



P4G DISTRICT OFFICIAL COMMUNITY PLAN



Table of Contents

PART 1 – PARTNERSHIP FOR GROWTH	3
1.0 Introduction	3
2.0 Vision, Principles and Strategic Directions.....	5
PART 2 – GENERAL POLICIES	8
3.0 Interpretation	8
4.0 Economic Development	9
5.0 Indigenous Inclusion	11
6.0 Natural and Heritage Resources.....	13
7.0 Natural Hazards	15
8.0 Water Resources and Wetlands.....	17
9.0 Mineral and Aggregate Resources.....	19
PART 3 – LAND USE.....	21
10.0 General	21
11.0 Agriculture	24
12.0 Country Residential.....	26
13.0 Rural Commercial	29
14.0 Rural Industrial.....	32
15.0 Future Urban Growth Areas	35
16.0 Regional Retail.....	42
17.0 Green Network Study Area	44
18.0 Wanuskewin Heritage Park.....	47
19.0 Agricultural Research.....	48
20.0 Regional Infrastructure and Regional Institutional Uses.....	49
21.0 Corman Park–Osler Agri-Food Node	52
22.0 Recreation, Parks and Culture	54
PART 4 – SERVICING	56
23.0 General	56
24.0 Potable Water	58
25.0 Wastewater	60
26.0 Stormwater and Drainage	62
27.0 Transportation	64
28.0 Infrastructure Corridors	67
29.0 Servicing Agreements.....	68

30.0 Development Levies and Servicing Agreement Fees..... 70

PART 5 – IMPLEMENTATION..... 71

31.0 Implementation..... 71

SCHEDULES

Schedule A: District Plan Area

Schedule B: District Land Use

Schedule C: Future Urban Growth Areas

PART 1 – PARTNERSHIP FOR GROWTH

1.0 Introduction

1.1 The Saskatoon North Partnership for Growth

The Saskatoon North Partnership for Growth (“P4G”) is a regional collaboration of five partnering municipalities: the Rural Municipality of Corman Park No. 344 (“Corman Park”), the Cities of Martensville, Saskatoon and Warman, and the Town of Osler.

Given the rapid growth of the region, the P4G municipalities recognized that a comprehensive approach to regional planning and servicing was needed to sustain economic prosperity, support a high quality of life, and protect the region’s natural beauty, ecology and heritage. *The Planning and Development Act, 2007* (the “Act”) provides that municipalities may agree to establish a planning district which must adopt an official community plan. The P4G municipalities have agreed to form a planning district and to adopt an official community plan to address future land use development and servicing within the District and to provide a coordinated approach among all P4G municipalities.

This document is the Official Community Plan for the Saskatoon North Partnership for Growth Planning District (the “Plan”).

1.2 Planning District Area

The area comprising the P4G Planning District is shown on Schedule A – District Plan Area and is referred to as “the District” throughout this Plan. The Plan is intended to guide future growth through a coordinated approach to land use, development and servicing by the P4G municipalities as the population of the region increases to one million residents. References to “the District” are references to the Planning District as shown on Schedule A – District Plan Area.

1.3 Plan Contents

The Plan is divided into five parts:

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 and natural resource management;

Part 3 – Land Use outlines major land use and development policies related to land use designations on Schedule B – 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; and

Part 5 – Implementation describes the processes for administering and carrying out this Plan.

2.0 Vision, Principles and Strategic Directions

2.1 Introduction

The Vision, Principles and Strategic Directions that guide this Plan are set out in this Section.

2.2 Vision

The vision for the future of the P4G municipalities is for a vibrant, prosperous and internationally competitive region. The municipalities are known for a high quality of life, a thriving and diverse economy, healthy and connected ecosystems and efficient infrastructure supporting sustainable growth and development.

The P4G municipalities provide a rich range of opportunities and lifestyle choices for residents and newcomers. The aesthetic beauty and ecological values of the South Saskatchewan River and prairie landscapes are key components of the quality of life in the region. The P4G municipalities work in partnership on issues of common interest through integrated, coordinated efforts that support success while respecting the individual aspirations of all partners.

2.3 Principles

2.3.1 Partnership

Developing and carrying out the Plan is not simply the work of one organization. Achieving the vision for the future will be based on ongoing collaboration and partnerships between the P4G municipalities, as well as the Province, First Nations and Métis communities, other organizations in the community, and the broader public. Respecting diversity and inclusion, integrated, coordinated approaches to managing regional opportunities and challenges will be adopted.

2.3.2 Efficiency

A primary aim of the P4G municipalities is to increase efficiencies in the provision of regional infrastructure and services, both for current development and new growth. Regional initiatives will work to reduce costs as well as increase the quality of services through coordination between partners, alignment of land use and infrastructure strategies, planning to common goals and standards, and reduction of service overlaps.

2.3.3 Sustainability

The P4G municipalities will undertake a sustainable approach to planning which will consider economic, social and environmental implications in an integrated manner. Actions will support economic vitality and complete communities and ensure the needs of the present are met while preserving the welfare of future generations. Natural resources and environmental processes essential to the regional ecological health and productivity will be maintained and conserved.

2.3.4 Opportunity

The provisions of this Plan are intended to assist in providing a diverse, vibrant regional economy and a high quality of life that provides opportunities for all. Regional investments will be fairly and strategically distributed recognizing the different needs of municipalities. Planning will provide direction, consistency, and stability to attract and support strategic investment and economic development in the region.

2.3.5 Equity and Inclusiveness

The provisions of this Plan are intended to ensure that costs and benefits will be equitably distributed amongst the P4G municipalities. Regional planning and cooperation will be transparent and consistent, and must work to build consensus-based solutions to incorporate the varying needs and perspectives of all stakeholders. The P4G municipalities will have an equal voice and opportunity to be involved in the process.

2.3.6 Flexibility and Resilience

Long-term success will depend on the ability of the P4G municipalities to evolve when faced with a changing environment. The P4G municipalities will ensure that this Plan will accommodate change through adaptive, flexible approaches and incorporate innovation and creativity.

2.4 Strategic Directions

2.4.1 Introduction

This Plan is based on seven primary Strategic Directions, which shape the focus and content of the policies and strategies included for regional action.

2.4.2 Regional Infrastructure and Services

The P4G municipalities will undertake regional coordination to develop world-class infrastructure, facilities, and services will be pursued, with the aim to realize cost-effectiveness and improvements in quality through shared systems. Regional planning for public investment will consider life-cycle costs and future development in decision-making, and ensure that costs and benefits are shared in a fair and equitable way through a consistent financial model. Systems of particular interest will include a regional transportation network; water and wastewater infrastructure; and stormwater and drainage. Coordination on recreation facilities, emergency services, and other investment will also be considered.

2.4.3 Settlement Patterns and Complete Communities

The P4G municipalities will meet the needs for future growth through efficient and well organized development. Existing and planned infrastructure, as well as life-cycle impacts, will be considered in development which will also meet the diverse needs and growth requirements for all communities as defined by consistent growth projections. Where possible, development will be clustered in contiguous areas, corridors, and

nodes. Interim uses may also be permitted where they will not impact future urban growth needs or development potential.

2.4.4 Regional Economy and Economic Development

The economy of the region must be flexible, diversified, and globally competitive. The strengths of the region as a whole will be considered in efforts to support economic growth. Planning will provide the direction and guidance to encourage coordinated development and investment that builds upon the joint strengths of the region, as well as opportunities within individual jurisdictions.

2.4.5 Quality of Life

Providing a high quality of life for all residents is critical to the future of the region. This Plan is intended to provide for diversity in lifestyles and recognize the unique character of individual communities. It is intended to conserve and enhance the environmental, social, and economic resources that are key to well-being.

2.4.6 Governance and Funding

Regional action must be coordinated between the P4G municipalities in a fair and equitable manner, with a focus on transparency and public accountability. Costs and benefits from joint actions must be shared equitably. Regional initiatives will respect the individual aspirations of the P4G municipalities while providing responsive, consensus-based approaches for collaboration and governance.

2.4.7 Natural Environment and Drainage

This Plan recognizes sensitive ecological systems in the region as important amenities and resources to be preserved for future generations. 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.

2.4.8 Agriculture and Natural Resources

Agricultural and natural resource industries are an important part of the history of the region, and are recognized as key drivers of the regional economy and its future. Land uses will be managed to ensure a balance between needs for growth and the sustainability of these economic sectors. Lands will be identified for these uses, and economic development activities will be integrated with these sectors to promote spin-off industries and economic clusters.

PART 2 – GENERAL POLICIES

3.0 Interpretation

3.1 References to “region”

The use of the word *region* in the Plan is intended to include the affiliated urban municipalities comprising the P4G. Policies which include a reference to the region are to be considered policies which apply in the District. To the extent that these policies affect lands, land use and servicing within the P4G municipalities, the P4G municipalities shall ensure that their Official Community Plans align with the provisions of this Plan as required pursuant to the Act.

3.2 Exercise of Discretion

Where this Plan provides that a matter or development may be undertaken at the 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.

3.3 Subdivision Criteria

The policies in this Plan that apply to subdivision of land set out the criteria that will be used by Corman Park in making a recommendation to the Province where a subdivision application has been submitted.

3.4 Definitions

The definitions contained in the District Zoning Bylaw or relevant statutes shall apply to this Plan.

4.0 Economic Development

4.1 Introduction

The strong and vibrant economy of the region has been a key driver of economic prosperity in Saskatchewan and the area is a centre for much of the economic activity in the broader region. A regional approach to economic development, focusing on coordination among the P4G municipalities, rather than competition, will ensure the region supports current activities and can respond to future economic opportunities and trends. This is not intended to replace local economic development work. Instead, the policies reinforce that land use and development are linked to economic development and that regional cooperation across jurisdictions is necessary to achieve economic success.

4.2 Objectives

- a) Support and encourage regional economic prosperity and entrepreneurship;
- b) Support initiatives to strengthen and diversify the regional economic base;
- c) Support efforts by the P4G municipalities, First Nations and Métis communities and economic development organizations in increasing economic opportunities in the region; and
- d) Enhance regional competitiveness.

4.3 Policies

4.3.1 Regional Coordination of Economic Development

The P4G municipalities will work to coordinate economic development planning with one another, First Nations and Métis communities, and economic development organizations as the opportunities arise.

4.3.2 Business Retention, Expansion and Attraction

The P4G municipalities will work to coordinate land use and development policies to attract, retain and promote the growth of businesses beneficial for the region.

4.3.3 Distribution of Employment

The P4G municipalities will support an equitable distribution of employment that reflects local community infrastructure and resources and encourages job growth in the P4G municipalities.

4.3.4 Agriculture in the Region

The P4G municipalities will support the farming and agricultural industry as an important component of the regional economy.

4.3.5 Value-Added Agricultural Development

The P4G municipalities will encourage the development of value-added businesses in rural areas to support economic growth, including Agri-Food Nodes.

4.3.6 Regional Tourism

Commercial tourism and related development will be supported throughout the region. This shall include opportunities for agritourism and regional recreation as well as working with First Nations and Métis communities.

5.0 Indigenous Inclusion

5.1 Introduction

The P4G municipalities are committed to responding to the Truth and Reconciliation Commission of Canada Calls to Action. They will continue to support reconciliation and healing efforts to build strong relationships with Indigenous people, and the inclusion of First Nations and Métis communities and Indigenous organizations in planning. The general intent of these policies is to encourage partnerships with rightsholders, and support the provincial and federal governments in meeting Treaty obligations that would impact the District. This is important not only to provide for ongoing dialogue on issues of mutual concern, but also to work together on projects that can provide regional benefits to all participants.

5.2 Objectives

- a) Collaborate with First Nations and Métis communities and Indigenous organizations to achieve effective, efficient, and coordinated land use and development;
- b) Develop partnerships with First Nations and Métis communities and Indigenous organizations based on respect for each other's jurisdiction and a common understanding of mutual interests;
- c) Support federal and provincial governments in meeting their obligations within the Treaty Land Entitlement Framework Agreement and other relevant land claim agreements; and
- d) Support the Crown's duty to consult First Nations and Métis communities.

5.3 Policies

5.3.1 Dialogue with First Nation and Métis Communities and Indigenous Organizations

The P4G municipalities will engage in ongoing dialogue with First Nations and Métis communities and Indigenous organizations to understand issues of joint interest, cooperate on strategic planning, and support regional development.

5.3.2 Compatible Land Use Agreements

Where land has been selected as Treaty Land Entitlement or other relevant land claim within the boundaries of the District, Corman Park and any adjacent urban municipality will engage in discussions with the relevant parties to enter into a land use compatibility agreement.

5.3.3 Dialogue with First Nations and Métis Communities during Review

Where a development review is required under this Plan and the proposed development is adjacent to a reserve or adjacent to land that has been selected as Treaty Land

Entitlement or other relevant land claim, adjacent municipalities will engage with the First Nation or Métis community regarding the proposal.

5.3.4 Integration of Land Uses

New subdivision or development adjacent to existing reserve development shall complement and, where possible, integrate with, reserve development that is compatible with the Plan.

5.3.5 Collaboration on Infrastructure

The P4G municipalities will work with First Nations and Métis communities and Indigenous organizations in the construction and upgrade of infrastructure and facilities.

5.3.6 Land Use Compatibility with the Plan

Development on reserve lands that is compatible with the provisions of this Plan will be encouraged.

