

**MINUTES OF THE FEBRUARY 4, 2009 MEETING OF THE DISTRICT PLANNING
COMMISSION**

PRESENT: D. Hodson; K. Weber; J. Harwood; B. Dubois; G. Penner; E. Hobday; P. Agar; L. Hartney; T. Knuttila; G. Grismer; E. MacDougall; B. Delaine

REGRETS: J. Waddington; C. Larson

2. Approval of the Agenda

Motion: Moved by Harwood/Agar

3. Approval of the Minutes of January 7, 2009

Motion: Moved by Dubois/Weber

4. Business Arising from the Minutes

Proposed Amendments to the Saskatoon Planning District Agreement

At its September 3, 2008 meeting the Commission was asked to review the Saskatoon Planning District Agreement within the context of the examination of the draft Official Community Plan. Legislation behind the agreement has seen multiple revisions since the adoption of the original agreement resulting in a number of disconnected references within the document. As such, the terms of the agreement have been updated to be consistent with new legislation.

The Commission also acknowledged at its September 3, 2008 meeting that the District boundary should be revised to reflect the evolving relationship between the City and Corman Park and to provide context for future policy creation.

The Commission was provided a draft of the revised agreement and the proposed boundary alteration.

The Commission supported the revisions to the agreement which included the boundary alteration.

Motion: Moved by Penner/Harwood

“That the Saskatoon Planning Commission endorses the proposed changes to the Saskatoon Planning District Agreement and directs the administration to present these changes to the respective Councils for adoption.”

CARRIED

5. Applications for Subdivision

**a. Webb Surveys Ltd. for the R.M. of Corman Park No. 344 – R.M. Shop Land
Proposed Parcel F, NW 4-36-4-W3 - Division 1**

The Commission considered an application to subdivide a 4.05 ha (10 acre) parcel referred to as proposed Pcl. F, NW 4-36-4-W3 for the purpose of reconfiguring the existing parcel boundaries of the R.M. shop lands to address frontage and equipment/material storage concerns identified by a neighbouring property owner.

The Commission supported the recommendation to approve the application as a public utility.

Motion: Moved by Hobday/Agar

"That the application of the R.M. of Corman Park to subdivide a 4.05 ha (10 acre) parcel referred to as proposed Pcl. F, NW 4-36-4-W3 for the purpose of reconfiguring the existing parcel boundaries of the R.M. shop lands to address frontage and equipment/material storage concerns identified by a neighbouring property owner be APPROVED."

CARRIED

**b. Webb Surveys for the R.M. of Corman Park No. 344
Pcl. C, NW 23-37-5-W3 - Division 5**

The Commission considered an application made by The R.M. of Corman Park to subdivide a 0.24 ha (0.60 acre) portion of industrial land from Pcl. C, NW 23-37-5-W3 for the purpose of creating separate title to the portion of the site that contains a solid waste mound resulting from the decommissioning of the former IPCO chemical site.

The Commission supported the recommendation to approve the application as a public utility.

Motion: Moved by Harwood/Weber

"That the application of the R.M. of Corman Park to subdivide a 0.24 ha (0.60 acre) portion of industrial land from Pcl. C, NW 23-37-5-W3 as a Public Utility for the purpose of creating separate title to a solid waste site be APPROVED."

CARRIED

**6. Application for Discretionary Use – Mineral Storage Site
Lonesome Prairie Sand & Gravel Ltd.
Ptn's. N½ & S½, NW 33-36-4-W3 - Division 4**

The Commission considered an application made by Lonesome Prairie Sand & Gravel Ltd. to lease 10 acres of land from Dundee Realty Corporation for the purpose of establishing a temporary mineral storage site as a discretionary use on portions of the N½ & S½, NW 33-36-4-W3.

There were five (5) individuals in attendance at the regarding this application and they were as follows: Robert and Katherine Wehage who are the closest residents; Kirk McCutcheon representing Richardson Pioneer agricultural industrial property located adjacent to the subject site; and Marvin Wieler & Henry Derksen representing the applicant.

