

BYLAW: 45/23
BYLAW: 49/23

Owner/Applicant: Viking Land Corp.
Legal Land Description: Pt. NW 10-37-4-W3
Council Division: 1
File Manager: Adam Toth

1. **Proposed Development:** P4G Official Community Plan Land Use Amendment

2. **Recommendations:**

1. *“That Bylaw 45/23 to amend the P4G Official Community Plan (Bylaw 57/20) by amending Schedule B to change the land use on NW 10-37-4-W3 Ext 5, Blk/Par A, B, D, E, F, G, H, J, and Roads within Plan 102331639 from ‘Urban Residential Neighbourhood’ to ‘Rural Commercial/Industrial’ be given First Reading and Administration be authorized to proceed with the Public Notice process.”*
2. *“That Bylaw 49/23 to amend the P4G Official community Plan (Bylaw 57/20) by amending Schedule C by removing on NW 10-37-4-W3 Ext 5, Blk/Par A, B, D, E, F, G, H, J, and Roads within Plan 102331639, the Growth area to 1,000,000 Future Urban Growth Area designation be given First Reading and Administration be authorized to proceed with the Public Notice process.”*
3. *“That each P4G Member Municipality approve a bylaw to amend the P4G Official Community Plan (Bylaw 57/20) by amending Schedule B to change the land use on NW 10-37-4-W3 Ext 5, Blk/Par A, B, D, E, F, G, H, J, and Roads within Plan 102331639 from ‘Urban Residential Neighbourhood’ to ‘Rural Commercial/Industrial’.”*
4. *“That each P4G Member Municipality approve a bylaw to amend the P4G Official Community Plan (Bylaw 57/20) by amending Schedule C by removing on NW 10-37-4-W3 Ext 5, Blk/Par A, B, D, E, F, G, H, J, and Roads within Plan 102331639, the Growth area to 1,000,000 Future Urban Growth Area.”*
5. *“That each P4G Member Municipal Council direct their respective administrations to work on the creation of a land bank list for District OCP land use amendments that are not part of a concept plan planning process on criteria, organization, process, and timeline for future housekeeping amendments to re-allocate the land use.”*

3. **Summary:**

- An application has been made by Viking Land Corp. to amend the P4G District Official Community Plan Land Use map (DOCP) at Pt. NW 10-37-4-W3 (see Maps 1 and 2).
- The application proposes to amend the land use designation on Schedule B of the P4G DOCP from ‘Urban Residential Neighborhood’ to ‘Rural Commercial/Industrial’ and amend

Schedule C by removing the Growth to 1,000,000 Future Urban Growth Area from Pt. NW 10-37-4-W3 as shown in Maps 3 and Map 4 respectively.

- The applicant has submitted a Detailed Planning Document to support the application which can be found attached to this report as Attachment 1.
- The applicant would like to further subdivide and expand their existing 6 lot commercially zoned (DC2 by Contract) subdivision at Pt. NW 10-37-4-W3. The commercial zoning carried over from the previous Saskatoon – Corman Park Planning District and was supported by a commercial land use designation in the previous district OCP at the time. This proposal is unable to proceed due to the current Urban Residential Neighbourhood land use designation which is intended to support future residential neighborhoods. The land use would need to change to an Urban or Rural Commercial/Industrial designation to provide enabling policy to support additional commercial rezoning and subdivision. Since the land use is proposed to change to Rural Commercial/Industrial, the lands will also need to be removed from the Growth to 1,000,000 Future Urban Growth Area identified on Schedule C of the DOCP.
- Part of the rationale for the application is due to the future Saskatoon Freeway severing this land from the rest of the Urban Residential Neighbourhood designated lands to the West. It is the applicant's position that the severance will orphan a small piece of land (the subject lands) relative to the rest of the planned neighbourhood areas. With the surrounding adjoining lands designated as 'Agricultural Research' and with the presence of Highway 41 access, the applicant is proposing the use of the lands is better suited for rural commercial purposes. The parcel is also currently zoned for commercial uses (DC2 by Contract), so the proposed rural commercial land use designation better aligns with the current zoning.
- The Ministry of Highways was circulated the application due to the proximity of the future Saskatoon Freeway. The Ministry has not provided any comments on the application to date.
- The application meets the requirements of the P4G DOCP.

4. Bylaw Compliance:

P4G Planning District Official Community Plan:

<i>Section</i>	<i>Policy</i>	<i>Compliance</i>
6.3.4	A HABISask screening report concluded there are no major habitats or species that would be affected by the land use change.	Yes
6.3.5	A desktop heritage screening was completed using the online screening tool which determined the lands are not considered heritage sensitive.	Yes
10.3.1	The land use change is compatible with the existing community facility and the existing 6 lot commercial subdivision within the same quarter section.	Yes

<i>Section</i>	<i>Policy</i>	<i>Compliance</i>
13.1	Rural Commercial lands have rural servicing and are not expected to be required for urban growth as the P4G municipalities grow to 1 million residents. As such, the application proposes that the growth to 1,000,000 designation is removed from the subject lands on Schedule C.	Yes
13.3.2	Lands are required to be designated Rural Commercial/Industrial land use on Schedule B before commercial development can proceed.	Yes
13.3.3	<ul style="list-style-type: none"> a) The lands appear suitable for proposed continued commercial subdivision based on surrounding area and site conditions. b) Drainage planning will occur at the rezoning and subdivision stage. c) Municipal and utility services are in close proximity to service additional commercial subdivision. d) Any design to future lots will be compatible with the existing developed and subdivided area. e) The subject lands are located near a Highway 41 which went through improvements to support the existing commercial park. Additional upgrades and installation of internal subdivision roads will be required at the subdivision and rezoning stage. f) The subject land is located at a key intersection where Provincial Highways and municipal roadways can provide access. g) The land is not prone to natural hazards. h) There are no unique or historical features present on the lands. i) There are no significant wildlife habitats present on the subject land. j) The lands do not exhibit any high quality recreational resources. k) Surface and groundwater resources will be managed at the subdivision design stage of development. l) It is not anticipated that the R.M. of Corman Park (Corman Park) will be expected to bear costs from this development. 	Yes
31.3.2	The applicant has submitted a detailed planning document to support the land use change.	Yes
31.3.3	Administrations from the P4G member municipalities have discussed tracking the changes to the total area of the 'Urban Residential Neighbourhood' land use designation	Yes

<i>Section</i>	<i>Policy</i>	<i>Compliance</i>
	for consideration of possible re-distribution in the P4G DOCP at a later date.	
31.3.20	Due to the area being considered under the application, Administration did not deem it necessary for the applicant to engage in public consultation at the stage. The applicant will be required to submit a public consultation summary as part of the rezoning application stage.	Yes

5. Financial Implications:

The applicant will be responsible for all costs regarding the P4G DOCP amendment application process including any applicable fees under the R.M. of Corman Park Planning Fee Bylaw 8/23.

6. Legal Implications:

All P4G member municipalities will be required to amend their respective P4G DOCP Bylaw before the Minister of Government Relations can approve the bylaws and bring the land use change into effect.

7. Alternative Options:

Council may defer consideration of the application pending a further review where required or it may deny the request for land use amendment if desired thus eliminating the developer's ability to proceed with future commercial rezoning and subdivision applications. Denial of an application for a land use amendment is not appealable under the *Planning & Development Act, 2007*.

