

**MINUTES OF THE JULY 6, 2011 MEETING OF THE SASKATOON DISTRICT
PLANNING COMMISSION**

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

REGRETS: B. Dubois; D. Hodson; E. Hopkin; B. Richet; G. Grismer; B. Delainey,
T. Knuttila

EX-OFFICIO MEMBERS PRESENT: L. Hartney; B. Harris; D. Kripki; C. Watson

2. Approval of the Agenda

Motion: Moved by Sylvester/Penner

CARRIED

3. Approval of the Minutes of June 9, 2011

Motion: Moved by Penner/Waddington

CARRIED

4. Business Arising from the Minutes

The Commission considered the draft “Request for Proposal” (RFP) for the Southeast Concept Plan Area.

Discussion focused on the time frame for completion and whether the deadline for completion should be shorter than a year as outlined in the RFP. Administration indicated that this timeline is based on the City of Saskatoon experience with the time line required for City Sector Plans. Applicants will be encouraged to finish the Concept Plan in less than a year if possible. The timeframe on future RFPs may be shortened if the initial Concept Plan shows that they can be completed in a smaller time frame.

The Commission supported the recommendation to endorse the “Request for Proposal”.

Motion: Moved by Sylvester/Penner

Recommendation:

“That the Corman Park – Saskatoon District Planning Commission endorses the attached “Request for Proposal” and directs the Administration to prepare the necessary communications in anticipation of bringing forward a summary of the submissions received to a future meeting along with a recommendation identifying the preferred consultant.”

CARRIED

5. Rezoning Application(s)

**SUBDIVISION 31-11
BYLAW 20-11**

Owner/Applicant: 627199 Saskatchewan Ltd.
Legal Land Description: LSD 15 NE 2-38-5-W3
Council Division: 7

The Commission considered an application to rezone and subdivide a portion of LSD 15 NE 2-38-5-W3 that is physically severed by Highway 11 for the purpose of creating a residential parcel.

The Commission supported the recommendation to approve the application.

Motion: Moved by Penner/Waddington

Recommendation:

"That the application of 627199 Saskatchewan Ltd. to rezone a portion of LSD 15 NE 2-38-5-W3 from D-Agricultural 1 District to D-Country Residential 2 District and to subdivide a 1.478 ha (3.65 acre) parcel that is physically severed by Highway 11 to create a residential parcel be APPROVED subject to the applicant entering into a servicing agreement to provide for the remission of the required subdivision servicing fee for the new country residential parcel and to address the construction of an extension of Range Road 381 to provide legal and physical access to the proposed parcel at the applicants sole expense."

CARRIED

6. Subdivision Application(s)

SUBDIVISION 30-11

Owner/Applicant: City of Saskatoon
Legal Land Description: SE and SW 12-37-6-W3
Council Division: 5

The Commission considered an application to subdivide SE & SW 12-37-6-W3 for the purpose of constructing a public roadway.

The Commission supported the recommendation to approve the application.

Motion: Moved by Penner/Sylvester

Recommendation:

"That the application of the City of Saskatoon to subdivide a 9.9 ha (24.5 acre) parcel from the SE and SW of 12-37-6-W3 for the construction of a public roadway as shown on the Plan of Proposed Subdivision prepared by Saskatoon Land Surveyors Digital Mapping Systems dated May 24, 2011 be APPROVED."

CARRIED

7. Discretionary Use Application(s)

DISCRETIONARY USE 26-11

Owner/Applicant: Echo Properties Inc. and Overpass Farms Inc.
Legal Land Description: SE 33-37-5-W3
Council Division: 5

The Commission considered an application to establish a Type I Clean Fill Operation on SE 33-37-5-W3.

Representatives of Echo Properties Inc. and Overpass Farms Inc. were in attendance to answer questions from the Commission. Discussion centered on the access to Highway 12 and the type of fill that would be accepted at this site. The Commission and the Applicant agreed on vehicles entering the site from Highway 12 and exiting onto Highway 11. The City representatives reiterated the comments from a submitted letter that only clay be used for fill in the area where the future interchange is proposed to be located.

The Commission supported the recommendation to approve the application.

Motion: Moved by Waddington/Henry

Recommendation:

“That the application of Echo Properties Inc. and Overpass Farms Inc. to establish a Type I Clean Fill Operation on a portion of SE 33-37-5-W3 as a discretionary use be APPROVED for a two year period subject to the applicant:

- i. submitting an engineered site grading plan to guide fill placement;*
- ii. consulting with the Saskatchewan Watershed Authority to confirm whether a permit from their office is required;*
- iii. entering into a development and reclamation agreement; and*
- iv. entering into a road maintenance agreement to define the haul route and the conditions associated with hauling activities.”*

CARRIED

8. Other

None

9. Adjournment

Motion to Adjourn: Henry