



SASKATOON NORTH PARTNERSHIP FOR GROWTH
DISTRICT OFFICIAL COMMUNITY PLAN

WHAT WE HEARD REPORT

2020 P4G District Official Community Plan Consultation
June 25, 2020 – July 10, 2020



CONSULTATION OVERVIEW

The public and stakeholder consultation for the Saskatoon North Partnership for Growth (P4G) District Official Community Plan (DOCP) took place from June 25 to July 10, 2020. Rights-holders, ratepayers, and other stakeholders in the P4G area were given opportunity to review and provide feedback on the draft DOCP.

Covid-19

Because of restrictions on public gatherings due to the COVID-19 pandemic, the P4G was unable to hold in-person public information sessions for the DOCP. Instead, the P4G hosted an online consultation through the P4G website to capture input.

Building on 2017 engagement program

The engagement was a follow up to the engagement program undertaken for the original Regional Plan endorsed by the P4G member municipalities in 2017. Activities at that time included a public open house, seven targeted information sessions, and an online survey. Additionally, the project team worked closely with representatives from all of the First Nations with reserves or land holdings within or near the P4G study area.

Regional Plan vs District Official Community Plan

After the Regional Plan was endorsed in 2017, the Regional Oversight Committee (ROC) directed the Planning and Administration Committee (PAC) to begin work on establishing a new P4G Planning District based on the Regional Plan. A planning district is comprised of three primary documents: District Plan (or District Official Community Plan); District Zoning Bylaw; and, a Planning District Agreement. Accordingly, the Regional Plan was revised to meet the requirements of a District Plan, from hereon in known as the P4G District Official Community Plan.

The focus of the 2020 consultation was on the changes from the Regional Plan to the DOCP. Appendix 1 summarizes the major changes.

WHAT WE DID

Ideally, the engagement would have used the open house format to solicit feedback. However, because of restrictions on public gatherings due to the COVID-19 pandemic, in-person public information sessions were not an option. Instead, the P4G website, partnershipforgrowth.ca, was employed to host a virtual consultation and capture input.



Engagement Notification

To build awareness of the engagement and drive traffic to the website, communication and notification of the online consultation was undertaken through various means:

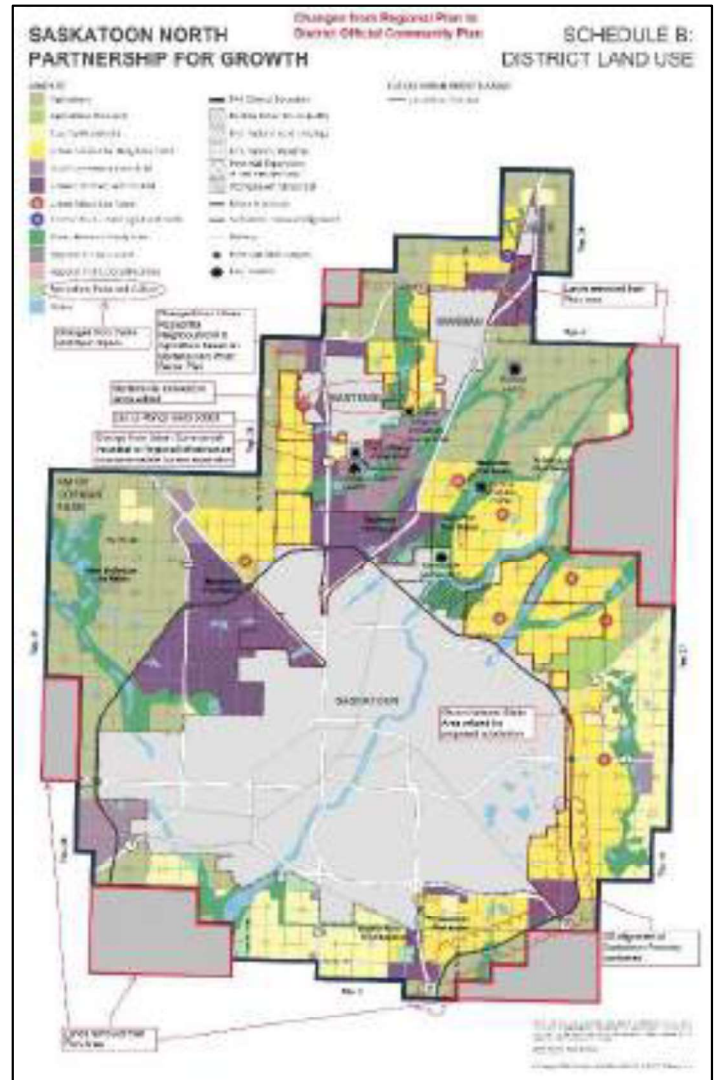
- *Letters sent to RM of Corman Park landowners and First Nations with land interests in the plan area on June 19, 2020*
- *Over 270 email notices sent to stakeholders on June 25, 2020*
- *Notification posted on project website*
- *Press release issued June 25, 2020*
- *Advertisements:*
 - *Clark's Crossing Gazette: June 25, 2020 and July 2, 2020*
 - *Star Phoenix: June 24, 2020 and July 2, 2020*
 - *Social media ads and posts on P4G Twitter and Facebook and through partner municipalities and regional organizations (ie. SREDA, NSBA)*
- *Media interviews:*
 - *CJWW Radio - June 26, 2020*
 - *Clark's Crossing Gazette - July 2, 2020*



Presentation of Materials

On the P4G website visitors were directed from the main page to the DOCP consultation page where they could:

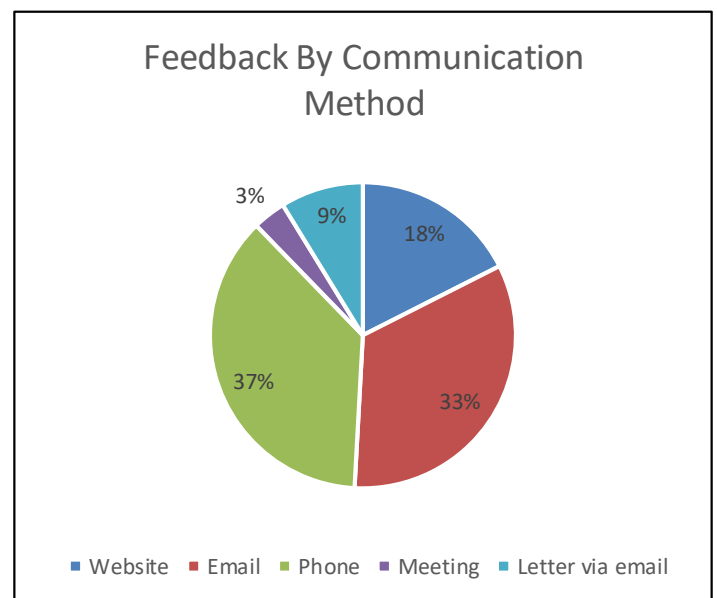
- Review a summary of differences between the P4G Regional Plan and the draft DOCP.
- View the maps that will be part of the DOCP, including a District Land Use map.
- Review the draft content included in each part of the DOCP.
- Read Frequently Asked Questions about the DOCP.
- Tell us what they thought of the draft DOCP.



Feedback Options

Interested parties were given a number of options to provide feedback including:

- Completing a feedback form on the website
- Direct email to P4G Director
- Call the P4G Director
- Send in a letter via regular mail
- Set up an in-person meeting with the P4G Director



WHAT WE HEARD

The following section summarizes the participation, reach, feedback, input and comments submitted in response to the consultation. Appendix 2 contains a complete list of comments, phone calls, emails, and letters submitted. Potentially identifying or confidential information has been removed.

Reach of Consultation

In order to maximize the reach and participation of the consultation a number of methods of communication were employed as indicated above. Over 1750 letters to ratepayers, landowners, and rights-holders (ie. First Nations) in the RM of Corman Park were mailed the week prior to the consultation. Over 270 emails to stakeholders were sent out.

Advertisements were placed in local newspapers and social media was employed to further expand the reach and direct interested parties to the website. Finally, select stakeholders/partners of the P4G included the consultation in their social media outreach.

Participation

According to analytics gathered on the consultation for the website, approximately 2,230 new users visited the website and explored the information provided. Prior to the consultation the traffic to the website was negligible. Facebook ads were viewed by almost 30,000 users, resulting in just over 1,000 clicks to the P4G website. The Twitter ads were less successful only resulting in 16 clicks to the website.

Feedback

The consultation resulted in 48 direct contacts with landowners, the public and stakeholders up to and including July 23, 2020. The P4G Director responded to direct questions and requests for follow up. In-person meetings were also held with those interested.

Approximately 73% of the responses were from landowners, 22% from stakeholders, and 5% from other respondents that did not indicate whether they were a landowner or stakeholder.

Feedback, Input & Comments

The response was varied and there were a range of issues. However, certain themes were evident in the responses. The responses to the consultation has been categorized into the following topic areas.

1. *General (19%)*
2. *Subdivision (19%)*
3. *Development (6%)*
4. *Green Network Study Area/Environment/Wanuskewin Viewshed (17%)*
5. *Land Use Designation/Zoning (12%)*
6. *Infrastructure/Roads/Drainage (21%)*
7. *Consultation Process (6%)*

Each of the topic areas is summarized below and includes a sampling of comments received.

1. General

Most responses by landowners or stakeholders were specific to their current circumstances rather than the overall plan. The following are a sampling of general comments regarding the plan:

- *“First impression...looks like it hits the mark!”*
- *“I have reviewed a lot of the material put together and it was very well done.”*
- *“I would like to acknowledge the significant level of effort made by the P4G members to foster growth and development within the Saskatoon Region.”*
- *“This is a very positive, and historic step for regional planning in the Saskatoon area and for Saskatchewan.”*

2. Subdivision

Most responses by landowners were inquiring about the ability to subdivide their land in the future, typically to support a residence. Many were aware of the current subdivision regulations and wanted to know if the rules were changing or if they were changing to support their specific circumstances. The agriculture residential subdivision policies have not changed from the Regional Plan except for some clarity regarding quarter sections designated both Green Network Study Area and another designation. There was some confusion regarding resubdivision in multi-parcel country residential subdivisions given current zoning overlay regulations. Comments related to subdivision include:

- *“Curious about # of parcels per ¼ to be allowed.”*
- *“Has 70 ac. 10 ac subdivided previously. Understood new policy may allow up to 4 residences on a ¼. Would be supportive of plan if so.”*
- *“We're in the future Urban Residential zone for up to 1M growth and have been waiting many years to develop a 2nd residence on 80 acres that we had to leave for careers 15+ years ago... Really want to come back HOME ! So excited for the process to get wings and Grow !”*
- *“It doesn't seem fair to implement a policy that requires property owners living in areas who could previously subdivide their properties if they owned 9.2 acres or more to now have to own at least one and a half (1.5) times the number of acres than the average lot size of the original registered subdivision plan when a long standing precedent has been previously and fairly been set by the RM when they allowed a good portion of the existing properties in the area to be subdivided.”*
- *“Received letter regarding consultation and wanted to know what it meant. Hoping to subdivide land in future of shop and to give land to son.”*

3. Development

This category is regarding the potential for future development and how soon land could be developed.

- *“we have lands in the north of waneskawin heritage park. Half mile north of the park. It's in the green network study area. What does that mean for our lands as far as development potential.”*
- *“is there a power grid near by that land - and the reason why i am asking , would a solar power farm be an option for the city to consider beside agriculture?”*
- *“Our company owns +/- 96 acres of future development land We are exploring all options to move forward with this (industrial park) project.”*
- *“The Development sector will not tolerate internal squabbles causing delays in approvals!”*

4. *Green Network Study Area/Environment/Wanuskewin Viewshed*

The Green Network Study Area garnered the most varied responses. There were questions about what it was, what are the restrictions on current land use, and what does it mean to future land use. Overall there was a balance between positive and negative responses to the GNSA and the environmental policies in the plan. Comments included:

- *“I would like to bring your attention to my concerns with the P4G plan in regards to "viewshed" protections.”*
- *“Concerned about GNSA designation on property.”*
- *“I was wondering what exactly the “green network study area” is.”*
- *“Why is green network development allowed at all? If so, why are offsets not enforced similar to those required for re-development of agricultural land?”*
- *“We are also encouraged by the pledge in section 8 to protect wetlands. These are fine and necessary principles, which we strongly support. Unfortunately -- tragically -- the closer we get to implementation of these intentions the weaker the plan becomes.”*

5. *Land Use Designation/Zoning*

Many landowners wanted to know what the land use designation meant to their land and how it affected their ability to develop their land. Some confused the DOCP Land Use Designations with Zoning Districts from the Zoning Bylaw. When it was explained that the land use designations in the DOCP are intended to reflect the long term future use of the land and that zoning districts were about current development most were satisfied with the response.

- *“Will DCR4 change?”*
- *“We understand that the future zoning for our area will be commercial/industrial, however with the Opimihaw Creek running through it, we feel our land would be better served if it was zoned for residential use.”*
- *“Considers their land to be ideal for future commercial/industrial development. Would like to see land use map designation changed from Ag to Urban Comm/Indust.”*
- *“The area designated is by number 36 on your map, East on Highway 5. It is a small area which is totally surrounded by farmland and country residential acreages. It is out of place and not welcome there, whatsoever! Many of us local residents want that Rural Commercial/Designation to be replaced by Country Residential.”*

6. Infrastructure/Roads/Drainage

A few questions related to the Saskatoon Freeway, which were referred to the Ministry of Highways and Infrastructure and their project website, saskatoonfreeway.org. Other comments were concerned about current paving projects, or lack of paving which were referred to the relevant municipality. Similar questions were raised regarding drainage and what will be done to prevent flooding in the future. Relevant agency stakeholders such as SaskWater, Ministry of Highways and Infrastructure, SaskEnergy, etc. provided comments and suggestions and were overall supportive of the policy framework in the plan.

- *“Will the Green Network Area between Martensville and Warman include a drainage project to accommodate water that flows through this area from the north in times of excess runoff and/or rainfall?”*
- *“Thank you for your consideration of including infrastructure corridors into the OCP. While installing natural gas to urban areas, we see this as a major contributor to costs and delays for developers. Including infrastructure corridors in the OCP is a big step to efficient and affordable installations to meet demand, whether it be natural gas, power, water, tel, or any other providers.”*
- *“Their land is now receiving storm waters from Aspen Ridge and other portions of that watershed. The P4G North Partnership has identified the lands held by the _____ family as part of the overall development plans. The family had never been consulted by the City of Saskatoon, the RM of Corman park or the WSA until we approached them to learn of the P4G plans for this privately owned land.”*

7. Consultation Process

Out of all the comments, two responses by landowners were particularly concerned about holding the consultation during a pandemic, let alone online. It was strongly suggested that the Regional Oversight Committee postpone the consultation until after a vaccine was available.

- *“It is unethical to hold this event virtually and it should be done in person.”*
- *“Does not believe it is possible through this engagement to get anything changed. Dissatisfied that engagement is being held online. Should be in public. Covid is a convenient excuse.”*

SUMMARY

This report is limited to a compilation of the comments received during the consultation. The Planning and Administration Committee (PAC) will assess the feedback and, if required, draft amendments to the Plan for consideration by the Regional Oversight Committee.

Appendix 1

Summary of differences between the Regional Plan and the draft DOCP

P4G boundary reduction

- *The P4G area has been reduced to focus on future urban growth areas and areas of shared regional interest.*

District Land Use Map changes

- *Martensville boundary alteration.*
- *Martensville's West Sector Plan.*
- *The Loraas composting facility in the RM of Corman Park.*
- *The proposed Eagle Heights country residential subdivision in the RM of Corman Park.*

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.*

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 future urban growth areas.*
- *Detailed separation distances currently found in the P4G Regional Plan will be moved to the District Zoning Bylaw.*

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 designation, the lower density requirement will apply.*

Regional Infrastructure, Regional Institutional Facilities, and Waste Management and Remediation

- *Regulations for waste management and remediation in the P4G Regional Plan will be included in the District Zoning Bylaw and remainder of policies combined with the Regional Infrastructure and Regional Institutional Facilities section.*

Regional Retail

- *A new land use designation to accommodate future Regional Retail proposals has been added to the DOCP.*
- *A new section has been added to the DOCP for the Regional Retail designation, complete with objectives and policies for regional retail developments to ensure consistency across the P4G area.*

Appendix 2

Feedback

The following contains the feedback received during the consultation for the draft P4G District Official Community Plan. It includes feedback submitted through the website, emails, letters, phone calls and in-person meetings. Identifying information has been removed.



Feedback Registry #: 1

Date: 6/23/2020

Method of Contact: Phone

Type of Respondent: Landowner

Land Use Designation(s):

Country Residential

Comments:

Will DCR4 change?



Feedback Registry #: 2

Date: 6/24/2020

Method of Contact: Email

Type of Respondent: Unknown

Land Use Designation(s):

Green Network Study Area

Comments:

I would like to bring your attention to my concerns with the P4G plan in regards to "viewshed" protections. It is understandable that Wanuskewin would wish to have the lands, which they do not own but are simply within their field of view, maintained in a manner that is beneficial to their operation, while the costs and opportunity costs of maintaining the lands in that manner accrue to others, namely, the individual land owners. However, such an arrangement is not fair to those land owners who accrue 100% of the costs of viewshed protection solely for the benefit of Wanuskewin. While Wanuskewin may be beneficial to the broader community, that is little consolation to the land owners who will have the use of their land severely restricted and made subject to the whims and discretion of un-elected officials at Wanuskewin under the proposed "viewshed" restrictions. In order to remedy this situation, I would propose that in the event that Wanuskewin has identified particular lands which they wish to have maintained in a particular manner, they could be offered the opportunity to lease a "viewshed" from the legal owner of that land. The lease payment would provide a benefit to the land owner sufficient to offset to the costs and opportunity costs of maintaining the "viewshed" while the cost of the lease payment to Wanuskewin would be balanced by the tangible and intangible benefits Wanuskewin receives in the use of the "viewshed". A simple analogy to this is a movie theatre. A person may like to have a free viewing of a movie in a theatre, but for them to enjoy the "viewshed" of the screen they must purchase a ticket to pay for the work and expense that others have put themselves to in order to provide that "viewshed" that is the screen and the movie. To force landowners to maintain their land as a "viewshed" for the benefit of Wanuskewin without compensation is akin to forcing the movie theatre to provide free admission. I note that even Wanuskewin is allowed to charge admission, in effect selling a "viewshed" which is owned, and maintained, and paid for by others. Please let me know what steps you will be taking to provide equitable sharing of both the costs and the benefits of the "viewshed" between Wanuskewin and the legal land owners who have purchased the "viewshed" land and continue to pay for its upkeep as well as its property taxes. Thank you



Feedback Registry #: 3

Date: 6/24/2020

Method of Contact: Phone

Type of Respondent: Landowner

Land Use Designation(s):

Land is no longer in Plan area

Comments:

Concerned about GNSA designation on property



Feedback Registry #: 4

Date: 6/25/2020

Method of Contact: Phone

Type of Respondent: Landowner

Land Use Designation(s):

?

Comments:

Number of concerns, road conditions, taxes, farms not paying fair share, intensive livestock allowed to close to residential, too much manure to be spread.



Feedback Registry #: 5

Date: 6/25/2020

Method of Contact: Phone/Email

Type of Respondent: Landowner

Land Use Designation(s):

Urban Commercial/Industrial -1 million

Green Network Study Area

Comments:

Ability to create acreage from their 80 acres - neighbour said they couldn't because of Wanuskewin; west side summer road? Status? Improvement?
Follow up email comment June 29, 2020 to our call - Further to our telephone conversation, we would like to submit a few comments and a request regarding the zoning of our land_____ north of Wanuskawin Heritage Park. We understand that the future zoning for our area will be commercial/industrial, however with the Opimihaw Creek running through it, we feel our land would be better served if it was zoned for residential use. We would very much like to build a second home overlooking the Opimihaw Creek, so our son, who farms with us, could move into our current home, but in order to do so, we would need our land to be re-zoned. With future development decades away, we see no harm in sub-dividing and building a new house, so please consider our request to re-zone our land to Country Residential. Thank you for your consideration.



Feedback Registry #: 6

Date: 6/25/2020

Method of Contact: Email/Phone

Type of Respondent: Landowner

Land Use Designation(s):

Urban Commercial/Industrial -1 million

Green Network Study Area

Comments:

Hi we have lands in the north of waneskawin heritage park. Half mile north of the park. It's in the green network study area. What does that mean for our lands as far as development potential. Or permitted uses or discretionary uses. I can't seem to find anything on the site that can assist with these questions. The parcel site is 73 acres and has the opimihaw creek running through it as it makes it's way to the park and then to the river.

June 30, 2020 phone call - Knowing that Opimihaw creek needs to be protected for drainage, would the RM consider buying the land? What about temporary permitted uses - campground, tiny homes on lease lots, etc. Asked about having to give up certain amount land upon subdivision and development and working with neighbour to develop. At this time land appears useless to them as a developer.



Feedback Registry #: 7

Date: 6/26/2020

Method of Contact: Phone

Type of Respondent: Landowner

Land Use Designation(s):

Urban Commercial/Industrial - 1 million

Agriculture

Comments:

It is unethical to hold the consultation while there is a global pandemic occurring and demanded that it be delayed until there is a vaccine. Requested copy of consultation report be provided that reflects her comment that it is unethical to do consultation virtually during a pandemic. Concerned that P4G Director and the elected officials are not familiar enough with the stories of the people in the community to make these decisions.



Feedback Registry #: 8

Date: 6/26/2020

Method of Contact: Phone

Type of Respondent: Landowner

Land Use Designation(s):

Agriculture

Comments:

Wants to get together to discuss his land.

July 2, 2020 - Land is directly east across hwy 11 from Warman. Was disappointed with location of new interchange north of Warman. Should have been south side of Warman where there is more development potential. Considers land to be ideal for future commercial/industrial development. Would like to see land use map designation changed from Ag to Urban Comm/Indust. Sees potential for area south of new interchange to be developed. Noted that land immediately north of his land is within this designation. Warman Ferry Road could be developed similar to Valley Road south of Saskatoon. Need bridge at ferry crossing.



