



## FREQUENTLY ASKED QUESTIONS

### **What comments were made during the January 2017 engagement?**

Information about the feedback received can be found in the What We Heard Report Phase 3 which is available on the project website at:

[http://partnershipforgrowth.ca/static/assets/P4G\\_WhatWeHeardReport\\_Ph3.pdf](http://partnershipforgrowth.ca/static/assets/P4G_WhatWeHeardReport_Ph3.pdf).

A copy of all of the comments received has been included in the What We Heard Report Phase 3 - Appendix which is also available on the project website at:

[http://partnershipforgrowth.ca/static/assets/P4G\\_WhatWeHeardReport\\_Ph3\\_APPENDIX.pdf](http://partnershipforgrowth.ca/static/assets/P4G_WhatWeHeardReport_Ph3_APPENDIX.pdf).

### **What changes were made to the draft land use map presented at the January 2017 engagement?**

Changes to the draft land use map that have been endorsed by the Regional Oversight Committee can be found on the project website at:

[http://partnershipforgrowth.ca/static/assets/P4G\\_PublicInformation\\_2017.pdf](http://partnershipforgrowth.ca/static/assets/P4G_PublicInformation_2017.pdf)

Major changes to the draft Regional Land Use Map include:

- a new category for First Nations reserves;
- a new symbol to identify the Corman Park – Osler AgriFood Node;
- a new “Regional Institutional Facilities” category;
- urban Industrial / Commercial area identified north of Osler to align with the Town’s growth planning;
- location of the future second wastewater treatment plant was removed as the location will be determined through future study;
- the bridge associated with the North Commuter Parkway has been added;
- the Agriculture Research area was expanded by 40 acres to include the Oat Advantage research farm;
- the Chappel Marsh Conservation easement boundaries were corrected
- the area in the south east has been reclassified as Agriculture pending final alignment of the Saskatoon Freeway; and
- existing uses and areas identified through the Interim Development Strategy are no longer identified on the draft land use map.

### **Is the Regional Plan approved and final?**

It is anticipated that the Regional Plan will be endorsed by the Regional Oversight Committee in spring of 2017. This, however, is not final approval of the Plan. Final approval of the Regional Plan will rest with the Councils of the partner municipalities. Provincial Government approval will also be needed after all Council approval. It is anticipated that the Regional Plan will be brought forward for consideration by all Councils later in 2017.



### **Is the P4G boundary set in stone?**

For the purposes of completing the Regional Plan, the study boundaries have remained consistent; however, the P4G Planning District boundary may be re-examined at the time of the development of the P4G District agreement as the agreement needs to specify the boundaries within which the policies would apply.

### **I want to develop my property now. What can I do with my property?**

Many types of development applications in the Study Area are still being processed. For questions about the approvals process for specific development proposals please contact the appropriate municipality.

### **Does the map and draft land use categories mean I can't develop my land for several decades?**

No. The Regional Plan, when approved, will include a regional land use map. For each land use shown on the map, intended, interim, prohibited land uses are proposed:

- **“intended”** uses are the ultimate long-term use
- **“interim”** uses are uses that could occur before the long-term use
- **“restricted”** uses are uses that could occur subject to conditions
- **“prohibited”** uses are uses that would not be permitted (except where otherwise noted)

Some of the draft “intended” uses may not occur for some time. The draft regional land use map provides for a regional population of 1 million people, so it could take years to fully build out all of the areas shown on the draft map.

“Interim” and “restricted” land uses have been proposed to permit some development to occur before land transitions to the “intended” land use.

In some cases, the draft land use categories propose no changes from what is currently permitted in the Corman Park - Saskatoon District and the RM of Corman Park Official Community Plan and Zoning Bylaw. Please contact your municipality if you would like more information about your property.



**My property is in one of the areas in the Growth Map to 700,000. What does this mean?**

The draft regional land use map provides for a population of 1 million people, so it will take decades to fully build out all of the lands shown on the draft map. Different policies are being proposed for areas where urban development is expected to occur sooner. Areas identified on the Growth Map to 700,000 would be managed as follows:

- detailed land use and servicing plans (Concept Plans) for these areas will be a priority;
- these areas will be considered first for future urban boundary alterations / annexations;
- properties that are in these areas will have two (2) agricultural residential subdivisions per quarter section.

**My property is in the Green Network Study Area category. Does this mean I cannot develop it?**

No. Some development will be allowed in the Green Network Study Area. Applications will undergo a screening process to ensure development avoids impacting local and regional drainage, wetlands, and ecological areas.