8. Public Consultation Summary:

Notice of the proposed amendment to the land use designation will be advertised pursuant to the provisions of *The Planning and Development Act, 2007* if First Reading of Bylaw 45/23 and 49/23 occurs.

9. Regulatory Correspondence:

City of Saskatoon (COS): Comments received from the COS indicate support for the land use change to a commercial/industrial land use designation in principle. The COS has included a request to Corman Park any future rezoning be limited by contract to uses that compliment the area. COS has also requested an intermunicipal development agreement be considered/prepared to address the cost recovery potential for future urban servicing if applicable. However, the timing or certainty of urban service provision has not been determined.

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Comments from the COS also include a requested that the subject lands remain as part of the Future Urban Growth Area to One Million until such time as there is discussion related to 'land banking' that would address the additional rural commercial/industrial land make up for lost urban residential land.

When an application for development along with supporting CDR is received, the COS will then circulate the application for internal technical review. See Attachment 2 for full comments.

Ministry of Highways: The Ministry of Highways was circulated the land use amendment application for comment. To date, no comments have been received.

10. **Other Considerations:**

Land Use Designation Amendment Tracking:

Following receipt of application referral comments from COS, senior administrative representatives from the P4G Member Municipalities have agreed to the idea of a list that tracks land use changes, although no decisions have yet been made on how the changes will be tracked, timing for future DOCP amendments or responsibility for management of that list.

As outlined above, comments from the COS included a request that the growth to 1,000,000 designation remain on the parcel while this re-distribution of land use discussion continues.

Schedule C Interpretation:

A meeting was held on October 23rd between the Senior staff of the P4G member Municipalities to further discuss the application where the COS indicated the concern of the removal of growth to One Million area and not having enough time to consider the impacts of what that means for the P4G region.

The COS has indicated that while there is support for the rural commercial/industrial designation, the 1,000,000 future urban growth designation will need to remain in place until more regional planning for the area and Saskatoon Freeway planning has been complete. In the R.M.s opinion, if an urban land use designation is changing to a rural land use designation, then the urban growth designation on Schedule C of the DOCP, will also need to be removed. This is evident in Section 13.1 of the DOCP as follows:

'Rural Commercial lands have rural servicing, and are not expected to be required for urban growth as the P4G municipalities grow to 1 million residents.'

The City of Saskatoon obtained legal advice on this Section, and it is of their opinion that since there are no 'shall' statements, that the 1,000,000 future urban growth designation on Schedule C can remain even while the land use on Schedule B is changed to rural commercial/industrial. Corman Park Administration obtained legal advice as well that the 1,000,000 future urban growth designation on the subject lands should be removed if the land use on Schedule B is changing to a rural designation. This is primarily due to most rural land use areas on schedule B not being anticipated for future urban growth on Schedule C. For this reason, Corman Park Administration is recommending that both Schedule B and C be amended as outlined in the approval recommendation.

If the 1,000,000 future urban growth designation remains on Schedule C, the City of Saskatoon furthermore requests an intermunicipal development agreement that is registered on title for the applicant to understand the future urban growth and development aspirations. Corman Park is of the opinion that this type of agreement is not necessary for the proposed Rural Commercial/Industrial land use. This agreement would not be required if the 1,000,000 future urban growth designation is removed from the subject lands on Schedule C.

In response to the City of Saskatoon's point of the need for future concept planning and freeway alignment before support of the removal of the 1,000,000 future urban growth designation, Corman Park has no future plans for concept planning in this area and due to the Saskatoon Freeway Alignment being finalized, there is further rationale to remove the 1,000,000 future urban growth designation at this time.

Future Servicing Requirements:

The following information will be required as part of future rezoning and subdivision development applications for the property:

- Potable water supply;
- Sewage disposal is intended to be private and could be managed through holding tanks and mounds. Details of the suitability of these systems for urban-scale development will be need to be confirmed;
- A drainage plan for all future development of the lands.

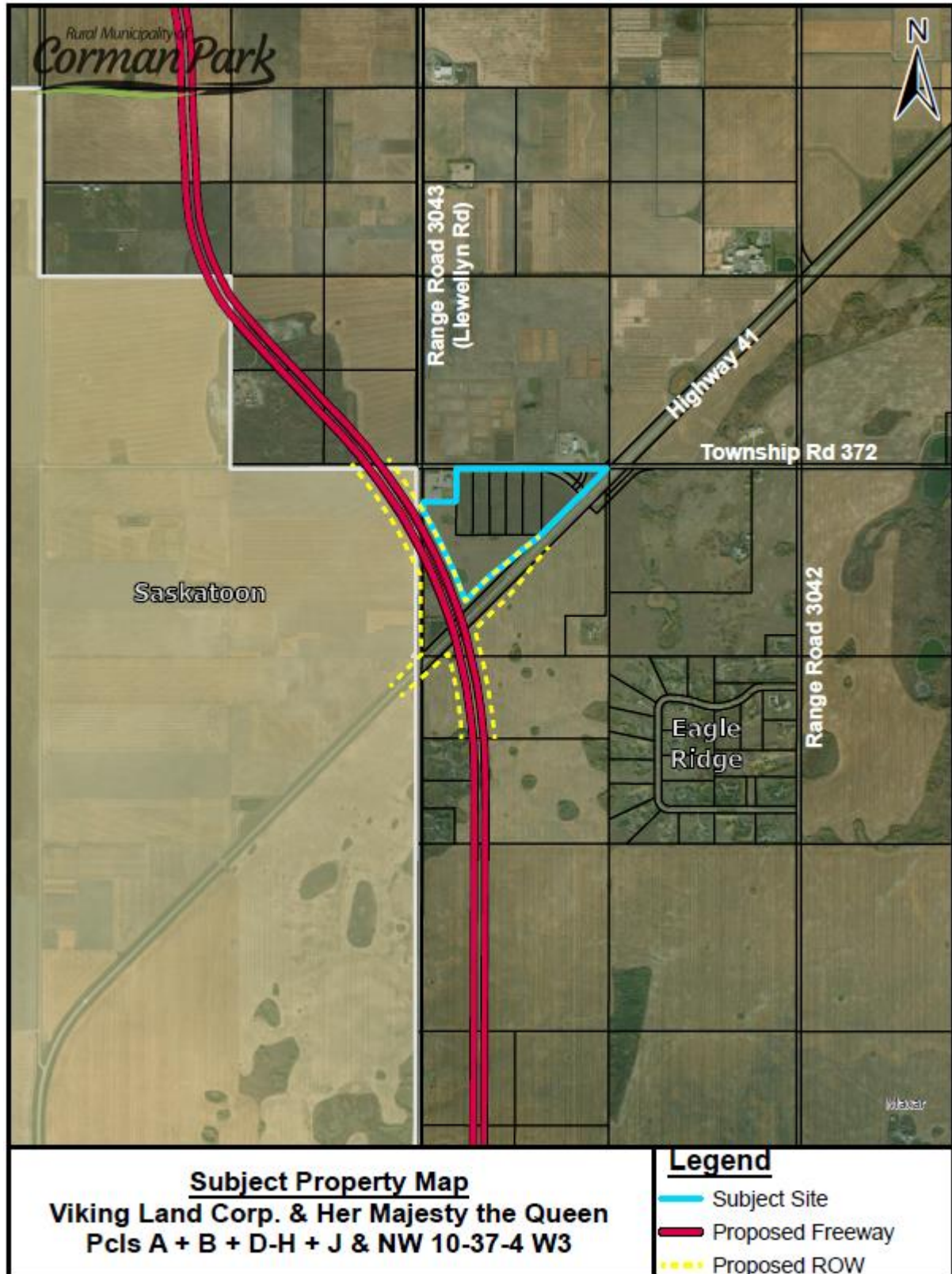
Attachments:

1. Map 1 – Overall Property Map
2. Map 2 – Subject Property Map
3. Map 3 – Land Use Re-designation Map (Urban Residential Neighbourhood to Rural Commercial/Industrial)
4. Map 4 – Removal of Urban Growth Area Map
5. Attachment 1 – Detailed Planning Document
6. Attachment 2 – City of Saskatoon Comments
7. Attachment 3 – Bylaw 45/23
8. Attachment 4 – Bylaw 49/23

Prepared By: Adam Toth, RPP, MCIP, Senior Planner

Approved By: Jim Charlebois, RPP, MCIP, Director of Planning and Development, Acting Chief Administrative Officer

Map 1 – Overall Property Map



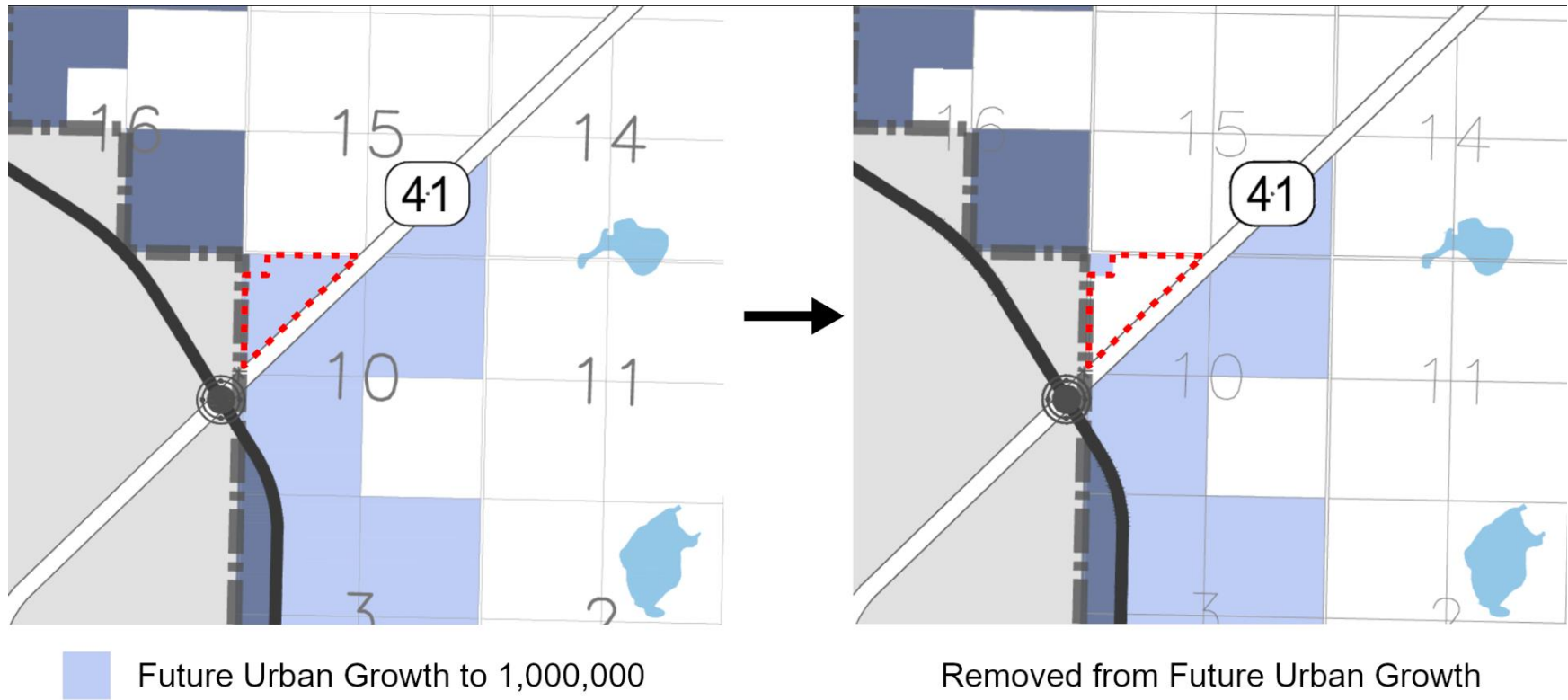
Map 2 – Subject Property Map



Map 3 – Land Use Re-designation Map (Urban Residential Neighbourhood to Rural Commercial/Industrial)



Map 4 – Removal of Urban Growth Area Map



Attachment 1 – Detailed Planning Document

DETAILED PLANNING DOCUMENT

BISON VALLEY BUSINESS PARK

Submitted to:

THE RM OF CORMAN PARK NO. 344

Prepared by:

MR. PAUL DEASON AND CROSBY HANNA & ASSOCIATES

MARCH 2023

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EXECUTIVE SUMMARY

Paul Deason (the Developer) is applying amend the Saskatoon North Partnership for Growth (P4G) District Official Community Plan. This document shall serve as the “Detailed Planning Document” that is required when applying for a land use map amendment to “Schedule B – District Land Use” Map. Mr. Deason is requesting a designation change from Future Urban Residential Neighbourhood to Future Rural Commercial / Industrial for a portion of the NW ¼ Section 10, Township 37, Range 04, W3M, situated on the northwest side of Highway #41.

The land in question is situated on lands located within the Saskatoon North Partnership Planning For Growth (P4G) region, immediately east of the City of Saskatoon and Llewellyn Road and south of Fleury Road. The area is mainly characterized by cropland, agricultural support and research services (Monsanto, DowAgro, and Pioneer Research Centre).

In 2022, Mr. Deason was successful in subdividing and rezoning six lots as a contract commercial zoning designation in a portion of the NW ¼ Section 10, Township 37, Range 04, W3M for a property identified as “Bison Valley Business Park”. At the time of the initial subdivision, it was noted that the proposed development is in an area designated for “Future Urban Residential” on the P4G Interim Development Strategy and Draft Planning for Growth Regional Plan. Now that the District Plan has been adopted, Mr. Deason is seeking an amendment to the Future Land Use Concept.

The re-designation of a portion of the NW ¼ of Section 10, Township 37, Range 04, W3M to future rural commercial/industrial is further supported by the following reasons:

- There is a significant lack of designated commercial land in the area north and south of Highway 41, but a significant amount of designated country residential and urban residential land;
- This area is located adjacent to the future perimeter highway including a future interchange, making this location better suited for commercial development than an urban residential neighbourhood;
- The number of existing and proposed country residential developments in the area would complement the proposed re-designation of the subject site to accommodate commercial development, both as an employment centre, but also as a rural convenience commercial development;
- A market analysis undertaken by Colliers International concluded that the ideal parcel size to accommodate commercial development in this area ranges from 1.5 to 2.5 acres. More specifically, it was recommended that parcel sizes of 2 acres would be sufficient to comply with the P4G District Zoning Bylaw, while also remaining competitive in the market and with the comparable City of Saskatoon land; and,
- Mr. Deason has already received offers to purchase two potential lots on the subject parcel, that are approximately 2 acres in size.