Feedback Registry #: 9

Date: 6/29/2020

Method of Contact: Phone

Type of Respondent: Landowner

Land Use Designation(s):

Urban Residential - 1 million

Comments:

Curious about # of parcels per $\frac{1}{4}$ to be allowed



Feedback Registry #: 10

Date: 6/29/2020

Method of Contact: Phone

Type of Respondent: Landowner

Land Use Designation(s):

Urban Residential - 1 million

Comments:

Has 70 ac. 10 ac subdivided previously. Understood new policy may allow up to 4 residences on a ¼. Would be supportive of plan if so.



Feedback Registry #: 11

Date: 6/27/2020

Method of Contact: Website

Type of Respondent: Landowner

Land Use Designation(s):

Land is no longer in Plan area

Comments:

Curious why there is no road access to the planning area shown from the north-east. The Clarkboro Ferry is the highest traffic ferry in the province. Even so, the traffic from Highways 41, 2 and 27 into the planning area would easily be doubled today if the ferry were not a bottleneck at peak travel times during the day. Replacing the existing ferry with a bridge, and completing the gap in paving between Highway 27 and the Warman-Ferry road would facilitate commuter travel and also reroute a significant volume of heavy commercial trucking currently entering the city via Highways 41 and 5.



Feedback Registry #: 12

Date: 6/29/2020

Method of Contact: Website

Type of Respondent: Landowner

Land Use Designation(s):

Urban Commercial/Industrial - 700,000

Comments:

Hello P4G Planning Committee. My name is _____ and I have lived, worked gone to school in North Corman Park my whole life. I have lived in Warman, Martensville and rural area and the one thing I can tell you is there is "NO" desire to improve the lives of the citizens as a whole. Martensville, Warman and Saskatoon look out for their own business interests and I'm assuming that this committee is made up of business owners and not the citizens of the areas that will be affected? I have seen roads and lands developed for no other reason then profits for developers and businesses. I would like to believe this committee would be different in that they put growth and success of the community's they represent (Tax Payers) first before their own interests. A perfect example would have been too see the "New" 305 highway run from South entrance to Warman to the "Old" 305 North of Martensville. This would have made a safer route with one less railway crossing and less twist and turns, plus costs would have been lower due to the land and acreages they had to buy or move. As well there was the great opportunity to have a major roadway to move traffic from hwy#11 to hwy#12 between the two cities. Now! Martensville is planning on going West and Warman going North instead of growing as one for the betterment of the citizens. Please feel free to contact me if you like, too explain how this committee is different.



Feedback Registry #: 13

Date: 7/1/2020

Method of Contact: Website

Type of Respondent: Landowner

Land Use Designation(s):

Urban Residential - 1 million

Comments:

1. Fantastic work by Neal Sarnecki in the past year to get pull everything together and great movement on this expansive project. 2. We're in the future Urban Residential zone for up to 1M growth and have been waiting many years to develop a 2nd residence on 80 acres that we had to leave for careers 15+ years ago... Really want to come back HOME ! So excited for the process to get wings and Grow !



Feedback Registry #: 14

Date: 7/2/2020

Method of Contact: Website

Type of Respondent: Landowner

Land Use Designation(s):

Urban Residential - 1 million

Comments:

Just a small note that I have reviewed a lot of the material put together and it was very well done. Kudos for the completeness of the information and ease of access. You have our full support and look forward to final adoption of the DOCP later this year. As you may know we are anxious to have the current proposed document adopted as we would like to build on the 70 acres we have in Corman Park and move back from Regina. Thanks again for all your hard work.



Feedback Registry #: 15

Date: 7/2/2020

Method of Contact: Website

Type of Respondent: Landowner

Land Use Designation(s):

Urban Residential - 1 million

Comments:

Will the Green Network Area between Martensville and Warman include a drainage project to accommodate water that flows through this area from the north in times of excess runoff and/or rainfall?



Feedback Registry #: 16

Date: 7/2/2020

Method of Contact: Email

Type of Respondent: Stakeholder

Land Use Designation(s):

n/a

Comments:

Thank you for your consideration of including infrastructure corridors into the OCP. While installing natural gas to urban areas, we see this as a major contributor to costs and delays for developers. Including infrastructure corridors in the OCP is a big step to efficient and affordable installations to meet demand, whether it be natural gas, power, water, tel, or any other providers. For reference the RM of Edenwold just added similar language to their OCP, as well, if you are looking for alignment in wording or description of infrastructure corridors from other jurisdictions. Feel free to reach out if you have any questions or thoughts about the infrastructure corridors in the future.



Feedback Registry #: 17

Date: 7/2/2020

Method of Contact: Email

Type of Respondent: Landowner

Land Use Designation(s):

Country Residential

Comments:

I was wondering what exactly the “green network study area” is. We will be living right next to it on Clarence Ave S in Grasswood. I am asking, as at the moment people from Saskatoon are using it as a dog park. I have contacted the RM of Corman Park and they informed me that it was private property and that it is not a dog park. There are private property signs, but some were taken off or loosened by the weather. The RM informed me that dogs are not to be running loose, as it is a bylaw, and that animal control would check on it. I am unsure if anything has happened, as it is still being used as a dog park. I find that spot is getting busier every year. More and more people are using it as a dog park and dumping ground, which does not sit well with us. People are out there as early as 5 am and sometimes until after 9 pm. Every time the dogs bark, we have to go see what is happening, as we do not know if someone is in our yard or not. Sometimes people park right by our property and let their dogs loose or they, themselves, are wandering. I believe that we are the only property directly adjacent to this “green network study area”, and everyone else backs it. It is a safety and security issue for us and our family. We would like to know what it will be used for. If it is a public space, it will be very hard for us to feel safe. Too many people already use it and if it is turned into an actual public space, it will be very concerning for us. Hopefully, you can give us some insight into what will be happening with this space and what it will mean for us and others whose properties border this space.



Feedback Registry #: 18

Date: 7/3/2020

Method of Contact: Phone

Type of Respondent: Landowner

Land Use Designation(s):

Urban Commercial/industrial

Agriculture

Comments:

Concerned about expansion of Corman Park-Saskatoon Planning District expanding to include his land and identifying it as urban comm/indust. Does not want to have to get permission from 5 municipalities to change use of land, especially 3 that are nowhere near his land. Impacted by freeway and did not have a good experience with the planning for that. Would prefer to have his land remain designated agriculture. He asked how many individual farmers have been able to get their land changed in designation. Does not believe it is possible through this engagement to get anything changed. Dissatisfied that engagement is being held online. Should be in public. Covid is a convenient excuse.



Feedback Registry #: 19

Date: 7/3/2020

Method of Contact: Email/Phone

Type of Respondent: Stakeholder

Land Use Designation(s):

n/a

Comments:

Further to our discussion on July 3, 2020, below are some comments related to the P4G plan:

Part 3

- 13.3.4 f) - Access to nodes from a provincial highway or Saskatoon Freeway needs to be from a permanent access point.
- 14.3.4 f) - Access to nodes from a provincial highway or Saskatoon Freeway needs to be from a permanent access point.

Part 4

- 27.3.3 – New development needs to rely on permanent access points to provincial highways or Saskatoon Freeway.

Schedules A to C (maps):

- Map legends should be changed from “potential interchanges” to “planned/potential interchanges”.
- Some of the potential interchanges related to the Saskatoon Freeway are not included or up to date. Maps should be updated to reflect the results of Phase 1 of the Saskatoon Freeway study.

Schedule B: District Land Use Map

- Access to nodes from a provincial highway or Saskatoon Freeway needs to be from a permanent access point.
- No direct access to the Saskatoon Freeway will be permitted. Any new development should be from a permanent access point that meets control of access plans.
- There will be no permanent access point on Highway 16 between the Saskatoon Freeway and Dalmeny Access Road.

Please feel free to call me if you have any questions or wish to discuss further.



Feedback Registry #: 20

Date: 7/3/2020

Method of Contact: Email

Type of Respondent: Stakeholder

Land Use Designation(s):

n/a

Comments:

Letter from Minister of Government Relations acknowledging level of effort by P4G members to foster growth and development in Saskatoon region.



Government
of
Saskatchewan

Minister of
Government Relations
Legislative Building
Regina, SK Canada S4S 0B3

July 3, 2020

2020-243

Neal Sarnecki, RPP, MCIP
Saskatoon North Partnership for Growth
Suite 103, 202 4th Ave North
SASKATOON SK S7K 0K1
nsarnecki@sreda.com

Dear Neal Sarnecki:

Thank you for your June 25, 2020, email regarding rights holder and stakeholder consultation for the draft Saskatoon North Partnership for Growth (P4G) District Official Community Plan.

I would like to acknowledge the significant level of effort made by the P4G members to foster growth and development within the Saskatoon region. The Government of Saskatchewan recognizes and commends your hard work to develop regional partnerships and advance regional planning initiatives for the betterment of your communities. The P4G is a valuable project that will serve to demonstrate the opportunities and benefits of regional planning and inter-municipal co-operation throughout Saskatchewan.

Officials in my ministry's Community Planning Branch are available to answer questions and provide advice as the P4G District Official Community Plan progresses through the consultation and approval phases. If you have any questions, please contact John Guenther, Director of Community Planning, at 306-933-6118 or john.guenther@gov.sk.ca.

Sincerely,

Lori Carr, CD
Minister of Government Relations
Minister Responsible for First Nations, Métis and Northern Affairs
Minister Responsible for Provincial Capital Commission
Minister Responsible for Saskatchewan Public Safety Agency

cc: John Guenther, Director, Community Planning, Government Relations



Feedback Registry #: 21

Date: 7/5/2020

Method of Contact: Email

Type of Respondent: Landowner

Land Use Designation(s):

Country Residential

Comments:

Requesting paving of 450 m portion of Range Road 3050 by Saskatoon that is in City that connects to McOrmond Drive. RM is paving the remainder to Hamlet. See submitted letter.

From: XXXXXXXX<XXXXXXXX@gmail.com>

Sent: Sunday, July 5, 2020 5:01 PM

To: Neal Sarnecki

Subject: Fwd: Range road 3050 incomplete paving

Attachments: Range Road 3050 incomplete paving.pdf

----- Forwarded message -----

From: XXXXXXXX<XXXXXXXX@gmail.com>

Date: Sun, Jun 21, 2020 at 9:25 PM

Subject: Range road 3050 incomplete paving

To: XXXXXXXX@saskatoon.ca>, Hon XXXXXXXX.minister@gov.sk.ca>, Hon
XXXXXXX.minister@gov.sk.ca>, Hon XXXXXXXX@saskparty.com>, XXXXXXXX@rmcormanpark.ca>,
<XXXXXXXX@saskatoon.ca>

Dear Public officials and administrative staff,

Please ensure that the attached document reaches the desk of the intended recipient. Thank you.

Kind Regards,

XXXXXXXX

306.XXXXXXXX

June 18, 2020

Dear Ministers and Public Representatives,

I am writing to you on behalf of the residents of River's Edge Hamlet Community regarding a gravel road used by our neighborhood as well as the residents of Saskatoon and surrounding area. Our recent hamlet meeting focused on the many concerns surrounding this road. I was asked to write a letter communicating these issues.

Range Road 3050 is a gravel road located north east of Saskatoon near the new North Commuter Parkway. It connects to this parkway and as a result sees a high level of traffic, particularly traffic connecting to highway 41. With increased traffic our community has been witness to the many problems on this road, including: safety issues, accidents, maintenance problems and further road deterioration.

The RM of Corman Park administration has realized these issues and started the process of paving this road. However, we understand that the City of Saskatoon contained portion, a portion that only spans approximately 450 meters, is not presently planned to be paved. Not completing the city portion of the road would be an ongoing maintenance issue, a poor use of public funds, and most importantly an unsafe situation.

Our community is disappointed that the City of Saskatoon has not partnered with the RM. We realize that part of the decision may be based on our location just outside of the city. However, many of us own Saskatoon businesses, pay taxes within the city and support the Saskatoon economy and community in many ways. This road is inadequate due to city expansion and should be part of the city's shared responsibility. Beyond our own community needs, we know that leaving the city portion of the road gravel is quite frankly the wrong thing to do. This road is needed for the many travelers from various areas of the province.

We are hopeful that we can facilitate the best result on this project; as such we have copied this letter to the interested parties. Mr. Adam Tittlemore, Corman Park Administrator, is very familiar with the project. He can be contacted at: 306-975-1651.

We ask that you please do what you can to encourage this project to be completed fully. This is certainly a worthwhile use of public funds and it would certainly improve the safety for both our residents and all residents of Saskatoon and Saskatchewan.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Eric Granberg". The signature is cursive and somewhat stylized.

Eric Granberg
34 River's Edge Lane
Saskatoon, SK S7K 3J9
ericgranberg1@gmail.com
Phone: 306.881.5858

cc: Hon. Greg Ottenbreit, Minister of Highways and Infrastructure
Hon. Paul Merriman Saskatoon Silverspring-Sutherland
Hon. Bronwyn Ere, MLA Saskatoon Stonebridge - Dakota
Mr. Zach Jeffries, City of Saskatoon Ward 10 Councillor
Mr. Terry Schmidt, City of Saskatoon Transportation
Mr Adam Tittlemore, RM of Corman Park Administrator



Feedback Registry #: 22

Date: 7/6/2020

Method of Contact: Email/Phone

Type of Respondent: Landowner

Land Use Designation(s):

Green Network Study Area

Agriculture

Comments:

Email - My name is _____. Our company owns +/- 96 acres of future development land on the east side of highway 11 across Warman. We have been deeply involved with the R.M of Corman Park, City of Warman and Aecom engineering. Please review 7 page attachment. We are exploring all options to move forward with this project. We have interest from end users.

Follow up Phone call - Purchased land in 2007. Went through discussion with Warman, RM and AECON back in 2013-14 about his land to develop as industrial park. At the time he had everyone's support for his development and that he doesn't understand what has happened in the meantime. He asked what the purpose of the consultation was.

Annexation Information

From: [REDACTED]@warman.ca
Sent: March-07-14 2:44:27 PM
To: [REDACTED]@hotmail.com

Hi [REDACTED]

Follow up to our phone call the other day here is some information regarding your annexation request.

- The RM of Corman Park has concerns with the City of Warman annexing land on the east side of Highway 11 as we had predicted.
- The City of Warman proposed we look at the site for possible interim development prior to annexation. This would mean allowing you to develop to an agreed upon set of standards while the land still remains in the RM but service it with City of Warman services.
- The RM, City, and Developer would negotiate and enter into agreements related to servicing, access, taxation, development fees, development standards, land use.
- Once the above was agreed upon the RM and City would enter into an agreement with you in relation to development of your property. Once all agreements are executed and the parties agree you would be allowed to develop and service your property with City of Warman services.
- The City of Warman would still require you to pay for all costs associated with servicing your property, and standard development fees (agreed upon by all parties) would be at your cost.
- The land may be annexed in the long term once access and development in Warman crosses Highway 11.

This would be a first for this region in terms of approach to developments in the RM on an urban fringe however, I think if done properly could be a benefit to you, in terms of allowing you to develop quicker than you could otherwise, and a benefit to the City in terms of infrastructure dollars, and the RM in terms of taxation.

Further to your question could we push the RM to annex the land? We could do this and the application would eventually land at the SMB (Saskatchewan Municipal Board) who would render a final decision. I would venture to guess that if this is the case SMB would probably side with the RM due to the location of the land. That process could take a year or more and if we did lose we would be right back to where we are now.

As for timelines; because we are breaking new ground so to speak this will take a while. Below is a very preliminary broad timeline

- Fall 2014-City of Warman, RM and Developer enter in to talks to negotiate agreements and structure based on a proposed concept plan (which you will provide to us) based on an agreed land use (Light Industrial/commercial).
- Fall 2014-The Developer works with the City engineer to come up with a servicing plan including cost estimates.
- Early 2015-spring 2015 agreements are completed and executed, land is rezoned.
- Summer 2015 RM allows development to proceed.

This is a very rough idea of potential timelines obviously a number of different issues could either extend

the timeline or decrease it. One big issue we will have to deal with is Highways and access, there is a lot of study going on in this region in regards to Highway 11 and we would want an OK from Highways prior to development starting.

In my opinion this is probably the most feasible way to get your property developed in the short term.

I am on holidays next week so take some time to digest this and we will have a chat when I am back and can go from there with whatever strategy we decide on.

If you have any questions in the interim feel free to e-mail me and I will respond when I can.

Hope this helps.

—

[Redacted]



Manager of Planning and Development

107 Central Street West (P.O. Box 340) Warman, SK S0K 4S0

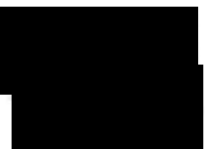
P: 306 [Redacted] F: 306 [Redacted] C: 308 [Redacted]

[Redacted] warman.ca www.warman.ca

Altu



403-fax



25
38-5-3



RE: Warman - [REDACTED]

5

[REDACTED]@aecom.com>

Thu 2018-12-06 7:28 PM

To: [REDACTED]@hotmail.com>

Hey [REDACTED],

As you know, the land development process is quite involved. Most of the comments below came from discussions with our planner. This is just a summary of typical projects required to achieve annexation and Plan of Proposed Subdivision approval.

The Official Community Plan has two immediate land uses that would apply; Highway/Arterial Commercial and Industrial. Other designations could also potentially apply, and, within all of these there are more detailed zoning designations to select (including some forms of residential). For now, I will just assume it will become a large lot commercial/industrial land use.

There are tasks to implement OCP requirements and possibly Planning for Growth committee reviews (although this is not within a 'Future Urban Expansion Area').

We (or the City staff if they agree) can coordinate the annexation process to bring the land into City of Warman.

We will complete the Concept Plan layout and Infrastructure Review (along with supporting tasks).

The City of Warman or P4G may require a Comprehensive Development Review Report be submitted with the CP or during the annexation process.

The Concept Plan would be used directly by the Saskatchewan Land Surveyor for Plan of Proposed Subdivision application.

As this all takes place, we would have ongoing involvement with Provincial staff in the Government Relations department as the final approver.

Required Tasks:

Annexation Support (depending on level of involvement)

Conceptual Plan and Infrastructure Review

Site Survey

Environmental & Heritage Review (Initial may be sufficient)

Topographic Survey

Geotechnical Report

Traffic Impact Assessment

Possible CDR (there are efficiencies if done in coordination with CP, if required at all...)

Plan of Proposed Subdivision coordination

Fees to completed these tasks are estimated in the \$200,000 range.

This is a well situated development site and would be a strong addition to City of Warman market area.

I think the City, RM, and Province would be enthusiastic to have this development take place.

We can prepare a formal proposal for planning and engineering fees but would welcome a meeting ahead of the proposal to better understand the expectations for this property.

[REDACTED], P. Eng.

Project Engineer, Water, Western Canada

D +306-[REDACTED]

[Print](#)

[Close](#)

From: [REDACTED]@warman.ca)
Sent: April-28-14 5:56:32 PM
To: [REDACTED]@hotmail.com)

Hi [REDACTED]

Depends on how detailed you want to get... The option is that we ask our engineer to look at servicing the property to the property line and charge you for that work (probably won't be that substantial) then you deal with anything within your property or you hire an engineer to come up with a servicing plan and we get it approved by our engineer.

On Mon, Apr 28, 2014 at 11:33 AM, [REDACTED]@hotmail.com> wrote:
Hello [REDACTED]

Can you please advise how much your Engineer will cost.

Regards
[REDACTED]

Date: Mon, 28 Apr 2014 08:47:39 -0600
Subject: Re: SERVICING
From: [REDACTED]@warman.ca
To: [REDACTED]@hotmail.com

[REDACTED], typically we would not get involved in your hiring an engineer to come up with a servicing strategy for your property. I could have our Engineer look at it however, we will charge you for whatever time he puts into it. Please advise if this is what you would like me to do...

On Fri, Apr 25, 2014 at 12:47 PM, [REDACTED]@hotmail.com> wrote:

Good afternoon [REDACTED]

How are you. Hope spring is finally here. In your expert opinion how much will it approximately cost to bring services to our site. Have you done any cost analysis. Can you please get quotes from a few engineering firms. We would like to find most efficient and cost effective way.

Regards
[REDACTED]

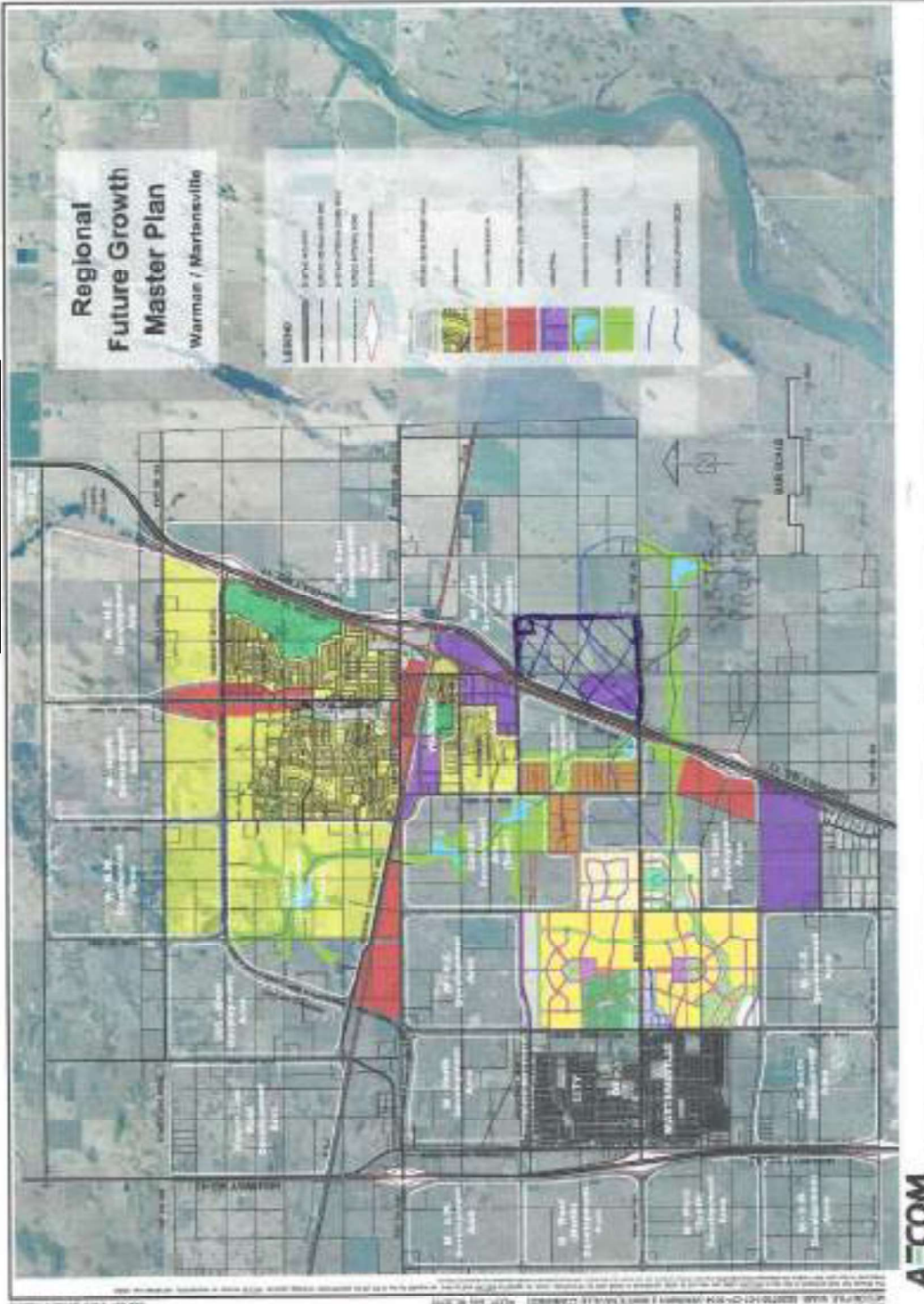
[REDACTED]

 **City of Warman** Manager of Planning and Development
107 Central Street West | P.O. Box 340 | Warman, SK | S0K 4S0

2.14



ATTN



AECOM



Feedback Registry #: 23

Date: 7/7/2020

Method of Contact: Phone

Type of Respondent: Landowner

Land Use Designation(s):

Country Residential

Comments:

Lives on acreage in Grasswood - 5 ac. Wants to understand meaning of notice and if it affects her land.



