

Planning, Development and community Services

Council Chambers, City Hall

222 3rd Ave. North

Saskatoon, Sk. S7K 0J5

June 10, 2022



Dear Councillor Davies, Chair and committee members

RE: INFORMATION REPORT...RELEASED JUNE 8/2022 FOR THE CONSIDERATION OF THE PLANNING & DEVELOPMENT COMMITTEE MEETING @ 9:30 A.M. JUNE 13/2022

I am writing to your committee pertaining to the current agenda Item 7.1.3 "Saskatoon North Partnership for Growth (P4G) – North Concept Plan" pages 62-141 in the committee agenda

I would like this letter to be submitted as part of the correspondence for this item for your review.

Given that the City of Saskatoon isn't planning to take the affected land from the R.M. of Corman Park for 30 to 50 years, perhaps there should be a more concerted effort to seek out further, more "up to date" responses from all rights holders and stakeholders....

Please refer to Page 2 of the report (page 67 of the committee agenda,"... a virtual public open house was held in August 2020 and a questionnaire was mailed to 288 landowners, and 77 rights holders and stakeholders in the study area in order to gain feedback on the proposed policy direction of the NCP." Why not hold an **IN PERSON MEETING** now, so this can be discussed with everyone in one location. Virtual meetings are wonderful for the administration to deflect questions but does not offer those who are not familiar with virtual meetings on the same footing as those who have been doing this for quite some time. What is the rush?... If the City is not going to take this land for its own use for at least 30 to 50 years.

Page 2 of the report (page 57 of the committee agenda), "Follow up engagement with rights holders and stakeholders is also being planned by P4G as part of the NCP implementation to ensure that communication and collaboration on land use and servicing opportunities can occur in the future". Why not present this report now to the rights holders and stakeholders so they have a better understanding of what could or will happen to them? It would at least give the appearance of being open and transparent.

In your report it states on page 24 of the report (and page 76 of the agenda), The Lorass Disposal Landfill and Composting Facility.... “The currently estimated lifespan of the landfill is 37 years... these figures are subject to change. Until such time that the landfill is decommissioned, the area immediately adjacent to it is not recommended for urban-style mixed-use or residential development given the potential for land use incompatibilities.” Land uses have already been assigned Figure 1, page 31 of the report and page 96 of the committee agenda, if required “one off amendments” can be approved (ie. In the report, it already states 3 changes would likely be made ... Figures 8, 9 and 10 on pages 45, 46 and 47 of the report and pages 110, 111 and 112 of the committee report).

The report states incorrectly that there are no financial implications; this is not accurate at all, some might say this is the furthest thing from the truth. **There are \$100’s of millions at stake.** Corman Park and the rights holders or stakeholders, if they are to do any development of the land who will be held liable for the infrastructure. The urban municipalities (Saskatoon, Martensville, Warman & Osler) will want infrastructure built to the municipality’s urban standards. There is no mention of what mechanism will be used to recover the costs that is acceptable to the urban municipality. It certainly appears Corman Park is in jeopardy financially pertaining to recovering the costs, it doesn’t state at today’s rates or those in 30 – 50 years from now. I quote: Page 55 of the report (and page 140 of the committee agenda). “ The design shall include the projected costs for the transition to the urban standard and mechanism to recover the costs that is acceptable to the relevant urban municipality. The servicing agreement shall be registered on each parcel created by the subdivision.

Corman Park will enter into an intermunicipal agreement with the relevant urban municipality regarding planning future urban service and facilities, and recovering the costs for providing, altering, expanding or upgrading services and facilities that will be required when the subject lands transition to urban servicing”

The City of Saskatoon may not be expanding for the next 30 – 50 years in this direction, so the question is, **WHAT WILL THESE CHARGES BE?** Will they be at today’s rate or the rates in the future? Why shouldn’t the City of Saskatoon encumber the development costs of these lands currently outside Saskatoon when they will ultimately be taking over (annexing the lands which currently are in Corman Park jurisdiction)? What you are doing is making Corman Park THE LAND BANK for the City of Saskatoon and Saskatoon will themselves take these lands into their jurisdiction at its pleasure or whenever they need it, **LEAVING CORMAN PARK WITH LITTLE OR NO OPPORTUNITY TO GENERATE TAX REVENUES FOR ITS RESIDENTS AND BUSINESSES** (and holding taxes to a lower rate for the City of Saskatoon). **THIS COULD CAUSE TREMENDOUS FINANCIAL HARDSHIP TO THE RATEPAYERS OF CORMAN PARK.** You will force Corman Park to compete at the same level as Saskatoon Land Branch, even though Corman Park does not have

a Land Branch or Land Bank to offset tax increases. **THIS IS NOT FAIR OR EQUITABLE IN ANY WAY.**

The Land Branch states quite clearly in the Finance Committee Report June 13, 2022, page 119 "Saskatoon Land is committed to supporting City Council and its Administration in achieving many of the goals and priorities outlined in the Strategic Plan. Net revenues provide additional funding for the City to invest in what matters, reducing reliance on residential property taxes and supporting Asset and Financial Management goals."

Corman Park is **NOT** a part of Saskatoon and they should be able to make independent decisions on what is required for meeting its current and future needs, NOT the future needs of the City of Saskatoon. Who is to even say the right holders and stakeholders will even want to be part of Saskatoon in the future? Just because Saskatoon wants it doesn't mean all of us have to conform.

To be clear, what is being proposed will have a tremendous impact on Corman Park in being able to generate additional tax revenues. I dare say you are sterilizing the land in this report for the benefit of Saskatoon and no one else. **THIS MAY BE GREAT FOR SASKATOON**, not so good for Corman Park. What is being proposed will force any development to move outside the P4G boundaries and do exactly as they wish within the guidelines of Corman Park's bylaws. This will certainly cause urban sprawl, and the current stakeholders inside P4G (ie. Developers) will have to stand on the sidelines waiting for Saskatoon to annex their lands into Saskatoon for development to occur.

This will harm the right holders and stakeholders in Corman Park who reside or do business inside the P4G. No one will want to develop or accept the additional risk & costs incurred by your regulation & policies as being proposed.

Finally, I would also like to bring to your attention Cell 3: Figure 5 – Planning Cell 3; with the inaccuracy that is being brought forward. This map states quite clearly there is an Arterial Road which will connect to Riel Industrial Park west of Highway 12. This is not accurate at all!! Cory Road is actually to the north, you positioned Cory Road where there is no road at all, in any way, shape or form. I know this as a fact because this land is owned by me. **GOOD DECISION MAKING MUST BE BASED ON ACCURATE INFORMATION.** You have already secured Cory Gate, Cory Road & Cory Crescent for a connection to Riel Industrial. USE IT. The Ministry of Highways is leaving you the current service road to connect to your Riel Industrial quite nicely. **THIS DISTURBS NO ONE.**

Thank you,

Laurie Bradley, resident & developer in the R.M. of Corman Park

