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## Endorsement of Regional Land Use Map Amendment – Saskatoon North Partnership for Growth Regional Plan

### Recommendation

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council that the proposal to amend the Regional Land Use Map, which is attached to the Saskatoon North Partnership for Growth Regional Plan as Exhibit 2, by amending the land use designation of E½ SW 16-38-5 W3 from “Urban Commercial/Industrial” to “Regional Infrastructure,” be endorsed in principle.

### Topic and Purpose

The purpose of this report is to request endorsement, in principle, of an amendment to the Regional Land Use Map that is part of the Saskatoon North Partnership for Growth Regional Plan.

### Report Highlights

1. The process for interim amendments to the Saskatoon North Partnership for Growth (P4G) Regional Plan is described in the P4G Governance and Implementation Strategy. It enables certain development proposals to be processed while a P4G Official Community Plan bylaw is being prepared.
2. At its April 20, 2018 meeting, the Regional Oversight Committee of the P4G endorsed in principle a proposed amendment to the Regional Land Use Map that forms part of the P4G Regional Plan.
3. The proposed amendment to the Regional Land Use Map would change the land use designation of E½ SW 16-38-5 W3 from “Urban Commercial/Industrial” to “Regional Infrastructure,” to facilitate consideration of a proposal from Loraas Environmental for a nutrient recovery facility.
4. If all of the P4G partners’ Councils endorse the proposed Regional Land Use Map amendment, the Council of the Rural Municipality (RM) of Corman Park, where the property is located, would consider whether to rezone the property to enable the proposed facility to be developed.

### Strategic Goal

This report supports the City of Saskatoon’s (City’s) Strategic Goal of Sustainable Growth, which refers to the strategy of collaborative planning with regional partners and stakeholders.

### Background

The municipal partners in the P4G are the Cities of Saskatoon, Martensville, and Warman; the Town of Osler; and the RM of Corman Park. The P4G consists of two committees: the Regional Oversight Committee and the Planning and Administration Committee. The Regional Oversight Committee, which provides advice to the partner Councils, consists of elected officials and is independently chaired by the Saskatoon Regional Economic Development Authority. The Planning and Administration Committee, which provides advice

to the Regional Oversight Committee, consists of planning and administration staff from the partners.

In the fall of 2017, the partners' Councils endorsed in principle the P4G Regional Plan, the P4G Regional Servicing Strategy, and the P4G Regional Governance and Implementation Strategy. As a result a new P4G Planning District, which will replace and enlarge the Corman Park - Saskatoon Planning District, is being created. The P4G Regional Plan is being prepared as a P4G District Official Community Plan bylaw, and a P4G District Zoning Bylaw is being drafted. The new P4G Planning District and its associated bylaws are expected to be established in 2019.

## **Report**

### Interim Regional Plan Amendments

The P4G Governance and Implementation Strategy sets out the process for interim amendments to the P4G Regional Plan while the P4G District Official Community Plan is being prepared. An amendment proposal is submitted to the Regional Oversight Committee. If the Regional Oversight Committee endorses the proposed amendment in principle, it is submitted to the partners' Councils. If all partners' Councils endorse the proposed amendment in principle, the amendment is made and incorporated in the draft P4G District Official Community Plan. If the partners' Councils do not endorse the proposed amendment in principle, it may be reconsidered as part of the P4G District Official Community Plan. When the P4G District Official Community Plan has been drafted, it will be submitted to the P4G partners' Councils for consideration for approval, using the standard bylaw adoption process.

### Proposed Amendment to Land Use Designation

The RM of Corman Park has received a proposal from Loraas Environmental for a nutrient recovery facility on E½ SW 16-38-5 W3 that would compost organic waste. The detailed report prepared by the RM of Corman Park Administration for the Regional Oversight Committee is attached (see Attachment 1).

The property is designated on the Regional Land Use Map that forms part of the P4G Regional Plan as "Urban Commercial/Industrial." To enable the proposed facility to be considered by the RM of Corman Park Council, the Regional Land Use Map would require an amendment to designate the property as "Regional Infrastructure." The RM of Corman Park Council would then consider whether to rezone the property to enable the proposed facility to be developed.

The Planning and Administration Committee has reviewed the proposed amendment to the Regional Land Use Map in consultation with other municipal staff. The property is not in one of the City's future growth areas so the City's Administration does not have concerns with the proposal. The property is located in a future growth area for the City of Martensville and no concerns have been expressed. The proposed amendment aligns with the criteria for interim P4G Regional Plan amendments outlined in the P4G Governance and Implementation Strategy. At its April 20, 2018 meeting, the Regional Oversight Committee endorsed the proposed amendment in principle and directed that the proposal be forwarded to the P4G partners' Councils for their consideration.

### **Options to the Recommendation**

Committee could choose to not approve the recommendation; further direction would then be required. The Planning and Administration Committee has not expressed concerns about the proposed amendment, and the Regional Oversight Committee has recommended that it be endorsed.

### **Public and/or Stakeholder Involvement**

There has been no stakeholder or public involvement to date. As noted below, stakeholder and public involvement would occur if the proposed amendment to the Regional Land Use Map is endorsed and the RM of Corman Park considers rezoning the property.

### **Communication Plan**

If all of the partners' Councils endorse the proposed amendment, the amendment will be filed with the Ministry of Government Relations for information, consistent with what was done with the P4G Regional Plan. The Regional Land Use Map would then be updated on various websites, as will hard copies.

If the proposed Regional Land Use Map amendment is endorsed, the RM of Corman Park Council would consider whether to rezone the property to enable the proposed facility to be developed. Stakeholder and public engagement, public advertising, and a public hearing are required by the RM of Corman Park and by provincial planning legislation as part of the rezoning process.

### **Other Considerations/Implications**

There are no policy, financial, environmental, privacy, or CPTED implications or considerations at this time.

### **Due Date for Follow-up and/or Project Completion**

As noted in this report, any interim amendments to the P4G Regional Plan will be reflected in the P4G District Official Community Plan when it is brought forward for consideration by the partners' Councils. That is expected to occur in 2019.

### **Public Notice**

Public notice, pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

### **Attachments**

1. Regional Oversight Committee Report

### **Report Approval**

Written by: Laura Hartney, Regional Planning Manager, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Randy Grauer, General Manager, Community Services Department  
Jeff Jorgenson, Acting City Manager