1 INTRODUCTION

1.1 PURPOSE

The purpose of this document is to provide the P4G District Planning Commission with the necessary detailed planning document to request an amendment to the Future Land Use Concept, as per Section 31 of the District Plan.

The land is currently zoned as D-Arterial Commercial 2 (D-C2) District by contract, and D-Agricultural 1 (D-AG1) District.

The applicant of the project is Mr. Paul Deason and the land is identified as Bison Valley Business Park. Questions on the proposal or the material contained within this document should be directed to Jim Walters (306-665-3441) or Maggie Schwab (306-227-6617).

1.2 OVERVIEW

It is the intention of the Developer to ultimately rezone and re-subdivide the land to accommodate a multiple parcel commercial development oriented to serve the surrounding agricultural and country residential community. The subject parcel is on the NW ¼ of Section 10, Township 37, Range 4, W3M (see Map 1 below). Mr. Deason wishes to apply for a land use map amendment for the land on the northwest side of Highway #41.

The Developer was previously successful in rezoning a portion of the parcel to DC2-Arterial Commercial 2 District by contract. An amendment to the Future Land Use Map will be required to provide for any future subdivision and rezoning at this location.



Map 1. Location of subject parcel

2 INVENTORY AND ANALYSIS

2.1 REGIONAL TOPOGRAPHY

The local topography of the area ranges from near level to moderate slopes no greater than 11% moving towards the east to the Strawberry Hills.

The property and surrounding area are in the physiographic region known as the Saskatchewan Rivers Plain. The Saskatchewan Rivers Plain is characterized as gently undulating to rolling glacial lacustrine-alluvial plains (glacial lake plains), aeolian plains (dunes) and till plains.

The surficial soil deposits consist of variable textured lacustrine and alluvial sands, silts and clays, aeolian sands, glacial till and local bedrock exposures in the South Saskatchewan River. The bedrock deposits at this site consisted of approximately 92 m of glacial till and stratified drift (sand, silt and clay) underlain by the noncalcareous silt and clay of the Lea-Park Formation-Upper Colorado.

2.1 EXISTING LAND USE

The land base is located on the NW ¼ of Section 10, Township 37, Range 4, W3M. The site is currently characterized by relatively flat terrain, with a few small depressions susceptible to retaining water during spring runoff, higher intensity rainfalls and wet years.

Other land uses in the area consist of a mixture of multiple parcel country residential development, agricultural land (both grain farming and pastureland) in addition to Monsanto, DowAgro and the Pioneer Research Centre. The existing surrounding country residential developments include: Eagle Ridge Estates, Eagle Heights, Vista Ridge, Mission Ridge Estates, The Meadows, Bergheim Estates, Discovery Ridge, and Valley View. At the northwest corner of the subject parcel, there is an existing school/church (Faith Alive Family Church) which houses a Church, K-12 school, and Bible College. Undeveloped lands in the area include cultivated field crops, pasture lands and pockets of tree stands and low lying sloughs (see Map 2 on following page). Vista Ridge, which is not yet approved, but is proposed to feature 54 residential lots, is also identified on Map 2.

The closest highway to the subject parcel is Provincial Highway #41, which is adjacent to the southeastern boundary of the subject land, as illustrated on the Subdivision Sketch, attached as Appendix A. The subject land is south of Fleury Road and immediately west of Llewellyn Road, which marks the east boundary of the City of Saskatoon.

The Existing Land Use Context of the Proposed Development is as Follows:

North

- | | |
|---------------------------|--|
| - Agra Road / Fleury Road | Adjacent to north boundary |
| - Monsanto Research Farm | Immediately across Agra/Fleury Road |
| - Lafarge Canada | Approx. 400 m west of northwest corner |
| - Northeast Swale | Approx. 2.6 km northwest of north boundary |
| - Dow Agro | Approx. 1 km northwest of northwest corner |

South

- Provincial Highway #41
- Cultivated farmland
- Eagle Ridge Estates
- Provincial Highway #5

Adjacent to south boundary
Adjacent to south boundary
Approx. 800 m southeast of south boundary
Approx. 3.0 km south of south boundary

West

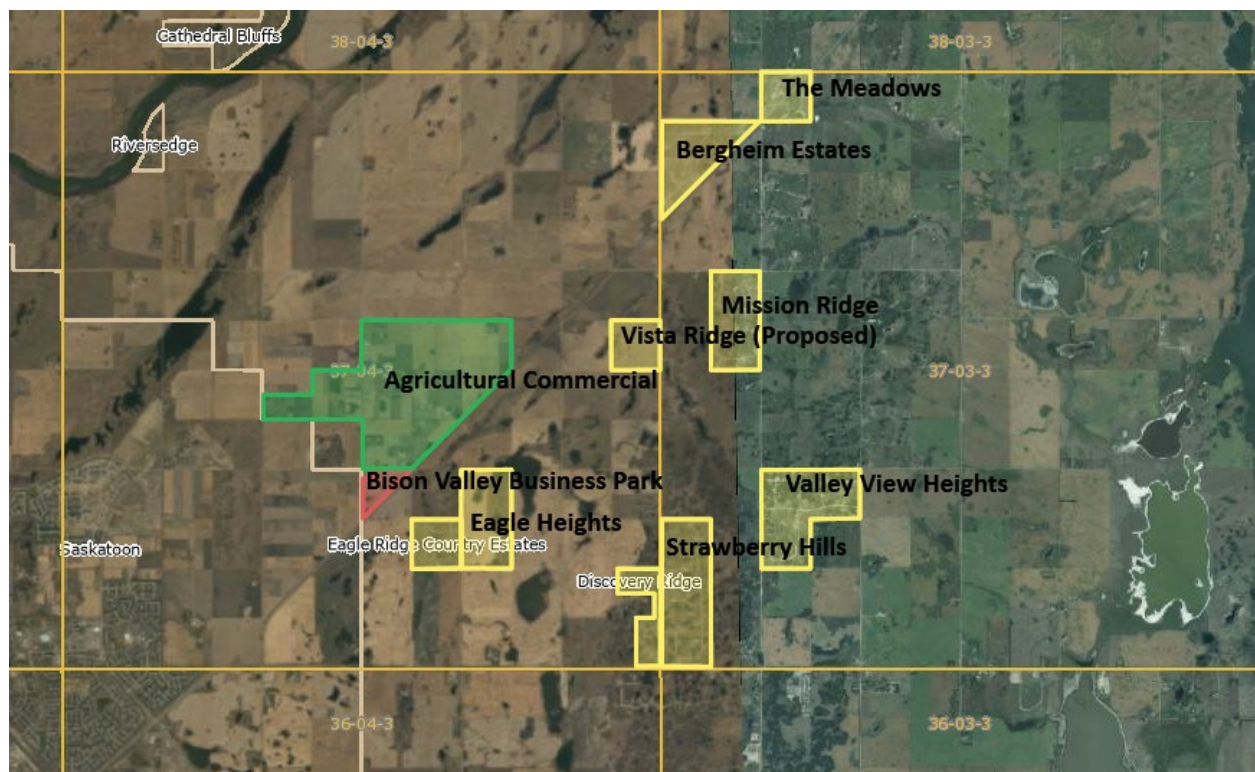
- Faith Alive Family Church
- Llewellyn Road
- City of Saskatoon East Boundary
- Willowgrove Neighbourhood

