Corman Park - Saskatoon Planning District Official Community Plan Amendments

**Recommendation**
That at the time of the public hearing, the Administration’s recommendation that the proposed amendments to Bylaw No 8844, the Corman Park – Saskatoon Planning District Official Community Plan Bylaw, as outlined with the attached report, be approved.

**Topic and Purpose**
The purpose of this report is to consider proposed amendments to Bylaw No. 8844, the Corman Park – Saskatoon Planning District Official Community Plan Bylaw.

**Report Highlights**
1. Text amendments to Bylaw No. 8844, the Corman Park – Saskatoon Planning District (District) Official Community Plan Bylaw (Official Community Plan) are proposed to clarify requirements for proposed commercial and industrial development within a Saskatoon Future Growth Sector.
2. Text Amendments to the District Official Community Plan are proposed to reduce the minimum lot size in residential developments that have a substantial recreational amenity.

**Strategic Goal**
This report and recommendation support the Strategic Goal of Sustainable Growth through collaborative planning with regional partners, stakeholders and rights holders.

**Background**
The District Official Community Plan is jointly adopted by the Rural Municipality of Corman Park and the City of Saskatoon to manage land use and development in the Planning District.

**Report**
At its December 17, 2018 meeting, City Council approved Bylaw No. 9543, Corman Park – Saskatoon Planning District Official Community Plan Bylaw. This Bylaw comprised a number of textual amendments to the District Official Community Plan. The textual amendments provided criteria to allow the municipalities to consider Future Land Use Map amendments, outside of needing an approved Concept Plan or the project being deemed to provide a significant regional economic benefit.

The Rural Municipality (RM) of Corman Park and the City of Saskatoon (City) passed reciprocal bylaws, which is required for District Official Community Plan amendments, and submitted them to the Ministry of Government Relations (Ministry) for approval.
Text Amendments – Commercial and Industrial Developments
During Ministerial review of the bylaws, a concern was raised that the wording implied the municipalities want to charge development levies to recover future servicing costs. The municipalities cannot do this because the District does not have a development levy bylaw.

The intent when drafting the bylaw was to refer to developments involving the subdivision of land, where servicing agreements can be used to charge fees to recover servicing costs. The Ministry was asked to conditionally approve the balance of the amendments, subject to an additional bylaw amendment to clarify the intent.

At its May 1, 2019 meeting, the Corman Park – Saskatoon District Planning Commission recommended that the RM of Corman Park and the City prepare the appropriate bylaws for consideration by the RM of Corman Park Council and City Council, based on amending clause 2.1.4.b) to reference subdivision, as described in Attachment 1.

Text Amendment – Minimum Residential Lot Size
At its May 1, 2019 meeting, the Corman Park – Saskatoon District Planning Commission recommended that the RM of Corman Park and the City prepare the appropriate bylaws for consideration by the RM of Corman Park Council and City Council, based on amending clause 5.7.7, as described in Attachment 1.

This amendment would reduce the minimum lot size from 0.2 ha (0.50 acre) to 0.13 ha (0.33 acre) in developments that are considered higher density and comprise a substantial recreational amenity. An example of this is an integrated golf course community, most notably Greenbryre Golf and Country Estates. Reducing the minimum lot size will provide for greater flexibility in terms of market demand and housing choice within the District. The proposed minimum lot size is compatible with surrounding country residential development.

This amendment supports the overall land use policy of the District and the Saskatoon North Partnership for Growth (P4G) Regional Plan to encourage development that supports complete, innovative and context-appropriate communities.

Options to the Recommendation
City Council may choose to not consider the proposed amendments and the Corman Park – Saskatoon District Planning Commission’s recommendation. Further direction would then be required.

Public and/or Stakeholder Involvement
The public and stakeholders have not been involved in the proposed amendments to date. There was extensive public, rights holder, and stakeholder engagement as part of the P4G Regional Plan on which the proposed amendments are based. Since the District Official Community Plan is jointly adopted by the RM of Corman Park and the
City, each Council is required to hold a public hearing before the District Official Community Plan can be amended.

**Communication Plan**
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 District Official Community Plan.

**Other Considerations/Implications**
There are no financial, environmental, privacy, CPTED implications or other considerations.

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

**Public Notice**
Public notice is required for consideration of this matter, pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is required. The public notice will appear in the May 11, 2019, and May 18, 2019, editions of The StarPhoenix.

**Attachment(s)**
1. District Planning Commission Reports - Proposed District Official Community Plan Bylaw Amendments

**Report Approval**
Written by: Ian Williamson, Senior Planner, Planning and Development
Reviewed by: Laura Hartney, Regional Planning Manager
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services Department