



JUNE 27, 2017 PUBLIC INFORMATION SESSION: MODERATED QUESTION AND ANSWER SESSION

This document includes a summary of the questions received for the Public Information Session on July 27, 2017, as well as questions asked during the session. Note that questions about specific properties have not been included in this document, but have been submitted for consideration by the P4G in the review of the Regional Plan.

GENERAL

1. *Costs and Benefits to the RM.* What are the positives and negatives of the Plan for the RM?

- The RM benefits from clear plans for growth established with its neighbours that can guide servicing decisions in the Region, including the provision of water. The Plan also allows for a greater amount of rural growth within the study area than what was previously allowed, and permits interim uses that do not “sterilize” land in the RM but support future urban growth. The P4G has also allowed for enhanced communications between municipalities and elected officials on issues like infrastructure, drainage, land use and annexations.
- The current Corman Park – Saskatoon Planning District will be expanded. More property owners will be required to engage in the additional consultation like in the current Corman Park – Saskatoon Planning District.

2. *Going Forward without the Plan.* If the Saskatoon Region did not move forward with this Plan, what would the future look like?

- Overall, a lack of coordination means less efficient and more costly growth that would be more expensive to developers, businesses and residents of the five municipalities in the Region.
- Without cooperation on growth, rural growth in the RM may limit growth options for the four urban municipalities, increasing costs for development in the future.
- A lack of collaboration on infrastructure like water and sewer will mean greater costs and greater uncertainty for customers outside of the City of Saskatoon, especially if the costs of new infrastructure are too large for one community to bear on its own.



REGIONAL LAND USE MAP

3. *Changes to the Land Use Map.* *Is the Land Use Map fixed now, or is there still an opportunity for it to change following this final consultation effort?*

- The Regional Land Use Map has been endorsed in principle by the P4G Regional Oversight Committee.
- For the Regional Plan, including the Land Use Map, to become a legally-binding statutory plan, it must be approved as a bylaw by each of the five municipalities. Part of this process will include internal reviews and public hearings, and stakeholders will be provided with the opportunity to comment on the Plan during those hearings. Changes may result through this process.
- The Governance and Implementation Strategy (page 13) also outlines a process for amendments the Regional Land Use Map prior to the Regional Plan being approved.

4. *Population Target.* *Why is 1 million used as a target?*

- The target of 1 million is based on the history of long-term growth planning in the Region and the high growth rates recently experienced in the Region. Because different scenarios could have the Saskatoon Region reaching 1 million residents in about 60–80 years, existing long-range plans are not adequate to prepare for this growth.
- Growth planning is presented by population and not by time periods to make sure that these targets are not adjusted constantly as growth rates go up or down.
- As a regional population of 1 million will take time to reach, flexibility has been built into the Plan.

5. *Growth to 700,000 Map.* *What does it mean if my land is in the area identified with the Growth to 700,000 Map?*

- The map showing growth to a regional population of 700,000 residents was created to identify future growth areas that would be needed by the urban municipalities sooner.
- 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.



6. *Development of the Map.* *How were existing approved plans and growth strategies incorporated into the development of the draft Regional Plan?*

- The amount of land required for urban and rural growth was calculated based on existing statistics from the municipalities and other regional sources. In addition to these population statistics, these areas were also defined based on existing land uses, current municipal plans (such as Official Community Plans, Sector Plans, and Concept Plans), future growth plans and studies, requirements for a “critical mass” for neighbourhoods, and servicing concerns.

7. *Urban Land Use Classifications.* *Why are there different future urban land use categories? Why not show one general category?*

- The future growth planning conducted by municipalities in the Region typically considers areas for residential and employment (commercial/industrial) uses separately, to different levels of detail. This is done because each of these general types of land uses has different needs for planning and regulation.
- Under the Regional Plan, certain policies reflect this difference in needs. For example, interim commercial uses in future Urban Residential Neighbourhood areas are encouraged to be temporary in nature with low capital investments, to ensure that they will not be a barrier to future residential growth.