Feedback Registry #: 24

Date: 7/7/2020

Method of Contact: Phone/Email

Type of Respondent: Landowner

Land Use Designation(s):

Urban commercial/Industrial - 1 million

Agriculture

Comments:

Owns 80 ac west of Saskatoon on Dalmeny Rd. Wants to know potential use of lands - hotel, residential?

July 10, 2020 email - I have quick question - is there a power grid near by that land - and the reason why i am asking , would a solar power farm be an option for the city to consider beside agriculture?



Feedback Registry #: 25

Date: 7/8/2020

Method of Contact: Phone

Type of Respondent: Landowner

Land Use Designation(s):

Land is no longer in Plan area

Comments:

Wanted to confirm their land was within plan area and if so what was the impact?



Feedback Registry #: 26

Date: 7/8/2020

Method of Contact: Phone

Type of Respondent: Landowner

Land Use Designation(s):

Green Network Study Area

Urban Commercial/Industrial - 700,000

Comments:

Saw map in paper and it was too small to read. Wanted to know designations of lands and what it meant.



Feedback Registry #: 27

Date: 7/9/2020

Method of Contact: Website

Type of Respondent: Landowner

Land Use Designation(s):

Rural Commercial/Industrial

Country Residential

Green Network Study Area

Comments:

I am not sure why you have our land _____ RM of Corman Park zoned as Rural Commercial/Industrial instead of Country Residential Neighbourhood as your Partnership For Growth Map shows, but by doing so you have limited the options we have for future subdivisions from 3 parcels per 80 acres to 1 parcel per 80 acres as per your land use designation information. All other properties around our 80 acres are zoned as Country Residential, except PSI property which is directly south of our 80 acres across Highway 5. Coincidence. We think not! Also our land is in the Green Network Study Area. So you actually have our 80 acres in 3 different Land Use Zones. Right now we are Zoned Agriculture, which allows 3 parcels per 80 acres. Have you even driven around your growth map area to see the land owners you will be affecting? Do you honestly think that we will be able to sell our land in the future with all these zoning regulations? Instead of spreading out The City of Saskatoon clean up and use what you already have!



Feedback Registry #: 28

Date: 7/9/2020

Method of Contact: Website

Type of Respondent: Landowner/Developer?

Land Use Designation(s):

Rural Commercial/Industrial

Comments:

Thank you for the opportunity to contribute to the P4G process by reaching out for comments from affected landowners.

It is our understanding that the area on Hwy #5 East currently projected as Rural Commercial/Industrial was initially to accommodate one specific proposed development from a company called PSI. If this were zoned as proposed, it is within a clustered country residential area consisting of Saddle Ridge, Discovery Ridge, Strawberry Hills and Settler's Ridge. Also contained within this area is agricultural and agricultural residential (which does not appear on the land use map).

This projected zoning is not consistent with all adjacent and nearby properties which includes a multitude of housing within the 4 existing neighboring multi-parcel subdivisions.

With the amount of land surrounding Saskatoon currently allocated as Commercial/Industrial along with the current construction in the RM of Blucher to accommodate these types of businesses, this one-off zoning just does not align with existing land use. If allowed, it would be sandwiched between urban to the west and country residential housing to the east. Leaving the land zoned agricultural is the most appealing option for future land use. If the P4G committee intends to retain this proposed zoning, we feel a 1 mile separation from any existing residences should be implemented.

Another concern is access from Hwy #5. Currently, there is no highway intersection that would accommodate access to the parcel. In 2 years, Hwy #5 is to be twinned; however, as the construction plan has not yet been created, what is the committee's plan for access?

To summarize, we do not feel that this Rural Commercial/Industrial zoning is a fit in this location amongst residential landowners. It should remain as agricultural.



Feedback Registry #: 29

Date: 7/9/2020

Method of Contact: Email

Type of Respondent: Landowner

Land Use Designation(s):

Rural Commercial/Industrial

Comments:

Just today, we received notice of this new proposal and would like to make a formal submission regarding a section of land near us. We are long time residents in the area of concern.

There was major opposition starting in 2016 regarding the proposal by PSI Technologies for a large commercial development along Highway 5, Specifically concerning NW and SW 3/4 Section 36, Township 36, Range 4, West of the 3rd M. This development fell through.

However, according to your map, this particular area is still deemed Rural Commercial/Industrial which is of great concern. All around it, is a mix of Agriculture and Country Residential. All the residents moved here for exactly that, not to have a commercial industry ruining the scenery and quiet of country living.

Traffic safety was also in jeopardy, with so many large trucks turning at the intersection. Down in a valley, vehicles travelling in either direction were unaware that traffic may be stopped either way, waiting for a vehicle to turn, until they came over the hill. There is little time or room to safely react.

The area designated is by number 36 on your map, East on Highway 5.

It is a small area which is totally surrounded by farmland and country residential acreages. It is out of place and not welcome there, whatsoever!

Many of us local residents want that Rural Commercial/Designation to be replaced by Country Residential.

Thank you for your attention in this matter.



Feedback Registry #: 30

Date: 7/9/2020

Method of Contact: Website

Type of Respondent: Stakeholder

Land Use Designation(s):

n/a

Comments:

Congratulations on moving the P4G to The proposed District Planning stage. This is a very positive, and historic step for regional planning in the Saskatoon area and for Saskatchewan. Although it would be better to keep the area larger, I can understand the pressures and need to compromise in the spirit of reaching an agreement on the overall plan.

Urban and rural development are both accommodated within this plan. I am very pleased to see the identification of significant natural areas shown as a 'network' remains an important feature of the plan.

Reducing land use uncertainty provides an economic advantage to Saskatoon and area. This plan achieves that.

Overall, this is a great achievement for all of the partners involved and a significant benefit for growth in our region.



Feedback Registry #: 31

Date: 7/9/2020

Method of Contact: Website

Type of Respondent: Landowner

Land Use Designation(s):

n/a

Comments:

As president and managing officer of lands affected by the PG4 project we have grave concerns with respect to the proposed closing of the intersection of Highway 16 and Township Road 380 (the Reddicop Industries corner). I want to meet, in person, with someone with authority to discuss a solution to the proposed closing of that intersection. The closure would cause literally millions of dollars because of the devaluation of prime development area, namely 112 acres with three-quarter mile highway frontage.



Feedback Registry #: 32

Date: 7/9/2020

Method of Contact: Email

Type of Respondent: Landowner

Land Use Designation(s):

Country Residential

Comments:

My name is _____. I live on an Acreage in the RM of Corman Park . Our Address is _____Grasswood. Parcel _____.We have a 10 acre lot. My question to you is should I be subdividing my lot right now ? I was talking to _____ today. She is a planner at the RM of Corman Park . She suggested I talk to you about my Concerns after the implementation of the P4G plan . She says that after the plan is implemented I would need 1.5 times more land in order to subdivide. Please advise me. I wasn't planning to subdivide however it would probably be financially wise to do this now if the opportunity will soon be closed to me .



Feedback Registry #: 33

Date: 7/10/2020

Method of Contact: Email

Type of Respondent: Stakeholder

Land Use Designation(s):

n/a

Comments:

Further to your email below, thank you for the opportunity to provide feedback on the draft P4G District Official Community Plan (DOCP). SaskWater has a long history providing potable and non-potable water services in the Saskatoon area and we look forward to working with the P4G group for many years to come.

Our comments on the DOCP are as follows;

As a significant supplier of water services around Saskatoon, SaskWater supports working co-operately with the P4G to be part of the solution for providing water services in the area. SaskWater has water supply infrastructure and dedicated staff that can be utilized to provide water to customers efficiently and effectively. Our hope is that the P4G will regularly engage SaskWater in discussions about water services in the P4G area so that we can partner together to provide water services in the best manner possible. We request that P4G be open to including SaskWater in conversations about water servicing in the P4G area so that our respective groups can plan effectively to provide the most optimal water solution for residents and support growth in the area. For example, once the new water pipeline is built to service Martensville directly from Saskatoon, SaskWater's existing pipeline (Saskatoon Potable North), that is used to supply Martensville, will have additional capacity to provide water service to the area. SaskWater estimates that the Saskatoon Potable North pipeline will have capacity to supply an additional 1.3 million m³/year or the equivalent of a population of 10,000 people. In addition SaskWater will continue to supply water to customers outside the P4G. A co-operative approach is critical to ensure this is done in an efficient manner. SaskWater looks forward to future discussions with the P4G around water servicing.

The common approach today for water service to Country Residential subdivisions is through a community association or water co-op operating as the legal entity that SaskWater provides water to at the point of delivery. Specifically to clause 24.3.3 in the DOCP, SaskWater's interpretation of this clause is that what is described, is very similar to the current common approach. Is SaskWater's interpretation correct or is the way



Country Residential subdivisions are to be provided water services going to significantly change under the DOCP?

Thanks again for the opportunity to provide feedback.



Feedback Registry #: 34

Date: 7/10/2020

Method of Contact: phone

Type of Respondent: Landowner

Land Use Designation(s):

Country Residential

Comments:

Concerned about new policy for resubdivision that affects his 10 ac lot in Grasswoods. He was planning to subdivide in the longer term future, but the new policy that requires the lot be 1.5 times the size of the average lot of the original subdivision would prevent that from happening. Not ready to spend the money to subdivide now before new policy takes effect. Noted that others in their subdivision have been able to subdivide down to 5 ac. Concerned that area was not directly notified of this specific change, since it will affect a lot of landowners. Would like the area to be grandfathered in with current policy that allows subdivision of a min. of 9.2 ac into two 4.6 ac lots.
July 10, 2020 - email & letter - see attached letter.

Hello Neil

My name is XXXXXXXX and I am contacting you regarding the draft criteria in the forthcoming P4G District Official Community Plan for re-subdivision of country residential lots.

My wife XXXXXXXX and I own 9.73 acres of land in the Grasswood area of the RM of Corman Park. In the area we live the current rules for subdividing your property are that you are required to own a minimum of 9.2 acres which allows for the smallest parcel after the subdivision is completed to be a minimum of 4.6 acres. I was talking to one of the planners at the RM of Corman Park and he informed me that when P4G is implemented that our property would no longer be eligible to be divided. Specifically he said that the parcels for subdivision will have to be at least one and a half (1.5) times larger than the average lot size of the original registered subdivision plan area and therefore after P4G is implemented property owners in the Grasswood area would need to have 13.99 acres of land in order to qualify to subdivide their properties.

My wife and I currently do not have any plans to subdivide our acreage, however we do understand that doing so would increase the overall value of our property by several hundred thousand dollars or more so we are now faced with having to make a decision on whether or not to do so. When you view this specifically from a financial perspective it seems like an obvious decision to proceed with subdividing our property and just continuing to live on it until we do want to sell it, even after taking into account that we would likely end up spending \$60,000 or more to meet the criteria to divide our property and also end up paying substantially higher taxes on the two properties than we currently do on our existing property. It is however more complicated than that; specifically because we are not currently planning on selling our property and moving when we make the necessary changes to our property to allow it to qualify for the subdivision it will no longer be set up in the manner we designed it to when we developed it for keeping our horses. Therefore we find ourselves in the situation where we have to make a decision to divide our property and live somewhere that no longer meets our needs, divide our property and sell it and move to somewhere that meets our needs or to not divide our property and lose several hundred thousand dollars of equity that would have eventually been available to us were we still able to subdivide our property some time in the future when we are ready subdivide it and sell it.

There are about 10 properties within a ½ a kilometer of where we live that currently have more than 9.2 acres of land and less than 13.99 acres and I am sure there would be many more if you looked at the entire Grasswood subdivision (And other areas of the RM this may apply to.), therefore all of these property owners/tax payers will be forced to deal with making the tough decision of whether or not to divide their properties at a time when they were not planning to or to lose out on potentially hundreds of thousands of dollars of equity from the sale of their properties when they are ready to sell.

There are 5 acreage owners on the ½ mile long road that we live on that have already subdivided their properties and there are 4 properties that still have 9.2 acres or more that could currently be subdivide if the owners choose to do so before P4G is implemented. In my opinion dividing these remaining acreages at some future date is not going to substantially change the makeup of the area and allowing 4.6 acre parcels to be divided in this area in the future seems reasonable especially when you take into account that there is a small subdivisions North of Grasswood Road on Clarence Ave that shares a property line with the Grasswood properties in that area that was approved to subdivide parcels much smaller than 4.6 acres.

In addition to this, if these properties could be subdivided in the future, they would generate much needed tax revenue for the RM at that time which would benefit all taxpayers in the RM.

It doesn't seem fair to implement a policy that requires property owners living in areas who could previously subdivide their properties if they owned 9.2 acres or more to now have to own at least one and a half (1.5) times the number of acres than the average lot size of the original registered subdivision plan when a long standing precedent has been previously and fairly been set by the RM when they allowed a good portion of the existing properties in the area to be subdivided.

I am personally not familiar with what options you may have that could fairly deal with this issue as I do not have a background in urban planning but I would like to request that you consider revising this draft ruling that would prevent anyone in the Grasswood area who owns 9.2 acres or more land (Up to 13.98 acres) from subdividing their properties at any time in the future. I am essentially requesting that property owners that own 9.2 acres or more land in the Grasswood area be grandfathered to allow them to use the existing subdivision rules in the future. With the precedent being set over many years in which the RM has fairly allowed a good portion of property owners to subdivide properties as small as 4.6 acres off their existing 9.2 acre or larger properties this seems like it would be a fair revision to make that would not put any undue hardship on any property owners in the Grasswood area or any property owners in the rest of the RM of Corman park.

If you have any question regarding my feedback, please feel free to call me at 306-XXXXXXX.

Thanks for your time regarding this matter.

XXXXXXX

XXXXXXX,

Grasswood SK

XXXXXXX



Feedback Registry #: 35

Date: 7/10/2020

Method of Contact: Phone

Type of Respondent: ?

Land Use Designation(s):

Green Network Study Area

Comments:

Two questions:

1. Why is green network development allowed at all? If so, why are offsets not enforced similar to those required for re-development of agricultural land?
2. As the biggest urban centre in the area Saskatoon funds a disproportionate share of costs for the area in terms of social housing, Meewasin funding and other spending commitments. Why is in Saskatoon's interest to be in a partnership that shares revenues equally and costs unequally, to it's great financial detriment? Other major cities like Calgary and Toronto either annex surrounding lands or merge to share costs.



Feedback Registry #: 36

Date: 7/10/2020

Method of Contact: Email

Type of Respondent: Stakeholder

Land Use Designation(s):

n/a

Comments:

See attached letter

P4G comments

1. Decision making and public engagement – is there going to be a section that addresses this process, including partners, etc.
2. Baseline analyses – Are there background studies underlying future land use choices that help leverage the value of various elements including capital financing of development (e.g. levies), Agriculture, environmental protection, Housing? Examples could include market studies, infrastructure master plans, storm water management, population and demographics, flood plain analysis, or health impact analysis.
3. Development standards on hazard lands – will there be further policy development pointing to regulatory change that identifies important criteria to regulate development within various locations including protecting steep slopes and mitigating subsidence, wetlands, drainage basins, and river channels?
4. Consider strategies for riparian area protection for various water bodies that could include buffer width averaging where prescriptive setbacks cannot be met in specific circumstances – see https://www.researchgate.net/figure/Example-of-Average-Buffer-Width-calculation-The-wetland-boundary-is-marked-by-a-thin_fig2_282705016
5. Consider offering policy direction regarding wet and dry flood proofing standards, flood plain analysis and suitable mitigation measures in concert with WSA that improve property development opportunities while managing risk (e.g. developing of non-habitable structures, flood fringe/way analysis).
6. Consider smart growth principles as a comprehensive approach to balancing competing needs – e.g. environmental and parks – and master planning all elements including parks, transportation, environmental, water, liquid waste, solid waste, water, storm water, airport noise contours and flight path protection, economic and social - <https://www.planning.org/policy/guides/adopted/smartgrowth.htm>
7. Agriculture fragmentation and land uses – consider that the fringe urban areas will come under urban levels of development pressure and encourage locating ag uses on prime land with high quality soils, and major transportation corridors – outside the urban fringes.
8. Consider a levels of service section that provides for roads, infrastructure and other services that are scalable – reference Level 1 – all services; Level 2- roads, water; Level 3 – roads.
9. Consider minimum parcel size as holding areas for country residential development adjacent the urban fringe, to accommodate further future density.
10. Consider mixed land uses in a more regional rural and urban context, that are compatible and encourage a range of diverse affordable housing and methods of mobility.

11. Consider more criteria for storm water management that manages ground water impacts, on site storm water retention and mitigation and reducing hard surfaces through greenscaping.
12. Consider an active transportation section.
13. Consider brownfield's strategies that tap in to funding opportunities.
14. Consider a fiscal impact analysis that addresses the capital cost of development and assigns values to a development levy strategy that is distinct from direct servicing impacts.
15. Consider implementation strategies for all elements with a timetable and resources and link to key community indicators.
16. Consider a high level road classification system
17. Grammar note - 11.3.4.(c) measure should be measures
18. Part 2 – Section 3.2 *Where this Plan provides that a matter or development may be undertaken at th discretion of Corman Park, that discretion shall be exercised by Council where so required by the Act or may be exercised administratively or delegated to the Corman Park administration by Council where enabled by the Act.*
 - What exactly does this mean? Isn't this already regulated through the PDA for permitted & discretionary use permits and some going to the development officer? It does not say how the district is involved
19. Section 8.3.8 - *Buffers around wetlands and water courses are required to maintain and improve water quality, minimize disturbance to native vegetation, and provide habitat for wildlife. A 30 m buffer shall be provided, however, it may be reduced based on supporting environmental and technical plans acceptable to Corman Park. No development shall occur and native vegetation should be maintained within the buffer.*
 - Is this something we will need to apply through the subdivision process?
20. Section 11.3.2 - Subdivision of a Quarter Section
 - Will rezoning be required to accommodate the density proposed in that section?
21. Section 11.3.8. Agricultural Residential Development on Fragmented Parcels.
 - How do we for see this working?
 - What would be the plan for fragmented parcels that are not in the two residences per quarter?
 - Section 11.3.8 **b**) is bolded, just as an FYI.
22. 12.3.9 Subdivision of Existing Country Residential Lots.
 - Determining what the original registered subdivision plan has been a challenge.

- The language contained in this section is borrowed from the previous DP. Is there a reason why this language is being retained? (i.e. the 1.5 times larger than average lot size and a lot larger than smallest lot in the original registered plan) Would consideration to a standard minimum parcel size and servicing (e.g. water and sewer) be a better measure?
- May want to clarify that despite public consultation, council reserves the right to make an independent decision. The public is merely consulted.

23. Section 15.3.17 b) Urban Residential Neighbourhood Area Density:

50 residents and jobs combined per gross developable hectare (20.2 residents and jobs combined per gross developable acre).

- How do you regulate the # of people and jobs? Is it based on an average of ppl per household?
- The above would apply to 15.3.26 Mixed-Use Node Density as well.

24. The PDA references the implementation of inter-municipal development agreement, if applicable. The review sheet indicates that this is not applicable in the P4G.

- Should this be revisited given that this is an inter-municipal district?

25. The provision of municipal reserve (MR) for school purposes etc..

- Section 15.3.15 of the document is a little light on addressing school sites. Recognizing that schools are not typical to rural areas this area may still need to be reinforced to address potential school sites in future urban areas. It does allude to the significant public amenities, trails etc...but does not mention school sites as a consideration.

26. Specific criteria for certain items (e.g. contract zoning, DL's and SA's) is deferred to the PDA. It is more common to see criteria within the document that addresses these items rather than making reference to another document.

27. The implementation of DL's is critical to the success of development and infrastructure in the P4G. Establishing DL's will also highlight the infrastructure and recreation needs of the P4G. It is recommended that this be a priority project.

28. The DP operates as the OCP but is still a district plan. While addressed throughout, we would ask that the P4G also ensure the following is addressed in the DP. This is from section 102 of the PDA. Please review and comment.

(10) A district plan must contain statements of policy with respect to matters the affiliated municipalities consider:

(a) to be of intermunicipal or regional significance in the planning district;

(b) to be necessary to co-ordinate community and land use planning and services within the planning district; and

(c) to be necessary to ensure that the district plan is consistent with any provincial land use policy or statement of provincial interest.

