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MAY 2017 DRAFT



# SASKATOON NORTH PARTNERSHIP FOR GROWTH REGIONAL PLAN



SASKATOON NORTH  
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REGIONAL PLAN

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# INTRODUCTION





# The Saskatoon North Partnership for Growth

The Saskatoon North Partnership for Growth (P4G) is a voluntary regional collaborative that includes political and administrative representation from five partnering municipalities: the Rural Municipality (RM) of Corman Park; the Cities of Martensville, Saskatoon, and Warman; and the Town of Osler. The P4G also includes advisory representation from the Saskatoon Regional Economic Development Authority (SREDA).

Given the pressures of rapid regional growth, the P4G recognized that a comprehensive approach to regional planning and servicing was needed to sustain economic prosperity, support a high quality of life, and protect the region's natural beauty, ecology, and heritage. The Regional Plan (the Plan) represents a new vision for regional partnerships and regional planning, and will guide future regional growth through a coordinated approach to land use, development, and servicing.

## Plan Area

The area managed by the P4G Regional Plan is indicated in Exhibit 1 and called “the Region” throughout the Plan. The Plan is intended to coordinate urban growth and development for the Cities of Martensville, Saskatoon, Warman, and the Town of Osler, in addition to managing surrounding rural areas within the RM of Corman Park that will urbanize as the population of the Region increases to one million residents. Plan areas in Corman Park are also intended to manage an effective transition from urban to rural land uses.

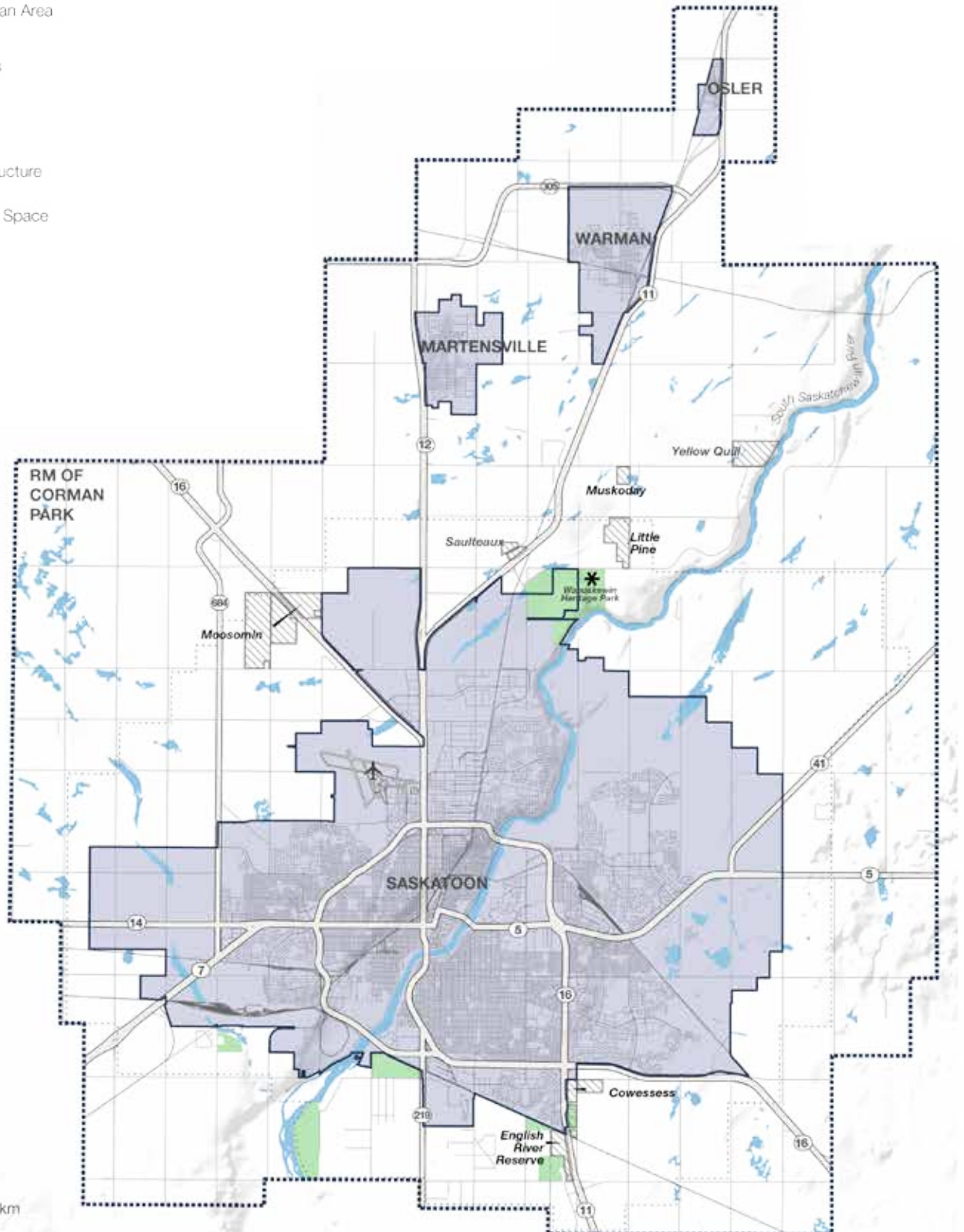
## Plan Contents

The Plan includes the following:

- The **Regional Vision** provides the statement of intent for the Plan and describes the Principles and Strategic Directions used to develop and manage the Plan
- The **General Policies** section outlines policies for the Region in areas such as economic development and natural resources management
- The **Land Use** section outlines major land-use policies related to the Regional Land Use Map and regional development
- The **Servicing** section outlines regional policies related to the construction and management of infrastructure and the delivery of regional services through P4G
- The **Governance and Implementation** section describes the processes for administering and carrying out the Plan, including building capacity for ongoing management
- The **Glossary** defines the terms used within this document



-  Existing Urban Municipality
-  Corman Park - Saskatoon  
Planning District
-  First Nations Reserves or TLE  
Land Holdings
-  P4G Regional Plan Area
-  Major Roadways
-  Water
-  Regional Infrastructure
-  Parks and Open Space
-  Key Location







# REGIONAL VISION







## Vision

Our vision for the future is a vibrant, prosperous, and internationally competitive region. We are known for a high quality of life; a thriving and diverse economy; healthy and connected ecosystems; and efficient infrastructure supporting sustainable growth and development.

The five municipalities of the Region - Osler, Martensville, Warman, Saskatoon, and the RM of Corman Park - provide a rich range of opportunities and lifestyle choices for residents and newcomers. The aesthetic beauty and ecological values of the South Saskatchewan River and prairie landscapes are key components to our quality of life. We work in partnership on issues of common interest through integrated, coordinated efforts that support our success while respecting the individual aspirations of all partners.



# Principles

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## PARTNERSHIP

Developing and carrying out the Plan is not simply the work of one organization. Achieving the vision for the future will be based on ongoing collaboration and partnerships between the members of P4G, as well as the Province, First Nations, other organizations in the community, and the broader public. Integrated, coordinated approaches to managing regional opportunities and challenges will be adopted.

## EFFICIENCY

A primary aim is to increase efficiencies in the provision of regional infrastructure and services, both for current development and new growth. Regional initiatives will work to reduce costs as well as increase the quality of services through coordination between partners, alignment of land use and infrastructure strategies, planning to common goals and standards, and reduction of service overlaps.

## SUSTAINABILITY

A sustainable approach to planning will consider economic, social, and environmental implications in an integrated manner. Actions will support economic vitality and complete communities and ensure the needs of the present are met while preserving the welfare of future generations. Natural resources and environmental processes essential to the regional ecological health and productivity will be maintained and conserved.





## OPPORTUNITY

The Regional Plan will work to provide a diverse, vibrant regional economy and a high quality of life that provides opportunities for all. Regional investments will be fairly and strategically distributed recognizing the different needs of municipalities. Planning will provide direction, consistency, and stability to attract and support strategic investment and economic development in the Region.

## EQUITY + INCLUSIVENESS

The Regional Plan is committed to ensuring that costs and benefits will be equitably distributed amongst the communities in the Region. Regional planning and cooperation will be transparent and consistent, and must work to build consensus-based solutions to incorporate the varying needs and perspectives of all stakeholders. All communities involved will have an equal voice and opportunity to be involved in the process.

## FLEXIBILITY + RESILIENCE

Long-term success will depend on the ability of the Region to evolve when faced with a changing environment. The Plan must accommodate change through adaptive, flexible approaches and incorporate innovation and creativity to address unexpected events.

# Strategic Directions

The Plan is based on seven primary Strategic Directions, which shape the focus and content of the policies and strategies included for regional action.

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## REGIONAL INFRASTRUCTURE + SERVICES

Regional coordination to develop world-class infrastructure, facilities, and services will be pursued, with the aim to realize cost-effectiveness and improvements in quality through shared systems. Regional planning for public investment will consider life-cycle costs and future development in decision-making, and ensure that costs and benefits are shared in a fair and equitable way through a consistent financial model. Systems of particular interest will include a regional transportation network; water and wastewater infrastructure; and stormwater and drainage. Future coordination on recreation facilities, emergency services, and other investment will also be considered.



## SETTLEMENT PATTERNS + COMPLETE COMMUNITIES

Meeting the needs for future growth will be done through efficient and well organized development. Development will consider existing and planned infrastructure as well as life-cycle impacts. It will also meet the diverse needs and growth requirements for all communities as defined by consistent growth projections. Where possible, development shall be clustered in contiguous areas, corridors, and nodes. Interim uses may also be permitted where they will not impact future urban growth needs or development potential.



## REGIONAL ECONOMY + ECONOMIC DEVELOPMENT

The economy of the Region must be flexible, diversified, and globally competitive. Efforts to support economic growth will consider the strengths of the Region as a whole. Planning will provide the direction and guidance to encourage coordinated development and investment that builds upon the joint strengths of the Region, as well as opportunities within individual jurisdictions.

## QUALITY OF LIFE

Providing a high quality of life for all residents is critical to the future of the Region. The Plan will provide for diversity in lifestyles and recognize the unique character of individual communities. It will conserve and enhance the environmental, social, and economic resources that are key to well-being.



## GOVERNANCE + FUNDING

Regional action must be coordinated between all partners in a fair and equitable manner, with a focus on transparency and public accountability. Cost and benefits from joint actions must be shared equitably across the partners and the Region as well. Regional initiatives will respect the individual aspirations of the partners while providing responsive, consensus-based approaches for collaboration and governance.



## NATURAL ENVIRONMENT + DRAINAGE

The Plan will recognize sensitive ecological systems in the Region as important amenities and resources to be preserved for future generations. Key ecological areas will be conserved, enhanced, and connected to promote the health and sustainability of the regional landscape. Flooding and drainage issues will be linked with an understanding of natural systems and considered at local and regional levels, with a focus on reducing risks through integrated approaches.



## AGRICULTURE + NATURAL RESOURCES

Agricultural and natural resource industries are an important part of the history of the Region, and are recognized as key drivers of the regional economy and its future. Land uses will be managed to ensure a balance between needs for growth and the sustainability of these economic sectors. Lands will be identified for these uses, and economic development activities will be integrated with these sectors to promote spin-off industries and economic clusters.











# GENERAL POLICIES



# 1 General

**1.01 Qualifiers.** Should, shall or may in the context of this Plan denote the following:

- a. *Shall* is an operative word that means the action is obligatory;
- b. *Should* is an operative word that means that to achieve the objectives of the Plan, it is strongly advised that the action be taken; and
- c. *May* is an operative word that means a choice is available with no particular direction or guidance intended.

**1.02 Figures, Distances and Quantities are Guides**

**Only.** All figures, distances, and quantities in the Plan are guidelines only. Any deviations are subject to the provisions of the Regional Zoning Bylaw.



## 2 Economic Development

The strong and vibrant economy of the P4G Region has been a key driver of economic prosperity in Saskatchewan, and the area is a centre for much of the economic activity in the broader region. A regional approach to economic development, focusing on coordination between P4G members, rather than competition, will ensure the region supports current activities and can respond to future economic opportunities and trends. This is not intended to replace local economic development work as an economic development agency. Instead, the policies reinforce that land use and development are linked to economic development, and regional cooperation is necessary to achieve economic success.

### OBJECTIVES

- 2-1** Support and encourage regional economic prosperity and entrepreneurship.
- 2-2** Support initiatives to strengthen and diversify the regional economic base.
- 2-3** Support efforts by municipalities and economic development organizations in increasing economic opportunities in the Region.
- 2-4** Enhance regional competitiveness.

### POLICIES

- 2.01 Regional Coordination of Economic Development Planning.** Municipalities shall work to coordinate economic development planning with other affiliated municipalities and the Saskatoon Regional Economic Development Authority.
- 2.02 Business Retention, Expansion and Attraction.** Municipalities shall coordinate land use and development policies to attract, retain, and promote the growth of businesses beneficial for the Region.
- 2.03 Distribution of Employment.** Municipalities shall support an equitable distribution of employment that reflects local community infrastructure and resources, and encourages job growth in all municipalities.
- 2.04 Agriculture in the Region.** Municipalities shall support the farming and agricultural industry as an important component of the regional economy.
- 2.05 Value-Added Agricultural Development.** Municipalities shall encourage the development of value-added businesses in rural areas to support economic growth, including Agri-Food Nodes.
- 2.06 Regional Tourism.** Commercial tourism and related development shall be supported throughout the Region. This shall include opportunities for agritourism and regional recreation.

## 3 Aboriginal Inclusion

P4G supports the inclusion of First Nation communities and Aboriginal organizations in planning for the Region. The general intent of these policies is to encourage collaboration and partnerships with rightsholders, and support the provincial and federal governments in meeting Treaty obligations that would impact the Region. This is important not only to provide for ongoing dialogue on issues of mutual concern, but also to collaboration on projects that can provide regional benefits to all participants.

### OBJECTIVES

- 3-1** Collaborate with First Nation communities and Aboriginal organizations to achieve effective, efficient, and coordinated land use and development in the Region.
- 3-2** Develop partnerships with First Nation communities and Aboriginal organizations based on respect for each other's jurisdiction and a common understanding of mutual interests.
- 3-3** Support federal and provincial governments in meeting their obligations within the Treaty Land Entitlement Framework Agreement and other relevant land claim agreements.
- 3-4** Support the Crown's legal duty to consult First Nations and Métis communities when actions or decisions could impact Treaty or Aboriginal rights.

### POLICIES

- 3.01 Dialogue with First Nations and Aboriginal Organizations.** P4G members shall engage in ongoing dialogue with First Nations and Aboriginal organizations to understand issues of joint interest, cooperate on strategic planning, and support regional development.
- 3.02 Compatible Land Use Agreements.** Where land has been selected as Treaty Land Entitlement within the boundaries of a municipality, the associated municipality will engage in discussions with the First Nation to enter into a land use compatibility agreement.
- 3.03 Dialogue with First Nations during Review.** Where a development review is required under the Regional Plan and the proposed development is adjacent to a reserve or adjacent to land that has been selected as Treaty Land Entitlement, adjacent municipalities will engage with the First Nation regarding the proposal.
- 3.04 Integration of Land Uses.** New subdivision or development adjacent to existing reserve development shall endeavor to complement and, where possible, integrate with, reserve development that is compatible with the Plan.
- 3.05 Collaboration on Infrastructure.** P4G members shall seek to collaborate with First Nation communities and Aboriginal organizations in the construction and upgrade of infrastructure and facilities.
- 3.06 Land Use Compatibility with the Plan.** While not required, development on reserve lands that is compatible with the provisions of this Plan will be encouraged.



## 4 Natural and Heritage Resources

The P4G Region includes significant natural and heritage resources that are valued and enjoyed by both residents and visitors. These resources include elements of the natural environment, such as significant species and habitats, as well as human-created features, such as heritage buildings and cultural sites. Natural and heritage resources create a sense of place and tell the story of the Region's history and its people. The P4G recognizes that strategies are needed to identify, protect, and enhance these resources so they can be enjoyed today and by future generations.

### OBJECTIVES

- 4-1** Conserve and enhance the Region's natural systems and biodiversity
- 4-2** Encourage the protection and conservation of heritage properties in the Region, including sensitive buildings, structures, and lands
- 4-3** Promote awareness of the natural and heritage resources and visual amenities in the Region to both residents and visitors

### POLICIES

- 4.01 Identification of Significant Natural and Heritage Resources.** Where a natural or heritage resource is deemed significant to a municipality or any provincial or federal government department or agency, the municipality will encourage the designation of such resources for conservation and management through an evaluation process that reflects criteria identified by provincial and federal departments and agencies and *The Standards & Guidelines for The Conservation of Historic Places in Canada*.

- 4.02 Regional Natural and Heritage Resource Inventories.** P4G should develop a regional inventory for natural and heritage resources.

- 4.03 Development of a Regional Natural Areas Strategy.** P4G should develop a Regional Natural Areas Strategy to help to maintain and enhance natural features of the Region. The Strategy should include coordination with public and private agencies regarding the identification, protection, and rehabilitation of natural areas, and the development of natural and naturalized corridors for species movement.

- 4.04 Habitat Conservation Encouraged.** The conservation, enhancement, and restoration of habitats for Species at Risk under *The Wildlife Act*, 1998 shall be encouraged through development reviews, conservation initiatives, and cooperation with landowners.

- 4.05 Consideration of Impacts to Natural and Heritage Resources.** Subdivisions and development shall be designed and constructed to ensure that alterations to the landscape or other natural conditions avoid or mitigate on- and off-site impacts to natural and heritage resources.

- 4.06 Integration of Natural Features.** Development should integrate and complement natural features and landscapes including the incorporation of natural vegetation and conserved wetlands.

- 4.07 Reuse of Municipal Heritage Properties.** The adaptive re-use of designated Municipal Heritage Properties shall be encouraged where appropriate.

