

**MINUTES OF THE MAY 5, 2010 MEETING OF THE SASKATOON DISTRICT
PLANNING COMMISSION**

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

REGRETS: J. Harwood; G. Wyant;

2. Approval of the Agenda

Motion: Moved by Richet/Waddington

3. Approval of the Minutes of April 7, 2010

Motion: Moved by Penner/Hopkin

CARRIED

4. Business Arising from the Minutes

There was nothing to report.

5. Correspondence to the Commission

**a. David Klippenstein & Associates
SW and Ptn. NW 10-36-5-W3 – Division 2**

Correspondence was received by the Commission regarding the draft Saskatoon Planning District Official Community Plan and Zoning Bylaw as a result of the public open houses held on April 20th and 21st, 2010.

Mr. Klippenstein spoke to the Commission commending contents of the draft Plan, the process and public participation. Mr. Klippenstein requested, on behalf of their client, that the Commission consider the designation of the SW and Ptn. NW 10-36-5-W3 as future Residential on the draft Land Use Map.

**b. Crosby Hannah and Associates
LSD 4, SW 13-36-5-W3 – Division 2**

Correspondence was also received by the Commission from Crosby Hanna & Associates regarding the draft Saskatoon Planning District Official Community Plan and Zoning Bylaw as a result of the public open houses held on April 20th and 21st, 2010.

Crosby Hanna and Associates have requested, on behalf of their client, that the Commission consider the designation of LSD 4, SW 13-36-5-W3 as future Commercial on the draft Land Use Map.

The Administration advised that the draft Official Community Plan provides for the preparation and adoption of Comprehensive Concept Plans for parts of the District where there are common interests and challenges. The intent is to facilitate collaborative decision making about future land use designation. Altering the designation for single properties without significant input from area stakeholders contradicts the intent of the Plan. Further, both Councils should have the ability to re-designate land with full knowledge of important information and analysis that can only be obtained through the completion of a Concept Plan.

The Administration noted that the information provided by these developers and many others have influenced the current policy proposals and in both cases land may still be capable of being designated on the future land use map in the future subject to the completion of an area Concept Plan under the new bylaws.

The Commission considered the two requests and agreed that these requests for designation should be considered as part of an area Concept Plan study pursuant to the endorsed draft Saskatoon Planning District Official Community Plan and Zoning Bylaw.

6. Planning Department Recommendation to Correspondence Received

The Commission supported the recommendation that no changes be made to the 'Future Land Use Map' at this time.

Motion: Moved by Penner/Sylvester

RECOMMENDATION

"That there be no changes made at this time to the land use designations identified on the 'Future Land Use Map' contained within Appendix B of the draft Official Community Plan."

CARRIED

7. Saskatoon Planning District Agreement, Official Community Plan, and Zoning Bylaw – Bylaws 22/10, 23/10 and 24/10

PLANNING DISTRICT NAME CHANGE (Bylaw 24/10):

The Administration advised the Commission that within the context of the R.M. Council's review of the draft Official Community Plan and Zoning Bylaw, the R.M. Council noted a desire to change the name of the Saskatoon Planning District to better reflect the reciprocal relationship, partnership, and the co-management of land use, as well as the location of the planning district within Corman Park. The Council has requested that the planning district be renamed as the Corman Park – Saskatoon Planning District.

This would require that a new planning district agreement be drafted through a bylaw passed concurrently by both Councils. Unlike the Official Community Plan and Zoning Bylaw which are considered bylaw consolidations (containing individual amendments without having the Minister approve a whole new document each time it is altered), a new planning district agreement is required to accommodate the proposed name change.

The Administration noted that if the new agreement is executed, it will take effect when the required bylaw is approved by the Minister of Municipal Affairs and that in anticipation of this approval, which will parallel the review and approval of the OCP and Zoning Bylaw, both documents have been changed to reflect the intended name change.

The Commission indicated its support for the name change.

Motion: Moved by Waddington/Richet

RECOMMENDATION # 1:

"That the Saskatoon District Planning Commission endorses the proposed new Corman Park - Saskatoon District Planning Agreement."

CARRIED

OFFICIAL COMMUNITY PLAN AND ZONING BYLAW (Bylaws 22/10 and 23/10)

The Commission heard from the Administration that two the open house meetings were hosted to introduce the proposed Official Community Plan and Zoning Bylaw to the public. Both meetings were relatively well attended with approximately 115 people signed in for the first meeting held at the South Corman Park School and an additional 60 in attendance the following evening for the meeting hosted at St. Anne Elementary School.

The Administration provided a written summary of attendees written comments relative to the information presented at the meetings.

A summary of minor amendments to the bylaws were summarized for the Commission to reflect changes requested by the Ministry of Municipal Affairs to ensure clarity.

The Commission was pleased with the attendance and level of public interest and supported the recommendation to endorse the proposed bylaws and that formal adoption of the bylaws be considered by the R.M. of Corman Park Council subject to the textual changes identified and presented by the Administration.

Motion: Moved by Sylvester/Penner

RECOMMENDATION #2

"That the Commission endorses the proposed Corman Park – Saskatoon Planning District Official Community Plan and Zoning Bylaw attached and forming part of this report subject to the textual changes identified in this report."

CARRIED

Motion: Moved by Hopkin/Waddington

RECOMMENDATION #3

"That the Councils of the R.M. of Corman Park and City of Saskatoon consider formal adoption of the Corman Park – Saskatoon Planning District Official Community Plan attached and forming part of this report subject to the textual changes identified in this report."

CARRIED

Motion: Moved by Hobday/Richet

RECOMMENDATION #4

"That the R.M. of Corman Park Council consider formal adoption of the Corman Park – Saskatoon Planning District Zoning Bylaw attached and forming part of this report subject to the textual changes identified in this report."

CARRIED

8. Adjournment

Motion to Adjourn: Sylvester