

a) District Official Community Plan Amendments**Recommendation:**

That the Saskatoon North Partnership for Growth (P4G) District Planning Commission recommend to the P4G member councils that Sections 11, 12, 17, and 31 of the P4G Official Community Plan be amended in accordance with this report.

Background

Since the implementation of the P4G District Official Community Plan (OCP), three amendments have been identified by the P4G Administrations that would improve the legibility and enforceability of the bylaws, and ensure the bylaw text aligns with the original intent as determined by the Planning District. The proposed amendments will improve Administration's ability to interpret and implement the OCP and will respond to feedback received during engagement.

This report includes an overview of the proposed District Official Community Plan and the rationale for each change. A side-by-side comparison is included detailing the specific wording and sections being amended.

To summarize, the intent of each of the proposed amendments is as follows:

1. To amend Section 11 to provide clarity that the agricultural residential policies in this section are applicable to agricultural residential subdivision applications on lands with any designation on Schedule B – District Land Use map, not just lands designated Agriculture.
2. To amend Sections 12 and 31 to create a process whereby existing hamlets or multi-parcel country residential subdivisions can submit a Comprehensive Development Review in support of re-subdividing existing lots, creating significant additional residential density beyond the original subdivision plan.
3. To amend Section 17 to clarify the density provisions in the Green Network Study Area, ensuring the wording is consistent with other sections of the OCP by referring to subdivisions for discretionary uses and clarifying the number of sites permitted on an 80-acre parcel.

Proposed amendments to the District Official Community Plan**1. Section 11.0 – Agriculture**

Sections 11.3.4 through 11.3.8 are policies that relate to agricultural residential subdivision (often referred to as “Five per Quarter” subdivision). The general intent of each policy is as follows:

Section 11.3.4 ensures agricultural residential subdivision does not occur on lands with significant wildlife habitat, in locations that may cause or contribute to the degradation of ecological and hydrological systems, or on hazard lands.

Section 11.3.5 requires agricultural residential subdivision to be designed in such a way as to minimize disruption of agricultural activities.

Section 11.3.6 directs agricultural residential subdivision to minimize fragmentation of agricultural lands.

Section 11.3.7 allows Corman Park to relax the maximum site size when farmsteads older than 1982 (the year of Corman Park's first OCP) are subdivided to ensure all essential yard features can be included within parcel boundaries.

Section 11.3.8 provides direction for when parcels fragmented by a natural or manmade feature, such as a river or highway, can be considered for agricultural residential development with the goal of managing overall residential density.

Since these policies are located in the Agriculture section of the Official Community Plan, it is clear that these policies would apply to agricultural residential subdivision applications received on lands designated Agriculture on the District Land Use Map. However, agricultural residential subdivision may also be considered on lands with other land use designations, such as Rural Commercial/Industrial, Future Urban Growth Areas, and the Green Network Study Area. The original intent was for the policies described above to apply to agricultural residential subdivision located on lands with any land use designation, not just Agriculture. The proposed amendment is to add wording (shown in red) that makes it clear sections 11.3.4 through 11.3.8 apply to agricultural residential subdivision on lands located anywhere in the Planning District. This change would not affect the density provisions of any land use category (i.e. the number of subdivisions per quarter section or per 80-acre parcel in any location).

Current	Proposed	Notes
Agricultural Residential 11.3.4 Location Requirements for Agricultural Residential Development Agricultural residential development shall not be located: <ul style="list-style-type: none"> 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.	Agricultural Residential The following policies are intended to apply to subdivision for agricultural residential purposes on lands with any land use designation, where provided for in accordance with this Plan. 11.3.4 Location Requirements for Agricultural Residential Development Agricultural residential development shall not be located: <ul style="list-style-type: none"> 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.	Policy 11.3.4 should apply to agricultural residential development on lands with any land use designation to ensure environmental features are protected and development doesn't occur on hazard lands. Policy 11.3.5 should apply to agricultural residential development on lands with any land use designation to minimize the impact of subdivision on agricultural operations, including those that are operating as an interim use until the land is developed.

Current	Proposed	Notes
<p>11.3.6 Minimize Fragmentation of Agricultural Lands</p> <p>Agricultural residential subdivisions should be located on sites that are appropriate and contiguous to existing building sites to minimize the fragmentation of agricultural lands.</p>	<p>11.3.6 Minimize Fragmentation of Agricultural Lands</p> <p>Agricultural residential subdivisions should be located on sites that are appropriate and contiguous to existing building sites to minimize the fragmentation of agricultural lands.</p>	<p>Policy 11.3.6 should apply to agricultural residential development on lands with any land use designation to ensure the agricultural holding is kept intact to accommodate the continuation of existing agricultural operations, including those that are operating as an interim use until the land is developed.</p>
<p>11.3.7 Site Area Relaxation</p> <p>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.</p>	<p>11.3.7 Site Area Relaxation</p> <p>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.</p>	<p>11.3.7 should apply to agricultural residential development on lands with any land use designation to ensure essential yard features can be included in any case where an existing farmstead is being subdivided.</p>
<p>11.3.8 Agricultural Residential Development on Fragmented Parcels</p> <p>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:</p> <ul style="list-style-type: none"> 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. 	<p>11.3.8 Agricultural Residential Development on Fragmented Parcels</p> <p>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:</p> <ul style="list-style-type: none"> 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. 	<p>11.3.8 should apply to agricultural residential development on lands with any land use designation to uphold the intent of the policy.</p>

