

# Saskatoon North Partnership for Growth (P4G) – North Concept Plan

## ISSUE

This report provides information related to a forthcoming report requesting approval of the North Concept Plan in the Saskatoon North Partnership for Growth (P4G) Planning District.

The North Concept Plan (Plan) has been prepared to provide a framework for land use, development and servicing for a key area of the P4G Planning District located north and north west of Saskatoon. The Plan is the first detailed planning project to be completed by the P4G partners since the establishment of the P4G Planning District in January of 2022 and was developed in partnership with the Rural Municipality of Corman Park and the cities of Martensville and Warman.

## BACKGROUND

The P4G Planning District came into affect as of January 1, 2022. This consisted of the joint adoption of the P4G District Official Community Plan (District OCP) by the P4G partners.

The District OCP sets out the intent of Concept Plans, which is to create land use and servicing frameworks that will facilitate development in both rural and urban growth areas, while ensuring efficient and cost-effective transition to urban development in the future where the development is intended to become urban. To accompany this first Concept Plan, the partner municipalities have also identified proposed minor text amendments to the table of contents and to Section 31 of the District OCP, to outline the intent and process of a Concept Plan.

## CURRENT STATUS

The Plan area is located in the Rural Municipality (RM) of Corman Park, north of Saskatoon and south of Warman and Martensville, and encompasses both rural and urban growth areas. The Plan will enable development in a key area of the P4G region by providing critical land use and servicing details.

The Plan must be adopted, by bylaw and by each of the P4G partner municipalities. It must also be consistent with the policies set out in the District OCP.

The Plan was presented to the P4G District Planning Commission (DPC) at its meeting held on May 4, 2022 where it was endorsed and recommended for approval. Each P4G partner administration will be presenting the Plan to their Council for approval at a public hearing as required.

## **DISCUSSION/ANALYSIS**

The proposed Plan includes the following:

### **1) Land Use Concept**

The Plan divided the area into four distinct planning cells defined by major transportation routes. Within the cells, the high-level land uses identified on the District Land Use Map have been further delineated, for example from general categories of 'Urban Commercial/Industrial' to specific areas for Urban Mixed-Use Nodes, Urban Commercial, Urban Light Industrial and Urban Heavy Industrial. The cells ensure compatibility with adjacent land uses and have transitional land use buffers to minimize nuisance.

Rural interim development will continue to be supported in future urban growth areas where urban growth is not anticipated in the short or medium term.

### **2) Transportation Network**

The plan area includes critical regional infrastructure including the northern portion of the proposed Saskatoon Freeway, along with development areas adjacent to Highways 11, 12 and 16; each of which are key transportation routes in the District, connecting municipalities and providing key routes for goods movement in and out of the Province.

The Plan proposes a future transportation network based on the current grid system, with major transportation corridors and a hierarchy of arterial roadways that will provide connectivity, support existing uses and future development.

### **3) Framework to Transition to Future Urban Servicing**

The servicing section of the Plan outlines policies related to the construction and management of infrastructure and delivery of services in this portion of the Planning District. Servicing recommendations are based on the level, type and timing of service and whether regional, urban or rural conditions apply.

Developing a model that will support development opportunities and identify how to provide future urban services that are both efficient and cost effective is critical to accommodating interim rural development in future urban growth areas.

Discussions are ongoing between the municipalities to create an appropriate financial strategy that will ensure costs are recovered for servicing future urban growth areas. The Plan provides a framework to guide development decisions in the meantime.

### **4) Implementation**

This section describes the processes for administering the Plan.

### **Proposed Changes to the District Official Community Plan**

During the development of the Plan, the partnering municipalities supported a number of high-level land use category revisions to rural and urban growth areas. The Plan proposes three land use category amendments which will be reflected in amendments to Schedule B – District Land Use and Schedule C – Future Urban Growth Areas in the P4G OCP. The following amendments, which have been endorsed by the P4G District Planning Commission, are incorporated on the District Land Use Map:

Map Amendment #1 is located directly on the future Saskatoon Freeway interchange at Highway 16 (NE 25-37-06-W3). Currently designated as urban residential, the Plan proposes a change to urban commercial/industrial.

Map Amendment #2 proposes an exchange of rural and urban growth areas to reflect existing land use patterns and form more contiguous rural and future urban growth areas.

Map Amendment #3 consists of re-designating 40 acres of land located at NW ¼ of 10-38-5 W3 from rural commercial/industrial to regional infrastructure, to accommodate the Saskatoon Fire Department's proposed fire training facility.

Members of the P4G partner administrations are also recommending additional bylaw amendments to the District OCP. Since the inception of the P4G District and implementation of the District OCP, the administrations have identified additional District OCP amendments to provide clarity and to address inconsistencies with certain policies, including:

- a. Consideration for criteria to support re-subdivision within existing hamlets and multi parcel country residential developments.
- b. Clarification related to subdivision for agricultural residential purposes applies to any land use designation, not just agricultural.
- c. Consideration for discretionary uses to be included in counts towards density in the Green Network Study Area, similar to other provisions of the bylaw.

### **FINANCIAL IMPLICATIONS**

There are no financial implications.

### **NEXT STEPS**

A report will be brought forward to City Council seeking approval of the North Concept Plan, including text amendments to the District OCP necessary for implementation and amendments to the P4G District Land Use Map. These amendments must be approved by each of the P4G partner municipalities.

A separate report will be brought forward to City Council seeking approval of the additional amendments to the District OCP as outlined in this report.

**APPENDICES**

1. P4G District Planning Report and Recommendation - May 4, 2022 & P4G Concept Plan

**REPORT APPROVAL**

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