

11. Text Amendments

a) *Grasswood Ventures. – NE 35-35-5-W3, Ext. 1*

BYLAW: 33/24

BYLAW: 34/24

Date:	January 9, 2025
Owner/Applicant:	Major Land Corporation/Grasswood Ventures
Legal Land Description:	NE 35-35-05-W3, Ext. 1
Council Division:	2
File Manager:	Brett Kitchen

1. Proposed Development: P4G District Official Community Land Use Amendment

2. Recommendation:

1. *“That Bylaw 33/24 to amend the P4G Official Community Plan (Bylaw 57/20) by amending Schedule B to change the land use on NE 35-35-05-W3, Ext. 1, from ‘Urban Commercial/Industrial’ to ‘Rural Commercial/Industrial’ for the purposes of creating the policy framework to support a rural commercial subdivision, be given First Reading and Administration be authorized to proceed with the Public Notice process.”*
2. *“That Bylaw 34/24 to amend the P4G Official Community Plan (Bylaw 57/20) by amending Schedule C by removing on NE 35-35-05-W3, Ext. 1, the Growth Area to 1,000,000 Future Urban Growth Area designation for the purposes of creating the policy framework to support a rural commercial subdivision 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 NE 35-35-05-W3, Ext. 1, from ‘Urban Commercial/Industrial’ to ‘Rural Commercial/Industrial’ for the purposes of creating the policy framework to support a rural commercial subdivision.”*
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 NE 35-35-05-W3, Ext. 1, the Growth Area to 1,000,000 Future Urban Growth Area for the purposes of creating the policy framework to support a rural commercial subdivision.”*

3. Summary:

- An application has been made by Grasswood Ventures to amend the P4G Official Community Plan (DOCP) Land Use map at NE 35-35-05-W3, Ext. 1.
- The application proposes to amend the land use designation on Schedule B of the P4G DOCP from ‘Urban Commercial/Industrial’ to ‘Rural Commercial/Industrial’ and to amend Schedule C by removing the Growth to 1,000,000 Future Urban Growth Area from NW 35-35-05-W3, Ext. 1.
- The applicant has submitted a Detailed Planning Document to support the application which can be found attached to this report as Attachment 2.
- The applicants are wanting the redesignation to Schedule B to align with the future intent of the applicant to establish a multi parcel rural commercial development at the site in advance of the South East Concept Plan (SECP). 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.

- The application was referred to the P4G municipalities for comments. The City of Saskatoon provided comments which are found in Attachment 3.
- The Ministry of Highways was circulated the application due to the proximity to Highway 11. The Ministry of Highways indicated that Traffic Impact Assessment will be required prior to development on the site.
- CN Rail was circulated the application due to the proximity to a CN Rail Line. The comments from CN Rail are found in Attachment 10.
- It will be expected that the re-allocation of land uses to maintain the urban growth population metrics will be completed as part of the SECP.
- The application meets the requirements as stated in the P4G Official Community Plan.

4. Bylaw Compliance:

P4G District Official Community Plan:

<i>Section</i>	<i>Policy</i>	<i>Compliance</i>
6.3.4	Online review of the parcel with the Ministry of Environment (MOE) HABISask tools shows no environmental concerns on the land.	Yes
6.3.5	The Heritage Conservation Branch online screening tool does not identify this parcel as heritage sensitive.	Yes
10.3.1	The parcel is intended to be developed for a rural commercial/industrial development which is consistent with the surrounding land uses.	Yes
13.1 & 14.1	Rural Commercial/Industrial 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	a) The lands appear suitable for proposed continued commercial/industrial subdivision based on surrounding area and site conditions. b) Drainage planning will occur at the subdivision and holding provision removal stage. c) Municipal and utility services are in close proximity to service additional commercial subdivision.	Yes

	<p>d) Any design to future lots will be compatible with the existing developed and subdivided area.</p> <p>e) The subject lands are located near Grasswood Road and Range Road 3051. Additional upgrades and installation of internal subdivision roads may be required at the subdivision and holding provision removal stage.</p> <p>f) The subject land is located at a key intersection where Provincial Highways and municipal roadways can provide access.</p> <p>g) The land is not prone to natural hazards.</p> <p>h) There are no unique or historical features present on the lands.</p> <p>i) There are no significant wildlife habitats present on the subject land.</p> <p>j) The lands do not exhibit any high quality recreational resources.</p> <p>k) Surface and groundwater resources will be managed at the subdivision design stage of development.</p> <p>l) It is not anticipated that the R.M. of Corman Park (Corman Park) will be expected to bear costs from this development.</p>	
31.3.2	The applicant has submitted a detailed planning document to support the land use change.	Yes
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 this stage. The applicant will be required to submit a public consultation summary as part of the subdivision and holding provision removal application stage.	Yes

5. Interdepartmental Implications:

The application was shared with the SECP lead who did not have any concerns with the application.

6. 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.

7. 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.

8. 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 rural commercial rezoning and subdivision applications. Denial of an application for a land use amendment is not appealable under *The Planning & Development Act, 2007*.

9. Public Consultation Summary:

Notice of the proposed amendment to the land use designation will be advertised pursuant to the provision of *The Planning and Development Act, 2007* if First Reading on Bylaw 33/24 and Bylaw 34/24 occurs.

10. Regulatory Correspondence:

City of Saskatoon: the City of Saskatoon provided comments on the application. The City of Saskatoon indicated that the site is within the proposed Rural Growth Node area of the Southeast Concept Plan which is proposed to have a different level of servicing than typical rural or urban development. The City of Saskatoon indicated that they are prepared to support the application pending confirmation from the R.M. of Corman Park that the application sufficiently aligns with the expected long-term plans for the area.

Ministry of Highways: the Ministry of Highways indicated that they would request the developer to submit an updated TIA before subdivision takes place to identify potential improvements or mitigation measures required on the Ministry of Highways roadway to accommodate the development.

Canadian National Railway (CN Rail): CN Rail requested an opportunity to review a detailed site plan and storm water management report prior to development to ensure the development takes into consideration the Federation of Canadian Municipalities and Railway Association of Canada development guidelines.

Water Security Agency: Water Security Agency did not provide any comments.

11. Other Considerations:

Future Servicing Requirements:

The following information will be required as part of the future rezoning (removal of holding provision) and subdivision development applications for the property:

- Potable water supply;
- Details on sewage disposal and suitability for development;
- Drainage plan for all future development of the lands.

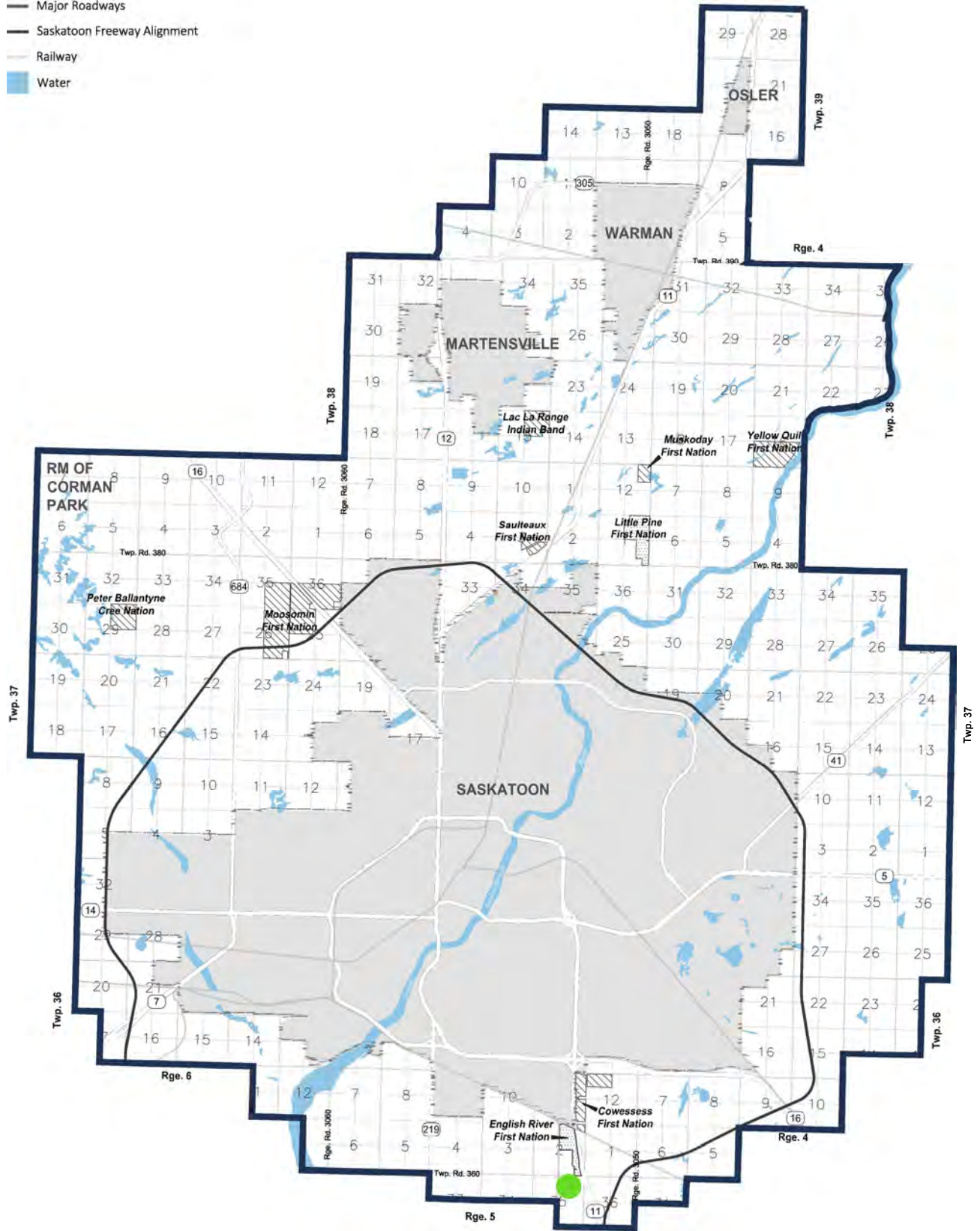
Attachments:

- Attachment 1 – Schedule A – District Plan Area
- Attachment 2 – Detailed Planning Document
- Attachment 3 – City of Saskatoon Comments
- Attachment 4 – Bylaw 33/24
- Attachment 5 – Bylaw 34/24
- Attachment 6 – Overall Map
- Attachment 7 – Subject Map
- Attachment 8 – Schedule B – Redesignation Map (Urban Commercial/Industrial to Rural Commercial/Industrial)
- Attachment 9 – Schedule C – Removal of Urban Growth Area Map
- Attachment 10 – CN Rail Comments

Prepared By: Brett Kitchen, RPP, MCIP, Planner II

Approved By: Adam Toth, RPP, MCIP, Acting Manager of Development Services

- P4G District Boundary
- Existing Urban Municipality
- First Nations Land Holdings
- First Nations Reserves
- Major Roadways
- Saskatoon Freeway Alignment
- Railway
- Water



NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Saskatoon North Partnership for Growth.
DRAWING NOT TO BE SCALED
June 10, 2020

GRASSWOOD VENTURES

DETAILED PLANNING DOCUMENT

Submitted to:

THE RM OF CORMAN PARK NO. 344

Prepared by:

CROSBY HANNA & ASSOCIATES

In Association With:

CATTERALL & WRIGHT CONSULTING ENGINEERS

OCTOBER 2024

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EXECUTIVE SUMMARY

Grasswood Ventures (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 and “Schedule C – Future Urban Growth Areas”. The project group is requesting a designation change from Urban Commercial / Industrial to Rural Commercial / Industrial for a portion of land in the NE 35-35-05, Ext. 1. The intent of the project is to subdivide and develop a mix of commercial and light industrial developments, as provided in the DC-2 zoning district.

The 48.85 acre (19.77 ha) parcel is situated on land located within the Saskatoon North Partnership Planning For Growth (P4G) region, immediately south of Grasswood Road. The area is mainly characterized by a mix of country residential development to the west, Jemini Arena to the north, English River First Nations commercial development to the north and Provincial Highway #11 and other commercial development to the east.

In 2019, the previous lot owner was successful in rezoning the parcel of land to D-C2 with a holding provision. A rezoning application and accompanying Comprehensive Development Review were submitted and approved by the RM of Corman Park with a number of conditions that would need to be met to remove the holding provision. It is anticipated that a revised CDR would need to be submitted to support a subdivision application, following the successful amendment of the P4G Land Use map.

In 2021, the RM of Corman Park and City of Saskatoon partnered with Urban Systems to undertake concept planning in the area identified as the South East Concept Plan Area (SECP), in which the project is located. The goals of the project were to propose a land use concept for the SECP area, propose new land use categories, propose servicing options, and overview financing and cost recovery approaches. In 2023, the SECP report was provided to the City of Saskatoon and RM of Corman Park by Urban Systems. The subject parcel was identified graphically as “Rural Arterial Commercial”. Subsequently, in 2024, it was concluded that based on the limited servicing potential from the City of Saskatoon, the RM of Corman Park would need to complete the SECP. In September 2024 Corman Park Council refined the land base for the SECP area and is now investigating alternative land use and servicing options for the project area.

Although the revised SECP is in progress, it is not anticipated to be drafted until Q3, 2025. If all five partner municipalities agree to adopt the SECP, bylaw amendments would have to be undertaken at that time, which would push the final adoption into 2026.

In discussing the project with Corman Park Administration, it was determined that a land use map amendment requesting a change from Urban Commercial/Industrial to Rural Commercial/Industrial could be considered in advance of the new SECP. This detailed planning document and request to amend Schedules B and C is supported by the following:

- The parcel is currently zoned D-Arterial Commercial 2 (D-C2) District with a holding provision. The future land use designation should match the zoning of the parcel.

- The initial SECP proposed by Urban Systems and supported by the RM of Corman Park and the City of Saskatoon presented this area as a “Rural Growth Node” and the land use of this particular parcel was proposed to be further refined as “Rural Arterial Commercial”.
- This project has been ongoing since the initial rezoning application in 2019. There is support from both Corman Park Administration to see this development work through the process to obtain subdivision approval, despite the change to the SECP area. Given the history of the file and the duration of the SECP project, it was suggested that this project could move forward for consideration without having to wait until 2026 for the new SECP to be adopted.
- The RM of Corman Park and City of Saskatoon have agreed that this area cannot be serviced by Saskatoon urban infrastructure. Given the limitations on the potential for urban levels of service, it would therefore be more appropriate to develop this parcel to a rural standard (as shown on the Draft SECP).
- The number of existing commercial developments as well as country residential subdivisions in the area would complement the proposed re-designation of the subject site to accommodate commercial development, both as an employment centre, but also at a rural convenience commercial level.
- The Grasswood Market Study concluded that there is sufficient demand in the Saskatoon CMA, RM of Corman Park, and City of Saskatoon to support a balance of strong and compatible retail and office growth in the Grasswood Study Area. These conclusions indicated that future commercial development in the area would not negatively impact Saskatoon or the greater Saskatoon CMA.
- There are several businesses who wish to purchase future lots on the subject parcel and time is of the essence in order to move this project forward.

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 parcel, which measures 48.85 acres (19.77 ha) in size, is located in the NE-35-35-05 W3M, Ext. 1 and is currently zoned as D-Arterial Commercial 2 (D-C2) District with a holding provision.

The applicant for the project is Grasswood Ventures. Questions on the proposal or the material contained within this document should be directed to Maggie Schwab (306-227-6617) at Crosby Hanna & Associates.

1.2 OVERVIEW

It is the intention of the Developer to ultimately subdivide the land over a number of phases to accommodate a multiple parcel rural commercial/industrial development oriented to serve the surrounding community. The subject parcel is on the NE 35-35-05, Ext. 1, approximately 1.6 km south of the City of Saskatoon, immediately south of Grasswood Road and 330 m west of Provincial Highway #11 (see Map 1 below).

In 2019, Major Lands Corp. was successful in rezoning the parcel to DC2-Arterial Commercial 2 District with a holding provision. An amendment to the Future Land Use Map to a Rural Commercial / Industrial designation 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 EXISTING LAND USE

The subject parcel measures 48.85 acres (19.77 ha) in size and is located on the NE ¼ of Section 35, Township 35, Range 5, W3M, Ext. 1. 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 developments, agricultural land (both grain farming and pastureland) in addition to community service land uses (Jemini Arena), and other highway-oriented commercial uses. Most of the existing commercial uses have been developed by English River First Nation to the north. The existing surrounding country residential developments include Edgemont East, Grasswood North, Grasswood South, Grasswood Estates, Ashwood Estates, and South Point Estates (see Map 2).

The subject parcel is located approximately 330 m west of Provincial Highway #11 and immediately south of Grasswood Road.

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

North

- | | |
|---------------------------------------|--|
| - Grasswood Road | Adjacent to north boundary |
| - Jemini Arena | Immediately across Grasswood Road |
| - Subway, Petro Canada (Reserve Land) | Immediately across Grasswood Road |
| - Office Development (Reserve Land) | Immediately across Grasswood Road |
| - City of Saskatoon | Approx. 1.6 km north of north boundary |

South

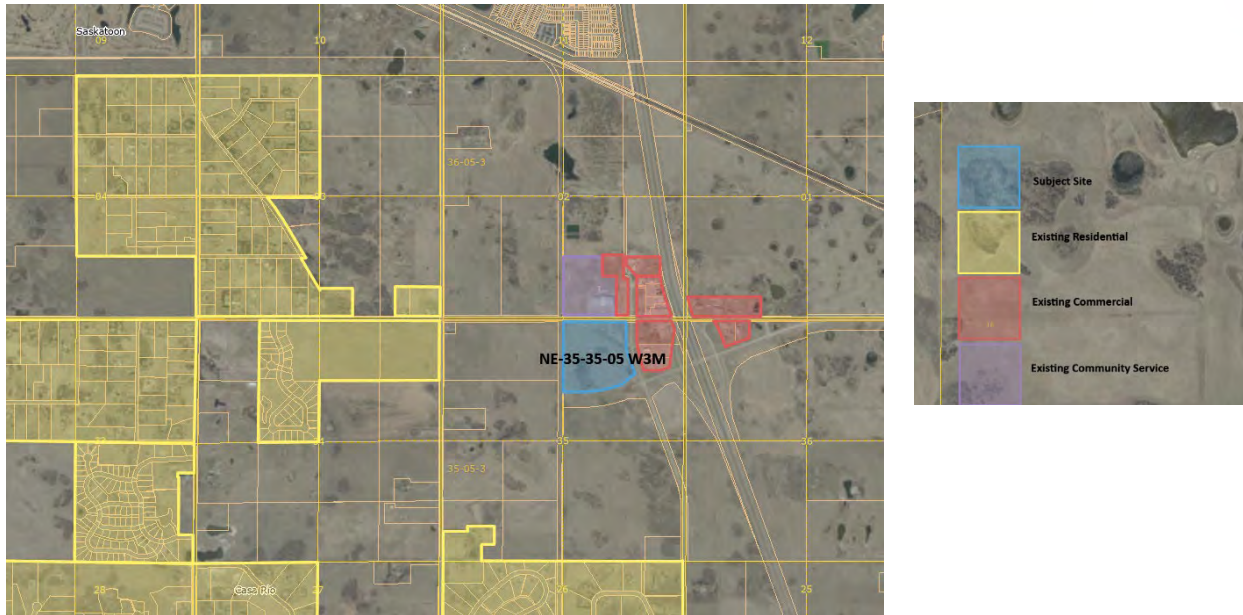
- | | |
|------------------------------|---|
| - Undeveloped road allowance | Adjacent to south boundary |
| - Cultivated farmland | Adjacent to south boundary |
| - Ashwood Estates | Approx. 1,200 m south of south boundary |
| - South Point Estates | Approx. 2.0 km south of south boundary |