The proposed intended uses for this category are:

- Parks, open spaces and protected areas;
- Outdoor recreation;
- Integrated stormwater management infrastructure; and,
- Agriculture (limited to cultivation or pasture uses).

The following uses would also be permitted in the Green Network Study Area subject to conditions:

- Up to five residences per quarter section (outside future urban areas);
- Intensive livestock operations (new intensive livestock operations would not be permitted within future urban areas);
- Public utilities.

Development conditions outline the requirements for development such as a buffer between a wetland and site development. Detailed information for development in the Green Network Study Area can be found here: <http://partnershipforgrowth.ca/2017engagement/gnsa>

Further refinement of the Green Network Study Area will be required after the Regional Plan is complete.

**My property is impacted by the Saskatoon Freeway. What are my options?**

The Saskatoon Freeway project is being led by the Ministry of Highways and Infrastructure. More information about this project, including contact information, can be found on the Ministry's website at: [http://www.highways.gov.sk.ca/Saskatoon\\_Freeway](http://www.highways.gov.sk.ca/Saskatoon_Freeway)



**Has the zoning of my land changed?**

No. The draft regional land use map and draft land use categories are not zoning changes.

**Will the Regional Plan result in higher taxes for me?**

No. Changes to taxes are not triggered by this plan.

**I would like to submit an application for an agricultural residential subdivision. What are my options?**

Agricultural residential subdivisions would be permitted as outlined below. For questions about the approval process for specific development proposals please contact the appropriate municipality.

<b>PROPOSED MAP DESIGNATION</b>	<b>PROPOSED SUBDIVISION</b>
Agriculture	5 per quarter or 3 per 80 acres
Country Residential	Multi-parcel Country Residential 5 per quarter or 3 per 80 acres
Rural Commercial / Industrial	2 per quarter or 1 per 80 acres
Future Urban Residential (areas within the Growth Map to 700,000)	2 per quarter or 1 per 80 acres
Future Urban Residential (areas outside the Growth Map to 700,000)	4 per quarter or 2 per 80 acres
Future Urban Commercial / Industrial	2 per quarter or 1 per 80 acres
Green Network Study Area (areas outside Future Urban Growth Areas)	5 per quarter or 3 per 80 acres subject to development conditions.
Green Network Study Areas (areas within a Future Urban Area)	As identified in the Future Urban Area designation and subject to development conditions.



**What is the proposed governance structure for the P4G?**

A P4G Planning District, similar to the existing Corman Park – Saskatoon Planning District is proposed. The existing Corman Park – Saskatoon Planning District would be expanded to include membership from Warman, Martensville and Osler. This would include the creation of the P4G Planning Commission. It is proposed that the P4G Planning Commission would be made up of two representatives from each municipality and three members at large for a 13 person Commission.

The P4G Planning District will require the development of a District agreement, which will require the approval from all five partners. It is anticipated that the agreement would be prepared later in 2017. The Governance and Implementation Strategy, to be released in spring 2017, will provide more details.



**If I want to develop my property after the P4G Planning District is in place, will approval from all five partner municipalities be necessary?**

The referral process for development applications in the P4G Planning District will recognize the need for an efficient planning process. Development applications would be managed by the municipality in which the development is located. The draft referral process is shown on page 7.

- **Permitted uses** have minimal regional and cross-boundary implications, if any, and can be approved directly by the local municipality.
- **Referrals to adjacent municipalities** would be required for:
  - detailed planning studies (eg. Concept Plans) that are adjacent to a municipal boundary;
  - applications to rezone, subdivide, or establish discretionary uses that:
    - pose a significant impact on adjacent lands or growth areas,
    - encourage discontinuous growth,
    - place pressure on the adjacent municipality to expand or upgrade services and infrastructure, or
    - have significant local service and infrastructure demands; and
    - other plans and policies as determined by the originating municipality.
- **Referrals to all P4G municipalities** are required for applications that have significant regional implications for services and infrastructure or other region-wide impacts that would affect all municipalities.

If a proposal requires a change to the Regional Land Use Map or policies, the changes would be required to follow the amendment process (see page 8).

Once in place, the P4G Planning Commission would provide recommendations to the municipal Council(s) regarding actions to take. The Commission does not approve or deny applications, similar to the current existing Corman Park – Saskatoon Planning District. Decisions regarding development applications would be with the approving authority, however, they must take into consideration the recommendations from the Commission.