Adjacent to west boundary
Adjacent to west boundary
Immediately west of Llewellyn Road
Approx. 3.2 km west of northwest corner

East

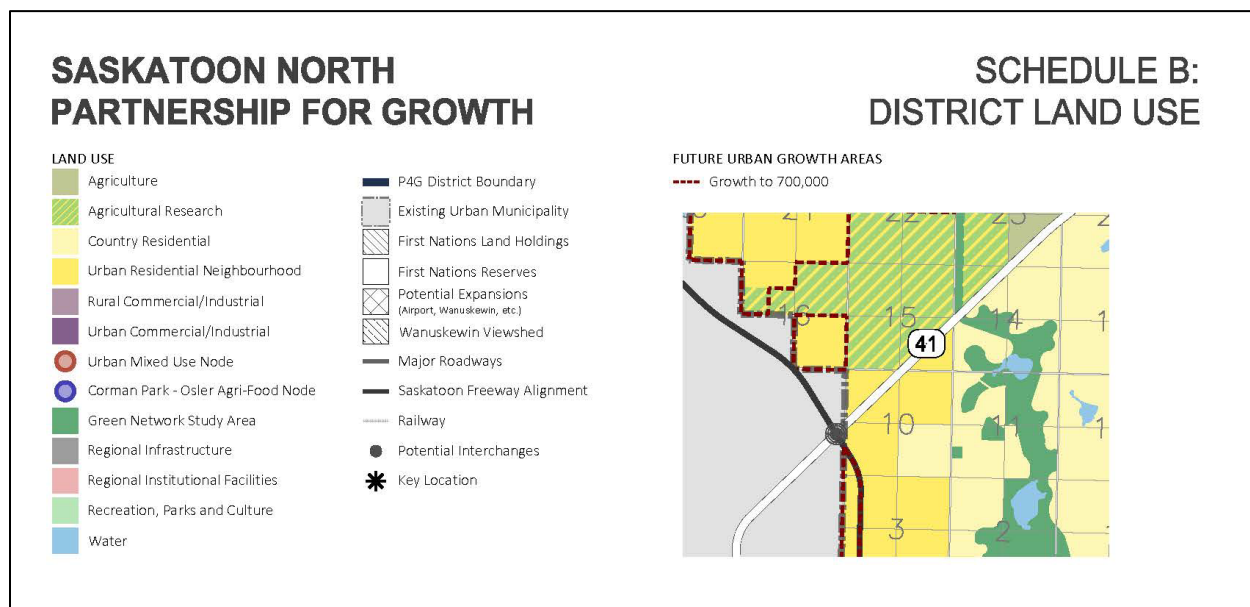
- Cultivated farmland
- Farm
- Organized Hamlet of Discovery Ridge

Adjacent to east boundary
Approx. 1 km southeast of northeast corner
Approx. 4.0 km southeast of northeast corner



Map 2. Existing Land Uses within proximity of Bison Valley Business Park

Previous correspondence with RM of Corman Park indicated that there are no gravel pits or ILOs in the area. There are known agricultural support/research services north of the subject parcel and Eagle Ridge Estates is located at the SE-10-37-4 W3M. The P4G Official Community Plan Future Land Use Map has designated the quarter section as “Urban Residential Neighbourhood” within the area that could accommodate growth to 1,000,000 people (see Map 3 below).



Map 3. Existing District Land Use Designation

2.2 PROPOSED LAND USE

The Developer previously rezoned six parcels on the subject parcel from D-Agriculture 1 (D-AG1) District to D-Arterial Commercial 2 (DC-2) District by contract. The intent is now to identify a portion of the quarter section as “Future Rural Commercial/Industrial” and ultimately rezone and subdivide the quarter into several parcels, approximately 2 acres in size (see subdivision sketch in Appendix A).

The subject parcel is compatible with the existing land uses currently in the surrounding area, as this area of the RM is characterized by agricultural land, in addition to the agricultural support services including Dow Agro, Pioneer Research Centre and the Monsanto Research Farm which are all located in the immediate vicinity of the proposed development. It is noted that the Future Land Use Concept identifies the land to the north of the subject parcel as “Agricultural Research”.

There are some synergies for other Agricultural Commercial uses to be located within the proposed development (e.g. agricultural support services, and high tech agricultural uses).

The subject parcel is identified on land designated as “Future Urban Residential”, according to Schedule B – District Land Use Map. However, to be economically viable, the area should include a mix of land uses in the future, including commercial uses. The number of existing and proposed country residential developments in the area would complement the proposed re-designation of the subject site to accommodate commercial development, both as an employment centre, but also as a rural convenience commercial development.

Existing country residential developments in the vicinity of the subject quarter are plentiful and are situated in both the RM of Corman Park, No. 344, the RM of Aberdeen, No. 373, and the RM

of Blucher No. 343. Between the three RM's, the following country residential developments have been developed:

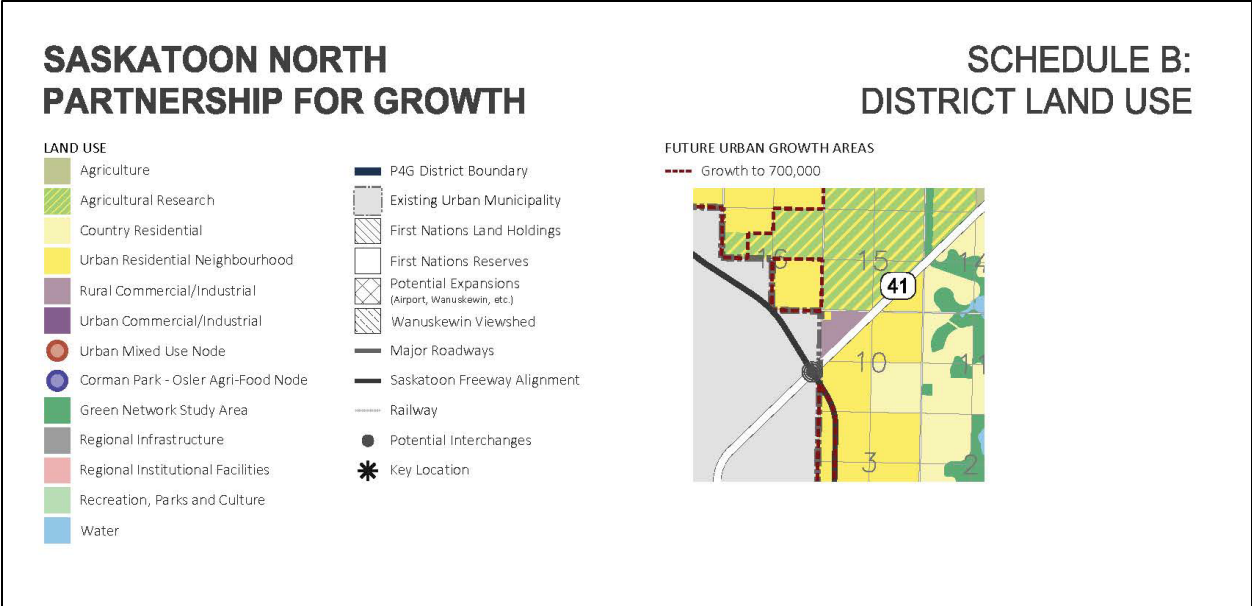
- Eagle Ridge Estates;
- Eagle Heights;
- Discovery Ridge Estates;
- Mission Ridge – Phases 1 and 2;
- Bergheim Estates – Phases 1 and 2;
- The Meadows;
- Valley View – Phases 1, 2, and 3;
- Prairie Rose Estates;
- Strawberry Hills; and,
- Vista Ridge (proposed).

