



FREQUENTLY ASKED QUESTIONS

I was not able to attend the June 27th Information Session. Where can I find the information presented at the session?

The draft Regional Plan, the Servicing Strategy, and the Governance and Implementation Strategy can be found on the Saskatoon North Partnership for Growth website at: http://partnershipforgrowth.ca/regional_plan/.

The boards presented at the open house can be found at: [http://partnershipforgrowth.ca/static/assets/P4G Display Boards - June 2017.pdf](http://partnershipforgrowth.ca/static/assets/P4G%20Display%20Boards%20-%20June%202017.pdf).

I submitted a question for the moderated Question and Answer session. What was the answer?

The questions and answers for the moderated question and answer session can be found at: [http://partnershipforgrowth.ca/static/assets/June 2017 Information Session Q&A.pdf](http://partnershipforgrowth.ca/static/assets/June%202017%20Information%20Session%20Q&A.pdf).

I have a question about the draft Regional Plan? Who can I ask?

You can submit your questions by email to: P4GPM@saskatoon.ca or contact your associated municipality.

Is the Regional Plan approved and final?

While the draft Regional Plan has been endorsed by the Regional Oversight Committee, this is not approval of the Plan. 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.

What is the timeline for approval of the Regional Plan?

The draft Regional Plan will be provided to the five municipal Councils for endorsement in principle in the summer /by fall of 2017. If endorsed by all partner municipal Councils, this would not mean official approval, however the documents would be filed with the provincial Community Planning Branch and the municipalities would begin to use the draft Regional Plan policies and Land Use Map as a baseline for considering development applications. Amendments to municipal Official Community Plans (OCP) and Zoning Bylaws may be required to align with the draft Regional Plan.

Over the coming months, the draft Regional Plan would undergo a legal review and the District Planning Agreement and District Zoning Bylaw will be drafted.



The Regional Plan (as an Official Community Plan through bylaw) and the P4G District Planning Agreement will be brought forward for consideration by all partner Councils at a joint all Councils meeting which will include a public hearing. The District Zoning Bylaw will be brought forward for consideration by the RM at the same time. It is anticipated that this would occur in 2018. The three documents would then be submitted to the Province for approval as a package.

Is the P4G boundary set in stone?

For the purposes of completing the draft 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.

Do the map and land use categories mean I can't develop my land for several decades?

No. The draft Regional Plan includes 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 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 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 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 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 may have 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 (outside future urban areas).

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 about the draft screening process 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.

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



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 the Regional 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.

PROPOSED MAP DESIGNATION	PROPOSED SUBDIVISION
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 completed in 2018.



Please see the Governance and Implementation Strategy for more information:

[http://partnershipforgrowth.ca/static/assets/P4G Regional Governance and Implementation Strategy - May 2017.pdf](http://partnershipforgrowth.ca/static/assets/P4G_Regional_Governance_and_Implementation_Strategy_-_May_2017.pdf).

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 6.

- **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** would be required for applications that have significant regional implications for services and infrastructure or similar region-wide impacts.

If a proposal requires a change to the regional land use map or policies, the changes would be required to follow the amendment process.

Once in place, the P4G Planning Commission would provide recommendations to the municipal Council(s) regarding actions to take. The Commission would 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



