

Blairmore Sector Plan Amendment Update

ISSUE

An amendment to the Blairmore Sector Plan is being undertaken. This report provides information on the Blairmore Sector Plan, an update on the project timeline, a summary of the Communications and Engagement Plan and an overview of work completed to date and next steps.

BACKGROUND

Sector Plans provide a development framework for future growth and are based on policies contained within Bylaw No. 9700, Official Community Plan Bylaw, 2020 (OCP). Sector Plans typically encompass an area that could include six to ten residential neighbourhoods and their supporting amenities. They also typically include the location, size and phasing of future neighbourhoods, employment areas, parks and significant natural areas. High-level servicing, transportation and utility plans are also typically included. *The Planning and Development Act, 2007*, requires that Sector Plans and any amendments be adopted by City Council.

The current Blairmore Sector Plan was approved by City Council on March 7, 2011. Since that time, new development and new development pressures have been experienced in the area. In addition, a variety of City of Saskatoon (City) policies, bylaws and plans have been created or amended since the initial Blairmore Sector Plan adoption. Proposed amendments will ensure alignment with current City policies, plans and bylaws.

CURRENT STATUS

Administration has begun work on this project. This includes a review of the current Sector Plan alongside the updated OCP and other new or amended City policies, bylaws and plans, as well initial work to identify updates needed to bring the Sector Plan into alignment with them. More specific to the work underway is an analysis of the land use, transportation network and servicing strategy (see Appendix 1). Additionally, to support this work an Engagement and Communications Plan has been developed (see Appendix 2) in preparation for stakeholder and public engagement.

DISCUSSION/ANALYSIS

Project Description

Amending the Blairmore Sector Plan is intended to address three main themes: adjusting boundaries of the Plan area to provide a comprehensive framework for the entire sector (see Appendix 3); addressing future use and management of the various natural areas included in the Sector; and responding to market changes and other factors to appropriately plan for future land use in the sector. These themes were outlined in the [January 12, 2021 report to SPC on Planning, Development and Community Services](#)

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Natural Area Screening:

A desktop Natural Area Screening (Screening) has been completed to meet the requirements of the Sector Plan and an interim report has been provided to Administration. This desktop review identified and classified all wetlands and includes a high-level analysis of vegetation, wildlife presence, wildlife habitat and connectivity within the sector. Presence of species at risk, soil conditions, soil contamination, weed species and known and potential heritage areas were all assessed. The interim report identifies the following:

- 7 habitat types were identified within the study area with cropland and hay land being the most dominant.
- Wetlands account for 13% of the sector and are primarily associated with the West Swale Wetland Complex, with temporary, seasonal and semi-permanent wetlands scattered throughout the sector.
- 6 provincially tracked (rare) vegetation species were identified as being present and several species of management concern have been documented in the study area.
- 13 areas of potential contamination were identified for possible future studies.
- There are no known archaeological sites within the area, but several sites were identified with having potential to discover archaeological sites.

Additionally, a field level Screening is underway. Field studies will continue this winter within the George Genereux Urban Regional Park and Richard St. Barbe Baker Afforestation Area; overall recommendations will be included in a final report. It is expected the final report will be submitted to Administration in April 2022.

Expected Amendments

Amendments are expected as part of the Blairmore Sector Plan that will update the transportation network, servicing strategy and land use plan for the sector; refer to Appendix 1 for further information.

Project Timeline

The major project milestones include:

- 1) development of the draft Sector Plan document and draft land use plan for stakeholder review - October 2021;
- 2) completion of background studies, the transportation network and servicing strategy and development of the draft design for the Sector - November 2021;
- 3) internal and external stakeholder meetings to review the initial analysis and expected amendments – late 2021 or early 2022;
- 4) internal and external stakeholder review of the draft sector plan – February 2022;
- 5) public and stakeholder engagement on the draft sector plan – April/May 2022; and
- 6) report to Committee and Council for approval – Quarter 3 of 2022.

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Public and Stakeholder Involvement

A communication and engagement plan has been developed for the Blairmore Sector Plan Amendment project; refer to Appendix 2 for further information.

FINANCIAL IMPLICATIONS

There are no financial implications.

OTHER IMPLICATIONS

There are no policy, environmental, privacy or CPTED implications or considerations.

NEXT STEPS

Next steps include the completion of background studies, review of market demand and preparation of the draft land use plan, transportation network and servicing strategy for further consideration and review through public and stakeholder engagement opportunities. Once these steps have been completed, Administration will prepare a report to the appropriate committees and City Council to bring the updated Blairmore Sector Plan forward for approval. This is expected in quarter three of 2022.

APPENDICES

1. Expected Amendments
2. Blairmore Sector Plan Amendment Engagement and Communications Summary
3. Map 1 – Study Area – Blairmore Sector Plan

REPORT APPROVAL

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