



Corman Park – Saskatoon District Planning Commission Meeting

April 6, 2011

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

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

REGRETS: L. Hartney; D.Hodson; T. Knuttila; B. Latimer; G. Penner; J. Waddington

EX-OFFICIO MEMBERS PRESENT: B. Delainey; G. Grismer; G. Sarich; C. Watson

2. Approval of the Agenda

Motion: Moved by Dubois/Hopkin

CARRIED

3. Approval of the Minutes of February 9, 2011

Motion: Moved by Sylvester/Dubois

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

6. Subdivision Application(s)

SUBDIVISION 12-11

Owner/Applicant: Cowessess TLE Holdings Inc.
Legal Land Description: NE 11-36-5-W3 and SE 11-36-5-W3
Council Division: 1

The Commission considered an application to subdivide a small parcel from NE11-36-5-W3 and SE 11-36-5-W3 in order to accommodate the planned construction of a “flyover” interchange at this location.

The Commission supported the recommendation to approve the application.

Motion: Moved by Richet/Sylvester

Recommendation:

“That the application of Cowessess TLE Holdings Inc. to subdivide a 0.7 ha (1.76 acre) parcel from the NE 11-36-5-W3 and 1.01 ha (2.49 acre) parcel from the SE 11-36-5-W3 as shown on the Plan of Survey submitted by Altus Geomatics Ltd. dated November 23, 2010 for the purpose of providing land for a future highway interchange be APPROVED.”

CARRIED

SUBDIVISION 13-11

Owner/Applicant: E.and E. Olver
Legal Land Description: Block 12, NE 6-36-5-W3
Council Division: 2

The Commission considered an application to subdivide an existing country residential parcel located in the NE 6-36-5-W3 (Furdale) for the purpose of creating one additional country residential parcel.

The Commission supported the recommendation to approve the application.

Motion; Moved by Sylvester/Dubois

Recommendation:

“That the application of E. and E. Olver to subdivide Block 12 in the NE 6-36-5-W3 as shown on the Plan of Proposed Subdivision submitted by George Nicholson, Franko and Associates Ltd. dated January 19, 2011 be APPROVED subject to the applicant:

- i. entering into a servicing agreement to provide for the 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 Makaroff Street.”*

CARRIED

7. Discretionary Use Application(s)

None

8. Other**a. Proposed Textual Amendment (Bylaw 06/11)**

The Commission considered a textual amendment to the Corman Park – Saskatoon Planning District Zoning Bylaw which will provide changes to the minimum and maximum site area requirements for “Agricultural Support Services” being a discretionary use within a D-Agricultural 1 Zoning District. The proposed bylaw will enable this specific use to be established on properties comprising a minimum of one hectare (2.47 acres) with no maximum site area requirement applied.

A verbal presentation further to the written report was provided by administration explaining the application of this bylaw using examples from within the district.

The Commission supported the recommendation to approve the application.

Motion: Moved by Dubois/Henry

Recommendation:

“That Schedule C, Subsection 8 be amended as bolded below:

Land Use	Min. Site Area	Max. Site Area	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Flanking Yard Setback	Min. Frontage
Agricultural Operations	32.4 ha (80 acres)	64.8 ha (160 acres)	45 m (147.6 ft)	15 m (49.2 ft)	15 m (49.2 ft)	45 m (147.6 ft)	None
Discretionary Uses, except where subdivision is proposed, and except Public Utilities, Municipal Facilities or Telecommunication Facility	32.4 ha (80 acres)	64.8 ha (160 acres)	45 m (147.6 ft)	15 m (49.2 ft)	15 m (49.2 ft)	45 m (147.6 ft)	None
Discretionary Uses where subdivision is proposed, excepting Agricultural Support Services,	1 ha (2.47 acres)	4.05 ha (10 acres)	45 m (147.6 ft)	15 m (49.2 ft)	15 m (49.2 ft)	45 m (147.6 ft)	None

Intensive Agriculture, Internment Services, Public Utilities, Municipal Facilities or Telecommunication Facility							
Agricultural Support Services and Intensive Agriculture where subdivision is proposed	1 ha (2.47 acres)	64.8 ha (160 acres)	45 m (147.6 ft)	15 m (49.2 ft)	15 m (49.2 ft)	45 m (147.6 ft)	None
Internment Services, Public Utilities, Municipal Facilities or Telecommunication Facility	None	None	None	None	None	None	None

b. Proposed Textual Amendment (Bylaw 07/11)

The Commission considered a textual amendment to the Corman Park – Saskatoon Planning District Zoning Bylaw which will enable Council to consider “Dwelling Groups” as a discretionary use provided within the D-Country Residential 5 District. A dwelling group provides for more than one residential dwelling to be established under a single property title as part of a registered condominium plan and is considered as a permitted exception to the regulation of a single principal permitted use on a property as prescribed by the Zoning Bylaw.

The Commission supported the recommendation to approve the application.

Motion: Moved by Sylvester/Richet

Recommendation:

“That Bylaw 23/10, the Corman Park – Saskatoon Planning District Zoning Bylaw be amended as follows:

1. Schedule H: D-Country Residential 5 District (DCR5), Section 3 Discretionary Uses is amended by adding immediately after subsection 3, the following new subsection:
 4. Dwelling Group

2. Schedule H: D-Country Residential 5 District (DCR5), Section 4 Specific Development Standards for Discretionary Uses is amended by adding immediately after subsection 3, the following new subsection:
 4. All the site regulations contained in Section 8 shall apply to bare land units in a dwelling group developed as a bare land condominium.
3. Section 6 Definitions is amended by adding the following new definitions:

Dwelling Group - means a group of two or more detached one unit residential dwellings occupying the same site as part of a registered condominium plan.

Bare Land Condominium – means a condominium divided into bare land units, as defined in *The Condominium Property Act, 1993*.

Bare Land Unit – means a bare land unit as defined in *The Condominium Property Act, 1993*. “

CARRIED

9. Adjournment

Motion to Adjourn: Dubois