6.0 Natural and Heritage Resources

6.1 Introduction

The region includes significant natural and heritage resources that are valued and enjoyed by both residents and visitors. These resources include elements of the natural environment, such as significant species and habitats, as well as human-created features, such as heritage buildings and cultural sites. Natural and heritage resources create a sense of place and tell the story of the area's history and its people. Strategies are needed to identify, protect, and enhance these resources so they can be enjoyed today and by future generations.

6.2 Objectives

- a) Conserve and enhance natural systems and biodiversity;
- b) Encourage the protection and conservation of heritage properties, including sensitive buildings, structures, and lands; and
- c) Promote awareness of the natural and heritage resources and visual amenities to both residents and visitors.

6.3 Policies

6.3.1 Identification of Significant Natural and Heritage Resources

Where a natural or heritage resource is deemed significant to Corman Park or any provincial or federal government department or agency, Corman Park will encourage the designation of such resources for conservation and management through an evaluation process that reflects criteria identified by provincial and federal departments and agencies and *The Standards and Guidelines for the Conservation of Historic Places in Canada*.

6.3.2 Natural and Heritage Resource Inventories

An inventory for natural and heritage resources in the District should be developed.

6.3.3 Natural Areas Strategy

The P4G municipalities will work toward developing a Regional Natural Areas Strategy to help maintain and enhance natural features of the District. The Strategy should include coordination with public and private agencies and First Nations and Métis communities regarding the identification, protection, and rehabilitation of natural areas, and the development of natural and naturalized corridors for species movement.

6.3.4 Habitat Conservation

The conservation, enhancement, and restoration of habitats for wild species at risk under *The Wildlife Act, 1998* will be encouraged through development reviews, conservation initiatives, and cooperation with landowners.

6.3.5 Impacts to Natural and Heritage Resources

Subdivisions and development must be designed and constructed to ensure that alterations to the landscape or other natural conditions avoid or mitigate on and offsite impacts to natural and heritage resources.

6.3.6 Integration of Natural Features

Development should integrate and complement natural features and landscapes including the incorporation of natural vegetation and conserved wetlands.

6.3.7 Reuse of Municipal Heritage Properties

The adaptive re-use of designated Municipal Heritage Properties will be encouraged where appropriate.

6.3.8 Coordination with the Province

Efforts in protecting, conserving, and restoring natural and heritage resources will be coordinated with the Province.

6.3.9 Designating Environmental Reserve

Where a subdivision is proposed on lands containing significant wildlife habitat, other natural or heritage resources, hazard lands or land that is subject to flooding or is unstable, Corman Park will explore the designation of the lands and an associated buffer as Environmental Reserve to protect sensitive areas and preserve the potential for public access to the lands where appropriate.

7.0 Natural Hazards

7.1.1 Introduction

Natural hazards include risks such as flooding, slope instability, erosion, or subsidence. Development should be appropriately designed or limited where natural hazards exist to avoid risks to people, property, infrastructure, and the environment. Preventing risk is more effective than responding after an event or damage has occurred.

7.2 Objectives

- a) Prevent injury and loss of life, and minimize the potential for property damage within areas with potential for flooding;
- b) Avoid or minimize potential impacts of slope instability and subsidence on development, services, and infrastructure; and
- c) Avoid development where there is the potential to cause erosion or increase the potential for erosion or slope instability.

7.3 Policies

General

7.3.1 Identification of Hazard Lands

The P4G municipalities will work toward identifying and mapping hazard lands within the region.

7.3.2 Subdivision and Development on Hazard Lands

Subdivision and development will not be permitted on hazard lands unless mitigation of the hazard is proven to the satisfaction of Corman Park.

Unstable Areas

7.3.3 Identification of Subsidence Risks

Development applications in areas subject to mining leases will require consultation with the mining company as well as with the appropriate provincial agencies to identify potential subsidence risks.

7.3.4 Development on Unstable Lands

When considering a proposal for rezoning, subdivision, development or redevelopment on lands that may be prone to slumping, subsidence, landslides, erosion or any other instability, the proponent may be required to submit further information on the condition of the land as well as possible measures to avoid or mitigate the hazard.

Flood Plains

7.3.5 Development in Flood Plains

Development will be restricted and regulated in flood plains to protect against loss of life and to minimize property damage associated with flooding events. Regulations governing development in flood plains are contained in the District Zoning Bylaw.

7.3.6 Coordination of Flood Plain Mapping

Corman Park will coordinate with the Province to provide mapping of the 1:500 flood or other standard as provided in provincial legislation or regulation for the District.

7.3.7 Flood Plain Maps

Maps identifying the flood plains are contained in the District Zoning Bylaw. Flood plain policies may not be limited to the areas identified in the maps but may also be applied to areas determined to be susceptible to regular flooding based upon historical data, high water marks, photographs of past flooding and in consultation with the Water Security Agency.

7.3.8 Flood Proofing for Existing Buildings and Structures

Buildings and structures existing at the time of adoption of this Plan that do not conform to flood proofing requirements may continue to be used. Structural repairs, alterations and additions to existing buildings shall conform to flood proofing requirements.

8.0 Water Resources and Wetlands

8.1 Introduction

Water resources are one of the most valuable features of the regional landscape, providing services such as drinking water, recreation opportunities, and habitat. These resources include the South Saskatchewan River and Opimihaw Creek that weave through the region, as well as other surface waters and groundwater. The prairie pothole landscape gives rise to wetlands that provide a place for water to settle after snowmelt and storm events, add to the beauty of the landscape, and support flora and fauna.

8.2 Objectives

- a) Protect and enhance the South Saskatchewan River Valley, other watercourses and water bodies and wetlands to support ecological and human health and the enjoyment of these resources;
- b) Protect groundwater resources from contamination and depletion to ensure a safe drinking water supply; and
- c) Achieve responsible stewardship of wetland resources that balances the need for conservation with other considerations such as development, transportation, economic impacts, and quality of life.

8.3 Policies

8.3.1 Source Water Protection

Development shall not restrict the use of groundwater or surface water, or alter the flow of surface water in a way that detrimentally affects other property or the ecology of the drainage system.

8.3.2 Runoff from Site Development

Untreated stormwater runoff from a multi-parcel development should be directed to a retention pond or similar feature to reduce sediment and pollutants inputs into surface water and wetlands.

8.3.3 Regional Wetlands Inventory

The P4G municipalities will work toward developing an inventory of wetlands. Wetlands located within the Green Network Study Area will be a priority.

8.3.4 Regional Wetlands Policy

A Wetlands Policy for the District should be developed in coordination between the P4G municipalities to guide the protection and restoration of wetlands identified in the regional wetlands inventory.

8.3.5 Wetlands Protection and Development

Development in the District should:

- a) Avoid impacts to wetlands where reasonably possible;
- b) Address impacts to wetlands where avoidance cannot be fully achieved;
and
- c) Undertake compensatory mitigation for any negative impacts to significant wetlands from development.

8.3.6 Least Disturbance to Wetlands

Development and subdivision designs that ensure the least possible disturbance and alteration of retained wetlands will be encouraged.

8.3.7 Grazing

Best practices should be used to manage impacts of commercial grazing animals on wetlands and buffers.

8.3.8 Wetland and Riparian Buffers

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 30m buffer is required unless environmental and technical plans acceptable to Corman Park support a reduced buffer. Development within the buffer is prohibited and native vegetation within the buffer should be preserved.

8.3.9 Coordination of Regional Initiatives

The P4G municipalities will, in coordination with the Province, investigate initiatives to promote District and regional source water protection and wetlands conservation.

9.0 Mineral and Aggregate Resources

9.1 Introduction

Mineral and aggregate resource industries provide significant economic benefits to the region. The sustainable management of these industries must include long-term planning that considers how mineral and aggregate resource industries interact with other types of development. The benefit provided by these industries should be balanced with the need to minimize impacts to communities and the environment.

9.2 Objectives

- a) Promote the sustainable development of mineral and aggregate resource industries to support the local economy; and
- b) Minimize land use conflicts and community disruption that may be caused by mineral and aggregate resource industries.

9.3 Policies

9.3.1 Extraction Prior to Land Development

The extraction of significant commercial mineral and aggregate resources must be undertaken prior to planned development where such development would preclude or constrain future extraction of the resource.

9.3.2 Criteria for Mineral and Aggregate Resource Industries

In reviewing applications for mineral and aggregate resource industries, the following matters should be considered:

- a) The effect on adjacent land uses due to conflicts with noise, vibration, smoke, dust, odour, or potential environmental contamination;
- b) Minimizing the effect of the use on infrastructure and services, including municipal roads;
- c) The manner in which the pit, quarry or storage site is to be operated;
- 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;
- f) Plans for reclamation of the land for an approved end use; and
- g) In Future Urban Growth Areas, the adjacent urban municipality has confirmed that the proposal is compatible with the location and timing of urban development.

9.3.3 Aesthetic and Environmental Impacts

Mineral and aggregate resource industries should not be located where they would adversely impact aesthetic or environmental quality.

PART 3 – LAND USE

10.0 General

10.1 Introduction

These general policies are intended to apply to all considerations of land use management in the District, to guide current and future development to 1 million residents.

10.2 Objectives

- a) Provide for development that minimizes land use conflicts and ensures orderly, cost-efficient, and context-appropriate development;
- b) Encourage development that supports complete, innovative and context-appropriate communities with diverse opportunities for living and working through a compatible mix of land uses;
- c) Ensure that land uses and development patterns are clearly defined to provide certainty for investment and development;
- d) Provide for effective interjurisdictional coordination and management in land use and development policy and planning; and
- e) Provide for consistent standards for development in the District.

10.3 Policies

General

10.3.1 Land Use Compatibility

Development shall be compatible with surrounding uses.

10.3.2 District Land Uses

The general land use designations for the District are identified on Schedule B – District Land Use Map. These land uses are intended to guide refinement through more detailed planning.

10.3.3 Future Urban Growth Areas

Areas identified for future urban growth are identified in Schedule C – Future Urban Growth Areas Map. This map includes:

- a) Future Urban Growth Areas required to accommodate a regional population of 700,000; and
- b) Future Urban Growth Areas required to accommodate a regional population of 1 million.

Land Use Designations

10.3.4 Intent of the Land Use Designations

The major land use designations included in Schedule B – District Land Use Map are identified as follows:

- a) *Agriculture* accommodates agriculture and pasture uses as well as agricultural residential uses;
- b) *Country Residential* accommodates multi-parcel Country Residential subdivisions at rural densities;
- c) *Rural Commercial/Industrial* accommodates general commercial and industrial uses, including lightly-serviced industrial, storage, and commercial areas that require a large land base. These areas shall be further designated as Rural Commercial or Rural Industrial areas through more detailed planning;
- d) *Urban Residential Neighbourhood* accommodates future urban residential and supporting commercial and institutional uses, all with urban servicing;
- e) *Urban Commercial/Industrial* accommodates future general commercial and industrial uses including office, retail, and industrial areas that are connected to urban servicing. These areas shall be further designated as Urban Commercial and Urban Industrial areas through more detailed planning;
- f) *Green Network Study Area* includes connected areas of wetlands, swales, natural areas, the South Saskatchewan River corridor, and other areas providing stormwater storage and conveyance, groundwater recharge, viewshed protection, wildlife habitat, and, where appropriate, multifunctional green spaces that deliver environmental, cultural and recreational benefits. The area accommodates compatible agricultural, outdoor recreation, and sensitively integrated stormwater management infrastructure; and
- g) *Recreation, Parks and Culture* includes areas of valued recreational, open space, and cultural resources that contribute to the high quality of life in the region.

10.3.5 Special Policy Areas, Locations and Nodes

In addition to major land use designations listed under Section 10.3.4, Schedule B – District Land Use Map includes Special Policy Areas with location-specific policies:

- a) *Wanuskewin Heritage Park* is a National Historic Site of Canada that includes significant natural and archaeological resources and is an important cultural centre;

- b) *Agricultural Research* areas identify high-quality agricultural lands that have been used for agriculture research plots and facilities;
- c) *Regional Infrastructure* areas include lands required to support regional infrastructure systems and services, including waste management, utility, public works and other infrastructure;
- d) *Regional Institutional Facilities* areas include lands required to support major regional institutional facilities that are critical to growth and development, such as community service, government, health care and other institutional uses;
- e) *Corman Park-Osler Agri-Food Node* is a development node that is intended to provide opportunities for rural and urban development that supports agricultural producers of value-added products and related services;
- f) *Regional Retail* areas are lands designated for regional retail developments consisting of comprehensively designed and developed groupings of retail stores and complementary commercial businesses greater than 10,000 m² (107,000 ft.²) operated in a cluster, strip or mall type pattern and intended to serve the regional market; and
- g) *Urban Mixed-Use Nodes* are locations that are intended to accommodate a compatible mix of future commercial (retail and office), institutional, and residential uses, such as mixed-use suburban centres.

11.0 Agriculture

11.1 Introduction

The Agriculture designation enables agriculture and pasture uses as well as agricultural residential uses while preserving important ecosystem services such as local food production, production for cultural purposes, habitat protection, and maintenance of the land's natural drainage characteristics.

11.2 Objectives

- a) Minimize land use conflict between agricultural and non-agricultural uses;
- b) Accommodate suitably located agricultural and agriculturally related commercial and industrial developments;
- c) Promote agricultural innovation, conservation, and value-added industries related to agriculture including agricultural, tourism; and
- d) Encourage innovative agricultural residential subdivisions in appropriate locations that are sustainable, provide for rural housing and rural convenience commercial needs, and integrate with existing rural development.