- 4.08 Coordination with the Province.** Efforts in protecting, conserving, and restoring natural and heritage resources shall be coordinated with the Province.

# 5 Natural Hazards

Natural hazards include risks such as flooding, slope instability, erosion, or subsidence. Development should be appropriately designed or limited where natural hazards exist in the region to avoid risks to people, property, infrastructure, and the environment. Preventing risk is more effective than responding after an event or damage has occurred.

## OBJECTIVES

- 5-1** Prevent injury and loss of life, and minimize the potential for property damage within areas with potential for flooding
- 5-2** Avoid or minimize potential impacts of slope instability and subsidence on development, services, and infrastructure
- 5-3** Avoid development where there is the potential to cause erosion or increase the potential for erosion or slope instability

## POLICIES

### General

- 5.01 Identification of Hazard Lands.** Municipalities should identify and map hazard lands within the Region.
- 5.02 Subdivision and Development on Hazard Lands.** Subdivision and development shall not be permitted on hazard lands unless mitigation of the hazard is proven to the satisfaction of the municipality.

### Unstable Areas

- 5.03 Identification of Subsidence Risks.** Development applications in areas subject to mining leases shall require consultation with mining companies with local operations as well as appropriate provincial agencies to identify potential subsidence risks.

- 5.04 Geotechnical Report Required for Development in Unstable Areas.** When considering a proposal for rezoning, subdivision, development or redevelopment on lands that may be prone to slumping, subsidence, landslides, erosion or any other instability, the municipality shall require the proponent to prepare and submit a geotechnical report assessing all pertinent hydrological, geological, and other natural or built conditions on site, and any proposed measures that would avoid and/or mitigate hazards. This report shall be prepared by a professional engineer with the appropriate specialization licensed to practice in the Province of Saskatchewan, and shall demonstrate to the satisfaction of the municipality that the proposed development may be safely accommodated on the subject property.

- 5.05 Mitigation Measures for Safety and Protection of Property.** A municipality shall require the proponent to implement, at the proponent's sole expense, any mitigative actions required to ensure the safety of persons and the protection of property for development on hazard lands.

- 5.06 Renovations and Additions to Existing Structures.** Applications for the redevelopment of or additions to structures in hazard areas identified within an existing geotechnical investigation shall demonstrate, to the satisfaction of the municipality, that the additional development can be accommodated within the scope of the original investigation.

### Flood Plains

- 5.07 Two-Zone Flood Policy.** A two-zone flood management policy shall be utilized where the flood plains for the South Saskatchewan River, Opimihaw Creek, and other watercourses and water bodies are divided into the flood way and the flood fringe for a 1:500 flood or other standard as provided in provincial legislation or regulation.

- 5.08 Defining Flood Plains.** Potential flood plains for the 1:500 flood or other standard as provided in provincial legislation or regulation of the South Saskatchewan River, Opimihaw Creek, and other watercourses and water bodies as required shall be determined based on historical information, in consultation with the Water Security Agency and other provincial agencies, and confirmed through a site-specific legal land survey that includes contour lines provided by the proponent at the time of the proposed development or subdivision.
- 5.09 Coordination of Flood Plain Mapping.** P4G shall coordinate with the province to provide mapping of the 1:500 flood or other standard as provided in provincial legislation or regulation for the Region.
- 5.10 Flood Plain Maps.** The flood plain maps included in the Appendix identify the flood plains within the previous Corman Park-Saskatoon Planning District, and shall be used for information prior to full mapping of the 1:500 flood or other standard as provided in provincial legislation or regulation in the Region. Flood plain policies shall not be limited to the areas identified by the attached maps and may be applied to areas deemed to be susceptible to regular flooding based upon historical data, high water marks, photographs of past flooding and in consultation with the Water Security Agency.
- 5.11 Restricted Development in Flood Plains.** Development will be restricted in flood plains to protect against loss of life and to minimize property damage associated with flooding events.
- 5.12 Land Uses within a Flood Way.** Except as otherwise provided for in the policies contained herein, the use of land within a flood way shall be prohibited, except for agricultural and passive open space uses.
- 5.13 Subdivision within a Flood Way.** The subdivision of land for non-agricultural purposes within a flood way shall be prohibited.
- 5.14 Types of New Development Prohibited within a Flood Way.** Dwellings, commercial or industrial buildings, or any building intended for public occupation or for the storage of materials vulnerable to damage by flood waters, and including structures where agricultural products are processed, treated, or packaged shall be prohibited in the flood way.
- 5.15 Development Agreement Required for Subdivision within a Flood Plain.** Applicants for the subdivision of lands within a flood plain shall be required to enter into an agreement with the municipality acknowledging the terms of the approval including, but not limited to, requirements for flood proofing.
- 5.16 Limited Development within a Flood Fringe.** Where development may be permitted in a flood fringe:
- a. the proposed construction shall not obstruct or divert the flow of water; and
  - b. the structure shall meet the requirements of proper flood proofing and can withstand the hydrostatic and hydrodynamic effects of flood waters at the 1:500 flood or other standard as provided in provincial legislation or regulation without experiencing damage, as demonstrated in a report prepared by a professional engineer licensed to practice in the Province of Saskatchewan.
- 5.17 Requirements for Flood Proofing in the Flood Fringe.** Where development may be permitted, flood proofing in the flood fringe shall be required to an elevation 0.5 metres above the 1:500 flood or other standard as provided in provincial legislation or regulation of the South Saskatchewan River, Opimihaw Creek, and other watercourses and water bodies as required for:
- a. public buildings and structures;
  - b. dwellings;
  - c. commercial and industrial buildings;
  - d. septic tanks;
  - e. well heads;
  - f. buildings and structures containing regulated amounts of chemicals, including petroleum storage;



- g. lagoons and liquid waste management systems;
- h. intensive livestock waste disposal facilities;
- i. accessory buildings (attached and detached); and
- j. structures where agricultural products are processed, treated, or packaged.

**5.18 Two-Stage Building Permit Process.** Every application for a permit to construct, erect, place, alter, repair, renovate, relocate or reconstruct a building or structure subject to flood proofing shall require a two-stage permit to ensure that the building or structure is designed and constructed to meet safe building elevations.

**5.19 Flood Proofing Techniques.** Every building or structure subject to flood proofing requirements shall be constructed on a site raised by fill; be raised by piles; implement an alternative flood proofing technique deemed acceptable to the municipality; or a combination thereof.

**5.20 Certification of Flood Proofing Techniques.** All proposed flood proofing shall be designed and certified by a professional engineer licensed to practice in the Province of Saskatchewan. The submission of the design shall be accompanied by a written report identifying the limitations to the design, expected lifespan, and required maintenance.

**5.21 Flood Proofing and Elevation Requirements.** Every building or structure subject to flood proofing shall have all well heads, liquid waste disposal systems, mechanical or electrical systems, windows, exterior doors, or other exterior openings, located at or above the design flood elevation unless they are part of an approved alternative floodproofing technique.

**5.22 Development Agreements for Flood Proofing.** As a condition of approval for the construction, erection, placement, alteration, repair, renovation, relocation, or reconstruction of a building or structure subject to flood proofing, the applicant shall be required to enter into an agreement with the municipality acknowledging the terms of the approval including any reporting and maintenance requirements deemed necessary by the municipality.

**5.23 Flood Proofing for Existing Buildings and Structures.** Existing buildings and structures that do not conform to the flood proofing requirements in this section may continue to be used. Structural repairs, alterations and additions to existing buildings must conform to flood proofing requirements.



## 6 Water Resources and Wetlands

Water resources are one of the most valuable features of the regional landscape, providing services such as drinking water, recreation opportunities, and habitat. These resources include the South Saskatchewan River and Opimihaw Creek that weave through the region, as well as other surface waters and groundwater. The prairie pothole landscape gives rise to wetlands that provide a place for water to settle after snowmelt and storm events, add to the beauty of the landscape, and support flora and fauna.

### OBJECTIVES

- 6-1** Protect and enhance the South Saskatchewan River Valley, other watercourses and water bodies, and wetlands to support ecological and human health and the enjoyment of these resources
- 6-2** Protect groundwater resources from contamination and depletion to ensure a safe drinking water supply
- 6-3** Achieve responsible stewardship of wetland resources that balances the need for conservation with other considerations such as development, transportation, economic impacts, and quality of life

### POLICIES

- 6.01 Source Water Protection and Development.** Development shall not restrict the use of groundwater or surface water, or alter the flow of surface water in a way that detrimentally affects other property or the ecology of the drainage system.

- 6.02 Regional Wetlands Inventory.** P4G shall explore the development of a regional inventory of wetlands. Wetlands located within the Green Network Study Area shall be a priority. Prior to the development of this inventory, the conceptual map of regional wetlands in the Appendix shall be used to inform and guide considerations in this section.
- 6.03 Regional Wetlands Policy.** P4G should develop a Regional Wetlands Policy to guide the protection and restoration of wetlands identified in the Regional Wetlands Inventory.
- 6.04 Wetlands Protection and Development.** Development in the Region should strive to:
  - a.** avoid impacts to wetlands where reasonably possible;
  - b.** address impacts to wetlands where avoidance cannot be fully achieved; and
  - c.** undertake compensatory mitigation for any negative impacts to significant wetlands from development.
- 6.05 Least Disturbance to Wetlands.** P4G shall encourage development and subdivision designs that ensure the least possible disturbance and/or alteration of retained wetlands.
- 6.06 Designating Environmental Reserve.** Where subdivision is proposed adjacent to a watercourse or wetland, the municipality shall explore the designation of the watercourse or wetland, an associated buffer, any adjacent floodplain, and significant natural habitat as Environmental Reserve to protect sensitive areas and preserve the potential for public access where appropriate.
- 6.07 Coordination of Regional Initiatives.** P4G shall, in coordination with the Province, investigate initiatives to promote regional source water protection and wetlands conservation.



# LAND USE





# 7 General

These general policies are intended to apply to all considerations of land use management in the Region, including the definition of the overall Regional Land Use Map attached to this Plan as Exhibit 2 to guide current and future development to 1 million residents.

## OBJECTIVES

- 7-1** Provide for rural and urban development that minimizes land-use conflicts and ensures orderly, cost-efficient, and context-appropriate development
- 7-2** Encourage development that supports complete, innovative, and context-appropriate communities with diverse opportunities for living and working through a compatible mix of land uses
- 7-3** Ensure that land uses and development patterns are clearly defined to provide certainty for investment and development
- 7-4** Provide for effective interjurisdictional coordination and management in land use and development policy and planning
- 7-5** Provide for consistent standards for development in the Region managed under this Plan

## POLICIES

### General

- 7.01 Land Use Compatibility.** Development shall be compatible with surrounding uses.

- 7.02 Regional Land Uses.** The general land uses for the Region are identified on the Regional Land Use Map attached to this Plan as Exhibit 2. These land uses are intended to guide refinement through more detailed planning.

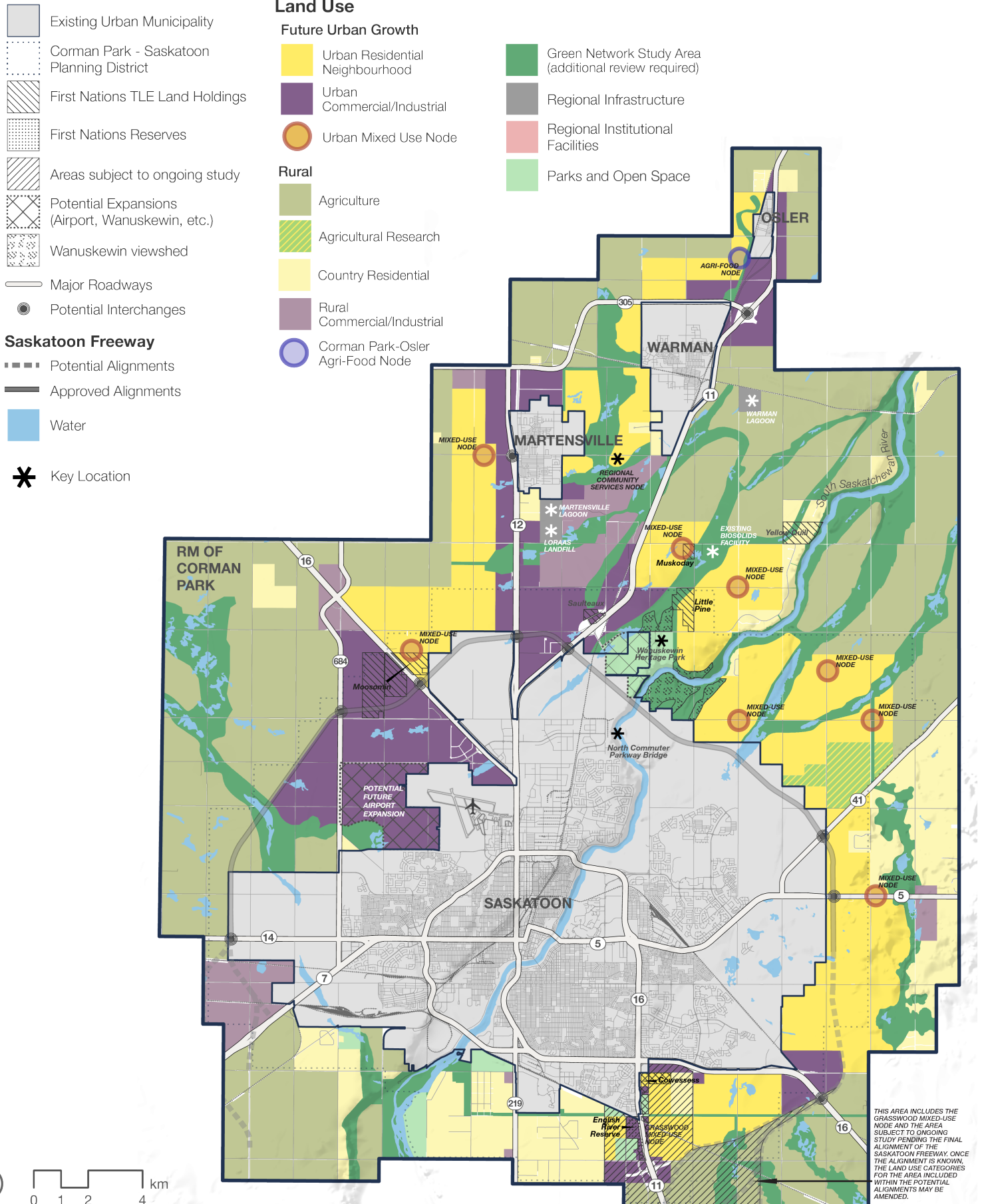
- 7.03 Future Urban Growth Areas.** Areas identified for future urban growth are identified in the Future Urban Growth Areas Map, attached to this Plan as Exhibit 3. This map includes:

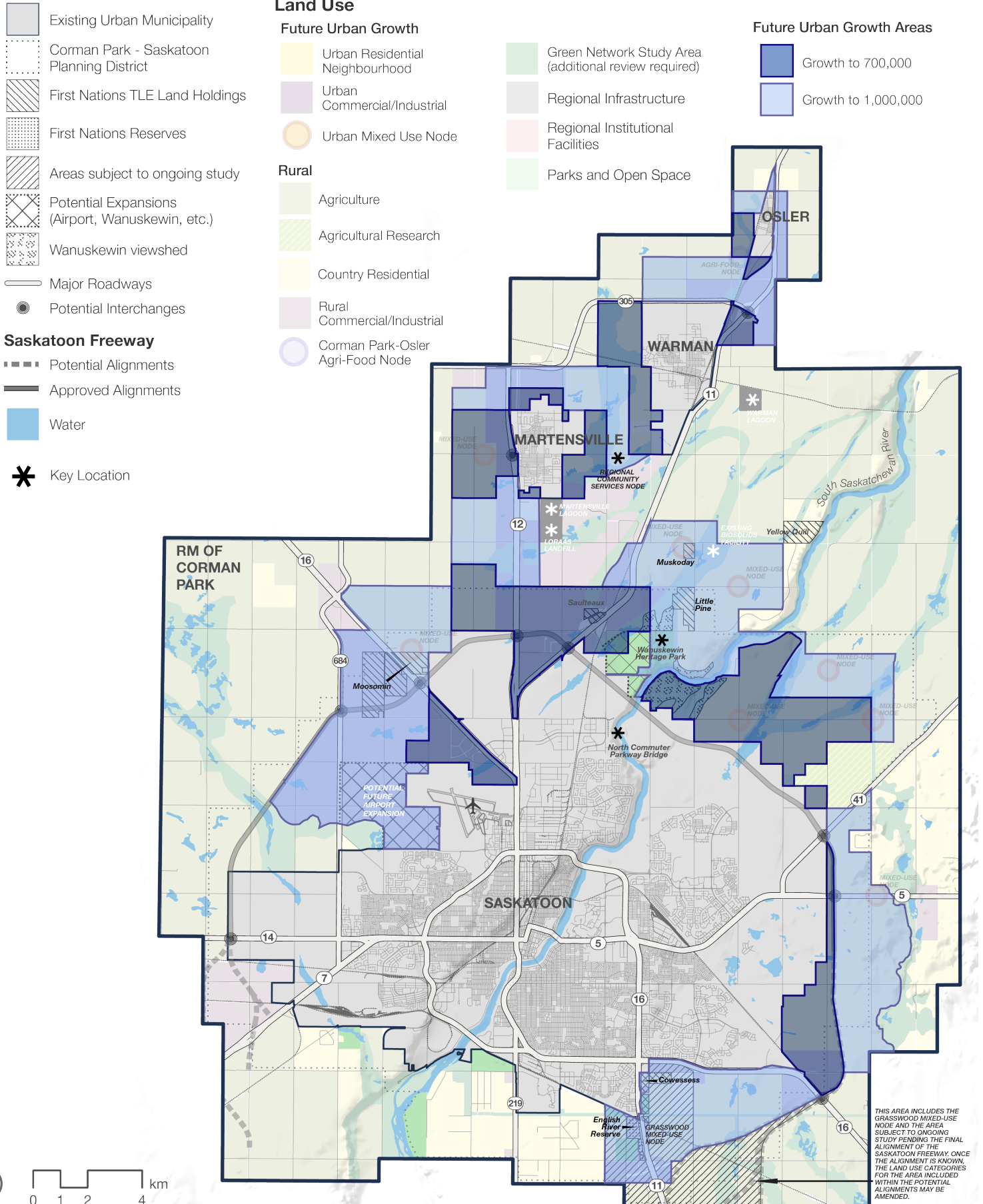
- a.** future urban growth areas required to accommodate a regional population of 700,000, and
  - b.** future urban growth areas required to accommodate a regional population of 1,000,000.

