

**MINUTES OF THE MARCH 10, 2010 MEETING OF THE SASKATOON DISTRICT
PLANNING COMMISSION**

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

REGRETS: D. Hodson; G. Penner; J. Harwood

2. Approval of the Agenda

Motion: Moved by Waddington/Sylvester

3. Approval of the Minutes of February 3, 2010

Motion: Moved by Waddington/Sylvester

4. Business Arising from the Minutes

The following new Commission member has been recently appointed to the Saskatoon District Planning Commission by the R.M. Council as an R.M. Representative:

1. Elwyn Hopkin – newly appointed member

5. Subdivision Applications:

**a. Webster Surveys Ltd. for the City of Saskatoon
Public Utility – Circle Drive South Extension
Ptn. SW and SE 17-36-5-W3 – Division 2**

The Commission considered the application of Webster Surveys Ltd. for the City of Saskatoon to subdivide a 9.083 ha (22.4 acre) portion of the SW and SE 17-36-5-W3 for the purpose of facilitating the future construction and extension of Circle Drive South as part of the City of Saskatoon's transportation network.

The Commission supported the recommendation to approve the application.

Motion: Moved by Sylvester/Richet

RECOMMENDATION:

"That the application of Webster Surveys Ltd. for the City of Saskatoon to subdivide a 9.083 ha (22.4 acre) portion of the SW and SE 17-36-5-W3 for the purpose of facilitating the future construction and extension of Circle Drive South as part of the City of Saskatoon's transportation network be APPROVED as a public utility and that both parties enter into a memorandum of understanding addressing construction and maintenance responsibilities for the proposed roadway while it is located within the jurisdictional boundaries of the R.M. of Corman Park."

CARRIED

**b. Peters Surveys Ltd. – R. Chastakoff
NW 22-36-4-W3 - Division 1**

The Commission considered the application of Peters Surveys Ltd. for R. Chastakoff to subdivide the NW 22-36-4-W3 into two equal 80 acre parcels for the purpose of creating separate title to an 80 acre agricultural parcel containing an existing residence and yardsite.

The Commission supported the recommendation to approve the application.

Motion: Moved by Waddington/Sylvester

RECOMMENDATION:

"That the application of Peters Surveys Ltd. for R. Chastakoff to subdivide the NW 22-36-4-W3 into two equal 80 acre parcels for the purpose of creating separate title to an 80 acre agricultural parcel containing an existing residence and yardsite be APPROVED subject to the applicant entering into an easement agreement to address future road widening along the Township Road 364 and Range Road 3043."

**c. Digital Planimetrics Inc. – H. and S. Kopach
SE 15-37-6-W3 – Division 5**

The Commission considered the application of Digital Planimetrics Inc. for H. and S. Kopach to subdivide the SE 15-37-6-W3 into two equal 80 acre parcels for the purpose of creating separate title to two agricultural parcels.

The Commission supported the recommendation to approve the application.

Motion: Moved by Richet/Wyant

RECOMMENDATION:

"That the application of Digital Planimetrics Inc. for S. & H. Kopach to subdivide the SE 15-37-6-W3 into two equal 80 acre parcels for the purpose of creating separate title to agricultural parcels be APPROVED subject to:

- i) the applicant entering into an easement agreement to address future road widening along Township Road 372; and
- ii) the applicant's surveyor submitting a revised plan of proposed subdivision illustrating the required easement for future road widening along the most southerly 5 metre portion of the quarter section."

**d. Webb Surveys Ltd. – Cory Farm Ltd. and 101096002 Saskatchewan Ltd.
Lots 1 & 2, Blk. 7 NE 33-37-5-W3 – Division 5**

The Commission considered the application of Webb Surveys Ltd. for Cory Farm Ltd. and 101096002 Saskatchewan Ltd. to resubdivide Lots 1 and 2, Block 7, NE 33-37-5-W3 in the East Cory Light Industrial Park for the purpose of providing sufficient road access to Lot 1.

The Administration noted that the current access being provided to Lot 1 is a summer road (Township Road 380) and was not intended to serve as the primary access to the site. The proposed subdivision would eliminate this access point and replace it with direct access off of an internal industrial park road. This will facilitate the movement of heavy industrial traffic for Lot 1 on designed heavy haul roadways within the industrial park. This will also reduce the amount of dust generated from truck traffic and lessen the impact of dust on the two residential sites located along Township Road 380.

The Commission supported the recommendation to approve the application.

Motion: Moved by Sylvester/Waddington

RECOMMENDATION:

“That the application of Webb Surveys Ltd. for Cory Farms Ltd. and 101096002 Saskatchewan Ltd. to resubdivide Lots 1 and 2, Block 7, NE 33-37-5-W3 in the East Cory Light Industrial Park for the purpose of altering existing parcel boundaries for appropriate road access be APPROVED.”

6. Saskatoon Planning District Community Plan Update

For the benefit of new members, the Administration provided the Commission with a brief summary of the process to date and the relationship of the proposed Official Community Plan (OCP) to the District Bylaw Review which was completed and endorsed by the Councils in 2006.

The Commission was provided with the anticipated next steps in moving the OCP forward from the public consultation stage to final approval. The Administration indicated that the document has been reviewed by the Ministry of Municipal Affairs for compliance with provincial interests in order to avoid unnecessary delays in the future.

The Commission was provided with an opportunity to comment on the various policy sections contained within the OCP. The Commission touched on the potential adoption and appropriateness of dispute resolution within the OCP and the Administration's response was to inform the members that this policy would be better suited in the District Planning Agreement rather than the OCP and would be considered in the near future.

Members of the Commission questioned the appropriateness of including policy which provides Saskatoon with unilateral authority to control development along its boundary outside of designated Future Growth Sectors. The Administration acknowledged this as a valid point and indicated that this policy would be further reviewed and revised along with anticipated edits to the document resulting from the public meetings.

The Commission supported the recommendation to schedule and host two public meetings to introduce the proposed OCP.

7. Adjournment

Motion to Adjourn: Moved by Waddington