8. *Alignment with Municipal Growth Planning.* *Why does the draft Land Use Map not align more closely with the Official Community Plan and Growth Strategy for the City of Martensville? In certain geographic locations, these plans seem to directly contradict each other. What was the strategy of P4G to review existing approved plans and growth strategies during the creation of the draft Regional Plan (which includes the draft Land Use Map)?*

- The development of the Regional Land Use Map was carried out using approved plans and studies in place at the start of the project, with other materials incorporated during the development of the Plan where possible.
- The Martensville Growth Strategy was developed as part of a separate process. The Martensville strategy is intended to guide expected boundary alterations by the City, and the necessary detailed planning to accommodate these areas within Martensville.
- In cases where the detailed planning work does not align with the Regional Plan, it is expected that an amendment to the Regional Plan will be necessary. This process will be expected to accompany the necessary referrals required under the Regional Plan.



URBAN COMMERCIAL/INDUSTRIAL

- 9. Amount of Urban Commercial/Industrial Areas.** *Why is there so much Urban Commercial/Industrial? What level of analysis or research went into the allocation and balance between residential versus non-residential land uses in the region?*
- The amounts of urban residential and employment lands required were calculated based on existing data from the municipalities about development and growth, including supporting information from the recent Growth Plan to Half a Million developed by the City of Saskatoon. Based on the City of Saskatoon's work, it is estimated that employment lands need to support 0.55 jobs per person.
- 10. Adjusting Urban Commercial/Industrial Areas.** *What are the implications if the amount and location of Commercial / Industrial land as shown is not feasible?*
- The P4G will regularly review the land uses on the Map to confirm that they meet long-term needs. Changes in the amount and location of employment lands on the Regional Land Use Map may be necessary due to new information, future trends in employment, and changes in patterns of regional growth.
 - The Governance and Implementation Strategy recommends that a regional commercial/industrial market study be completed to detail future needs for development, which may also change the amount of land required for urban growth. If the study provides a substantive change in the configuration or amount of land in residential and employment uses, an amendment to the Regional Land Use Map will be required.
- 11. Residential Uses in Urban Commercial/Industrial Areas.** *Is residential land use prohibited within the proposed Urban Commercial/Industrial areas? If so, why?*
- Interim agricultural residential development can be sited in Urban Commercial/Industrial areas, with two building sites per quarter section (one per 80-acre parcel) allowed. This approach allows for some short-term residential uses on lands in Urban Commercial/Industrial areas while keeping some larger parcels available for future urban commercial and industrial development.
 - Multi-parcel Country Residential development is not permitted in the future Urban Commercial/Industrial areas.



COUNTRY RESIDENTIAL DEVELOPMENT

12. *Management of Country Residential Development.* *Once land is designated country residential, will there be more oversight to make sure bylaws are followed and not just quickly changed?*

- The P4G Zoning Bylaw will include provisions for country residential development in the P4G area. Ongoing oversight and enforcement of bylaws will be managed by the RM however municipal bylaws, and any amendments to them, are required to align with the policies of the Regional Plan.
- Any changes or amendments to the policies in the Regional Plan require the approval of all 5 municipalities in addition to provincial approval.

URBAN RESIDENTIAL NEIGHBOURHOODS

13. *Urban Residential Neighbourhoods.* *What scale of commercial and industrial development will be acceptable within the Urban Residential Neighbourhood areas?*

- If the lands are still located within the RM, commercial and industrial development at urban intensities are not permitted as interim development in Urban Residential Neighbourhood areas.
- Interim uses in these areas should be consistent with detailed planning for the area, and designed to transition to future urban servicing.
- Interim commercial uses in future Urban Residential Neighbourhood areas are encouraged to be temporary in nature with low capital investments, to ensure that they will not be a barrier to future residential growth. Examples include, but are not limited to: greenhouses, outdoor storage and farm implement machinery assembly and sales lots.



URBAN MIXED-USE NODES

14. Definition of Mixed-Use Nodes. *There is very little detail provided to direct a developer for the mixed-use nodes. What are the intentions for a 'Mixed Use Node'? Does showing these nodes on the Regional Land Use Map add any value when it is clear that more detailed future planning will be needed to finalize the locations?*

- Mixed-Use Nodes are conceptual 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. Current examples are the areas around the major shopping malls in Saskatoon.
- The Mixed-Use Nodes are intended to have a minimum density of 75 residents and jobs combined per gross developable hectare.
- The specific locations and boundaries for these Nodes will be determined through more detailed planning, such as Concept Plans for the area. This provides developers and municipalities with the flexibility to plan these locations in a way that best meets local needs, but reinforces the need to plan neighbourhood centres.