- 7.04 Development Standards in the P4G Zoning Bylaw.** Appropriate standards for development shall be applied through the P4G Zoning Bylaw.

### Separation Distances

- 7.05 Measuring Separation Distances.** In determining proximity, separation distances shall be measured from:
  - a.** the area of confinement of the animals or livestock waste storage for intensive livestock operations;
  - b.** the property boundary of the closest developable parcel for a vacant country residential subdivision;
  - c.** the property boundary for a vacant agricultural residential subdivision;
  - d.** the foundation of a dwelling for other dwellings not otherwise identified;
  - e.** active areas for construction and demolition materials industry facilities; or
  - f.** the property boundary for recreational development, Wanuskewin Heritage Park, and all other uses.





**7.06 Separation Distances for Residential Uses.** No residential development, other than a dwelling accessory to the use, shall be located within:

- a. 305 m (984 ft) of a non-refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan;
- b. 600 m (1969 ft) of a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan;
- c. 1 km (0.6 mi) of a chemical plant;
- e. 100 m (328 ft) of a building or structure containing more than 200 kilograms of waste dangerous goods other than used oil or waste antifreeze solutions as prescribed by The Hazardous Substances and Waste Dangerous Goods Regulations;
- f. the separation distances as specified in provincial regulations for bulk fuel storage facilities;
- g. the separation distances as per Policy 19.04 for aggregate resource industries;
- h. the separation distances as per in Policy 20.08 for waste management industries;
- i. the separation distances as per Policy 8.05 for intensive livestock operations;
- j. the separation distances from railways and rail facilities as described in Policy 25.16; and
- k. the separation distances specified in provincial regulations, where separation distances have not been prescribed in this Plan.

Separation distances shall be measured according to Policy 7.05.

**7.07 Separation Distances from Residential Development.** Industrial development shall not be permitted within 1 km (0.6 mile) of a country residential development or an urban residential neighborhood.

**7.08 Separation Distances for Recreational Uses.** No recreational uses shall be located within:

- a. 305 m (984 ft) of a non-refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan;
- b. 600 m (1968.50 ft) of a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan;
- c. 1 km (0.6 mi) of a chemical plant;
- e. 100 m (328 ft) of a building or structure containing more than 200 kilograms of waste dangerous goods other than used oil or waste antifreeze solutions as prescribed by The Hazardous Substances and Waste Dangerous Goods Regulations;
- f. the separation distances as specified in provincial regulations for bulk fuel storage facilities;
- g. the separation distances as per Policy 19.04 for aggregate resource industries;
- h. the separation distances as per Policy 20.09 for waste management industries;
- i. the separation distances as per Policy 8.05 for intensive livestock operations;
- j. the separation distances from railways and rail facilities as described in Policy 25.16; and
- k. the separation distances specified in provincial regulations, where separation distances have not been prescribed in this Plan.

Separation distances shall be measured according to Policy 7.05.

**7.09 Separation Distances from Residential Development.** No use indicated in policy 7.08 shall be located within the associated separation distance to any residential development, other than the dwelling accessory to the operation. Separation distances shall be measured according to Policy 7.05.



**7.10 Separation Distances from Recreational Uses and Wanuskewin Heritage Park.** No use indicated in policy 7.08 shall be located within the associated separation distance to any recreational use or Wanuskewin Heritage Park. Separation distances shall be measured according to Policy 7.05.

## Land Use Categories

**7.11 Intent of the Land Use Categories.** The major land use categories included in the Regional Land Use Map attached to this Plan as Exhibit 2 are identified as follows:

- a. The **Agriculture** category accommodates agriculture and pasture uses as well as agricultural residential uses.
- b. The **Country Residential** category accommodates multi-parcel Country Residential subdivisions at rural densities.
- c. The **Rural Commercial/Industrial** category accommodates general commercial and industrial uses, including lightly-serviced industrial, storage, and commercial areas that require a large land base. This area shall be differentiated into Rural Commercial and Rural Industrial areas through future planning.
- d. The **Urban Residential Neighbourhood** category is intended to accommodate future urban residential and supporting commercial and institutional uses, all with urban servicing.
- e. The **Urban Commercial/Industrial** category is intended to accommodate future general commercial and industrial uses including office, retail, and industrial areas that are connected to urban servicing. This area shall be differentiated into Urban Commercial and Urban Industrial areas through future planning.
- f. The **Green Network Study Area** includes connected areas of wetlands, swales, natural areas, the South Saskatchewan River corridor, and other areas providing stormwater storage and conveyance, groundwater recharge, viewshed protection, wildlife habitat, and, where appropriate, multifunctional green space.

**7.12 Special Policy Areas.** In addition to major regional land uses listed under Policy 7.11, the Regional Land Use Map attached to this Plan as Exhibit 2 includes Special Policy Areas with location-specific policies:

- a. **Wanuskewin Heritage Park** includes significant natural and archaeological resources and is an important cultural centre for First Nations and non-First Nations. The site is a National Historic Site of Canada, and the Park intends to pursue a UNESCO World Heritage designation in the future.
- b. **Agricultural Research** areas identify high-quality agricultural lands that have been used for agriculture research plots and facilities.
- c. **Regional Infrastructure** areas include lands required to support regional infrastructure systems and services, including water, wastewater, and waste management facilities.
- d. **Regional Institutional Facilities** areas include lands required to support major regional infrastructure and institutional facilities that are critical to growth and development, such as hospitals, schools, and places of worship.
- e. **Corman Park-Osler Agri-Food Node** is a development node that is intended to provide opportunities for rural and urban development that supports agricultural producers of value-added products and related services.
- f. **Urban Mixed-Use Nodes** are locations that are intended to accommodate a compatible mix of future commercial (retail and office), institutional, and residential uses, such as mixed-use suburban centres.

## 8 Agriculture

The Agriculture category enables agriculture and pasture uses, as well as agricultural residential uses, while preserving important ecosystem services such as local food production, habitat protection, and maintenance of the land's natural drainage characteristics.

### OBJECTIVES

- 8-1** Minimize land use conflict between agricultural and non-agricultural uses
- 8-2** Accommodate suitably located agricultural and agriculturally related commercial and industrial developments
- 8-3** Promote agricultural innovation, conservation, and value-added industries related to agriculture including agricultural tourism
- 8-4** Encourage innovative agricultural residential subdivisions in appropriate locations that are sustainable, provide for rural housing and rural convenience commercial needs, and integrate with existing rural development

### POLICIES

#### General

- 8.01 Fragmentation of Agricultural Land.** Fragmentation of agricultural land for uses other than intensive agricultural operations is discouraged.
- 8.02 Subdivision of a Quarter Section.** Quarter sections designated as Agriculture on the Regional Land Use Map attached to this Plan as Exhibit 2 may be subdivided to permit:
  - a.** the creation of two equal agricultural holdings subject to compliance with the policies contained herein;

- b.** the establishment of up to five (5) discretionary uses per quarter section (64.8 hectares, or 160 acres) or three (3) discretionary uses per 32.4 hectare (80 acre) parcel, subject to Council approval;
- c.** the establishment of up to five (5) agricultural residential building sites per quarter section (64.8 hectares, or 160 acres) or three (3) agricultural residential building sites per 32.4 hectare (80 acre) parcel, subject to rezoning to an appropriate district; or
- d.** a combination thereof to a maximum of five (5) building sites per quarter section (64.8 hectares, or 160 acres) or three (3) building sites per 32.4 hectare (80 acre) parcel.

**8.03 Subdivision for Intensive Agriculture.** Intensive agricultural operations may be allowed on parcels less than 32.4 hectares (80 acres) at the discretion of Council if such a parcel can accommodate the proposed use.

**8.04 Valued-Added Developments.** Multiple related value-added agricultural developments may be considered on a single agricultural parcel at the discretion of the RM subject to these developments meeting all applicable development standards.

**8.05 Separation Distances for Intensive Livestock Operations.** Intensive livestock operations shall comply with the separation distances in Table 1. The uses listed in Table 1 shall also maintain the following minimum separation distances from intensive livestock operations, except as otherwise indicated by policies of this Plan.

**8.06 Separation Distances for Agricultural Residential Dwellings.** Notwithstanding Policy 8.05, single family dwellings in agricultural residential subdivisions shall maintain a separation distance from existing intensive livestock operations that is one level of intensity higher than the current number of animal units permitted for the intensive livestock operation as described in Table 1.

**Table 1: Required Separation Distances**

Other Uses	100-300 Animal Units	301-600 Animal Units	601-1000 Animal Units	1001-2000 Animal Units
Single-Family Dwelling not owned by the Intensive Agricultural Operator	305 m (1000 ft.)	457 m (1500 ft.)	0.8 km (0.5 mile)	1.6 km (1 mile)
Multi-Parcel Country Residential Development	0.8 km (0.5 mile)	1.2 km (0.75 mile)	1.6 km (1 mile)	3.2 km (2 miles)
Urban Boundary	0.8 km (0.5 mile)	1.2 km (0.75 mile)	1.6 km (1 mile)	3.2 km (2 miles)
Commercial Use	305 m (1000 ft.)	457 m (1500 ft.)	0.8 km (0.5 mile)	1.6 km (1 mile)
Rural Industrial Park or Use	305 m (1000 ft.)	457 m (1500 ft.)	0.8 km (0.5 mile)	1.6 km (1 mile)
Recreation Use	305 m (1000 ft.)	457 m (1500 ft.)	0.8 km (0.5 mile)	1.6 km (1 mile)
Wanuskewin Heritage Park	0.8 km (0.5 mile)	1.2 km (0.75 mile)	1.6 km (1 mile)	3.2 km (2 miles)

**8.07 Relaxation of Separation Distances for ILOs.** When all landowners are in written agreement, separation distances for ILOs may be relaxed at the discretion of the municipality.

**8.08 Location Requirements for Agricultural Commercial and Agricultural Industrial Development.** Agriculturally related rural commercial or rural industrial development shall locate on lands in the Agriculture category that:

- a. are in or adjacent to existing or planned commercial or industrial areas;
- b. have access to municipal roads that can support the use; and
- c. are located outside of future urban growth areas.

**8.09 Alternate Locations Considered.** Notwithstanding Policy 8.08, agriculturally related rural commercial or rural industrial developments may be permitted in alternate locations on lands designated as Agriculture on the Regional Land Use Map attached to this Plan as Exhibit 2 where it can be clearly demonstrated to the satisfaction of the RM that the use has site-specific location requirements that limit its location to an Agriculture area.

## **Agricultural Residential**

**8.10 Location Requirements for Agricultural Residential Development.** New agricultural residential development shall not be located:

- a. on significant wildlife habitat lands;
- b. in locations where it may cause or contribute to the degradation of ecological and hydrological systems; and
- c. on hazard lands, unless mitigation of the hazard is proven to the satisfaction of the municipality.

**8.11 Disruption of Agriculture Minimized.** Agricultural residential subdivisions shall be designed and sited to minimize the disruption of agricultural activities on an agricultural holding through buffering, setbacks, and screening. Where applicable, compact designs should be encouraged that do not inhibit cultivation.

**8.12 Minimize Fragmentation of Agricultural Lands.** Agricultural residential subdivisions shall be encouraged to locate on sites that are appropriate and contiguous to existing building sites to minimize the fragmentation of agricultural lands.





**8.13 Site Area Relaxation.** Where a proposed subdivision involves a yard site that existed prior to the adoption of the initial RM Official Community Plan (June 30, 1982), the site size may exceed the maximum site area permitted in the P4G Zoning Bylaw to include all essential yard site features, including but not limited to shelterbelts and a dugout.

**8.14 Farm Related Secondary Residences.** Temporary residences may be permitted on an agricultural holding where associated with an intensive agriculture operation, or as supplementary housing on farmsteads for farm employees whose primary income is earned on that farm.

**8.15 Agricultural Residential Development on Fragmented Parcels.** Parcels fragmented by a natural or manmade feature, such as a river or highway, may be considered for agricultural residential development subject to rezoning to an appropriate district and the following conditions:

- a.** the parcel is located in an area where only two (2) residential building sites per quarter section are allowed;
- b.** the parcel, due to its size or its location, is incapable of cultivation or the production of forage crops;
- c.** each parcel proposed for residential development contains a minimum of 1 hectare (2.47 acres) of contiguous developable land for a building site and can accommodate on-site sewage disposal and water services;
- d.** development does not exceed a total of four (4) residential building sites per quarter section;
- e.** the proposed use of the parcel does not negatively impact adjacent agricultural uses; and
- f.** the proposed development complies with the general location and access policies contained herein.



# 9 Country Residential

Land within the Country Residential category will accommodate multi-parcel residential subdivisions that are rural in character. These subdivisions have relatively large lots but are designed according to cluster or conservation subdivision principles to preserve open space and farmland.

## OBJECTIVES

- 9-1** Provide for planned country residential development and subdivision that is economical, safe and sustainable.
- 9-2** Encourage innovative Country Residential subdivisions in appropriate locations that are sustainable, provide for rural housing and rural convenience commercial needs, and integrate with existing rural development
- 9-3** Provide for planned country residential development that optimizes the use of existing and planned infrastructure.
- 9-4** Provide well designed developments that minimize land use conflicts.

## POLICIES

**9.01 Designation on Regional Map.** Country residential development shall be sited in areas designated as Country Residential on the Regional Land Use Map attached to this Plan as Exhibit 2.

**9.02 Location Requirements for Country Residential Development.** New Country Residential subdivisions shall not be located:

- a.** on significant wildlife habitat lands;
- b.** in locations where it may cause or contribute to the degradation of ecological and hydrological systems;
- c.** on hazard lands, unless mitigation of the hazard is proven to the satisfaction of the municipality; and
- d.** within the separation distances as detailed in Policy 7.06.

### **9.03 Considerations for Country Residential Development.**

When reviewing Country Residential subdivision proposals, the RM should consider the capacity of existing school and bus facilities or the feasibility of expanding this capacity to accommodate the proposed development

### **9.04 Preferences for Country Residential Development.**

Preference shall be given to Country Residential subdivision proposals that:

- a.** minimize the pressure to develop, expand or upgrade services and infrastructure inconsistent with Concept Plans and servicing plans;
- b.** include significant natural or built amenities or other features that provide for a high-quality living environment; and
- c.** incorporate innovative features to promote environmental and social benefits to the community.

### **9.05 Considerations for Country Residential Subdivision Design.** Proposed Country Residential subdivision designs shall have consideration for:

- a.** the carrying capacity of the lands proposed for development and the surrounding area based on site conditions, environmental considerations and potential impacts, and other factors that may warrant consideration in the design of the proposal;
- b.** minimizing impacts on regional drainage patterns and other regional ecological systems;
- c.** the suitability and availability of municipal and other services and infrastructure necessary to support the proposal; and
- d.** the compatibility of the proposed subdivision design with that of the surrounding area.

#### **9.06 Sustainable Country Residential Subdivision Design**

**Principles.** New Country Residential subdivision proposals shall incorporate environmentally sustainable subdivision design principles including but not limited to:

- a. protecting and incorporating existing features and landscapes including natural areas, natural vegetation buffers, habitat corridors for wildlife movement, cultural and heritage resources, important ecological areas, topographic features and environmentally sensitive lands, wetlands, drainage systems, and groundwater recharge areas and
- b. minimizing the length of roads constructed within the subdivision.

#### **9.07 Integrated Recreation in Country Residential**

**Subdivisions.** Integrated recreational development shall be considered within a Country Residential subdivision where it complements existing and proposed communities, subject to:

- a. submission of a Comprehensive Development Review;
- b. rezoning the parcel to an appropriate zoning district; and
- c. satisfying the recreational policies contained herein.

#### **9.08 Area and Density of Country Residential Subdivision with Integrated Recreation.**

Where a substantial active public recreational amenity is being proposed as part of a Country Residential subdivision, the RM may relax the maximum development area requirement in an amount equivalent to land allocated to the amenity, and/or reduce minimum lot sizes for the subdivision.



**9.09 Consideration of Adjacent Development.** Where a Country Residential subdivision is proposed on lands abutting an existing Country Residential development, the RM shall require the proposed development to be designed to complement the existing development. This may include measures such as visual buffering, building site separation, complementary lot sizing or any other measures necessary to achieve compatible land use and development.

**9.10 Country Residential Development Adjacent to Urban Areas.** New Country Residential subdivisions shall not be located adjacent to the boundary of an urban municipality unless the proposal:

- a. is compatible with current and planned urban land uses within the adjacent urban municipality;
- b. will not place pressure on the adjacent urban municipality to develop, expand or upgrade services and infrastructure without an agreement for servicing and infrastructure costs between the urban municipality and the RM; and
- c. is referred to the adjacent urban municipality for review in accordance with the policies of this Plan.

**9.11 Country Residential Development Adjacent to Future Urban Growth Areas.** Country Residential subdivisions located adjacent to future urban growth areas shall be referred to the adjacent municipality for review and comment under the referral process established in Policy 29.07.

**9.12 Home-Based Businesses in Country Residential Areas.** At the discretion of the RM, home-based businesses may be located within Country Residential subdivisions, where these uses are consistent with the residential use and character of the area.