(11) In addition to the plan contents required by subsection (10), a district plan may contain statements of policy with respect to:

(a) any matter mentioned in section 32;

(b) sector-specific planning;

(c) district public works;

(d) district service delivery;

(e) district public facilities, including the development and maintenance of educational, cultural, recreational and health care facilities;

(f) district economic development;

(g) the co-ordination of approaches for stewardship of environmentally sensitive lands;

(h) matters dealing with significant transportation and municipal infrastructure within the district;

(i) district settlement patterns; and

(j) any other matter considered by the district planning commission or district planning authority to be of regional or interjurisdictional significance, or necessary to co-ordinate community and land use planning and services between municipalities and with an Indian band.



Feedback Registry #: 37

Date: 7/10/2020

Method of Contact: Email

Type of Respondent: Stakeholder

Land Use Designation(s):

n/a

Comments:

See attached letter

July 10, 2020

Attn: Neal Sarnecki

RE: P4G DOCP Consultation

Thank you for the opportunity to review the work done to date on the District OCP. I have looked at the text and mapping and have some quick comments that came to mind.

1. In refining the P4G borders, what discussions took place with the landowners on inclusion or exclusion from the district?
2. District Land Use Map: Schedule B
 - a. Loraas expansion to the west of existing site labeled as Regional Infrastructure. Should this not be crosshatched as per Possible Expansion in legend like Airport and WHP?
 - b. Potential Expansion – Noted is Airport – Should this not be Regional Infrastructure as Transportation? The Loraas Landfill is Regional Infrastructure in a similar way!
 - c. The Martensville, Warman and Osler wastewater lagoons may very well need expansion and where might that take place? A regional wastewater collection and or treatment facilities may come before any expansion is required! Same consideration for the Biosolids site!
 - d. Changes noted on the map would alert the viewer that these are “likely” in the future.
3. Is it worth mentioning in the text “what “could be defined as “Regional Infrastructure (not exhaustive)” for clarity? ie: water, wastewater, transportation, recreation, protective/ emergency services, education, power generation, etc. (Ref LUP 20.3.3->.7)
4. Regional Retail – how does this relate to Urban Mixed-use nodes?
5. Future Urban Growth Areas – Schedule C – It would seem realistic that over time towards a population of 1M, the land use from Saskatoon, Martensville and Warman between Hwy 11 and 12 should be a natural for development focus. This then would bring the three municipality borders together. As it is, it will become “no man’s land”! Was this ever a strategy for consideration before moving to develop north of Saskatoon and East of Hwy 11?

6. General Policies/ Land Use – Will there continue to be heavy consideration given to the conversion of good farmland for development purposes? ie: possible rejection of development from prime agricultural land! If so, will a rational be devised to deal with this?
7. Section 12.3.8 a – commercial, service & recreation in Country Residential development.’ “market need for the proposal”. Does this mean the P4G is second-guessing the entrepreneur and will require evidence of a good business via a cost/ benefit needs study or such?
8. Green network study area – How will this designation/ restriction be managed with the current landowner that is affected?
9. Wanuskewin Heritage Park (WHP) – Does the land shown as WHP impacted in “Viewshed” consider the effect of the future view from the top of a multi-layer Saskatoon Freeway intersection structure? This may be three layers up and view of a great distance from both vantage points due to proximity!
10. Regional Infrastructure (20.3.3->.7) – does this apply to both public and private sector operators?
11. LUP 21-3.3 – Joint Concept Plan – Would this run in conflict with possible private sector Agri-Business developments that might be proposed for alternate locations in the P4G. What is the benefit and motivation here?
12. No detail on Regional Retail and Urban Mixed-Use Nodes – When and where are these discussions?
13. Servicing – LUP 24.0, 25.0, 26.0 and 28.0 all refer to embracing (?) technology and innovation in dealing with servicing. It is entirely possible that the “private sector” will see the supply of these services as a business opportunity. Has the thought process around the infrastructure considered such? Public/ Private Utility Supply has been big business in many jurisdictions!
14. Development levies and servicing agreement fees will be very contentious going forward. Would suggest a separate study by a proven expert be employed!!
15. Total Alignment as per LUP 31.3.27 will need to be firmly supported or the system of regional co-operation breaks down. The Development sector will not tolerate internal squabbles causing delays in approvals!

16. LUP 31.3.15 – Concept Plan Cost/Benefit consideration
‘Expectations’ for subdivision social, economic and environmental will need to be well spelled out. These can be easily manipulated and thus the proponent should employ experts in the filed!
17. Definitions – Seems to be missing some items, BUT much more important to have a robust “Definitions Section” in the Zoning document.

I have also noted that the P4G planning district is expected to take effect in early 2012, government approvals a major consideration. Has the Ministry of Government Relations been involved during the draft preparations?

Thank you for the opportunity to review and comment/ question these important documents. First impression...”looks like it hits the mark!”

If you need further explanation of some of my comments, please feel free to email me.

Best regards,
XXXXXXXXXX
XXXXXXXXXX
Saskatoon, Sk
XXXXXXXXXX
306-XXXXXXXX
XXXXXXXXXX@shaw.ca



Feedback Registry #: 38

Date: 7/10/2020

Method of Contact: Email

Type of Respondent: Stakeholder

Land Use Designation(s):

n/a

Comments:

See attached email

From: XXXXXXXX< XXXXXXXX@cpaws.org>
Sent: Friday, July 10, 2020 4:49 PM
To: Neal Sarnecki

Subject:P4G draft DOCP consultation

Dear Mr Neal Sarnecki,

Please find detailed below our comments in respect of the draft DOCP consultation. We welcome the opportunity to comment on this plan and ensure the voice of our natural environment and important flora and fauna are given the necessary consideration as this plan moves forward.

THE OVERALL DRAFT DOCP

CPAWS-SK welcomes the intent of this draft plan. Notably, your sustainability para. 2.3.3 in which you state "natural resources and environmental processes essential to the regional ecological health and productivity will be maintained and conserved." We, of course, would seek to better understand the extent of this "maintained and conserved" position, noting the extensive nature of this planned growth area. The same thoughts are relevant to your paras on 'Natural Environment and Drainage' (2.4.7) which states, "key ecological areas will be conserved, enhanced, and connected to promote the health and sustainability of the regional landscape. Flooding and drainage issues will be linked with an understanding of natural systems and considered at local and regional levels, with a focus on reducing risks through integrated approaches."

Based on the information available, we remain concerned about the ongoing expansion within the northeast quadrant of the city and into the RM of Corman Park, and the potential impact these plans could have the ecological features of the Small and Northeast Swale and the broader ecosystem. The completion of a detailed and coordinated environmental assessment or like work i.e. work associated with the Regional natural Areas Strategy and Green Network Study Area will effectively inform avoidance, mitigation and compensation measures that could then best inform decision-maker. Additional concerns remain around land use permissions in key areas due to the intent of the Agriculture and Natural Resources para. 2.4.8 which states, "land uses will be managed to ensure a balance between needs for growth and the sustainability of these economic sectors."

More broadly speaking to the potential impacts of this draft DOCP we would want to ensure the following measures form part of any environmental assessment/study/review work and decision-making process for the broader planning area and bespoke development areas:

* Any natural and cultural landscapes, including, but not limited to, native grasslands, wetlands, and riparian habitats, that fall within this plan have been formally assessed for their ecological and cultural value.

* An appropriate species inventory survey should also be undertaken where natural habitat (as mentioned above) or species have already been identified. As a result of these measures we would want to ensure no native grassland and important wetlands and riparian habitat identified in these studies are lost, fragmented or degraded as a result of this DOCP and that any avoidance, mitigation or compensation measures can be adequately assessed for their effectiveness and ability to, as you have stated, 'conserve, enhance and connect key ecological areas'.

POLICIES

Indigenous Inclusion - Section 5.0

CPAWS-SK welcomes this policy regarding engagement, collaboration and partnership development with First Nations, Metis communities and Indigenous organizations. It is critical that engagement is

undertaken at the earliest opportunity to ensure land-use decisions can be driven in partnership with Indigenous communities from the start and not as a later aspect of the engagement process. Where necessary, we would consider this beyond reserve boundaries, as noted in para. 5.3.4 (Integration of Land Uses) regarding adjacent lands, but also for the broader implications of impacts to natural landscapes that have significant cultural and ecological values.

Natural and Heritage Resources - Section 6.0

As previously noted, we welcome the intent of this draft plan and the same goes for the objectives and policies (6.2 & 6.3) centred on Natural and Heritage Resources. CPAWS-SK welcomes the proposed work to develop a Regional Natural Areas Strategy and we look forward to commenting on this document. It will be critical that this document is completed before land use and subdivision decisions are made and approved. This strategy must inform this process.

We acknowledge that this draft plan does account for key natural landscapes and plans to develop further work towards maintaining and enhancing natural and important ecological features. As part of any further study and as noted above, CPAWS-SK would want to ensure these important landscapes and features are not further degraded, fragmented or lost as a result of this regional plan. It is important we understand the features of these landscapes. The NE and Small Swales, a case in point. With the Small Swale sitting within or in close proximity to the plan boundary, thus connecting both jurisdictions plans, and the NE Swale which extends some length through the City of Saskatoon, this Plan area and beyond, it is clear this region represents and forms part of a wider important ecological and cultural landscape. We know these swales are teeming with biodiversity and thus home to a number of at-risk species who depend on the likewise critically endangered native grassland and wetland ecosystems present. Fragmenting this land further will only serve to degrade these features and potentially its ability to function. It will likely degrade this biodiversity-rich ecosystem and we already know we are losing biodiversity across the world at an alarming rate.

We must also acknowledge the cultural significance of this area and its connection to other important lands i.e. Wanuskewin Heritage Park - for which a critical component is its planned UNESCO World Heritage Site status application.

CPAWS-SK welcomes reference to habitat conservation measures and specifically your reference to Species at Risk in para. 6.3.4. Again, we will look to the planned Regional Natural Areas Strategy, Green Network Study Area and/or other key and necessary environmental studies to adequately inform the design of this growth plan regarding Species at Risk and its intent around land use designation in and around important natural habitats in the area. We are also interested to read para. 6.3.9 around 'Designating Environmental Reserve' and look forward to reading more about the intent here and the potential for a broad suite of land protected in perpetuity.

Water Resources and Wetlands - Section 8.0

CPAWS-SK welcomes the intent around your water resources and wetlands (section 8.0) objectives and policies. We look forward to commenting further on these areas and to ensuring, as you state in para. 8.3.3, "wetlands located within the Green Network Study Area will be a priority." We would most certainly recommend a wetlands policy is developed for the district. Of course, while having such a policy in place would be welcomed, unless it is properly used and implemented it only serves as a background document. We have already seen this in the case of the wetlands policy for the City of Saskatoon who has previously acknowledged such policies have been left on the shelf or just used as guidance when critical infrastructure and land use planning decisions have been made.

We are concerned by the intent of para. 8.3.6 'Least Disturbance of Wetlands'. This suggests that wetlands will predominantly be affected by this plan and the "least possible disturbance and/or alteration" encouraged. There is no suggestion that important wetlands within this plan area will avoid disturbance or alteration. This seems counter to your wetlands being a priority statement. CPAWS-SK

would encourage this plan and the development of a wetlands policy to identify key wetland features and ensure such areas are adequately buffered and free from disturbance or alteration.

All buffers should provide adequate protection to the riparian and wetland habitat. We would encourage that the intent should not be to reduce such buffers where possible but ensure any decision is based on robust environmental data to support either a reduction or increase in such a buffer. Where many aspects of these buffers include other critical habitats i.e. native grassland, we would expect additional buffers to be imposed to these areas, ensuring all habitat is provided with the necessary space to thrive and operate at an optimum function. CPAWS-SK agrees that "no development should occur and native vegetation should be maintained within the buffer."

Minerals and Extraction Resources - Section 9.0

CPAWS-SK welcomes the criteria for minerals and aggregate resource industries, as noted in para. 9.3.2. We especially support the need to address the "(d) potential impacts to surface water, groundwater, drainage patterns, slope stability, wildlife habitat, heritage resources and rare or endangered species; (e) the environmental implications of the operation including storage of fuel tanks or chemicals, and/or measures for the release of contaminants; and (f) plans for reclamation of the land for an approved end use."

Agriculture - Section 11.0

With a bespoke policy on the discouragement of fragmenting agricultural land (para. 11.3), we would encourage the same courtesy is given to native prairie and wetland habitat as a minimum.

Green Network Study Area - Section 17.0

CPAWS-SK welcomes the objectives (17.2) of the Green Network Study Area (GNSA) but we are concerned, while restricted, there remains permission for the intended use of agriculture cultivation within the GNSA. We would want to ensure any refinement criteria, as noted within your land use page for the GNSA (<https://partnershipforgrowth.ca/regional/green-network-study-area/>), is subject to, as noted at this link (para 13.05), a "development review that is undertaken according to the policies of this Plan." No native prairie, wetland and riparian habitat should be lost to agriculture cultivation. We would wish to ensure the 'Green Network' remains an area that prioritizes the enhancement, management and protection of significant ecological and cultural landscapes.

We look forward to the public consultation process that will share any refinement to the GNSA as noted within para. 17.3.3 'Refinement Through Concept Plans'. Again, we would not want to see any refinements of the GNSA that will result in the loss, fragmentation or degradation of native prairie, wetlands and riparian habitat.

In the link to the GNSA work above, it is also noted that "after the Green Network Study Area is refined, the final delineated areas should be amended in the Regional Plan. Areas that are no longer included within the Green Network should be reclassified according to the surrounding land uses and their location within or outside of future urban areas." While the need for refinement may be necessary based on further study and data of the area, we must acknowledge that this refinement should also include and consider reclassifying areas previously not in the GNSA into the network - not just removing areas within. Even if not the intent the wording is suggestive of a desire to limit or reduce the size of the GNSA in order to maximize other infrastructure.

CONCLUSION

At this time and without the necessary supporting environmental data and studies - which are proposed as part of this draft plan - we must consider that this plan poses a significant threat to the ability of the broader ecosystem, which includes that of the Small and NE Swale, to function both in terms of its ecological services to existing and planned residential communities but also to its ability to function ecologically. We look forward to reviewing and commenting on the relevant documents as this process progresses.

We further remain concerned that some land use areas and the size and permissible use of the GNSA could have a likely significant effect on the ecological integrity of the key habitat features of the area. For nature to function in an urban setting - for the benefit of city residents, wildlife and positive climate action - it needs space and connectivity to thrive and function. For the ecological services these areas provide, planned development in close proximity could have dire consequences on their ability to continue to support and deal with future flood and water management needs.

We would encourage the partnership developing this plan to progress this work in a way that is both sustainable, linked to your sustainability para. 2.3.3, and does not compromise the ecological integrity of this ecosystem. These comments are formed based on the general theme of the draft plan. We reserve the right to provide additional comments within the process that we may not have made here.

Kind regards,

XXXXXXX Manager of Operations and Programs (southern region)
Canadian Parks and Wilderness Society (CPAWS) - Saskatchewan Chapter
Suite 202, 220 (@thetwotwenty) 20th St West, Saskatoon, SK
306- XXXXXXX | XXXXXXX@cpaws.org
www.cpaws-sask.org



Feedback Registry #: 39

Date: 7/10/2020

Method of Contact: Website

Type of Respondent: Stakeholder

Land Use Designation(s):

n/a

Comments:

Thank you for the opportunity to respond to this draft plan, on behalf of Wild about Saskatoon. We appreciate all the intentions expressed in section 6.0 of the plan, including the promises * to identify (inventory), protect and enhance natural and heritage resources in the planning region; * to develop a Regional Natural Areas Strategy that provides natural and naturalized corridors for species movement; * to protect species at risk * and to establish buffers for sensitive areas through Environmental Reserves. We are also encouraged by the pledge in section 8 to protect wetlands. These are fine and necessary principles, which we strongly support. Unfortunately -- tragically -- the closer we get to implementation of these intentions the weaker the plan becomes. The Green Study Area, where many of these intentions will be realized, is too narrow and constrained throughout, without adequate buffering. It is compromised from the start by the intention to accommodate agriculture, recreational facilities, and stormwater infrastructure. If the Partners are serious about their stated commitment to sustainability and conservation, these values must be given priority within the Green Network, at a bare minimum. How can you maintain or enhance connectivity and ecological health/function if the Green Network is interrupted and fragmented by other uses? Answer: you cannot. We recommend that you establish a Special Policy to protect and enhance the remaining natural grassland in this region, including a broad margin along the river and the Swale corridors. This policy would prohibit any further loss, degradation or fragmentation of natural grassland and express an explicit intention to reconnect surviving fragments of natural habitat. Protecting natural grassland would also contribute to climate-change mitigation, by sequestering carbon -- a serious consideration that is missing from the plan. Finally, sincere, determined conservation of natural areas would contribute to reconciliation. As the Truth and Reconciliation Commission explains: "Reconciliation between Aboriginal and non-Aboriginal Canadians, from an Aboriginal perspective, also requires reconciliation with the natural world. If human beings resolve problems between themselves but continue to destroy the natural world, then reconciliation remains incomplete." This is advice that we hope you and your partners will take to heart.



Feedback Registry #: 40

Date: 7/10/2020

Method of Contact: Email

Type of Respondent: Landowner

Land Use Designation(s):

Urban Commercial/Industrial - 1 million

Comments:

My name is _____ and my husband, _____, and I own the first acreage along _____ . We, and at least some of our neighbours (_____), have some questions for you about your P4G Plans in the area, and wondered if we could meet with you Tuesday, Wednesday or Thursday next week, or at your earliest convenience?

I have also sent an email to _____ about the following issue, so would like to discuss that as well. Thank you very much.

We look forward to hearing from you.

Email to _____ re Odour Issue

Hi _____,

I apologize for not getting back to you sooner, but for the last couple of months, we have hesitated to sign the agreement because of a sporadic odour in the area that is more chemical-like than sewer or gas-like. At 1:30 am this morning – July 10, 2020, I woke up to it once again, and then at 6:40 am, when my husband, _____, was on his way to work, he smelled it again near Moody's, to the point that he saw a Government of Canada truck sitting there, and stopped to ask them about it. They had no idea what it was, but confirmed that they too smelled it, and advised that we contact our counselor. The odour seems to come out of nowhere early in the morning, after work hours or during the night. We have tried to track it down but have not been successful.

We are more concerned about it being a harmful chemical odour and have noticed that we have both had an unusual cough and feeling of congestion in our lungs. We want to confirm that this odour is not harmful, so want to know the source of it, and also that it is not someone dumping something in the area in a non-environmental way. When we first moved to our acreage, we had huge blow flies to the point that if you opened the doors to the house, approximately a dozen would fly in. It turned out that this was due to someone dumping swine entrails and leftovers from butchering pigs, in the pasture across the road. The smell we are experiencing now is strong enough, that we



immediately close our windows when we notice it, but of course when you are sleeping, you do not always wake up right away.

May I confirm that Randy Rooke is still our counsellor? Please note that I am also including this in the P4G feedback to Neal Sarnecki, as today is the deadline. We will help in any way we can to identify the source of this smell. Please advise how we should move forward.

Thank you very much.

July 14, 2020 - meeting at property. Discussed purpose and meaning of Plan, how the Planning District will work, who makes the decisions, and expected timing of future development. Also wanted information regarding private wastewater treatment plants and separation distances.



Feedback Registry #: 41

Date: 7/10/2020

Method of Contact: Email

Type of Respondent: Landowner

Land Use Designation(s):

Green Network Study Area

Agriculture

Comments:

See attached email

From: XXXXXXX@hotmai.com>
Sent: Friday, July 10, 2020 7:11 PM
To: Neal Sarnecki; XXXXXXXLtd.

Subject: Fw: Saskatoon North Partnership for Growth (P4G) Regional Plan:
Update + June 2017 Public Information Session

Good evening Neal.

I am forwarding my email from Sept 2017 that informed the P4G of our family farm's (XXXXXXXLtd) concerns and questions regarding the P4G future planning. We have sent several emails in the past voicing our family's concerns regarding the P4G and we would like to hear your comments as to how our land/future development will be affected and regulated by the new P4G proposals.

Our land includes:

- XXXXXXX
(Turf fields -with above/below ground
irrigation, crop fields,
turf shop/office, irrigation lagoon)
- LSD XXXXXXX(Crop field, future turf
field/development)
- LSD XXXXXXX(Crop field, future turf
field/future development,
yard subdivision)

Thank you for your time.

XXXXXXX- XXXXXXXLtd

From: XXXXXXX@hotmai.com>
Sent: Sunday, September 24, 2017 9:01 AM
To: XXXXXXX@saskatoon.ca <XXXXXXX@saskatoon.ca>
Subject: Fw: Saskatoon North Partnership for Growth (P4G) Regional Plan: Update + June 2017 Public
Information Session

From: XXXXXXX@hotmai.com>
Sent: Tuesday, August 15, 2017 4:52 PM
To: XXXXXXX
Subject: Re: Saskatoon North Partnership for Growth (P4G) Regional Plan: Update + June 2017 Public
Information Session

Mr XXXXXXX:

It appears that the (P4G) Regional Plan is taking form and our land (NE 11-36-6-W3) is now in the Green Network Study Area, formerly the Conservation and Drainage Area.

With no specific guide lines or policies in place for this area after several years of study, we adamantly request that portions our XXXXXXX remain as Agriculture (or Country Residential) similar to XXXXXXX and that a review be done for the Boundary Refinement of the Green Network Study Area as it pertains to this quarter. Once specific guidelines and consistent policies are proposed, we would be ready to consider and comment on the Regional Plan.

We would like to strongly recommend that the representatives from the P4G physically inspect the NE 11 quarter and the surrounding land so that a common sense approach is taken and practical decisions are made before informing us what we can and cannot do with our land.

Originally, there was concern that there was potential flooding concerns that would prohibit any residential/agricultural development on this quarter. The West Corridor Route was another concern at one time and now the P4G objective wants "to maintain and enhance a connected natural infrastructure system to manage storage and drainage and address storm water issues". This appears to be the main reason for restricting future development on the NE 11. There are some locations that may not be suitable for development but there definitely are others where residential housing and agricultural development would contribute to the beauty and esthetics of the area without affecting existing waterways, wildlife, etc. In fact, the location of some of the existing yard sites may be more of a concern for the proposed Green Study Area.

Our Turf Fields and Turf office/shop currently surround the existing waterway system in this area, and our storage lagoon is one of the main features of the existing waterway. Our concern is that the proposed land use changes could potentially affect the future of our family turf farm and its future agricultural growth and development. This is a major issue that must be considered before the P4G is finalizes its Regional Plan.