The Commission first heard representation from Robert (Bob) Wehage who indicated opposition to the proposal due to the following concerns; highway traffic safety, noise, visual aesthetics, dust, weeds, and potential onsite drainage problems associated with the proposed use. Mr. Wehage also noted that the service road stop sign located at the corner of Highway 5 and Zimmerman Road has been knocked down and once replaced would slow traffic favorably.

Kirk McCutcheon representing Richardson Pioneer addressed the Commission and indicated a highway traffic safety concern, an anticipated increase in dust, and the potential for blowing sand to impact his site.

Harold Derksen and Marvin Wieler representing the applicant advised that their operation could employ the following measures and techniques to address some of the concerns identified including:

- strategically locating stockpiles in a manner that would provide noise and dust attenuation from nearby residences and businesses;
- providing a second approach onsite for separate entrance and egress approaches thereby limiting noise from backup beepers, excess dust from trucks turning around and reversing, and increased safety due to the through-flow of trucks;
- stockpiling occurring during daylight hours only; and
- a willingness to be flexible in their proposed hours of operation (Monday to Saturday 7am to 10pm and Sundays & statutory holidays from 10am to 8pm – R.M. Noise Bylaw Hours for aggregate operations).

The Commission questioned the potential legal consequences of its decision; specifically with regard to the proposed development impacting offsite drainage and highway traffic safety. The administration indicated that the R.M. of Corman Park relies on Provincial Ministry's for their expert opinion on such matters because the R.M. does not have traffic engineers and hydrologists on staff. The Commission was advised that these Provincial agencies that were contacted for comment indicated no evidence of potential traffic safety or drainage issues with the proposal and their submitted correspondence should be taken into consideration accordingly.

The Commission asked if the City of Saskatoon was satisfied with the proposal due to its location within Phase 1 of the upcoming City annexation area. The City was satisfied

that the R.M. will be providing a draft copy of the development/reclamation agreement for review by their legal department to ensure that City interests are addressed.

After substantial discussion, the Commission suggested supporting the administration's recommendation to approve the application with the condition that the stockpile site is limited to the following days and hours of operation:

- i) Monday to Saturday 7 a.m. to 7 p.m. excepting emergency situations;
and
- ii) Excluding Sundays and statutory holidays.

The Commission questioned the Wehage's to see if they would be satisfied with the placement of the above conditions on the application's approval. Mr. Wehage indicated that although his preference would be for the application to be denied, he would favour limiting the hours of operation from 7 a.m. to 7 p.m. so that there would be no evening hauling and no onsite activities on Sundays and statutory holidays.

Motion: Moved by Dubois/Agar

"That the application of Lonesome Prairie Sand & Gravel Ltd. to establish a temporary mineral storage site as a discretionary use for a two (2) year period on portions of the N $\frac{1}{2}$ & S $\frac{1}{2}$, NW 33-36-4-W3 be APPROVED subject to the applicant;

- i) entering into a development and reclamation agreement that ensures the productive after use of the land and establishes standards for the operation including but not limited to noise mitigation measures, speed limits, route restrictions, a performance bond and limiting the hours of operation to Monday to Saturday 7 a.m. to 7 p.m. excepting emergency situations and excluding Sundays and Statutory holidays; and
- ii) entering into a road maintenance agreement addressing hauling standards and dust control.

CARRIED

7. Saskatoon Planning District Community Plan Update

The Commission was advised that the draft OCP has been revised in response to the considerations made by the Commission within the context of its last review of the document and these draft changes are currently being reviewed by the City administration. In the interim, the Draft Zoning Bylaw is being reviewed to insure conformity with the anticipated changes made to the Plan. It is anticipated that the Plan and Zoning Bylaw will be presented in a final form for the Commission's endorsement at an upcoming meeting.

8. Other

n/a

9. Adjournment

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