A significant number of residents from these country residential developments would benefit from commercial development at the subject parcel, in the form of commercial uses (e.g. the uses provided in the DC2 – Arterial Commercial District), including but not limited to:

- Agricultural support services;
- Financial Institutions;
- Gas Bars;
- Convenience commercial services;
- Child care centres;
- Commercial complexes;
- Health care services;
- Offices;
- Retail stores; and,
- Personal services.

The uses above represent a selection of both permitted and discretionary uses available in the DC2 – Arterial Commercial District.

This subject parcel is also situated adjacent to the future perimeter highway and a future interchange, making the land much better suited for commercial development. The proposed amendment to the Future Land Use concept that will be required to accommodate the commercial development is provided in Map 4 on the following page.



Map 4. Proposed District Land Use Designation – Rural Commercial/Industrial

3 SERVICING

3.1 REGIONAL SERVICING

According to Schedule C: Future Urban Growth Areas in the P4G Official Community Plan, Bison Valley Business Park is located in the Future Urban Growth Area to 1,000,000 people.

3.2 REGIONAL TRANSPORTATION

In 2021, the Ministry of Highways provided the developer with the preferred highway concept for the Saskatoon Freeway. Phase 2 is the longest segment in the Saskatoon Freeway functional study, at roughly 27 km. It runs from Highway 11 near Grasswood and crosses Highway 16 East, Highway 5 and Highway 41. It continues across the South Saskatchewan River to the area south of Wanuskewin Heritage Park. It includes two high-speed connection points – Highway 11 near Grasswoods and Highway 16 East. This new conceptual alignment is provided in Figure 1 below.



Figure 1. Conceptual Saskatoon Freeway Alignment at Highway 41.

3.3 POTABLE WATER AND WASTEWATER MANAGEMENT

Options related to water supply for the region would generally include the Highway 41 water utility, although with growth and development of the City within 2.0km of this development, it is likely that full pressure water supply would be available to the area in the nearby future.

Advantages of a City water supply would allow the area to be serviced with not only potable supply but could include conventional fire protection measures. This would support high-occupancy buildings, research facilities, commercial operations, as necessary.

With respect to regional wastewater management, there are a variety of methods that could be considered including the following:

1. Local (Onsite) Sewage Disposal;
2. Gravity Sewer System; and,
3. Low Pressure Sewer System.

Option 1 - Local (onsite) Sewage Disposal: The surrounding region has typically handled sewage disposal through local (onsite systems). A sewage management method comprised of a small treatment system(s) and disposal field / mound(s) for effluent disposal is already being used. This is common in rural settings, and has been implemented in the developments surrounding this area. A few variations of this option could exist, including:

- Option 1A: Each lot would own and operate their treatment system, holding tanks and disposal field located within the lot boundaries.
- Option 1B: Each lot would own and operate a treatment system, with pumping to a communal type mound or pond system located within the development for effluent disposal. This could be situated on an area designated as municipal utility, jointly owned and operated by the development utility. Disposal methods could include infiltration mounds, evaporation ponds, or irrigation methods.
- Option 1C: Each lot could install a holding tank and pump system, pumping to a centrally located treatment system within the development. The treatment system could be owned and operated by a Utility, with effluent disposal by way of infiltration mounds, evaporation ponds, or irrigation methods.

Option 2 – Gravity Sewer System:

The topography of the surrounding area could allow full-service gravity collection to each property, collecting at a central lift station. The collected sewage could then be conveyed to the nearest wastewater treatment facility. Potential options at this time include the City of Saskatoon, the Town of Aberdeen, while a lagoon system is observed at a nearby agricultural facility which could provide a treatment option in the short term. The length of the force main to each of these potential connection points are 2.0 km, 33.0 km, and 5.0 km, respectively.

This option may become particularly beneficial as the development of the City is within a reasonable distance to the area, the gravity sewer system could be connected and would resemble that of a typical commercial development.

Option 3 – Low Pressure Sewer System (Modified System)

An alternative option to the gravity collection system would be a low-pressure sewer system. Low pressure sewer systems consist of an individual pump out tank for each household and a common pressurized force main connecting to the a nearby wastewater treatment facility. Nearby wastewater treatment systems are similar to those described for the gravity sewer main option. These systems are ideal where the topography of the area does not allow for the implementation

of a gravity sewer system and are generally lower capital cost compared to that of a gravity sewer system, due to less infrastructure requirements.

Regardless of the specific potable water and wastewater systems employed at Bison Valley Business Park, the area could be retrofitted and regionalized at a later date.

3.4 DRAINAGE AND STORMWATER MANAGEMENT

The region is considered well drained with no historical issues noted, particularly on the NW ¼ Section 10, Township 37, Range 04, W3M. The subject parcel has a well-defined drainage outlet to the South Saskatchewan River. There are very few concerns that this quarter section would experiencing any type of extreme flood event and can utilize the nearby ditching and defined drainage paths in the area.

Connection into the City's storm water system can become an option as the City development grows into the region.

4 MARKET ANALYSIS

4.1 RURAL COMMERCIAL DEVELOPMENT OPPORTUNITIES

In the winter of 2023, Colliers International undertook a review of the ideal parcel size for commercial development in the region of the subject parcel (see Appendix B).

In arriving at a recommended parcel size, the following items were considered:

- location;
- highway and road access;
- services available (water, sewer/septic, power, gas, fibre optic cable);
- RM of Corman Park and City of Saskatoon standard industrial parcel sizes of similar properties;
- demand for land in immediate area;
- listings and sales, comparatives;
- traffic; and,
- potential buyers including demographics.

Additionally, given the type of neighbouring properties to the north, it was concluded that the business park is ideally suited for high-tech agricultural companies.

Determining the best parcel size for the subject property was based upon comparable business parks both within the City of Saskatoon and the RM of Corman Park. Bison Valley Business Park, once completed, would be comparable to East Cory Industrial Park, Biz Hub, East Floral Industrial Park and Premier Business Park in the RM of Corman Park all of which have lots comprised of 2 acres (more or less). Similarly, the City of Saskatoon has recently released new industrial lots in the North Marquis Industrial area comprising 1.24 acres each.

Colliers International concluded that to achieve the best possible outcome for the subject property (the highest price and number of sales in the shortest possible time), it should be subdivided into 1.5 to 2.5 acre parcels. More specifically, it was recommended that parcel sizes of 2 acres would be sufficient to comply with the P4G zoning bylaw, while also remaining competitive in the market and with the comparable City land.