West

- | | |
|-----------------------|-------------------------------------|
| - Rail line | Adjacent to west boundary |
| - Cultivated farmland | Adjacent to west boundary |
| - Preston Avenue | Approx. 800 m west of west boundary |
| - Edgemont East | Approx. 800 m west of west boundary |

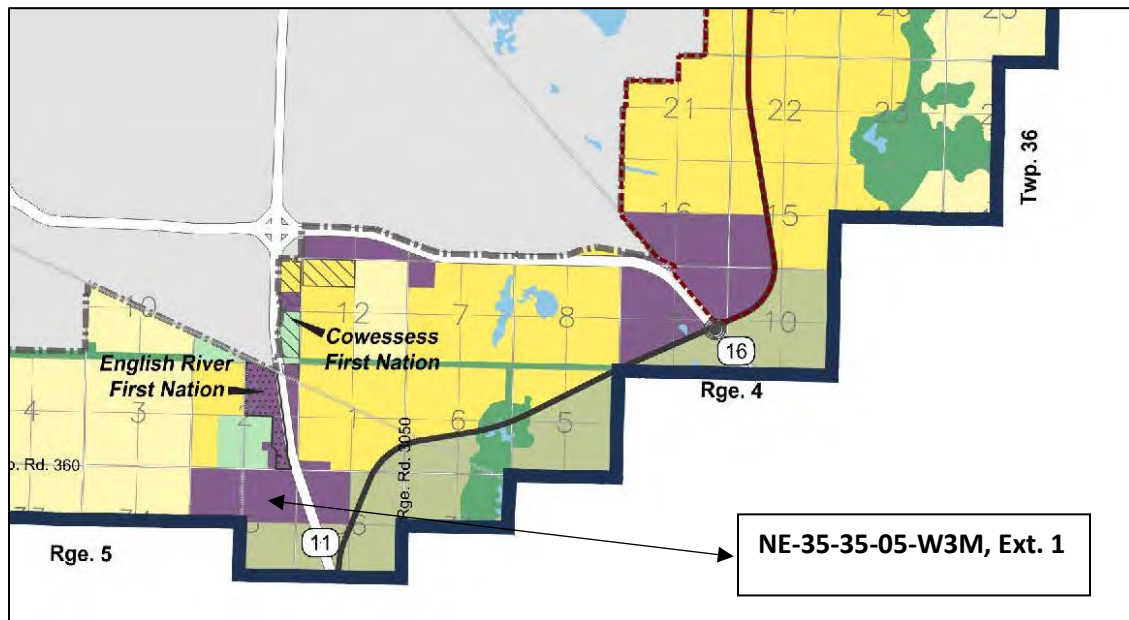
East

- | | |
|--------------------------------|-------------------------------------|
| - Esso Gas Station | Adjacent to east boundary |
| - Service Road/Range Road 3051 | Adjacent to east boundary |
| - Highway #11 | Approx. 330 m east of east boundary |



Map 2. Existing Land Uses within proximity of Grasswood Ventures Site

The project is located in an area with an existing land use designation of “Urban Commercial/Industrial” as provided on Schedule B: P4G District Official Community Plan Land Use Map (see Map 3).



Map 3. Existing P4G District Land Use Designation

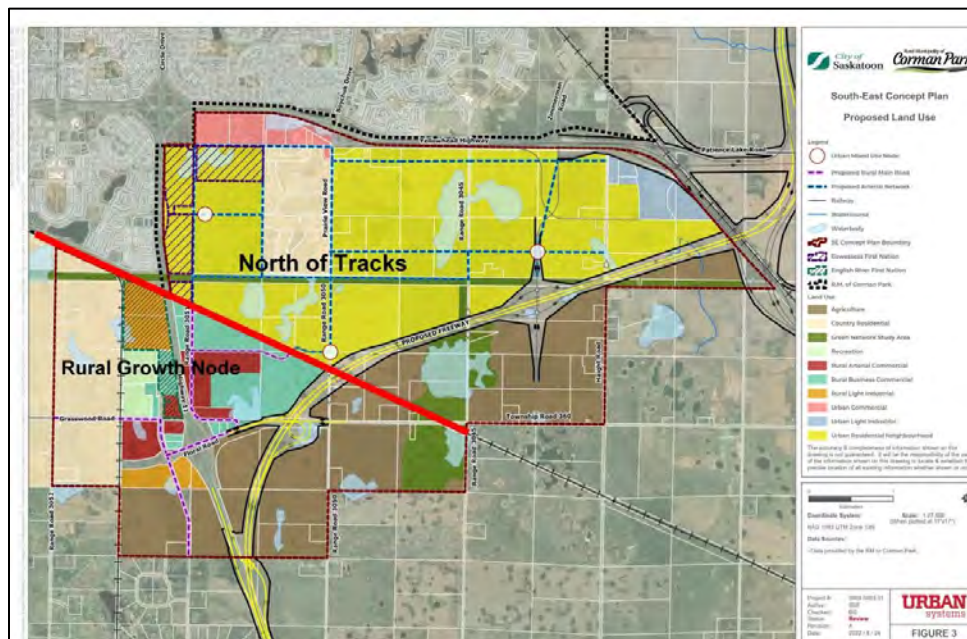
3 PROJECT CONTEXT

3.1 INITIAL SOUTH EAST CONCEPT PLAN

The subject parcel is identified on land designated as “Urban Commercial/Industrial”, according to Schedule B – District Land Use Map. However, through the development of the South East Concept Plan (SECP) as undertaken by the City of Saskatoon and the RM of Corman Park, the proposed land uses in the Grasswood area were further refined (see Map 4). The subject parcel was identified as “Rural Arterial Commercial”. This land use is appropriate, given the existing zoning, and associated development rights, of the parcel.

On the SECP project website, it is noted that the subject parcel is located in the “Rural Growth Node”. As a result of continued development interest and pressures, as well as servicing challenges in the Grasswood area, the proposed Rural Growth Node was identified as a high priority area for the RM of Corman Park to facilitate growth prior to the 700,000 to 1,000,000 regional population threshold. At the time that the Draft SECP was being developed, it was recognized that the Rural Growth Node is a long-term planning and servicing area that would remain in the RM of Corman Park. The vision of the area was to function as a “gateway” into Saskatoon, and that visually appealing development was desired by all parties.

On the SECP project website, it is further indicated that stormwater/drainage, wastewater and potable water servicing strategies would be developed at a regional level, to maximize available capacity while ensuring equitable distribution. Additionally, the transportation networks would ensure adequate connectivity and access within the Rural Growth Node and connect to existing and future provincial highways and Saskatoon growth areas.



Map 4. Proposed Land Uses on SECP project website.

Given the proposed land uses identified in the SECP, the Grasswood Ventures team made a presentation to the Corman Park Planning Committee on June 3, 2024, illustrating how the proposed development meets the intent of the Rural Growth Node, as provided on the SECP project website. The information was well received and the Corman Park Planning Committee was in favour of supporting this project as it moved forward in conjunction with the SECP.

Corman Park Administration, along with the City of Saskatoon, and Urban Systems, advanced work on servicing options for potable water, wastewater and stormwater management along with transportation analysis, financing and cost recovery options, and market analysis. In March 2023, the Corman Park Chief Administrative Officer sent a letter requesting endorsement for the proposed Grasswood Rural Growth Node as a long-term Corman Park growth area with “peri-urban” (like suburban) levels of service to the Saskatoon City Manager. The RM of Corman Park indicated a request for extension of services from Saskatoon to the proposed Grasswood Rural Growth Node, as proposed in the SECP.

