

**MINUTES OF THE APRIL 7, 2010 MEETING OF THE SASKATOON DISTRICT
PLANNING COMMISSION**

PRESENT: J. Harwood; E. Hobday; G. Wyant; J. Waddington; B. Richet; G. Penner;
E. Hopkin

REGRETS: D. Hodson; B. Sylvester

2. Approval of the Agenda

Motion: Moved by Waddington/Sylvester

3. Approval of the Minutes of March 10, 2010

Motion: Moved by Waddington/Richet with the amendment to include the Commission's recommendation for Minute No. 6 – Saskatoon Planning District Community Plan Update.

CARRIED

4. Business Arising from the Minutes

There was nothing to report.

5. Rezoning and Subdivision Application

**a. Webb Surveys Inc. – D. and E. Ridsdale
NE 36-37-6-W3 – Division 5
Bylaw No. 18/10**

The Commission considered the application of Webb Surveys Ltd. for D. & E. Ridsdale to rezone and subdivide an 8.95 ha (22.12 acre) parcel in the NE 36-37-6-W3 from D-Agricultural 1 District (DAG1) to D-Country Residential 3 District (DCR3) for the purpose of creating separate title to an existing residence and yardsite.

The Commission was advised that the proposed subdivision is for a site that was an established residential farmstead prior to 1983 and therefore is provided the ability under the current bylaws to exceed the typical 10 acre maximum site size requirement.

The Commission supported the recommendation to approve the application.

Motion: Moved by Penner/Wyant

RECOMMENDATION:

"That the application of Webb Surveys Ltd. for D. and E. Ridsdale to rezone and subdivide an 8.95 ha (22.12 acre) parcel in the NE 36-37-6-W3 from D-Agricultural 1 District (DAG1) to D-Country Residential 3 District (DCR3) for the purpose of creating separate title to an existing residence and yardsite be APPROVED subject to:

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

- ii) the applicant entering into an easement agreement addressing future road widening along Range Road 3060 and Township Road 380; and
- iii) the applicant meeting the Municipal Reserve requirement.”

CARRIED

6. Discretionary Use Application

a. Michael Rawlyk (Pacific Motor Works) – Home Based Business Small-Scale Vehicle Sales Blk. 8, NE 4-36-5-W3 – Division 2

The Commission considered the application of Michael Rawlyk (Pacific Motor Works) to renew a development permit for a home based business involving small-scale vehicle sales as a discretionary use on Blk. 8, NE 4-36-5-W3 in the Grasswood community.

The Commission was advised that the applicant had made a request to change the nature of the business to include the occasional outdoor display of vehicles at the end of his driveway along Clarence Avenue.

The Administration noted that the Zoning Bylaw prohibits the external storage of goods, materials or equipment associated with home based businesses in the applicant's zoning district (D-Country Residential 4 District – DCR4) and could not be approved under Section 3, subsections 18.b) & d), General Regulations, of the Saskatoon Planning District Zoning Bylaw.

The Commission supported the recommendation to deny the application.

Motion: Moved by Wyant/Waddington

RECOMMENDATION:

“That the application of Janet & Michael Rawlyk to establish a home based business involving small-scale vehicle sales as a discretionary use on Blk. 8, NE 4-36-5-W3 be DENIED.”

CARRIED

7. Saskatoon Planning District Community Plan Update

The Commission conducted a detailed review of the draft Zoning Bylaw while the Administration provided the Commission with a summary of the sections of the Zoning Bylaw including new sections that have been added and new provisions contained within the document.

The Commission questioned the inclusion of the 'Fee Schedule' section within the Zoning Bylaw. The Administration indicated that it is not uncommon to include a 'Fee Schedule' section within a Zoning Bylaw. The Commission considered this information and unanimously agreed that it would be more appropriate and less cumbersome, when amendments are required, to maintain the 'Fee Schedule' as a Municipal Bylaw.

The Administration advised that with regard to the 'Flood Hazard Overlay District' additional information is being obtained from the Saskatchewan Watershed Authority (SWA) to be included in the Zoning Bylaw.

The Commission supported the recommendation to have the Administration host two public open house meetings to obtain public input.

RECOMMENDATION:

"That the Commission recommends to the R.M. Council that the Administrations host two public open house meetings to introduce the proposed Zoning Bylaw to District landowners and stakeholders prior to formal endorsement at a subsequent meeting."

CARRIED

8. Adjournment

Motion to Adjourn: Moved by Hobday