

# Saskatoon North Partnership for Growth (P4G) Planning District Official Community Plan Amendments

## ISSUE

The purpose of this report is to consider proposed amendments to [Bylaw No. 9720, The Saskatoon North Partnership for Growth Planning District Official Community Plan Bylaw, 2020](#).

## RECOMMENDATION

That at the time of the Public Hearing, City Council consider the Administration's recommendation that the proposed amendments to Bylaw No. 9720, The Saskatoon North Partnership for Growth Planning District Official Community Plan Bylaw, 2020, as outlined in this report, be approved.

## BACKGROUND

[The P4G Planning District Official Community Plan](#) (District OCP) is jointly adopted by the Rural Municipality of Corman Park, the cities of Warman, Martensville, Saskatoon and the Town of Osler, to manage land use and development in the Planning District.

The District OCP received Ministerial Approval and came into effect as of January 1, 2022. To date, implementation of the Bylaw has revealed some discrepancies in application where sections are not consistent, or interpretation is unclear. Additionally, during the development of the District OCP, amendments were identified to be addressed once the District OCP was approved.

## CURRENT STATUS

The proposed District OCP text amendments were presented to the P4G District Planning Commission meeting held on June 1, 2022, where they were endorsed and recommended for approval. Each partnering municipal administration is preparing to present the amendments to their Council at an upcoming Public Hearing for approval.

## DISCUSSION/ANALYSIS

Text amendments to the District OCP are proposed in order to facilitate consistent development standards across land use designations. The amendments will also enable additional development opportunities in existing country residential and hamlet multiparcel subdivisions that was not previously contemplated in the Bylaw. The proposed text amendments are intended to:

1. Amendments to Section 11 of the District OCP will add language that clarifies that sections 11.3.4 through 11.3.8 are to be applied to agricultural residential subdivisions of any land use designation, as identified on the District Land Use Map or within the North Concept Plan, not just the agricultural land use designation.

2. Amendments to Section 12 of the District OCP will introduce new policy for existing multiparcel country residential subdivisions and communities. The policy is intended to enable additional subdivision through the ability to re-subdivide existing lots. Any proposed re-subdivision would require submission of a Comprehensive Development Review to address any land use and servicing issues. City Administration requested inclusion of a policy provision for the adjacent municipality, such as Saskatoon, to have opportunity to review and provide input on any multi-parcel country residential development that may have potential impacts to that municipality, particularly related to future land use or service provision. This is in keeping with current policy related to proposed development adjacent to or in Future Urban Growth Areas. Under the P4G District OCP, lot sizes may be smaller and larger in number, resulting in the potential for significantly denser residential development than what has been done in the past.
3. Amendments to Section 17 of the District OCP will clarify provisions for subdivision and/or discretionary uses on quarter section and 80-acre parcels within the Green Network Study Area. The language clarifies that subdivision, as well as discretionary use, count collectively towards overall maximum allowable development which is consistent with other sections of the Bylaw. The current wording includes reference to only subdivision and not discretionary use.

## **COMMUNICATIONS AND ENGAGEMENT**

There was extensive public, rights holder and stakeholder engagement as part of the P4G District OCP approval process, on which the proposed amendments are based. As such, it was not necessary to re-engage on these particular amendments. All ratepayers, landowners and rights holders were notified of the proposed changes through the public notice advertisements and through the public hearing.

## **NEXT STEPS**

Following all P4G Council approvals, the Bylaw will be forwarded to the Ministry of Government Relations for final approval.

## **PUBLIC NOTICE**

A Public Hearing is required before the District OCP Bylaw can be emended, pursuant to section 11(a) of Policy No. C01-021, Public Notice Policy and Part X of *The Planning and Development Act, 2007*. The Public Hearing was advertised in The StarPhoenix on July 9, 2022 and again on July 16, 2022. The Hearing has also been advertised in The Clark's Crossing Gazette. Copies of the notice have been posted on the P4G partners' websites.

## **APPENDIX**

1. P4G District Planning Commission Report and Recommendation, June 1, 2022

## Report Approval

Written by: Vanessa Wellsch, Senior Planner, Regional Planning  
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Reviewed by: Lesley Anderson, Director of Planning and Development  
Jodi Manastyrski, City Solicitor  
Approved by: Lynne Lacroix, General Manager, Community Services

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