**9.13 Integrated Commercial Development in Country Residential Areas.** Rural Convenience Commercial development may be located within a Country Residential subdivision where it complements existing communities. This is subject to:

- a. submission of a Comprehensive Development Review;
- b. rezoning the parcel to an appropriate zoning district; and
- c. satisfying the commercial policies contained in this Plan.

**9.14 Conditions of Subdivision of Existing Country Residential Lots.** The re-subdivision of lots within existing Country Residential developments may be considered subject to rezoning the parcel to an appropriate zoning designation and compliance with the following criteria:

- a. the parcels for subdivision are at least one and a half (1.5) times larger than the average lot size of the original registered subdivision plan area;
- b. the resulting lots shall be larger in size than the smallest lot in the original registered subdivision plan area;
- c. the subdivision is not intended to provide for a uniform increase in density throughout the original registered subdivision plan area
- d. the subdivision shall be consistent with all relevant policies within this Plan;
- e. the subdivision shall not be detrimental to the health, safety and general welfare of the existing community;
- f. the resulting lots shall each be connected to a centralized potable waterline; and
- g. the subdivision shall make efficient use of existing infrastructure.

**9.15 Requirements for Subdivision of Existing Country Residential Lots.** The re-subdivision of lots within an existing Country Residential development shall require:

- a. referral to the Hamlet Board, if located within an Organized Hamlet;
- b. consultation with the condominium board, if located within a condominium;
- c. an assessment of the servicing and transportation impacts of the re-subdivision; and
- d. public consultation, if two (2) or more new parcels are created.

# 10 Rural Commercial

Lands within the Rural Commercial category are suitable for convenience commercial uses and other commercial activities to meet the needs of the RM. These lands have rural servicing, and are not expected to be required for urban growth as the Region grows to 1 million residents. The category is represented on the Regional Land Use Map attached to this Plan as Exhibit 2 as Rural Commercial/Industrial, and commercial areas will be designated through more detailed planning.

## OBJECTIVES

- 10-1** Promote economic development by designating suitable areas for rural commercial development
- 10-2** Encourage rural commercial developments to cluster so they provide for the efficient development of rural infrastructure and community services.
- 10-3** Provide for the convenience and commercial service needs of the suburban population

## POLICIES

- 10.01 Delineation of Rural Commercial and Rural Industrial Areas on the Regional Land Use Map.** The lands designated as Rural Commercial/Industrial on the Regional Land Use Map attached to this Plan as Exhibit 2 should be delineated into Rural Industrial areas and Rural Commercial areas through more detailed planning.
- 10.02 Designation of Rural Commercial Areas.** Rural Commercial development shall be sited in areas designated as Rural Commercial/Industrial on the Regional Land Use Map attached to this Plan as Exhibit 2, and in areas that have been identified as suitable for Rural Commercial development through the detailed planning referenced in Policy 10.01.

### 10.03 Designation of Rural Commercial Land Use

**Classifications.** Concept Plans and other detailed planning developed for Rural Commercial areas shall be required to differentiate areas between two types of commercial land use areas:

- a. Arterial Commercial Districts**, which include:
  - 1. medium- and large-scale commercial activities where location adjacent to and exposure from major highways is essential;
  - 2. commercial activities providing goods and services not customarily associated with urban commercial developments to the travelling public; and
  - 3. highway frontage uses for existing or planned industrial parks.
- b. Rural Convenience Commercial**, which includes:
  - 1. small-scale convenience commercial activities where location near a rural residential population is essential; and
  - 2. activities intended to provide for the basic convenience needs of a local rural population to minimize automobile dependence.

### 10.04 Location Criteria.

Rural Commercial developments should be directed to locations where:

- a.** existing roads and infrastructure are sufficient to support the development;
- b.** nodal development is planned where key intersections of provincial highways, municipal roadways, and the Saskatoon Freeway can support access;
- c.** impacts to existing roadways and additional costs of maintenance are minimized; and
- d.** any other costs to the RM associated with the development are minimized.





**10.05 Integration of Rural Convenience Commercial with Residential Development.** Rural Convenience Commercial development may be located adjacent to Country Residential development where it minimizes land use conflict and complements existing communities subject to:

- a. submission of a Comprehensive Development Review; and
- b. rezoning the parcel to an appropriate zoning district.

**10.06 Urban Servicing in Rural Commercial Areas.** Uses requiring urban servicing in Rural Commercial areas shall require servicing agreements with the relevant urban municipality.

**10.07 Agricultural Subdivisions in Rural Commercial Areas.** Lands designated as “Rural Commercial” on the Regional Land Use Map attached to this Plan as Exhibit 2 may be subdivided to permit:

- a. the establishment of up to two (2) discretionary uses per quarter section (64.8 hectares, or 160 acres) or one (1) discretionary use per 32.4 hectare (80 acre) parcel, subject to Council approval;
- b. the establishment of up to two (2) agricultural residential building sites per quarter section (64.8 hectares, or 160 acres) or one (1) agricultural residential building site per 32.4 hectare (80 acre) parcel, subject to rezoning to an appropriate district; or
- c. a combination thereof to a maximum of two (2) building sites per quarter section (64.8 hectares, or 160 acres) or one (1) building site per 32.4 hectare (80 acre) parcel.

# 11 Rural Industrial

Lands within the Rural Industrial category are suitable for light and heavy industrial uses and storage facilities. These lands have rural servicing, and are not expected to be required for urban growth as the Region grows to 1 million residents. The category is represented on the Regional Land Use Map attached to this Plan as Exhibit 2 as Rural Commercial/Industrial, and industrial areas will be designated through more detailed planning.

## OBJECTIVES

- 11-1** Promote economic development by designating suitable areas for rural industrial development
- 11-2** Encourage rural industrial development to cluster in industrial parks to provide for the efficient development of rural infrastructure and community services.
- 11-3** Minimize conflicts between rural industrial development and other regional land uses

## POLICIES

- 11.01 Delineation of Rural Commercial and Rural Industrial Areas on the Regional Land Use Map.** The lands designated as Rural Commercial/Industrial on the Regional Land Use Map attached to this Plan as Exhibit 2 should be delineated into Rural Industrial areas and Rural Commercial areas through more detailed planning.
- 11.02 Designation of Rural Industrial Areas.** Rural Industrial development shall be sited in areas designated as Rural Commercial/Industrial on the Regional Land Use Map attached to this Plan as Exhibit 2, and in areas that have been identified as suitable for Rural Industrial development through the detailed planning referenced in Policy 11.01.

### 11.03 Designation of Rural Industrial Land Use

**Classifications.** Concept Plans and other detailed planning developed for rural industrial areas shall be required to differentiate areas between three types of industrial land use areas:

**a. *Business Districts***, which include:

1. mixed use light industry, storage and associated business development where the potential conflict with adjacent land uses is minimal and location adjacent to major highways for exposure is important;
2. small and medium-sized, value-added manufacturing and service industries;
3. fully landscaped sites, screened loading areas, an absence of outdoor storage of raw materials and an overall quality of site development that is superior to light or heavy industrial areas; and
4. a buffer or transitional area between more intensive industrial uses and incompatible uses, such as residential areas.

**b. *Light Industrial Districts***, which include:

1. developments that have moderate potential for conflicts with adjacent land uses and are less dependent on exposure to high traffic areas;
2. a variety of industrial uses, including but not limited to manufacturing, assembly and repair, warehousing, wholesale distribution, and limited retailing as an accessory use.
3. limited outdoor storage of raw materials subject to screening to the satisfaction of Corman Park and an overall quality of site development that is superior to heavy industrial areas; and
4. buffers or transitional areas between more intensive uses and incompatible uses, such as residential areas.

c. *Heavy Industrial Districts*, which include:

1. developments with a high potential for conflicts with adjacent land uses, that are not dependent on exposure to high traffic areas;
2. land uses and processes that may potentially create land use conflicts with regard to noise, vibration, dust, smoke, aesthetics or odour; and
3. the outdoor storage of raw and processed materials, subject to the provision of screening to the satisfaction of the RM.

**11.04 Industrial Parks.** Industrial uses shall be restricted to industrial parks except where it can be clearly demonstrated to the satisfaction of the RM that an industrial use has specific location requirements that limit its location to a specific alternate site.

**11.05 Contract Zoning.** In considering proposals to rezone property for site specific industrial uses, Council may require the rezoning to be undertaken according with the provisions of Section 69 of the Act.

**11.06 Industrial Development Adjacent to Urban Areas.** New industrial development shall not be located adjacent to the boundary of an urban municipality unless the proposal:

- a. is compatible with current and planned urban land uses within the adjacent urban municipality;
- b. will not place pressure on the adjacent urban municipality to develop, expand or upgrade services and infrastructure without an agreement for servicing and infrastructure costs between the urban municipality and the RM; and
- c. is referred to the adjacent urban municipality for review in accordance with the policies of this Plan.



**11.07 Buffered Uses in Industrial Parks.** Planning for proposed industrial parks shall ensure that industries with a high potential for land use conflicts are located to provide for buffering from non-industrial uses of land through:

- a. distance separation and landscaping,
- b. visual buffers from potentially impacted properties, and/or
- c. siting of uses with less impacts (e.g., arterial commercial, light industrial, business district) near roadways and other potential areas of conflict.

**11.08 Hazardous Industries.** Industries using hazardous materials or producing waste dangerous goods as defined by The Environmental Management and Protection Act, 2002 may be considered subject to providing clear evidence of compliance with The National Fire Code, The Hazardous Substances and Waste Dangerous Goods Regulations, and any other applicable codes, standards and provincial and federal approvals.

**11.09 Urban Servicing in Rural Industrial Areas.** Uses requiring urban servicing in Rural Industrial areas shall require servicing agreements with the relevant urban municipality.

**11.10 Location Criteria.** Industrial developments shall be directed to locations where:

- a. existing roads and infrastructure are sufficient to support the development or the costs of extending roads and infrastructure are minimized;
- b. impacts to existing roadways and additional costs of maintenance are minimized
- c. lands are not prone to natural hazards;
- d. lands do not have unique historical or archaeological significance;
- e. lands do not have significant wildlife habitat;
- f. lands do not have high-quality recreational resources;
- g. surface and groundwater resources will not be impacted;
- h. drainage considerations can be mitigated;
- i. land use conflicts are minimized;

- j. lands are outside the separation distances detailed in Policies 7.07 and 7.09; and
- k. any other costs to the RM associated with the development are minimized.

**11.11 Agricultural Subdivisions in Rural Industrial Areas.**

Lands designated as “Rural Industrial” on the Regional Land Use Map attached to this Plan as Exhibit 2 may be subdivided to permit:

- a. the establishment of up to two (2) discretionary uses per quarter section (64.8 hectares, or 160 acres) or one (1) discretionary use per 32.4 hectare (80 acre) parcel, subject to Council approval;
- b. the establishment of up to two (2) agricultural residential building sites per quarter section (64.8 hectares, or 160 acres) or one (1) agricultural residential building site per 32.4 hectare (80 acre) parcel, subject to rezoning to an appropriate district; or
- c. a combination thereof to a maximum of two (2) building sites per quarter section (64.8 hectares, or 160 acres) or one (1) building sites per 32.4 hectare (80 acre) parcel.



# 12 Future Urban Growth Areas

The future urban growth areas identified on the Regional Land Use Map include the expected urban footprint as the Region grows to a population of 1 million. These areas include areas for future residential neighbourhoods, commercial and industrial development, and conceptual nodes for mixed-use centres.

## OBJECTIVES

- 12-1** Provide for planned urban residential development and subdivision that is sustainable, supports a high quality of life, and encourages the development of complete communities
- 12-2** Support commercial and industrial development in future urban growth areas where it can be integrated into urban municipalities
- 12-3** Optimize the use of existing and planned infrastructure consistent with municipal and regional servicing plans
- 12-4** Coordinate urban expansion and staged boundary alterations in future urban growth planning
- 12-5** Support standards for interim uses that allow for redevelopment and future integration into urban municipalities

## POLICIES

### General

- 12.01 Urban Intensification.** Urban municipalities shall promote the intensification of developed urban areas to help accommodate long-term regional growth.

**12.02 Interim Uses in Future Urban Growth Areas.** Interim uses on lands identified as future urban growth areas may be allowed prior to urban development, subject to requirements established through detailed planning that support efficient and cost-effective urban development in these areas.

**12.03 Development Standards for Interim Uses.** Interim uses in future urban growth areas shall use development standards that consider the standards used in the adjacent urban municipality. These standards shall be coordinated with the urban municipality to allow for these developments to be integrated with the urban municipality in the future.

**12.04 Development of Concept Plans for Future Growth Areas.** Concept Plans shall be prioritized for the future urban growth areas required to accommodate a regional population of 700,000 as identified in the Future Urban Growth Areas Map, attached to this Plan as Exhibit 3. Concept Plans shall rely on existing detailed planning where possible, and the RM and adjacent urban municipality shall determine through mutual agreement:

- a. the priority of a Concept Plan and a timely schedule for completion,
- b. additional restrictions on interim development prior to completion of a Concept Plan, and
- c. any additional requirements for the development of a Concept Plan that are necessary to consider the local context.

**12.05 Requirements for Interim Land Use in Future Urban Growth Areas.** An interim use of any type shall not be permitted in a future urban growth area unless the proposal:

- a. is consistent with more detailed planning for the area,
- b. is designed to transition to future urban servicing when included in an urban municipality,

- c. provides a site design that limits fragmentation of the parcel, and
- d. presents a subdivision design that allows for re-subdivision to urban-sized parcels.

#### **12.06 Servicing Agreements Required for Interim Uses as**

**Required.** Notwithstanding other requirements under this Plan, Interim developments requiring subdivision shall, when required by a municipality, enter into servicing agreements to provide any necessary services for the subdivision.

#### **12.07 Agricultural Residential Subdivision in Future Urban Growth Areas.** Lands in future urban growth areas may be subdivided to permit the establishment of:

- a. the establishment of up to two (2) discretionary uses per quarter section (64.8 hectares, or 160 acres) or one (1) discretionary use per 32.4 hectare (80 acre) parcel, subject to Council approval;
- b. the establishment of up to two (2) agricultural residential building sites per quarter section (64.8 hectares, or 160 acres) or one (1) agricultural residential building site per 32.4 hectare (80 acre) parcel, subject to rezoning to an appropriate district; or
- c. a combination thereof to a maximum of two (2) building sites per quarter section (64.8 hectares, or 160 acres) or one (1) building sites per 32.4 hectare (80 acre) parcel.

#### **12.08 Agricultural Residential Subdivision in Urban Residential Neighbourhood Areas.** Notwithstanding Policy 12.07, lands in Urban Residential Neighbourhood areas that are outside of areas required to accommodate a regional population of 700,000 in Exhibit 3, may be subdivided to permit the establishment of:

- a. the establishment of up to four (4) discretionary uses per quarter section (64.8 hectares, or 160 acres) or two (2) discretionary uses per 32.4 hectare (80 acre) parcel, subject to Council approval;

- b. the establishment of up to four (4) agricultural residential building sites per quarter section (64.8 hectares, or 160 acres) or two (2) agricultural residential building site per 32.4 hectare (80 acre) parcel, subject to rezoning to an appropriate district; or
- c. a combination thereof to a maximum of four (4) building sites per quarter section (64.8 hectares, or 160 acres) or two (2) building sites per 32.4 hectare (80 acre) parcel.

#### **12.09 Country Residential Development Prohibited.** Country Residential development shall not be permitted in future urban growth areas.

#### **12.10 No New ILOs in Future Urban Growth Areas.** New intensive livestock operations shall not be permitted in future urban growth areas.

#### **12.11 Existing ILOs.** Existing intensive livestock operations may expand within future urban growth areas at the discretion of the RM, subject to consultation with the adjacent urban municipality and consideration of the required separation distances in Policy 8.05.

#### **12.12 Dedication of Reserves in Future Urban Growth Areas.** In determining the recommended dedication of Municipal Reserve land or cash-in-lieu for new subdivisions for interim uses in future urban growth areas, the RM shall consider:

- a. current and future land use planning and development standards for the area;
- b. the potential for significant public amenities, including open space recreational opportunities, integrated trail systems, and continuous pedestrian linkages; and
- c. the costs to the RM and the adjacent urban municipality.

The adjacent urban municipality shall be consulted regarding dedication of Municipal Reserve and any necessary transfer of dedicated land or cash in lieu.

**12.13 Information Regarding Interim Land Uses.** Information about regional land use planning and potential future urban development shall be made available to the public and provided to applicants for interim land uses. This shall include:

- a. information on expected future land uses in the area,
- b. limitations on current land uses,
- c. expected timing of boundary alteration and urban development, and
- d. relevant infrastructure and servicing planning,

derived from this Plan, the P4G Zoning Bylaw, and applicable Concept Plans.

## Urban Residential Neighbourhood Areas

**12.14 Designation on Regional Land Use Map.** Future urban residential neighbourhoods shall be sited in areas designated as Urban Residential Neighbourhood areas on the Regional Land Use Map attached to this Plan as Exhibit 2.

**12.15 Urban Residential Neighbourhood Area Density Targets.** New Concept Plans and other development plans for Urban Residential Neighbourhood areas shall achieve a minimum of:

- a. 17.3 housing units per gross developable hectare (7 units per gross developable acre), or
- b. 50 residents and jobs combined per gross developable hectare (20.2 residents and jobs combined per gross developable acre).

**12.16 Low Capital Intensity Developments Encouraged for Interim Commercial Uses.** For interim rural commercial uses in Urban Residential Neighbourhood areas, low capital intensities are encouraged.

**12.17 Temporary Development Preferred for Interim Uses.** Interim uses in Urban Residential Neighbourhood areas required to accommodate a regional population of 700,000 in Exhibit 3 are preferred to be temporary, with uses, structures, and equipment that can be easily relocated to a new site.