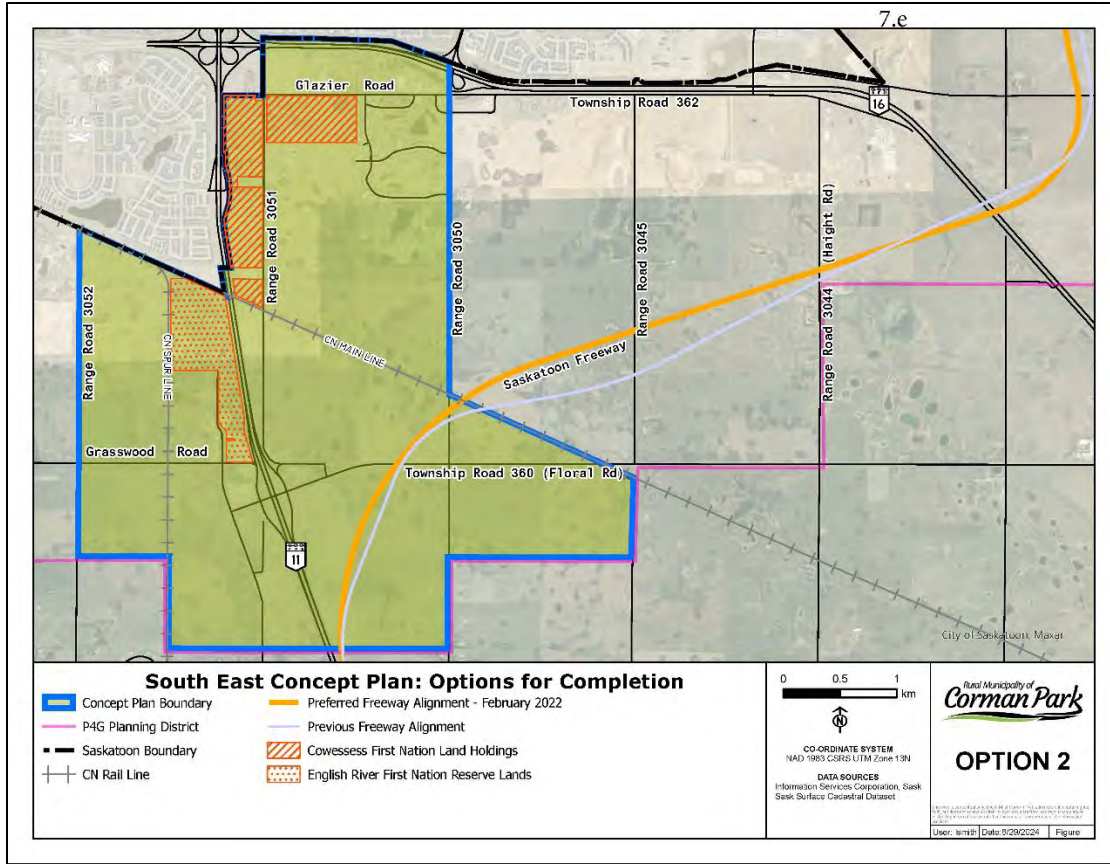
In July 2024 in a meeting between Corman Park Administration and Saskatoon Administration, it was determined that in the analysis of multiple options for servicing, the City was unable to expedite services to the proposed Grasswood Rural Growth Node, as requested by Corman Park. Extending piped water, stormwater or wastewater infrastructure from Saskatoon to the SECP area wasn't believed to be feasible for Saskatoon until many decades in the future, as the City's modelling showed that significant upgrades to Saskatoon infrastructure are needed first. City representatives noted that extending urban services ahead of this timeline would impact Saskatoon's current servicing plans for other areas and could place additional risk on the existing infrastructure.

Saskatoon Administration (letter dated August 8, 2024) indicated that they would support Corman Park in gaining approval for the SECP from each of the partner municipal Councils, including Saskatoon's, once alternative servicing options for water, wastewater and stormwater management for the SECP area have been developed.

3.2 REVISED SOUTH EAST CONCEPT PLAN AREA

In September 2024 Corman Park Administration put forward a report indicating that if Council wished to develop the SECP area in the short and medium timeframe, the most appropriate path is to designate the entire study area as a “RM growth area” that does not rely on Saskatoon services for development.

A number of alternative approaches to completing the plan were proposed, including alternative servicing options. Council ultimately decided to reduce the SECP project area but wished to include the lands within the Grasswood Rural Growth Node and are anticipating completion of the final draft concept plan in Q3 of 2025 (see Map 5). It is noted that the anticipated adoption of the revised SECP would be pushed into at least Q1 of 2026 due to the adoption process required by all five participating municipalities.



Map 5. New SECP Boundary Area

4 SERVICING

4.1 REGIONAL SERVICING

According to the SECP project website and communication from City of Saskatoon Administration, it will be many decades before urban services could be available in the Grasswood Rural Growth Node (see Section 3.1 above). Some options were explored in the initial SECP including sanitary servicing, potable water supply and distribution, and stormwater drainage. Each of these options are discussed below. However, it is noted that details concerning site-specific servicing will be undertaken when the land is considered for subdivision.

4.2 WASTEWATER MANAGEMENT

Des Nedhe (English River First Nation) is currently developing regional sanitary services with their Membrane Bioreactor (MBR). The RM of Corman Park has purchased an initial 500 m³/day capacity at this facility. The final effluent management strategy is still under development, with the hope of an increase, but it is not known how much capacity will be available, nor when it will be available. It is noted that while this option provides a high level of service independent of the City of Saskatoon, the infrastructure required to pump effluent to this facility is not yet available, and the RM of Corman Park is still investigating appropriate connection fees for commercial/industrial users.

Should the wastewater connection fee, engineering information including detailed design considerations, as well as the creation of a new public utility be established at the time of subdivision, the Developer anticipates it may be possible to connect to the MBR treatment plant. However, due to these delays, it is proposed that on-site septic tanks be utilized for Phase 1.

Given the potential to connect to the MBR treatment plant, Grasswood Ventures would also consider higher users of potable water (e.g. hotel, commercial complex) if capacity was available and connection fees were reasonable.

4.3 POTABLE WATER

There are currently three minor potable water lines in the area including (two owned and operated by SaskWater and one through Dundurn Rural Water Utility). It is further understood that the Des Nedhe Group is exploring the possibility of constructing their own reservoir to service the Grasswood Reserve. Additionally, the RM of Corman Park has been discussing the possibility of partnering with Des Nedhe and EPCOR to service the broader area with potable water. However, the timing and sizing of the reservoir and associated infrastructure are currently unknown.

It is anticipated that in the short term, potable water will be provided through the Dundurn Rural Water Utility (DRWU), Lost River Water Utility, or EPCOR. The previous developer was allocated potable water based on the CDR study completed in 2019. It is further understood that the low-pressure system may not be capable of meeting fire flows for some uses at the proposed development. Therefore, each lot may need to provide its own fire suppression system to meet their individual needs.

4.4 DRAINAGE AND STORMWATER MANAGEMENT

In a 2019 engineering review for Major Lands Corp., Catterall & Wright prepared a preliminary lot grading plan for the development which contains all runoff from the site into a central storm water detention pond. The pond was sized to provide storage for the 1:100 year storm event plus 25% and to ensure the post-development runoff rate was equal to the predevelopment runoff rate of approximately 1500 L/s. It was proposed that the retention pond will be sized to provide storage for the 1:100 year storm event plus 25% to ensure that the post development rate is less than the specified pre-development runoff rate.

It was concluded that the pond storage volume required totals 12,000 cubic metres for the development, which is equivalent to approximately 890 cubic metres per hectare of lot development. This value can be used to ensure adequate storm water management is provided by the development in the event of a change in site layout.

It is anticipated that revised information would be provided in the new CDR when the developer applies to subdivide the land. The stormwater management report would be based on site layout and anticipated uses.

4.5 TRANSPORTATION

In 2019, a revision to the traffic study undertaken by WSP Canada Group was completed by Catterall & Wright Consulting Engineers.

The original report assumed two access locations along Grasswood Road, shopping center land use throughout the entire development, and a 2028 full buildout condition. Since then, Access 1 was relocated to 285m south of the Grasswood Road and Service Road Intersection, and a new full buildout condition is assumed to be 2032. From these changes, expected turning moving counts differed at each of the study intersections. Revised turning movement counts were forecasted for 2032 full buildout at each of the study intersections and modelled to determine if different mitigation strategies should be recommended.

In the revised 2019 report, the following recommendations were made:

- Grasswood Road & Service Road intersection was expected to require all-way stops and eastbound right turn channelization in 2018. This is no longer recommended as the intersection only reaches LOS D during the afternoon peak.
- Provision of a right-turn bay at the Access 2 onto Grasswood Road is still recommended, however, it isn't required at Access 1 as originally proposed.

It is understood that further amendments to the TIA could be required at the time the Developer wishes to move forward with a subdivision application and associated CDR.

5 GRASSWOOD VENTURES DEVELOPMENT

5.1 GRASSWOOD MARKET IMPACT STUDY

A Market Impact Study for the approximate 2,800 acre Grasswood Mixed Use Node (“Grasswood Study Area”), located in the RM of Corman Park and adjacent to the south east municipal boundary of the City of Saskatoon was undertaken in 2015 to 2016 by Cushing Terral Architecture Inc. in conjunction with Preferred Choice Development Strategies.

One of the major deliverables of the market impact study was to determine the amount and type of development (commercial, industrial, residential, institutional) needed to meet projected growth, while ensuring the viability of the existing markets were not compromised.

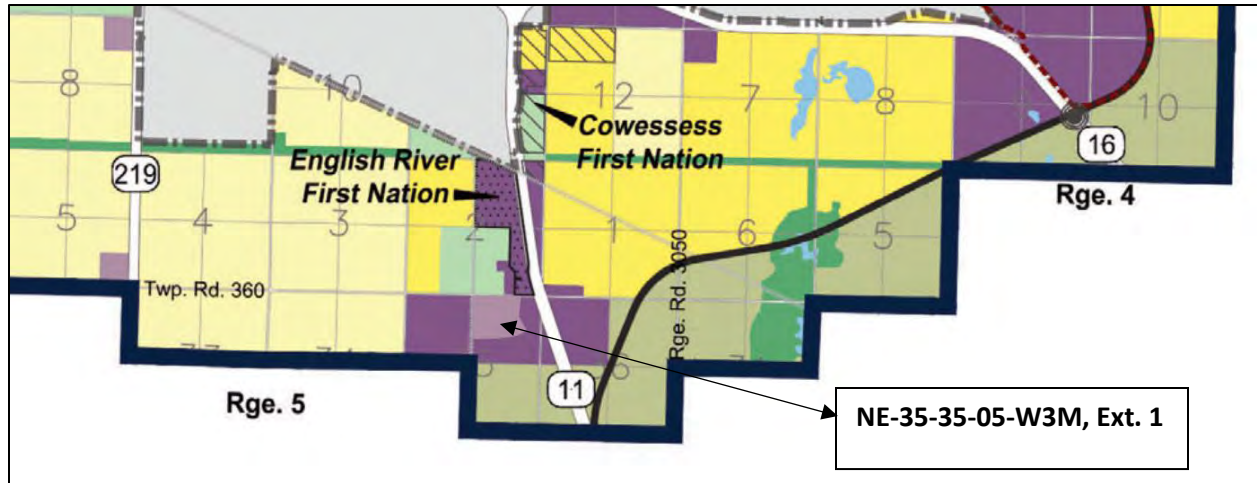
The Market Impact Study concluded that over the next 35 years, the Grasswood Study Area is forecasted to have a potential population of 11,350. Given the anticipated square footage of new commercial space in Saskatoon (2.7M ft²), and the study area’s site and locational attributes, it was concluded that the area represents a very strong and compatible area for future retail development ranging from neighbourhood level to regional scale retail formats. Furthermore, it was determined that there is sufficient demand to be accessed across the City of Saskatoon, RM of Corman Park and the CMA even with development in the Grasswood Study Area for future retail development.

