



**MINUTES OF THE FEBRUARY 9, 2011 MEETING OF THE SASKATOON DISTRICT  
PLANNING COMMISSION**

MEMBERS PRESENT: J. Harwood (Vice Chair); M. Henry; J. Waddington; B. Sylvester; B. Richet; G. Penner; E. Hopkin; B. Dubois

REGRETS: G. Grismer; D. Hodson; T. Knuttila; B. Latimer; G. Sarich;

EX-OFFICIO MEMBERS PRESENT: B. Delainey; S. Dukart; L. Hartney

**2. Approval of the Agenda**

Motion: Moved by Richet/Hopkin

CARRIED

**3. Approval of the Minutes of January 5, 2011**

Motion: Moved by Penner/Hopkin

CARRIED

**4. Business Arising from the Minutes**

**a.) CONCEPT PLAN AREAS**

The Administration advised that the topic of Concept Plan Areas will remain as a Business Arising item on future agendas so that this important topic remains on the Commission's radar and that further discussion and decisions would occur at a future meeting.

A meeting of the Administrations is pending and a written report will be provided to the Commission at an upcoming meeting to discuss the issue of Concept Plan Area.

**5. Rezoning Application(s)**

None



Corman Park – Saskatoon District Planning Commission Meeting

February 9, 2011

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

### **SUBDIVISION 5-11**

Owner/Applicant: T. Friggstad  
Legal Land Description: Parcel X, NE 33-35-5-W3  
Council 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 Sylvester/Waddington

#### **Recommendation:**

*“That the application of T. Friggstad to subdivide Parcel X in the NE 33-35-5-W3 as shown on the Plan of Proposed Subdivision submitted by Webster Surveys Ltd. dated January 11, 2011 be APPROVED subject to the applicant entering into a servicing agreement to provide for the extension of potable water service to the proposed new property and remission of the required subdivision servicing fee for each new country residential parcel created.”*

CARRIED

### **SUBDIVISION 4-11**

Owner/Applicant: SaskEnergy  
Legal Land Description: Portion SE 20-36-6-W3  
Council Division: 3

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The Commission considered an application to subdivide a 0.05 ha (0.14 acre) parcel for the purpose of relocating a regulator station for the distribution of natural gas in the area.

The Commission supported the recommendation to approve the application. The Administration was asked to reaffirm the treatment of public utilities under the bylaws. The Administration responded by indicating that public utilities are permitted uses in every district and they are not subject to property setbacks or minimum site area requirements.

Motion; Moved by Penner/Richet

#### **Recommendation:**

*“That the application of SaskEnergy to subdivide a 0.05 ha (0.14 acre) parcel from the SE 20-36-6-W3 as shown on the Plan of Survey submitted by Webb Surveys Ltd. dated August 10, 2010 for the purposes of relocating a regulator station for the distribution of natural gas in the area as a public utility be APPROVED.”*

CARRIED

**SUBDIVISION 6-11**

Owner/Applicant: D. and P. Keeler  
 Legal Land Description: Block 5, NE 4-36-5-W3  
 Council Division: 2

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The Commission considered an application to subdivide two existing country residential parcels located in the NE 4-36-5-W3 (Grasswood) for the purpose of creating an additional country residential parcel.

The Commission supported the recommendation to approve the application.

Motion: Moved by Waddington/Richet

**Recommendation:**

*“That the application of D. and P. Keeler to subdivide Block 5 in the NE 4-36-5-W3 as shown on the Plan of Proposed Subdivision submitted by George Nicholson, Franko and Associates Ltd. dated December 30, 2010 be APPROVED subject to the applicant:*

- i. entering into a servicing agreement to provide for the extension of potable water service to the proposed new property and remission of the required subdivision servicing fee for each new country residential parcel created; and*
- ii. entering into an easement agreement to provide for potential future road widening along Gabriel Road.”*

CARRIED

**7. Discretionary Use Application(s)****DISCRETIONARY USE 5-11**

Owner/Applicant: Farm and Garden Centre of Saskatoon  
 Legal Land Description: Portion NW 30-37-5-W3  
 Council Division: 5

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The Commission considered an application to establish an agricultural equipment dealership on a Portion of NW 30-37-5-W3.