**12.18 Minimal Environmental Impacts.** Interim uses in Urban Residential Neighbourhood areas shall have minimal environmental impacts.

**12.19 Urban Commercial and Industrial Development Prohibited.** Urban commercial and industrial development is prohibited as an interim use in Urban Residential Neighbourhood Areas.

## Urban Commercial/Industrial Areas

**12.20 Delineation of Urban Commercial/Industrial Areas on the Regional Land Use Map.** The areas designated as Urban Commercial/Industrial areas on the Regional Land Use Map attached to this Plan as Exhibit 2 shall be delineated into Urban Commercial areas and Urban Industrial Areas through Concept Plans.

**12.21 Designation of Urban Commercial Areas.** Future urban commercial uses shall locate in areas designated as Urban Commercial through Concept Plans.

**12.22 Designation of Urban Industrial Areas.** Future urban industrial uses shall locate in areas designated as Urban Industrial through Concept Plans.

**12.23 Detailed Planning for Interim Commercial and Industrial Development.** Detailed planning shall be required for interim commercial and industrial development in Urban Commercial/Industrial areas. If no Concept Plan has been adopted under this Plan, interim commercial and industrial development shall not contradict existing detailed planning for the site, and a Comprehensive Development Review shall be required.

**12.24 Requirements for Detailed Planning.** Concept Plans and Comprehensive Development Reviews developed for Urban Commercial/Industrial areas shall be developed to the satisfaction of the RM and the adjacent urban municipality, and shall include:

- a. interim subdivision and site design that facilitate a transition to urban development;
- b. interim roadway and other infrastructure planning that facilitates a transition to urban development;
- c. consideration of the location and timing of future urban development; and
- d. for uses that could have a significant impact on transportation systems, a transportation impact assessment.

**12.25 Agreements for Future Urban Servicing Provision.** Intermunicipal agreements developed for interim development in Urban Commercial/Industrial areas shall include, to the satisfaction of the RM and adjacent urban municipality, consideration for future cost recovery for urban infrastructure. The level of detail provided in the agreement shall take into consideration:

- a. Current land uses and/or current allowable parcel sizes;
- b. Future land uses and/or future allowable parcel sizes;
- c. Expected timing of boundary alteration and urban development; and
- d. Relevant infrastructure and servicing planning

**12.26 Environmental Considerations of Interim Uses.** A mitigation and remediation plan shall be required for interim commercial/industrial uses that could have an environmental impact, at the discretion of the municipality.

## Urban Mixed-Use Nodes

**12.27 Delineation of Urban Mixed-Use Nodes in Concept Plans.** Urban Mixed-Use Nodes shall generally be based on the conceptual locations identified on the Regional Land Use Map, and Concept Plans shall delineate these future areas for integrated residential, commercial, institutional, and recreational uses in comprehensively planned mixed-use areas.

**12.28 Density and Intensity Targets.** As part of Concept Plan development, urban municipalities shall develop population density and employment intensity targets for Urban Mixed-Use Nodes that reflect their role and function as neighbourhood or suburban centres, with a minimum intensity of 75 residents and jobs combined per gross developable hectare (30.4 residents and jobs combined per gross developable acre).



# 13 Green Network Study Area

The Green Network Study Area includes connected areas of wetlands, swales, natural areas, the South Saskatchewan River corridor, and other areas providing stormwater storage and conveyance, and recharge of groundwater supplies. This area helps address regional stormwater issues and, where appropriate, supports multifunctional green spaces that deliver environmental and recreational benefits.

## OBJECTIVES

- 13-1** Maintain and enhance a connected natural infrastructure system to manage storage and drainage and address regional stormwater issues
- 13-2** Reduce the impacts of pollutants on wetlands, creeks, streams, and rivers to increase surface water quality, including the health of the South Saskatchewan River
- 13-3** Minimize the impacts of development on native vegetation to protect the habitat necessary for wildlife to thrive and move throughout the area
- 13-4** Maintain important natural views, such as views from Wanuskewin Heritage Park
- 13-5** Encourage a connected open space system with opportunities for hiking, cycling, bird-watching, and other passive recreation activities

## POLICIES

### Boundary Refinement

- 13.01 Need for Refinement.** P4G shall coordinate refinement of the boundaries of the Green Network Study Area.
- 13.02 Refinement Criteria.** Refinement of the boundaries of the Green Network Study Area shall be conducted according to a standard, consistent methodology that considers:
  - a. wetlands;
  - b. drainage areas;
  - c. conveyance areas, such as streams, rivers, and swales;
  - d. habitat corridors for wildlife movement;
  - e. important viewsheds, such as the viewshed of Wanuskewin Heritage Park; and
  - f. important ecological areas.

- 13.03 Local Refinement Through Concept Plans.** Prior to the development of a region-wide study, the Green Network Study Area may be refined by a Concept Plan or other detailed assessment. This refinement shall be consistent with the criteria under Policy 13.02.

### Land Uses

- 13.04 Intended Uses.** The following uses may be permitted in the Green Network Study Area:
  - a. Agriculture (cultivation and pasture);
  - b. Parks, open space, and protected areas;
  - c. Outdoor recreation; and
  - d. Public utilities (stormwater management infrastructure only).

Related activities that are consistent with these uses may also be permitted, subject to the provisions of the Zoning Bylaw. Related activities may be allowed in the Zoning Bylaw.

**13.05 Agricultural Residential Uses Restricted.** Agricultural residential uses may be permitted in the Green Network Study Area as follows, subject to a development review that is undertaken according to the policies of this Plan and the standards provided in the Zoning Bylaw:

- a. where land in the Green Network Study Area is inside the areas identified in Exhibit 3 as accommodating a regional population of 700,000, a maximum of two residential building sites per quarter section may be permitted; and
- b. in other locations, a maximum of five residential building sites per quarter section may be permitted.

**13.06 Intensive Livestock Operations Restricted.** Intensive livestock operations may be permitted in the Green Network Study Area, subject to the intensive livestock operations policies included in Section AG and a development review that is undertaken according to the policies of this Plan and the standards provided in the Zoning Bylaw.

**13.07 Public Utilities.** Public utilities may be permitted in the Green Network Study Area as follows:

- a. stormwater management infrastructure may be permitted in the Green Network Study area; and
- b. other public utilities other than waste management and remediation industries may be permitted, subject to a development review that is undertaken according to the policies of this Plan and the standards provided in the Zoning Bylaw.

**13.08 Siting of Development.** Development located within the Green Network Study Area shall be sited to avoid and address any potential negative impacts.

**13.09 Development Review Requirements.** A development review conducted for development within the Green Network Study Area shall demonstrate to the satisfaction of the municipality that any potential negative impacts to the Green Network Study Area are avoided or mitigated, and the development complies with the policies of this Plan.



## Wetlands

- 13.10 Integration with Stormwater Management.** Wetlands in the Green Network Study Area should be integrated with the regional stormwater management system where feasible. Integration should consider the sensitivity and ecological functions of wetlands and their associated riparian areas to ensure sustainability within their context.
- 13.11 Wetland Buffers.** Buffers are required to maintain and improve wetlands quality by reducing pollutant loading and other disturbances. A 30 m buffer shall be required around significant wetlands in the Green Network Study Area where no development shall occur. Native vegetation should be maintained within this buffer.
- 13.12 Best Practices for Grazing.** Best practices should be used to manage impacts of commercial grazing animals on wetlands and buffers.
- 13.13 Wetlands Mitigation Plan.** If a development would cause impacts to significant wetlands in the Green Network Study Area, a Wetlands Mitigation Plan shall be provided to describe how impacts will be avoided and/or addressed by the development.

## Surface Water and Drainage

- 13.14 Riparian Buffers.** Buffers are required to maintain and improve surface water quality by reducing pollutant loading and other disturbances. A 30 m buffer shall be required around ponds, lakes, rivers, creeks, brooks, or other watercourses in the Green Network Study Area where no development shall occur. Native vegetation should be maintained within this buffer.
- 13.15 Runoff from Site Development.** Untreated stormwater runoff from a multi-parcel development in the Green Network Study Area should be directed to a retention pond, or similar feature, to reduce sediment and pollutants inputs into surface water and wetlands.

## Natural Vegetation and Habitat

- 13.16 Minimize Impacts to Vegetation.** Impacts to natural vegetation and native habitat from development in the Green Network Study Area shall be minimized.
- 13.17 Habitat Corridors.** Habitat corridors should be preserved in the Green Network Study Area to maintain connections for wildlife movement throughout the Region.

## Viewsheds

- 13.18 Minimize Visual Impacts of Building Sites.** Building sites in the Green Network Study Area that can be seen from Wanuskewin Heritage Park shall be screened or designed to minimize impacts to the view, in consultation with the Wanuskewin Heritage Park Authority.

## Recreation

- 13.19 Passive Recreation Opportunities.** Development of passive recreation opportunities should be encouraged for the Green Network Study Area, where appropriate.

# 14 Wanuskewin Heritage Park

The Wanuskewin Heritage Park, designated a National Historic Site of Canada in 1986, contains archaeological features that represent most of the known elements that characterize Northern Plains prehistory. According to its mission and vision, the park and its facilities are intended to advance the understanding and appreciation of the evolving cultures of the Northern Plains Indigenous peoples, and be a living reminder of the peoples' sacred relationship with the land. Wanuskewin Heritage Park is also pursuing United Nations Educational, Scientific, and Cultural Organization (UNESCO) designation as a World Heritage Site.

## OBJECTIVES

- 14-1** In cooperation with the Wanuskewin Heritage Park Authority, protect the natural, historic, and cultural resources of Wanuskewin Heritage Park.
- 14-2** Maintain the quality of the viewshed from Wanuskewin Heritage Park
- 14-3** Ensure that municipal and regional plans and policies consider and complement planning for Wanuskewin Heritage Park

## POLICIES

- 14.01 Dialogue with Wanuskewin Heritage Park.** P4G and municipalities shall conduct and encourage dialogue with the Wanuskewin Heritage Park Authority regarding applications, plans, and policies that may impact the Park.
- 14.02 Viewshed Protection.** P4G shall coordinate with the Wanuskewin Heritage Park Authority to identify and protect important viewsheds from the Park.
- 14.03 Support for Park Planning.** P4G should coordinate with ongoing efforts by the Wanuskewin Heritage Park Authority to develop plans for site management and facility improvements, natural resource management, and cultural and heritage conservation through joint planning and technical support.





# 15 Agricultural Research

Land within the Agricultural Research category includes some of the best soils in the region and the area is the site of a number of agriculture research plots and facilities. These lands are important to the region's economy and identity, and research activities on these sites should be supported by mitigating potential land use conflicts

## OBJECTIVES

- 15-1** Support regional agriculture and farming through special use areas that provide opportunities for research
- 15-2** Prevent conflicts between long-term agricultural research areas and surrounding urban and rural land uses

## POLICIES

- 15.01 Intended Uses of Agricultural Research Lands.** Intended uses on lands designated as Agricultural Research include farming and associated research, as well as other related agricultural uses.
- 15.02 Restricted Development.** Designated Agricultural Research areas shall be protected from uses and development incompatible with long-term agricultural activities. Dwellings that are accessory to the agricultural uses on a site may be allowed.
- 15.03 Redesignation of Agricultural Research Lands.** The redesignation of Agricultural Research Areas to other uses shall require the development of a Concept Plan to outline proposed changes to land uses. This Concept Plan shall include the rationale for converting these areas from long-term agricultural research use, and compatibility with adjacent urban areas.
- 15.04 Adjacent Development.** Proposed development in locations adjacent to Agricultural Research should be reviewed in consultation with the relevant research agency or business to ensure that impacts are sufficiently mitigated through separation, buffers, or site design.



# 16 Regional Infrastructure and Institutional Facilities

Regional services and institutions often require larger-scale facilities and other types of infrastructure that can be land intensive. In many cases, these land uses have specific location requirements, may conflict with other land uses within an area, or need to be sited close to the populations they serve. Appropriate planning for the locations of these uses are integral to ongoing land use planning and management for the Region.

## OBJECTIVES

- 16-1** Accommodate major regional infrastructure and institutional facilities that are critical to regional growth and development
- 16-2** Prevent potential land use conflicts involving regional infrastructure and institutional facilities
- 16-3** Site regional institutional facilities close to the populations they serve, as appropriate
- 16-4** Coordinate land use demands for infrastructure and institutional facilities with regional and local plans

## POLICIES

- 16.01 Regional Infrastructure Locations.** Regional public utilities, waste management and remediation industries, and other regional infrastructure uses that require a significant land base to operate shall locate in areas identified as “Regional Infrastructure” on the Regional Land Use Map.
- 16.02 Regional Institutional Facility Use Locations.** Regional community, institutional, and governmental uses that require large facilities and a significant land base to operate, such as regional health care facilities, places of worship, or educational facilities, shall locate in areas identified as “Regional Institutional Facilities” on the Regional Land Use Map.
- 16.03 Incompatible Uses Prohibited.** Designated areas for regional infrastructure and institutional facilities shall be protected from uses and development incompatible with the indicated use of the site.
- 16.04 Identification of Regional Infrastructure and Institutional Facilities Lands.** P4G shall identify and coordinate the designation of lands required for regional infrastructure and institutional facilities in cooperation with regional service providers.



# 17 Corman Park–Osler Agri-Food Node

The Corman Park–Osler Agri-Food Node is envisioned as a joint policy area between the RM and Town. Portions of these lands are intended to transition into a future town centre with complementary amenities. The initial vision is to support small scale, basic food/artisan production, sales and living, which would evolve into more intensified facilities. There is also a concentration of other producers and artisans in the rural areas that could be part of the Node and would contribute to local and regional economies. Increasing the amount of food produced, marketed, and consumed locally food is an important goal for the Town into the future.

Corman Park and Osler want to explore the coordination of land uses and servicing in this area to promote diversification of land use activity while maintaining positive intermunicipal relationships and shared environmental values, resource capabilities, and community goals.

## OBJECTIVES

- 17-1** Support local food production and value-added agricultural activities to provide opportunities for economic development
- 17-2** Provide for joint planning between the Town of Osler and the RM of Corman Park to encourage development compatible with food and agricultural activities
- 17-3** Coordinate extensions of urban infrastructure to support value-added food and agriculture industries

## POLICIES

### **17.01 Intermunicipal Support for Value-Added Agriculture.**

The Agri-Food Node may be established by agreements between the RM and the Town of Osler in the general area specified on the Regional Land Use Map, where urban servicing can support local food production and value-added agricultural industries in a rural setting. The focus of the Node will initially be on supporting small-scale artisanal production and sales with compatible residential uses that will intensify over time.

**17.02 Support for Food Systems.** The RM and the Town of Osler shall encourage value-added production and delivery activities in the Corman Park–Osler Agri-Food Node that support local agricultural producers while minimizing land use conflicts.

**17.03 Joint Concept Plan.** A Concept Plan may be developed for the Corman Park–Osler Agri-Food Node jointly by the Town of Osler and the RM. In addition to the requirements included in this Plan, this Concept Plan shall include information on:

- a. shared economic development policies,
- b. defined recreation/amenity areas,
- c. intermunicipal servicing requirements,
- d. special land use policies,
- e. compatibility with urban development, and
- f. shared development standards to support transitional, small-scale rural residential and value-added agricultural uses.

**17.04 Future Urban Growth.** The Corman Park–Osler Agri-Food Node shall be planned to allow for interim agricultural, commercial, and residential uses compatible with the surrounding rural-urban areas. These uses shall be coordinated to allow future redevelopment and intensification of the area.

**17.05 Distinctive Development Style.** The Regional Zoning Bylaw shall provide development standards that promote an attractive visual and aesthetic style for the Corman Park–Osler Agri-Food Node, including architectural detail, visual enhancement, consistent design themes, and signage that supports place-making and distinctive branding for the area.

### **17.06 Promotion of Economic Development and Tourism.**

The RM and the Town of Osler shall collaborate between each other and with other agencies to promote awareness of the cultural, historical, and tourism resources located in the Corman Park–Osler Agri-Food Node, and coordinate economic development planning to support activities within the Node.

# 18 Recreation

Recreation opportunities are essential for a high quality of life in the Region. The Region includes many valued recreational resources, including the South Saskatchewan River Valley and important natural areas. Coordinating the development of regional and local recreational opportunities can help to build a connected system that provides a range of high-quality experiences for residents and visitors while complementing communities and natural areas.

## OBJECTIVES

- 18-1** Accommodate passive and active recreational opportunities in the Region
- 18-2** Encourage the development of a connected open space system that links regional and local parks, corridors, and facilities
- 18-3** Acknowledge the potential for recreational development in the South Saskatchewan River Valley
- 18-4** Ensure recreation development is located and designed to conserve and complement natural areas and contributes to a high quality built and natural environment
- 18-5** Provide recreational opportunities for the enjoyment, health, and well-being of the residents of the Region

## POLICIES

### Regional Coordination of Recreation

- 18.01 Trail Systems and Pedestrian Linkages Encouraged.** Municipal reserve dedication should consider areas that support regional open space recreational opportunities, the development of integrated regional trail systems, including connections to the Trans Canada Trail, and continuous pedestrian linkages.

- 18.02 Partnership Agreements for Recreation.** Partnership agreements may be considered between municipalities, and with other groups including First Nations, Aboriginal organizations, Wanuskewin Heritage Park, the Meewasin Valley Authority, and local community organizations to jointly develop and support recreational amenities.

- 18.03 Recreation along South Saskatchewan River.**

Development of recreational open space along the South Saskatchewan River shall be undertaken in a manner that enhances and complements the natural and heritage features of the river valley, subject to the policies of this Plan, and coordination with the Meewasin Valley Authority, where appropriate.

### Recreational Development

- 18.04 Comprehensive Development Review. A**

Comprehensive Development Review shall be required prior to rezoning or subdividing land in the RM for new recreational development, except in cases where a Concept Plan would be required under Policy 30.11.