We want to bring this to your attention before the finalization of your regional plan and would like to hear your comments. We are not prepared to approve or accept any regional plan proposals until there are specific common sense guidelines and policies that have been thoroughly researched and investigated. Our family turf farm's future and our future land development should not be threatened or restricted because of vague concept planning proposals and unclear development policy.

Please relay our concerns to your board. Thank you.

Regards;

XXXXXXX- XXXXXXXLtd

From: XXXXXXX<XXXXXXX.XXXXXXX@o2design.com>
Sent: Wednesday, June 7, 2017 11:14:43 AM
To: XXXXXXX@hotmail.com

Subject: Saskatoon North Partnership for Growth (P4G) Regional Plan: Update + June 2017 Public Information Session

Good afternoon:

Thank you again for your interest in the Saskatoon North Partnership for Growth (P4G) Regional Plan. The P4G is pleased to announce the draft Regional Plan is complete, and is now available for preview at: http://partnershipforgrowth.ca/regional_plan/.

The draft Plan recommends a series of guiding principles and policies around land use, transportation, servicing, and implementation, as well as proposes new governance and administrative structures for the Region. This Plan reflects the feedback and input we have received from the public and stakeholders over previous engagement events.

In addition to the draft plan, the Regional Servicing Strategy and the Regional Governance and Implementation Strategy are also available for preview.

The P4G invites you to a Public Information Session for the draft Plan and Strategies:

Public Information Session

Tuesday, June 27, 2017

Open House: 4:00–6:30 p.m.

Public Presentation: 6:30 p.m., to be followed by a moderated Q&A Session

North Ridge Centennial Community Centre

901 3rd Street North, Martensville, SK

You are encouraged to submit questions or comments in advance for the Moderated Q&A Session via the P4G website at http://partnershipforgrowth.ca/regional_plan/. Please note an open microphone will not be provided at the event but question/comment forms will be provided to fill out to have your question asked. Summaries of the responses will be posted on the website after the June 27 meeting. The project consultant (O2 Planning + Design) and representatives from the partner municipalities and SREDA will be in attendance at the Session.

For additional project information, visit <http://www.partnershipforgrowth.ca> or contact us at XXXXXXXX@Saskatoon.ca.

Thank you for your continuing participation in this project.

Sincerely,

XXXXXXXX

Project Manager, Regional Plan

Saskatoon North Partnership for Growth

XXXXXXXX@Saskatoon.ca

XXXXXXXX

Senior Planner

O2 Planning + Design, Inc.

XXXXXXXX. XXXXXXXX@o2design.com



Feedback Registry #: 42

Date: 7/10/2020

Method of Contact: Phone/Meeting

Type of Respondent: Landowner

Land Use Designation(s):

Green Network Study Area

Urban Residential - 700,000

Urban Residential - 1 million

Comments:

See attached email & attachments to email

July 23, 2020 - In-person meeting - Land includes the NE Swale and development in City of Saskatoon is increasing the amount of storm water onto there lands affecting the ability to farm. Despite multiple requests for information on the drainage planning for the new neighbourhoods, they have not be able to get answers. Also concerned that plans are being made for their land without consultation with the landowners.

Designating land for conservation is devaluing their property. Told by Saskatoon Land that area of land in swale covered by water has no value, despite city using it as their storm water management facility. Would like help getting City and RM and WSA to table to discuss the flows onto their land and return it to pre-development flows.

Communication with affected landowners is required.

From: XXXXXXXX@shaw.ca
Sent: Friday, July 10, 2020 10:23 PM
To: Neal Samecki
Subject: FW: P4G feedback from the XXXXXXXX family
Attachments: 2020_02-20 Letter to XXXXXXXX.pdf; COS Response Letter May 04, 2020.docx; COS Response Letter May 04, 2020.pdf; COS Response Letter.docx; XXXXXXXX application for a preliminary investigation.pdf; XXXXXXXX Dismissal Response Letter to WSA, November 21, 2019.pdf;

WSA Dismissal Letter.pdf

I represent the XXXXXXXX family that owns several quarter sections of land immediately north of the city. There land is now receiving storm waters from Aspen Ridge and other portions of that watershed. The P4G North Partnership has identified the lands held by the XXXXXXXX family as part of the overall development plans. The family had never been consulted by the City of Saskatoon, the RM of Corman park or the WSA until we approached them to learn of the P4G plans for this privately owned land. There have been several letters between the City of Saskatoon and myself in an attempt to address our concerns. I have attached them for your consideration. This e-mail string (see below) has most of our concerns identified over time.

Please consider our comments, questions and concerns. We would like to meet when it makes sense to further the discussions on our concerns over the discharge of storm water onto XXXXXXXX Lands and the overall lack on consideration of the interests of the current land owners.

Please feel free to contact me once you have had a chance to review this documentation.

XXXXXXXX

From: XXXXXXXX@Saskatoon.ca>
Sent: Monday, March 2, 2020 12:59
To: XXXXXXXX <XXXXXXXX@shaw.ca>
Cc: XXXXXXXX@Saskatoon.ca>; XXXXXXXX@Saskatoon.ca>; XXXXXXXX@Saskatoon.ca>; XXXXXXXX@Saskatoon.ca>; XXXXXXXXXXXXXXXX <XXXXXXXX56@hotmail.com>; XXXXXXXX@sasktel.net>; XXXXXXXXXXXXXXXX <XXXXXXXXXXXXXX@sasktel.net>; XXXXXXXXmla <XXXXXXXXmla@sasktel.net>; XXXXXXXX@wsask.ca>; XXXXXXXX@rmcormanpark.ca>

Subject: RE: Northeast Swale Reports

Good afternoon XXXXXXXX,

I am writing to follow up on the email that was sent to you on Friday February 21st. I would like to confirm that you have received the information and if you are still interested in setting up a future meeting.

Please just let me know.

Regards,

XXXXXXXX | tel XXXXXXXX
Customer Service Manager

City of Saskatoon | 222 3rd Avenue North | Saskatoon, SK S7K 0J5

XXXXXXXX@saskatoon.ca

www.saskatoon.ca

If you receive this email in error, please do not review, distribute or copy the information.

Please contact the sender and delete the message and any attachments.

From: XXXXXXXX

Sent: Friday, February 21, 2020 3:12 PM

To: XXXXXXXX <XXXXXXXX@shaw.ca>

Cc: XXXXXXXX@Saskatoon.ca>; XXXXXXXX@Saskatoon.ca>; XXXXXXXX@Saskatoon.ca>;

XXXXXXXX@Saskatoon.ca>;XXXXXXXXXXXXXXXX <XXXXXXXX56@hotmail.com>;

XXXXXXXX@sasktel.net>;XXXXXXXXXXXXXXXX <XXXXXXXXXXXXXXXX@sasktel.net>; XXXXXXXXmla

<XXXXXXXX.mla@sasktel.net>; XXXXXXXX@wsask.ca>; XXXXXXXX@rncormanpark.ca>

Subject: RE: Northeast Swale Reports

Good afternoon XXXXXXXX,

Thank you for your patience as our subject matter experts had an opportunity to provide responses to your questions. I have attached the letter that has been composed with the information you requested.

I would like to assure you that any meeting set up will absolutely have the subject matter experts in attendance. Is there any suggested time that would be best for this meeting?

I hope the information provided helps answer your questions, however if there is anything else please let me know. I will await further confirmation from you when we can begin looking at setting up a meeting with all those required.

Regards,

XXXXXXXX | tel XXXXXXXX

Customer Service Manager

City of Saskatoon | 222 3rd Avenue North | Saskatoon, SK S7K 0J5

XXXXXXXX@saskatoon.ca

www.saskatoon.ca

If you receive this email in error, please do not review, distribute or copy the information.

Please contact the sender and delete the message and any attachments.

From: XXXXXXXX (mailto:XXXXXXXX@shaw.ca)

Sent: Friday, February 14, 2020 3:33 PM

To: XXXXXXXX@Saskatoon.ca>

Cc: XXXXXXXX@Saskatoon.ca>; XXXXXXXX@Saskatoon.ca>; XXXXXXXX@Saskatoon.ca>;

XXXXXXXX@Saskatoon.ca>;XXXXXXXXXXXXXXXX <XXXXXXXX56@hotmail.com>;

XXXXXXXX@sasktel.net>;XXXXXXXXXXXXXXXX <XXXXXXXXXXXXXXXX@sasktel.net>; XXXXXXXXmla

<XXXXXXXX.mla@sasktel.net>; XXXXXXXX@wsask.ca>; XXXXXXXX@rncormanpark.ca>

Subject: Re: Northeast Swale Reports

Thank you for this response. I look to the responses to our questions. Please be aware that we will want to have the people representing the city that can answer our technical questions in the room for the meeting. I am an aquatic scientist with 35 years experience with water quality issues and would therefore appreciate that your expertise be present.

I can be reached at this e-mail or at XXXXXXXX when it comes time to coordinate the timing of the meeting. I represent four family members that own land in the area of concern, their families and some of their immediate neighbors so meeting logistics can take some time.

I have included some of the documentation we have submitted in the past in case you did not have it in your possession.

XXXXXXXX

From: "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>
To: XXXXXXX@shaw.ca
Cc: "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>, "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>, "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>, "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>, XXXXXXXXXXXXXXXXXXXX <XXXXXXXX56@hotmail.com>, XXXXXXX XXXXXXX@sasktel.net, "XXXXXXXXXXXXXXXX" <XXXXXXXXXXXXXXXX@sasktel.net>, "XXXXXXXX.mla" <XXXXXXXX.mla@sasktel.net>, "XXXXXXXX" <XXXXXXXX@wsask.ca>, XXXXXXX XXXXXXX@mc.manpark.ca>

Sent: Friday, February 14, 2020 1:48:04 PM

Subject: RE: Northeast Swale Reports

Hello XXXXXXX,

Thank you for your follow up email.

My name is XXXXXXX and I am a Customer Service Manager for the City of Saskatoon. XXXXXXX has asked that I become involved as a single point of contact, as your concerns involve a number of different people from different areas and he wanted to ensure that you receive timely responses. My position is to ensure that any questions or concerns regarding operations or programs can be answered promptly and to work, when required, with other divisions/departments to provide a single response. It is also to ensure that someone is not transferred between areas where information can get lost or cause needless frustration.

A meeting was held this morning, February 10th to ensure that your comments and questions from your previous emails are addressed by the correct people. A formal response is being put together and will be provided by the end of next week. We would also like to further discuss setting up a meeting once this information has been received.

I look forward to working with you to coordinate and address the concerns that you have brought forward.

Please let me know if you have any other questions or concerns.

Regards,

XXXXXXXX | tel XXXXXXXX
Customer Service Manager
City of Saskatoon | 222 3rd Avenue North | Saskatoon, SK S7K 0J5
XXXXXXXX@saskatoon.ca
www.saskatoon.ca

If you receive this email in error, please do not review, distribute or copy the information. Please contact the sender and delete the message and any attachments.

From: XXXXXXXX [mailto:XXXXXXXX@shaw.ca]
Sent: February 12, 2020 3:13 PM
To: XXXXXXXX@Saskatoon.ca; XXXXXXXX@Saskatoon.ca; Cc: XXXXXXXX@Saskatoon.ca;
XXXXXXXX@Saskatoon.ca; XXXXXXXX<XXXXXXXX@Saskatoon.ca>;XXXXXXXXXXXXXXXXXX
<XXXXXXXX56@hotmail.com>; XXXXXXXX@sasktel.net; XXXXXXXXXXXXXXXXXXXX
<XXXXXXXXXXXXXXXXXX@sasktel.net>; XXXXXXXXmla <XXXXXXXXmla@sasktel.net>;
XXXXXXXX@wsask.ca; XXXXXXXX@rmoormanpark.ca

Subject: Re: Northeast Swale Reports

I have not been contacted by your lab coordinator to address our comments and questions. For some of my questions, a laboratory coordinator will not be the appropriate person to respond as we are asking the City for it's mitigation in case it cannot meet surface water quality guidelines. Please provide me with the contact information for the lab coordinator so I can contact them directly for a discussion.

We have not heard back on our hydrology report based questions which doesn't need the input of the lab coordinator. When can we expect to see an answer?

There has also not been any response to our request for a meeting with the City to discuss the issues brought forward by my reviews. I again ask for a meeting date to discuss our concerns.

XXXXXXXX

From: "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>
To: "XXXXXXXX" <XXXXXXXX@shaw.ca>
Cc: "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>, "XXXXXXXX" XXXXXXXX@Saskatoon.ca, "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>, XXXXXXXXXXXXXXXXXXXX" <XXXXXXXX56@hotmail.com>, XXXXXXXX XXXXXXXX@sasktel.net, "XXXXXXXXXXXXXXXXXX" <XXXXXXXXXXXXXXXXXX@sasktel.net>, "XXXXXXXXmla" <XXXXXXXXmla@sasktel.net>, XXXXXXXX XXXXXXXX@wsask.ca, XXXXXXXX XXXXXXXX@rmoormanpark.ca, "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>, "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>

Sent: Monday, January 27, 2020 2:31:28 PM

Subject: RE: Northeast Swale Reports

Hi XXXXXXXX,

As your water quality comments are quite technical, I have passed them on to our Lab Coordinator at the Environmental Lab for review. This lab monitors water quality at the larger storm water outfall structures and they are aware of current surface water regulations that the City must abide by.

We felt that we would report back regarding water quantity comments at the same time.

I would also like to announce that XXXXXXXX has been hired as the new Director of Saskatoon Water as I am retiring effective Jan 31, 2020. XXXXXXXX will be taking over this file, therefore, future correspondence should be directed to him. His email is cc'ed above.

Also, XXXXXXXX, Engineering & Planning Manager, is on a one year leave and we have hired XXXXXXXX to take over his position until Jan 1, 2021. I have cc'ed her as well.

I have passed the information on to them and anticipate they will need until end of first week of February to catch up.

J. XXXXXXXX, P.Eng. | tel XXXXXXXX
Director of Saskatoon Water
City of Saskatoon | 1020 Avenue H South | Saskatoon, SK S7M 1X5
fax XXXXXXXX
XXXXXXXX@saskatoon.ca
www.saskatoon.ca

From: XXXXXXXX [mailto:XXXXXXXX@shaw.ca]
Sent: Monday, January 27, 2020 7:28 AM
To: XXXXXXXX<XXXXXXXX@Saskatoon.ca>
Cc: XXXXXXXX@Saskatoon.ca>; XXXXXXXX@Saskatoon.ca>;
XXXXXXXXXX@Saskatoon.ca>;XXXXXXXXXXXXXXXXXXXX <XXXXXXXXX56@hotmail.com>;
XXXXXXXXXX@sasktel.net>; XXXXXXXXXXXXXXXXXXXX <XXXXXXXXXXXXXXXXXX@sasktel.net>; XXXXXXXXmla
<XXXXXXXXXX.mla@sasktel.net>; XXXXXXXX@wsask.ca>; XXXXXXXX@rmcormanpark.ca>

Subject: Re: Northeast Swale Reports

We have not heard back on any of the comments we have provided on the reports or on a prospective meeting date. I will be out of town until February 4th but would be available to meet after that date.

Please consider our request for response to our comments and questions and a meeting date.

XXXXXXXX

From: "XXXXXXXX" <XXXXXXXX@shaw.ca>
To: "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>
Cc: "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>; "XXXXXXXX" XXXXXXXX@Saskatoon.ca>; "XXXXXXXX"
<XXXXXXXX@Saskatoon.ca>; XXXXXXXXXXXXXXXXXXXX <XXXXXXXXX56@hotmail.com>; XXXXXXXX
XXXXXXXX@sasktel.net>; "XXXXXXXXXXXXXXXXXXXX" <XXXXXXXXXXXXXXXXXX@sasktel.net>; "XXXXXXXX.mla"
<XXXXXXXXXX.mla@sasktel.net>; XXXXXXXX XXXXXXXX@wsask.ca>; XXXXXXXX XXXXXXXX@rmcormanpark.ca>

Sent: Sunday, January 19, 2020 10:27:20 AM

Subject: Re: Northeast Swale Reports

I have reviewed the water quality and quantity report provided by the City of Saskatoon (COS) and have the following comments:

1) The use of the trophic status classification system for the shallow, ephemeral wetlands is inappropriate and irrelevant. This system is meant to classify fish-bearing lakes and has no bearing on the water bodies in question. The COS should avoid the use of this system and use a more appropriate wetland classification system such as the one developed by Zolati and Vitt (1995-attached) or the The Canadian system of wetland classification and its application to circumboreal wetlands. 1985. Wells, E.D.; Zoltai, S.C. *Aquilo Ser Botanica* 21: 45-52. According to Zoltai and Vitt, the area in question that will receive the COS discharge is a shallow, open water wetland. Any assessment of water quality should be made using this system.

2) The land owners COS storm water receiving area is currently dry. These are ephemeral wetlands and need to be considered in that context. Cyclical flooding and drying of this land will release metals and other parameters. A single water quality sample in July of each year for metals is insufficient to detect seasonal change in water quality due to water level changes. The COS should consider sampling in spring, summer and fall to be in a position to observe these potential fluctuations.

3) Our concern over this report remains the same as with the hydrology report. It only looks at present day effects and does not consider any changes in water quality as the COS continues to develop within the watershed (e.g. University Heights II and III).

4) The land owners need to know if the City has any mitigation plans if water quality discharging north of Township Road 374 exceeds surface water quality guidelines? Is there any compensation being proposed if poor quality water is discharged onto the land owners property? Can the COS divert or withhold water if it does not meet guideline values or will be discharged onto the land owners property regardless of quality?

4) The COS postulated as to the source of arsenic above guideline levels but has no definitive answer as to the exact source of this metal in the wetland. This needs to be further investigated. Additional seasonal sampling would aid in this determination. The same could be said for ammonia.

5) Many of the parameters measured (e.g. Secchi disc) do not provide any useful information in determining if the COS storm water discharge is having a detrimental effect on the wetlands.

6) There is no direct commitment to continue monitoring at the same frequency as in previous years apart from the recommendations for selenium and turbidity. With the development of new neighborhoods, the potential for adverse water quality is increased. We would like to see an expanded sampling program that includes stations at the culverts on Township Road 374 and north of Township Road 374 when water is present. We also strongly urge the COS to consider sediment sampling as metals and other parameters (e.g. salts) can accumulate in previous of high water and be released during periods when water levels fluctuate. We would be happy to discuss an expanded water/sediment monitoring program with the COS when we meet.

We have not heard back from the COS on our comments for the hydrology report. We are still asking for a meeting with the COS to discuss our concerns. Please be advised that due to travel commitments, we will not be able to meet until after February 4th. Let us know when we can meet after that date and I will coordinate our group's presence.

XXXXXXXX

From: "XXXXXXXX" <XXXXXXXX@shaw.ca>
To: "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>
Cc: "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>, "XXXXXXXX" XXXXXXXX@Saskatoon.ca, "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>, XXXXX XXXXXXXXXXXX <XXXXXXXX56@hotmail.com>, XXXXXXXX XXXXXXXX@sasktel.net, "XXXXXXXXXXXXXXXX" <XXXXXXXXXXXXXXXX@sasktel.net>, "XXXXXXXX.mla" <XXXXXXXX.mla@sasktel.net>, XXXXXXXX XXXXXXXX@wsask.ca, XXXXXXXX XXXXXXXX@mccormanpark.ca>

Sent: Monday, January 6, 2020 6:36:43 AM

Subject: Re: Northeast Swale Reports

I had some additional thoughts on the report that I would like addressed which include:

- 1) What are the baseline water flows going north through TR 374 onto the landowners property on a seasonal basis and what is the change in flows with the additional storm water from the City.
- 2) The City states that the changes are not "significant". Is this a statistical measure based on an accepted standard or an arbitrary statement?

XXXXXXXX

From: "XXXXXXXX" <XXXXXXXX@shaw.ca>
To: "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>
Cc: "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>, "XXXXXXXX" XXXXXXXX@Saskatoon.ca, "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>, XXXXXXXX XXXXXXXXXXXX <XXXXXXXX56@hotmail.com>, XXXXXXXX XXXXXXXX@sasktel.net, "XXXXXXXXXXXXXXXX" <XXXXXXXXXXXXXXXX@sasktel.net>, "XXXXXXXX.mla" <XXXXXXXX.mla@sasktel.net>, XXXXXXXX XXXXXXXX@wsask.ca, XXXXXXXX XXXXXXXX@mccormanpark.ca>

Sent: Sunday, January 5, 2020 10:01:55 PM

Subject: Re: Northeast Swale Reports

I have reviewed the NS swale storm water report and have the following questions or comments. We would like the opportunity to discuss these issues with you as early as possible starting January 13th. Some of the land owners have pre-arranged travel starting January 28th so a meeting between the 13th and 28th would best.

- 1) Our biggest concern is that this report only considers Aspen Ridge and perhaps some portion of the drainage from Willowgrove and Evergreen. The City of Saskatoon's website clearly identifies areas

within the drainage area of the NE Swale that are within the University Heights Development Area (e.g. University heights II and III). Why were these not considered in the model? They will most certainly contribute flow to the areas identified in the report as Wetland A and B and therefore need to be part of the modelling exercise. This is a major flaw in the report and needs to be rectified before any final decisions are made in this matter. An overall cumulative storm water flow model is needed to address the concerns of the land owners in question

2) The report relies solely on data gathered in 2013 and a few photographs from 2019. This is only a snapshot of the overall water regime of this area and is incomplete. In 2013, the area shown as the southern portion of Wetland B was flooded into the neighboring agricultural lands (See attached photo 1). Photo 2 shows the same general area in March of 2015 with again extensive flooding outside across the entire low-lying areas. The point is that water levels in this area are highly variable. All of Wetland B has been dry for three years with a portion being used for pasture. In 2013 to 2015, water levels were encroaching on the neighboring agricultural lands and causing access problems. Flooding on these lands occurs on a regular basis as does drought. We believe that the City's storm water flows will alter the water regime and accentuate the high and low points of the water regime's normal range, especially since only Aspen Ridge is being considered at this time.

