

Saskatoon North Partnership for Growth District OCP Land Use Map Amendment – Patience Lake Business Park

APPLICATION SUMMARY

An application has been made by Patience Lake Business Park Ltd. to amend Schedule B – District Land Use Map of the Saskatoon North Partnership for Growth (P4G) [District Official Community Plan](#) (DOCP). The proposed amendment includes a change of land use from Agriculture to Rural Commercial/Industrial.

RECOMMENDATION

That at the time of the Public Hearing, City Council consider Administration's recommendation that the proposed amendment to Bylaw No. 9720, The Saskatoon North Partnership for Growth Planning District Official Community Plan Bylaw, 2020, as outlined in this report from Community Services Division, dated June 25, be approved.

BACKGROUND

P4G Bylaws

The P4G DOCP is jointly adopted by the Rural Municipality of Corman Park (RM), the Town of Osler, the Cities of Warman, Martensville and Saskatoon, to manage land use and development in the P4G Planning District. The DOCP came into effect on January 1, 2022.

The DOCP includes policies and direction for guiding growth and development in the P4G Planning District as the regional population grows toward one million people, including consideration for both future urban and rural development, as well as a District Land Use Map (DLUM) which identifies general land use designations for the Planning District intended to guide the refinement of land use planning through more detailed planning.

Site Location and Context

The lands under consideration for this application include the NE ¼ Sec. 10-36-03-W3 Ext. 1 and the SE ¼ Sec. 10-36-03-W3 Ext. 15, an area of land southeast of the City of Saskatoon (City), on the east side of Highway 16 and immediately south of Highway 394, known as Patience Lake Road, within the RM. The area is mainly characterized by a mix of agricultural uses, agriculture residential development and an equine facility. The land is currently zoned DAG1 – Agricultural District 1 in the P4G District Zoning Bylaw.

DISCUSSION

The proposed amendment includes a request for change of land use from Agriculture to Rural Commercial/Industrial.

Proposed Amendments

On April 3, 2025, this application was presented to the P4G District Planning Commission (DPC). The report, drafted by RM Administration, is included (see Appendix 1).

The DPC recommended the following resolutions to the P4G municipalities:

“That each P4G Member Municipality approve a bylaw to amend the P4G District Official Community Plan (Bylaw 57/20) by amending Schedule B to change the land use on NE 10-36-04-W3, Ext. 1 & SE 10-36-04-W3, Ext. 15, from ‘Agriculture’ to ‘Rural Commercial/Industrial’ for the purposes of creating the policy framework to support a rural commercial subdivision.”

As this application is in the Planning District, it is considered by DPC, and not by the City Municipal Planning Commission, prior to proceeding to a Public Hearing.

Policy Review

The DPC report provides a summary of the application and policy prepared by RM Administration. An analysis of key policy considerations by Administration is provided below:

1. Land Use Compatibility – Policy 10.3.1 of the DOCP states:

“Development shall be compatible with surrounding uses.”

Surrounding land uses around the subject property are currently agricultural with some agricultural residential sites. Country residential development exists further east along Highway 394 (Patience Lake Road) and some industrial development exists further south along Highway 16. The City corporate limits, and the neighbourhood of Rosewood, is approximately 2 km to the west. The subject lands are located just outside the future Saskatoon Freeway alignment (see Appendix 1).

The applicant has noted that the development is intended to accommodate general rural commercial and industrial uses, including lightly serviced industrial, storage and commercial areas that require a large land base. Development within the subject property is anticipated to comprise a mix of business and light industrial uses to reduce the potential for industrial activities to negatively impact current and future development on the surrounding lands. The application includes a proposed land use concept which includes commercial land uses on the northern edge to act as a land use buffer for the industrial uses proposed further south into the development, but an application for rezoning and subdivision to align with this proposal is not included. Intent of the Land Use Designations, Policy 10.3.4 (c) states:

“Rural Commercial/Industrial accommodates general commercial and industrial uses, including lightly serviced industrial, storage, and commercial areas that require a large land base.”

The application, as presented, meets the intent of the Rural Commercial/Industrial land use designation.

2. Detailed Planning Required – Part 5 – Implementation, Policy 31.3.2 of the DOCP states:

“No amendments to Schedule B – District Land Use Map shall be considered unless a Concept Plan or other detailed planning for the area has been completed, unless otherwise provided for in the P4G District Planning Agreement or the policies of this Plan.”

The purpose of a Concept Plan for amendments to Schedule B of the DOCP is to determine implications to the broader area, rather than considering each site in isolation. Although the proposed development does not have a Concept Plan, Administration is prepared to support approval of this application as we acknowledge the proposed Saskatoon Freeway will adequately minimize land use conflicts to the west where Future Urban Commercial/Industrial is located on the DLUM.

3. Consideration of Impacts – Part 5 – Implementation, Policy 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.”

No analysis of impacts to the total land allocation in the P4G DOCP has occurred as part of this application nor in the report provided to DPC. As previously recommended by DPC, P4G municipalities were instructed to develop a land bank list to re-allocate approved land use changes to other areas in the P4G region to meet policies in the P4G DOCP, including Section 31.3.3. However, given the low-density nature of Rural Commercial/Industrial development and consideration that the application is not removing Future Urban Growth Areas from the DLUM, the Administration does not anticipate significant impacts to the balance of population and employment throughout the P4G.

Risks/Implications

This application includes a redesignation of lands in the DOCP, but not a subdivision or rezoning to the appropriate Commercial/Industrial zoning district. Administration expects to work with the RM and other P4G partners to ensure that any future application for subdivision and rezoning align with this land use change, if approved.

COMMUNICATIONS AND ENGAGEMENT

The proposed amendment(s) were advertised in both The StarPhoenix and the Clark's Crossing Gazette and were posted on the websites of the P4G partners.

PUBLIC NOTICE

A Public Hearing is required before the DOCP Bylaw amendments can be adopted, pursuant to section 11(a) of Council Policy No. C01-021, Public Notice and Part X of *The Planning and Development Act, 2007*.

The Public Hearing was advertised in The StarPhoenix on June 14, 2025. The Public Hearing has also been advertised in The Clark's Crossing Gazette. Copies of the notice have been posted on the P4G partners' websites and on the P4G website.

APPENDICES

1. P4G District Official Community Plan Land Use Map Amendment Application

REPORT APPROVAL

Written by: Lee Smith, Senior Planner
Reviewed by: Tyson McShane, Long Range Planning Manager
Lesley Anderson, Director of Planning & Development
Approved by: Celene Anger, General Manager, Community Services

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