As with retail, the Grasswood Study Area’s site and locational attributes suggest that the area represents a very strong and compatible area for future suburban office business park development, as part of the establishment of a south employment centre. Similarly, there is sufficient suburban office demand to be accessed across the City of Saskatoon, RM of Corman Park and CMA even with suburban office development in the Grasswood Study Area. The Market Impact Study concluded that “the Grasswood Study Area also has the added potential to enhance regional accessibility to and from north of Saskatoon, not to mention Regina to the south.”

5.2 PROPOSED LAND USE

As identified on Map 6 below, Grasswood Ventures wishes to amend Schedule B – Land Use Map to identify the subject parcel as “Rural Commercial/Industrial”. If successful in amending Schedules B, the proponent will then apply to subdivide the parcel into several lots to accommodate the land uses provided in the D-C2 District. If successful in amending Schedule B – Land Use Map, it is also necessary to remove the parcel from Schedule C – Future Urban Growth Areas.

The intended uses of the subject parcel are compatible with the existing land uses currently in the surrounding area, as this area of the RM is showcases clusters of existing commercial land uses, particularly those on the English River First Nations land. In addition to the existing commercial development, several existing and approved country residential developments are located in the immediate vicinity of the proposed development.



Map 6. Proposed District Land Use Designation – Rural Commercial/Industrial

The residential subdivisions have been developed in the vicinity of the Grasswood Ventures parcel:

- Grasswood North;
- Grasswood South;
- Edgemont East (under development);
- Ashwood Estates;
- Grasswood Estates;

The proximity of Highway #11 to the east and Jemini Arena to the north also lend well to this parcel being identified for future commercial development.

As provided through Section 4 of this document, the proposed land use of “Rural Commercial/Industrial” and removal of the parcel from Schedule C – Future Urban Growth Areas is appropriate given that there are no urban levels of service in the area. Furthermore, the timeline associated with potential future urban levels of services is unknown.

5.3 GRASSWOOD VENTURES DEVELOPMENT POTENTIAL AND TIMELINE

Grasswood Ventures wishes to move this project forward in order to subdivide the first phase of the development. Figure 1 below illustrates the conceptual layout and phasing of this development.

The types of uses being considered for this property are small retail stores, health care service, personal service, vehicle sales and rentals, business support service, commercial storage, office and warehouse sales. It is expected that the lots will have smaller buildings with yard space for storage.

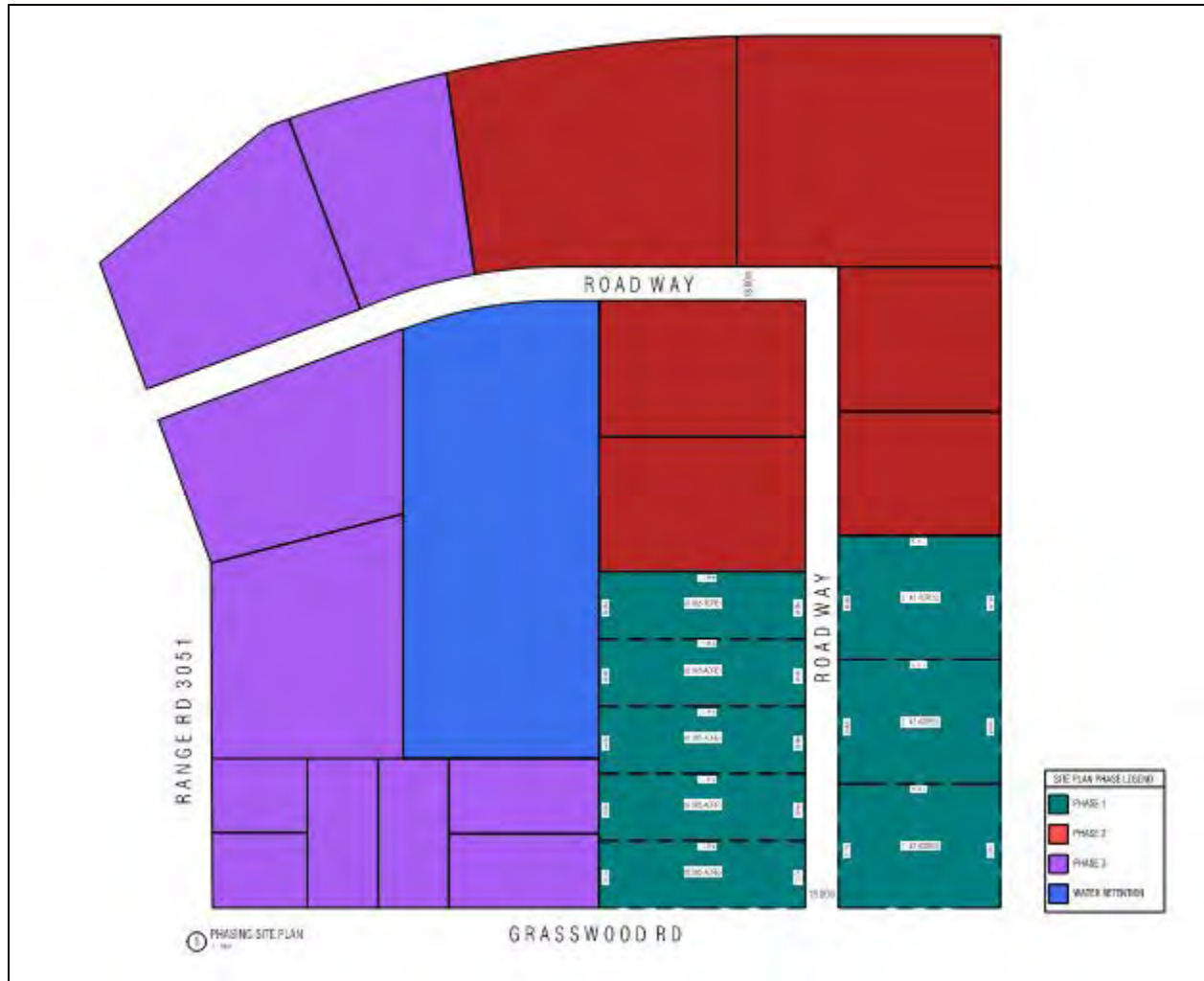


Figure 1. Conceptual Layout of Grasswood Ventures site.

From the layout, it is anticipated that higher end retail and offices would be best accommodated in Phase 1 (lot sizes of 0.985 acres to 1.42 acres). The larger lots in Phases 2 through 4 would be utilized for other uses such as personal service establishments, health care services, commercial storage, RV sales and service, as well as warehouse sales and services, among other potential uses as provided in the DC-2 Zoning District.

It is important to note that the Developer has purposely postponed these higher end uses until such a time that the lots could be serviced to a higher standard. Grasswood Ventures would consider higher end development (e.g. medical office buildings, personal service establishments) and higher users of potable water (e.g. hotel, larger scale commercial complexes) if both potable water and wastewater capacity were available. As noted in Section 4, the ability to move forward with this level of servicing is still contingent on detailed design considerations, connection fees, and the creation of a public utility.

In the interim, the project group believes it is reasonable to move forward with the land use map amendment request in advance of the anticipated completion date of the SECP, given the following:

- The intent to develop this site at a rural scale has been ongoing since 2019 when the land was rezoned to DC-2 with a holding provision.
- Development rights are currently associated with the exist zoning designation.
- The capital funds required for such a development need to be secured shortly, in order to capitalize on the existing market and demand for commercial lots.
- The project group has several businesses who have indicated their desire to purchase lot(s) on the subject parcel.
- Support from Corman Park Council (Planning Committee) has been positive thus far. It is anticipated that the P4G District Planning Commission will understand that the application to amend the land use map is reasonable at this stage and that the intent of the project remains the same.

6 POLICY CONTEXT

The proposed Grasswood Ventures commercial development is located within the P4G District on land identified as “Urban Commercial/Industrial”. The policies below detail the rationale to amend the Land Use Plan to identify this parcel as “Rural Commercial/Industrial”, as well as to remove the parcel from Schedule C – Future Urban Growth Areas.

6.1 DISTRICT OFFICIAL COMMUNITY PLAN

Future Urban Growth Areas (Section 15) – Section 15 of the District Official Community Plan identifies the following policies that are pertinent to the expected urban footprint as the P4G municipalities grow to a population of 1 million.