11.3 Policies

General

11.3.1 Fragmentation of Agricultural Land

Fragmentation of agricultural land for uses other than intensive agricultural operations is discouraged.

11.3.2 Subdivision of a Quarter Section

Quarter sections designated as Agriculture on Schedule B – District Land Use Map may be subdivided to permit:

- a) Two equal agricultural holdings;
- b) A maximum of five discretionary uses per quarter section (64.8 hectares, or 160 acres) or three discretionary uses per 32.4 hectare (80 acre) parcel;
- c) A maximum of five agricultural residential building sites per quarter section (64.8 hectares, or 160 acres) or three agricultural residential building sites per 32.4 hectare (80 acre) parcel; or
- d) A combination of the sites permitted under clauses b) and c) to a maximum of five building sites per quarter section (64.8 hectares, or 160 acres) or three building sites per 32.4 hectare (80 acre) parcel.

11.3.3 Subdivision for Intensive Agriculture

Intensive agricultural operations may be allowed on parcels less than 32.4 hectares (80 acres) if such a parcel can accommodate the proposed use.

Agricultural Residential

11.3.4 Location Requirements for Agricultural Residential Development

Agricultural residential development shall not be located:

- a) On significant wildlife habitat lands;
- b) In locations where it may cause or contribute to the degradation of ecological and hydrological systems; and
- c) On hazard lands, unless mitigation measures have been approved.

11.3.5 Disruption of Agriculture Minimized

Agricultural residential subdivisions must be designed and sited to minimize the disruption of agricultural activities on an agricultural holding through buffering, setbacks, and screening. Compact designs should be encouraged that do not inhibit cultivation.

11.3.6 Minimize Fragmentation of Agricultural Lands

Agricultural residential subdivisions should be located on sites that are appropriate and contiguous to existing building sites to minimize the fragmentation of agricultural lands.

11.3.7 Site Area Relaxation

Where a proposed subdivision involves a yard site that existed prior to the adoption of the initial Corman Park Official Community Plan (June 30, 1982), the site size may exceed the maximum site area permitted in the District Zoning Bylaw to include all essential yard site features such as shelterbelts and dugouts.

11.3.8 Agricultural Residential Development on Fragmented Parcels

Parcels fragmented by a natural or manmade feature, such as a river or highway, may be considered for agricultural residential development subject to the criteria set out in the District Zoning Bylaw and the following:

- a) The parcel is located in an area where only two residential building sites per quarter section are allowed; and
- b) Development does not exceed a total of four residential building sites per quarter section.

12.0 Country Residential

12.1 Introduction

Land within the Country Residential designation will accommodate multi-parcel residential subdivisions that have rural densities. These subdivisions have relatively large lots but are designed according to cluster or conservation subdivision principles to preserve open space and farmland.

12.2 Objectives

- a) Provide for planned Country Residential development and subdivision that is economical, safe and sustainable;
- b) Encourage innovative Country Residential development in appropriate locations that are sustainable, provide for a range of rural housing options and considers integration of rural convenience commercial and recreational needs;
- c) Provide for planned Country Residential development that optimizes the use of existing and planned infrastructure; and
- d) Provide well designed developments that minimize land use conflicts and integrate with existing rural development.

12.3 Policies

12.3.1 Designation on District Map

Country Residential development must be located in areas designated as Country Residential on Schedule B — District Land Use Map.

12.3.2 Location Requirements for Country Residential Development

Country Residential development shall not be located:

- a) On significant wildlife habitat lands;
- b) In locations where they may cause or contribute to the degradation of ecological and hydrological systems; and
- c) On hazard lands, unless mitigation measures have been approved.

12.3.3 Country Residential Development

A range and variety of housing choices in a Country Residential development will be considered. Country Residential development proposals should:

- a) Minimize the pressure to develop, expand or upgrade services and infrastructure inconsistent with Concept Plans and servicing plans;
- b) Minimize the length of roads constructed within the development;
- c) Include significant natural or built amenities or other features that provide for a high-quality living environment;
- d) Include a design of residential areas that provide open space and incorporates natural areas, natural vegetation buffers, habitat corridors for wildlife movement and cultural and heritage resources while minimizing fragmentation;
- e) Safeguard the environmental sustainability of the area such as important ecological areas, topographic features, and environmentally sensitive lands such as wetlands, drainage systems and groundwater recharge areas;
- f) Incorporate innovative features to promote environmental and social benefits to the community; and
- g) Consider the capacity of existing school and bus facilities and the feasibility of expanding this capacity to accommodate the proposed development.

12.3.4 Country Residential Subdivision Design

The following criteria apply to subdivision of land designated as Country Residential:

- a) The carrying capacity of the lands proposed for development and the surrounding area based on site conditions, environmental considerations and potential impacts, and other factors that may warrant consideration in the design of the proposal;
- b) Minimized impacts on regional drainage patterns and other regional ecological systems;
- c) The suitability and availability of municipal and other services and infrastructure necessary to support the proposal; and
- d) The compatibility of the proposed subdivision design with that of the surrounding area.

12.3.5 Adjacent Development

Where a Country Residential subdivision is proposed on lands abutting an existing Country Residential development, the proposed development must be designed to complement the existing development. This may include measures such as visual buffering, building site separation, complementary lot sizing or any other measures necessary to achieve compatible land use and development.

12.3.6 Country Residential Development Adjacent to Urban Areas

Country Residential subdivisions shall not be located adjacent to the boundary of an urban municipality unless the proposal:

- a) Is compatible with current and planned urban land uses within the adjacent urban municipality;
- b) Will not place pressure on the adjacent urban municipality to develop, expand or upgrade services and infrastructure without an agreement for servicing and infrastructure costs between the urban municipality and Corman Park; and
- c) Is referred to the adjacent urban municipality for review.

12.3.7 Country Residential Development Adjacent to Future Urban Growth Areas

Country Residential development located adjacent to Future Urban Growth Areas shall be referred to the adjacent municipality for review.

12.3.8 Integrated Development in Country Residential Areas

Convenience commercial, community service and recreational developments may be located within a Country Residential development to provide retail and service-oriented convenience to residents. Locations should be identified as part of a proposal for new Country Residential developments and may be considered for existing Country Residential developments subject to public consultation and additional review to ensure land use integration. The following factors will be considered in all cases:

- a) Market need for the proposal;
- b) The suitability and availability of municipal and other services and infrastructure necessary to support the proposal;
- c) Land use integration where land use conflict is minimized and the development complements existing communities; and
- d) Convenience and accessibility to the proposed location.

13.0 Rural Commercial

13.1 Introduction

Lands within the Rural Commercial designation are suitable for small-scale retail and service-oriented convenience uses to serve local rural residents, as well medium and large-scale commercial uses, not including Regional Retail, where location adjacent to and exposure from major roadways is essential. Rural Commercial lands have rural servicing, and are not expected to be required for urban growth as the P4G municipalities grow to 1 million residents. The designation is represented on Schedule B – District Land Use Map as Rural Commercial/Industrial; Rural Commercial areas will be identified through more detailed planning.

13.2 Objectives

- a) Promote well-planned and managed commercial growth through a range of land use options;
- b) Promote economic development based on market demand, servicing availability and locational factors;
- c) Provide for the convenience and commercial service needs of the suburban population; and
- d) Encourage rural commercial developments to cluster so they provide for the efficient development of rural infrastructure and community services.

13.3 Policies

13.3.1 Designation on Schedule B – District Land Use Map

Areas designated as Rural Commercial/Industrial on Schedule B – District Land Use Map shall be further designated as Rural Industrial areas or Rural Commercial areas through more detailed planning. Concept Plans and other detailed planning shall identify the type(s) of Rural Commercial land use(s) being proposed.

13.3.2 Rural Commercial Development

Rural Commercial development shall be located in areas designated as Rural Commercial/Industrial on Schedule B – District Land Use Map and in areas that have been identified as suitable for Rural Commercial development through the detailed planning referenced in section 13.3.1.

13.3.3 Location Criteria

Rural Commercial developments should be located where:

- a) The carrying capacity of the lands proposed for development and the surrounding area based on site conditions, environmental considerations,

potential impacts, and other factors that may warrant consideration in the design of the proposal are addressed;

- b) Impacts on regional drainage patterns and other regional ecological systems are minimized;
- c) The suitability and availability of municipal and other services and infrastructure necessary to support the proposal are considered;
- d) The design is compatible with that of the surrounding area;
- e) Existing roads and infrastructure are sufficient to support the development while impacts to existing roadways and additional costs of maintenance are minimized;
- f) Nodal development is planned where key intersections of provincial highways, municipal roadways, and the Saskatoon Freeway can support access;
- g) Lands are not prone to natural hazards;
- h) Lands do not have unique historical or archaeological features;
- i) Lands do not have significant wildlife habitat;
- j) Lands do not have high quality recreational resources;
- k) Surface and groundwater resources will not be impacted; and
- l) Any other costs to Corman Park associated with the development are minimized.

13.3.4 Urban Servicing in Rural Commercial Areas

Uses requiring urban servicing in Rural Commercial areas shall enter into an appropriate agreement with any relevant urban municipality.

13.3.5 Agricultural Subdivisions in Rural Commercial Areas

Lands designated as Rural Commercial on Schedule B – District Land Use Map may be subdivided to permit:

- a) A maximum of two discretionary uses per quarter section (64.8 hectares, or 160 acres) or one discretionary use per 32.4 hectare (80 acre) parcel;
- b) A maximum of two agricultural residential building sites per quarter section (64.8 hectares, or 160 acres) or one agricultural residential building site per 32.4 hectare (80 acre) parcel; or

- c) A combination of the sites referred to in clauses a) and b) to a maximum of two building sites per quarter section (64.8 hectares, or 160 acres) or one building site per 32.4 hectare (80 acre) parcel.

14.0 Rural Industrial

14.1 Introduction

Lands within the Rural Industrial designation are suitable for a variety of business, light industrial and heavy industrial uses that typically require larger parcels of land and access to roadway and rail infrastructure, and have varying potential for conflicts with adjacent land uses. Rural Industrial lands have rural servicing, and are not expected to be required for urban growth as the P4G municipalities grow to 1 million residents. The designation is represented on Schedule B – District Land Use Map as Rural Commercial/Industrial; Rural Industrial areas will be identified through more detailed planning.

14.2 Objectives

- a) Promote well-planned and managed industrial growth through a range of land use options;
- b) Promote economic development for Rural Industrial development based on industry needs, servicing availability and locational factors;
- c) Encourage Rural Industrial development to cluster in industrial parks to provide for the efficient development of rural infrastructure and community services; and
- d) Minimize conflicts between Rural Industrial development and other regional land uses.

14.3 Policies

14.3.1 Designation on Schedule B – District Land Use Map

Areas designated as Rural Commercial/Industrial on Schedule B – District Land Use Map shall be further designated as Rural Industrial areas or Rural Commercial areas through more detailed planning. Concept Plans and other detailed planning shall identify the type(s) of Rural Industrial land use(s) being proposed.

14.3.2 Rural Industrial Development

Rural Industrial development shall be located in areas designated as Rural Commercial/Industrial on Schedule B – District Land Use Map, and in areas that have been identified as suitable for Rural Industrial development through the detailed planning referenced in section 14.3.1.

14.3.3 Location Criteria

Rural Industrial developments must be located where:

- a) The carrying capacity of the lands proposed for development and the surrounding area based on site conditions, environmental considerations,

potential impacts, and other factors that may warrant consideration in the design of the proposal are addressed;

- b) Impacts on regional drainage patterns and other regional ecological systems are minimized;
- c) The suitability and availability of municipal and other services and infrastructure necessary to support the proposal are considered;
- d) The design is compatible with that of the surrounding area;
- e) Existing roads and infrastructure are sufficient to support the development while impacts to existing roadways and additional costs of maintenance are minimized;
- f) Nodal development is planned where key intersections of provincial highways, municipal roadways, and the Saskatoon Freeway can support access;
- g) Lands are not prone to natural hazards;
- h) Lands do not have unique historical or archaeological features;
- i) Lands do not have significant wildlife habitat;
- j) Lands do not have high quality recreational resources;
- k) Surface and groundwater resources will not be impacted; and
- l) Any other costs to Corman Park associated with the development are minimized.

14.3.4 Industrial Parks

Industrial uses shall be restricted to industrial parks unless it can be clearly demonstrated that an industrial use has specific location requirements that limit its location to a specific alternate site.

14.3.5 Industrial Development Adjacent to Urban Areas

Industrial development may not be located adjacent to the boundary of an urban municipality unless the proposal:

- a) Is compatible with current and planned urban land uses within the adjacent urban municipality;
- b) Will not place pressure on the adjacent urban municipality to develop, expand or upgrade services and infrastructure without an agreement for servicing and infrastructure costs between the urban municipality and Corman Park; and

- c) Is referred to the adjacent urban municipality for review.

14.3.6 Buffered Uses in Industrial Parks

Industrial parks with a high potential for land use conflicts must include buffering from non-industrial uses of land, including locating uses with fewer impacts near roadways, and other criteria as set out in in this Plan and the District Zoning Bylaw.

14.3.7 Hazardous Industries

Industries using hazardous materials or producing waste dangerous goods as defined by *The Environmental Management and Protection Act, 2010* may be considered subject to providing evidence of compliance with the *National Fire Code of Canada, The Hazardous Substances and Waste Dangerous Goods Regulations*, and any other applicable codes, standards and provincial and federal approvals.