- 18.05 Integrated Recreational and Residential Development.**

Integrated recreational development shall be considered adjacent to or within the boundaries of a multi-parcel country residential subdivision where it is complementary to the existing community, subject to:

- a.** significant public consultation,
  - b.** submission of a Comprehensive Development Review, and
  - c.** rezoning to an appropriate district.

- 18.06 Compliance with Commercial Policies.** Commercial recreational developments shall also comply with the commercial objectives and policies contained herein.

- 18.07 Emergency Services.** Recreational development shall be located and designed in a manner which allows for adequate provision of emergency services.



# 19 Mineral and Aggregate Resources

Mineral and aggregate resource industries provide significant economic benefits to the Region. The sustainable management of these industries must include long-term planning that considers how mineral and aggregate resource industries interact with other types of development. The benefit provided by these industries should be balanced with the need to minimize impacts to communities and the environment.

## OBJECTIVES

- 19-1** Promote the sustainable development of mineral and aggregate resource industries to support the local economy
- 19-2** Minimize land use conflicts and community disruption that may be caused by mineral and aggregate resource industries

## POLICIES

**19.01 Extraction Prior to Land Development.** Municipalities shall encourage the extraction of significant commercial mineral and aggregate resources prior to planned development that would preclude or constrain future extraction of the resource.

**19.02 Criteria for Mineral and Aggregate Resource Industries.** In reviewing applications for mineral and aggregate resource industries, the following matters should be considered by the municipality:

- a.** the effect on adjacent land uses due to conflicts with noise, vibration, smoke, dust, odour, or potential environmental contamination;
- b.** minimizing the effect of the use on infrastructure and services, including but not limited to municipal roads;
- c.** the manner in which the pit, quarry or storage site is to be operated;

- d.** potential impacts to surface water, groundwater, drainage patterns, slope stability, wildlife habitat, heritage resources and rare or endangered species;
- e.** the environmental implications of the operation including storage of fuel tanks or chemicals, and/or measures for the release of contaminants;
- f.** plans for reclamation of the land for an approved end use; and
- g.** in future urban growth areas, the adjacent urban municipality confirms the proposal is compatible with the location and timing of urban development.

**19.03 Aesthetic and Environmental Impacts.** Mineral and aggregate resource industries should not be located where they would adversely impact aesthetic or environmental quality.

**19.04 Separation Distances for Aggregate Resource Industries.** New aggregate resource industries shall not be located within:

- a.** 305 m (1000 ft.) of an existing or approved country residential subdivision, vacant agricultural subdivision, recreational development, or Wanuskewin Heritage Park; or
- b.** 150 m (492 ft.) of any other existing or approved residence not associated with the operation

Separation distances shall be measured according to Policy 7.05.

**19.05 Separation Distances from Aggregate Resource Industries.** No country residential subdivision, vacant agricultural residential subdivision, agricultural residential development, or recreational development shall be located within the separation distances indicated in Policy 19.04. Separation distances shall be measured according to Policy 7.05.

# 20 Waste Management and Remediation

Waste management and remediation are important activities that will expand as the Region grows to a population of 1 million. Siting waste management and remediation industries can be challenging, however, given the potential nuisances and environmental impacts. Regional coordination and planning for waste management will ensure these industries are sited to minimize impacts and land use conflicts, while providing the services necessary to support growth.

## OBJECTIVES

- 20-1** Accommodate appropriately located waste management and remediation industries to minimize community and environmental impacts
- 20-2** Provide for and regulate waste management and remediation industries by purpose and scale
- 20-3** Support innovative and safe waste management and remediation alternatives that meet regulations

## POLICIES

**20.01 Differentiating between Waste Management and Remediation Industries.** The regulation of waste management and remediation industries will be differentiated by:

- a. the permanency of the management activity;
- b. the scale of the management activity;
- c. the source and type of waste being managed; and
- d. the potential offsite impact of the management activity on municipal services and adjacent land uses.

**20.02 Regional Waste Management and Remediation Facilities.** Regional waste management and remediation facilities, including municipal wastewater facilities, shall locate in areas identified as “Regional Infrastructure” on the Regional Land Use Map.

**20.03 Coordination of Waste Management.** Where possible, municipalities shall consider intermunicipal coordination of their waste management industries and the development of new regional facilities to accommodate protection of the environment and requirements for growth.

**20.04 Comprehensive Development Review or Concept Plan Required.** A Comprehensive Development Review shall be required prior to rezoning or subdividing land in the RM for waste management and remediation industries, except in cases where a Concept Plan would be required under Section 30.

**20.05 Criteria for Waste Management and Remediation Industries.** In reviewing applications for waste management and remediation industries, the following matters should be considered by the municipality:

- a. the effect on adjacent land uses due to conflicts with noise, vibration, smoke, dust, odour, or potential environmental contamination;
- b. minimizing the effect of the use on infrastructure and services, including but not limited to municipal roads;
- c. the manner in which the facility is to be operated;
- d. a needs assessment for the activity proposed;
- e. potential impacts to surface water, groundwater, drainage patterns, slope stability, wildlife habitat, heritage resources and rare or endangered species;
- f. the environmental implications of the operation including storage of fuel tanks or chemicals, and/or measures for the release of contaminants;
- g. plans for reclamation of the land for an approved end use; and
- h. in future urban growth areas, the adjacent urban municipality confirms the proposal is compatible with the location and timing of urban development.

**20.06 Development Adjacent to Urban Municipalities.** Waste management and remediation industries shall not be permitted adjacent to the boundary of an urban municipality or within a future urban growth area unless the RM and adjacent urban municipality agree that the proposal:

- a. is compatible with adjacent land uses; and
- b. will not place pressure on the urban municipality to develop, expand, or upgrade services and infrastructure without an approved Concept Plan and agreement for servicing and infrastructure costs between the urban municipality and the RM.

**20.07 Clean Fill Operations in Future Urban Areas.** Clean fill operations in a future urban growth area shall be compatible with the location and timing of future urban development.

**20.08 Separation Distances from Residential Uses.** The following waste management industries shall not be located within the associated listed distances from any urban residential development, country residential subdivision, vacant agricultural residential subdivision, or agricultural residential development:

- a. Liquid waste management industry, as per provincial regulations;
- b. Solid waste management and remediation industry, as per provincial regulations;
- c. Construction and demolition materials industry: 305 m (1000 ft);
- d. Type II clean fill operation: 305 m (1000 ft);
- e. Land farm: 305 m (1000 ft); and
- f. Snow management facilities: 457 m (1500 ft).

Separation distances shall be measured in accordance with Policy 7.05.

**20.09 Separation Distances from Recreational Uses and Wanuskewin Heritage Park.** The following waste management industries shall not be located within the associated listed distances from any recreational use or Wanuskewin Heritage Park:

- a. Liquid waste management industry as per provincial regulations for urban residential uses;
- b. Solid waste management and remediation industry as per provincial regulations for urban residential uses;

- c. Construction and demolition materials industry: 305 m (1000 ft);
- d. Type II clean fill operation: 305 m (1000 ft);
- e. Land farm: 305 m (1000 ft); and
- f. Snow management facilities: 457 m (1500 ft).

Separation distances shall be measured in accordance with Policy 7.05.

**20.10 Separation Distances for Residential Uses.** No urban residential development, country residential subdivision, vacant agricultural residential subdivision, or agricultural residential development shall be located within the separation distances indicated in Policy 20.08. Separation distances shall be measured according to Policy 7.05.

**20.11 Separation Distances for Recreational Uses.** No recreational development shall be located within the separation distances indicated in Policy 20.09. Separation distances shall be measured according to Policy 7.05.

**20.12 Contract Zoning Required.** In considering proposals to rezone property to accommodate regional waste management and remediation industries, the municipality shall require the rezoning to be undertaken according with the provisions of Section 69 of The Planning and Development Act, 2007.

**20.13 Geotechnical Engineering Required.** Waste management and remediation industries involving land filling or excavation shall be designed and engineered by a geotechnical engineer who is licensed to practice in the Province of Saskatchewan.

**20.14 Servicing Agreements Required.** Subdivisions for waste management and remediation industries shall enter into servicing agreements when deemed necessary by the municipality to provide services that directly or indirectly serve the subdivision.

**20.15 Local Waste Management Industries as Discretionary Uses.** Local waste management industries involving land filling or excavation shall be considered at the discretion of the municipality.









**SERVICING**



# 21 General

A coordinated approach to servicing and infrastructure can provide for more efficient delivery of high-quality services in the Region. Long-term planning provides greater certainty to support the expansion of regional infrastructure servicing, which can result in economies of scale for communities in the Region.

In this Plan, detailed policies regarding services and infrastructure include potable water, wastewater, transportation, and stormwater and drainage systems. It is expected that over the long term, P4G will explore the coordination of additional regional services and infrastructure.

## OBJECTIVES

- 21-1** Ensure infrastructure systems and servicing are consistent with Sector Plans, Concept Plans, and other detailed planning.
- 21-2** Guide growth and development in the Region to areas that support and facilitate efficient infrastructure that is economical and environmentally sustainable.
- 21-3** Plan and manage transportation and utilities systems for the Region in cooperation with provincial government departments, First Nations, neighbouring municipalities, and other stakeholders.
- 21-4** Encourage innovative, safe, and efficient strategies for providing regional infrastructure and services that meet regulatory requirements, including roadways, sanitary sewage treatment, storm water management, water supply, and other systems.

## POLICIES

- 21.01 Regional Servicing Plans.** P4G should maintain regional servicing plans to identify the level of services required to accommodate land development as indicated on the Regional Land Use Map. Extensions of urban infrastructure into future urban growth areas shall be generally accommodated and phased according to these plans.
- 21.02 Coordination of Development and Infrastructure Planning.** Subdivisions and developments shall be designed and constructed to respect the planned extensions of infrastructure as detailed in Concept Plans and regional servicing plans.
- 21.03 Services Provided at Developer Expense.** The proponent will be responsible for all costs associated with providing the infrastructure and services required for a development, and the municipality may require a servicing agreement to address these costs.
- 21.04 Municipal Infrastructure Coordination.** Municipal infrastructure plans shall be coordinated to align with the Regional Servicing Strategy and regional servicing plans where possible.

## 22 Potable Water

Available supplies of potable water are an important component in supporting regional growth. In the P4G Region, the City of Saskatoon provides potable water supplies, and SaskWater and other third-party providers manage delivery to other municipalities and rural customers. Regional coordination is necessary to ensure that regional potable water treatment capacity and the potable water distribution system are developed in an efficient way and support overall development goals, and that sources of potable water are protected from risks to water quality and availability.

### OBJECTIVES

- 22-1** Provide safe, clean drinking water for residents and businesses in the Region
- 22-2** Coordinate the orderly development of potable water infrastructure to support regional and local land use policies
- 22-3** Minimize potable water infrastructure costs through coordination between municipalities
- 22-4** Support water providers in securing emergency water supplies for the Region
- 22-5** Promote the efficient use of potable water across the Region

### POLICIES

- 22.01 Regional Potable Water Servicing Plan.** A Regional Potable Water Servicing Plan should be developed to coordinate actions by P4G regarding potable water systems in the Region. This plan should be supported by ongoing consultation with regional potable water providers and distributors.

- 22.02 Coordination with Regional Providers.** P4G shall engage with regional potable water providers to coordinate future infrastructure planning and promote capital investments in potable water infrastructure that align with the goals of the Regional Plan.

- 22.03 Centralized Potable Water Lines for Country Residential Subdivisions.** All new Country Residential subdivisions shall be serviced by a centralized potable waterline administered in a legal form acceptable to the RM.

- 22.04 Connections to Municipal Potable Waterlines.** Applications to connect to municipal potable waterlines shall be in accordance with policies, bylaws, and agreements established by the relevant municipality.

- 22.05 Innovation in Water Conservation.** P4G shall support efforts to promote innovative water conservation strategies to reduce per capita demands for water.

- 22.06 Development of Emergency Water Supplies.** P4G shall support regional water providers in securing options for emergency supplies in the case of contamination or severe shortages.



## 23 Wastewater

Wastewater collection and treatment in the P4G Region are managed either by centralized systems or on-site treatment options. Safe and effective wastewater infrastructure development and service provision are essential not only to support growth, but also to address potential impacts to human and environmental health.

### OBJECTIVES

- 23-1** Provide regional approaches to wastewater collection and treatment that protect human health and the natural environment
- 23-2** Coordinate the planning of wastewater infrastructure to support efficient patterns of regional development
- 23-3** Minimize wastewater infrastructure costs through coordination between municipalities
- 23-4** Support the planning and development of a second wastewater treatment plant to provide for regional needs
- 23-5** Promote measures to reduce wastewater production rates per capita across the Region and extend the capacity of infrastructure

### POLICIES

- 23.01 Regional Wastewater Servicing Plan.** A Regional Wastewater Servicing Plan should be developed to coordinate actions by P4G regarding regional wastewater systems. This plan should be supported by ongoing efforts to define required infrastructure and facilities, potential alternatives, and costing implications.
- 23.02 Connection of Drains Prohibited.** Municipalities should prohibit the connection of new storm and foundation drains into the wastewater collection system, to reduce wet-weather flows and minimize required capacity.

- 23.03 Reduce Groundwater Infiltration.** Municipalities should work to inspect sewer systems and conduct repairs to mitigate infiltration and inflow, and reduce wet-weather flows.
- 23.04 Rural On-Site Wastewater Disposal.** Rural development shall meet or exceed the on-site sewage treatment requirements provided by the Saskatoon District Health Region within the Review Process for Onsite Wastewater Disposal Systems for Developments and Subdivisions.
- 23.05 Septic Utilities.** As a condition of approval of a multi-parcel country residential, commercial, or industrial subdivision, Council may in accordance with a septic utility bylaw adopted pursuant to The Municipalities Act, require the developer to create and administer a private on-site septic utility to monitor the ongoing operation and maintenance of an on-site wastewater system.
- 23.06 Wastewater Flow Management.** P4G shall support municipal water conservation initiatives to reduce average and peak wastewater flows, and extend wastewater system capacities.
- 23.07 Innovation in Septic Treatment Encouraged.** P4G should encourage the use of innovative and safe sewage treatment technologies for on-site and municipal treatment that meet regulatory requirements.

## 24 Stormwater and Drainage

Stormwater and drainage infrastructure in the Region is typically managed at the scale of a development or neighbourhood. However, regional actions can provide common standards for development and coordinate projects of interest, including those in partnership with other organizations.

### OBJECTIVES

- 24-1** Reduce the risks from surface ponding, flooding, and erosion to people and property in the Region
- 24-2** Minimize the environmental impacts of stormwater quantity and quality on groundwater, surface water, wetlands, and habitat, and encourage the use of stormwater as a resource to improve environmental performance
- 24-3** Support municipalities in improving stormwater management to minimize local flooding issues and enhance system performance
- 24-4** Promote innovative solutions to stormwater management that integrate cost-effective natural and engineering solutions

### POLICIES

- 24.01 Integration of Green Network Study Area.** Planning for and refinement of the Green Network Study Area shall consider the role of this area for stormwater management and drainage.
- 24.02 Drainage Plans.** Drainage plans shall be required to ensure development is designed and constructed to avoid or mitigate on- and off-site impacts from alteration to drainage to the satisfaction of the municipality. This should incorporate site designs that minimize impervious surfaces and site grading, and provide other on-site controls, and shall be provided at the expense of the developer.

**24.03 Existing Watercourses and Wetlands.** Existing water courses and wetlands shall be retained in their natural state as much as possible. Inflows should be managed to reduce peak flows and minimize pollutant and sediment loading.

**24.04 Pollution Source Control.** Municipalities shall endeavor to reduce the pollutants entering surface waters through the stormwater drainage system.

**24.05 Emerging Stormwater Management Technologies.** Municipalities shall encourage developers and landowners to adopt new, innovative approaches, such as low-impact development (LID) techniques to stormwater management, to address water quality, quantity, and storage in a more efficient, cost-effective, and sustainable way. As part of these efforts, P4G shall encourage the sharing of information between municipalities about these technologies, including performance data and life-cycle costing.

**24.06 Alignment of Hydrologic Modeling.** Municipalities shall use common hydrological models, assumptions, and standards when developing assessments of local runoff and stormwater management facilities.

**24.07 Inventory of Culverts and Drainage Infrastructure.** Municipalities should support maintaining a comprehensive inventory of culverts and other drainage infrastructure to allow for accurate hydrological modeling.

**24.08 Master Drainage Plans in Concept Plans.** Concept Plans shall incorporate a master drainage plan that reviews existing area conditions and provides a preferred strategy for managing stormwater. These plans shall be developed with a sufficient level of detail to support stormwater management plans at the site level, and should identify long-term needs for land dedications and easements to support drainage infrastructure.

#### **24.09 Stormwater Management Plans in Future Urban**

**Growth Areas.** Stormwater management plans shall be required as part of Concept Plans or Comprehensive Development Reviews, or at the site development stage, whichever comes first, that detail stormwater control facilities and related improvements, and demonstrate that water quality and quantity impacts from development have been minimized.

**24.10 “No Net Impact” Standard Encouraged.** On-site stormwater management controls for site development will be encouraged to meet a “no net impact” standard, incorporating sufficient capacity to accommodate surface water runoff for a 1:100-year storm event with no incremental increase in offsite flows in excess of what would have been generated from the property prior to the new development.



# 25 Transportation

Coordination of transportation infrastructure in the Region is an essential component to accessibility and mobility. Although the province manages the development and maintenance of highways and related infrastructure, municipalities have an important role to play with coordinating local transportation improvements, including potential interjurisdictional projects. Additionally, other transportation systems, such as rail, airports, and transit should be considered as the Region grows and develops.