**PROPOSED 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



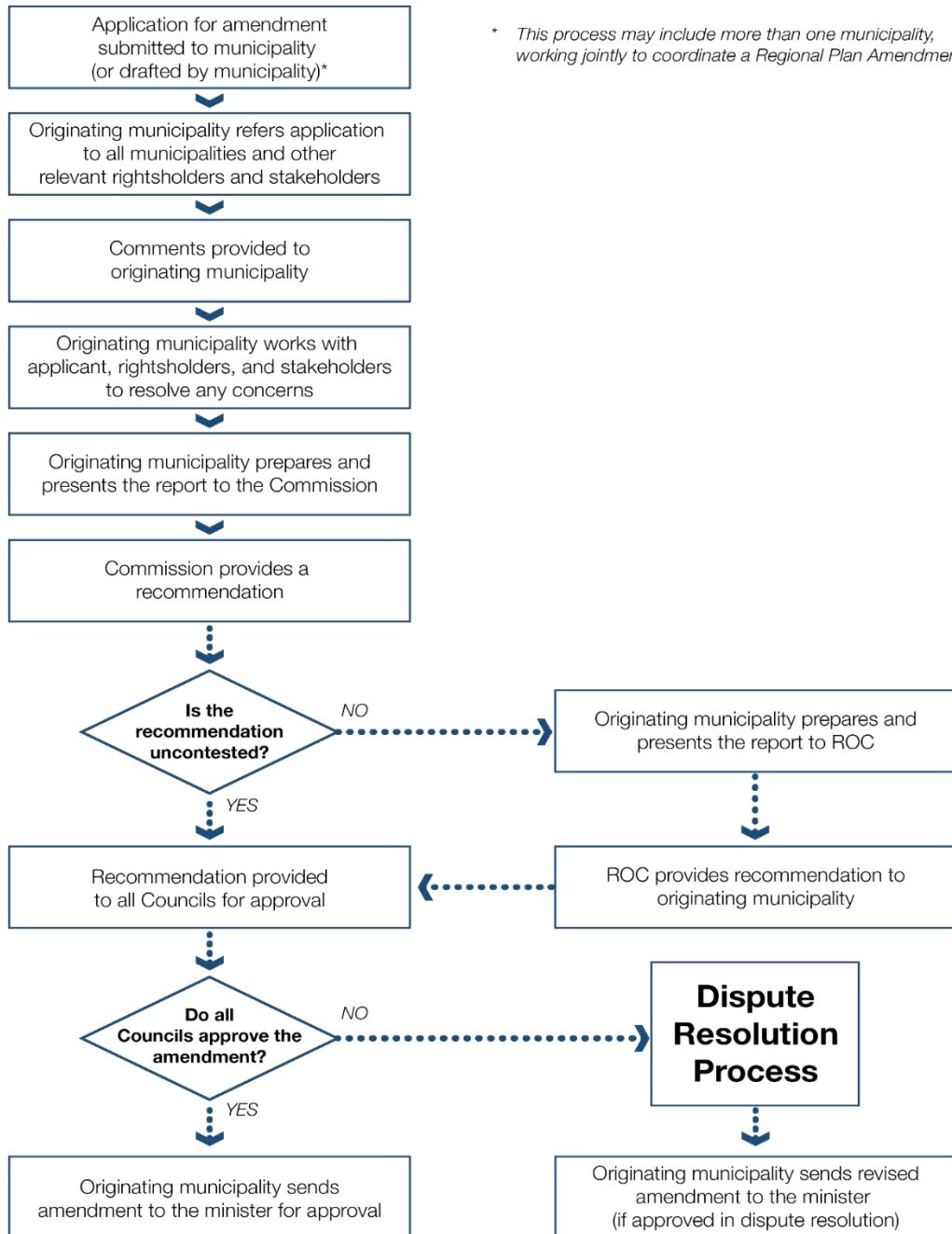
Council makes decision



### What would be the process to change the map or policies in the Regional Plan?

Amendments to the Regional Plan may be required from time to time. The draft process, shown below, aligns with the *Planning and Development Act* to allow for changes to the final Regional Plan. An expedited amendment process is also being explored. In addition to the amendment process, the Regional Plan would also be reviewed and updated regularly.

