9. **Textual Amendments:**

   a) **Proposed Textual Amendment – Corman Park – Saskatoon Planning District Official Community Plan**

**Background:**
At their November 2, 2018 meeting, the District Planning Commission (DPC) will recall directing Administrations to prepare municipal bylaws for First Reading with respect to a number of textual amendments to the Corman Park-Saskatoon Planning District (District) Official Community Plan (OCP) and Zoning Bylaw. The proposed textual amendments provided criteria to allow the municipalities to consider Future Land Use Map amendments outside of needing an approved Concept Plan or the project being deemed regionally significant. Some other minor housekeeping amendments were also made under these bylaws.

The municipalities passed reciprocal bylaws, which is required for District OCP amendments (R.M. Bylaw No. 53/18 and City Bylaw No. 9543), and submitted them to the Ministry of Government Relations for approval. During Ministerial review of the bylaws a concern was raised with proposed clause 2.1.4.b) which read:

“2.1.4 Where a proposed commercial or industrial development is located within a Saskatoon Future Growth Sector it shall:

   a) be designed to allow for a transition to urban development; and
   b) require an agreement acceptable to Corman Park and Saskatoon for servicing and infrastructure costs, including consideration for future cost recovery for urban infrastructure.”

The Ministry’s concern was that the clause refers to “development”, which the District bylaws define as building on or using land. The Ministry was concerned this implies that the municipalities want to charge development levies to recover future servicing costs, which they cannot do because the District does not have a development levy bylaw.

The intent when drafting the bylaw was to refer to subdivision, where servicing agreements can be used to charge fees to recover servicing costs. Administratively, the municipalities agreed to amend the wording of the clause for clarity and for consistency with the wording of other District bylaw clauses. The municipalities have asked the Ministry to conditionally approve the balance of the amendments as part of R.M. Bylaw 53/18 and City Bylaw No. 9543, subject to the municipalities making an additional bylaw amendment to rectify clause 2.1.4.b). This recommendation for bylaw amendment drafting is the next step in that process.

If the municipalities create a system of development levies and adopt a development levy bylaw in the future, further amendments to the District bylaws would be proposed concurrently to address any text changes that are required.

Therefore the Administrations are recommending clause 2.1.4.b) be revised to read:
“2.1.4 Where a proposed commercial or industrial development is located within a Saskatoon Future Growth Sector it shall:

   a) be designed to allow for a transition to urban development; and
   b) when subdivision is involved, require an agreement acceptable to Corman Park and Saskatoon for servicing and infrastructure costs, including consideration for future cost recovery for urban infrastructure.”

New municipal bylaws will be drafted with legal review and be presented to the R.M. and City Councils for First Reading. As noted, the request for the Ministry to conditionally approve the balance of the bylaws will allow the overall policy amendment framework to come into place, allowing recent subdivision approvals to proceed and provide criteria for new development proposals to be reviewed against. Both municipal Administrations are supportive of this approach.

**Recommendation:**
“That the District Planning Commission directs R.M. and City Administrations to draft Bylaws to amend clause 2.1.4.b), considered under R.M. Bylaw 53/18 and City Bylaw No. 9543.”

10. Other:

None
9. **Textual Amendments:**

a) **Proposed Textual Amendment – Corman Park – Saskatoon Planning District Official Community Plan & Zoning Bylaw – New DCR6 District – Greenbryre**

The Greenbryre Golf and Country Estates (Greenbryre) is an integrated residential and golf course community located in E ½ 12-36-5-W3. The initial development proposed two phases of residential lots ranging from a minimum 0.2 hectares (0.5 acres) to a maximum of 0.32 hectares (0.8 acres). The lots have been registered as a bare land condominium. The current zoning of the residential lots is D-Country Residential 5 (DCR5) District. As part of their third phase of development, the developers D&S Developments Ltd., want to:

- Reduce the flanking yard requirement for corner lots from 10 m to 6 m;
- Reduce the minimum site size from 0.2 ha (1/2 acres) to 0.13 ha (1/3 acre);
- Allow for townhouse dwelling group; and
- Subdivide the lands which the current clubhouse is on and replace the clubhouse with an amenity building providing for additional uses.

Amendments to the Corman Park-Saskatoon Planning District Official Community Plan (District OCP) and Zoning Bylaw are required to facilitate these changes.

