



**PUBLIC MINUTES  
MUNICIPAL PLANNING COMMISSION**

**Tuesday, April 28, 2015, 11:30 a.m.  
Committee Room "E"**

**PRESENT:**

Mr. K. Martens, A/Chair  
Mr. S. Betker  
Mr. A. Douma  
Ms. S. Smith  
Dr. C. Christensen  
Mr. J. Yachyshen  
Mr. A. Yuen  
Mr. S. Laba  
Ms. K. Weber  
Councillor E. Olauson (at 11:52 a.m.)  
Ms. J. Braden (at 12:12 p.m.)

**ALSO PRESENT:**

Development Review Manager D. Dawson  
Regional Planning Manager L. Hartney  
(left at 12:16 p.m.)  
Planner B. McAdam (left at 12:30 p.m.)  
Planner D. McLaren  
Committee Assistant P. Walter

**ABSENT:**

Mr. J. Jackson  
Mr. J. McAuliffe

**1. CALL TO ORDER**

Mr. K. Martens, A/Chair called the meeting to order.

**2. CONFIRMATION OF AGENDA**

**Moved By:** Dr. Christensen

That the agenda be confirmed as presented.

**CARRIED**

### **3. ADOPTION OF MINUTES**

**Moved By:** Mr. Laba

That the minutes of Regular Meeting of the Municipal Planning Commission held on March 31, 2015, be adopted.

**CARRIED**

### **4. UNFINISHED BUSINESS**

### **5. COMMUNICATIONS**

### **6. REPORTS FROM ADMINISTRATION**

#### **6.1 Proposed Rezoning from MX1(H) to MX1 – 401 and 475 Avenue L South – West Industrial [Files CK. 4351-015-007 and PL. 4350-Z22/13]**

Councillor Olauson arrived at 11:52 a.m. during discussion of this matter.

Planner McAdam reviewed the submitted report and along with Development Review Manager Dawson answered questions of the Commission.

Mr. Shane Olson, Shercom Industries, was also present to answer questions of the Commission. Mr. Olson supplied handouts to the Commission, they have been added to the file.

Discussion followed regarding the proposed amendment and rezoning and the following further information was provided:

- Shercom Industries completed a remediation process on the property up to Ministry of Environment - Saskatchewan residential standards;
- The remediation process started with an environmental phase 1 which identifies contaminants in the soil;
- Ministry of Environment - Saskatchewan would not approve the application until certain the remediation process was complete;
- The residential standards for the remediation process contains every range of chemicals;
- The property owner is liable for any contaminants on sight;
- The contaminants on site and inspections are dealt with through the Ministry of Environment – Saskatchewan;
- The rezoning and amendment is based on the consultation process and community driven neighbourhood plan for the area;

- The neighbourhood plan for the area does include a mixed use area;
- Utilities for the property will be determined through the development permit process; and
- The MX1 zoning district contains many discretionary uses, offices and office uses are permitted uses in the zoning district.

Concerns were raised regarding the liability the City of Saskatoon would have on the property if approved for the rezoning. Mr. Olson informed the Commission that the Planning and Development Department would not move forward on the application until they received an approval letter from Ministry of Environment – Saskatchewan.

**Moved By:** Mr. Yuen

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

That the proposed amendment to Zoning Bylaw No. 8770 to rezone 401 and 475 Avenue L South from MX1(H) – Mixed-Use District 1 with the Holding Symbol “H” to MX1 – Mixed-Use District 1, be approved.

**CARRIED**

## **6.2 Zoning Text Amendment – Shipping Container Regulations [Files CK. 4350-014-001 and PL. 4350-26]**

Planner McLaren reviewed the submitted report and addressed questions of the Commission.

Planner McLaren advised the Commission that all Zoning Bylaw enforcement is complaint driven.

**Moved By:** Dr. Christensen

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

That the proposed Zoning Bylaw No. 8770 amendments be approved.

**CARRIED**

**6.3 First Nation Community Profiles Report  
[Files CK. 368-1 and PL. 4010-21-1]**

Ms. Braden arrived at 12:12 p.m. during discussion of this matter and did not assume Chair.

Regional Planning Manager Hartney reviewed the submitted report with the Commission.

Discussion followed regarding land use capability and reserves located within the City of Saskatoon.

**Moved By:** Councillor Olauson

That the First Nation Community Profiles Report dated April 28, 2015, be received as information.

**CARRIED**

Regional Planning Manager Hartney excused herself at 12:16 p.m.

**6.4 Land Use Applications Received by the Community Services Department for the Period between February 13, 2015, to March 25, 2015 [Files CK. 4000-5, PL. 4350-1, PL. 4132, PL. 4350 and PL. 4300]**

**Moved By:** Mr. Yachyshen

That the information be received.

**CARRIED**

**7. REPORTS FROM COMMISSION**

**7.1 Update of Items Previously Considered by the Commission, and Considered by City Council at its meeting on Monday, April 27, 2015. [File No. CK. 175-16]**

Ms. Braden gave a verbal report.

**Moved By:** Mr. Yachyshen

That the information be received.

**CARRIED**

**7.2 Thrive 2015 – Annual Planners Conference  
Saskatoon, Saskatchewan – Canadian Institute of Planners  
and Saskatchewan Professional Planners [File No. CK. 175-16]**

Planner McAdam excused himself at 12:30 p.m. during discussion of this matter.

The Commission was informed that the Standing Policy Committee on Planning, Development and Community Services, at its meeting held on April 13, 2015, considered the Municipal Planning Commission's request for additional funding to provide an opportunity for all members to attend Thrive 2015 in Saskatoon. The Standing Policy Committee on Planning, Development and Community Services resolved that the information be received.

Discussion followed regarding attending Thrive 2015, Annual Planners Conference, in Saskatoon, June 27 to 30, 2015.

**Moved By:** Mr. Yuen

That the Municipal Planning Commission members register for one day registrations and inform the Committee Assistant which day they would like to attend Thrive 2015, Annual Planners Conference, in Saskatoon, by April 29, 2015.

**CARRIED**

**8. ADJOURNMENT**

**Moved By:** Mr. Yuen

That the meeting be adjourned at 12:36 p.m.

**CARRIED**

---

Mr. K. Martens, A/Chair