Corman Park – Saskatoon Planning District Official Community Plan Text Amendments

Recommendation
That at the time of the public hearing, consideration be given to the Corman Park - Saskatoon District Planning Commission's recommendation that the amendments to Corman Park – Saskatoon Planning District Official Community Plan Bylaw No. 8844 to allow for the relaxation of separation distances with respect to liquid waste disposal facilities from rural residential and rural recreation developments, as outlined in the attached report, be approved.

Topic and Purpose
The purpose of this report is to propose text amendments to Corman Park – Saskatoon Planning District Official Community Plan Bylaw No. 8844. The proposed amendments provide the flexibility to relax separation distances from rural residential and rural recreation developments to liquid waste disposal facilities through the use of a coexistence agreement.

Report Highlights
1. Amendments to Corman Park – Saskatoon Planning District (Planning District) Official Community Plan Bylaw No. 8844 (Official Community Plan) are proposed to allow for relaxation of separation distances from liquid waste disposal facilities to rural residential and rural recreation development in the Planning District.
2. The relaxation of separation distances would be approved only with the agreement of the City of Saskatoon (City) and the Rural Municipality of Corman Park No. 344 (RM), with a coexistence agreement between the affected property owners. The coexistence agreement would be registered on the titles to the relevant properties. Any relaxation applied may not be less than the provincial standard.

Strategic Goal
This proposal supports the Strategic Goal of Sustainable Growth, specifically to plan collaboratively with regional partners.

Background
The Official Community Plan is jointly adopted by the RM and the City to manage land use and development in the Planning District. The Official Community Plan currently provides for a 600 metre separation requirement from rural residential and rural recreation developments to liquid waste disposal facilities, which is the strictest requirement when comparing to provincial standards. This typically applies only to facultative lagoons and built-up urban areas.
The proposed amendments are intended to align with *The Waterworks and Sewage Works Regulations* regulated by the Water Security Agency. The Water Security Agency issues the permits to construct and operate liquid waste disposal facilities in Saskatchewan.

**Report**

Corman Park – Saskatoon Planning District Official Community Plan Text Amendments

Details regarding the proposed textual amendments, noted in the report presented to the District Planning Commission at its April 5, 2017 meeting, can be found in Attachment 1. The District Planning Commission members voted to recommend the approval of the text amendments.

**Relaxation of Separation Distances with Respect to Liquid Waste Disposal Facilities**

The Official Community Plan currently does not provide for relaxation of separation distances that pertain to liquid waste disposal facilities and rural residential or rural recreation developments in the Planning District. The proposed amendments would provide for relaxation through coexistence agreements, where it is acceptable to the City, RM, and neighbouring property owners.

**Options to the Recommendation**

City Council may choose to not consider the proposed amendments and the District Planning Commission’s recommendation. This option is not recommended as it would limit the ability to provide flexibility to align with the regulating agency’s standards, which in the case of liquid waste disposal facilities, is the Water Security Agency.

**Public and/or Stakeholder Involvement**

This amendment process was initiated by the RM as the administrators of the joint Planning District. The amendments were considered by the District Planning Commission on April 5, 2017, and approved by the RM Council on April 18, 2017, following an advertised public hearing.

**Communication Plan**

Since the Planning District Official Community Plan is adopted by both City and RM Councils, each is required to hold a public hearing before the Planning District Official Community Plan can be amended.

The proposed amendments do not require a public communication plan beyond the public notice requirements described in the Public Notice Section.

**Policy Implications**

The proposal is to amend the land use policies in the Planning District Official Community Plan.
Other Considerations/Implications
There are no, financial, environmental, privacy, or CPTED implications or considerations.

Due Date for Follow-up and/or Project Completion
No specific follow-up actions are required.

Public Notice
Public notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is required. The public notice will appear in the May 13 and May 20 editions of The StarPhoenix.

Attachment
1. Textual Amendments – District Official Community Plan and Zoning Bylaw – Relaxation of Separation Distance Requirements from Liquid Waste Disposal Facility

Report Approval
Written by: Dana Kripki, Senior Planner - Regional Partnerships, Regional Planning
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department
Murray Totland, City Manager

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