

Proposed New Saskatoon North Partnership for Growth (P4G) District Official Community Plan Bylaw

APPLICATION SUMMARY

A District Official Community Plan Bylaw (District OCP) for the proposed Saskatoon North Partnership for Growth (P4G) Planning District is presented for City Council's consideration. In order to move forward and establish the P4G Planning District, a P4G District OCP must be adopted jointly by the Councils of the P4G partners. When the P4G Planning District is established, the Corman Park-Saskatoon Planning District will be replaced and the corresponding District OCP will be repealed.

RECOMMENDATION

That City Council consider the Administration's recommendation that the proposed Bylaw No. 9720, *The Saskatoon North Partnership for Growth District Official Community Plan Bylaw, 2020* be given first reading, and that Bylaw No. 8844, *The Corman Park-Saskatoon Planning District Official Community Plan Bylaw, 2010*, be repealed when appropriate.

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 endorsed a Regional Plan in principle in 2017; it includes land use policies and a Regional Land Use Map, a Regional Servicing Strategy and a Regional Governance and Implementation Strategy. The proposed District OCP is based on the land use policies and Regional Land Use Map of the Regional Plan. A copy of the proposed District OCP is attached to the Bylaw as Schedule "A".

DISCUSSION/ANALYSIS

The proposed District OCP includes the following content:

- 1) Part 1 – Partnership for Growth: provides the statement of intent for the District OCP and outlines the Vision, Principles and Strategic Directions used to develop and manage the District OCP.
- 2) Part 2 – General Policies: outlines policies in areas such as economic development, Indigenous inclusion and natural resource management that apply to the whole Planning District.
- 3) Part 3 – Land Use: outlines major land use and development policies related to land use designations on the District Land Use Map that is part of the District OCP.

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- 4) Part 4 – Servicing: outlines policies related to the construction and management of infrastructure and delivery of services throughout the Planning District and region.
- 5) Part 5 – Implementation: describes the processes for administering and carrying out the District OCP.
- 6) Maps – Includes a District OCP Area Map, a District Land Use Map, and a Future Urban Growth Areas Map.

The majority of the proposed District OCP reflects the land use policies and maps of the Regional Plan; however, the following changes to the Regional Plan have been made:

- 1) P4G boundary reduction – The P4G area has been reduced to focus on the designated Future Urban Growth Areas of the urban municipalities and areas of shared regional interest.
- 2) District Land Use Map changes – The following changes, which have been endorsed by the Councils of the P4G partners after the Regional Plan was endorsed, are incorporated on the District Land Use Map:
 - a) a City of Martensville boundary alteration;
 - b) the City of Martensville West Sector Plan;
 - c) the Loraas composting facility in the RM of Corman Park; and
 - d) the proposed Eagle Heights country residential subdivision in the RM of Corman Park.
- 3) Future Urban Growth Areas – Policies in designated Future Urban Growth Areas have been included in the DOCP to offer more flexibility in accommodating rural development opportunities, but with enough predictability that they will not impede potential future urban growth. Additionally, planning requirements for various types of development have been clarified.
- 4) Separation distances – Separation distances are used to prevent conflict between certain land uses. Affected municipalities must agree on any changes to separation distances in or near designated Future Urban Growth Areas. Detailed separation distances currently found in the Regional Plan will be moved to the P4G Planning District Zoning Bylaw (District Zoning Bylaw). The District Zoning Bylaw must align with the District OCP; it will be adopted solely by the RM of Corman Park, because all of the lands in the P4G area are in the RM of Corman Park.

- 5) Green Network Study Area – Development densities for properties that are partly designated as being in the Green Network Study Area have been clarified. Where a property also has another land use designation, the lower density requirement will apply. The Green Network Study Area includes connected areas of wetlands, swales, natural areas, the South Saskatchewan River corridor, and other areas providing stormwater storage and conveyance, and recharge of groundwater supplies.
- 6) Regional Infrastructure, Regional Institutional Facilities, and Waste Management and Remediation – Regulations for waste management and remediation in the Regional Plan will be included in the District Zoning Bylaw, and the remainder of policies are combined with the Regional Infrastructure and Regional Institutional Facilities section.
- 7) Regional Retail – A new land use designation to accommodate future Regional Retail proposals has been added to the District OCP. A new policy section has been added for this land use designation, complete with objectives and policies for regional retail developments to ensure consistency across the P4G area.

COMMUNICATIONS AND ENGAGEMENT

Extensive rights holder, stakeholder and public engagement was part of the process of developing the Regional Plan prior to endorsement in 2017. Engagement on the proposed District OCP focused on the differences between the District OCP and the Regional Plan. Due to COVID-19 restrictions, the engagement was largely virtual. More than 1,750 notices were sent to all rights holders and landowners in the P4G area, and more than 270 notices were sent to regional stakeholders. Newspaper advertisements, social media, and media interviews were used to build awareness about P4G and the engagement.

Engagement materials were placed on the P4G website, and engagement was open from June 25 to July 10, 2020. Approximately 2,230 new users visited the P4G website and viewed the engagement materials. Forty-eight responses were received via the website, emails, letters, phone calls, and in-person meetings with the P4G Director. A copy of the “What We Heard Report” summarizing the results of this engagement is attached to this report as Appendix 2.

As a result of the engagement, a policy on the resubdivision of lots in multi-parcel country residential developments was removed from the draft District OCP and will be addressed by the RM of Corman Park in the District Zoning Bylaw. This provides greater flexibility for the RM of Corman Park to address local needs. These types of clustered acreage developments are not permitted in designated Future Urban Growth Areas.

The engagement also identified the need for collaboration on upgrades to an inter-municipal road. A portion of road in the RM of Corman Park was scheduled for paving, as a result of increased regional traffic from Highway 41 accessing the North Commuter

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Parkway and Chief Mistawasis Bridge. RM of Corman Park landowners expressed concern during the engagement that the portion of the road inside City limits was not scheduled for paving. The City is now partnering with the RM of Corman Park to pave the entire road.

PUBLIC NOTICE

A Public Hearing is required before the District OCP Bylaw can be adopted, pursuant to section 11(a) of Policy No. C01-021, *Public Notice Policy* and Part X of *The Planning and Development Act, 2007*. A joint Public Hearing of the Councils of the P4G partners has been scheduled for September 24, 2020. The Public Hearing was advertised in The StarPhoenix on August 22 and 29, 2020, and it will be advertised again on September 5 and 12, 2020. The Hearing has also been advertised in The Clark's Crossing Gazette. Copies of the notice have been posted on the P4G partners' websites and on the P4G website.

Prior to the Public Hearing, all of the Councils of the P4G partners will give first reading of the Bylaw, second and third reading of the Bylaw will occur after the joint Public Hearing.

APPENDICES

1. Bylaw No. 9720, *The Saskatoon North Partnership for Growth District Official Community Plan Bylaw, 2020*
2. Saskatoon North Partnership for Growth District Official Community Plan What We Heard Report

REPORT APPROVAL

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