14.3.8 Urban Servicing in Rural Industrial Areas

Uses requiring urban servicing in Rural Industrial areas shall enter into an appropriate agreement with any relevant urban municipality.

14.3.9 Agricultural Subdivisions in Rural Industrial Areas

Lands designated as Rural Industrial on Schedule B – District Land Use Map may be subdivided to permit:

- a) A maximum of two discretionary uses per quarter section (64.8 hectares, or 160 acres) or one discretionary use per 32.4 hectare (80 acre) parcel;
- b) A maximum of two agricultural residential building sites per quarter section (64.8 hectares, or 160 acres) or one agricultural residential building site per 32.4 hectare (80 acre) parcel; or
- c) A combination of the sites referred to in clauses a) and b) to a maximum of two building sites per quarter section (64.8 hectares, or 160 acres) or one building sites per 32.4 hectare (80 acre) parcel.

15.0 Future Urban Growth Areas

15.1 Introduction

The Future Urban Growth Areas on Schedule B – District Land Use Map identify the expected urban footprint as the P4G municipalities grow to a population of 1 million. These areas include areas for future residential neighbourhoods, commercial and industrial development, and conceptual nodes for mixed-use centres.

15.2 Objectives

- a) Provide for planned urban residential development and subdivision that is sustainable, supports a high quality of life, and encourages the development of complete communities;
- b) Support commercial and industrial development in Future Urban Growth Areas where it can be integrated into urban municipalities;
- c) Optimize the use of existing and planned infrastructure consistent with municipal and regional servicing plans;
- d) Coordinate urban expansion and staged boundary alterations in future urban growth planning; and
- e) Support standards for interim uses that allow for redevelopment and future integration into urban municipalities.

15.3 Policies

General

15.3.1 Urban Intensification

The P4G municipalities will promote the intensification of developed urban areas to help accommodate long-term growth.

15.3.2 Concept Plans for Future Urban Growth Areas

Concept Plans shall be prioritized for the Future Urban Growth Areas required to accommodate a regional population of 700,000 as identified on Schedule C – Future Urban Growth Areas Map. Concept Plans will rely on existing detailed planning where possible, and Corman Park and the adjacent urban municipality will determine:

- a) The priority of a Concept Plan and a timely schedule for completion; and
- b) Any additional requirements for the development of a Concept Plan that are necessary to consider the local context.

15.3.3 Intended Uses in Future Urban Growth Areas

Intended uses on lands within Future Urban Growth Areas are those uses and development that reflect the planned long-term use for an area as designated on Schedule B – District Land Use Map.

15.3.4 Concept Plans for Intended Uses in Future Urban Growth Areas

Concept Plans for intended uses in the Future Urban Growth Areas are required for subdivision and development approval and shall conform as closely as possible with the requirements of Concept Plans developed in any adjacent municipality.

15.3.5 Development Standards for Intended Uses

Development standards for intended uses in the Future Urban Growth Areas shall be consistent with the development standards in any adjacent urban municipality to allow for integration with the urban municipality in the future with consideration for the type of use proposed.

15.3.6 Environmental Impacts

Environmental impacts as a result of development must be minimized and may require mitigation and remediation plans.

15.3.7 Interim Uses in Future Urban Growth Areas

Interim uses on lands identified as Future Urban Growth Areas may be allowed prior to urban development, subject to consideration of:

- a) Whether the interim use has the potential to become permanent;
- b) Whether the interim use is for single parcel development or multi parcel development;
- c) Whether the interim use is inside or outside the 700,000 growth area;
- d) Whether the interim use has rural or urban densities, form, and servicing;
- e) The recovery of the cost of current and future infrastructure;
- f) The compatibility of current and future land uses; and
- g) Traffic effects on existing and future road networks.

15.3.8 Single Parcel Interim Land Use in Future Urban Growth Areas

Single parcel interim uses may be permitted in Future Urban Growth Areas provided that:

- a) The proposal is consistent with more detailed planning for the area;

- b) A site design that limits fragmentation of the parcel is provided; and
- c) A subdivision design that allows for re-subdivision to urban-sized parcels is provided.

15.3.9 Multi Parcel Interim Land Use in Future Urban Growth Areas

A multi parcel interim use may be permitted in Future Urban Growth Areas provided that:

- a) The proposal is consistent with more detailed planning for the area;
- b) Where detailed planning has not been completed for the area, the proposal aligns with the projected future urban land use identified by the adjacent urban municipality;
- c) It is designed to transition to future urban servicing;
- d) A site design that limits fragmentation of the parcel is provided; and
- e) A subdivision design that allows for re-subdivision to urban-sized parcels is provided.

15.3.10 Development Standards for Interim Uses

Development standards for interim uses in the Future Urban Growth Areas shall conform as closely as possible to the development standards used in the adjacent urban municipality to allow for integration with the urban municipality in the future with consideration for the type of use proposed.

15.3.11 Subdivision in Future Urban Growth Areas

Lands in Future Urban Growth Areas may be subdivided to permit:

- a) Up to two discretionary uses per quarter section (64.8 hectares, or 160 acres) or one discretionary use per 32.4 hectare (80 acre) parcel; or
- b) Up to two agricultural residential building sites per quarter section (64.8 hectares, or 160 acres) or one agricultural residential building site per 32.4 hectare (80 acre) parcel; or
- c) A combination of sites referred to in clauses a) and b) to a maximum of two building sites per quarter section (64.8 hectares, or 160 acres) or one building sites per 32.4 hectare (80 acre) parcel.

15.3.12 Subdivision in Urban Residential Neighbourhood Areas

Notwithstanding section 15.3.11, lands in Urban Residential Neighbourhood areas that are outside the Future Urban Growth Areas required to accommodate a regional population of 700,000, may be subdivided to permit:

- a) Up to four discretionary uses per quarter section (64.8 hectares, or 160 acres) or two discretionary uses per 32.4 hectare (80 acre) parcel; or
- b) Up to four agricultural residential building sites per quarter section (64.8 hectares, or 160 acres) or two agricultural residential building sites per 32.4 hectare (80 acre) parcel; or
- c) A combination of the sites referred to in clauses a) and b) to a maximum of four building sites per quarter section (64.8 hectares, or 160 acres) or two building sites per 32.4 hectare (80 acre) parcel.

15.3.13 Country Residential Development Prohibited

Country Residential development is prohibited in Future Urban Growth Areas.

15.3.14 Intensive Livestock Operations

Intensive Livestock Operations may not be established in Future Urban Growth Areas after adoption of this Plan.

15.3.15 Limitations for Intensive Livestock Operations

Intensive Livestock Operations must comply with applicable separation distances as set out in the District Zoning Bylaw and shall be limited by the maximum number of animal units permitted for that Intensive Livestock Operation at the time of the adoption of this Plan. Any change to the maximum number of animal units shall require a discretionary use approval and is subject to consultation with the adjacent urban municipality.

15.3.16 Dedication of Reserves in Future Urban Growth Areas

In determining the recommended dedication of municipal reserve land or cash-in-lieu for subdivisions for interim uses in Future Urban Growth Areas, Corman Park shall consider:

- a) Current and future land use planning and development standards for the area;
- b) The potential for significant public amenities, including open space recreational opportunities, integrated trail systems, and continuous pedestrian linkages; and
- c) The costs to Corman Park and the adjacent urban municipality.

The adjacent urban municipality shall be consulted regarding dedication of municipal reserve and any necessary transfer of dedicated land or cash-in-lieu.

Urban Residential Neighbourhoods in Future Urban Growth Areas

15.3.17 Designation on Schedule B – District Land Use Map

Urban residential neighbourhoods in Future Urban Growth Areas shall be located in areas designated as Urban Residential Neighbourhood on Schedule B – District Land Use Map.

15.3.18 Urban Residential Neighbourhood Area Density

Urban Residential Neighbourhoods must have a minimum density of:

- a) 17.3 housing units per gross developable hectare (7 units per gross developable acre); or
- b) 50 residents and jobs combined per gross developable hectare (20.2 residents and jobs combined per gross developable acre).

15.3.19 Subdivision on Concept Plan Approval

Upon approval of a Concept Plan, the subdivision restrictions contained in sections 15.3.11 and 15.3.12 will no longer apply.

15.3.20 Temporary Development for Interim Uses

Interim uses in Urban Residential Neighbourhood areas required to accommodate a regional population of 700,000 as identified on Schedule C – Future Urban Growth Areas Map should be temporary in nature, with uses, structures, and equipment that can be easily relocated off-site.

15.3.21 Interim Commercial Uses

Interim commercial uses may be considered in the Urban Residential Neighbourhood areas. Low capital intensities are encouraged for interim commercial uses in Urban Residential Neighbourhood areas.

Urban Commercial/Industrial Areas

15.3.22 Designation on Schedule B – District Land Use Map

Areas designated as Urban Commercial/Industrial on Schedule B – District Land Use Map shall be further designated as Urban Commercial areas or Urban Industrial areas through Concept Plans or other detailed planning acceptable to the adjacent urban municipality. Urban Commercial development and Urban Industrial development must be located in the areas designated as such on Schedule B – District Land Use Map.

15.3.23 Interim Commercial Uses

Interim commercial uses may be considered in the Urban Commercial/Industrial areas. Low capital intensities are encouraged for interim commercial uses in Urban Commercial/Industrial areas.

15.3.24 Detailed Planning for Single Parcel Interim Commercial and Industrial Development

Detailed planning for single parcel interim uses in Urban Commercial/Industrial areas shall be required and developed to the satisfaction of Corman Park and the adjacent urban municipality, and may include:

- a) Site design that facilitates a transition to urban development;
- b) Roadway and other infrastructure planning that facilitates a transition to urban development;
- c) Consideration of the location, type and timing of future urban development; and
- d) A transportation impact assessment where the use may result in a significant impact on existing and future road networks.

15.3.25 Detailed Planning for Multi Parcel Interim Commercial and Industrial Development

Detailed planning for multi parcel interim uses in Urban Commercial/Industrial areas shall be required and developed to the satisfaction of Corman Park and the adjacent urban municipality, and may include:

- a) Subdivision and site design that facilitates a transition to urban development;
- b) Roadway and other infrastructure planning that facilitates a transition to urban development;
- c) The proposed water, wastewater and stormwater management systems, and the alignment with existing and future systems;
- d) Consideration of the location, type and timing of future urban development;
- e) A transportation impact assessment where the use may result in a significant impact on existing and future road networks;
- f) A phasing plan;
- g) Analysis of infrastructure costs; and
- h) Area grading plan that enables a transition to future urban development.

Urban Mixed-Use Nodes

15.3.26 Identification of Mixed-Use Nodes

Mixed-Use Nodes may be permitted in the conceptual locations identified on Schedule B – District Land Use Map through Concept Plans. These mixed-use neighbourhoods or suburban centres may include residential, commercial, institutional and recreational uses but shall not include industrial uses.

15.3.27 Mixed-Use Node Density

Mixed-Use Nodes must have a minimum density of 75 residents and jobs combined per gross developable hectare (30.4 residents and jobs combined per gross developable acre).

16.0 Regional Retail

16.1 Introduction

Lands within the Regional Retail designation are suitable for comprehensively designed and developed groupings of retail stores and complementary commercial businesses greater than 10,000 m² (107,000 ft.²) operated in a cluster, strip or mall type pattern and intended to serve the regional market.

16.2 Objectives

- a) Promote well-planned and managed Regional Retail development; and
- b) Provide for retail commercial development based on market demand and servicing availability to serve the needs of the region's population.

16.3 Policies

16.3.1 Designation on Schedule B – District Land Use Map

Regional Retail developments must be located in areas designated as Regional Retail on Schedule B – District Land Use Map. Designation of lands for Regional Retail shall be through detailed planning.

16.3.2 Regional Retail Locations

Regional Retail is encouraged to locate in Future Urban Growth Areas; however, alternate locations may be considered. In reviewing a proposal for an alternate location, consideration will be given to the location, existing detailed planning for the area, adjacent land uses, servicing needs and the long-term impacts.

16.3.3 Detailed Planning for Regional Retail

Concept Plans are required for development approval of Regional Retail. In addition to the Concept Plan requirements of this Plan, Concept Plans for Regional Retail development shall:

- a) Conform as closely as possible with the requirements for Concept Plans in the adjacent urban municipalities;
- b) Include a regional retail market impact analysis that indicates the proposed development, including each phase of development, would not have a major detrimental impact on the trade of existing or committed retail developments in the P4G municipalities;
- c) Provide for urban servicing and be consistent with the servicing standards of the adjacent urban municipality; and
- d) Include a regional infrastructure impact assessment that outlines and addresses any effects of the proposed development on municipal and

regional infrastructure and services, including costs and methods of cost recovery for new and upgraded infrastructure and services, to the satisfaction of the relevant service providers and municipalities.

17.0 Green Network Study Area

17.1 Introduction

The Green Network Study Area includes connected areas of wetlands, swales, natural areas, the South Saskatchewan River corridor, and other areas providing stormwater storage and conveyance, and recharge of groundwater supplies. This area helps address regional stormwater issues and, where appropriate, supports multifunctional green spaces that deliver environmental, cultural and recreational benefits. The area accommodates compatible agriculture, outdoor recreation, and sensitively integrated stormwater management infrastructure.