15.3.4 Concept Plans for Intended Uses in Future Urban Growth Areas

- Policy 15.3.4 states that “Concept Plans for intended uses in the Future Urban Growth Areas are required for subdivision and development approval and shall confirm as closely as possible with the requirements of Concept Plans developed in any adjacent municipality.”
 - As outlined in Section 3 of this document, it is understood that this area is still under concept plan development and has been since the initiation of the project in 2021. The parcel in question was identified as “Rural Arterial Commercial” in the original SECP. In association with the proposed policies on the project website concerning “Rural Arterial Commercial” development, the intended land uses at the Grasswood Ventures parcel fits well in this land use category. The new land use categorization would also require an amendment to Schedule C to remove the parcel as identified as the area outlined to accommodate growth to 1,000,000 people.
 - The RM of Corman Park has indicated that the new SECP (Draft Final Report) will be completed in Q3 of 2025. However, following the announcement that a new SECP was to be drafted, the project team met with Corman Park Administration to discuss whether the Grasswood Ventures project could move forward with a land use map amendment application in advance to the final adoption of the SECP. It was determined that given the long history of the file, the existing zoning designation, and general support for this project to come to fruition as indicated by Corman Park Planning Committee, it would be appropriate to submit this Detailed Planning Document for consideration in advance of the Draft Final SECP.

15.3.5 Development Standards for Intended Uses

- Policy 15.3.5 states that “Development Standards for intended uses in the Future Urban Growth Areas shall be consistent with the development standards in any adjacent urban municipality to allow for integration with the urban municipality in the future with consideration for the type of use proposed.”
 - In the project area, there are no urban levels of services that exist and as outlined in Section 4.2, it is unclear when the Des Nedhe MBR will be available for connection.

Furthermore, the wastewater connection fee, engineering information including detailed design considerations, and creation of a new public utility also still need to be considered. Furthermore, the only potable water lines that exist in the area are not pressurized.

- Given the servicing limitations (lack of available urban levels of service), it is more appropriate to identify this parcel as a Rural Commercial/Industrial on Schedule B of the P4G Land Use Map, as well as to remove the parcel from Schedule C – Growth to 1,000,000.
- It is anticipated that if / when capacity is available, the engineering components, and fees are established, future phases of the Grasswood Ventures development could be connected to this wastewater treatment facility, and if available, potable water facility.

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 Amendment

The re-designation of the portion of land in the NE-35-35-05 W3M, Ext. 1 to “Rural Commercial/Industrial” and removal of the parcel from Schedule C – Future Urban Growth Areas is further supported by the following reasons:

- The parcel is currently zoned D-Arterial Commercial 2 (D-C2) District with a holding provision. It is important for the future land use designation to match the existing zoning of the parcel.
- The Developer has zoning rights based on the application that was approved in 2019 by the RM of Corman Park and the Community Planning Branch at the Ministry of Government Relations.
- The initial SECP proposed by Urban Systems and supported by the RM of Corman Park and the City of Saskatoon presented this area as a “Rural Growth Node” and the land use of this particular parcel was proposed to be further refined as “Rural Arterial Commercial”.
- This project has been ongoing since the initial rezoning application in 2019. There is support from both Corman Park Administration and Corman Park Council to see this development work through the process to obtain subdivision approval, despite the change to the SECP area. Given the history of the file and the duration of the SECP project, it was agreed that this project could move forward without having to wait until Q3 of 2025 for the new SECP to be presented and Q1 of 2026 to be adopted.
- The RM of Corman Park and City of Saskatoon have agreed that this area cannot be serviced by Saskatoon urban infrastructure. Given the limitations on the potential for urban level of servicing, it would therefore be more appropriate to develop this parcel with a rural level of servicing.
- 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.
- The Grasswood Market Study concluded that there is sufficient demand in the Saskatoon CMA, RM of Corman Park, and City of Saskatoon to support a balance of strong and

compatible retail and office growth in the Grasswood Study Area. These conclusions indicated that future commercial development in the area would not negatively impact Saskatoon or the greater Saskatoon CMA.

- There are several businesses who wish to purchase future lots on the subject parcel and time is of the essence in order to move this project forward and provide future lot owners with some level of surety that the development will come to fruition.

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 and Schedule C – Future Urban Growth Areas.
- It is noted that specific engineering considerations will be provided in the CDR document that will accompany the subdivision application.

31.3.3 Consideration of Impacts

- This document provides consideration towards the development of the subject parcel as a future rural arterial commercial level, and why it is appropriate in advance of the the development of the new SECP.
- The details concerning rural levels of service have been previously provided under a CDR project undertaken by Major Lands Corporation. It was illustrated in the 2019 document that the subject site can be serviced by potable water and wastewater treatment options at a rural standard.
- Urban services do not currently exist in the vicinity of the project site and as such, the only option is to develop the site at a rural standard. All matters of land use integration will be considered under the revised CDR document.
- A new subdivision layout and potential uses have been provided in this document. It is anticipated that a revised CDR will further detail the engineering components supporting this development.
- A significant number of residents from surrounding country residential developments, as well as the travelling public, would benefit from 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:
 - Convenience commercial services;
 - Commercial complexes;
 - Health care services;
 - Offices;
 - Retail stores;
 - Personal services,
 - RV sales and rentals;
 - Commercial storage centre;
 - Warehouse sales; and,
 - Warehousing.

7 NEXT STEPS

If the amendment to the Land Use map is successful, Grasswood Ventures will be required to submit a subdivision application to the RM of Corman Park, as well as the Community Planning Branch at the Ministry of Government Relations. It is anticipated that the project group will concurrently apply to remove the holding provision on Phase 1 of the project land at the time of subdivision. It is understood that the conditions put forward following the 2019 rezoning of the parcel would need to be satisfied to successfully remove the holding provision.

December 9, 2024

Brett Kitchen, Planner II
Rural Municipality of Corman Park No. 344
111 Pinehouse Drive
Saskatoon SK S7K 5W1

Re: **Application for Amendments to the District Official Community Plan:
Proposed Amendment to Schedule B: District Land Use from Urban
Commercial/Industrial to Rural Commercial/Industrial &
Proposed Amendment to Schedule C: Future Urban Growth Areas -
Removal of Future Urban Growth Area to 1,000,000 Designation
NE 35-35-5-W3
Grasswood Ventures/Major Land Corporation
Our File No.: 20-2024**

Thank you for forwarding this District Official Community Plan (DOCP) amendment application to the City of Saskatoon (City). This letter provides comments on the proposal received by the Planning and Development Department on October 29, 2024.

The subject site is a 48.85 acre (19.77 ha) parcel that is located in a Future Urban Growth Area (FUGA) to 1,000,000 and is designated Urban Commercial/Industrial on the Saskatoon North Partnership for Growth (P4G) District Land Use Map (DLUM) which forms part of the P4G District Official Community Plan (DOCP). The subject site is also within the revised South East Concept Plan (SECP) study area, with the final draft expected to be completed by the RM of Corman Park (RM) in 2025.

The City understands that this application has been submitted to amend the P4G DOCP to redesignate the subject site from Urban Commercial/Industrial to Rural Commercial/Industrial on Schedule B, and to remove the Future Urban Growth Area (FUGA) to 1,000,000 designation on Schedule C. The parcel is currently zoned as D-Arterial Commercial District 2 (DC2-H) with a holding provision. The proposed amendments are intended to accommodate future development aspirations for a multi-parcel Rural Commercial/Industrial development, as outlined in the detailed planning document submitted by the applicant. The City understands that further application(s) will be forthcoming for future subdivision and/or removal of the holding provision which will require a Comprehensive Development Plan (CDR).

The City supports the P4G DOCP amendments. The following comments have been identified as part of the City's review of the proposal:

General

- The City has been consistent that amendments to Schedules B and C of the DOCP must be considered through concept planning or detailed planning analysis that analyzes implications to the broader area. The SECP is underway with details around

comprehensive land uses and services yet to be determined. Ideally, the proposed application would be considered through the context of the SECP, and not in isolation or ahead of its completion. However, the City has stated our support for the RM to proceed independently with the SECP using a servicing strategy that does not rely on City services. Additionally, this site is within the proposed Rural Growth Node area of the SECP, which is proposed to have a different level of servicing than typical rural or urban development. Consequently, the City is prepared to support this application, pending confirmation from the RM that this application sufficiently aligns with the expected long term plans for area.

- Section 31.3.3 of the DOCP states: “When considering an amendment to this Plan, the impact of the proposed change on the rest of the Plan, the total amount of land in each land use designation on Schedule B – District Land Use Map, and the future development of the District should be examined.” As recommended by the District Planning Commission (DPC) on January 9, 2024, DLUM amendments that are not part of a concept plan process should be added to a land bank list for the purpose of re-allocating the land use in the P4G region. The City would look to the RM to confirm this land area has been added to the land bank list, and/or whether re-allocation of land uses in the P4G area are being completed as part of the SECP.
- The detailed planning document submitted references that ‘zoning rights’ exist for the subject site, as established by the approved rezoning application in 2019. To clarify, the holding provision informs owners, developers, and municipal staff that, although the future use of the land has been designated, a specific procedure must be followed to remove the holding symbol before any development can occur. This procedure includes completion of technical analyses and other studies, as deemed necessary. The City will rely on the RM to confirm these requirements with the applicant.

Stormwater

- No stormwater analysis has been submitted; however, it is the City’s understanding that it will be required as part of the CDR submission at the time of future rezoning and subdivision.
- The southeast lacks a drainage outlet. All stormwater runoff generated by new commercial or industrial development will need to be managed with a purpose-built stormwater infrastructure system for the area.
- Consideration should be given to known groundwater concerns in the area that have caused flooding in the past. Any stormwater connection to the South Saskatchewan River would need to be made downstream of the intakes for Saskatoon’s water treatment plant. We would look to work collaboratively with the RM on these matters through the development of the SECP.

