

## Endorsement of Regional Land Use Map Amendments – Saskatoon North Partnership for Growth Regional Plan

### ISSUE

Amendments to the Regional Land Use Map, which is part of the Saskatoon North Partnership for Growth (P4G) Regional Plan, require endorsements in principle from the five municipalities that form P4G. Proposed amendments have been endorsed in principle by the Regional Oversight Committee, which comprises elected officials from the P4G partners.

### RECOMMENDATION

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council that the amendments to the land use designations on the Saskatoon North Partnership for Growth Regional Land Use Map, to enable the proposed Eagle Heights development in the Rural Municipality of Corman Park and the implementation of the City of Martensville West Sector Plan, as described in the report of the General Manager, Community Services Department, dated May 11, 2020, be endorsed in principle.

### BACKGROUND

The P4G partners are the Cities of Saskatoon, Martensville, and Warman; the Town of Osler; and the Rural Municipality (RM) of Corman Park. The partner Councils have endorsed a Regional Plan in principle; it includes land use policies and a Regional Land Use Map (RLUM), a Regional Servicing Strategy, and a Regional Governance and Implementation Strategy. A new P4G Planning District is being created to formalize P4G, and the Regional Plan is being drafted as a P4G District Official Community Plan bylaw (District OCP) for adoption by the partner Councils. The P4G Planning District and its bylaws are expected to take effect in January 2021.

The Regional Governance and Implementation Strategy sets out the process for interim amendments to the Regional Plan before the District OCP has been adopted. Amendments require endorsement in principle from the Regional Oversight Committee (ROC) and the partner Councils. Endorsed amendments will be incorporated into the draft District OCP. If amendments are not endorsed in principle, they may be reconsidered at the time the District OCP is presented to the partner Councils for approval.

### DISCUSSION/ANALYSIS

#### Eagle Heights Map Amendment

This is a proposal to amend the land use designation of a portion of the W½ 11-37-4-W3 in the RM of Corman Park from Green Network Study Area (GNSA) to Country Residential on the RLUM, subject to conditions that help ensure environmentally-sensitive features are identified and any effects on them are mitigated. The balance of

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the property is already designated Country Residential. The amendment would facilitate the proposed Eagle Heights country residential development. The property is located east of Saskatoon, outside the City of Saskatoon's (City's) future growth areas. The detailed report submitted to ROC is attached (see Attachment 1).

The Regional Plan applied the GNSA designation to areas that may contain natural features, wildlife habitat, water resources and wetlands. The resources in the GNSA and the GNSA boundary are to be reviewed and confirmed through comprehensive studies, and a wetland policy is to be developed. P4G is completing a GNSA study north of Saskatoon; the balance of the work is part of the P4G Capital Plan and subject to the partners' budget approvals. The Regional Plan contains policies for the GNSA; these will be formalized when the District OCP has been adopted by the partner Councils.

Given these circumstances, the RM of Corman Park Administration is recommending an interim approach that would identify the features of the GNSA-designated portion of the property and minimize the effect of the proposed development. This work would include a rare plants survey, a mitigation plan, and a comprehensive stormwater management plan. The City Administration is supportive of the proposed approach.

If the RLUM amendment is endorsed in principle by the partner Councils, the RM of Corman Park Council would then consider whether to rezone the entire property to enable the proposed Eagle Heights development to proceed.

### Martensville West Sector Plan Amendment

This is a proposal to amend the land use designation of lands in the City of Martensville (Martensville) West Sector from Urban Commercial/Industrial to Urban Residential Neighbourhood, and the SE 31-38-5-W3 and the W½ SW 32-38-5-W3 from Urban Residential Neighbourhood to Agriculture, on the RLUM. The proposal will enable Martensville's West Sector Plan to be implemented. The detailed report submitted to ROC is attached (see Attachment 2).

Most of the West Sector has been annexed into Martensville. The P4G partners must align their land use plans with the Regional Plan; therefore, any changes to those plans require the support of the partners. Martensville is proposing the amendments because various analyses have indicated there is a market for more Urban Residential Neighbourhood land and less Urban Commercial/Industrial land in the West Sector than what was designated on the RLUM. The Regional Plan created a predictable urban footprint in the RM of Corman Park by setting a population threshold of one million. To maintain that threshold, Martensville is proposing to change the land use designation of some Urban Residential Neighbourhood lands in their adjacent future urban growth area to Agriculture. That future urban growth area is still in the RM of Corman Park.

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If the RLUM amendment is endorsed in principle by the partner Councils, the Martensville Council would then consider whether to approve and implement the West Sector Plan.

The West Sector may include significant retail development that could have effects on existing and planned roadways and interchanges in the region. The Regional Plan highlighted the need for the P4G partners to collaborate on inter-municipal and regional approaches to infrastructure and servicing, and the West Sector Plan confirms that. The P4G partners will continue those discussions and explore collaborative strategies.

### **FINANCIAL IMPLICATIONS**

There are no financial implications identified.

### **OTHER IMPLICATIONS**

There are no legal, social, or environmental implications identified.

### **NEXT STEPS**

If all of the partner Councils endorse the proposed RLUM amendments, the amendments will be filed with the Ministry of Government Relations for information, consistent with what was done with the Regional Plan. The RLUM would then be updated on the P4G website and the partners' websites. The RM of Corman Park Council would proceed with their rezoning process, and the Martensville Council would proceed with their Concept Plan process.

### **APPENDICES**

1. Eagle Heights Map Amendment – ROC Report
2. Martensville West Sector Map Amendment – ROC Report

### **REPORT APPROVAL**

Written by: Laura Hartney, Regional Planning Manager, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Lynne Lacroix, General Manager, Community Services Department

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