17.2 Objectives

- a) Maintain and enhance a connected natural infrastructure system to manage storage and drainage and address regional stormwater issues;
- b) Reduce the impacts of pollutants on wetlands, creeks, streams, and rivers to increase surface water quality, including the health of the South Saskatchewan River;
- c) Minimize the impacts of development on native vegetation to protect the habitat necessary for wildlife to thrive and move throughout the area;
- d) Maintain important natural views, such as views from Wanuskewin Heritage Park; and
- e) Encourage a connected open space system with opportunities for hiking, cycling, birdwatching, cultural activities and other passive recreation activities.

17.3 Policies

17.3.1 Refinement

The P4G municipalities will work collaboratively to refine the boundaries of the Green Network Study Area.

17.3.2 Refinement Criteria

Refinement of the boundaries of the Green Network Study Area will be conducted according to a standard, consistent methodology that considers:

- a) Wetlands;
- b) Drainage areas;
- c) Conveyance areas, such as streams, rivers, and swales;
- d) Habitat corridors for wildlife movement;

- e) Important viewsheds, such as the viewshed of Wanuskewin Heritage Park; and
- f) Important ecological areas.

17.3.3 Refinement Through Concept Plans

Prior to the development of a region-wide study, the Green Network Study Area may be refined by a Concept Plan or other detailed assessment.

17.3.4 Subdivision in the Green Network Study Area

The following agricultural subdivisions may be permitted in the Green Network Study Area subject to the provisions of the District Zoning Bylaw:

- a) Up to two building sites per quarter section where land in the Green Network Study Area is inside the areas identified on Schedule C – Future Urban Growth Areas Map as accommodating a regional population of 700,000; and
- b) Up to five building sites per quarter section in other locations.
- c) Notwithstanding b) above, where a quarter section is designated Green Network Study Area and another Land Use(s), the Land Use with the lower maximum of residential building sites per quarter section shall prevail.

17.3.5 Siting of Development

Development located within the Green Network Study Area shall:

- a) Be sited and developed to ensure that impacts are avoided or mitigated; and
- b) Demonstrate to the satisfaction of Corman Park through supporting environmental and technical plans, that any potential negative impacts have been avoided or mitigated.

17.3.6 Natural Vegetation and Native Habitat

Impacts to natural vegetation and native habitat from development must be minimized.

17.3.7 Integration with Stormwater Management

The Green Network Study Area should be integrated with the regional stormwater management system where feasible. Integration should consider the sensitivity and ecological functions of wetlands and watercourses and their associated riparian areas to ensure sustainability within their context.

17.3.8 Habitat Corridors

Habitat corridors should be preserved in the Green Network Study Area to maintain connections for wildlife movement throughout the region.

17.3.9 Passive Recreation Opportunities

Development of passive recreation and cultural opportunities will be encouraged in the Green Network Study Area where appropriate.

18.0 Wanuskewin Heritage Park

18.1 Introduction

The Wanuskewin Heritage Park, designated a National Historic Site of Canada in 1986, contains archaeological features that represent most of the known elements that characterize Northern Plains prehistory. According to its mission and vision, the park and its facilities are intended to advance the understanding and appreciation of the evolving cultures of the Northern Plains Indigenous peoples, and be a living reminder of the peoples' sacred relationship with the land.

18.2 Objectives

- a) In cooperation with the Wanuskewin Heritage Park Authority, protect the natural, historic, and cultural resources of Wanuskewin Heritage Park;
- b) Maintain the quality of the viewshed from Wanuskewin Heritage Park; and
- c) Ensure that municipal and District Plans and policies consider and complement planning for Wanuskewin Heritage Park.

18.3 Policies

18.3.1 Dialogue with Wanuskewin Heritage Park

The P4G municipalities will conduct and encourage dialogue with the Wanuskewin Heritage Park Authority regarding applications, plans, and policies that may impact the Park.

18.3.2 Viewshed Protection

The P4G municipalities will coordinate with the Wanuskewin Heritage Park Authority to identify and protect important viewsheds from the Park. Development that can be seen from Wanuskewin Heritage Park must be screened or designed to minimize impacts to the view, in consultation with the Wanuskewin Heritage Park Authority.

18.3.3 Support for Park Planning

The P4G municipalities will make every effort to coordinate with the Wanuskewin Heritage Park Authority in their ongoing efforts to develop plans for site management and facility improvements, natural resource management, and cultural and heritage conservation and revitalization through joint planning and technical support.

19.0 Agricultural Research

19.1 Introduction

Land within the Agricultural Research designation includes some of the best soils in the region and the area is the site of a number of agriculture research plots and facilities. These lands are important to the region's economy and identity, and research activities on these sites should be supported by mitigating potential land use conflicts.

19.2 Objectives

- a) Support regional agriculture and farming through special use areas that provide opportunities for research; and
- b) Prevent conflicts between long-term Agricultural Research areas and surrounding urban and rural land uses.

19.3 Policies

19.3.1 Intended Uses of Agricultural Research Lands

Intended uses on lands designated as Agricultural Research include farming and associated research, as well as other related agricultural uses.

19.3.2 Restricted Development

Designated Agricultural Research areas will be protected from uses and development incompatible with long-term agricultural activities.

19.3.3 Redesignation of Agricultural Research Lands

The redesignation of Agricultural Research areas will require a Concept Plan outlining the proposed changes to land uses. Rationale must be provided for converting these areas from long-term Agricultural Research use, and compatibility with adjacent urban areas.

19.3.4 Adjacent Development

Proposed development in locations adjacent to Agricultural Research should be reviewed in consultation with the relevant research agency or business to ensure that impacts are sufficiently mitigated through separation, buffers, or site design.

20.0 Regional Infrastructure and Regional Institutional Uses

20.1 Introduction

Regional infrastructure and regional institutional uses are often large scale and land intensive. They may have specific location requirements, conflict with other land uses, or need to be located close to the populations they serve. Regional coordination and appropriate planning for these uses is integral to supporting regional growth.

20.2 Objectives

- a) Accommodate major regional infrastructure and regional institutional uses that are critical to regional growth and development;
- b) Appropriately locate regional infrastructure and regional institutional uses to minimize potential land use, environmental and servicing impacts;
- c) Locate regional infrastructure and regional institutional uses close to the populations they serve, as appropriate; and
- d) Coordinate land use demands for regional infrastructure and regional institutional uses with regional and local plans.

20.3 Policies

20.3.1 Identification of Regional Infrastructure and Regional Institutional Lands

The P4G municipalities will identify and coordinate the designation of lands within the District required for regional infrastructure and regional institutional uses in cooperation with regional service providers.

20.3.2 Development Adjacent to Urban Municipalities

Regional infrastructure and regional institutional uses will not be permitted adjacent to the boundary of an urban municipality or within a Future Urban Growth Area unless Corman Park and the adjacent urban municipality agree that the proposal:

- a) Is compatible with adjacent land uses;
- b) Will not place pressure on the urban municipality to develop, expand, or upgrade services and infrastructure without an approved Concept Plan and agreement for servicing and infrastructure costs between the urban municipality and Corman Park; and
- c) Is compatible with the location and timing of urban development.

Regional Infrastructure

20.3.3 Regional Infrastructure Locations

Regional Infrastructure uses must be located in areas identified as “Regional Infrastructure” on Schedule B – District Land Use Map.

20.3.4 Regional Infrastructure Definition

Regional Infrastructure uses include waste management, utility, public works and other infrastructure that has regional or inter-municipal implications given its land use conflict potential, environmental implications, land base, permanency, intensity, scale, population served, or servicing requirements.

20.3.5 Identifying Regional Infrastructure in Concept Plans

Locations for future Regional Infrastructure uses, including the potential for clustering these uses, should be considered and, where appropriate, designated on Schedule B – District Land Use Map during the Concept Plan process.

20.3.6 Coordination of Regional Infrastructure

Where possible, the P4G municipalities will consider interjurisdictional coordination of their infrastructure and servicing.

20.3.7 Criteria for Regional Infrastructure

Regional Infrastructure uses must:

- a) Minimize the effect on adjacent land uses due to conflicts with noise, vibration, smoke, dust, odour, or potential environmental contamination;
- b) Ensure suitable municipal and other services and infrastructure are available to support the proposal, and any additional cost of maintenance is addressed;
- c) Ensure the manner in which the use will be operated will be compatible with planned land uses in the area;
- d) Prevent or mitigate any potential impacts to surface water, groundwater, drainage patterns, slope stability, significant wildlife habitat, heritage resources, and rare or endangered species;
- e) Address the environmental implications of the use such as the storage of fuel tanks or chemicals and measures for the release of contaminants;
- f) Address the carrying capacity of the land and the surrounding area based on site conditions, environmental considerations and potential impacts, and other factors that may warrant consideration in siting;
- g) Provide plans for reclamation of the land; and

- h) Where feasible, incorporate innovative features to promote environmental and social benefits to the community.

Regional Institutional

20.3.8 Regional Institutional Locations

Regional Institutional uses must be located in areas identified as “Regional Institutional” on Schedule B – District Land Use Map.

20.3.9 Regional Institutional Definition

Regional Institutional uses include community service, government, health care and other institutional uses that have regional or inter-municipal implications given its land base, permanency, intensity, scale, population served, or servicing requirements.

20.3.10 Identifying Regional Institutional in Concept Plans

Locations for future Regional Institutional uses, including the potential for clustering these uses, should be considered and, where appropriate, designated on Schedule B – District Land Use Map during the Concept Plan process.

20.3.11 Criteria for Regional Institutional

Regional Institutional uses must:

- a) Ensure the use is compatible with existing and planned land uses in the area;
- b) Ensure suitable municipal and other services and infrastructure are available to support the proposal, and any additional cost of maintenance is addressed;
- c) Prevent or mitigate any potential impacts to surface water, groundwater, drainage patterns, slope stability, significant wildlife habitat, heritage resources, and rare or endangered species;
- d) Address the carrying capacity of the lands and the surrounding area based on site conditions, environmental considerations and potential impacts, and other factors that may warrant consideration in siting;
- e) Include significant natural or built amenities or other features that provide for a high-quality environment; and
- f) Where feasible, incorporate innovative features to promote environmental and social benefits to the community.

21.0 Corman Park–Osler Agri-Food Node

21.1 Introduction

The Corman Park-Osler Agri-Food Node is envisioned as a joint policy area between Corman Park and Osler. Portions of these lands are intended to transition into a future town centre with complementary amenities. The initial vision is to support small scale, basic food/artisan production, sales and living, which would evolve into more intensified facilities. There is also a concentration of other producers and artisans in the rural areas that could be part of the Node and would contribute to local and regional economies. Increasing the amount of food produced, marketed, and consumed locally is an important goal for Osler into the future.

Corman Park and Osler want to explore the coordination of land uses and servicing in this area to promote diversification of land use activity while maintaining positive intermunicipal relationships and shared environmental values, resource capabilities, and community goals.

21.2 Objectives

- a) Support local food production and value-added agricultural activities to provide opportunities for economic development;
- b) Provide for joint planning between Osler and Corman Park to encourage development compatible with food and agricultural activities; and
- c) Coordinate extensions of urban infrastructure to support value-added food and agriculture industries.

21.3 Policies

21.3.1 Intermunicipal Support for Value-Added Agriculture

The Agri-Food Node may be established by agreements between Corman Park and Osler in the general area specified on Schedule B – District Land Use Map, where urban servicing can support local food production and value-added agricultural industries in a rural setting. The focus of the Node will initially be on supporting small-scale artisanal production and sales with compatible residential uses that may intensify over time.

21.3.2 Support for Food Systems

Corman Park and Osler will encourage value-added production and delivery activities in the Corman Park-Osler Agri-Food Node that support local agricultural producers while minimizing land use conflicts.

21.3.3 Joint Concept Plan

A Concept Plan may be developed for the Corman Park-Osler Agri-Food Node by Osler and Corman Park. If developed, the Concept Plan will include:

- a) Shared economic development policies;
- b) Defined recreation/amenity areas;
- c) Intermunicipal servicing requirements;
- d) Special land use policies;
- e) Compatibility with urban development; and
- f) Shared development standards to support transitional, small-scale rural residential and value added agricultural uses.

21.3.4 Future Urban Growth

The Corman Park-Osler Agri-Food Node should be planned to allow for interim agricultural, commercial, and residential uses compatible with the surrounding rural-urban areas. These uses should be coordinated to allow future redevelopment and intensification of the area.

21.3.5 Distinctive Development Style

The District Zoning Bylaw may contain development standards that promote an attractive visual and aesthetic style for the Corman Park-Osler Agri-Food Node, including architectural detail, visual enhancement, consistent design themes, and signage that supports place-making and distinctive branding for the area.

21.3.6 Promotion of Economic Development and Tourism

Corman Park and Osler will collaborate with each other and with other agencies to promote awareness of the cultural, historical, and tourism resources located in the Corman Park-Osler Agri-Food Node, and coordinate economic development planning to support activities within the Node.

22.0 Recreation, Parks and Culture

22.1 Introduction

Recreation, parks and cultural opportunities are essential for a high quality of life in the region. The region includes many valued recreational resources, including the South Saskatchewan River Valley and important natural areas. Coordinating the development of regional and local recreational and cultural opportunities can help to build a connected system that provides a range of high-quality experiences for residents and visitors while complementing communities and natural areas.