5 POLICY CONTEXT

The proposed Deason commercial development is located within the P4G District on land identified as “Future Urban Residential Neighbourhood”. The policies below detail the rationale to amend the Future Land Use Plan.

5.1 DISTRICT OFFICIAL COMMUNITY PLAN

Implementation (Section 31) - Section 31 of the District Official Community Plan identifies the following Policies that are pertinent to the proposed commercial land use designation.

31.3.1 Rationale to Amendments

The re-designation of the portion of land north west of Highway #41 on the NW ¼ of Section 10, Township 37, Range 04, W3M to future rural commercial/industrial is further supported by the following reasons:

- There is a significant lack of designated commercial land in the area north and south of Highway 41, but a significant amount of designated country residential and urban residential land;
- This area is located adjacent to the future perimeter highway including a future interchange, making this location better suited for commercial development than an urban residential neighbourhood;
- The number of existing and proposed country residential developments in the area would complement the proposed re-designation of the subject site to accommodate commercial development, both as an employment centre, but also as a rural convenience commercial development;
- A market analysis undertaken by Colliers International concluded that the ideal parcel size to accommodate commercial development in this area ranges from 1.5 to 2.5 acres. More specifically, it was recommended that parcel sizes of 2 acres would be sufficient to comply with the District Zoning Bylaw, while also remaining competitive in the market and with the comparable City of Saskatoon land; and,
- Mr. Deason has already received offers to purchase two potential lots on the subject parcel, that are approximately 2 acres in size.

31.3.2 Detailed Planning Required

- This document shall serve as the detailed planning document that has been submitted to provide for an amendment to Schedule B – District Land Use Map.

31.3.3 Consideration of Impacts

- This document provides consideration towards the development of the subject parcel as a future commercial node. Currently, the NW-10-37-04-W3M can be serviced by potable water, and several means of wastewater treatment can be considered. A significant number of residents from surrounding country residential developments would also benefit from

commercial development at the subject parcel, in the form of commercial uses (e.g. the uses provided in the DC2 – Arterial Commercial District), including but not limited to:

- Agricultural support services;
- Financial Institutions;
- Gas Bars;
- Convenience commercial services;
- Child care centres;
- Commercial complexes;
- Health care services;
- Offices;
- Retail stores; and,
- Personal services.

This subject parcel is also situated adjacent to the future perimeter highway and a future interchange, making the land much better suited for commercial development.

6 IMPLEMENTATION

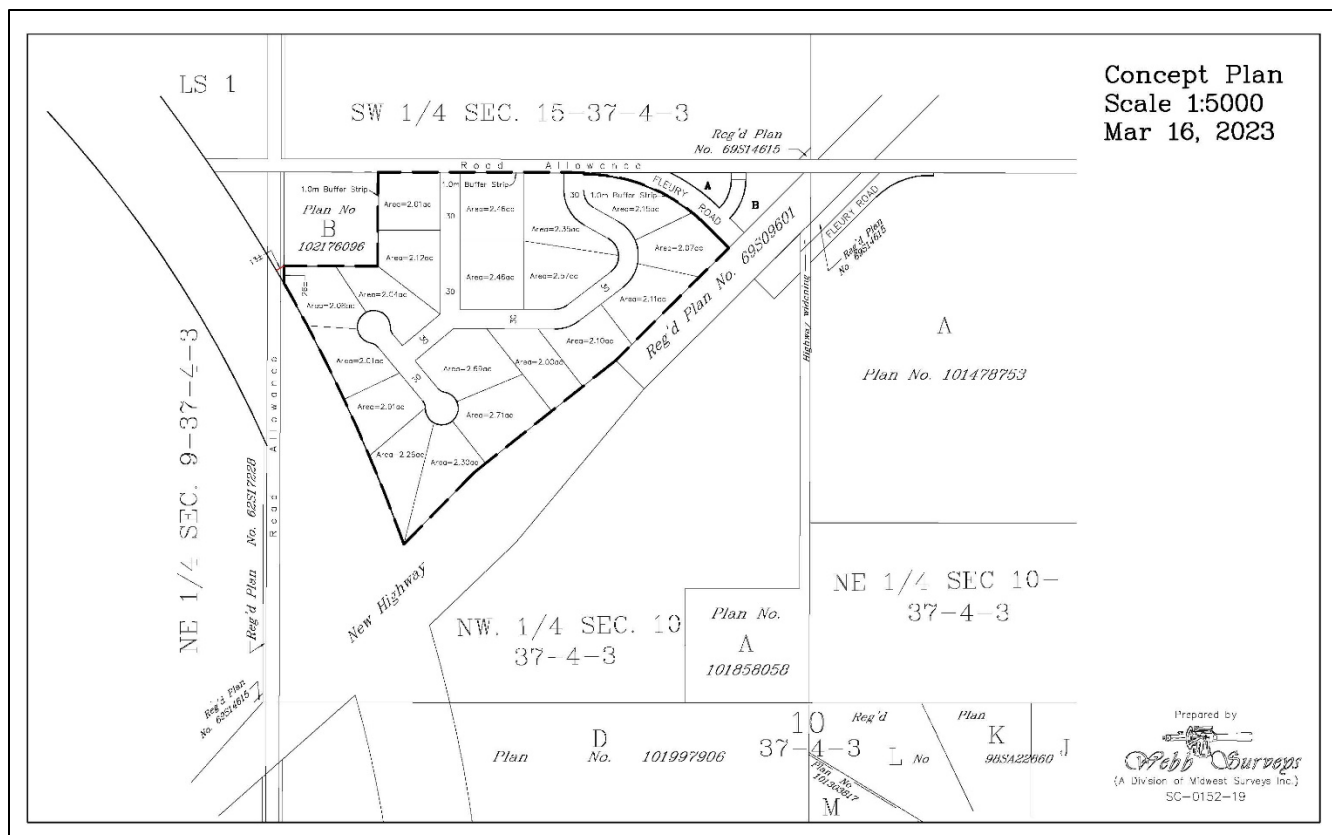
A Sketch of Proposed Subdivision, attached as Appendix A, details the possible layout of the envisioned future layout of land at the subject parcel.

If the amendment to the Future Land Use map is successful, it is understood that Mr. Deason will be required to submit a subdivision and rezoning application to the RM of Corman Park, as well as the Community Planning Branch at the Ministry of Government Relations.

APPENDICES

APPENDIX A

SKETCH OF PROPOSED SUBDIVISION



APPENDIX B

MARKET STUDY



Opinion of Parcel Size

Bison Valley Business Park

Prepared for: Paul Deason

February 28, 2023

Dayne Baylis

Senior Sales Associate

+1 306 251 0992

dayne.baylis@colliers.com

Graham Cowles

Vice President | Sales Associate

+1 306 221 7464

graham.cowles@colliers.com



Opinion of Parcel Size

In accordance with your request for a written recommendation of parcel size for Bison Valley Business Park's new plan of subdivision.

Overview:

Bison Valley Business Park located 4 kms east of Saskatoon along Highway 41. Neighbouring some of the largest agricultural companies in the world including Bayer, BASF, Bourgault, Pioneer and home to the University of Saskatchewan's Agricultural Research and Development test plots, Bison Valley Business Park is ideally suited for hi-tech agricultural companies.

The property has dry, level land, City of Saskatoon water, power and natural gas to site.