## OBJECTIVES

- 25-1** Support accessibility, connectivity, and mobility in the regional transportation system
- 25-2** Integrate transportation planning with regional land use planning and development policies to provide more effective responses to future development and mobility needs
- 25-3** Support efforts by P4G members to improve local circulation and build fiscally sustainable transportation infrastructure
- 25-4** Coordinate regional transportation planning with the province to support efficient, integrated solutions to mobility requirements
- 25-5** Explore future opportunities to expand mobility options and improve accessibility in the P4G Region

## POLICIES

### Roadways

- 25.01 Regional Transportation Plan.** A Regional Transportation Plan should be developed by P4G to coordinate regional actions for transportation systems. This plan should be supported by ongoing studies to define transportation systems, potential alternatives, and costing implications.
- 25.02 Future Roadway Planning.** Roadways shall be established within the context of the Regional Transportation Plan, Concept Plans, and Comprehensive Development Reviews, as appropriate.
- 25.03 Roadway Access.** Development shall meet all municipal and provincial regulations respecting access to and from provincial highways and municipal roads.
- 25.04 Minimize New Roadway Construction.** To make the most efficient use of existing roadway facilities, municipalities will encourage residential, commercial, and industrial subdivisions and developments to locations adjacent to existing roads that have been designed and constructed to accommodate them.
- 25.05 Access Requirements for Developments.** Residential, commercial, industrial, recreational, and regional infrastructure and institutional developments shall have year-round, legal, all weather physical access to a municipally maintained roadway.
- 25.06 Ensure Safe Access and Egress.** Developments shall include safe access and egress from adjacent roadways without disruption of the roadway function. The type and number of access points provided onto municipal roadways may be limited through shared points of access along shared driveways or service roads where applicable.



**25.07 Access to Uses Provided at Developer Expense.**

Where subdivision or development requires year-round, all weather access, the expansion or upgrade of the roadway to such a standard shall be provided at the developer's expense.

**25.08 Road Maintenance Agreements.** Where a development is expected to result in the accelerated deterioration of municipal roadways, the municipality may require the applicant, as a condition of approval, to enter into a road maintenance agreement with the relevant municipality to recover the costs of maintaining all affected roadways.

**25.09 Road Widening.** Subdivisions shall include allocations as necessary for the expansion of roads to standards as prescribed by the municipality and, in the case of subdivision in future urban growth areas, the adjacent municipality.

## **Airports**

**25.10 Saskatoon John G. Diefenbaker International Airport.**

Nothing in this plan shall interfere with the continued safe operation of the Saskatoon John G. Diefenbaker International Airport.

**25.11 Land Use Near the Airport.** Land use near the Saskatoon John G. Diefenbaker International Airport shall be of such type, height, and density as to be compatible with airport operations.

**25.12 Assessment and Consultation Required for Development.** Development applications for lands around the Saskatoon John G. Diefenbaker International Airport will require detailed study and impact assessments that comply with NAV CANADA standards, and consultation with the Saskatoon Airport Authority prior to designation for other uses.

**25.13 Airport Expansion Areas.** Areas adjacent to the Saskatoon John G. Diefenbaker International Airport that are identified as expansion lands will be preserved for expansion of airport facilities and associated development that will benefit from proximity to the airport and be compatible with airport operations. Planning will be coordinated with the Saskatoon Airport Authority.

**25.14 Richter Field Aerodrome.** Development in proximity to the Richter Field Aerodrome, located to the west of Martensville, should be of such type, height, and density as to be compatible with current Aerodrome operations.

**25.15 New Airports.** No new airports, aerodromes, or airstrips shall be located within 1.6 km (1 mile) of an urban municipality.

## **Railways**

**25.16 Setbacks from Railways and Rail Facilities.**

Development in proximity to rail yards or rail lines should be located to be consistent with the *Guidelines for New Development in Proximity to Railway Operations* prepared for the Federation of Canadian Municipalities and the Railway Association of Canada.

## **Other Transportation Modes**

**25.17 Future Review of Regional Transit and Active Transportation.** P4G shall regularly evaluate the need to incorporate coordinated policies for regional transit and active transportation modes in the Regional Plan.

## 26 Infrastructure Corridors

Infrastructure corridors can be a critical component for coordinating regional-scale services. By co-locating multiple types of public and private utilities within the same linear alignment, the costs of land acquisition and the potential conflicts with surrounding land uses can be minimized. This effort requires coordination with multiple stakeholders, including the province and regional service providers, and involves long-term planning at larger scales.

### OBJECTIVES

- 26-1** Plan for the use of rights-of-way by multiple linear infrastructure systems to reduce costs of planning, land acquisition, and construction
- 26-2** Coordinate with the province to utilize highways as major infrastructure corridors where feasible
- 26-3** Coordinate with regional service providers to identify and use corridors for linear infrastructure

### POLICIES

- 26.01 Consideration of Regional Corridors in Planning.** P4G shall consider opportunities for regional corridors and support the use of corridors for locating infrastructure where feasible.
- 26.02 Co-Location of Infrastructure in the Green Network Study Area.** Linear infrastructure within the Green Network Study Area shall co-locate with other linear infrastructure where such siting is feasible and will reduce disturbance.



## 27 Servicing Agreements

Servicing agreements provide municipalities with a clear understanding of how certain infrastructure will be provided to support new development. From a regional perspective, this is important as there may be a need for the intermunicipal provision of services, typically from an urban municipality. Coordination of these agreements at a regional level can allow for consistency and predictability in the availability of urban services to support development.

### OBJECTIVES

- 27-1** Support servicing agreements between municipalities to allow for efficient local coordination of infrastructure
- 27-2** Support funding and development solutions that provide for required intermunicipal infrastructure extensions and servicing

### POLICIES

- 27.01 Servicing Agreements Required.** If there is a proposed subdivision of land, the affected municipality may require a developer to enter into a servicing agreement in accordance with the Act to provide services, infrastructure and facilities that directly or indirectly serve the subdivision.

- 27.02 Intermunicipal Agreements.** Intermunicipal servicing agreements and/or intermunicipal development agreements shall be required in situations where urban servicing is being provided between municipalities. These Agreements shall be administered between the receiving municipality and providing municipality in accordance with the requirements of the Act.

- 27.03 Intermunicipal Agreements for Interim Development in Future Urban Growth Areas.** Intermunicipal agreements developed for interim development in Urban Commercial/Industrial areas shall include, to the satisfaction of the RM and adjacent urban municipality, consideration for future cost recovery for urban infrastructure. The level of detail provided in the agreement shall take into consideration:

- a.** Current land uses and/or current allowable parcel sizes;
  - b.** Future land uses and/or future allowable parcel sizes;
  - c.** Expected timing of boundary alteration and urban development; and
  - d.** Relevant infrastructure and servicing planning

- 27.04 Intermunicipal Agreements and Boundary Alterations.** Intermunicipal agreements developed for interim development in Urban Commercial/Industrial areas shall address the timing and conditions for future boundary alterations, including general provisions for tax loss compensation.



# 28 Development Levies and Servicing Agreement Fees

Development levies and servicing agreement fees provide a mechanism to provide funding for capital projects to service new development. For the Region, there is a need both to coordinate how levies and fees are managed by municipalities to support future growth identified in this Plan, and to provide options for a future regional levy/lee structure to fund regional infrastructure projects.

## OBJECTIVES

- 28-1** Provide for consistent and predictable development levies and servicing agreement fees across the Region
- 28-2** Support funding and development solutions that provide for required intermunicipal infrastructure extensions and servicing

## POLICIES

- 28.01 Calculation of Fees and Levies.** Municipalities should work to standardize the approaches used to calculate development levies and servicing agreement fees, and share information on levy and fee calculations.
- 28.02 Regional Fees and Levies.** P4G should establish regional development levies and servicing agreement fees for the purpose of recovering all or a part of the capital costs of providing, altering, expanding or upgrading regional services and facilities associated with a proposed subdivision or development. This shall be done in accordance with the requirements of the Act.





# GOVERNANCE AND IMPLEMENTATION





# 29 Governance

The governance of the P4G Region is intended to balance regional needs for planning and coordination with the ability for each member to develop their own approaches to meet the needs of their communities. Consistent regional processes and decision-making that involves all members will be used to ensure that future work by P4G represents the needs of the entire Region.

## OBJECTIVES

- 29-1** Support ongoing interjurisdictional collaboration.
- 29-2** Provide for transparent, accountable, fair, and equitable processes for managing regional issues.
- 29-3** Ensure that regional initiatives reflect individual aspirations of jurisdictions while providing joint action on areas of common interest.
- 29-4** Maintain representation from all jurisdictions in the management of the Region.

## POLICIES

### Regional Oversight Committee

- 29.01 Functions of the Regional Oversight Committee.** The P4G Regional Oversight Committee (ROC) shall provide guidance and direction to Regional Committees and the P4G Planning Commission, and represent the interests of the municipalities in regional initiatives. The responsibilities of ROC shall be consistent with the P4G District Planning Agreement.

### P4G Planning Commission

- 29.02 Functions of the P4G Planning Commission.** The P4G Planning Commission (P4GPC) shall be responsible as an advisory body for facilitating the discussion and providing recommendations on matters of mutual interest to the P4G Region. The responsibilities of P4GPC shall be consistent with the P4G District Planning Agreement and the Act.

### Referral Processes

- 29.03 Permitted Uses.** Permitted uses shall not require referrals to other municipalities. The municipality may decide to refer an application for a permitted use to another municipality at their discretion.
- 29.04 Referrals of Applications to Adjacent Municipalities.** Referrals of applications to rezone, subdivide, or establish discretionary uses on lands will require referrals to adjacent municipalities if they may:
  - a.** pose a significant impact on adjacent lands or growth areas;
  - b.** encourage discontinuous growth;
  - c.** place pressure on the adjacent municipality to expand or upgrade services and infrastructure; and/or
  - d.** have significant local service and infrastructure demands.
- 29.05 Concept Plan Referrals.** Concept Plans and amendments to Concept Plans shall be referred to adjacent municipalities for comment on aspects that relate the Regional Plan.

#### **29.06 Referrals of Applications to All Municipalities.**

Referrals of applications to rezone, subdivide, or establish discretionary uses on lands will require referrals to P4G if they have significant regional implications for services and infrastructure or other region-wide impacts that would affect all municipalities.

**29.07 Referral Process.** The process of referring applications and proposed plans shall be consistent with the process in the P4G District Planning Agreement.

### **Amendments to the Plan**

**29.08 Detailed Planning Required.** No amendments to the Regional Land Use Map in Exhibit 2 shall be considered unless a Concept Plan or other detailed planning for the area has been completed by the municipal Councils, except as provided otherwise in the P4G District Planning Agreement or the policies of this Plan.

**29.09 Consideration of Impacts.** When considering an amendment to the Regional Plan, the impact of the proposed change on the rest of the Regional Plan and the future development of the Region should be examined. Any changes to the Regional Plan should be consistent with the Vision, Strategic Directions, and Objectives of the Plan.

**29.10 Plan Amendment Process.** The Plan Amendment process shall follow the requirements of the Act and the P4G District Planning Agreement.

### **Dispute Resolution**

**29.11 Intent of the Dispute Resolution Process.** The dispute resolution process for the Plan is intended to provide options for resolving differences over the administration and interpretation of the Regional Plan. This process may be used to resolve disputes related to:

- a. amendments to the Plan,
- b. boundary alterations,
- c. servicing agreements and development levies, and
- d. any other regional dispute relevant to the Plan.

**29.12 Dispute Resolution Process.** The dispute resolution process shall proceed according to the process provided in the P4G District Planning Agreement.

# EXHIBIT 4: P4G REGIONAL REFERRAL PROCESS

## Permitted Uses

Municipality manages application.  
No notification required.

## Referral to Adjacent P4G Municipality or Municipalities Only

Application made to municipal staff



Municipal staff refers application to adjacent P4G municipality and other relevant stakeholders/rightsholders



Comments provided to municipal staff



Municipal staff works with applicant to resolve concerns from feedback received



Municipal staff prepare and present the report to the Commission



Commission provides a recommendation to Council



Council makes decision

## Referral to All P4G Municipalities

Application made to municipal staff



Municipal staff refers application to all P4G municipalities and other relevant stakeholders/rightsholders



Comments provided to municipal staff



Municipal staff works with applicant to resolve concerns from feedback received



Municipal staff prepare and present the report to the Commission



Commission provides a recommendation to Council



Council makes decision



## EXHIBIT 5: REGIONAL PLAN AMENDMENT PROCESS

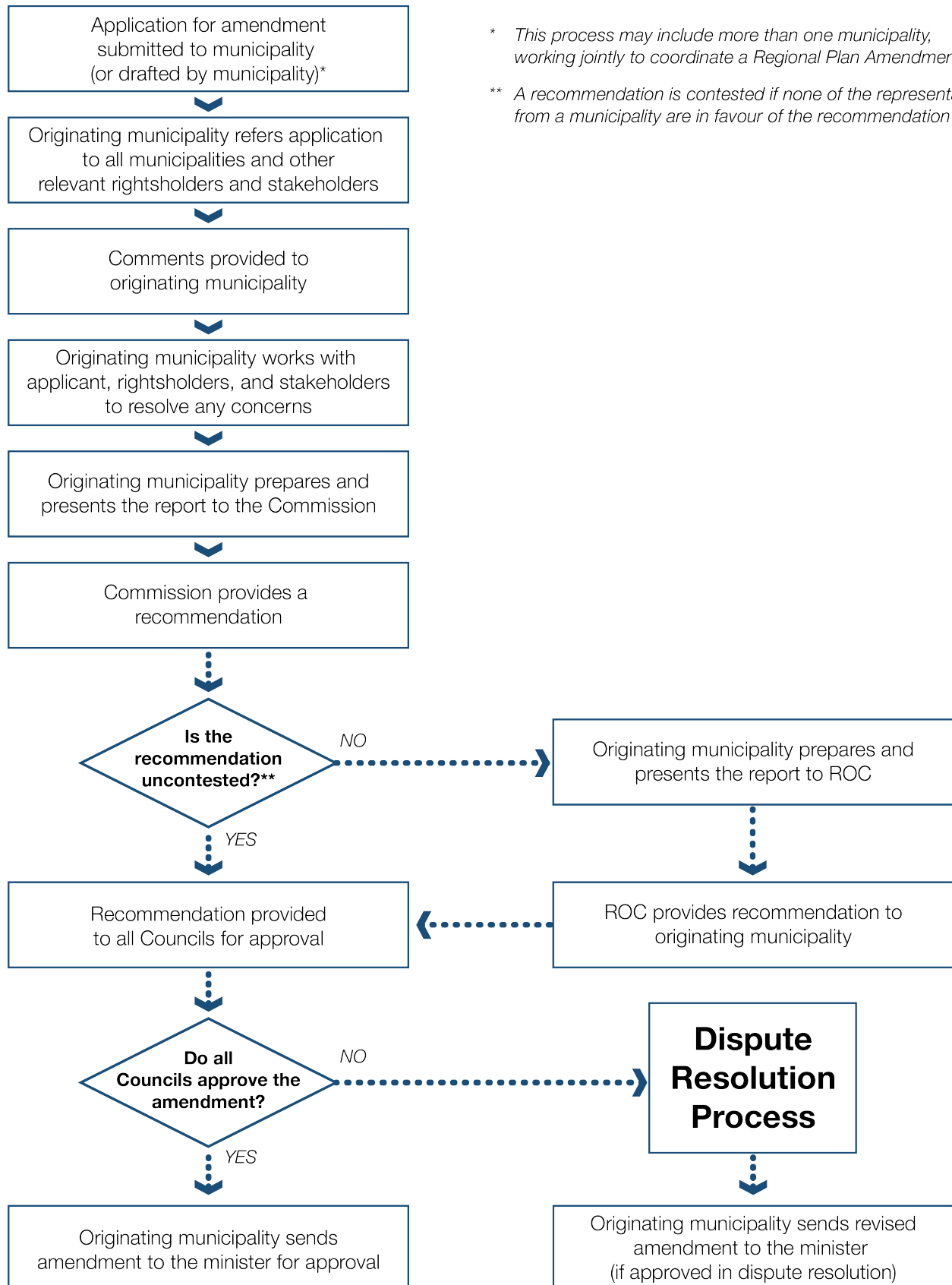
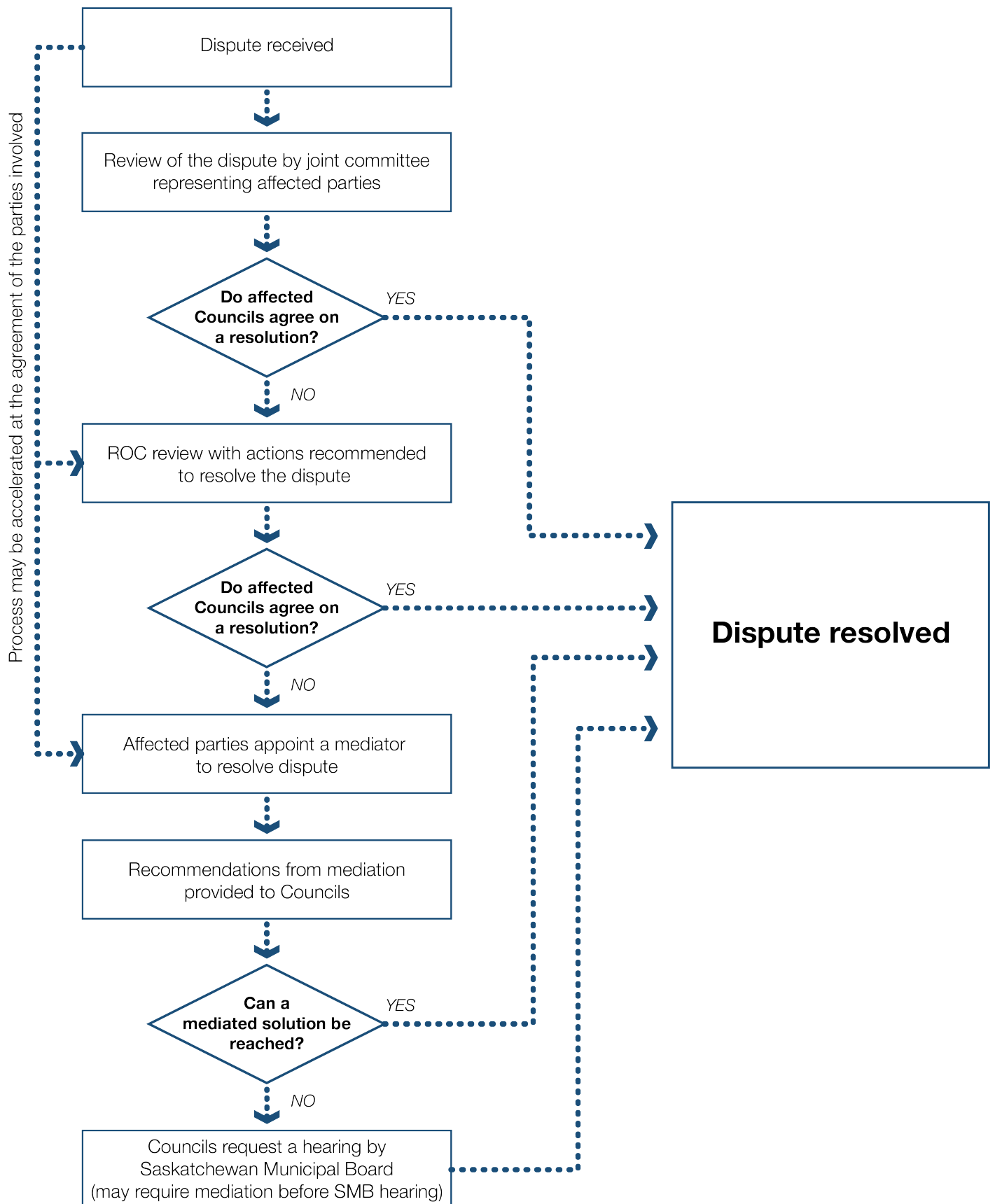


EXHIBIT 6:  
DISPUTE RESOLUTION PROCESS



## 30 Implementation

Although the Regional Plan provides a direction forward for the P4G to coordinate regional growth, the Region will also need to provide additional plans, policies, and processes to guide future development and cooperation. These steps towards implementing an overall framework for managing the Region shall be enabled by this section, and will be the focus of future work by P4G and municipalities.