22.2 Objectives

- a) Accommodate passive and active recreational and cultural opportunities;
- b) Encourage the development of a connected open space system that links parks, corridors, and facilities;
- c) Acknowledge the potential for recreational development in the South Saskatchewan River Valley;
- d) Ensure recreational development is located and designed to conserve and complement natural areas and contributes to a high quality built and natural environment; and
- e) Provide recreational and cultural opportunities for the enjoyment, health, and well-being of the residents of the region.

22.3 Policies

22.3.1 Trail Systems and Pedestrian Linkages

Municipal reserve dedication should consider areas that support regional open space recreational opportunities, the development of integrated regional trail systems, including connections to the Trans Canada Trail, and continuous pedestrian linkages.

22.3.2 Partnership Agreements for Recreation

Partnership agreements may be considered with municipalities and other groups including First Nations, Métis communities, Indigenous organizations, Wanuskewin Heritage Park, the Meewasin Valley Authority, and local community organizations to jointly develop and support recreational amenities.

22.3.3 Recreation along South Saskatchewan River

Development of recreational open space along the South Saskatchewan River will be undertaken in a manner that enhances and complements the natural and heritage features of the river valley, coordinating with the Meewasin Valley Authority where appropriate.

22.3.4 Compliance with Commercial Policies

Commercial recreational developments must also comply with the commercial objectives and policies contained in this Plan.

22.3.5 Emergency Services

Recreational development must be located and designed in a manner which allows for adequate provision of emergency services.

PART 4 – SERVICING

23.0 General

23.1 Introduction

A coordinated approach to servicing and infrastructure can provide for more efficient delivery of high-quality services in the P4G region. Long-term planning provides greater certainty to support the expansion of regional infrastructure servicing, which can result in economies of scale for these communities.

This Plan sets out policies regarding services and infrastructure including potable water, wastewater, transportation, and stormwater and drainage systems. It is expected that over the long term, the P4G municipalities will explore the coordination of additional regional services and infrastructure.

23.2 Objectives

- a) Ensure infrastructure systems and servicing are consistent with Sector Plans, Concept Plans, and other detailed planning;
- b) Guide growth and development to areas that support and facilitate efficient infrastructure that is economical and environmentally sustainable;
- c) Plan and manage transportation and utilities systems in cooperation with provincial government departments, First Nations, Métis communities, neighbouring municipalities, and other stakeholders; and
- d) Encourage innovative, safe, and efficient strategies for providing regional infrastructure and services that meet regulatory requirements, including roadways, sanitary sewage treatment, storm water management, water supply, and other systems.

23.3 Policies

23.3.1 Regional Servicing Plans

Regional servicing plans should be maintained to identify the level of services required to accommodate land development as indicated on Schedule B – District Land Use Map. Extensions of urban infrastructure into Future Urban Growth Areas should be generally accommodated and phased according to these plans.

23.3.2 Coordination of Development and Infrastructure Planning

Subdivisions and developments must be designed and constructed to respect the planned extensions of infrastructure as detailed in Concept Plans and regional servicing plans.

23.3.3 Services Provided at Developer Expense

The proponent will be responsible for all costs associated with providing the infrastructure and services required for a development. Servicing agreements may be required to address these costs.

23.3.4 Municipal Infrastructure Coordination

Municipal infrastructure plans will be coordinated to align with the Regional Servicing Strategy and regional servicing plans where possible.

24.0 Potable Water

24.1 Introduction

Available supplies of potable water are an important component in supporting regional growth. The City of Saskatoon provides potable water supplies, and SaskWater and other third-party providers manage delivery to other municipalities and rural customers. Regional coordination is necessary to ensure that regional potable water treatment capacity and the potable water distribution system are developed in an efficient way and support overall development goals, and that sources of potable water are protected from risks to water quality and availability.

24.2 Objectives

- a) Provide safe, clean drinking water for residents and businesses in the region;
- b) Coordinate the orderly development of potable water infrastructure to support regional and local land use policies;
- c) Minimize potable water infrastructure costs through coordination between municipalities;
- d) Support water providers in securing emergency water supplies for the region; and
- e) Promote the efficient use of potable water across the region.

24.3 Policies

24.3.1 Regional Potable Water Servicing Plan

The P4G municipalities will work toward developing a regional potable water servicing plan. This plan should be supported by ongoing consultation with regional potable water providers and distributors.

24.3.2 Coordination with Regional Providers

The P4G municipalities will engage with regional potable water providers to coordinate future infrastructure planning and promote capital investments in potable water infrastructure that align with the goals of this Plan.

24.3.3 Centralized Potable Water Lines for Country Residential Subdivisions

All Country Residential subdivisions shall be serviced by a centralized potable water line administered in a legal form acceptable to Corman Park.

24.3.4 Connections to Municipal Potable Water Lines

Connections to municipal potable water lines must be in accordance with all applicable policies, bylaws, and agreements.

24.3.5 Innovation in Water Conservation

The P4G municipalities will support efforts to promote innovative water conservation strategies to reduce per capita demands for water.

24.3.6 Development of Emergency Water Supplies

The P4G municipalities will support regional water providers in securing options for emergency supplies in the case of contamination or severe shortages.

25.0 Wastewater

25.1 Introduction

Wastewater collection and treatment in the P4G municipalities are managed either by centralized systems or on-site treatment options. Safe and effective wastewater infrastructure development and service provision are essential not only to support growth, but also to address potential impacts to human and environmental health.

25.2 Objectives

- a) Provide approaches to wastewater collection and treatment that protect human health and the natural environment;
- b) Coordinate the planning of wastewater infrastructure to support efficient patterns of development;
- c) Minimize wastewater infrastructure costs through coordination between municipalities;
- d) Support the planning and development of a second wastewater treatment plant; and
- e) Promote measures to reduce wastewater production rates per capita across the region and extend the capacity of infrastructure.

25.3 Policies

25.3.1 Regional Wastewater Servicing Plan

The P4G municipalities will work toward developing a regional wastewater servicing plan regarding wastewater systems. This plan should be supported by ongoing efforts to define required infrastructure and facilities, potential alternatives, and costing implications.

25.3.2 Connection of Drains Prohibited

The P4G municipalities will prohibit the connection of new storm and foundation drains into the wastewater collection system, to reduce wet-weather flows and minimize required capacity.

25.3.3 Reduce Groundwater Infiltration

The P4G municipalities should work to inspect sewer systems and conduct repairs to mitigate infiltration and inflow, and reduce wet-weather flows.

25.3.4 Rural On-Site Wastewater Disposal

Development in the District shall meet or exceed the on-site sewage treatment requirements established by the Saskatchewan Health Authority as contained in the

Review Process for Onsite Wastewater Disposal Systems for Developments and Subdivisions.

25.3.5 Septic Utilities

As a condition of approval of a multi-parcel country residential, commercial, or industrial subdivision, Council may in accordance with a septic utility bylaw adopted pursuant to *The Municipalities Act*, require the developer to create and administer a private on-site septic utility to monitor the ongoing operation and maintenance of an on-site wastewater system.

25.3.6 Wastewater Flow Management

The P4G municipalities will support water conservation initiatives to reduce average and peak wastewater flows, and extend wastewater system capacities.

25.3.7 Innovation in Septic Treatment Encouraged

The use of innovative and safe sewage treatment technologies for on-site and municipal treatment that meet regulatory requirements should be encouraged.

26.0 Stormwater and Drainage

26.1 Introduction

Stormwater and drainage infrastructure in the P4G municipalities is typically managed at the scale of a development or neighbourhood. However, regional actions can provide common standards for development and coordinate projects of interest, including those in partnership with other organizations.

26.2 Objectives

- a) Reduce the risks from surface ponding, flooding, and erosion to people and property;
- b) Minimize the environmental impacts of stormwater quantity and quality on groundwater, surface water, wetlands, and habitat, and encourage the use of stormwater as a resource to improve environmental performance;
- c) Support the P4G municipalities in improving stormwater management to minimize local flooding issues and enhance system performance; and
- d) Promote innovative solutions to stormwater management that integrate cost-effective natural and engineering solutions.

26.3 Policies

26.3.1 Integration of Green Network Study Area

Planning for and refinement of the Green Network Study Area will include consideration of stormwater management and drainage.

26.3.2 Drainage Plans

Development must be designed and constructed to avoid or mitigate on and off-site impacts from alteration to drainage.

26.3.3 Existing Watercourses and Wetlands

Existing water courses and wetlands must be retained in their natural state as much as possible. Inflows should be managed to reduce peak flows and minimize pollutant and sediment loading.

26.3.4 Pollution Source Control

The P4G municipalities will work toward reducing the pollutants entering surface waters through the stormwater drainage system.

26.3.5 Emerging Stormwater Management Technologies

Developers and landowners will be encouraged to adopt new, innovative approaches, such as low-impact development (LID) techniques to stormwater management, to

address water quality, quantity, and storage in a more efficient, cost-effective, and sustainable way. As part of these efforts, the P4G municipalities will encourage the sharing of information between municipalities about these technologies, including performance data and life-cycle costing.

26.3.6 Alignment of Hydrologic Modeling

The P4G municipalities will use common hydrological models, assumptions, and standards when developing assessments of local runoff and stormwater management facilities.

26.3.7 Inventory of Culverts and Drainage Infrastructure

A comprehensive inventory of culverts and other drainage infrastructure should be maintained to allow for accurate hydrological modeling.

26.3.8 Master Drainage Plans in Concept Plans

Concept Plans must incorporate a master drainage plan that reviews existing area conditions and provides a preferred strategy for managing stormwater. These plans must be developed with a sufficient level of detail to support stormwater management plans at the site level, and should identify long-term needs for land dedications and easements to support drainage infrastructure.

26.3.9 Stormwater Management Plans in Future Urban Growth Areas

Stormwater management plans will be required as part of Concept Plans or Comprehensive Development Reviews, or at the site development stage, whichever comes first, that detail stormwater control facilities and related improvements, and demonstrate that water quality and quantity impacts from development have been minimized.

26.3.10 “No Net Impact” Standard

On-site stormwater management controls for site development will be encouraged to meet a “no net impact” standard, incorporating sufficient capacity to accommodate surface water runoff for a 1:100-year storm event with no incremental increase in offsite flows in excess of what would have been generated from the property prior to the new development.

27.0 Transportation

27.1 Introduction

Coordination of transportation infrastructure in the region is an essential component to accessibility and mobility. Although the Province manages the development and maintenance of highways and related infrastructure, municipalities have an important role to play with coordinating local transportation improvements, including potential interjurisdictional projects. Additionally, other transportation systems, such as rail, airports, and transit should be considered as the P4G municipalities grow and develop.

27.2 Objectives

- a) Support accessibility, connectivity, and mobility in the regional transportation system;
- b) Integrate transportation planning with land use planning and development policies to provide more effective responses to future development and mobility needs;
- c) Support efforts by the P4G municipalities to improve local circulation and build fiscally sustainable transportation infrastructure;
- d) Coordinate regional transportation planning with the Province to support efficient, integrated solutions to mobility requirements; and
- e) Explore future opportunities to expand mobility options and improve accessibility.

27.3 Policies

Roadways

27.3.1 Regional Transportation Plan

A Regional Transportation Plan should be developed to coordinate regional actions for transportation systems. This plan should be supported by ongoing studies to define transportation systems, potential alternatives, and costing implications.

27.3.2 Future Roadway Planning

Roadways will be established within the context of the Regional Transportation Plan, Concept Plans, and Comprehensive Development Reviews, as appropriate.

27.3.3 Roadway Access

Development must meet all municipal and provincial regulations respecting access to and from provincial highways and municipal roads.

27.3.4 Minimize New Roadway Construction

To make the most efficient use of existing roadway facilities, residential, commercial, and industrial subdivisions and developments will be encouraged to locate adjacent to existing roads that have been designed and constructed to accommodate them.

27.3.5 Access Requirements for Developments

Residential, commercial, industrial, recreational, and regional infrastructure and institutional developments shall have year-round, legal, all weather physical access to a municipally maintained roadway.

27.3.6 Safe Access and Egress

Developments must include safe access and egress from adjacent roadways without disruption of the roadway function. The type and number of access points provided onto municipal roadways may be limited through shared points of access along shared driveways or service roads where applicable.

27.3.7 Access to Uses Provided at Developer Expense

Where subdivision or development requires year-round, all weather access, the expansion or upgrade of the roadway to such a standard will be provided at the developer's expense.

27.3.8 Road Maintenance Agreements

Where a development is expected to result in the accelerated deterioration of municipal roadways, Corman Park may require the applicant, as a condition of approval, to enter into a road maintenance agreement to recover the costs of maintaining all affected roadways.

27.3.9 Road Widening

Subdivisions must include allocations as necessary for the expansion of roads to standards as prescribed by Corman Park and, in the case of subdivision in Future Urban Growth Areas, the adjacent municipality.

Airports

27.3.10 Saskatoon John G. Diefenbaker International Airport

Nothing in this Plan is intended to interfere with the continued safe operation of the Saskatoon John G. Diefenbaker International Airport.

27.3.11 Land Use Near the Airport

Land use near the Saskatoon John G. Diefenbaker International Airport must be of such type, height, and density as to be compatible with airport operations.

27.3.12 Assessment and Consultation Required for Development

Development applications for lands around the Saskatoon John G. Diefenbaker International Airport will require detailed study and impact assessments that comply with Federal standards, and consultation with the Saskatoon Airport Authority prior to designation for other uses.