The purpose of this report is to provide draft language in relation to the amendments and provide the Commission with an opportunity to provide feedback prior to the drafting the bylaws and undergoing legal review. A similar approach has been taken with recent bylaw amendments. Once drafted, the bylaws would be brought forward to R.M. and City Councils to support First Readings of the bylaws.

**Analysis:**

**District Official Community Plan (OCP):**

The following revisions are proposed to be made to the current District OCP policies; they are shown using track changes and include an explanation on the intent after the policy.

**Section 5: Residential Objectives and Policies:**

5.7.7 Where a substantial active public recreational amenity is being proposed, subdivisions shall have a minimum lot size of 0.2-13 ha (0.5-33 acre).

This revision is required to so the OCP and Zoning Bylaw are consistent.

**District Zoning Bylaw:**

Based on the requests of the applicant, R.M. and City Administrations decided it was appropriate to create a new Zoning District for the Greenbryre, rather than amending the DCR5 District. Part of this rationale includes that Greenbryre has its own communal water and septic treatment system which can support the increased densities. In other cases, lower densities and larger lot sizes may be required to support on site services. It was determined to keep the DCR5 District and add a DCR6 District for flexibility in implementing development concepts in the Planning District.
The new DCR6 District proposes to:

- Reduce the flanking yard requirement for corner lots from 10 m to 6 m;
- Reduce the minimum site size from 0.2 ha (1/2 acres) to 0.13 ha (1/3 acre);
- Provide for dwelling group development standards;
- Remove bed and breakfast homes, garden suites and clean fill operations as allowable uses but allow for an amenity building, golf course and community care facility subject to development standards.
- Allow for one 30,000 sq. ft. multi use residential and recreational amenity building while providing for floor area maximums for personal service use, retail store use, and office uses to ensure the building remains complementary to the residential character of the neighbourhood;
- Provision for interior access only for particular uses within the amenity building, to address issues of scale, and the intent of the building serving the community;

In addition, there are approximately 17 lots in existing phases that are undevelopable due to the current setback requirements. The roadways were built such that the road rights-of-way are larger than required, as Greenbryre uses a curb and gutter system rather than a ditch system for drainage. Typical R.M. roadways use a ditch system for drainage and the roadways were initially sized with this in mind. Given this, in the current phases of development there is 10 m between the curb and the front and flanking faces of the property line within the right-of-way. Since front and flanking yard setbacks are measured from property line, this means that an additional 10 m setback exists prior to any building setbacks being applied on site. A setback of 20 m between the curb and any residence is excessive and Administrations are in favour of reducing the setbacks given the existing roadway structure.

By providing a specific zoning District for Greenbryre, this means that the overall DCR5 District can remain in place for other integrated residential and recreational communities, while providing development standards unique to Greenbryre. A draft D-Country Residential 6 (DCR6) District has been provided for information and review.

**Recommendation:**

“That the proposed Textual Amendment report be received as information and that the District Planning Commission directs R.M. and City Administrations to draft Bylaws for First Reading for consideration by municipal Councils subject to legal review.”

**Enclosures:** Draft D-Country Residential 6 (DCR6) District
Schedule I: D-Country Residential 6 District (DCR6)

1. Purpose or Intent:
The purpose of the D-Country Residential 6 District is to facilitate the development of a clustered residential development and integrated golf course community associated with Greenbryre Golf and Country Estates.

2. Permitted Uses:
In any D-Country Residential 6 District (DCR6), no person shall use any land, building or structure or erect any building or structure except in accordance with Section 4 of this schedule:

1. Community facility
2. Dwelling group
3. Golf course
4. Home occupation
5. Municipal facility
6. Public utility
7. Single detached country residence

3. Discretionary Uses:
The following uses may be considered at the discretion of Council and where specific development standards apply in accordance with Section 4 of this schedule:

1. Amenity building
2. Community care facility
3. Home based business

4. Specific Development Standards:
1. A maximum of one (1) amenity building shall be permitted within an integrated golf course community associated with Greenbryre Golf and Country Estates.
2. Any or all of the following uses shall be permitted to locate in a building used as an amenity building provided that all uses are ancillary and related to the type, scale, and character of the community:
   a) Clubhouse;
   b) Food Service;
   c) Meeting Rooms;
   d) Personal Service;
   e) Retail Store;
   f) Office;
3. Any and all personal service use(s) shall be permitted to locate in a building used as an amenity building provided that all of the following conditions are complied with:
   a) The total floor area for all personal service use(s) shall not exceed 696.77 m² (7,500 ft²); and
   b) Any such use shall have access from within the interior of the building.
4. Any and all retail store use(s) shall be permitted to locate in a building used as an amenity building provided that all of the following conditions are complied with:
   a) The total floor area for all retail store use(s) shall not exceed 232.25 m² (2,500 ft²); and
   b) Any such use shall have access from within the interior of the building.
5. Any and all office use(s) shall be permitted to locate in a building used as an amenity building provided that all of the following conditions are complied with:
a) The total floor area for all office use(s) shall not exceed 929m$^2$ (10,000 ft$^2$);
b) Any such use shall have access from within the interior of the building; and
c) The total floor are devoted to all office use(s) shall not exceed 33% of the gross floor area of the amenity building.

6. For the purposes of this zoning district, the outdoor storage or display of inventory associated with a home based business shall be screened to the satisfaction of the Development Officer.

7. In addition to the minimum site development standards for dwelling groups contained in Section 9, dwelling groups shall also comply with the requirements contained in Section 10.

5. Prohibited Development:
The following developments shall be strictly prohibited within a DCR6 District:

1. All uses of land, buildings, structures or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.
2. All uses of land, buildings and structures except those specifically noted as permitted or discretionary.
3. For the purpose of this zoning district, a single detached country residence shall not include a RTM home or a mobile home
4. For the purpose of this zoning district, a community care facility shall not include a treatment centre, group home, prison, reformatory, correctional facility or other facility for the secure and open custody of persons who have been committed thereto by a Court of person having lawful authority or a facility for the purpose of detention after being arrested on a charge under The Criminal Code (Canada) or a Federal or Provincial statute or upon being convicted of an offence under The Criminal Code (Canada) of a Federal or Provincial Statute.
5. For the purposes of this zoning district, a home based business involving industrial or industrially related activities shall be prohibited.

6. Development Concept
All development in the DCR6 District shall be consistent with the approved Development Concept or Comprehensive Development Review for the subject property. Should a major component of the development concept differ from the approved document, a revised Development Concept and/or Comprehensive Development Review shall be required to reflect those changes.

7. Development Standards for an Accessory Use or Building:
In addition to the General Regulations contained in this Bylaw, the following additional development standards shall apply to accessory uses, buildings and structures within a DGR6 District:

1. The setbacks and general performance standards for an accessory use, building or structure shall meet the same requirements as the principal use, building or structure.

8. Development Standards for Signage:
In addition to the General Regulations contained in this Bylaw, the following additional development standards shall apply to the placement or erection of signage within a DCR6 District:

| Amenity Building and Golf Course | 1. One (1) multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 14 m$^2$ (150.7 ft$^2$) and a height of 14 m (45.9 ft). |
2. Where a building maintains direct exposure to more than one public right of way, a second free standing sign shall be allowable following the previous regulations.

<table>
<thead>
<tr>
<th>All Other Permitted and Discretionary Uses, excepting a single detached country residence</th>
<th>1. One (1) non-illuminated multi-faced free standing sign shall be permitted per building frontage not exceeding a gross surface area of 2 m$^2$ (21.5 ft$^2$) and a height of 2.5 m (8.2 ft).</th>
</tr>
</thead>
</table>

**9. Site Development Standards:**

In addition to the General Regulations contained in this Bylaw, the following additional development standards shall apply to development on a site within a DCR6 District:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Min. Site Area</th>
<th>Max. Site Area</th>
<th>Min. Front Yard Setback</th>
<th>Min. Side Yard Setback</th>
<th>Min. Rear Yard Setback</th>
<th>Min. Flanking Yard Setback</th>
<th>Min. Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Country Residence</td>
<td>0.13 ha (0.33 acre)</td>
<td>4.05 ha (10 acres)</td>
<td>45 m (147.6 ft)</td>
<td>3 m (9.8 ft)</td>
<td>10 m (32.8 ft)</td>
<td>6 m (19.7 ft)</td>
<td>30 m (98.4 ft)</td>
</tr>
<tr>
<td>Dwelling Group</td>
<td>0.13 ha (0.33 acre)</td>
<td>4.2 ha (10 acres)</td>
<td>6 m (19.7 ft)</td>
<td>3 m (9.8 ft)</td>
<td>6 m (19.7 ft)</td>
<td>6 m (19.7 ft)</td>
<td>30 m (98.4 ft)</td>
</tr>
<tr>
<td>Golf Course</td>
<td>10.0 ha (24.7 acres)</td>
<td>None</td>
<td>45 m (147.6 ft)</td>
<td>8 m (26.2 ft)</td>
<td>8 m (26.2 ft)</td>
<td>45 m (147.6 ft)</td>
<td>None</td>
</tr>
<tr>
<td>Community Recreational Use</td>
<td>0.2 ha (0.5 acre)</td>
<td>None</td>
<td>45 m (147.6 ft)</td>
<td>3 m (9.8 ft)</td>
<td>10 m (32.8 ft)</td>
<td>45 m (147.6 ft)</td>
<td>30 m (98.4 ft)</td>
</tr>
<tr>
<td>All Other Discretionary Uses</td>
<td>0.2 ha (0.5 acre)</td>
<td>4.05 ha (10 acres)</td>
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<td>3 m (9.8 ft)</td>
<td>10 m (32.8 ft)</td>
<td>45 m (147.6 ft)</td>
<td>30 m (98.4 ft)</td>
</tr>
<tr>
<td>Public Utility, Municipal Facility, Tele-communication Facility</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