3) Did the City consider the information provided on the flow constrictions at the north end of Wetland B in the November 21st XXXXXXXX Environmental Consulting report? The NS swale storm water report provides flow estimates for this area solely from desktop topographical data and does not seem to take into consideration the severe flow restrictions that exist. We strongly urge the City to re-examine the outflow calculations in light of this information. There is nowhere the water can flow at a rate of 1.3 m³/s (5 year flow rate) under the present conditions at the location of the collapsed culverts, 100 m upstream of TR 380. . The culverts near the The land owners have had to clear the crude ditch of ice and debris dug by the RM of Cory in the 1950's on two occasions to relieve flooding in the southern portion of Wetland B. The flooding extended all the way to TR 374 and we are concerned that additional storm water from the City will increase the level of flooding. We will be glad to provide additional details in our meeting.

4) How much of the flow from the Evergreen and Willowgrove developments are diverted to the South Saskatchewan River? The report is not clear on this number

5) There is an error on page 5 of the report, there were not eight culverts in place prior to the work completed by the RM of Corman Park in 2019. There were three.

I look forward to your response concerning our request for a meeting. Please contact me if you have any questions on these comments.

I will have the review of the monitoring report to you in a few days.

XXXXXXXX

From: "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>
To: "XXXXXXXX" <XXXXXXXX@shaw.ca>
Cc: "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>, "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>, "XXXXXXXX" <XXXXXXXX@Saskatoon.ca>

Sent: Monday, December 9, 2019 4:12:43 PM

Subject: FW: Northeast Swale Reports

Hi XXXXXXXX,

Please find attached two reports regarding effects of developments on the NE swale. The Northeast Swale Storm Water Report is an updated version of the report we sent to WSA back in 2013. It now has the new data including new culverts.

The Northeast Swale Monitoring Report is an updated version of what we send to Meewasin Valley Authority each year. Take a look at the reports and let me know how much time you may need to go through them before meeting. One is over 100 pages!

Thx.

XXXXXXXXXX, P.Eng. | tel XXXXXXXX

Director of Saskatoon Water

City of Saskatoon | 1030 Avenue H South | Saskatoon, SK S7M 1X5

fax XXXXXXXX

XXXXXXXXXX@saskatoon.ca

www.saskatoon.ca

May 04, 2020
File No. TS 4111 056

██████████ B.Sc., MBA, CPA, CMA
Acting Engineering & Planning Manager
Saskatoon Water
1030 Avenue H South
Saskatoon, SK
S7M 1X5

Dear ██████████

RE: NORTH EAST SWALE (NES) LANDOWNER CONCERNS RESPONSE TO CITY OF SASKATOON

Thank you for responses to our questions concerning the potential impacts of the City of Saskatoon's (COS) discharge of storm waters onto the Landowners' properties located within the North-East Swale NES. In general, we are disappointed with the lack of important details in the responses provided. By its own admission, it is clear that the COS has not completed the studies required to understand the full extent of the changes in the volume or quality of storm water generated by all the new housing developments within the portion NES watershed that will flow onto the landowners' property. Therefore, the landowners are in a difficult position in having to accept responses that cannot be supported by the proper studies.

We have prepared comments and responses to the answers compiled by the COS. We have kept the same format so that our responses can be directly linked to the COS answer.

We have delayed our response due to the current situation with the COVID19 pandemic. Now that the province is working towards easing restrictions on public meetings, we can start to think ahead about a meeting date. The timing of such a meeting will depend on the date the province eases meeting restrictions. We all share in this situation and will endeavour to meet when it makes sense to do so. In the meantime, please consider our responses and respond to them if you can provide any further information.

Hydrology Report

- 1) *This report only considers Aspen Ridge and we request the results of a cumulative storm water model.***

City Response: The report/model was prepared in response to the Aspen Ridge (University Heights II) development and its approved concept plan. Since there is no approved concept plan from any other areas that have additional storm water flow into the NES, a model has not been developed to include these areas. When a drainage plan for a new neighbourhood development that is in the NES drainage area, such as University Heights III, a similar analysis and modelling including the cumulative effect on the NES will be completed to evaluate the impacts and required

measures to mitigate any adverse effects for the NES and adjacent properties.

Landowner Response: Further development within the NES watershed is clearly within the current plans of the COS as shown in reports and on the COS website. The location and surface area of University Heights III has already been determined so we are at a loss as to why this future development was not included in the hydrology model. This development will clearly add storm water flows to those generated by Aspen Ridge and this needs to be quantified before any statements on the potential impacts to the water regime within the landowners' property can be made.

- 2) *The report relies on data gathered in 2013 and photographs from 2019, which is a snapshot of the overall water regime. Water levels in this area are highly variable, with regular flooding and droughts. The City's storm water flows will alter the water regime and accentuate the high and low points of the water regime's normal range, especially since only Aspen Ridge is being considered at this time.*

City Response: The purpose of the report and model was to evaluate the impacts of Aspen Ridge for various standard storm events which were extended to a 1-in-500-year event. Normal water levels in 2013 were used as a base for comparison of pre- and post-Aspen Ridge development. A complete long-term natural hydrological regime and cycle of the area was beyond the study scope. The major hydrologic parameters that govern the water level in the NES are snowmelt and groundwater controlled by long-term precipitations within the NES catchment area.

Landowner Response: The long-term natural hydrological regime and cycle of the area should have been part of the scope of the study in order to determine potential impacts to the downstream the landowners. To state that the COS doesn't know because it didn't look is not an acceptable answer. Is the COS prepared to update the study and consider all potential sources of storm water that will cross Township Road (TR) 374 onto the landowners' property?

- 3) *Did the City consider the information provided on the flow constrictions at the north end of Wetland B in the November 21st 2019 Schryer Environmental Consulting report? There is nowhere the water can flow at a rate of 1.3 m³/s (5 year flow rate) under the present conditions at the location of the collapsed culverts, 100 m upstream of Township Road (TR) 380. The land owners have cleared the crude ditch of ice and debris on two occasions to relieve flooding in the southern portion of Wetland B which extended to TR 374. We are concerned that additional storm water from the City will increase the level of flooding.*

City Response: The restricted flow path at the north end of Wetland B has been captured in LiDAR data and considered in the model. The flow rate referred to is related to the flow rate in the valley close to the river and further downstream of Wetland B. If future development results in additional flows, the restricted path at the north end of Wetland B will be further assessed to determine any improvements needed to protect the landowners from adverse impacts.

Landowner Response: Do the flows out of wetland B in the 2019 Northeast Swale Storm Water Report reflect the blockages downstream of Wetland B identified in the landowner report from the November 21, 2019? Was the LIDAR able to detect these blockages? The flows to do seem the reflect the Impasses to flow observed.

4) How much of the flow from the Evergreen and Willowgrove developments are diverted to the South Saskatchewan River?

City Response: The pre-development flow rates from these two neighbourhoods have been considered in the historical scenario along with the rest of catchment area. The area of the two neighbourhoods that previously contributed to the NES which is now diverted to the City's storm water system is approximately 400 ha and the associated flow rates are estimated to be from almost 100 L/s (1-in-2-year rain event) to 3,000 L/s (1-in-500-year rain event). Willowgrove and a small part of Evergreen previously contributed to Wetland A and the majority of Evergreen contributed to the NES north of Evergreen.

Landowner Response: Acknowledged

5) Prior to the work completed by the RM of Corman Park in 2019, there were three culverts and not eight (page 5 of report).

City Response: This number will be corrected in the report. The total number of historical culverts included three culverts east and three culverts west of [REDACTED] family house driveway on TR374, and two underneath of the driveway. The correct number of culverts has been used in the historical model.

Landowner Response: The landowners were only concerned about the three culverts east of the [REDACTED] family house.

6) What are the baseline water flows going north through TR374 onto the landowners' property on a seasonal basis and what is the change in flows with the additional storm water from the City.

City Response: The decrease in water to the swale since 2013 is influenced by the ground water from the overall catchment area, snowmelt and rainfall runoff. The forebay minimizes the impact of flow from the Aspen Ridge development into the swale during an intense rain event. A seasonal or longterm hydrologic analysis was outside the scope of the work completed by the City.

Landowner Response: This is not an answer to our question. We asked for the increase in flows in m²/s over baseline conditions due to the development of the new neighborhoods upstream of the landowners' property. There are now 10 culverts that pass under TR 374. In a meeting with the RM of Corman Park in September 2019, the landowners were told that the COS was covering the cost of two of these culverts because of the additional flows expected from the new urban developments upstream. We can therefore roughly estimate that flows are expected to increase by 20% over baseline conditions. How did the RM of Corman Park know the size and number of

culverts to install under TR 374 and how did the COS know that two more culverts were needed to accommodate additional flows? Surely this was based on a calculation of anticipated flows that the COS and the RM of Corman Park can share. If this estimate based solely on the Aspen Ridge modelling? If so, it would seem short sighted to undertake this level of construction and not adequately prepare for all the storm water that will be generated by the new housing developments within the NES drainage area.

7) The City states that the changes are not "significant". Is this a statistical measure based on an accepted standard or an arbitrary statement?

City Response: The maximum water level increase adjacent to Wetland B is approximately 0.03 m for medium storm events (approximately a 1-in-5-year rain event) due to installation of culverts and improvements on TR374. This level of change is well below the variations of water level due to natural hydrologic cycles of the NES catchment. For example, the water level has been lowered by about 0.9 m since 2014 due to dry periods.

Landowner Response: It is unclear what is meant by the water level increase adjacent to Wetland B? Does this mean the arable lands on either side of wetland B but still inside the overall NES watershed for that area north of TR 374? The landowners have experienced flooding over the years east but primarily west of wetland B and the additional of storm water from water from the COS will only add to the flooding when high water level events occur. The flooding is primarily due to the lack of proper drainage existing Wetland B which we not believe has been properly addressed in any estimates of water level increases.

Water Quality Report

1) The use of the trophic status classification system for the shallow, ephemeral wetlands is irrelevant. This system is meant to classify fish-bearing lakes and has no bearing on the NES. The COS should use a more appropriate wetland classification system (e.g. Zolati and Vitt (1995) or The Canadian system of wetland classification for circumboreal wetlands (1985)) for water quality assessments.

City Response: The 2012 Stanrec report classified the NES as wetlands. The trophic classification provided in the City report provides additional information, with the trophic status classification being designed to rate water bodies on the nutrient level and the biological activity in the system. The scope of the City's study is to monitor the quality of water entering the NES via the forebay and assess any impact on NES water quality from the Aspen Ridge development. The trophic status classification was available to reference the analytical results to an established standard. The City will consider the use of other available information for a possible future report.

Landowner Response: The standard to which the COS is applying the results of the water quality analyses is not applicable to this situation and therefore irrelevant. As stated earlier, trophic status is not a measure used to classify wetlands. The

landowners also strongly disagree with the statement by the COS that it is only responsible for monitoring NES water quality from the Aspen Ridge development. The COS must monitor the water quality entering the landowners' property from all sources that the COS could influence through its development activities.

- 2) *The landowners' COS storm water receiving area is currently dry. These are ephemeral wetlands and need to be considered in that context. Cyclical flooding and drying of this land will release metals and other parameters. A single water quality sample in July of each year for metals is insufficient to detect seasonal changes in water quality due to water level changes. The COS should consider sampling in spring, summer and fall to be in a position to observe these potential fluctuations.***

City Response: The ephemeral wetlands have many non-point sources of potential pollutants, including agricultural land runoff. The Aspen Ridge development releases water via the forcbay which is designed to decant solids. The single sampling has been performed to compare water quality on a year-to-year basis. The requested analysis and monitoring are beyond the scope for the Aspen Ridge development impact. However, your comments will be considered in discussions with the University of Saskatchewan about a potential expanded sampling program.

Landowner Response: The COS response that increasing monitoring frequency is beyond the scope for the Aspen Ridge development is dismissive of our concerns and unacceptable as no rationale has been provided as to why the COS feels this minimal level of effort is sufficient to detect changes in water quality. We request that we be part of the discussions with the University of Saskatchewan and would like to obtain more information about what studies are being proposed.

- 3) *Our concern over this report is that it only looks at present day effects and does not consider any changes in water quality as the COS continues to develop within the watershed (e.g. University Heights III).***

City Response: A water quantity and quality study will be completed during the concept plan approval stage of possible future neighbourhoods that may discharge their storm into the NES. Further consultations with the Ministry of Environment (Community Planning, Land use and Development), Water Security Agency, Meewasin Valley, and adjacent landowners will be conducted when further development is planned.

Landowner Response: We formally request that we be allowed to review and comment on the scope of any water quality and quantity study proposed in relation to new developments that may impact our lands.

- 4) *Does the City have any mitigation plans if water quality discharging north of TR374 exceeds surface water quality guidelines? Is there any compensation being proposed if poor quality water is discharged onto the landowners' property? Can the COS divert or withhold water if it does not meet guideline values or will it be discharged onto the landowners' property regardless of quality?***

City Response: The forebay completely holds a 1-in-2-year rain event. The forebay is design to collect surface runoff and is equipped with a gate to prevent discharge into the NES. Since the system doesn't receive sanitary sewer or discharges containing deleterious substances and the level of pollutants at the forebay is significantly lower than at the NES sites, it is unlikely poor water quality is discharged into NES. The City has a well- developed spill management program. Any discharge or spills that adversely affect water quality at the forebay will have an appropriate response to prevent discharge into the NES and the water at forebay will be re-routed for proper treatment.

Landowner Response: Our comment here is essentially the same as in item 2 in that we can't see how the COS will know if there is a poor water quality discharge with sampling only occurring once a year. Again, the COS is only addressing the conditions for Aspen Ridge and not addressing the larger picture as it concerns water quality and quantity.

- 5) The COS postulated as to the source of arsenic above guideline levels but has no definitive answer as to the exact source of this metal in the wetland. This needs to be further investigated. Additional seasonal sampling would aid in this determination. The same could be said for ammonia.*

City Response: Arsenic is naturally found in environment. The average total arsenic concentration detected in ground water in Saskatchewan is 5.7ug/L. The Aspen Ridge development study monitors arsenic concentration both at forebay and NES sampling sites. The concentration of arsenic is lowest at the forebay site whereas its concentration elevates within the NES sites. This indicates source arsenic is either in-situ or other non-point sources. Further identification of sources is outside the scope of the study.

The report has used the most stringent guideline for ammonia. Ammonia concentration is the function of temperature and pH, and the guideline standard changes as temperature and pH changes. The wetlands are known to remove ammonia naturally (nitrogen cycle). This leads to seasonal and diurnal variation of nitrogen (e.g. nitrate, nitrite, ammonia, TN, etc.) The concentration of ammonia at the forebay is negligible compared to ammonia concentration found in the NES, and as a result we can conclude that other sources contribute nitrogen to the NES.

The concentration of TN found in ombrotropic (774mg/L), oligotropic (1232mg/L), minerotropic (1960mg/L) and eutropic (2671mg/L) is significantly higher than the concentration of TN at the NES (~3mg/L)

Landowner Response: Once again, we formally request that we be allowed to review and comment on the scope of any water quality and quantity study proposed in relation to new developments that may impact our lands.

- 6) Many of the parameters measured (e.g. Secchi disc) do not provide any useful information in determining if the COS storm water discharge is having a detrimental effect on the wetlands.*

Water quality parameters have been selected based on the following guidelines:

- Canadian Council of Ministers of the Environment (CCME):
<http://st-ls.ccmee.ca/en/index.html>
- Water Security Agency – Surface Water Quality Objectives:
<https://www.wsask.ca/Global/Water%20Info/Surface%20Water/wpb%20356%20-%20surface%20water%20quality%20objectives%20interm%20edition%20una%202015.pdf>

City Response: Within the above references, there are various levels of surface water quality guidelines. We chose the Guideline/Objectives for the Protection of Aquatic Life, which is the most stringent and based on the assumption that fish are present in the NES. Some of monitoring parameters are indicators. The information obtained from these measured parameters helps the City to determine additional testing needs or response action (e.g. Secchi disk, DO, turbidity, etc.).

Landowner Response: Anthropogenic sources of metals, hydrocarbons and salts within these new developments should be the responsibility of the COS and we look forward to further discussions on this subject with the COS and the University.

- 7) There is no direct commitment to continue monitoring at the same frequency as in previous years apart from the recommendations for selenium and turbidity. With the development of new neighborhoods, the potential for adverse water quality is increased. We would like to see an expanded sampling program that includes stations at the culverts on TR374 and north of TR374 when water is present. We also strongly urge the COS to consider sediment sampling as metals and other parameters (e.g. salts) can accumulate and be released during periods when water levels fluctuate. We would be happy to discuss an expanded water/sediment monitoring program with the COS when we meet.*

City Response: At this stage, sampling locations adequately address the impacts of the Aspen Ridge development. Sampling locations are expected to be expanded at locations with direct discharge if and when future potential neighbourhoods are proposed to drain to the NES. However, we would welcome your input about the scope for a potential future NES monitoring program for consideration during our discussions with the University of Saskatchewan.

Landowner Response: We strongly believe that the sampling frequency and locations are inadequate to address our concerns and again request that sampling be completed on the water immediately prior to flowing onto our lands (i.e. south side of TR 374). This sampling should occur in spring (freshet), summer and fall. Winter sampling should not be required unless flows are detected.

City: Thank you again for your questions, and for your suggestions about an expanded research program. [REDACTED] will be contacting you shortly to arrange a meeting at the earliest convenience to include our staff with expertise in water hydraulics and water quality. In the meantime, if you have any questions, please contact [REDACTED] directly at [REDACTED].

Landowner Response: A face to face meeting at this time is not feasible due to the COVID19 pandemic. For now, our interactions will have to be through correspondence and teleconference until such time as a multi-person meeting is possible. We would appreciate a response to our comments in this letter and hope that a meeting with the COS is possible over the next few months.

We look forward to further discussions with you.

Sincerely,

[REDACTED]
Schryer Environmental Consulting
Saskatoon, SK. S7S 1H8
[REDACTED]

cc:

[REDACTED] Director, Saskatoon Water, City of Saskatoon
[REDACTED] Customer Service Manager, City of Saskatoon
[REDACTED] Landowner
[REDACTED] Landowner
[REDACTED] Landowner
[REDACTED], Landowner
[REDACTED] Landowner
[REDACTED] RM of Corman Park
[REDACTED] WSA

February 20, 2020
File No. TS 4111-056

[REDACTED]
Schryer Environmental Consulting
[REDACTED]
Saskatoon, SK S7S 1H8

Dear [REDACTED]

RE: NORTH EAST SWALE (NES) LANDOWNER CONCERNS

Thank you for your inquiry about the City of Saskatoon's monitoring and reporting of the NES, and for sending the background correspondence with the Water Security Agency (WSA). The NES's unique ecological, hydrological, and hydrogeological characteristics have been the subject of several studies. The NES's water level is largely impacted by ground water, historical snowmelt and rainfall runoff from the catchment area. As you note, the scope of the City's modelling and assessment considers the impact of Aspen Ridge Development, which accounts for 270 hectares or 2.3% of the NES's approximate 12,000 hectare catchment area. Drainage concept plans for any future development have not yet been prepared, and because of the many uncertainties have been outside the scope of the City's modelling and investigations. The Northeast Swale Development Guidelines (2012) prepared by Stantec are used by the City to ensure that developments follow best practices to protect the swale and its surrounding environs from adverse impacts.

Your abridged questions and the City's responses are provided. We would welcome a meeting with you and the landowners to further discuss any concerns.

Hydrology Report

- 1) This report only considers Aspen Ridge and request for results of a cumulative storm water model.*

The report/model was prepared in response to the Aspen Ridge (University Heights II) development and its approved concept plan. Since there is no approved concept plan from any other areas that have additional storm water flow into the NES, a model has not been developed to include these areas. When a drainage plan for a new neighbourhood development that is in the NES drainage area, such as University Heights III, a similar analysis and modelling including the cumulative effect on the NES will be completed to evaluate the impacts and required measures to mitigate any adverse effects for the NES and adjacent properties.

- 2) *The report relies on data gathered in 2013 and photographs from 2019, which is a snapshot of the overall water regime. Water levels in this area are highly variable, with regular flooding and droughts. The City's storm water flows will alter the water regime and accentuate the high and low points of the water regime's normal range, especially since only Aspen Ridge is being considered at this time.*

The purpose of the report and model was to evaluate the impacts of Aspen Ridge for various standard storm events which were extended to a 1-in-500-year event. Normal water levels in 2013 were used as a base for comparison of pre- and post-Aspen Ridge development. A complete long-term natural hydrological regime and cycle of the area was beyond the study scope. The major hydrologic parameters that govern the water level in the NES are snowmelt and groundwater controlled by long-term precipitations within the NES catchment area

- 3) *Did the City consider the information provided on the flow constrictions at the north end of Wetland B in the November 21st Schryer Environmental Consulting report? There is nowhere the water can flow at a rate of 1.3 m³/s (5 year flow rate) under the present conditions at the location of the collapsed culverts, 100 m upstream of Township Road (TR) 380. The land owners have cleared the crude ditch of ice and debris on two occasions to relieve flooding in the southern portion of Wetland B which extended to TR 374. We are concerned that additional storm water from the City will increase the level of flooding.*

The restricted flow path at the north end of Wetland B has been captured in LIDAR data and considered in the model. The flow rate referred to is related to the flow rate in the valley close to the river and further downstream of Wetland B. If future development results in additional flows, the restricted path at the north end of Wetland B will be further assessed to determine any improvements needed to protect the landowners from adverse impacts.

- 4) *How much of the flow from the Evergreen and Willowgrove developments are diverted to the South Saskatchewan River?*

The pre-development flow rates from these two neighbourhoods have been considered in the historical scenario along with the rest of catchment area. The area of the two neighbourhoods that previously contributed to the NES which is now diverted to the City's storm water system is approximately 400 ha and the associated flow rates are estimated to be from almost 100 L/s (1-in-2-year rain event) to 3,000 L/s (1-in-500-year rain event). Willowgrove and a small part of Evergreen previously contributed to Wetland A and the majority of Evergreen contributed to the NES north of Evergreen.

- 5) *Prior to the work completed by the RM of Cornman Park in 2019, there were three culverts and not eight (page 5 of report).*

This number will be corrected in the report. The total number of historical culverts included three culverts east and three culverts west of Duh's family house driveway on TR374, and two underneath of the driveway. The correct number of culverts has been used in the historical model.