Referral to All P4G Municipalities



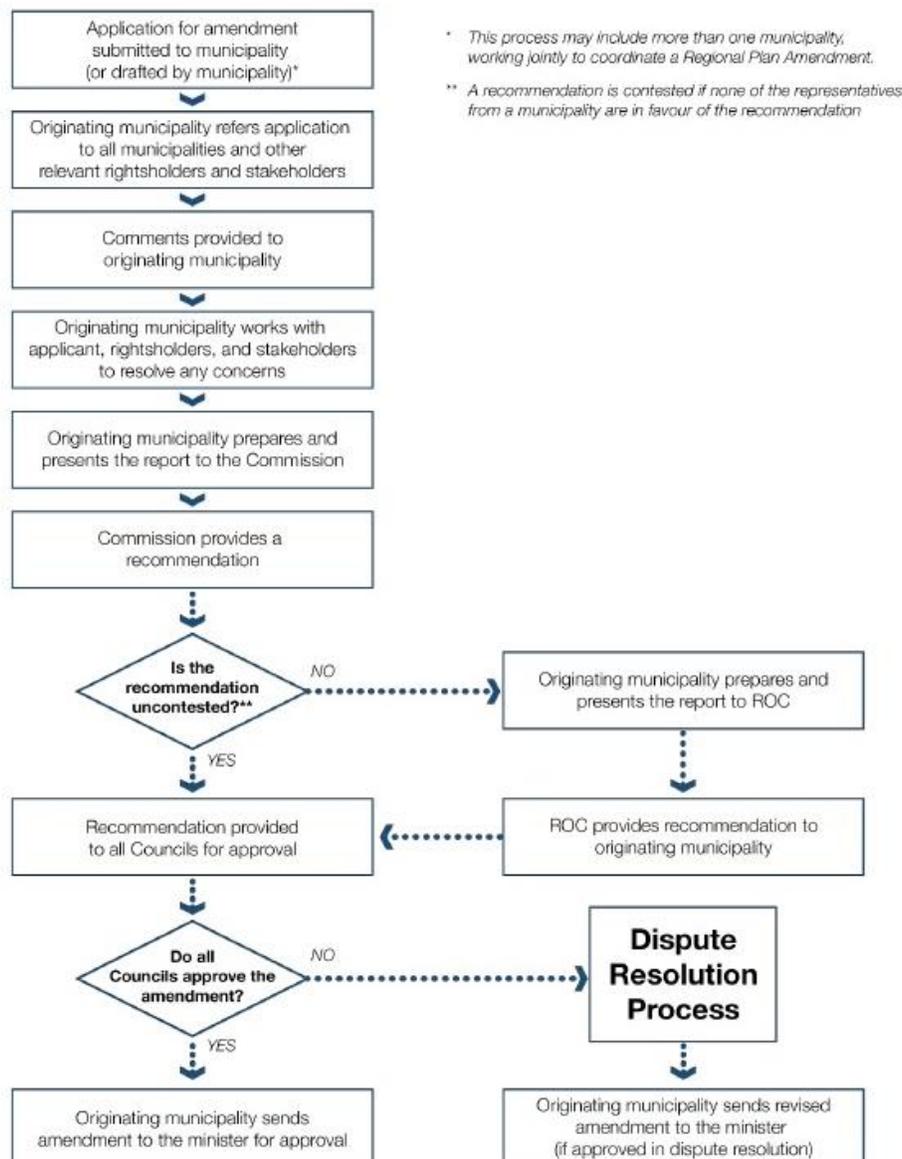


What would be the process to change the map or policies in the Regional Plan?

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 Regional Plan. In addition to the amendment process, the Regional Plan would also be reviewed and updated regularly. More information about the amendment process can be found in the *Governance and Implementation Strategy*.

Standard Amendment Process

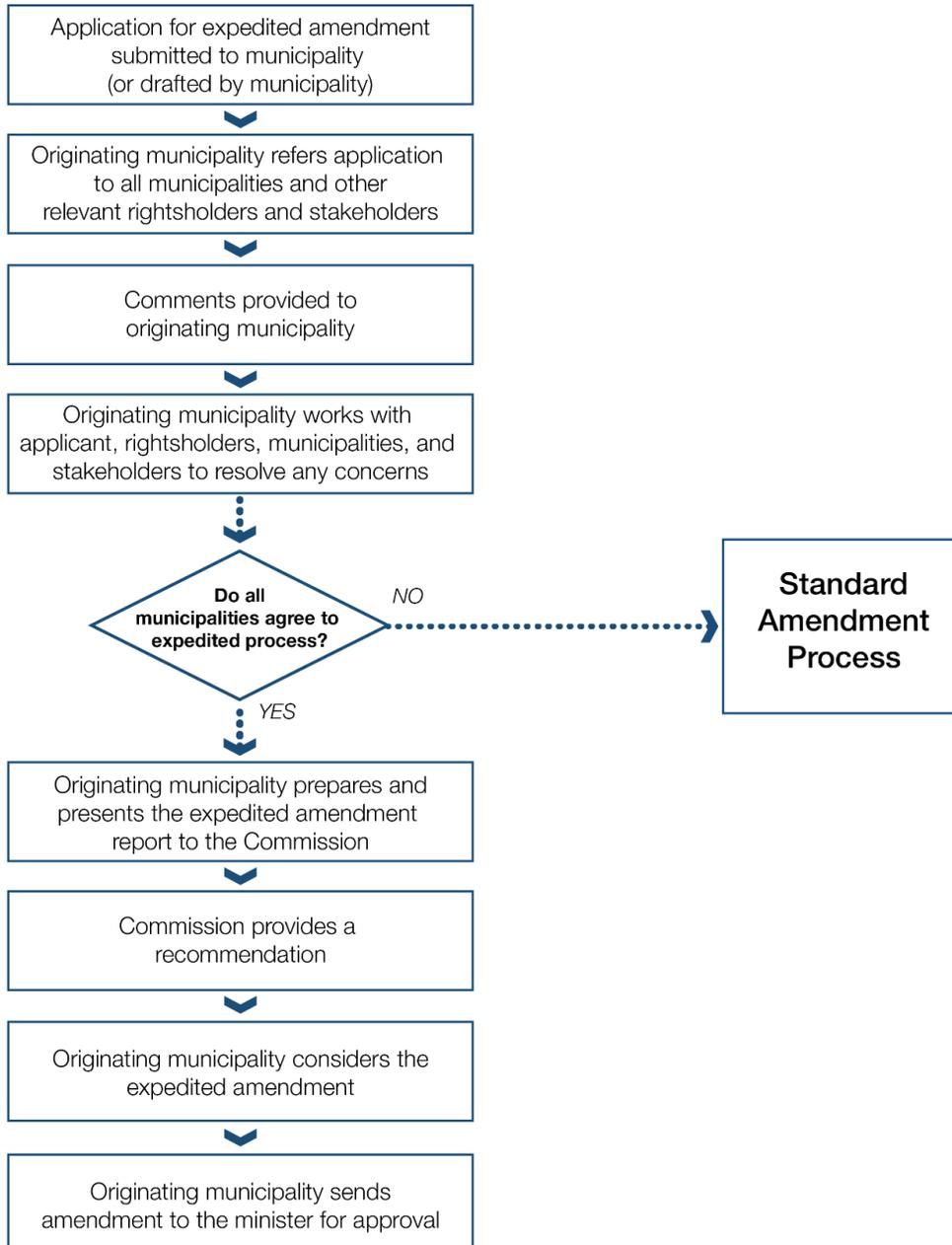
The Standard Amendment process is outlined below. This process would apply to all land use categories with the exception of those lands designated as Agriculture.





