



Corman Park – Saskatoon District Planning Commission Meeting

January 5, 2011

**MINUTES OF THE DECEMBER 8, 2010 MEETING OF THE SASKATOON DISTRICT  
PLANNING COMMISSION**

MEMBERS PRESENT: D. Hodson (Chair); M. Henry; J. Waddington; B. Richet; G. Penner; E. Hopkin; J. Harwood

REGRETS: B. Sylvester; G. Wyant

EX-OFFICIO MEMBERS PRESENT: G. Grismer; L. Hartney; E. MacDougall

**2. Approval of the Agenda**

Motion: Moved by Sylvester/Waddington

CARRIED

**3. Approval of the Minutes of November 3, 2010**

The Commission requested that the November 3, 2010 Minutes include discussion regarding the status the Greenbryre Golf and Country Club's multi-parcel country residential subdivision application.

Motion: Moved by Hopkin/Penner

CARRIED

**4. Business Arising from the Minutes**

There was nothing to report.

**5. Rezoning Application(s)**

None

## **6. Subdivision Application(s)**

### **Webb Surveys Ltd. – V. Meyers Parcels ZZ and Y, SW 3-36-5-W3 – Division 2**

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The Commission considered an application to subdivide two existing country residential parcels located in the SW 3-36-5-W3 (Grasswood) for the purpose of creating two additional country residential parcels.

The Commission supported the recommendation to approve the application.

Motion: Moved by Penner/Harwood

#### ***RECOMMENDATION:***

“That the application of V. Meyers to subdivide parcels ZZ and Y in the SW 3-36-5-W3 as shown on the Plan of Proposed Subdivision submitted by Webb Surveys Ltd. dated October 26, 2010 be APPROVED subject to the applicant entering into a servicing agreement to provide for the extension of potable water service to the proposed properties and remission of the required subdivision servicing fee for each new country residential parcel created.”

## **7. Discretionary Use Application(s)**

None

## **8. Other**

### **a) Proposed Textual Amendments (Bylaw 48/10)**

The Commission considered textual amendments to the Corman Park – Saskatoon Planning District, Schedules J, K, and P, by adding “Construction Yard” as a new use provided in light and heavy industrial districts and to clarify the requirements for the outdoor storage of materials and equipment within industrial and the D- Regional Waste Management and Remediation District (DRM1).

The Commission supported the recommendation to approve the proposed textual amendments as presented.

Motion: Moved by Waddington/Hopkin

#### ***RECOMMENDATION:***

“That Bylaw 23/10, the Corman Park- Saskatoon Planning District Zoning Bylaw be amended as bolded below:

#### **1. Schedule J: D-Light Industrial 1 District (DM1)**

#### **3. Discretionary Uses:**

The following uses may be considered at the discretion of Council and where specific development standards apply, a footnote reference is provided to Section 4 of this schedule:

1. Animal health care facility
2. Automotive, equipment and vehicle service <sup>1</sup>

3. **Construction Yard**
  4. Industrial complex
  5. Local waste management and remediation industry<sup>2</sup>
  6. Retail store<sup>3</sup>
  7. Telecommunications facility
9. Supplementary Development Standards:
4. **Commercial vehicles and equipment associated with a permitted or approved discretionary use may be stored on-site where accessory to the use of the principal building on the site. No vehicles, materials or equipment shall be in a state of disrepair.**
2. Schedule K: D-Heavy Industrial 2 District (DM2)
2. Permitted Uses:
- In any D-Heavy Industrial 2 District (DM2), no person shall use any land, building or structure or erect any building or structure except in accordance with the following provisions:
1. Agricultural support service
  2. Concrete and asphalt plant
  3. **Construction Yard**
  4. Local waste management and remediation industry
  5. Manufacturing establishment
  6. Mineral resource storage and processing
  7. Public utility or municipal facilities
  8. Warehousing
  9. Wholesale trade
9. Supplementary Development Standards:
1. **Outdoor storage is permitted in side and rear yards where accessory to the principal building on the site.**
  5. **Commercial vehicles and equipment associated with a permitted or approved discretionary use may be stored on-site where accessory to the use of the principal building on the site. No vehicles, materials or equipment shall be in a state of disrepair.**
3. Schedule P: D-Regional Waste Management 1 District (DRM1)
7. Supplementary Development Standards:
3. **Commercial vehicles and equipment associated with a permitted or approved discretionary use may be stored on-site where accessory to the use of the principal building on the site. No vehicles, materials or equipment shall be in a state of disrepair. Requirement for the erection of a principal building may be waived at Council's discretion for Land Farms, where the use is considered temporary, or where the erection of a building is deemed to be unnecessary by Council.**
4. Section 6: Definitions

**Construction Yard – means a building or structure or land for an establishment that provides service support for industries primarily engaged in the construction, repair, or renovation of buildings, structures, or civil works.**

CARRIED

**a. 2011 Commission Schedule**

The Commission was provided with Commission meeting dates for 2011 and adopted the following schedule:

<u>Date</u>	<u>Time</u>
Wednesday, January 5	12:00 p.m.
Wednesday, February 9	12:00 p.m.
Wednesday, March 9	12:00 p.m.
Wednesday, April 6	12:00 p.m.
Wednesday, May 4	12:00 p.m.
Wednesday, June 8	12:00 p.m.
Wednesday, July 6	12:00 p.m.
Wednesday, August 3	12:00 p.m.
Wednesday, September 7	12:00 p.m.
Wednesday, October 5	12:00 p.m.
Wednesday, November 9	12:00 p.m.
Wednesday, December 7	12:00 p.m.

**b. Member Appointments**

The Commission was advised of member appointments that were set to expire at the end of 2010 for Commission members Harwood (Year of Appointment: 2001 – R.M. Appointed) and Waddington (Year of Appointment: 2008 – Joint Appointment). Both members are seeking re-appointment that will be considered by the Council's at upcoming meetings.

**c. Concept Plan Areas (Addition to the Agenda)**

The Administration reported to the Commission that in early 2011 the Administration intends to initiate discussions with the Commission to recommend priorities for undertaking concept plans (area studies) under the new Official Community Plan (OCP). Recommendations will facilitate budget requests and project planning.

It was noted by the City's Ex-Officio that Concept Plan Areas 2, 6, 7, and 8 are of particular interest to the City given the level of development interest in these areas as well as future south bridge connections and anticipated future City industrial growth.

Corman Park's Planning Director indicated that Concept Plan Area 3 will be important given the level of development interest over the last several years in this area and how potential developments will impact Wanuskewin Heritage Park (WHP). The result of this

concept plan area study may require the creation of a different planning process to recognize the unique use and cultural context of WHP.

The Commission asked to have this discussion at its next meeting.

**9. Adjournment**

Motion to Adjourn: Harwood