2. Section 12.0 - Country Residential

The further subdivision of existing country residential lots is referred to as “re-subdivision”. The P4G District Zoning Bylaw currently permits re-subdivision of country residential sites that are at least 9.2 acres or 1.5 times the average lot size in the subdivision. The P4G re-subdivision regulations are a combination of the provisions in the former Corman Park – Saskatoon Planning District and the current Corman Park Zoning Bylaw to ensure that any property that formerly had the ability to re-subdivide did not lose that ability with the implementation of P4G. The intent of these re-subdivision policies is to allow parcels that are larger than average to re-subdivide, without creating significant additional density.

Feedback received during public engagement for the District Zoning Bylaw indicated that some hamlets and multi-parcel subdivisions are interested in pursuing re-subdivision at a scale beyond what is currently permitted by the District Zoning Bylaw. From a municipal and regional perspective, the primary concern is the potential for re-subdivision to create strain on existing infrastructure (roads, water lines, etc.) that was originally designed and constructed to a certain capacity, which may be exceeded if new residential lots are created. If an existing community is interested in pursuing extensive re-subdivision, it is important that the Planning District is provided with adequate information to evaluate whether or not the creation of significant additional density is feasible from infrastructure, servicing, and environmental perspectives.

The proposed amendment would enable a process where communities can prepare and submit a Comprehensive Development Review (CDR) that provides a technical evaluation of the impact of re-subdividing all lots within a multi-parcel country residential subdivision. The CDR would indicate what infrastructure upgrades would be required to accommodate the additional density, and summarize the results of community consultation. It is anticipated that a consultant would be engaged to complete the CDR and any necessary studies or investigations. Corman Park, with input from affected urban municipalities, could then review the CDR and determine whether or not re-subdivision is feasible for all lots within that community.

The proposed amendment would not affect the ability for larger than average country residential parcels to re-subdivide under current policies (i.e. if they are 9.2 acres or larger, or 1.5 times the average lot size).

A corresponding amendment to Section 31.3.16, which lists the types of development that require a CDR, is proposed to ensure consistency throughout the OCP.

Current	Proposed	Notes
N/A (New subsection added after 12.3.8)	Section 12.3.9 Comprehensive Re-Subdivision for Existing Hamlets and Multi-Parcel Country Residential Subdivisions a. An organized hamlet or multi-parcel country residential subdivision may undertake a Comprehensive Development Review (CDR) to investigate the feasibility of further re-subdivision of lots within the	Some acreage communities are interested in pursuing a uniform increase in density throughout the community, which is not currently contemplated within the bylaws. Adding this section would enable existing hamlets or multi-parcel acreage communities to submit a CDR if they wish to pursue an increase of density throughout the subdivision.

Current	Proposed	Notes
	<p>community, where the effect will be an increase in density throughout the community.</p> <p>b. In addition to the requirements of this Plan, the CDR must determine the capacity of municipal and provincial infrastructure to support an overall density increase and identify any required upgrades to support the additional density.</p> <p>c. Regardless of how many properties intend to re-subdivide, the CDR scope of investigation must include all of the parcels within the hamlet, original subdivision plan, and/or the entire quarter section in which the development lies.</p> <p>d. In addition to all applicable Country Residential policies of this Plan, the following criteria apply to re-subdivision of existing organized hamlets or multi-parcel country residential subdivisions:</p> <ul style="list-style-type: none"> i. The resulting parcels shall meet the minimum, maximum and average lot sizes of the applicable zoning district; and ii. The resulting parcels shall each be connected to a centralized potable waterline. 	<p>Potential effects of re-subdivision include impacts to the potable water network, environmental impacts of additional on-site wastewater treatments systems, additional traffic, and changes to existing drainage patterns.</p> <p>The CDR would primarily determine whether existing infrastructure could support additional density beyond what was originally planned and determine any infrastructure upgrades that would be required. A CDR would also need to include the results of consultation among landowners in the community to ensure there is support for re-subdivision among the community. It is anticipated that a consultant, or multiple consultants, would be engaged to complete the CDR and any necessary studies</p>
<p>Section 31.3.16 Comprehensive Development Review Required</p> <p>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:</p>	<p>Section 31.3.16 Comprehensive Development Review Required</p> <p>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:</p>	<p>This section lists the types of development that require a Comprehensive Development Review (CDR). "Comprehensive re-subdivision of existing hamlets or multi-parcel country residential subdivisions" is being added to ensure consistency throughout the bylaw.</p>

Current	Proposed	Notes
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.	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; or g. Comprehensive re-subdivision of existing hamlets or multi-parcel country residential subdivisions.	