27.3.13 Airport Expansion Areas

Areas adjacent to the Saskatoon John G. Diefenbaker International Airport that are identified as expansion lands will be preserved for expansion of airport facilities and associated development that will benefit from proximity to the airport and be compatible with airport operations. Planning will be coordinated with the Saskatoon Airport Authority.

27.3.14 Richter Field Aerodrome

Development in proximity to the Richter Field Aerodrome, located to the west of Martensville, must be of such type, height, and density as to be compatible with current Aerodrome operations.

27.3.15 New Airports

No new airports, aerodromes, or airstrips may be located within 1.6 km (1 mile) of an urban municipality.

Railways

27.3.16 Setbacks from Railways and Rail Facilities

Development in proximity to rail yards or rail lines must be located to be consistent with the Guidelines for New Development in Proximity to Railway Operations prepared for the Federation of Canadian Municipalities and the Railway Association of Canada.

Other Transportation Modes

27.3.17 Future Review of Regional Transit and Active Transportation

The P4G municipalities will regularly evaluate the need to incorporate coordinated policies for regional transit and active transportation modes into this Plan.

28.0 Infrastructure Corridors

28.1 Introduction

Infrastructure corridors can be a critical component for coordinating regional-scale services. By co-locating multiple types of public and private utilities within the same linear alignment, the costs of land acquisition and the potential conflicts with surrounding land uses can be minimized. This effort requires coordination with multiple stakeholders, including the Province and regional service providers, and involves long-term planning at larger scales.

28.2 Objectives

- a) Plan for the use of rights-of-way by multiple linear infrastructure systems to reduce costs of planning, land acquisition, and construction;
- b) Coordinate with the Province to utilize highways as major infrastructure corridors where feasible; and
- c) Coordinate with regional service providers to identify and use corridors for linear infrastructure.

28.3 Policies

28.3.1 Consideration of Regional Corridors in Planning

The P4G municipalities should support opportunities for regional corridors and support the use of corridors for locating infrastructure where feasible.

28.3.2 Co-Location of Infrastructure in the Green Network Study Area

Linear infrastructure within the Green Network Study Area will be co-located with other linear infrastructure where such locations are feasible and will reduce disturbance.

29.0 Servicing Agreements

29.1 Introduction

Servicing agreements provide municipalities with a clear understanding of how certain infrastructure will be provided to support new development. There may be a need for the intermunicipal or interjurisdictional provision of services, typically from an urban municipality. Coordination of these agreements can allow for consistency and predictability in the availability of urban services to support development.

29.2 Objectives

- a) Support servicing agreements between municipalities and other jurisdictions to allow for efficient local coordination of infrastructure; and
- b) Support funding and development solutions that provide for required intermunicipal or interjurisdictional infrastructure extensions and servicing.

29.3 Policies

29.3.1 Servicing Agreements Required

Corman Park may require an applicant for subdivision to enter into a servicing agreement in accordance with the Act to provide services, infrastructure and facilities that directly or indirectly serve the subdivision.

29.3.2 Intermunicipal Agreements

Intermunicipal servicing agreements and/or intermunicipal development agreements will be required in situations where urban servicing is being provided to lands in the District. These agreements will be administered between Corman Park and the providing municipality in accordance with the requirements of the Act.

29.3.3 Intermunicipal Agreements for Interim Development in Future Urban Growth Areas

Intermunicipal agreements addressing interim development in Urban Commercial/Industrial areas will include consideration for future cost recovery for urban infrastructure. The level of detail provided in the agreement will take into consideration:

- a) Current land uses and/or current allowable parcel sizes;
- b) Future land uses and/or future allowable parcel sizes;
- c) Expected timing of boundary alteration and urban development; and
- d) Relevant infrastructure and servicing planning.

29.3.4 Intermunicipal Agreements and Boundary Alterations

Intermunicipal agreements addressing interim development in Urban Commercial/Industrial areas shall address the timing and conditions for future boundary alterations, including general provisions for tax loss compensation.

30.0 Development Levies and Servicing Agreement Fees

30.1 Introduction

Development levies and servicing agreement fees generate funding for capital projects to service new development. For the region, there is a need both to coordinate how levies and fees are managed by municipalities to support future growth identified in this Plan, and to provide options for a future regional levy/fee structure to fund regional infrastructure projects.

30.2 Objectives

- a) Provide for consistent and predictable development levies and servicing agreement fees across the region; and
- b) Support funding and development solutions that provide for required intermunicipal infrastructure extensions and servicing.

30.3 Policies

30.3.1 Calculation of Fees and Levies

The P4G municipalities will work toward a standardized approach to calculating development levies and servicing agreement fees, and sharing information on levy and fee calculations.

30.3.2 Regional Fees and Levies

The P4G municipalities should work toward establishing regional development levies and servicing agreement fees for the purpose of recovering all or a part of the capital costs of providing, altering, expanding or upgrading regional services and facilities associated with a proposed subdivision or development. This must be done in accordance with the requirements of the Act.

PART 5 – IMPLEMENTATION

31.0 Implementation

31.1 Introduction

This section contains provisions guiding the implementation of this Plan and for future review and updating of the Plan

31.2 Objectives

- a) Ensure that the Vision, Principles and Strategic Directions, and the intent of the policies and objectives of the Plan are adhered to in the decision-making process;
- b) Provide opportunities for stakeholders and rightsholders to be engaged in regional decision-making; and
- c) Ensure that the Plan is updated and amended as necessary to adapt to changes in regional needs and contexts.

31.3 Policies

Amendments to the Plan

31.3.1 Rationale

Amendments to this Plan may be considered to ensure the region remains flexible, diversified and globally competitive, and evolves with a changing environment, based on rationale including new information not considered during the development of the Plan or a change in the planning context

31.3.2 Detailed Planning Required

No amendments to Schedule B – District Land Use Map shall be considered unless a Concept Plan or other detailed planning for the area has been completed, unless otherwise provided for in the P4G District Planning Agreement or the policies of this Plan.

31.3.3 Consideration of Impacts

When considering an amendment to this Plan, the impact of the proposed change on the rest of the Plan, the total amount of land in each land use designation on Schedule B – District Land Use Map, and the future development of the District should be examined.

District Zoning Bylaw

31.3.4 Implementation of District Plan Policies in the District Zoning Bylaw

The Act requires the adoption of a District Zoning Bylaw in conjunction with the Plan. The District Zoning Bylaw will be used to achieve the objectives and implement the policies of this Plan by prescribing the uses of land and the buildings or other improvements that will be allowed in the District. In addition, the District Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

31.3.5 Objectives of the District Zoning Bylaw

The objectives of the District Zoning Bylaw are to ensure that:

- a) Land use conflicts are avoided or minimized;
- b) Future development will meet minimum standards to maintain the amenity of the District;
- c) Development will be consistent with the physical characteristics of the land and of reasonable engineering solutions;
- d) Development does not place undue demand for services; and
- e) Future land use and development are consistent with the goals and objectives of this Plan.

31.3.6 Consistent with the District Plan

The District Zoning Bylaw must be consistent with the policies and the intent of this Plan. In considering a District Zoning Bylaw or an amendment to the District Zoning Bylaw, Corman Park Council shall refer to the sections contained in this Plan to ensure that development objectives are addressed.

31.3.7 Amending or Relaxing Separation Distances

There shall be no text amendment to a separation distance, or relaxation of a separation distance within or adjacent to a Future Urban Growth Area, in the District Zoning Bylaw unless agreed to by the adjacent P4G municipalities or the P4G municipalities impacted by the proposal.

31.3.8 Contract Zoning

Any request to rezone land under the District Zoning Bylaw to permit the carrying out of a specified proposal may require that an agreement be entered into pursuant to the provisions of the Act.

31.3.9 Holding Provision

Council may use the Holding Symbol “H” in conjunction with any other use designated in the District Zoning Bylaw, to specify the use to which lands may be put at some time in the future, but which are now considered premature or inappropriate for immediate development.

31.3.10 Direct Control Districts

Where it is considered desirable to exercise particular control over the use and development of land and buildings within a specific area, Council may, in this Plan and District Zoning Bylaw, designate an area as a Direct Control District.

31.3.11 Architectural Control Districts

Where it is considered desirable to preserve the physical character of an area or to promote a selected design theme for an area, Council may designate the area as an Architectural Control District in the District Zoning Bylaw, using the symbol “AC” in conjunction with any zoning district.

Concept Plans

31.3.12 Purpose of a Concept Plan

A Concept Plan, as provided for in the Act, may be adopted for the purpose of providing a framework for subsequent subdivision and development of a portion of the District that exhibits common future development opportunities and challenges.

31.3.13 Preparation of a Concept Plan

A Concept Plan may be:

- a) Prepared by Corman Park or Corman Park in consultation with an adjacent municipality in response to a need for more detailed planning for a specific area of the District as described herein; or
- b) Required by Corman Park to be undertaken by a developer.

31.3.14 Components of a Concept Plan

In addition to any other requirements of this Plan, Concept Plans shall identify:

- a) Proposed land uses;
- b) Servicing strategies and proposed alignment and locations for infrastructure and facilities;
- c) Transportation systems;
- d) Natural and heritage resources;

- e) Development densities; and
- f) Sequencing of development.

31.3.15 Cost-Benefit Considerations for a Concept Plan

Concept Plans shall consider the costs and benefits of subdivision and development on present and future social, economic, and environmental considerations in the area and District.

Comprehensive Development Review

31.3.16 Comprehensive Development Review Required

Unless a Concept Plan is required, a Comprehensive Development Review must be completed by any person proposing to rezone or subdivide land in Corman Park prior to consideration of the application for the following proposals:

- a) Industrial development;
- b) The establishment of more than one agriculturally-related commercial or industrial activity on a quarter section within an agricultural zoning district in a Future Urban Growth Area, unless otherwise agreed to by the adjacent urban municipality;
- c) Country residential development;
- d) Recreational development;
- e) Commercial development; or
- f) Regional infrastructure or regional institutional development.

31.3.17 Standards for the Comprehensive Development Review

Comprehensive Development Reviews must be undertaken according to standards provided in this Plan and the District Zoning Bylaw and shall address all matters of land use integration, potential conflict mitigation and the provision of services to the development.

31.3.18 Scope of Investigation

The geographic area and the extent of analysis considered within the review will be determined by the complexity and the potential offsite effects of the development application, but at a minimum shall encompass all adjacent properties including all properties contained within existing adjacent multi-parcel subdivisions.

31.3.19 Consultation with Public Utilities

The applicant must consult with public utility companies and provide the findings within the Comprehensive Development Review to protect existing and provide for future utility

easements and to ensure new development is located in a way that will not compromise the long-term operation or future expansion of the utility.

Public Engagement

31.3.20 Provisions for Public Engagement

Special provisions for public engagement may be required that are appropriate to the nature and scope of the planning matter being addressed, to ensure that the public is engaged in a timely manner regarding planning and development processes.

31.3.21 Engagement for Significant Development

Proponents of significant development proposals that entail amendments to this Plan, rezoning, or the subdivision or re-subdivision of multiple lots may be required to undertake significant public engagement as part of the application process.

31.3.22 Additional Public Engagement

Where Corman Park or, where applicable, Corman Park in consultation with an adjacent urban municipality determines that the public engagement undertaken for a Concept Plan or Comprehensive Development Review was inadequate, additional engagement by the proponent may be required.

Boundary Alterations

31.3.23 Incremental Boundary Alteration

The incremental alteration of urban municipal boundaries under *The Cities Act* and *The Municipalities Act* is preferred.

31.3.24 Timing of Boundary Alteration

The timing of boundary alteration shall take into account the lead times necessary to have lands planned, serviced, and available for development.

31.3.25 Criteria Supporting Boundary Alteration

In deciding whether a specific boundary alteration proposal will be supported, the following shall be considered:

- a) Whether the proposed boundary alteration is within a Future Urban Growth Area identified as accommodating a future regional population of 700,000 in Schedule C – Future Urban Growth Areas Map;
- b) The rationale for requesting the boundary alteration;
- c) Whether it is evident that the policies of this Plan have proven to be unable to adequately safeguard the subject area from development that would potentially conflict with future urban growth;

- d) Whether the installation of and investment in significant urban infrastructure has been planned for the subject area;
- e) Whether public consultation has been completed with assessed owners of land located adjacent to and within the subject area, to gain understanding of the issues of the assessed owners regarding boundary alteration; and
- f) The proposed financial compensation.

Regional Cooperation

31.3.26 Continued Regional Cooperation

The P4G municipalities will continue to consult with other jurisdictions and organizations in the region, including the Meewasin Valley Authority, Wanuskewin Heritage Park, the Saskatoon Airport Authority, as well as senior government departments and agencies, economic development organizations and First Nations and Métis communities to coordinate planning, development and operating strategies, and to encourage complementary growth.

Policy Alignment

31.3.27 Alignment Statements

To the extent that these policies affect lands, land use and servicing within the P4G municipalities, the P4G municipalities shall ensure that their Official Community Plans align with the provisions of this Plan as required pursuant to the Act.