- 6) *What are the baseline water flows going north through TR374 onto the landowners' property on a seasonal basis and what is the change in flows with the additional storm water from the City.*

The decrease in water to the swale since 2013 is influenced by the ground water from the overall catchment area, snowmelt and rainfall runoff. The forebay minimizes the impact of flow from the Aspen Ridge development into the swale during an intense rain event. A seasonal or long term hydrologic analysis was outside the scope of the work completed by the City.

- 7) *The City states that the changes are not "significant". Is this a statistical measure based on an accepted standard or an arbitrary statement?*

The maximum water level increase adjacent to Wetland B is approximately 0.03 m for medium storm events (approximately a 1-in-5-year rain event) due to installation of culverts and improvements on TR374. This level of change is well below the variations of water level due to natural hydrologic cycles of the NES catchment. For example, the water level has been lowered by about 0.9 m since 2014 due to dry periods.

Water Quality Report

- 1) *The use of the trophic status classification system for the shallow, ephemeral wetlands is irrelevant. This system is meant to classify fish-bearing lakes and has no bearing on the NES. The COS should use a more appropriate wetland classification system (e.g. Zolati and Vitt (1985) or The Canadian system of wetland classification for circumboreal wetlands (1985)) for water quality assessments.*

The 2012 Slantec report classified the NES as wetlands. The trophic classification provided in the City report provides additional information, with the trophic status classification being designed to rate water bodies on the nutrient level and the biological activity in the system. The scope of the City's study is to monitor the quality of water entering the NES via the forebay and assess any impact on NES water quality from the Aspen Ridge development. The trophic status classification was available to reference the analytical results to an established standard. The City will consider the use of other available information for a possible future report.

- 2) *The landowners' COS storm water receiving area is currently dry. These are ephemeral wetlands and need to be considered in that context. Cyclical flooding and drying of this land will release metals and other parameters. A single water quality sample in July of each year for metals is insufficient to detect seasonal changes in water quality due to water level changes. The COS should consider sampling in spring, summer and fall to be in a position to observe these potential fluctuations.*

The ephemeral wetlands have many non-point sources of potential pollutants, including agricultural land runoff. The Aspen Ridge development releases water via the forebay which is designed to decant solids. The single sampling has been performed to compare water quality on a year-to-year basis. The requested analysis and monitoring is beyond the scope for the Aspen Ridge development impact. However, your comments will be considered in discussions with the University of Saskatchewan about a potential expanded sampling program.

- 3) *Our concern over this report is that it only looks at present day effects and does not consider any changes in water quality as the COS continues to develop within the watershed (e.g. University Heights III).*

A water quantity and quality study will be completed during the concept plan approval stage of possible future neighbourhoods that may discharge their storm into the NES. Further consultations with the Ministry of Environment (Community Planning, Land use and Development), Water Security Agency, Meewasin Valley, and adjacent land owners will be conducted when further development is planned.

- 4) *Does the City have any mitigation plans if water quality discharging north of TR374 exceeds surface water quality guidelines? Is there any compensation being proposed if poor quality water is discharged onto the landowners' property? Can the COS divert or withhold water if it does not meet guideline values or will it be discharged onto the landowners' property regardless of quality?*

The forebay completely holds a 1-in-2-year rain event. The forebay is design to collect surface runoff and is equipped with a gate to prevent discharge into the NES. Since the system doesn't receive sanitary sewer or discharges containing deleterious substances and the level of pollutants at the forebay is significantly lower than at the NES sites, it is unlikely poor water quality is discharged into NES. The City has a well-developed spill management program. Any discharge or spills that adversely affect water quality at the forebay will have an appropriate response to prevent discharge into the NES and the water at forebay will be re-routed for proper treatment.

- 5) *The COS postulated as to the source of arsenic above guideline levels but has no definitive answer as to the exact source of this metal in the wetland. This needs to be further investigated. Additional seasonal sampling would aid in this determination. The same could be said for ammonia.*

Arsenic is naturally found in environment. The average total arsenic concentration detected in ground water in Saskatchewan is 5.7ug/L. The Aspen Ridge development study monitors arsenic concentration both at forebay and NES sampling sites. The concentration of arsenic is lowest at the forebay site whereas its concentration elevates within the NES sites. This indicates source arsenic is either in-situ or other non-point sources. Further identification of sources is outside the scope of the study.

The report has used the most stringent guideline for ammonia. Ammonia concentration is the function of temperature and pH, and the guideline standard changes as temperature and pH changes. The wetlands are known to remove ammonia naturally (nitrogen cycle). This leads to seasonal and diurnal variation of nitrogen (e.g. nitrate, nitrite, ammonia, TN, etc.) The concentration of ammonia at the forebay is negligible compared to ammonia concentration found in the NES, and as a result we can conclude that other sources contribute nitrogen to the NES.

The concentration of TN found in ombrotropic (774mg/L), oligotropic (1232mg/L), minerotropic (1960mg/L) and eutropic (2671mg/L) is significantly higher than the concentration of TN at the NES (~3mg/L).

- 6) *Many of the parameters measured (e.g. Secchi disc) do not provide any useful information in determining if the COS storm water discharge is having a detrimental effect on the wetlands.*

Water quality parameters have been selected based on the following guidelines:

- Canadian Council of Ministers of the Environment (CCME):
<http://st-ts.ccmec.ca/en/index.html>
- Water Security Agency – Surface Water Quality Objectives:
<https://www.wsask.ca/Global/Water%20Info/Surface%20Water/epb%20356%20-%20surface%20water%20quality%20objectives%20interm%20edibon%20june%202015.pdf>

Within the above references, there are various levels of surface water quality guidelines. We chose the Guideline/Objectives for the Protection of Aquatic Life, which is the most stringent and based on the assumption that fish are present in the NES. Some of monitoring parameters are indicators. The information obtained from these measured parameters helps the City to determine additional testing needs or response action (e.g. Secchi disk, DO, turbidity, etc.)

- 7) *There is no direct commitment to continue monitoring at the same frequency as in previous years apart from the recommendations for selenium and turbidity. With the development of new neighborhoods, the potential for adverse water quality is increased. We would like to see an expanded sampling program that includes stations at the culverts on TR374 and north of TR374 when water is present. We also strongly urge the COS to consider sediment sampling as metals and other parameters (e.g. salts) can accumulate and be released during periods when water levels fluctuate. We would be happy to discuss an expanded water/sediment monitoring program with the COS when we meet.*

At this stage, sampling locations adequately address the impacts of the Aspen Ridge development. Sampling locations are expected to be expanded at locations with direct discharge if and when future potential neighbourhoods are proposed to drain to the NES. However, we would welcome your input about the scope for a potential future NES monitoring program for consideration during our discussions with the University of Saskatchewan.

Thank you again for your questions, and for your suggestions about an expanded research program. [REDACTED] will be contacting you shortly to arrange a meeting at the earliest convenience to include our staff with expertise in water hydraulics and water quality. In the meantime, if you have any questions, please contact [REDACTED] directly at 306 [REDACTED].

We look forward to further discussions with you.

Sincerely,

[REDACTED]

[REDACTED] B.Sc., MBA, CPA, CMA
Acting Engineering & Planning Manager
Saskatoon Water

cc: [REDACTED] Director, Saskatoon Water, City of Saskatoon
[REDACTED] Customer Service Manager, City of Saskatoon

Schryer Environmental Consulting

November 21, 2019

██████████
Water Security Agency
402-1101 101st Street
North Battleford, SK., S9A 0Z5

Dear ██████████

On October 10, 2019, ██████████ submitted a letter to the Water Security Agency (WSA) to initiate an investigation into the direction of storm water discharges from the City of Saskatoon (City) onto private lands held by the plaintiffs listed below. The lands in question are part of the northern portion of what is termed the "Northeast Swale" (Hereafter the NE swale), north of Township Road 374 (Figure 1). There are four lands owners involved in this request that each own one quarter-section that will be impacted by storm water from the City. The owners of the quarter sections of land are: ██████████

██████████ The exact location of their lands is shown in Figure 2.

On October 30th, 2019, ██████████ received a letter from the WSA that dismissed the request for assistance regarding drainage works submitted on October 10, 2019. ██████████ of Schryer Environmental Consulting (SEC) has reviewed the WSA letter and the landowners are very concerned about the cursory approach the WSA has taken to address the issues presented.

██████████ contacted ██████████ Director of Saskatoon Water, to request a meeting with the City to discuss the concerns of the landowners. ██████████ also requested that any relevant studies or reports be provided prior to the meeting so they could be reviewed. The initial response from ██████████ was that they were willing to meet once they had the contact information for all the plaintiffs. Once that was provided by ██████████ and the request for relevant studies was repeated, Mr. ██████████ sent the following response:

"Our Hydrotechnical Engineering Specialist is out of town this week so we will not have sufficient time to put the information together to give you appropriate time prior to the proposed meeting date. He will be back next week. Also, I have talked to our technical group and they inform me that they have not implemented the latest roadway/culvert changes in the XPSWM computer model. In order to do this we will have to survey the culvert locations and invert elevations. The survey team is under another manager so I am not sure what the timeline on the survey would be. Having current conditions is an important part of the information to be presented

Once I know more about the survey work and how long it will take to update/run the model and then create an information package that is meaningful to the stakeholders, I will notify you." We have no reason to believe the City will not proceed with a meeting and we look forward to receiving the updated storm water

management model. The full e-mail transcript between [REDACTED] and the City of Saskatoon is available in Appendix I.

In its response to the request for assistance, the WSA states that they based their decision in part of the "review of the 2013 hydrological analysis". This analysis is based on out-of-date and incomplete information based on the response provided by the City of Saskatoon. The plaintiffs formally request that the WSA retract this statement and repeat their analysis once the updated model becomes available. There have been numerous changes to the study area including the recent announcement of the development of University Heights III that have not been considered by the WSA. Hopefully, the City of Saskatoon has included all potential sources of storm water that will drain towards the plaintiffs land in their updated model. No conclusions on the potential impacts of this storm water discharge can be made until the updated model is available and has been reviewed.

The WSA mentions that an on-site inspection took place on October 16th, 2019. It is incomprehensible to us why were none of the plaintiffs or [REDACTED] advised of this inspection so that they could discuss their concerns with representatives of the WSA. We would have been happy to show the WSA the exact areas where we believe there will be impacts from this storm water drainage.

The WSA narrow interpretation of what constitutes drainage works is unacceptable. To limit this interpretation solely to the culverts on Township Road 374 and pass the responsibility onto the RM of Coman Park is damaging to the landowners that will be receiving this storm water. The RM has not at any time stated that they would take responsibility to accommodate this drainage or how it accomplished.

In the original letter to the WSA, the issue of the lack of proper drainage at the north end of the swale was brought forward for assessment. The drainage ditch in question was excavated in 1955 by the then RM of Cory and hence is not subject to any permit under the Act. This drainage ditch was originally dug to drain the NE swale during high water events in the 1950's. It would not have been constructed if flooding of the upstream portions of the land bordering the NE swale was not a long-standing issue. The landowners have experienced numerous flooding events on their lands, downstream of Township Road 374, for decades. With the addition of the storm water from the City of Saskatoon, this can only increase in frequency and intensity if the drainage at the outlet of the NE swale is not addressed.

A detailed survey of this drainage ditch was completed on November 8th, 2019 by [REDACTED]. [REDACTED] observed four constrictions and/or blockages to the flow of water out of the NE swale during his investigation (Figure 3). In general, the drainage ditch is approximately 5 m wide and 1.5 m deep. The soils at the bottom are a mixture of clay, loam and coarse sand. There is no rip-rap or other erosion protection present. Photo 1 shows the first constriction to the flow of water. The ditch at this location is narrow and elevated which will restrict proper flow. North of

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the Photo 1 location, a natural gas pipeline crosses the ditch (Figure 1). This pipeline is shallow and could be eroded if heavy flows were to occur as there is no erosion protection. An earth dam has been built over the years at the location of Photo 2 to make a pond for cattle to water themselves. It is at the border of a large, active pasture for cattle. The only possible path for water is through an eroded hole in the dam on the west side. This opening is barely 1.5 m wide and cluttered with debris.

In the 1940's, a road was built across the flow channel to provide access to the farm land to the south. A culvert was installed to allow for the passage of water. This culvert is now completely collapsed (Photo 3) and the landowners stated that the water flows over the road during high flow events. Photo 4 shows the two culverts on Township Road 380. These culvert fill with ice in winter due to springs in the area and are inadequate to handle existing flows.

There are also significant heritage resources in the area that have not been investigated and documented properly. ██████████ stated that "The area has many any cultural features that date back to early settlement of rural Saskatoon. The historic trail called Elbow to Fort La Crosse circa 1851 to 1882 passed through the area. This trail is documented the Atlas of Saskatchewan . The trail passed through what now is Range road 3044. It passed through ██████████ pasture and ██████████ ██████████ pasture; deep wagon ruts are evident there. The earliest telegraph line was constructed using poplar trees sourced from local bluffs and oxen. It was constructed with volunteer labour in 1883 by the Clarks who settled on NE 32 -37 -4-W3, operated the telegraph office and the school called Kilmaur. After the rebellion the telegraph poles were replaced with tamarack poles. Service was expanded to Saskatoon and Llewellyn farm became the telegraph office post office and resting place for the NWMP. Llewellyn farm was located north of the ravine along the river bank. During the Northwest rebellion Colonel Middleton camped near the ravine before heading to Batoche. Pioneer families helped by providing hay and other provisions. After this, ██████████ worked at the military hospital in Saskatoon tending the wounded. In ██████████ yard there is the remnants of a partially built stone house. The owner of the land decided to abandon his farm after his sod house was burned down on January 1 1885. This partially built house is one of the oldest building in the region. One of the first families in the area was the Blackleys'. They have a family grave site on N W28 -37-4-W 3. A lone maple tree in the middle of the field marks their graves. This was established in 1890. The stone barn in ██████████ yard was completed by the ██████████ family in 1928. It is one of the only ones in this region." The plaintiffs request that a proper heritage resource assessment of the area be completed prior to the introduction of storm water from the City of Saskatoon to prevent the loss of these important historical resources.

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Finally, the WSA stated that stormwater quality and most aspects of its management is specifically regulated under the 2015 Surface Water Quality Objectives. We strongly disagree with this statement. Stormwaters ARE surface waters discharged from a specific source and location and therefore are subject to the guidelines. There are cattle and wildlife within the boundaries of the area that will receive the stormwater and the WSA is obligated to enforce the guidelines to protect the water quality entering the plaintiffs lands. The City of Saskatoon made reference to the results of their water quality monitoring program to [REDACTED]. We request that these results to made available to us for review. Moving forward, we wish to see a water quality monitoring program in place to demonstrate that the 2015 Surface Water Quality Objectives are being met at Township Road 374, before the water enters the plaintiffs land. This program will need to be comprehensive and include sampling during high and low water events and have seasonal components.

Given the information provided in this document, especially in reference to the fact that the City of Saskatoon has not completed its update to its storm water management model, we formally request that the WSA withdraw its October 30th letter of dismissal. No decision in this matter can be made until all of the facts have are made available to all parties concerned. We also have no communication from the RM of Comman Park that they are willing to take responsibility for management of the storm water once it has passed through the culverts at Township Road 374 as the WSA has eluded to in their letter. The plaintiffs have yet to meet with the City of Saskatoon to learn of the results of their studies so any decision in this matter is premature.

We look forward to your response and would like to meet with the WSA staff to discuss this matter in person.

Sincerely

[REDACTED]
Schryer Environmental Consulting
[REDACTED] Saskatoon

306-[REDACTED]
[REDACTED]@shaw.ca

c.c. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Schryer Environmental Consulting

[REDACTED]

[REDACTED] Director of Saskatoon Water

[REDACTED], Administrator, R.M. of Corman Park No. 344

[REDACTED] R.M. of Corman Park No. 344

[REDACTED] R.M. of Corman Park No. 344

[REDACTED]

FIGURES

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Figure 1 Location of Water Discharge by City of Saskatoon



Figure 2 Location of Four Quarter-Sections



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Figure 3 Location of water flow restrictions downstream of NE swale



PHOTOGRAPHS

Schryer Environmental Consulting

Photo 1: Channel restriction in excavated ditch



Photo 2: Earth dam next to active pasture



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Photo 3: Collapsed culvert below old road across flow channel.



Photo 4: Culverts across Township Road 380.



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**Appendix I. E-mail transcript between [REDACTED] and [REDACTED] Director
of Saskatoon Water.**

RE: Application for a preliminary investigation

From : [REDACTED]@Saskatoon.ca>

Wed, Nov 06, 2019 11:53 AM

Subject : RE: Application for a preliminary investigation**To :** [REDACTED]@shaw.ca>**Cc :** [REDACTED]@Saskatoon.ca>

Hi [REDACTED]

Our Hydrotechnical Engineering Specialist is out of town this week so we will not have sufficient time to put the information together to give you appropriate time prior to the proposed meeting date. He will be back next week. Also, I have talked to our technical group and they inform me that they have not implemented the latest roadway/culvert changes in the XPSWM computer model. In order to do this we will have to survey the culvert locations and invert elevations. The survey team is under another manager so I am not sure what the timeline on the survey would be. Having current conditions is an important part of the information to be presented.

Once I know more about the survey work and how long it will take to update/run the model and then create an information package that is meaningful to the stakeholders, I will notify you.

From: [REDACTED]@shaw.ca]**Sent:** Wednesday, November 06, 2019 6:32 AM**To:** [REDACTED]@Saskatoon.ca>**Cc:** [REDACTED]**Subject:** Re: Application for a preliminary investigation

I have spoken to the stakeholders and they would like to meet in the afternoon of November 14th. We would prefer 1 PM but can accommodate a later start time. There will be several people wishing to attend the meeting including possibly representatives from the RM of Cooran Park and WSA so we would ask that you provide a boardroom large enough to accommodate 15-20 people.

I have not received any the studies that were original e-mail. When can we expect to see those so we can be properly prepared for the meeting?

Let me know if you can accommodate this meeting time

[REDACTED]

To:

CC:

Sent: Thursday, October 31, 2019 7:20:11 PM

Subject: FW: Application for a preliminary investigation

Good afternoon all,

I have received the following email through [REDACTED] City Manager, City of Saskatoon. I am the Director of Saskatoon Water which is responsible for providing design engineering services for water and sewer servicing (including storm water management) for new Saskatoon Land developments. Saskatoon Water also provides technical support to our Planning division for expansion of the city to a 500,000 population.

I wanted to touch base with you to notify you that we are currently working on a presentation to highlight the work that has been done by our design team to mitigate effects of runoff in the NE swale. This includes extensive computerized storm water modelling and the results of our water quality monitoring program. I don't anticipate that it will take too much time to pull this information together.

If I have missed a stakeholder please let me know. I see [REDACTED] and [REDACTED] on the "Request for Assistance Regarding Drainage Works" but don't have their emails. Also, I see two emails in below email and I don't know if they are stakeholders ([REDACTED]). Would someone be able to provide me appropriate contact information. Thank you.

Once I have a complete list, I will ask Kristin to book a meeting to discuss your concerns and our design. Thank you.

[REDACTED] P.Eng. | tel 306. [REDACTED]

Director of Saskatoon Water

City of Saskatoon | 1030 Avenue H South | Saskatoon, SK S7M 1X5

fax 306. [REDACTED]

[REDACTED]@saskatoon.ca

www.saskatoon.ca

From: [REDACTED]@shaw.ca

Sent: October 10, 2019 2:03 PM

To: [REDACTED]@wsask.ca

Cc: [REDACTED]

Subject: Re: Application for a preliminary investigation

Please see attached the application for a preliminary investigation by [REDACTED] on behalf of herself and three other land owners into the unwanted discharge of storm water from the City of Saskatoon onto their lands. The details of the objections to this discharge are attached to the application form.

I would like to follow-up this application with a meeting to go through the details of our concerns. Representatives of the RM of Coman Park would also like to participate in this meeting and have requested that it be held in Saskatoon. They will provide the meeting room. Please let us know when you could participate in this meeting.



COPY

October 30, 2019

[REDACTED]
[REDACTED]
ASSINIBOIA SK [REDACTED][REDACTED]
(City of Saskatoon)

Dear [REDACTED]

Re: Request for Assistance Regarding Drainage Works - DISMISSAL

Water Security Agency (WSA) is providing its recommendation related to a written request to resolve an issue related to drainage works under *The Water Security Agency Act* (the "Act") submitted by [REDACTED] (the "Petitioner") of Assiniboia, Saskatchewan against the City of Saskatoon (the "Respondent") of Saskatoon, Saskatchewan on October 10, 2019. The Respondent is being provided with a copy of the request as required by subsection 80(3) of the Act.

The Respondent's lands, mentioned in the request, are the University Heights and Aspen Ridge neighbourhoods located within the City of Saskatoon.

WSA investigated as required by subsection 80(4) of the Act, which included a review of available historic aerial and satellite photography, review of the 2013 hydrological analysis, in-office file review, and an on-site inspection undertaken on October 16, 2019. WSA is providing its decision and written reasons as required by subsection 80(5) of the Act.

FINDINGS

The investigation by WSA resulted in a determination of the following.

- The City (City) of Saskatoon is managing the internal stormwater works to the natural outlet.
- In accordance with the Water Security Agency Regulations ("the Regulations") 2(1) stormwater collections wholly within an Urban Municipality that do not divert water from the normal outlet are not considered drainage works.

October 30, 2019

Page 2

- A February 14, 2014 letter from WSA to the City indicates to the City that an Approval under the Act is not required for the stormwater development within its Urban Boundaries providing it does not divert water from its natural outlet.
- The City in its October 2013 report "Aspen Ridge Neighbourhood Impact on the North East Swale Stormwater System" report concluded that the development will have minimal impacts on the water levels of major wetlands.
- The Rural Municipality (RM) of Comman Park No. 344 has installed 10 new culverts through Township Road 374.
- The RM has 2 culverts existing through Township Road 390. Capacity through this crossing is significantly lower than upstream
- it is the RM's responsibility to maintain and accommodate natural drainage. Culverts through municipal roads are not considered drainage works under 2(h) of the Regulations provided they accommodate the flow of surface water.

DECISION

1. WSA is dismissing the request for assistance regarding drainage works.
2. Drainage works as defined by the Act and Regulations do not exist on the Respondent's lands.