1. Residential lot density for detached country residences shall not exceed 7.4 dwelling units per hectare (3 dwelling units per acre). Residential lot density for dwelling groups shall not exceed 32 dwelling units per hectare (13 dwelling units per acre).

2. No more than 4.2 hectares (10.37 acres) of land in total shall be used for the development of a dwelling group(s) in the integrated golf course community associated with Greenbryre Golf and Country Estates.
3. At the time of submitting the initial development proposal, subdivision design and servicing provisions must be presented indicating development strategy for the total site and anticipated development on adjacent lands to the maximum density allowed. Implementation of secondary stages of development must take place according to the initial development proposal, and shall be staged in the initial proposal.

4. Front and flanking yard setbacks are measured from the centerline of the road allowance unless otherwise provided herein.

5. Where a front yard abuts an internal subdivision roadway, a minimum 6 m (19.7 ft) setback shall be applied from the applicable site line, except those sites shown on Condominium Plans 102113556 and 102087884, where the minimum setback shall be 10 m (32.8 feet).

6. Where a front or side yard abuts a provincial highway, a greater setback may be required by the Ministry of Highways and Infrastructure.

7. The floor area requirements for principal and accessory buildings, and the amenity building shall be:
   a) principal buildings shall have a minimum floor area of 90 m² (968.7 ft²)
   b) the amenity building shall have a maximum cumulative floor area no greater than 2,787 m² (30,000 ft²).
   c) accessory buildings shall have a maximum cumulative floor area no greater in size than the total developed floor area of the principal building.
   d) notwithstanding subsection b), a maximum of 53.51 m² (576 ft²) of attached garage floor area shall be exempt from the maximum floor area of accessory buildings.

8. The maximum building height for the amenity building in a DCR6 District is 18 m (59 ft.). The maximum height for all other uses in a DCR6 District is 10 m (32.8 ft.) unless otherwise provided in any policies contained in this Bylaw.

10. Development Standards for Dwelling Groups
    1. Minimum site development standards for dwelling groups contained in Section 9, shall apply to the development site, but shall not apply to the individual units identified in a condominium plan.
    2. All parking areas, private garages or vehicular access to units or sites within a dwelling group should be from a roadway which is common property internal to the parcel.
    3. All dwelling groups should have vehicular access to a public street from at least two points which are sufficiently separated to provide accessible ingress and egress in case of emergency.
    4. The minimum parking requirement for dwelling groups is 1.75 spaces per dwelling unit, of which 0.25 spaces per unit shall be designated as Visitor Parking, and of which one space per 20 parking spaces shall be designated for persons with disabilities.

11. Supplementary Development Standards:
    1. In the DCR6 District, no person shall keep any livestock.
Proposed Additions to Section 6: Definitions:

Amenity Building: means a building for the provision of amenities related to the development of a clustered, integrated residential and recreational community. All uses in the amenity building must be ancillary and related to the type, scale and character of the community. Typical ancillary uses appropriate in an amenity building may include snack bars, clubhouses, locker rooms, retail stores limited to the sale of equipment, accessories, clothing and other items related to integrated community recreational uses, personal service uses, food service uses, offices, meeting rooms and other similar uses.

Personal Service: means a use associated with personal appearance, grooming or well-being. Typical uses include beauty salons, barber shops, estheticians, salons and spas, and fitness facilities, but does not include the provision of health care related services.