### OBJECTIVES

- 30-1** Ensure that the intent of the policies and objectives of the Regional Plan are adhered to in the decision-making process.
- 30-2** Provide opportunities for stakeholders and rightsholders to be engaged in regional decision-making.
- 30-3** Ensure that the Regional Plan is updated as necessary to adapt to changes in regional needs and contexts.

### POLICIES

#### Conformity of Planning

- 30.01 Compliance with Requirements.** Land use, development, and other regional concerns managed under this Plan shall comply with all relevant municipal, provincial, and federal regulations and statutes. If the requirements of this Plan conflict with municipal, provincial, or federal requirements, the higher or more stringent standard prevails.

#### P4G Zoning Bylaw

- 30.02 Implementation of Regional Plan Policies in the P4G Zoning Bylaw.** The Act requires the adoption of a P4G Zoning Bylaw in conjunction with the Regional Plan. The P4G Zoning Bylaw will be used to achieve the objectives and implement the policies of this Regional Plan by

prescribing the uses of land and the buildings or other improvements that will be allowed in the different zoning districts established in the Region. In addition, the P4G Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

- 30.03 Objectives of the P4G Zoning Bylaw.** The objectives of the P4G Zoning Bylaw are to ensure that:

- a. land-use conflicts are avoided;
- b. future development will meet minimum standards to maintain the amenity of the Region;
- c. that development will be consistent with the physical characteristics of the land and of reasonable engineering solutions;
- d. that development does not place undue demand on any municipality for services; and
- e. that future land use and development are consistent with the goals and objectives of P4G and its municipalities.

- 30.04 Consistent with the Regional Plan.** The P4G Zoning Bylaw must be consistent with the policies and the intent of this Regional Plan. In considering a P4G Zoning Bylaw or an amendment to the P4G Zoning Bylaw, the RM Council shall refer to the policies contained in the Regional Plan to ensure that development objectives are addressed.

- 30.05 Contract Zoning.** Any request to rezone land under the P4G Zoning Bylaw to permit the carrying out of a specified proposal may be made the subject of an agreement pursuant to the contract zoning provisions of the Act.

- 30.06 Holding Provision.** A holding provision may be applied on a property to restrict the timing and conditions of development in any zoning district under the P4G Zoning Bylaw subject to the provisions of the Act.

**30.07 Direct Control Districts.** Where it is considered desirable to exercise particular control over the use and development of land and buildings within a specific area, a municipality may, in the Regional Plan and P4G Zoning Bylaw, designate an area as a Direct Control District.

**30.08 Architectural Control Districts.** Where it is considered desirable to preserve the physical character of an area or to promote a selected design theme for an area, a municipality may designate the area as an Architectural Control District in the P4G Zoning Bylaw, using the symbol “AC” in conjunction with any zoning district.

## Concept Plans

**30.09 Purpose of a Concept Plan.** A Concept Plan may be adopted for the purpose of providing a framework for subsequent subdivision and development of a portion of the Region that exhibits common future development opportunities and challenges.

**30.10 Preparation of a Concept Plan.** A Concept Plan may be:

- a. prepared by a municipality or municipalities in response to a need for more detailed planning for a specific area of the Region as described herein; or
- b. required by a municipality to be undertaken by a developer.

**30.11 Concept Plans Required for Intended Development.** Concept Plans shall be required prior to development approval for intended development in future urban growth areas, and elsewhere as required under this Plan.

**30.12 Components of a Concept Plan.** In addition to any other requirements of this Plan, Concept Plans shall identify:

- a. proposed land uses;
- b. servicing strategies and proposed alignment and locations for infrastructure and facilities;
- c. transportation systems;
- d. natural and heritage resources;
- e. development densities;

- f. sequencing of development.

## **30.13 Cost-Benefit Considerations for a Concept Plan.**

Concept Plans shall consider the costs and benefits of subdivision and development on present and future social, economic, and environmental considerations in the area and Region.

**30.14 Consistent with Regional Plan.** Concept Plans shall be consistent with this Plan and other adopted Concept Plans.

## Comprehensive Development Review

**30.15 Comprehensive Development Review Required.** For the following purposes, a Comprehensive Development Review shall be completed by any person proposing to rezone or subdivide land in the RM for:

- a. industrial development;
- b. the establishment of more than one agriculturally-related commercial or industrial activity on a quarter section within an agricultural zoning district;
- c. Country Residential development, unless a Concept Plan is otherwise required for the proposal under the policies of this Plan;
- d. recreational development;
- e. commercial development; or
- f. regional waste management industries;

prior to consideration of an application by the RM.

**30.16 Standards for the Comprehensive Development Review.** Comprehensive Development Reviews shall be undertaken according to standards provided in this Plan and the P4G Zoning Bylaw and shall address all matters of land use integration, potential conflict mitigation and the provision of services to the development.



**30.17 Scope of Investigation.** The geographic area and the extent of analysis considered within the review shall be determined by the complexity and the potential offsite effects of the development application, but at a minimum shall encompass all adjacent properties including all properties contained within existing adjacent multi-parcel subdivisions.

**30.18 Consultation with Public Utilities.** The applicant shall consult with public utility companies and provide the findings within the Comprehensive Development Review to protect existing and provide for future utility easements and to ensure new development is located in a way that will not compromise the long-term operation or future expansion of the utility.

**30.19 Additional Public Consultation.** Where the RM, or an adjacent municipality in consultation with the RM, deems that the public consultation undertaken within the Comprehensive Development Review has been too limited or ineffective, additional public consultation by the proponent may be required.

**30.20 Consistent with Regional Plan.** Comprehensive Development Reviews shall be consistent with this Plan and any adopted Concept Plans.

## Public Engagement

**30.21 Provisions for Public Engagement.** Special provisions for public engagement may be required by a municipality that are appropriate to the nature and scope of the planning matter being addressed under the Regional Plan, to ensure that the public is engaged in a timely manner regarding planning and development processes, including applications for rezoning, discretionary uses, and other appropriate matters.

**30.22 Engagement Required Prior to Designation of Land.** A municipality may require the proponents of significant development proposals that entail amendments to the Regional Plan, rezoning, or the subdivision or re-subdivision of multiple lots, to undertake significant public engagement as part of the application process.

**30.23 Additional Public Engagement.** Where a municipality deems public engagement to have been less than thorough or effective, additional engagement by the proponent may be required.

## Boundary Alterations

**30.24 Incremental Boundary Alteration.** The incremental alteration of urban municipal boundaries under The Cities Act and The Municipalities Act is preferred.

**30.25 Timing of Boundary Alteration.** The timing of boundary alteration shall take into account the lead times necessary to have lands planned, serviced, and available for development.

**30.26 Criteria Supporting Boundary Alteration.** In deciding whether a specific boundary alteration proposal will be supported, the following shall be considered:

- a. whether the proposed boundary alteration is within a future urban growth area identified as accommodating a future regional population of 700,000 in Exhibit 3;
- b. the rationale for requesting the boundary alteration;
- c. whether it is evident that the policies of this Plan have proven to be unable to adequately safeguard the subject area from development that would potentially conflict with future urban growth;
- d. whether the installation of and investment in significant urban infrastructure has been planned for the subject area;
- e. whether public consultation has been completed with assessed owners of land located adjacent to and within the subject area, to gain understanding of the issues of the assessed owners regarding boundary alteration; and
- f. the proposed financial compensation.

**30.27 Boundary Alteration Should Follow Legal Property Boundaries.** Where possible, boundary alteration shall follow legal property boundaries and natural features that avoids a fragmented pattern of municipal jurisdiction.

**30.28 Resolution of Disputes in the Boundary Alteration Process.** Municipalities shall be encouraged to pursue the resolution of disputes over boundary alterations through the dispute resolution process in this Plan.

## Regional Cooperation

**30.29 Continued Regional Cooperation.** The P4G and municipalities shall continue to consult with other jurisdictions and organizations in the region, including the Meewasin Valley Authority, Wanuskewin Heritage Park, the Saskatoon Regional Economic Development Authority, the Saskatoon Airport Authority, as well as senior government departments and agencies and First Nations to coordinate planning, development and operating strategies, and to encourage complementary growth.

**30.30 Regional Coordination for Funding.** The P4G and municipalities should work to coordinate joint applications for funding from senior levels of government and other sources. This should include assessments of joint regional projects requiring funding, and actions to be taken by P4G to solicit funding for

## Policy Alignment and Performance Reporting

**30.31 Alignment Statements.** Municipalities shall prepare statements for their Official Community Plans and other statutory plans related to land use, development, infrastructure, and service delivery to demonstrate that they align with the provisions of the Regional Plan.

**30.32 Reporting on Regional Planning Goals.** P4G should provide an annual report on progress towards regional planning goals to the municipalities and the public. This should include information on the activities of the P4G, as well as statistics on land use, infrastructure, and development in the Region.

## Review of the Plan

**30.33 Regular Regional Plan Review.** The Regional Plan shall be reviewed regularly to determine whether:

- a. the stated objectives are still relevant,
- b. the policies as set out are being effective in achieving those objectives, and
- c. the policies remain consistent with the Act.

**30.34 Reviews as Required.** The Regional Oversight Committee may direct a review of the Plan or a portion of the Plan to address regional issues.





The background of the entire page is a solid orange color. On the left side, there are several stylized orange gears of different sizes. The largest gear is partially visible, with its teeth extending towards the right. Inside it, there are two smaller gears, one above the other, also partially visible. The gears are rendered in a simple, flat style with no shading.

# GLOSSARY

If a definition is not included in this section, the definitions contained in the Regional Zoning Bylaw or relevant statutes shall apply to this Regional Plan.

**Act, the:** means *The Planning and Development Act, 2007*.

**Adjacent:** means contiguous, or otherwise contiguous if not for a river, stream, railway, road, or utility right-of-way.

**Adjacent urban municipality:** means the urban municipality (or municipalities) that:

- a. is closest to a particular location within the RM of Corman Park, or
- b. may require a particular location for future urban growth identified in the Regional Land Use Map in Exhibit 2.

**Aggregate Resource:** means raw materials including sand, gravel, clay, earth, or topsoil found on or under a site.

**Agricultural Residential Subdivision:** means the subdivision of rural residential parcels from an agricultural holding where the purpose of the subdivision is to provide for the legal separation of the residential uses from an agricultural holding creating a residential building site and space, rather than productive agricultural property.

**Capital Intensity:** means the general value of the buildings, structures, improvements, and other capital investments on a site.

**Clean Fill:** means uncontaminated non-water-soluble, non-decomposable, inert solids such as rock, soil, gravel, concrete, glass and or clay or ceramic products. Clean fill shall not mean processed or unprocessed mixed construction and demolition debris, including, but not limited to, wallboard, plastic, wood or metal or any substance deemed corrosive, combustible, noxious, reactive or radioactive.

**Clean Fill Operation, Type I:** means the dumping or placement of clean fill from outside sources for the re-grading or levelling a property to reclaim previously excavated properties, correct drainage on a site or make a site more suitable for construction. Type I Clean Fill operations are not intended to accommodate the processing and recycling of fill for commercial distribution.

**Clean Fill Operation, Type II:** means the dumping or placement of clean fill from outside sources for storage, processing and commercial distribution for financial gain.

**Comprehensive Development Review:** means a land use plan created by a land developer for a specific local area, undertaken according to standards provided in the P4G Zoning Bylaw, which address all matters of land use integration, potential conflict mitigation and the provision of services to the development.

**Council:** means the Council of a municipality.

**Country Residential Development:** means clustered, small lot rural residential development where the essential land requirement is for a residential building site and space, rather than for productive agricultural purposes.

**Flood, 1:500:** means:

- a. a 1:500-year flood; or
- b. a flood having a return period equal to 500 years; or
- c. a flood having water surface elevations equal to a 500-year flood; or
- d. a flood having approximately 0.2 percent risk of occurring during any one year.

The 1:500 flood standard may be replaced with another standard otherwise provided in provincial legislation or regulation.

**Flood Fringe:** means the portion of the flood plain where the waters in the 1:500 flood or other standard as provided in provincial legislation or regulation are projected to be less than a depth of one metre or a velocity of one metre per second.

**Flood Plain:** means the area prone to flooding from a water body or watercourse that comprises the combined area of the flood way and flood fringe.



**Flood Proofing:** means a measure, or combination of structural and non-structural measures, incorporated into the design of a structure that reduces or eliminates the risk of flood damage to a defined elevation.

**Flood Way:** means the portion of the flood plain adjoining the channel where the waters in the 1:500 flood or other standard as provided in provincial legislation or regulation are projected to meet or exceed a depth of one metre or a velocity of one metre per second

**Future Urban Growth Area:** means an area of land designated in the Plan for Future Urban Growth on the Regional Land Use Map attached to this Plan as Exhibit 2.

**Hazard Land:** means land that is contaminated, unstable, prone to flooding or otherwise unsuited for development or occupation because of its inherent danger to public health, safety or property.

**Heritage Resource:** means the history, culture, and historical resources of an area and its residents, including heritage properties defined under *The Heritage Property Act*.

**Institutional Facility, Regional:** means a development used for community, institutional, or governmental uses of a regional significance, such educational facilities, health care facilities, places of worship and accessory uses that require large facilities and a significant land base to operate.

**Intended Development:** means development reflecting the planned long-term use to be permitted for the area.

**Intensification:** means the development of a property, site, or area at a higher density than currently exists through redevelopment or infill development.

**Interim Development:** means development that can be implemented in the short-term before an intended use, and that does not prevent those future intended uses.

**Mineral Resource:** means mineral resources as defined in *The Mineral Resources Act*, 1985, excluding aggregate resources as defined in this Plan.

**Minister:** means the Minister as defined in the *Act*.

**Mitigation Plan:** means a plan that describes:

- a. an intended development, use, or action;
- b. the potential impacts of that development, use, or action;
- c. the proposed actions to be taken to eliminate, minimize, and/or mitigate potential impacts; and
- d. the proposed actions to be taken to monitor actual impacts and provide further corrective action if necessary.

**Natural Area:** means an area relatively undisturbed by human activities and characterised by indigenous species including remnant or self-sustaining areas with native vegetation, water, or natural features.

**Natural Resource:** means the renewable resources of Saskatchewan, which may include but is not limited to fish, wildlife, forest products, resource lands, ecological reserves, and other living components of ecosystems.

**P4G Region (or “Region”):** means the area subject to this Plan.

**Regional Plan (or “this Plan”):** means this document.

**Remediation Plan:** means a plan developed to manage environmental contamination and other risks after the use of a site has ended, to ensure the site may be used again.

**Rural Municipality (or “RM”):** means the Rural Municipality of Corman Park No. 344.

**Saskatoon North Partnership for Growth (or “P4G”):** means the parties subject to this Plan.

**Subsidence:** means the downward movement of the ground surface, potentially due to the settling of earth and rock from mining activities.

**Urban Municipality:** means a City or Town that is a member of P4G.

**Waste Management and Remediation Industries:** means the collection, disposition, or processing of waste materials, which includes but is not limited to type II clean fill, recycling, composting, land farming, and solid waste disposal and liquid waste disposal.

**Wetland:** means land having water at, near, or above the land surface or land that is saturated with water long enough to promote wetland or aquatic processes as indicated by poorly drained soils, aquatic vegetation, and various kinds of biological activity that are adapted to a wet environment. Wetlands can hold water temporarily or permanently, with water levels fluctuating over the course of a single year and over many years with climatic cycles.





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