Sheldon Gellner, a representative of Farm and Garden Centre of Saskatoon was present to answer questions regarding the development.

A discussion regarding the potential for future developments in this vicinity and the Commission recognized the importance in encouraging commercial and industrial uses to locate within existing industrial parks. The Commission recognized the unique flexibility provided to agriculturally related industries to locate in areas outside of these parks where it could be shown to be appropriate and beneficial to the use.

The Commission supported the recommendation to approve the application.

Motion: Moved by Penner/Dubois

**Recommendation:**

*“That the application of Farm and Garden Centre of Saskatoon to establish an agricultural equipment dealership as an agricultural support service on a portion of NW 30-37-5-W3 be APPROVED subject to the applicant entering into a servicing agreement to define the developers obligations concerning site development and servicing.”*

CARRIED

**DISCRETIONARY USE 6-11**

Owner/Applicant:	Rachelle Brockman
Legal Land Description:	Block 6, NE 4-36-5-W3
Council Division:	2

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The Commission considered an application to establish a learning/retreat centre providing for up to maximum of 25 attendees per day on Block 6, NE 4-36-5-W3.

The applicant, Rachel Brockman was on hand to answer specific questions from the Commission.

The Commission focused on two key issues surrounding this application. The Commission determined that due to the discretionary nature of the application, a certain amount of discretion is afforded to the Council to use whatever measurement necessary to determine if the anticipated traffic levels is in excess of what is typically found acceptable in residential areas. The Commission favored the application based upon a combination of the lack of opposition and the level of support for the proposal which in its opinion reflects what level of traffic is acceptable in this specific situation.

The Commission altered the original recommendation for denial and supported the approval of the application subject to the applicant obtaining all of the necessary approvals from the Saskatoon District Health Region.

**Commission Recommendation:**

*“That the application of R. Brockman to establish a Home Based Business involving a learning/retreat centre providing workshops for up to a maximum of 25 attendees per day on Block 6, NE 4-36-5-W3 be APPROVED subject to the applicant providing evidence of written approval from the Saskatoon District Health Region for use of a private onsite septic treatment system on the property reflecting the increased volume of water resulting from the establishment of the home based business.*

CARRIED

**8. Other**

- a. Correspondence - R. Folstad
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The Commission received written correspondence from a local property owner requesting consideration of amendments to the District Bylaws to permit the construction of multi-family dwellings in the District. The Commission accepted the correspondence as information to consider in future deliberations.

- b. Ducks Unlimited Canada – Request for Designation  
Meewasin Valley Authority Conservation Zone  
NW 14-36-6-W3 – Chappell Marsh
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The Commission received a written request from Ducks Unlimited Canada to have their property located in the NW 14-36-6-W3 commonly known as the Chappell Marsh included within the Meewasin Valley Authority’s conservation zone.

Motion: Moved by Sylvester/Waddington

**RECOMMENDATION:**

*“That the R.M. of Corman Park No. 344 has no objections to the inclusion of a portion of NW 14-36-6-W3 known as the Chappell Marsh within the Meewasin Valley Authority Conservation Zone.”*

CARRIED

- c. Bizhub Light Industrial Park  
Draft Concept Plan
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The purpose of the Bizhub Concept Plan is to provide direction to Council, current and future property owners for the potential re-subdivision and rezoning of properties within the Bizhub Industrial Park. The Administration provided the Commission with an overview of the Plan focusing on the basic principals applied.

Motion: Moved by Dubois/Penner

**Recommendation:**

*“That the Corman Park – Saskatoon District Planning Commission directs the Administration to host a public information meeting to introduce the attached Bizhub Concept Plan to all of the current property owners within the Bizhub Industrial Park in advance of its formal consideration by the Commission at a subsequent meeting.”*

CARRIED

**9. Adjournment**

Motion to Adjourn: Sylvester