Transportation

- Transportation has no concerns at this time; however, it is understood that a Traffic Impact Assessment (TIA) will be required as part of the CDR submission at the time of future rezoning and subdivision.

Geotechnical

- The geotechnical report references high groundwater levels across the site and provides recommendations for foundation types that are suitable and those that are not suitable. Care should be taken to follow the advice and recommendations of this report for the proposed development. Basement levels are not recommended based on the high groundwater conditions.

Sustainability

- Sustainability has no concerns at this time; however, it is recommended that the forthcoming CDR include the following:
 - It is recommended to document the existing soil conditions of the property through a Phase 1 Environmental Site Assessment (ESA) that is supported by a visual site survey to confirm if there have been any historical activities and/or fuel or hazardous chemical storage on-site that may impact future land use options or sale of the property.
 - The completion of field surveys for plants and wildlife using provincial methods for species of concern is recommended. If any species of concern are identified, the Saskatchewan Activity Restriction Guidelines should be followed. If construction will take place during the migratory bird nesting season (April to August) then bird nest surveys should be conducted within any existing bird habitat to avoid any conflicts with the Federal Migratory Bird Convention Act.
 - It is recommended to classify and complete a functional assessment of the wetlands that are on site. A wetland mitigation plan may be required if the developer intends to fill them in.
 - It is recommended to review the stormwater pond detail and adding naturalized plantings around the pond. It is also recommended to confirm if the stormwater pond can be avoided altogether by using bioswales, pervious pavement, and rain gardens.
 - A field survey for the olive-backed pocket mouse is recommended as it has been identified as being on the edge of this site. This field survey will help to confirm presence/absence.

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

Sincerely,



Jason Sick, RPP, MCIP
Senior Planner, Regional Planning
Planning and Development Division (306-986-3139)

JS:vw

Cc: Tyson McShane, Manager, Long Range Planning, City of Saskatoon
AJ McCannell, Engineering Manager, Saskatoon Water, City of Saskatoon
Nathalie Baudais, Engineering Manager, Transportation, City of Saskatoon
Twyla Yobb, Watershed Protection Manager, City of Saskatoon



RURAL MUNICIPALITY OF CORMAN PARK NO. 344

BYLAW 33/24

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 NE 35-35-05-W3, Ext. 1, from 'Urban Commercial/Industrial' land use to 'Rural Commercial/Industrial' land use as shown within the bold dashed line on Appendix A.

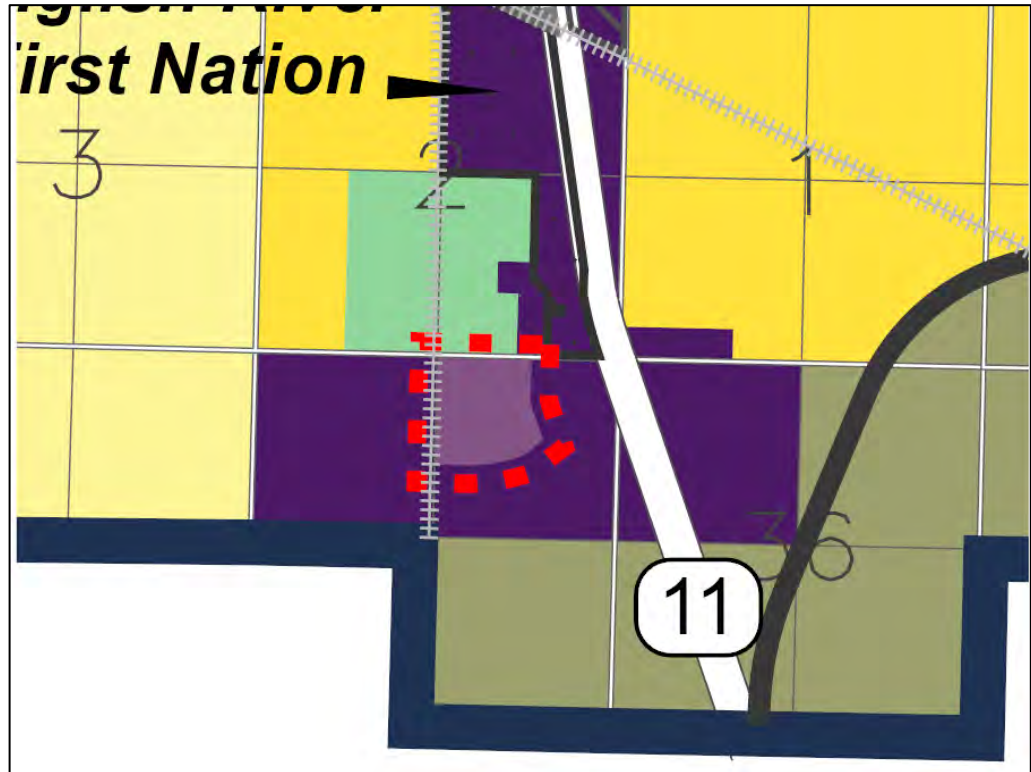
This Bylaw shall come into force and take effect upon receiving the approval of the Minister of Government Relations.

REEVE, Joe Hargrave

SEAL

CHIEF ADMINISTRATIVE OFFICER, Kerry Hilts

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





RURAL MUNICIPALITY OF CORMAN PARK NO. 344

BYLAW 34/24

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 NE 35-35-05-W3, Ext. 1, the Growth area to 1,000,000 Future Urban Growth Area designation as shown within the bold dashed line on Appendix A.

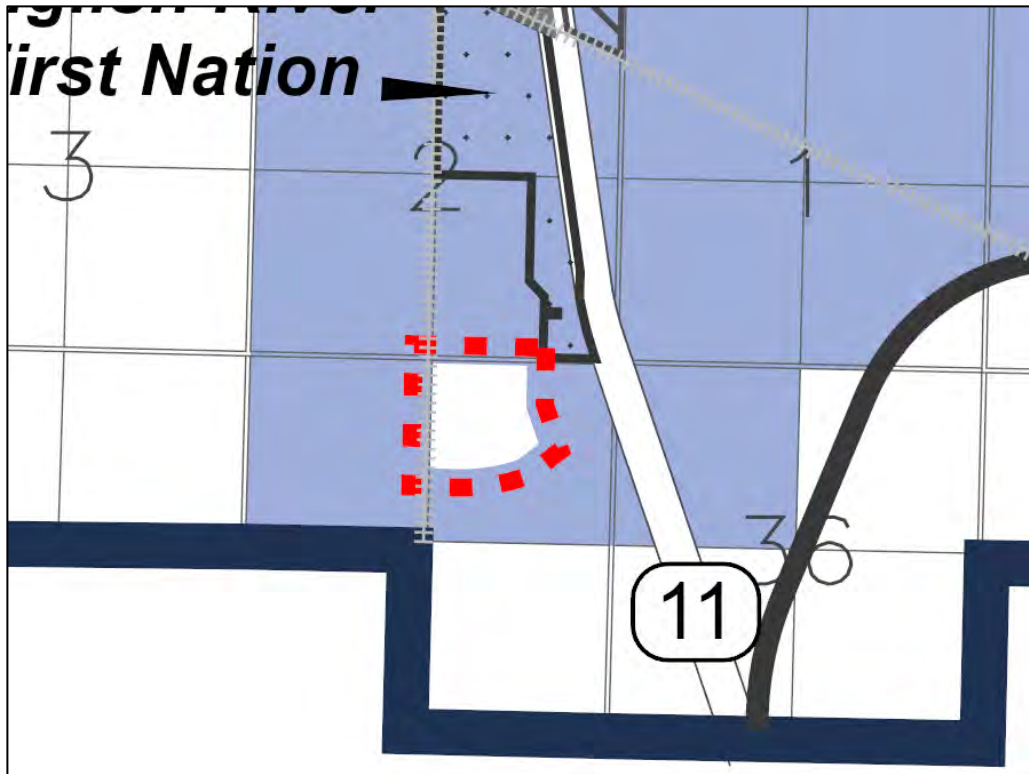
This Bylaw shall come into force and take effect upon receiving the approval of the Minister of Government Relations.