3. Section 17.0 - Green Network Study Area

Like other sections of the District OCP, the Green Network Study Area (GNSA) section states how many building sites may be allowed per quarter section on parcels within the GNSA, often referred to as “density provisions”. In most sections, the District OCP states that the maximum density within a quarter section can be achieved through subdivision for agricultural residential sites, discretionary uses, or a combination of both. However, the subdivision policies in the GNSA were written in a slightly different format, such that it is unclear whether the density provisions apply to agricultural residential sites, sites subdivided to accommodate a discretionary use, or a combination of both. Further, the density provisions do not clearly state how many sites can be accommodated on an 80-acre parcel; the policy only states how many sites can be accommodated on a quarter section. These inconsistencies with other sections of the District OCP create the potential for multiple interpretations of the density provisions in the GNSA.

The proposed amendment would re-write the density provisions to be consistent with the wording and format of other OCP sections. The proposed amendment would not change the intent of the policies or the number of parcels allowed per quarter or per 80-acre parcel in the GNSA; the density provisions would still allow for two sites per quarter in areas identified for growth to 700,000, and five sites per quarter in areas identified for growth to 1 million. If a parcel has two land use designations, GNSA and another designation, the more restrictive density provisions would apply.

Current	Proposed	Notes
<p>Section 17.0 Green Network Study Area</p> <p><u>17.3.4 Subdivision in the Green Network Study Area</u></p> <p>The following agricultural subdivisions may be permitted in the Green Network Study Area subject to the provisions of the District Zoning Bylaw:</p> <ul style="list-style-type: none"> 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. 	<p>Section 17.0 Green Network Study Area</p> <p><u>17.3.4 Subdivision in the Green Network Study Area</u></p> <p>Lands inside the areas identified on Schedule C - Future Urban Growth Areas Map as accommodating a regional population of 700,000 in the Green Network Study Area may be subdivided to permit:</p> <ul style="list-style-type: none"> a. Up to two agricultural residential building sites per quarter section (64.8 hectares, or 160 acres) or one agricultural building site per 32.4 hectare (80 acre) parcel; b. 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 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 site per 32.4 hectare (80 acre) parcel. <p>Lands outside of areas identified on Schedule C – Future Urban Growth Areas Map as accommodating a regional population of 700,000 in the Green Network Study Area may be subdivided to permit:</p> <ul style="list-style-type: none"> d. Up to five agricultural residential building sites per quarter section (64.8 hectares, or 160 acres) or three agricultural building sites per 32.4 hectare (80 acre) parcel; e. Up to five discretionary uses per quarter section (64.8 hectares, or 160 acres) or three discretionary uses per 32.4 	<p>Subdivision may be accommodated in the GNSA to accommodate either an agricultural residential building site or a discretionary use. The current wording is slightly different from similar policies in other sections that address the maximum number of sites allowed per quarter section or per 80-acre parcel.</p> <p>Adding this wording will provide clarity that all subdivisions – whether for an agricultural residential building site or a discretionary use – count towards the maximum density for a quarter section in a manner consistent with other OCP sections/land use designations.</p> <p>The proposed wording also addresses how many sites are allowed per 80- acre parcel, which is not addressed in the current policy.</p> <p>The proposed wording does not change the intent of the policies or the number of allowable sites per quarter or per 80-acre parcel.</p>

Current	Proposed	Notes
	<p>hectare (80 acre) parcel;</p> <p>f. A combination of sites referred to in clauses d) and e) 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.</p> <p>g. Notwithstanding d), e), and f) 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 or per 32.4 hectare (80 acre) parcel shall prevail.</p>	

Next Steps

In order to amend the District Official Community Plan, all five member municipalities must concurrently adopt corresponding bylaws. The bylaw adoption process involves each municipality holding a public hearing, with public notices advertising the date and time of the public hearing being placed in the Star Phoenix and Clark's Crossing Gazette in accordance with the requirements of *The Planning and Development Act, 2007*. The forthcoming adoption of District Official Community Plan amendments to implement the North Concept Plan presents an opportunity to include these Official Community Plan amendments, thereby minimizing costs and staff time required to administer the bylaw amendment process. If the recommendation is supported by DPC, Administrations will proceed with the preparation of a bylaw amendment which will be brought forward to the council of each member municipality for consideration.