39 ha (52.86 acre) parcel, Pcl. A, SW 2-36-4-W3, from D-Agricultural 1 District to D-Industrial 3 District (DM3) for the purpose of creating a 7 lot industrial park development be APPROVED subject to the applicant;

- i) being responsible for all costs associated with the rezoning;
- ii) entering into a development and servicing agreement to address the development and servicing requirements for the proposal including but not limited to;
 - a) roadway specifications;
 - b) landscaping;
 - c) site drainage;
 - d) utility provisions;
 - e) septic requirements;
 - f) all standard legal and lot fees associated with the development; and
 - g) water supply;
- iii) submitting a revised plan of proposed subdivision illustrating the primary detention pond and as a future registered easement and entering into an acceptable easement agreement to address the security and maintenance of the stormwater detention pond; and
- iv) addressing the 5% municipal reserve requirement of cash in lieu of dedication in accordance with Section 186 of *The Planning and Development Act, 2007*".

CARRIED

7. Applications for Subdivision

**a. SaskPower for Spruce Willows Developments Ltd. – Proposed Sub-Station
Pcl. A, SW 10-36-5-W3 – Division 2**

(Commissioner J. Waddington returned to the meeting.)

(Commissioner J. Harwood declared a pecuniary interest in the above application and left the meeting during discussion and voting thereon.)

The Commission considered the application of SaskPower to subdivide a 2.25 ha (5.56 acre) parcel of land from Parcel A, SW 10-36-5-W3 for the purpose of constructing a new SaskPower sub-station to meet increased power demands in the area.

The Commission supported the recommendation to approve the application.

Motion: Moved by Larson/Dubois

"That the application of SaskPower to subdivide a 2.25 ha (5.56 acre) parcel of land from Parcel A, SW 10-36-5-W3 for the purpose of constructing a new SaskPower sub-station as a public utility be APPROVED."

CARRIED

**b. SaskWater Corporation – Public Utility – Water Booster Station
Ptn. NW 1-36-5-W3 – Division 2**

(Commissioner J. Harwood returned to the meeting.)

The Commission considered the application of SaskWater to subdivide a 0.186 ha (0.46 acre) parcel in the NW 1-36-5-W3 for the establishment of a new booster station site as a public utility.

The Commission supported the recommendation to approve the application.

Motion: Moved by Penner/Weber

"That the application of SaskWater to subdivide a 0.186 ha (0.46 acre) parcel in the NW 1-36-5-W3 for the establishment of a new booster station site as a public utility be APPROVED subject to written acknowledgment from SaskWater that the current status of the road is sufficient to meet their needs."

CARRIED

8. Saskatoon Planning District Community Plan Update

There was nothing new to report at this time.

9. Other

The Saskatoon District Planning Commission was provided with a presentation by the University of Saskatchewan students *490 Class – Applied Planning Project* in the Regional & Urban Planning (RUP) Program. The presentation was titled *“An Envisioned Future; Commitments for an Unconventional Saskatoon Neighbourhood.”*

The U. of S. students provided the Commission with a 20 minute PowerPoint presentation and handout material on the potential for a new and innovative sustainable development within an area northeast of the City of Saskatoon (in the Saskatoon Planning District) identified as the City’s northeast growth sector. The parcel of land is at the north edge of the City’s University Heights sector comprising approximately 400 acres and borders the South Saskatchewan River.

In attendance in the gallery for the presentation were approximately 20 local and regional planners, developers, and administration including members from the public and private sectors and included the Towns of Martensville, Warman, the City of Saskatoon, the Meewasin Valley Authority, the University of Saskatchewan, and AECOM.

The presentation was well received and the Commission expressed their gratitude for the work put in to the presentation / write-up and appreciated the fact that the material presented was current and included technologies and design methods that are feasible.

10. Adjournment

Motion to Adjourn: Moved by Penner (1:45 p.m.)