Methods:

In arriving at a recommended parcel size, the following items were considered:

- location;
 - highway and road access;
 - services available (water, sewer/septic, power, gas, fibre optic cable);
 - RM of Corman Park and City of Saskatoon standard industrial parcel sizes of similar properties;
 - demand for land in immediate area;
 - listings and sales, comparatives;
 - traffic;
 - potential buyers including demographics
-

On-Market Comparables:

Determining the best parcel size for the subject property was based upon comparable business parks both within the City of Saskatoon and the RM of Corman Park. Bison Valley Business Park, once completed, will be comparable to East Cory Industrial Park, Biz Hub, East Floral Industrial Park and Premier Business Park in the RM of Corman Park all of which have lots comprised of 2 AC (more or less). Similarly, the City of Saskatoon has recently released new industrial lots in the North Marquis Industrial area comprising 1.24 AC each.

Parcel Size:

It is our opinion that in order to achieve the best possible outcome for the subject property (the highest price and number of sales in the shortest possible time), it should be subdivided into 1.5 – 2.5 acre parcels. More specifically we recommend parcel sizes of 2 ± acres to comply with the RM of Corman Park bylaws and also to be competitive in the market and with the comparable City land.

Our Team



Dayne Baylis

Senior Sales Associate

Dayne specializes in investment sales in Saskatoon and the surrounding rural municipalities. He has expertise in the sale of land, brown field sites, institutional assets, distressed assets and asset portfolios. Dayne and his sales partner have over 30 years of combined commercial real estate experience; he brings value to his clients with his extensive knowledge of property development, management and succession planning.



Graham Cowles

Vice President | Sales Associate

Graham specializes in industrial sales and leasing, development land sales, as well as the subdivision and redevelopment of land. Graham brings more than 30 years of Colliers brokerage experience to every client meeting, deal, and opportunity; thereby accelerating success.



Shari Fisher

Business Operations Specialist

With 18 years of real estate experience, including residential sales, leasing, construction and appraisal, Shari has spent much of her career with an award winning, local developer managing the quality assurance department. With her strong attention to detail, Shari provides senior-level support to Dayne Baylis and Graham Cowles, maximizing their efficiency and commitment to providing excellence.

**Dayne Baylis**

Senior Sales Associate
+1 306 251 0992
dayne.baylis@colliers.com

Graham Cowles

Vice President | Sales Associate
+1 306 221 7464
graham.cowles@colliers.com

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Attachment 2 – City of Saskatoon Comments



222 3rd Avenue North Saskatoon Saskatchewan S7K 0J5

June 12, 2023

Adam Toth, Senior Planner
Rural Municipality of Corman Park No. 344
111 Pinehouse Drive
Saskatoon SK S7K 5W1

Dear Mr. Toth:

Re: **Application for District Land Use Map Amendment
Proposed Amendment from Urban Residential to Rural
Commercial/Industrial Designation
Bison Valley Business Park
NW 10-37-4-W3
Our File No.: PL 4240-5**

Thank you for forwarding this land use map amendment application to the City of Saskatoon (City). This letter provides comments on the Detailed Planning Document received by the Planning and Development Department on April 4, 2023. Please consider this letter as support in principle from the City of Saskatoon for the proposed land use map amendment. We understand the intent is to accommodate a rural industrial land use, which would change the approved land use as shown on the P4G District Land Use Map (DLUM), from Urban Residential Neighbourhood to Rural Commercial/Industrial.

At this time, the City is not reviewing an associated Comprehensive Development Review (CDR) or application for subdivision and/or rezoning, and therefore is only giving support in principle for the DLUM amendment to proceed.

In order to support the land use change request, the City requires confirmation by means of a memorandum of understanding or letter between the RM of Corman Park and City of Saskatoon that outlines:

- A contract for the rezoning would be required to support the proposal for a rural commercial/industrial land use designation. The contract would limit the uses on the parcel(s) to commercial and agricultural related uses with limited industrial uses that will compliment the area. The agreement will need to be registered on title and include language to ensure that all parties are aware of the requirements of the rezoning.
- An Intermunicipal Development Agreement as described in the *Planning and Development Act, 2007, Section 32.1* will be required to enable the smaller lots that are expected to be requested. The agreement will need to be registered on title and include language to ensure that all parties are aware of the requirements

for cost recovery for urban servicing, over time, regardless of ownership in the future. Timing and certainty regarding urban service provision has not been determined or agreed upon.

- The subject parcel(s) are to remain part of the Future Urban Growth Area to one million in the short term, as identified on the P4G DLUM and will be treated as interim until such time as there is discussion related to 'land swapping' that would be needed to accommodate this request for additional rural commercial/industrial land and make up for lost urban residential land as well.

At such time an application for development along with the supporting CDR is submitted, the City will then circulate the application for internal technical review and provide written formal comments related to:

- Transportation
- Stormwater management
- Geo-technical investigations
- Potable water capacity
- Fire suppression
- Environmental considerations
- Transition to urban development
- Cost recovery mechanisms for potential transition to urban servicing
- Requirements of an Inter-municipal Development Agreement

If you have any questions, please feel free to contact me.



Vanessa Wellsch, RPP, MCIP
Senior Planner, Regional Planning
Planning and Development Division (306-986-3028)

DK:vw

Cc: Jim Charlebois, Director of Planning and Development, RM of Corman Park
Wesley Wizniuk, Watershed Protection Manager, City of Saskatoon
AJ McCannell, Manager, Water and Wastewater, City of Saskatoon
Tyson McShane, Manager, Long Range Planning, City of Saskatoon
Nathalie Baudais, Engineering Manager, Transportation, City of Saskatoon



RURAL MUNICIPALITY OF CORMAN PARK NO. 344

BYLAW 45/23

A bylaw to amend Bylaw No. 57/20 known as the P4G Planning District Official Community Plan.

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, enacts to amend Bylaw 57/20 as follows:

1. Schedule B is amended by re-designating on NW 10-37-4-W3 Ext 5, Blk/Par A, B, D, E, F, G, H, J, and Roads within Plan 102331639, from 'Urban Residential Neighbourhood' land use to 'Rural Commercial/Industrial' land use as shown within the bold dashed line on Appendix A.

This Bylaw shall come into force and take effect upon receiving the approval of the Minister of Government Relations.

REEVE, Judy Harwood

SEAL

ACTING ADMINISTRATIVE OFFICER, Jim Charlebois

Appendix A – Map showing re-designation from Urban Residential Neighbourhood land use to Rural Commercial/Industrial land use





RURAL MUNICIPALITY OF CORMAN PARK NO. 344

BYLAW 49/23

A bylaw to amend Bylaw No. 57/20 known as the P4G Planning District Official Community Plan.

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, enacts to amend Bylaw 57/20 as follows:

1. Schedule C is amended by removing on NW 10-37-4-W3 Ext 5, Blk/Par A, B, D, E, F, G, H, J, and Roads within Plan 102331639, the Growth area to 1,000,000 Future Urban Growth Area designation as shown within the bold dashed line on Appendix A.

This Bylaw shall come into force and take effect upon receiving the approval of the Minister of Government Relations.

REEVE, Judy Harwood

SEAL

ACTING ADMINISTRATIVE OFFICER, Jim Charlebois

Appendix A – Map showing removal of Growth to 1,000,000 Future Urban Growth Area