#### PROPOSED AMENDMENT PROCESS



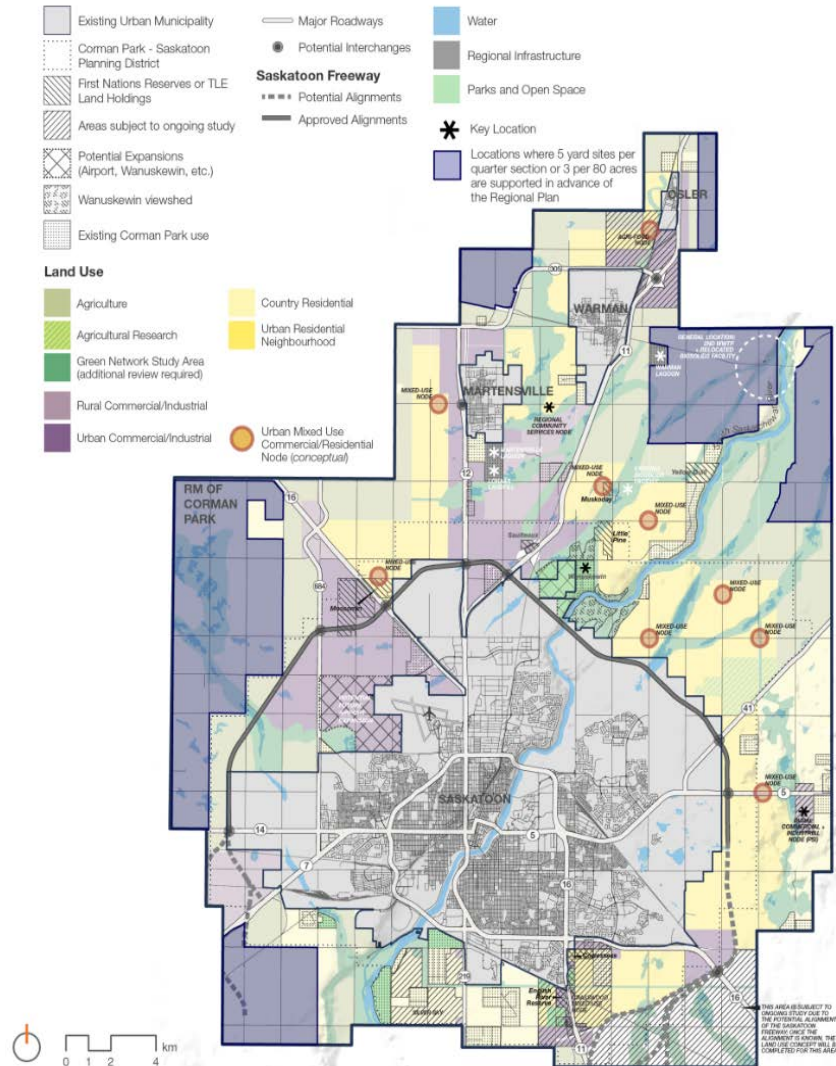




**Five per quarter is permitted in some areas in the P4G Study Area. Does this new map change this?**

As of November 2016, 5 per quarter or 3 per 80 acres are enabled in the dark grey areas identified on the attached map. Please contact the RM Planning Department at 306-242-9303 or by email at [planning@rmcormanpark.ca](mailto:planning@rmcormanpark.ca) for more information.

For all other areas within the P4G study area, five per quarter is currently not permitted. The proposed number of residences in agricultural, urban growth, and country residential areas, and in the Green Network Study Area, is listed on page 4.



**Why are you doing a Regional Plan? Why does a Regional Plan matter?**

The Regional Plan is being done to make sure there are balanced growth opportunities for everyone, and that we can all enjoy the benefits of growth. There is a need to plan for land use and for servicing in a regional way, with a long-term view. The Regional Plan will offer consistency and certainty for investors, businesses, and residents as well as opportunities for cost efficiencies that will benefit all municipalities. This provides the best opportunity for a prosperous and sustainable quality of life for everyone in the region.



**Will the five municipalities be amalgamated into one big municipality?**

No. The P4G partnership aims to ensure that each of the five partnering municipalities can benefit from growth opportunities, increase efficiencies, and reduce costs by working together without the need for amalgamation.

**What will the Regional Plan include when it's done?**

When completed, the Regional Plan will include:

- land use map and land use categories
- development policies
- servicing strategy
- implementation strategy, including governance and financing

The Regional Plan is anticipated to be completed in April 2017. Final approval of the Regional Plan will rest with the Councils of the partner municipalities which is not anticipated until later in 2017. Provincial Government approval will also be needed.

**More information about the Saskatoon North Partnership for Growth (P4G) Regional Plan is available on the project website at [www.partnershipforgrowth.ca](http://www.partnershipforgrowth.ca).**