Expedited Amendment Process

For Agriculture areas in the Region, an expedited amendment process may be followed which would reduce the time and steps necessary for changes in the Plan as follows:

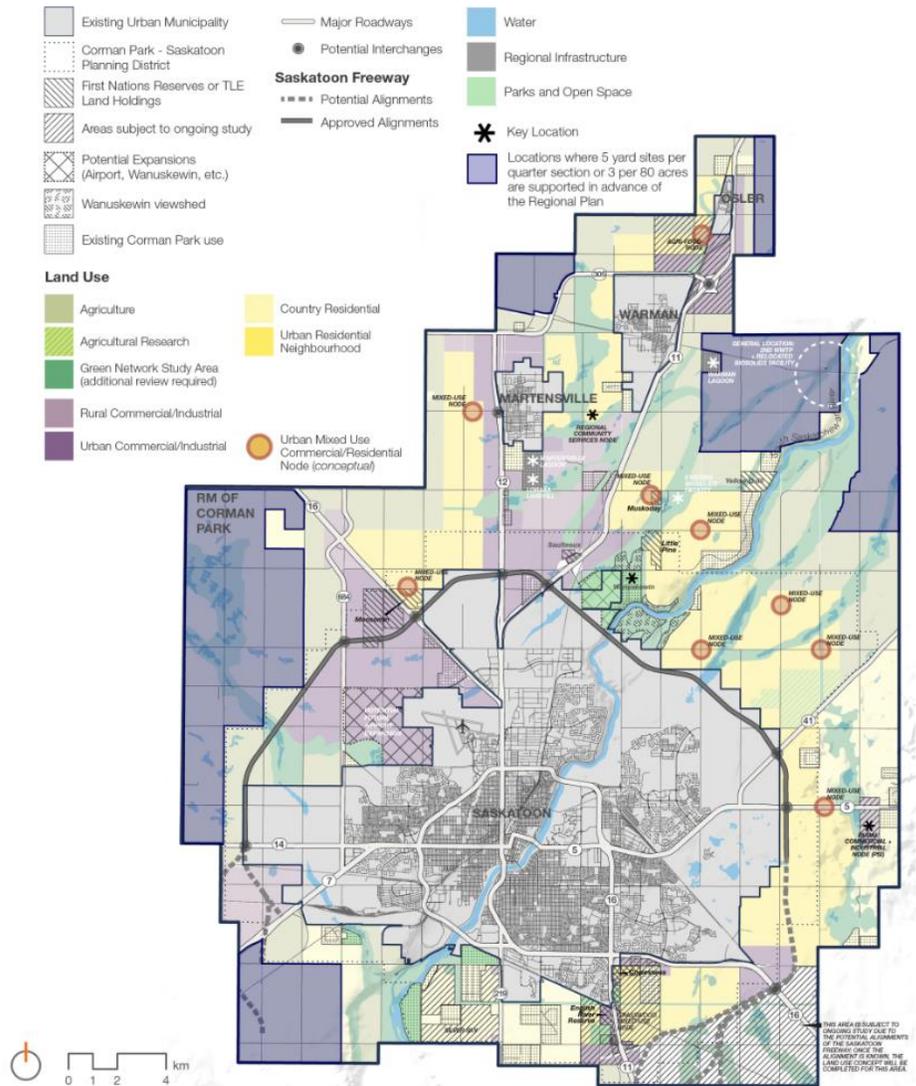




Five per quarter is permitted in some areas in the P4G Study Area. Does this new map change this?

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 for more information.

For all other areas within the P4G study area, 5 per quarter is currently not permitted. The proposed number of residences in agricultural, rural commercial/industrial, urban growth, and country residential areas, and in the Green Network Study Area, is listed on page 4.



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.

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