

**MINUTES OF THE MAY 4, 2011 MEETING OF THE SASKATOON DISTRICT  
PLANNING COMMISSION**

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

REGRETS: G. Grismer; B. Sylvester; G. Sarich

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

**2. Approval of the Agenda**

Motion: Moved by Dubois/Harwood

CARRIED

**3. Approval of the Minutes of April 6, 2011**

Motion: Moved by Penner/Waddington

CARRIED

**4. Business Arising from the Minutes**

**a.) CONCEPT PLAN AREAS**

A written report was provided to the Commission discussing the issue of Concept Plan Areas. This report outlined the Concept Plan Areas and the timing for completing these reports. The Commission discussed the sequence of completing the Concept Plans and administration indicated that the sequence and timing of completing the Concept Plans after the first one is flexible. Once the first Concept Plan is complete administration will have a better idea on costs and needs of future Concept Plans. If the Commission feels a certain area would benefit from the completion of a Concept Plan sooner than another the sequencing can be adjusted.

The Commission supported the recommendation.

Motion: Moved by Penner/Richet

**Recommendation:**

*“That the Corman Park – Saskatoon District Planning Commission endorse the proposed sequencing for the preparation of Concept Plans for the District.”*

CARRIED

**5. Rezoning Application(s)**

None

**6. Subdivision Application(s)****SUBDIVISION 21-11  
DISCRETIONARY USE 17-11**

Owner/Applicant: Greenbryre Country Club Ltd.  
Legal Land Description: NE 12-36-5-W3 and Portion SE 12-36-5-W3  
Council Division: 2

---

The Commission considered an application to subdivide NE12-36-5-W3 and Portion SE 12-36-5-W3 for the purpose of establishing an integrated recreational residential dwelling group on the lands as a discretionary use.

Discussions concerning the application focused on the standards and timing for improvements to the municipal roadways that provide access to the property, the status of interim improvements at the Highway 16 intersection and questions concerning the administrative structure of the condominium board as it pertains specifically to the operations and financial management of local private infrastructure.

Administration indicated that a servicing agreement will be executed as a condition of Council's approval of the subdivision which will reflect the construction specifications recommended within the engineered Traffic Impact Study. The Administration will work with the developer and their engineer to determine the appropriate timing for this roadway construction in order to insure that the upgrades coincide with residential development on the property rather than during the property servicing stage where traffic to the site is minimized but potential damage to the roadway is at its greatest due to the frequency of heavy equipment traffic associated with the installation of infrastructure on the property.

The Commission was informed that based upon consultation with the City Administration it was determined that interim investments in highway upgrades is not a wise investment based upon the timing for development utilizing the upgrades and the timing for the actual construction of the interchange.

Ben Nussbaum, the solicitor representing the development group briefly identified the legislative framework that governs the establishment and operation of condominium associations. Mr. Nussbaum confirmed that the preparation of financial budgets including accumulation of reserves is a standard requirement. The R.M. solicitor will be requested to identify what role the R.M. may play in this condominium bylaw if any as part of the preparation of the development and servicing agreement.

The Commission supported the recommendation to approve the application.

Motion: Moved by Waddington/Dubois

**Recommendation:**

*"That the application of Greenbryre Country Club Ltd. to subdivide NE and a portion of SE 12-36-5-W3 as shown on the Plan of Proposed Subdivision submitted by Altus Geomatics Ltd. dated April 13, 2011 for the purposes of establishing an integrated recreational residential dwelling group on the lands as a discretionary use be APPROVED subject to:*

- i. receiving Ministerial Approval for Bylaw 07/11;*

- ii. *the applicant entering into a development and servicing agreement prescribing the standards for the construction of new and upgrade of existing infrastructure serving the property and remission of the required subdivision servicing fee for each new country residential building site created; and*
- iii. *the applicant satisfying the Municipal Reserve requirement.”*

CARRIED

**SUBDIVISION 25-11**

Owner/Applicant: J.J.D. Walker Holdings Ltd.  
Legal Land Description: Block 15, NE 4-36-5-W3  
Council Division: 2

---

The Commission considered an application to subdivide Block 15 in the NE 4-36-5-W3 for the purpose of establishing an additional residential parcel.

The Commission supported the recommendation to approve the application.

Motion: Moved by Dubois/Harwood

**Recommendation:**

*“That the application of J.J.D. Walker Holdings Ltd. to subdivide Block 15 in the NE 4-36-5-W3 as shown on the Plan of Proposed Subdivision submitted by Webb Surveys dated April 11, 2011 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 Diana Street.”*

CARRIED

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

None

**8. Other**

None

**9. Adjournment**

Motion to Adjourn: Harwood