

MINUTES OF THE JULY 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; P. Agar

REGRETS: none

2. Approval of the Agenda

Motion: Moved by Harwood/Weber

3. Approval of the Minutes of June 3, 2009

Motion: Moved by Penner/Dubois

4. Business Arising from the Minutes

There was nothing to report.

5. Subdivision Application

**a. 1331943 Alberta Ltd. for the City of Saskatoon
Public Utility (Roadway)
Ptn. SW 7-37-5-W3**

The Commission considered the application of Saskatoon Land Surveyors for 1331943 Alberta Ltd. to subdivide a 2.18 ha (5.39 acre) portion of the SW 7-37-5-W3 as a public utility for the purpose of facilitating the eventual construction and extension of Claypool Drive as part of the City of Saskatoon's transportation network.

The Commission supported the recommendation to approve the application.

Motion: Moved by Penner/Weber

"That the application of 1331943 Alberta Ltd. for the City of Saskatoon to subdivide 2.18 ha (5.39 acre) portion of the SW 7-37-5-W3 for the purpose of facilitating the eventual construction and extension of Claypool Drive as part of the City of Saskatoon's transportation network be APPROVED as a public utility subject to confirmation from the City of Saskatoon, by way of an agreement, that they shall be solely responsible for the construction and ongoing maintenance of the proposed roadway within the boundaries of the R.M. of Corman Park."

CARRIED

6. Discretionary Use Applications

**a. David & Diane Seymour
Garden Suite
Lot 3, Blk. 1, SE 31-37-4-W3**

The Commission considered an application to obtain discretionary use approval for a *Garden Suite* on Lot 3, Blk.1, SE 31-37-4-W3 as a temporary residence for the purpose of providing daily care to a family member.

The applicant, David Seymour, was in attendance to address any questions of the Commission.

The Commission discussed the application and had some general questions regarding the ability for the garden suite to become permanent at some future date and if further consideration should be given to permitting secondary suites or secondary residences on properties. The R.M. Administration advised that under the current policy the garden suite could only be temporary and that the fundamental question of increased residential density or secondary suites would require significant study and consultation to determine the impacts on the Municipality and to gauge public and Council opinion.

The Commission supported the recommendation to approve the application.

Motion: Moved by Harwood/Dubois

“That the application of David and Diane Seymour to establish a *Garden Suite* on Lot 3, Blk.1, SE 31-37-4-W3 as a temporary residence for the applicant’s mother, Jacqueline Seymour-Schols, for the purpose of providing daily care be APPROVED as a discretionary use for a Two (2) year period subject to the applicant:

- i. satisfying the building location and septic requirements of the servicing agreement for River’s Edge Estates and the Municipal Building Bylaw; and
- ii. execution of a development agreement insuring compliance with the *Garden Suite* development standards as identified in the Saskatoon Planning District Zoning Bylaw including the provision of a \$1000.00 deposit to be held by the municipality to insure the timely removal of the temporary residence when it is no longer needed.”

CARRIED

b. Priscilla Mah
Intensive Agriculture – Floral Acres Greenhouse & Garden Centre
Parcel B, NW 1-36-6-W3

The Commission considered an application to obtain discretionary use approval for an *Intensive Agricultural Operation - Greenhouse* to recognize the existing Floral Acres Greenhouse and Garden Centre operation.

The applicant, Priscilla Mah, was in attendance to address any questions of the Commission.

The Commission supported the recommendation to approve the application.

Motion: Moved by Penner/Larson

“That the application of Priscilla Mah to obtain approval for an *Intensive Agricultural Operation* to recognize an existing greenhouse operation, *Floral Acres Greenhouse and Garden Centre*, located on Parcel B, NW 1-36-6-W3 be APPROVED as a discretionary use subject to the applicant:

- i). entering into a development agreement to define the operational standards for the greenhouse and to secure the objectives of the zoning bylaw including but not limited to;
 - a.) hours of operation;
 - b.) general maintenance and landscaping; and
 - c.) parking provisions.
- ii). submitting a revised site plan to the Heritage Resources Branch of the Ministry of Tourism, Parks, Culture and Sport prior to initiating additional construction on the property as part of a heritage resource review.”

CARRIED

**c. Saskatoon Federated Cooperative
Commercial Agricultural Service Centre
Portion S ½, NW 30-37-5-W3**

The Commission considered an application to subdivide a 4 ha (10 acre) parcel from the NW 30-37-5-W3 for the purpose of establishing an agricultural service centre as a commercial agricultural use.

