

### Proposed New Saskatoon North Partnership for Growth District North Concept Plan Bylaw

#### ISSUE

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

#### RECOMMENDATION

That, at the time of the Public Hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9720, The Saskatoon North Partnership for Growth Planning District Official Community Plan Bylaw No. 9834, 2020, regarding the North Concept Plan, as outlined in this report, be approved.

#### BACKGROUND

Saskatoon North P4G Planning District came into effect on January 1, 2022. This consisted of joint adoption of the [P4G District Official Community Plan](#) (District OCP), by P4G partners, as well as establishment of the P4G District Planning Commission.

The District OCP sets out the intent of Concept Plans, which is to create land use and servicing frameworks that facilitate development in both rural and urban growth areas, while ensuring efficient and cost-effective transition to urban development in the future, where development is intended to become urban.

The area, described in the Plan, is located in the Rural Municipality 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, by each P4G partner municipality and be consistent with policies set out in the District OCP.

#### CURRENT STATUS

On May 4, 2022, the Plan was presented at the P4G District Planning Commission [meeting](#) where it was endorsed and recommended for approval (see Appendix 1 for the District Planning Commission report and recommendations). Each partnering municipal administration has subsequently prepared to present the Plan for approval to append to the District OCP, by bylaw, to their Council, via a Public Hearing.

## DISCUSSION/ANALYSIS

The proposed Plan (Appendix 2) 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, 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

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 these highways are key transportation routes in the district, connecting municipalities and providing key routes for movement of goods 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 and will support existing uses and future development.

3. Servicing

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

Developers will be required to adhere to the design standards of the nearest municipality until such time as regional design standards can be developed and agreed upon.

4. Framework to Transition to Future Urban Infrastructure

Developing a model to 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 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.

5. Implementation

Processes are described for administering and carrying out the Plan.

### District Land Use Map Amendments

During the Plan's development, partnering municipalities supported a number of high-level land use category revisions to rural and urban growth areas. Three proposed land use category amendments will be reflected in Schedule B – District Land Use and Schedule C – Future Urban Growth Areas of the P4G OCP, once the North Concept Plan has been adopted.

The following amendments are proposed and have been endorsed by P4G District Planning Commission:

- 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; and
- 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 Saskatoon Fire Department's proposed fire training facility.

### District Official Community Plan Text Amendments

Minor text amendments are proposed to the Table of Contents and Section 31 of the District OCP to outline intent and process for implementation of a Concept Plan and to append the completed North Concept Plan to the District OCP.

## **COMMUNICATIONS AND ENGAGEMENT**

Extensive rights holder, stakeholder and public engagement was done as part of the process to develop the Plan with outreach occurring between 2019 and 2022. Initial engagement, between 2019 and 2020, primarily included one-on-one conversations and meetings with rights holders, stakeholders, municipal departments, Provincial Ministries and agencies, utility providers, Saskatoon Airport Authority, Wanuskewin Heritage Park and seven First Nations with reserves and/or land holdings in the Plan area. A public information session was held in February 2020, which focused on identifying opportunities and constraints within the study area and a virtual open house was held in August 2020 to gather feedback on the proposed policy direction.

Due to COVID-19 restrictions, engagement was largely virtual. More than 365 notices were sent to all rights holders and landowners in the study area to gather feedback and share opportunities to participate in a variety of ways.

Engagement materials were placed on the P4G website on the North Concept Plan Project Page which resulted in a number of visitors and inquiries during the project. Correspondence was done primarily via emails, letters and phone calls during the pandemic. In-person meetings were only an option during early stages of the project with the Project Manager or the P4G Director.

Much of 2021 was spent finalizing a draft of the Plan, addressing outstanding issues related to land use, servicing, transportation and phasing. In April 2022, a project update letter was sent to all rights holders, rate payers and landowners in the Plan area, informing them of the upcoming presentation at P4G District Planning Commission. The Plan was presented to the P4G District Planning Commission, at its meeting held on May 4, 2022, where it was endorsed by and recommended for approval.

Follow up engagement with right holders and stakeholders is being planned by P4G municipalities as part of implementation to ensure ongoing dialogue and collaboration as the area is developed.

### **FINANCIAL IMPLICATIONS**

Given the substantial costs for future urban servicing and transportation infrastructure, regional coordination is required to ensure transition to future urban transportation networks, water and wastewater systems and to ensure storm water is planned, developed and paid for in the most cost-efficient, fair and equitable manner. The establishment of a cost recovery model will be a key element to achieve this.

### **OTHER IMPLICATIONS**

The Plan will be used to guide land use and development decisions, including proposals to rezone or subdivide land, establish discretionary uses or amend text of the Bylaw No. 9720, the Saskatoon North [Partnership for Growth Planning District Official Community Plan Bylaw, 2020](#), for the included area.

### **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 amended, pursuant to section 11(a) of Council Policy C01-021, the Public Notice Policy, and Part X of [The Planning and Development Act, 2007](#). The Public Hearing was advertised in [The StarPhoenix](#) on October 8, 2022, and again on October 15, 2022. The Hearing has also been advertised in [The Clark's Crossing Gazette](#). Copies of the notice have been posted on P4G partners' websites.

### **APPENDICES**

1. P4G District Planning Commission Report and Recommendation, May 4, 2022
2. P4G North Concept Plan

### **REPORT APPROVAL**

Written by: Dana Kripki, Senior Planner – Regional Partnerships  
Tyson McShane, Long Range Planning Manager

Reviewed by: Lesley Anderson, Director of Planning and Development  
Jodi Manastyrski, Senior Solicitor, City Solicitor's Office

Approved by: Lynne Lacroix, General Manager, Community Services Division