



Corman Park – Saskatoon District Planning Commission Meeting

February 9, 2011

**MINUTES OF THE JANUARY 5, 2011 MEETING OF THE SASKATOON DISTRICT  
PLANNING COMMISSION**

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

REGRETS: E. Hopkin

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

**2. Approval of the Agenda**

Motion: Moved by Sylvester/Harwood

CARRIED

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

Motion: Moved by Richet/Waddington

CARRIED

**4. Approval of the Minutes of December 8, 2010**

Motion: Moved by Penner/Waddington

CARRIED

**5. Business Arising from the Minutes**

**a.) REZONING AND SUBDIVISION**

Owner/Applicant: E. & A. Krahn  
Legal Land Description: W ½, SE 1-38-5-W3  
Council Division: 7

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The Commission considered the application of E. and A. Krahn to rezone and subdivide a 4.05 ha (10 acre) parcel in the W ½, SE 1-38-5-W3 from D-Agricultural 1 District (DAG1) to D-Country Residential 1 District (DCR1) for the purpose of creating separate title to an existing residence and yardsite.

The Commission supported the recommendation to approve the application.

Motion: Moved by Richet/Dubois

**Recommendation:**

*“That the application of E. and A. Krahn to rezone and subdivide a 4.05 ha (10 acre) parcel in the W ½, SE 1-38-5-W3 from D-Agricultural 1 District (DAG1) to D-Country Residential 1 District (DCR1) be APPROVED.”*

CARRIED

**b.) 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.

**6. Rezoning Application(s)**

None

**7. Subdivision Application(s)**

None

**8. Discretionary Use Application(s)**

**DISCRETIONARY USE 3-11**

Owner/Applicant: Ron Loopkey (Yellowhead Auto Sales)  
Legal Land Description: Blk. 52, SW 8-36-5-W3 – Hamlet of Furdale  
Council Division: 2

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The Commission considered a discretionary use application for Ron Loopkey to establish a home based business involving the storage, sales and detailing of automobiles.

Brend Shular and David Emigh were in attendance at the meeting to voice concerns they had with the application as proposed. The concerns expressed were noise, an increase in traffic, associated business parking that is visible from their home and the commercial nature of the use in a residential area.

The applicant, Ron Loopkey, spoke to the concerns noted by his neighbour and indicated that he intends to be respectful of his neighbours and to run a quiet and unobtrusive business with all business activity and storage to occur within the existing residence and outbuildings and limiting the number of vehicles stored to a maximum of 6 at any given time.

In response to the concerned resident, the Administration advised the Commission that the current bylaws provide residents of Corman Park the opportunity to operate home

based business from their residential yardsites subject to Council approval and the applicant's continuing to meet the zoning bylaw development standards regulating home based businesses.

The Commission resolved to support the recommendation to approve the application with the condition that the application be limited to a two year period so that a future opportunity for review could be made.

Motion: Moved by Waddington/Sylvester

**Recommendation:**

*"That the application of R. Loopkey to establish a home based business as a discretionary use on Block 52, SW 8-36-5-W3 involving the storage, sales and detailing of automobiles be APPROVED for a two year period subject to the landowner;*

- i) entering into a development agreement to define the standards of operation for the home based business to secure the objectives of the zoning bylaw development standards; and*
- ii) making application for the erection of the proposed signage on the property."*

CARRIED

**9. Other**

**a. 2011 Commission Schedule**

The Commission and new members were provided with the following meeting dates for 2011 adopted by the Commission at its December 8, 2010 meeting:

<b><u>Date</u></b>	<b><u>Time</u></b>
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 the following member appointments to the Corman Park – Saskatoon District Planning Commission that have been re-appointed by the R.M. and the City Council's:

1. Judy Harwood (Year of Appointment: 2001 – R.M. Appointed)
2. John Waddington (Year of Appointment: 2008 – Joint R.M. and City Council Appointment)

Saskatoon City Councillor Bev Dubois has been appointed by the City Council to replace outgoing Commission member Gordon Wyant.

**10. Adjournment**

Motion to Adjourn: Sylvester