REEVE, Joe Hargrave

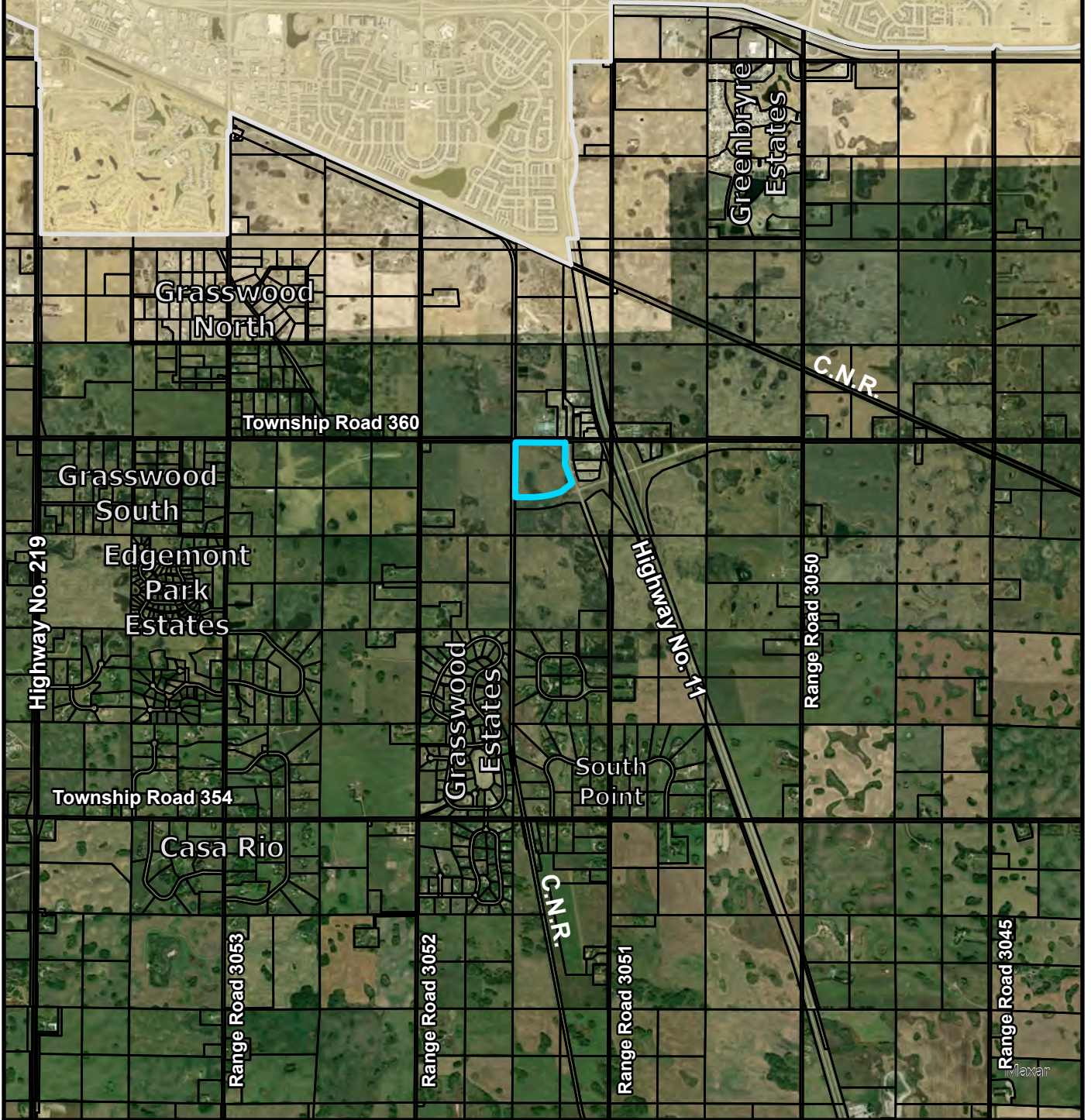
SEAL

CHIEF ADMINISTRATIVE OFFICER, Kerry Hilts

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



Saskatoon



Subject Property Map
Major Land Corporation
NE 35-35-5-W3

Legend

 Subject Site



Township Road 360

Range Road 3051

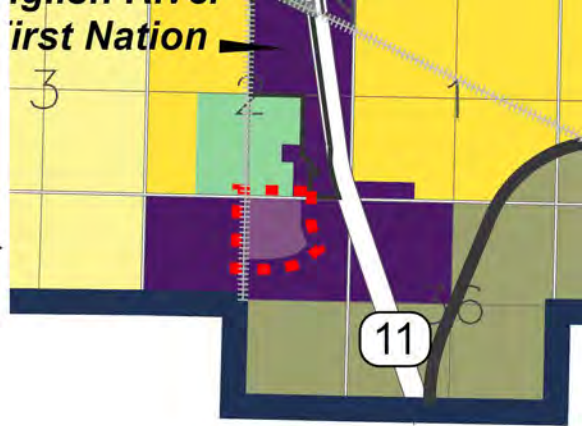
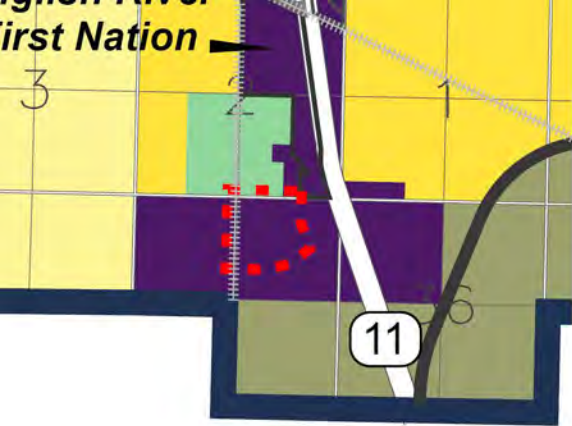


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Subject Property Map
Major Land Corporation
NE 35-35-5-W3

Legend

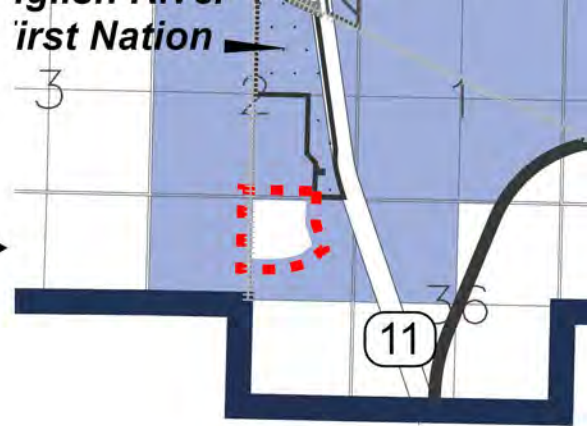
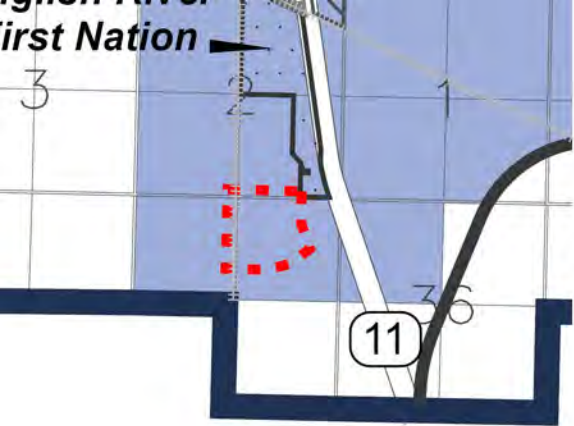
 Subject Site



Urban Commercial/Industrial

86

Rural Commercial/Industrial



Future Urban Growth to 1,000,000

Removed from Future Urban Growth

Brett Kitchen

From:
Sent: Wednesday, October 30, 2024 9:14 AM
To: Brett Kitchen
Subject: 2024-10-30_CN Comments_P4G Official Community Plan Map Amendment - Grasswood Ventures
Attachments: 2024-10-23_Grasswood Ventures Detailed Planning Document_Final.pdf

Hello Brett,

Thank you for consulting CN on Grasswood Ventures application for developing a commercial and industrial development.

Please note that the subject site is adjacent to CN's Yellowhead Craik subdivision Main Line. CN's objective regarding developments in proximity to railway operations is to mitigate railway-oriented impacts such as noise, vibration, and safety hazards, to ensure that the quality of life of the future development's residents and users is not negatively affected. CN, in collaboration with Railway Association of Canada and the Federation of Canadian Municipalities, developed the Guidelines for New Development in Proximity to Railway Operations in order to promote proper planning around railway operations. The Guidelines can be found at <https://www.proximityissues.ca>.

CN requests for the implementation of the following criteria as conditions of an eventual application approval:

1. Safety setback of principal commercial/light industrial buildings from the railway rights-of-way to be a minimum of 30 metres in conjunction with a safety berm. The safety berm shall be adjoining and parallel to the railway rights-of-way with returns at the ends, 2.5 meters above grade at the property line, with side slopes not steeper than 2.5 to 1.
2. Safety setback of principal buildings from the railway rights-of-way to be a minimum of 15 metres for heavy industrial, warehouse, manufacturing and repair use.
3. The Owner shall install and maintain a chain link fence of minimum 1.83 meter height along the mutual property line.
4. A minimum 30 metre setback is required for a new road way and vehicular property access points from at-grade railway crossings.
5. The Owner shall engage a consultant to undertake rail crossing assessment of the at-grade crossing on Grasswood Road, evaluating any potential upgrades needed considering the increase in road traffic.
6. For any proposed future sensitive commercial use to occupy a building within the site, the Owner shall engage a consultant to undertake an analysis of noise. Subject to the review of the noise report, CN may consider other measures recommended by an approved Noise Consultant (Sensitive commercial uses, including: Commercial school; Funeral homes; Hotel; Museum or Gallery; Medical Office or Clinic; Place of Worship; Restaurant Patio; and Veterinary Clinic. Sensitive institutional uses, including: College or University; Community Use; Community Centre; Day Care Centre; Elementary or Secondary School; Hospital; Library; Long Term Care Facility; Medical Office or Clinic).

7. The storm water management facility must be designed to control storm water runoff to pre-development conditions including the duration and volume of the flow and accordingly have no impacts on CN right of way, including ditches, culverts and tracks. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from CNR and be substantiated by a drainage report to the satisfaction of the Railway.

CN anticipates the opportunity to review a detailed site plan, and a storm water management report taking into consideration FCM/RAC development guidelines.

We request that CN Rail and the proximity@cn.ca email be circulated on public notices and notices of decisions with respect to this and future land use planning applications with respect to the subject site.

Under the applicable federal legislation, CN is responsible for ensuring the safety of its railway operations. Additionally, as safety is a core value at CN, CN is committed to the health and safety of their employees, the customers we serve and the communities and environment in which we operate, at all times.

In order to ensure the safety of railway operations, CN's operations and infrastructure are not to be impaired or affected by any construction works or any other works. Additionally, any work performed on CN's property must be arranged through a work permit.

A work permit ensures that the proponents of the work, its authorized employees, servants, agents or contractors comply with CN's instructions and will take any safety precautions that CN may reasonably deem necessary in order to ensure that railway operations remain safe.

Thank you



CN Proximity