The RM applied for an Aquatic Habitat Protection Permit (AHPP) and received the permit to install 7 culverts within the North East Swale. Under *The Environmental Management and Protection Act*, WSA's review was limited to potential direct and impacts to aquatic habitat that could result from the installation of the proposed culverts. While changes in municipal land use within the RM may alter the flow in the North East Swale, that development was not subject to review by the AHPP program.

Enclosed find the WSA's 2014 Stormwater Guidelines and 2015 Surface Water Quality Objectives for your information. Stormwater quality and most aspects of its management is not specifically regulated.

Schryer Environmental Consulting noted that a ditch exists in the NW 33-37-14 W3 that does impact water levels in a portion of the swale. WSA has no record of this ditch and it does require an approval under the Act. WSA is willing to work with the current landowner through the approval process.

...3

[REDACTED]
October 30, 2019

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It is the City's and RM's responsibility to ensure that crossing capacities are adequate to pass natural flows and not create excess erosion or flooding.

WSA recommends you continue to work with the City of Saskatoon. WSA had a discussion with the City's Director of Water, [REDACTED] [REDACTED] indicated the City will set up a meeting with the group to discuss the current situation including hydrology and water quality.

If you have any questions or concerns relating to this letter, please do not hesitate to contact [REDACTED] 306. [REDACTED]

Sincerely,

[REDACTED]

[REDACTED]

Supervisor, Northwest Regional Services
Water Security Agency

Enclosure

cc: [REDACTED] City of Saskatoon, Infrastructure Services Department, Saskatoon
cc: Reeve and Council, Rural Municipality of Corman Park No. 344, Saskatoon
cc: [REDACTED] Schryer Environmental Consulting, Saskatoon

Request for Assistance Regarding Drainage Works

Regional File: _____

General Information:

1. Name of Petitioner _____
(Surname) (First Name)

Mailing Address: _____ Assinibola

City: Assinibola Province: SK Postal Code: _____

E-mail Address: _____@hotmail.com Fax No.: 306- _____

Telephone No.: 306- _____ Cellular No.: 306- _____

2. Location of Petitioner's Residence: Same as above

3. Issue the Petitioner would like resolved. See attached letter and figures for details about our concerns.

We wish the WSA to investigate the potential damage (i.e. flooding) that this storm water drainage will have on our lands.

4. Name of Respondent:
Name: RM of Coman Park

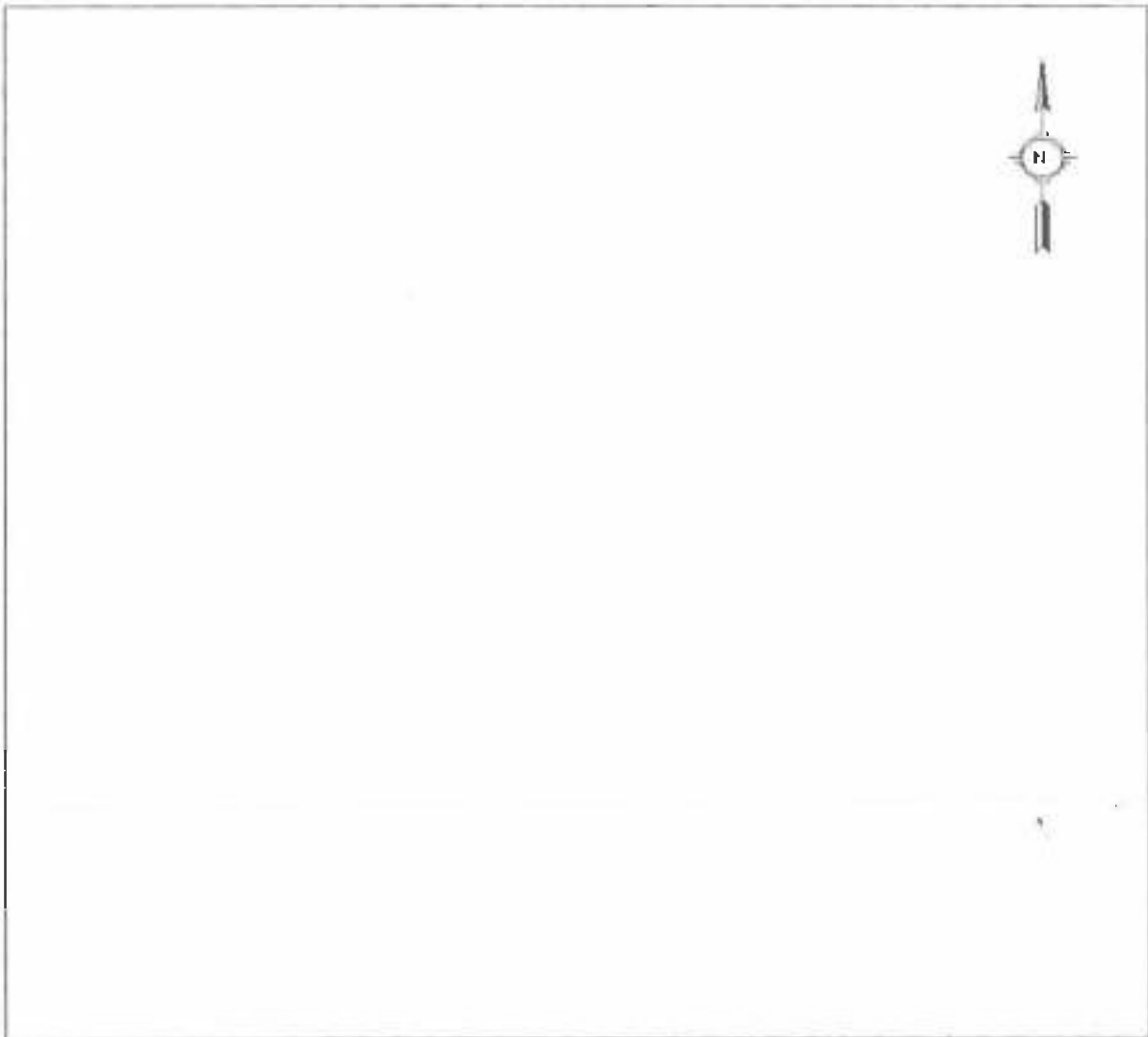
Address: 111 Pinehouse Drive, Saskatoon, Saskatchewan, S7K 5W1 Phone No.: 306-242-9303Location of residence of owner of works: n/a

5. Location and description of drainage works: *(In this space, provide a legal description of the lands that are being drained and as accurately as possible a description and location of the drainage works causing the problem.*



6. The space on the following page is provided for a sketch plan. Please show on the sketch as much detail as possible to accurately illustrate the problem prompting the request for assistance. A larger map can be attached if required. Information should include the following:

- a) Section Numbers, Township and Range;
- b) Area affected by the problem with location of natural runs, sloughs, water bodies, constructed works and/or other works contributing to the problem;
- c) Names of owners/occupants of land involved;
- d) Direction of water flow before and after the problem arose; and
- e) Any additional information to assist with the request for assistance.



[We acknowledge any information submitted in support of this request will be subject to disclosure under the Freedom of Information and Protection of Privacy Legislation (FOIP). If supporting information contains a confidentiality provision, the Petitioner must provide a letter from the author of the information acknowledging the information is being provided to the Water Security Agency and authorizing it to be made public.

Dated at Saskatoon, Saskatchewan, this 7 day of 10th, 2019
(location) (number) (month) (year)



Signature of Petitioner/Owner

Schryer Environmental Consulting

October 10, 2019

[REDACTED]
Water Security Agency
402-1101 101st Street
North Battleford, SK., S9A 0Z5

Dear [REDACTED]

This letter is a request for the Water Security Agency (WSA) to initiate an investigation into the direction of storm water discharges from the City of Saskatoon (City) onto private lands. The lands in question are part of the northern portion of what is termed the "Northeast Swale" (Hereafter the NES), north of Township Road 374 (Figure 1). There are four lands owners involved in this request that each own one quarter-section that will be impacted by storm water from the City. The owners of the quarter sections of land are: [REDACTED]

[REDACTED] The exact location of their lands is shown in Figure 2.

The land owners have known since 2013 that the City, in cooperation with the RM of Corman Park (RM), plans on directing storm water generated in the new housing developments of Evergreen, Aspen Ridge and University Heights II onto their lands (Figure 3). [REDACTED] submitted her objections in 2013 and was promised by the RM to keep her posted on any developments. This did not occur. The City has made no attempts to contact any of the land owners about the potential effects of the storm water that are being directed towards them. None of these land owners have given consent to having these storm waters dumped onto their lands and have grave concerns about the long-term consequences of this event.

There is no question that storm waters from the City will be directed onto the land owners property. The RM is currently upgrading the size and number of culverts which pass under Township Road 374. There are now 10 new, 46-inch culverts (Photos 1 and 2) in place under this road where only five much smaller ones existed before. The size and number of new culverts is logically there to accommodate the increased flows that will be generated by the storm water collection system upstream. A delegation of the land owners attended the RM council meeting on October 7, 2019. The delegation gave a presentation to the Reeve and council about their concerns and were represented by [REDACTED] of Schryer Environmental Consulting (SEC). Before the presentation, the councilors were advised by the RM staff that the culverts were being installed. One councilor asked about the cost of so many culverts and was told that the City was paying for two of the ten being installed because of the increased flows expected from upstream. It is clear, based on this statement, that there will be increased flows of storm water from the City onto the land owners property beyond what can be expected under natural conditions.

Schryer Environmental Consulting

The potential change in the hydrological regime for the [REDACTED] quarter section is not known as they have not been consulted by the City or the RM. The land owners have grave concerns about the potential quality and quantity of storm water that will be directed into their land. For this reason, they have hired the services of SEC to investigate the potential effects of the City's plan to direct storm water into their properties.

The land owners have two major concerns that need to be properly addressed. The first is the potential toxicity of the storm waters which could lead to contamination of their lands. The second is flooding of their lands on a permanent basis.

SEC reviewed the Northeast Swale Development Guidelines (Stantec Consulting Ltd, 2012) to determine if any potential impacts to the lands downstream (north) of the portion of the swale under study in 2012 had been considered. The report only examined the swale and development in and around the swale within city limits at the time of the study. Flooding and potential toxicity of the storm water receiving environment were mentioned as potential issues but it is now known if any of the recommendations were implemented. No water quality sampling program was proposed to determine if storm water from the new developments was contaminated. Several studies across North America have documented that storm water discharges carry many potentially toxic metals (e.g., Al, Cu, Zn, Pb), hydrocarbons, salts and pesticides/insecticides. All of this will end up flooding the lands in question and can increase the contaminant burden over time. With water being discharged in, the low-lying areas become wetlands and wetlands sequester metals into the soil/sediments. The vast majority of the land in question is currently dry (Figure 4) and a portion is being used as pasture ([REDACTED] quarter section).

The Aspen Ridge Neighbourhood Concept Plan (City of Saskatoon 2018) was also reviewed for any information on the potential effects of storm water drainage from this development on Heatcoat lands. This document only assesses the portion of the NES that can be considered part of Aspen Ridge. It doesn't acknowledge downstream effects of either flooding or contamination. An Environmental Assessment was completed but again the focus was very narrow and only assessed the land currently under development. All the water from Aspen Ridge will be directed towards the Lands in question as shown in Figure 8 of the Aspen Ridge document. The potential for changes in water regime and water contamination are mentioned but no monitoring to determine if any effects are occurring is proposed. No mitigation of potential downstream effects is discussed.

The Stantec Consulting Ltd, 2012 only considered flows from University heights in its estimation of the potential for downstream flooding and again the scope of this study was very limited to areas immediately adjacent to the housing developments. The same can be said for the Aspen Ridge study that only looked at the potential change in water regime effect on the swale next to the development. No study could be found that considers the cumulative effects of all of these developments (e.g., Aspen

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Ridge, University Heights II, Evergreen), plus the flows from other City storm water drainage systems and future housing developments on the volume of water that will be generate and directed onto the land owners property. This is a serious flaw in the management plans for City storm water and needs to be addressed immediately. The changes to the flow regime onto the land owners property will be measurable and permanent and cannot be allowed without direct and meaning full consultation and subsequent mitigation.

A vital aspect to the introduction of storm waters onto the land owners property that has not been considered is the outflow of the NES south and north of Township Road 380. As the NES passes through [REDACTED] land, it becomes a narrow trench that passes under Township Road 380 and eventually into the South Saskatchewan River (Figure 5). Flow is restricted by the size and elevation of the trench and ravine. The addition of storm waters at the southern end of the NES will result in flooding of the four-quarter section in question as the water will have nowhere to go. [REDACTED] partially excavated the channel to create the trench on his land (Figure 5) that feeds into the ravine when the area experienced large snow melt events. However, this remains a major constriction to proper flow out of the NES and must be addressed so that all of the NES, from the City boundary all the way to its outflow into the South Saskatchewan River, is properly managed and flooding can be prevented.

[REDACTED] would like to meet with the WSA to discuss this matter. The RM of Corman Park would also like to participate in this meeting as agreed in the October 7th, 2019 meeting. Our preference would be to hold the meeting in Saskatoon as there will be 2-3 representatives from the RM and the land owners themselves. We look forward to the initiation of this preliminary investigation and hope to hear from you soon about a possible date for the meeting.

Sincerely

[REDACTED]
Schryer Environmental Consulting
[REDACTED] Saskatoon
306 [REDACTED]
[REDACTED]@shaw.ca

c.c. [REDACTED]

FIGURES

Schryer Environmental Consulting

Figure 1 Location of Water Discharge by City of Saskatoon



Figure 2 Location of Four Quarter-Sections



Schryer Environmental Consulting

Figure 3 Location of Planned City Storm Water Discharge from New Developments



Figure 4 Current Status of Land to Receive Storm Water from City



Schryer Environmental Consulting

Figure 5 Location of Excavated Trench and Ravine



PHOTOGRAPHS

Schryer Environmental Consulting

Photo 1: Culverts Install Under Township Road 374



Photo 2: Culverts Installed Under Township Road 374





Feedback Registry #: 43

Date: 7/15/2020

Method of Contact: Phone

Type of Respondent: Stakeholder

Land Use Designation(s):

Green Network Study Area

Comments:

Meewasin can play a critical role in the development of the Green Network, providing support for studies, to assisting with determining boundaries, identifying ecosystems services of the network, to doing design development. The policies in the DOCP are trying to maintain habitat and the ecological function of the network corridors while also balancing development of adjacent lands, similar to what Meewasin has been doing for the past 40 years. Look forward to exploring collaboration with the P4G to achieve mutual goals.



Feedback Registry #: 44

Date: 7/16/2020

Method of Contact: Phone

Type of Respondent: Landowner

Land Use Designation(s):

Urban Commercial/Industrial - 1 million

Comments:

Received letter regarding consultation and wanted to know what it meant. Hoping to subdivide land in future of shop and to give land to son.



Feedback Registry #: 45

Date: 7/17/2020

Method of Contact: Phone

Type of Respondent: Landowner

Land Use Designation(s):

Agriculture

Comments:

Interested to know what the plan means and what effect it may have on their lands.
They have 10 acres and plan to subdivide in future.



Feedback Registry #: 46

Date: 7/21/2020

Method of Contact: Email

Type of Respondent: Landowner

Land Use Designation(s):

Country Residential

Comments:

The R.M. of Corman Park is proposing to pave part of Grid 394 this year in 2020. There are a number of thoughts I have on this proposal, and many of them will likely reflect those who will be paying for it. Especially the frustration that they haven't even tendered it out and they are sending us speculated costs. Sadly, we, the tax payer, haven't had a lot of time to discuss the implications of this project on our lives and our pocketbooks. The letter sent out to all recipients was dated June 19th, which means, if we checked the mail every day, we may have seen it somewhere between the 23rd or 25th. I write this on the 15th of July and the R.M. had a final decision on July 13th. That gave the rate payers 3 weeks to gather information, meet with council, and figure out what they want to do. Why does the Council of R.M. see fit to thrust this upon us so quickly?

'Why haven't we had more time to discuss this?' Can someone explain to me why we aren't having this conversation over a period of a year or so? Talking about this over a period of a year gives all peoples effected by this proposal the opportunity to speak their thoughts about the construction project. The idea that the R.M wants to push this size of project through and start this year in 2020 is crazy. Do we have a politician that has an agenda?

I love the idea that Grid 394 becomes pavement, but if the quality of the pavement is similar to the Blumenhiem Rd, or the Neuhorst Rd, then forget it! In a few years we will be dodging pot-holes. And with the heavy traffic this road sees, that's by another definition – 'an accident waiting to happen!' Paved roads increase every drivers speed, and in the middle of a heavily populated area, on a broken paved road, that can only mean more carnage.

I also love the idea that Grid 394 becomes pavement, but not if we have to pay for the entire project. I believe the R.M. should be paying 75%, not the rate payer! The R.M. will not only save money in maintenance, but they will make money by increasing property taxes. So, for the rate payer to be paying 75% of the bill up front and financing the rest through their increased tax bill is by definition – 'theft through Municipality governance!'. The Municipality is stealing from the ratepayer to increase it's value and to fill it's pockets. This has nothing to do with making a few ratepayers who live along this road



happy. This is clearly an investment for the R.M. of Corman Park and the R.M is making the rate payer pay for it! It's a short-term 'investment' for the R.M. of Corman Park, but it's a 'long-term' payment plan for the rate payers. That's a win/win for them, but not for the property owner.

So, lets get back to the table and renegotiate this construction plan because this isn't right.



Feedback Registry #: 47

Date: 7/22/2020

Method of Contact: Phone

Type of Respondent: Landowner

Land Use Designation(s):

Country Residential

Comments:

Interested to know what the plan means and what effect it may have on the country residential neighbourhood and if there was an opportunity to have the P4G Director speak at a meeting of residents or AGM. In particular they were concerned about the location of the Saskatoon Freeway.



Feedback Registry #: 48

Date: 7/29/2020

Method of Contact: email

Type of Respondent: Stakeholder

Land Use Designation(s):

n/a

Comments:

Ministry of Agriculture - See attached letter

July 28, 2020

Neal Samecki
Director
Saskatoon North Partnership for Growth
103 – 202 4th Avenue N
SASKATOON SK S7K 0K1
nsamecki@sreda.com

Dear Neal Samecki:

Thank you for the opportunity to comment on the Saskatoon North Partnership for Growth (P4G) draft District Official Community Plan (DOCP). I'd like to commend the five municipalities involved in the P4G for their leadership in partnering on land use, development and infrastructure in the greater Saskatoon area and ensuring that planning documents remain relevant.

Agriculture is important to Saskatchewan. Saskatchewan's 2020-2030 Growth Plan outlines a number of goals to grow Saskatchewan's agricultural economy and the processing of the province's agricultural products. The Saskatoon region is an important agricultural area and we at the Ministry of Agriculture (Ministry) are encouraged that the DOCP supports primary agriculture, value-added agriculture and agriculture research within the planning district. The DOCP will be important to guide long-term growth of these sectors within the region.

The Ministry has the following comments on the existing Regional Plan and draft DOCP.

General

The Ministry generally supports the contents of the existing Regional Plan and draft DOCP. It is encouraging that primary and value-added agriculture are economic priorities in the region. The *Statements of Provincial Interest Regulations* outline Government's priorities for land use and development and I would encourage you to review the Statement of Interest for Agriculture and Value-Added Agribusinesses in updating planning documents of the P4G.

Land Use Maps

Updated land use maps are important signals to the development community and industry. Despite primary and value-added agriculture being an economic priority of the region, the significant presence of planned urban residential, country residential and commercial/ industrial land use is evident. Agriculture land is and will become an increasingly scarce resource in the region. Preserving land designated for agricultural use will be important given the competing land use and development priorities. The Ministry recommends that agricultural uses be protected. Change from an agricultural use should be strategic and only if necessary.

Land Use Categories

It is noted that the agriculture land use category accommodates agricultural residential land use and outlines policies for subdividing agricultural land. In practice, subdividing a parcel of agricultural land for residential or other uses can increase the potential for land use conflict, impede the operation, expansion and development of agricultural operations and often results in the fragmentation of agricultural land. The statements in place to minimize the disruption of agriculture and fragmentation of agricultural land are noted; however, it is important that the P4G municipalities consider the impacts of subdivision policies for agriculture land use given the competing land use pressures in the region.

The Ministry is keenly interested in the concept of industrial parks as they have the potential to attract agriculture value-added investment. We are interested in understanding the future planning and locations of industrial parks and are looking forward to participating in the P4G District Zoning Bylaw consultation process. If you have any questions or would like to discuss value-added agriculture, feel free to contact Godwin Pon, Director of the Ministry's Value-Added Unit at 306-933-7694 or Godwin.Pon@gov.sk.ca.

The Ministry is also interested in the Corman Park-Osler Agri-Food Node as it is an interesting idea with the potential to attract an array of agribusinesses. It is noted that adjacent land uses to the agri-food node include urban residential and urban commercial/industrial and I would encourage the P4G to consider the potential impacts of intensified agriculture processing on adjacent land uses. Policies need to be established to protect these developments and future intensification opportunities to establish investor confidence and manage expectations of nearby residential owners and developers.

Required Separation Distances

It is noted that existing required separation distances for intensive livestock operations in the Regional Plan will be carried forward into the District Zoning Bylaw. In our experience, longer separation distances do not necessarily reduce land use conflict. Separation distances can adversely limit the potential for intensive livestock operations to develop and expand. In areas zoned for agriculture, the Ministry is currently recommending separation distances to a single residence not exceed 1,000 meters. The Ministry would be willing to work with the P4G if required separation distances for intensive livestock operations are revised in the future.

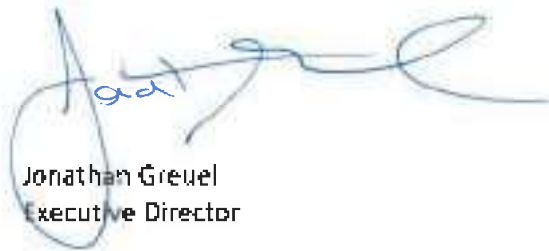
Neal Sarnecki

Page 3

July 28, 2020

Thank you again for the opportunity to comment. Please keep me informed about the upcoming engagement session focusing on the draft P4G Planning District Zoning Bylaw. If you have questions or would like to discuss our feedback, please contact Jason Penner, Policy Analyst, at 306-798-0186 or jason.penner@gov.sk.ca.

Sincerely,



Jonathan Greuel
Executive Director

cc: Godwin Pon, Director, Value Added Unit, Ministry of Agriculture