

**MINUTES OF THE JUNE 9, 2010 MEETING OF THE SASKATOON DISTRICT  
PLANNING COMMISSION**

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

(In the absence of both the Chair and the Vice-Chair, the Commission requested that E. Hobday Chair the meeting.)

REGRETS: J. Harwood; G. Wyant; D. Hodson; B. Sylvester

**2. Approval of the Agenda**

Motion: Moved by Penner/Waddington

CARRIED

**3. Approval of the Minutes of May 5, 2010**

Motion: Moved by Penner/Richet

CARRIED

**4. Business Arising from the Minutes**

There was nothing to report.

**5. Subdivision Applications**

**a. Webb Surveys – R. Greva  
NW 5-36-4-W3 – Division 1**

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The Commission considered the application of Webb Surveys for R. Greva to subdivide the NW 5-36-4-W3 into two 32.4 ha (80 acre) parcels providing separate title to two agricultural holdings on the ¼ section.

The Commission had several questions and heard clarification between the Perimeter Highway right of way and new subdivisions.

The Commission supported the recommendation to approve the application.

Motion: Moved by Richet/Waddington

***RECOMMENDATION:***

“That the application of Webb Surveys for R. Greva to subdivide the NW 5-36-4-W3 into two 32.4 ha (80 acre) parcels providing separate title to two agricultural holdings be APPROVED, subject to the applicant:

- i) entering into an easement agreement for future road widening along the most westerly 5 metre portion of the ¼ section; and
- ii) acknowledging in writing the development limitations set out by Ministry of Highways.”

CARRIED

**b. The Dundurn Rural Water Utility – Public Utility (R. Richardt Land)  
NW 35-35-5-W3 – Division 2**

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The Commission considered the application of The Dundurn Rural Water Utility to subdivide a 0.61 ha (1.50 acre) parcel in the NW 35-35-5-W3, currently registered to R. Richardt, for the establishment of a pumphouse facility as a public utility intended to provide additional potable water supply to the residents of south Corman Park.

The Commission supported the recommendation to approve the application.

Motion: Moved by Penner/Waddington

**RECOMMENDATION:**

"That the application of The Dundurn Rural Water Utility to subdivide a 0.61 ha (1.50 acre) parcel in the NW 35-35-5-W3, currently registered to R. Richardt, for the establishment of a pumphouse facility, as a *Public Utility*, to provide additional potable water supply to the residents of south Corman Park be APPROVED."

CARRIED

**6. Discretionary Use Application**

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**a. Mineral Resource Extraction Industry  
4-G Sand and Gravel – Mary Giesbrecht  
S ½, NE 3-38-5-W3 – Division 7**

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The Commission considered the application of Mary Giesbrecht, representing 4-G Sand and Gravel to acquire discretionary use approval for a *Mineral Resource Extraction Industry* on the S ½, NE 3-38-5-W3.

The Commission heard clarification regarding site restoration vs. site reclamation. The Administration and Applicant reported to the Commission that site restoration of excavated areas equal to the pre-excitation condition of the site is not possible; however, reclamation and leveling of the site utilizing the previously stripped overburden/topsoil and replanting back to grasses is a common practice by extraction operators and is a requirement within the development and reclamation agreement that the operators and landowners are required to enter into with the municipality as a condition of approval and that inspections occur by the municipality to ensure that reclamation has occurred. The Administration noted to the Commission that in the event that reclamation does not occur the performance bond provided to the R.M. by the applicant as a condition of approval can be used to fund reclamation of the site.

The Commission supported the recommendation to approve the application.

Motion: Moved by Penner/Waddington

**RECOMMENDATION:**

“That the application of Mary Giesbrecht, representing 4-G Sand and Gravel, to obtain discretionary use approval for a *Mineral Resource Extraction Industry* located in the S ½, NE 3-38-5-W3 be APPROVED for a two year period, subject to:

- i) registration of an executed development agreement reflecting the operational standards for the excavation including but not limited to the hours of operation, the progressive reclamation of the site, the provision of a performance bond or financial letter of credit equal to the estimated cost of reclamation for the two year period;
- ii) the applicant obtaining a permit from the Ministry of Environment for the storage of fuel onsite, and
- iii) the applicant reporting the amount of gravel extracted prior to November 1 of each year or immediately after the operation has ceased for the year, entering into a road maintenance agreement, and satisfying any additional requirements as provided in Municipal Bylaw 45/08 – A Bylaw to License the Extraction of Gravel From Gravel Pits in the Municipality.”

CARRIED

**7. Saskatoon Planning District Official Community Plan Update**

There was nothing to report.

**8. Other**

**a. Sample Agreements – Mineral Resource Extraction Industries**

The Commission requested a sample copy of a Development and Reclamation Agreement used by the R.M. of Corman Park in the approval of Mineral Resource Extraction Industries. The Administration suggested that a sample copy of such an agreement could easily be appended to the Commission’s next Agenda package.

**b. Update on Perimeter Highway Project Status**

The Commission requested that an update be provided at a future meeting with regard to the Proposed Perimeter Highway project. The Commission acknowledged that the project is almost entirely within the Saskatoon Planning District Boundary and that a number of new Commission members have not had an opportunity to be presented project information by the Ministry of Highways and Infrastructure.

The Administration advised that they would contact the Ministry of Highways and Infrastructure to present the Commission with information on the project including any recent updates.

**9. Other**

Motion to Adjourn: Penner