Review of the Plan

31.3.28 Regular District Plan Review

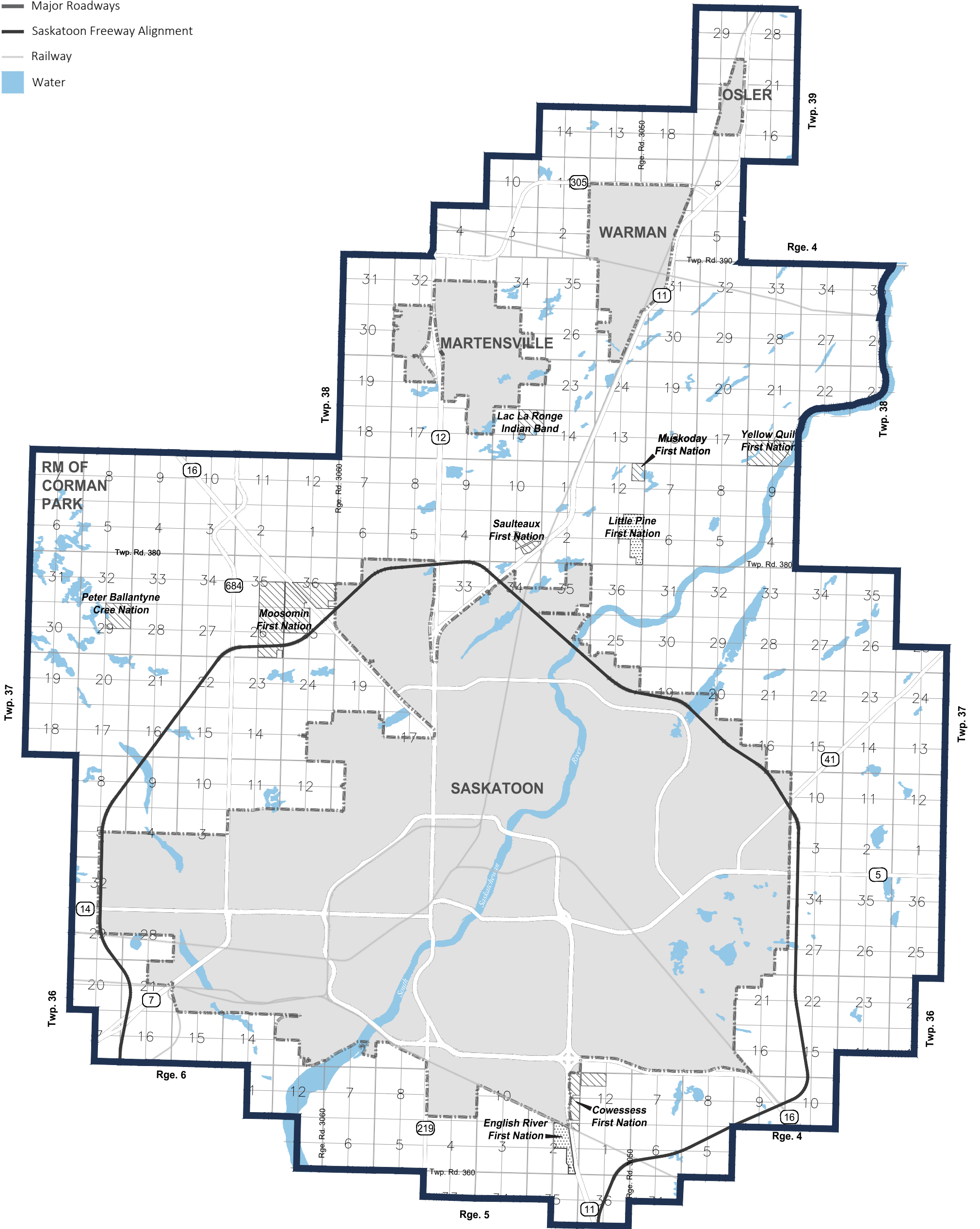
This Plan shall be reviewed regularly to determine whether:

- a) The stated objectives are still relevant;
- b) The policies as set out are being effective in achieving those objectives; and
- c) The policies remain consistent with the Act.

SASKATOON NORTH PARTNERSHIP FOR GROWTH

SCHEDULE A: DISTRICT PLAN AREA

-  P4G District Boundary
-  Existing Urban Municipality
-  First Nations Land Holdings
-  First Nations Reserves
-  Major Roadways
-  Saskatoon Freeway Alignment
-  Railway
-  Water



NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Saskatoon North Partnership for Growth.
 DRAWING NOT TO BE SCALED
 June 10, 2020

SASKATOON NORTH PARTNERSHIP FOR GROWTH

SCHEDULE B: DISTRICT LAND USE

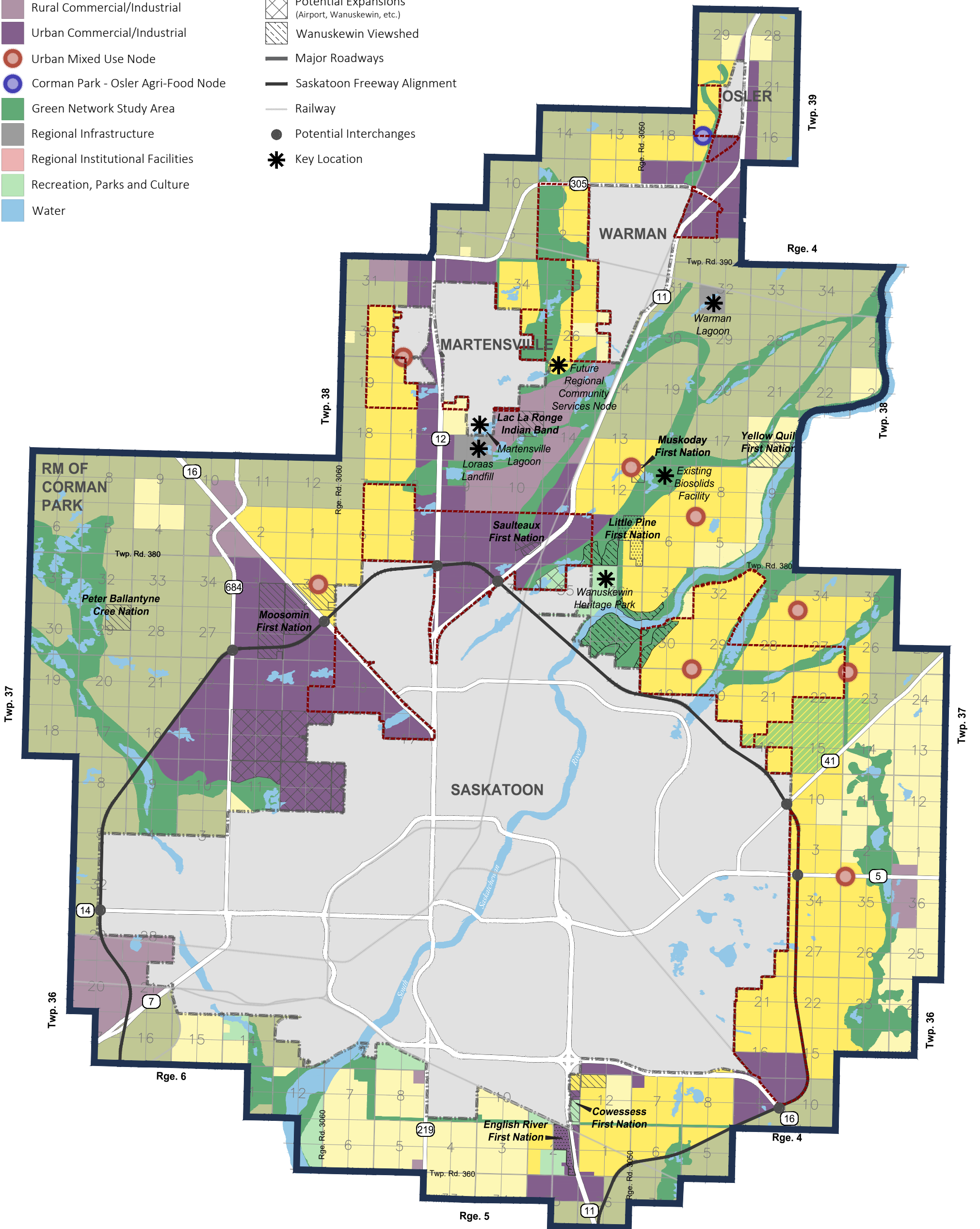
LAND USE

- Agriculture
- Agricultural Research
- Country Residential
- Urban Residential Neighbourhood
- Rural Commercial/Industrial
- Urban Commercial/Industrial
- Urban Mixed Use Node
- Corman Park - Osler Agri-Food Node
- Green Network Study Area
- Regional Infrastructure
- Regional Institutional Facilities
- Recreation, Parks and Culture
- Water

- P4G District Boundary
- Existing Urban Municipality
- First Nations Land Holdings
- First Nations Reserves
- Potential Expansions (Airport, Wanuskewin, etc.)
- Wanuskewin Viewshed
- Major Roadways
- Saskatoon Freeway Alignment
- Railway
- Potential Interchanges
- ✱ Key Location

FUTURE URBAN GROWTH AREAS












- Growth to 700,000



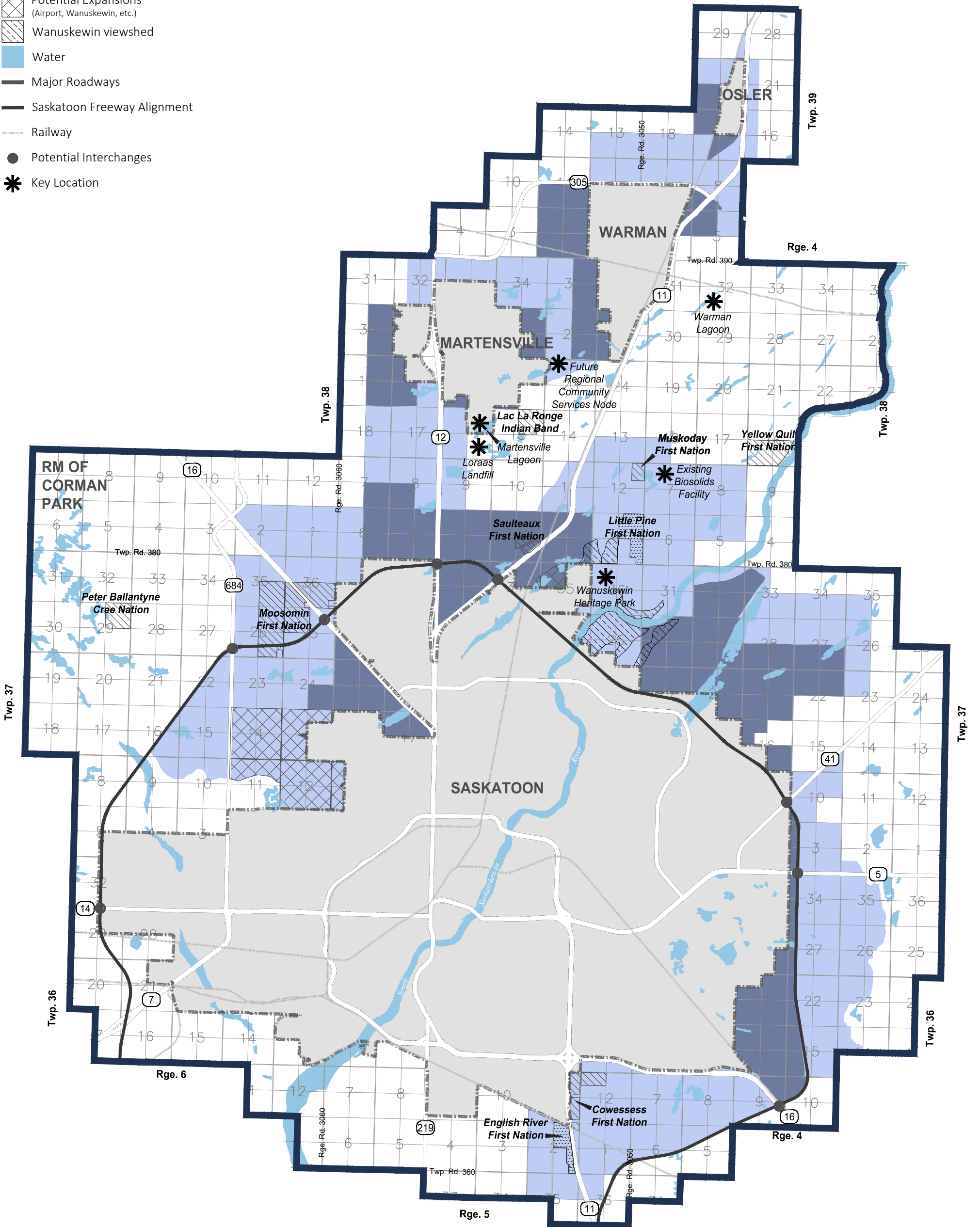
NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Saskatoon North Partnership for Growth.
 DRAWING NOT TO BE SCALED
 June 10, 2020

SASKATOON NORTH PARTNERSHIP FOR GROWTH

SCHEDULE C: FUTURE URBAN GROWTH AREAS

-  P4G District Boundary
-  Existing Urban Municipality
-  First Nations Land Holdings
-  First Nations Reserves
-  Potential Expansions (Airport, Wanuskevin, etc.)
-  Wanuskevin viewshed
-  Water
-  Major Roadways
-  Saskatoon Freeway Alignment
-  Railway
-  Potential Interchanges
-  Key Location

- FUTURE URBAN GROWTH AREAS**
-  Growth to 700,000
 -  Growth to 1,000,000



NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Saskatoon North Partnership for Growth.

DRAWING NOT TO BE SCALED
June 10, 2020