

Proposed New Saskatoon North Partnership for Growth (P4G) Planning District Bylaw

ISSUE

The Saskatoon North Partnership for Growth (P4G) Planning District is being created to formalize P4G; as part of that process, each of the P4G partner Councils must adopt, by bylaw, a District Planning Agreement. When the P4G Planning District is established, the Corman Park-Saskatoon Planning District Agreement will be repealed and replaced by the Agreement proposed in this report.

RECOMMENDATION

That City Council consider the Administration's recommendation that the proposed Bylaw No. 9719, *The Saskatoon North Partnership for Growth Planning District Bylaw, 2020* be given first reading, and that *Bylaw No. 8841, The Corman Park-Saskatoon Planning District Bylaw, 2010*, be repealed when appropriate.

BACKGROUND

The P4G partners are the Cities of Saskatoon, Martensville and Warman; the Town of Osler and the Rural Municipality (RM) of Corman Park. The partner Councils endorsed a Regional Plan in principle in 2017; it includes land use policies and a Regional Land Use Map, a Regional Servicing Strategy and a Regional Governance and Implementation Strategy. The proposed District Planning Agreement (Agreement) is a requirement of *The Planning and Development Act, 2007* in order to establish the P4G Planning District and includes items endorsed in the Regional Governance and Implementation Strategy. A copy of the proposed Agreement is attached to the Bylaw as Schedule "A".

DISCUSSION/ANALYSIS

The proposed Agreement includes the following content:

- 1) District Planning Commission (DPC) – A District Planning Commission will be created to provide advice to the P4G partner Councils. The functions of the DPC, including its mandate, policy areas and authority, are set out in *The Planning and Development Act, 2007* and appended to the Agreement.
- 2) DPC membership – The DPC will consist of 13 members: two members appointed by the Council of each municipality, one of whom must be a Council member, and three members appointed jointly by the P4G partner Councils. Eligibility criteria for the joint members are appended to the Agreement. Each Council may appoint alternate members for the Council members only. Each P4G partner municipality will delegate one municipal employee to attend DPC meetings to provide advice.

- 3) First Nations representation – The P4G partnership may be expanded to include First Nations and other municipalities. First Nations representatives may also be appointed to the DPC. There are currently nine First Nations with Reserves or land holdings in the P4G area.
- 4) DPC funding – The P4G partner municipalities will contribute funds to operate the DPC and to complete capital projects such as the land use, environmental and servicing studies identified in the Regional Governance and Implementation Strategy. The funding must be approved through the capital and operating budgets of the P4G partner municipalities. The City of Saskatoon has funded approximately one-third of P4G's costs to date; that is reflected in the 2020/2021 Multi-Year Business Plan and Budget.
- 5) Dispute resolution – Disputes that cannot be resolved at the administrative level will be referred to the DPC. If consensus cannot be reached at the DPC, Council members of the disputing municipalities will meet. If the dispute still cannot be resolved, the disputing municipalities may request the Saskatchewan Municipal Board for mediation or binding arbitration.
- 6) Application fees and processes – The day-to-day operations of the P4G Planning District will be handled by the RM of Corman Park on behalf of the P4G partner municipalities, as all of the land in the P4G Planning District is in the RM of Corman Park. The RM of Corman Park will collect application fees and other costs on behalf of the P4G partner municipalities.
- 7) RM of Corman Park P4G District Official Community Plan (OCP) amendments – The RM of Corman Park will have the flexibility to make certain amendments to the Land Use Map that is part of the P4G District OCP. Subject to conditions that minimize any effect on designated Future Urban Growth Areas, and no objections from the P4G partner municipalities, the RM of Corman Park may change a land use designation from Agriculture to Country Residential or Rural Commercial/Industrial.
- 8) Regional alignment statements – The P4G partner municipalities must file annual statements with the DPC that demonstrate their municipal OCPs and related bylaws, policies and procedures align with the P4G District OCP. This alignment ensures a consistent and coordinated approach across the P4G area, and is a requirement of the P4G District OCP.

IMPLICATIONS

The legal and financial implications of the Agreement are described in this report. No social or environmental implications resulting from the Agreement have been identified.

NEXT STEPS

If Council votes in favour of first reading of the Bylaw, the matter will be deferred to a joint Public Hearing of the Councils of the P4G partners scheduled for September 24, 2020. Second and third readings of the Bylaw will be considered at this meeting.

If each of the P4G partner Councils approves the Agreement, the Bylaws will be forwarded to the Minister of Government Relations with a request to create the P4G Planning District. The P4G District OCP and the companion P4G District Zoning Bylaw will also require municipal and Ministerial approvals. Subject to approval of the Bylaws, the P4G Planning District is expected to be established by mid-2021.

APPENDIX

1. Bylaw No. 9719, *The Saskatoon North Partnership for Growth Planning District Bylaw, 2020*

REPORT APPROVAL

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