



Proposed P4G District Official Community Plan

PURPOSE

To adopt, by bylaw, the P4G District Official Community Plan by the affiliated municipalities of the Saskatoon North Partnership for Growth.

BACKGROUND

In the fall of 2017, the municipal councils of the Saskatoon North Partnership for Growth (P4G) - R.M. of Corman Park, City of Martensville, Town of Osler, City of Martensville, and City of Warman (Affiliated Municipalities) – endorsed the P4G Regional Plan, Regional Servicing Strategy, and Regional Governance and Implementation Strategy. Shortly thereafter the Regional Oversight Committee (ROC) and Planning and Administration Committee (PAC) were tasked with taking the necessary steps to establish a P4G Planning District based on the endorsed documents. The establishment of a planning district requires approval of a Planning District Agreement and District Official Community Plan by the affiliated municipalities; and a District Zoning Bylaw approved by each municipality with lands within the planning district.

At its meeting of August 13, 2020, the ROC endorsed the proposed P4G District Official Community Plan and recommended its approval by the councils of the Affiliated Municipalities.

DISCUSSION

The latest projections show the Saskatoon region nearing a population of 500,000 in the next 20 years and one million in the next 60 years. To make the region ready for growth, enable economic prosperity, and continue to support the excellent quality of life enjoyed by all, it was recognized in 2014 that a more coordinated approach to planning and servicing for the region was required. The Affiliated Municipalities established the Saskatoon North Partnership for Growth and set out to collaboratively create a regional plan to coordinate approaches to land use, development, infrastructure, and governance for the region. Following endorsement of the regional planning documents in 2017, the partners began the necessary steps to establish the P4G Planning District. The Regional Plan has been revised so that it could be adopted as a district official community plan. The following major changes have been made from the Regional Plan to the District Official Community Plan:

1. Plan Area Boundary – The P4G area has been reduced to focus on the designated Future Urban Growth Areas of the urban municipalities and areas of shared regional interest.
2. District Land Use Map – Various land use map changes approved by the P4G Councils since the Regional Plan was endorsed have been incorporated on the District Land Use Map.

3. Future Urban Growth Areas – Policies have been revised to provide additional flexibility to accommodate interim development opportunities in Corman Park, but with enough predictability that they would not impede potential future urban growth.
4. Separation Distances – Separation distance policies in the Regional Plan were similar to zoning bylaw regulations, procedures and development review criteria. The policies were relocated to the District Zoning Bylaw. Further, policy has been added to the District Official Community Plan requiring the agreement of the adjacent urban municipality for text amendments and relaxations to separation distances in District Zoning Bylaw for development in or near Future Urban Growth Areas.
5. Green Network Study Area – Clarified density for parcels that are partially designated Green Network Study Area and another land use designation. The lower density requirement will apply to the lands.
6. Regional Infrastructure, Regional Institutional Facilities, and Waste Management and Remediation – Regulatory and separation distance related policies within the Waste Management and Remediation section have been relocated to District Zoning Bylaw and the remainder of policies combined with the Regional Infrastructure and Regional Institutional Facilities section.
7. Regional Retail – A new land use designation to accommodate future Regional Retail proposals has been added to the District Official Community Plan. A new policy section has been added for this land use designation, complete with objectives and policies for regional retail developments to ensure consistency across the P4G area.

After completing the changes from the Regional Plan to the District Official Community Plan a legal review was undertaken and the final document was endorsed by the ROC.

The proposed P4G District Official Community Plan includes the following content:

- Part 1 - Partnership for Growth: provides the statement of intent for the Plan and outlines the Vision, Principles and Strategic Directions used to develop and manage the Plan.
- Part 2 - General Policies: outlines policies in areas such as economic development, indigenous inclusion and natural resource management that apply to the whole District.
- Part 3 - Land Use: outlines major land use and development policies related to land use designations on the District Land Use Map.
- Part 4 – Servicing: outlines policies related to the construction and management of infrastructure and delivery of services throughout the District and region.
- Part 5 – Implementation: describes the processes for administering and carrying out the Plan.
- Maps – Includes a P4G District Plan Area Map, P4G District Land Use Map, and P4G Future Urban Growth Areas Map.

PUBLIC ENGAGEMENT

Significant public engagement was held in the creation of the Regional Plan endorsed by all the municipalities in 2017. Additional engagement was conducted in June 2020 focused on the changes from the Regional Plan to the District Official Community Plan. Due to COVID-19, all the engagement was held online through the P4G website – partnershipforgrowth.ca.

Over 1,750 notices were mailed to landowners and rights-holders within the P4G plan area, and more than 270 notices were emailed to regional stakeholders. In addition, newspaper

advertisements, social media ads, and a news release were employed to promote the engagement and direct interested parties to the P4G website.

The engagement took place from June 25 to July 10, 2020. The consultation generated over 2200 unique visitors to the P4G website, 18 emails, 21 phone calls, and 3 in-person meetings. In all 48 responses were submitted. As a result of the engagement, a policy on the resubdivision of lots in multi-parcel country residential developments was removed from the draft District Official Community Plan and will be addressed by the RM of Corman Park in the District Zoning Bylaw. This provides greater flexibility for the RM of Corman Park to address local needs.

PUBLIC NOTICE

As required by *The Planning and Development Act, 2007* a Public Hearing must be held before further readings of a District Official Community Plan Bylaw can be adopted and notice of the Public Hearing must be published at least 4 clear weeks before the date of the hearing. In compliance with the Act, notice of the Public Hearing was advertised in *The StarPhoenix* on August 22 and 29, and September 5 and 12, 2020, and in *The Clark's Crossing Gazette* on August 20 and 27, and September 3 and 10, 2020. Notices of the Public Hearing were also posted on the Affiliated Municipalities websites and on the P4G website. Additionally, all landowners and rights-holders in the P4G plan area within Corman Park were mailed a notice of the Public Hearing.

ATTACHMENT

1. P4G District Official Community Plan