Kory Kuntz representing Saskatoon Federated Cooperative was in attendance and provided some background regarding the location of the site chosen for the agro centre.

The Commission had some questions regarding the contents of the City of Saskatoon Administration's letter attached to the report. The discussion attempted to clarify what the issues are, what course of action might be appropriate under *The Planning and Development Act, 2007* and current bylaws, and what matters the Commission can provide useful input and advice on.

The letter submitted by the City requested that the Commission and the R.M. Council consider interim development control in this area until further progress is made with a pending annexation proposal and with legislative changes permitting deferred servicing agreements. The Commission accepted that it was not possible to provide approval with stipulations that lie outside of the scope of the current bylaw that would affect future developments. The most significant concern expressed by the City Administration was the inability to recoup future urban servicing costs for developments in the R.M. It was noted that the Provincial Government had been petitioned by the City of Saskatoon and R.M. of Corman Park for a legislative change to address the City's concerns but that such legislative change can be difficult and may take considerable time.

The City Administration acknowledged that this proposed development raises the concern that there needs to be some control over commercial and industrial development until the matter of deferred servicing levies is resolved. The Corman Park Administration agreed with this concern over single site developments but advised that dealing with these concerns in this area required decisions by both Councils that would provide the administrations with the direction and/or bylaw content needed to take necessary action to achieve any objectives the Council's agree to.

The City of Saskatoon members indicated that they supported the proposal even with the concerns that were raised and encouraged further consideration of implementing options to address the concerns as soon as possible. To this end the Commission considered various potential actions including options for managing interim development, encouraging progress on bylaw changes, interim development management measures, and encouraging a timely response to the request for legislation changes.

The Commission discussed the proposal and supported the recommendation to approve the application of Saskatoon Co-op with an additional condition of approval that confirmation should be received from the Saskatoon Airport Authority that the proposed stormwater management plan meets their agency's requirements.

Given the complexity of issues and opportunities discussed concerning transitional development in areas of potential urban expansion, the Commission suggested that

more information is required along with further deliberations outside of the scope of a single development application review..

Motion: Moved by Waddington/Larson

“That the application of Quattro Properties Ltd. for Saskatoon Co-operative Association Limited to subdivide a 4 ha (10 acre) parcel from the NW 30-37-5-W3 for the purpose of establishing an agricultural service centre as a commercial agricultural use on the property be APPROVED subject to the applicant:

- i). submitting a revised plan of proposed subdivision illustrating the required easement for future road widening along the most westerly 5 metre portion of the 80 acres;
- ii). entering into an easement agreement to address the required 5 metre easement for future road widening;
- iii). entering into a servicing agreement to address property servicing including but not limited to payment of the subdivision servicing fee and upgrading Range Road 3060 to a paved surface suitable to the municipality from the intersection at 71st Street north to the final point of access/egress from the subject property; and
- iv). providing an engineered onsite storm water management plan for the property designed to respond and accommodate a 1:100 year flood event and which does not result in an incremental increase in storm water flow offsite; and
- v). receiving confirmation from the Saskatoon Airport Authority that the proposed stormwater management plan meets their agency’s requirements.”

CARRIED

**d. Darcy Zubko
Home Based Business
Parcel B, NE 34-37-5-W3**

The Commission considered the application of Darcy Zubko to establish a home based business as a discretionary use on a 6.82 ha (16.86 acre) parcel located on Parcel B, NE 34-37-5-W3 involving hot tub and trailer, sales and rentals.

The Commission supported the recommendation to approve the application.

Motion: Moved by Weber/Harwood

“That the application of Darcy Zubko to establish a home based business as a discretionary use on a 6.82 ha (16.86 acre) parcel located on Parcel B, NE 34-37-5-W3 involving hot tub and trailer, sales and rentals be APPROVED subject to:

- i) the landowner entering into a development agreement to define the standards of operation including property screening, hours of operation and regulating the amount of inventory stored onsite to insure compliance with the applicable development standards; and
- ii) the landowner obtaining development and building permits for all applicable structures on the property.”

CARRIED

7. Saskatoon Planning District Community Plan Update

There was nothing new to report at this time.

8. Other

9. Adjournment

Motion to Adjourn: Moved by Penner