15. Commercial Development in Residential Areas. *Often typical land use planning creates levels of commercial development across a community (e.g. regional shopping centre, community shopping area & local commercial) which are sprinkled throughout new residential areas to ensure not only access, but commercial viability. Why was this approach not taken?*

- The high-level, conceptual nature of this Regional Plan is intended to provide broad guidance about the location of residential neighbourhoods and major employment lands. Planning for more local commercial development would be provided through detailed planning, such as Concept Plans, and then be reflected through changes to the Regional Land Use Map.



INTERIM USES

16. Interim Uses. *If my land is in a future urban growth area, what can I do with it now? Does this “sterilize” RM land to benefit the urban municipalities?*

- The intent of the Regional Plan is to allow interim uses in the Future Urban Growth Areas. This interim development would give current landowners the ability to use their land productively in the short term, without impacting the long-term ability for the urban municipalities to grow in the future.
- Interim use is allowed because it was recognized that some of these areas may not be developed for decades and it is not appropriate to simply sterilize the land until the urban municipalities grow out to these areas. However it was also important to consider interim uses that would not jeopardize the ability for urban development in those areas in the future.
- Allowable interim uses are flexible enough to permit certain limited uses in all future urban growth areas. The specific land uses will be developed as the P4G Zoning Bylaw is being drafted, and P4G will engage the public while the draft P4G Zoning Bylaw is being drafted.

17. Environmental Impacts. *Is “minimizing” environmental impact the same as having a minimal environmental impact?*

- It is recognized that certain land uses and activities will have impacts on the environment because of site development and ongoing operations. A requirement or objective in the Regional Plan to “minimize” impacts is intended to reduce these impacts as much as possible for the specific use or activity. The resulting impacts may not be “minimal” overall, but they eliminate unnecessary impacts through improved site design, mitigation techniques, and other methods.



PSI ECO-BUSINESS PARK

18. PSI and Country Residential Development. *Along Highway No. 5 there is a proposed rural commercial/industrial area shown, known as the proposed PSI Eco-Business Park. Why is this land use designation included on the map? Why is this proposed development located near Country Residential development?*

- This location along Highway 5 has been considered for the proposed PSI Eco-Business Park. This area was included in the 2015 Interim Development Strategy to allow proposals to be considered while the Regional Plan was being developed. A copy of the strategy can be found at this link: http://www.partnershipforgrowth.ca/static/assets/P4G_IDS_20150527.pdf
- No development has been approved to date on this site and the Regional Plan does not provide approval of any project.
- Any municipal or provincial approval processes still apply to developments that are part of the Interim Development Strategy. Those processes ensure proposals address issues including appropriate land uses, nuisance prevention, appropriate buffering, and integration with adjacent development.

SASKATOON AIRPORT

19. Location of the Airport. *Is it possible the Saskatoon Airport would be moved farther out (like other large cities in Canada) within the next 2-3 decades? Why has such a large area been designated for “possible future airport expansion” when there is already a large number of airport acres unused.*

- There are no considerations in the Regional Plan for moving the location of the airport in the foreseeable future. For more information on the airport’s future plans, please visit: <https://skyxe.ca/news/skyxe-hosts-master-plan-community-consultation?articleType=ArticleView&articleId=85&tabid=125>.
- The location and accessibility of the airport is an important asset for the Region and the Regional Plan provides for a land base for the airport so it can remain in its current location and expand as needed.
- The area identified for future airport expansion includes not only areas for future terminal facilities and airport operations, but also areas for airport-related businesses that benefit from proximity to the airport. Planning for these areas will be coordinated with the Saskatoon Airport Authority to ensure compatibility with long-term expansion of the airport.



20. Development Close to the Airport. *Near Saskatoon a large area has been designated as “possible future airport expansion.” What kind of developments can be done in this area? Will owners be fairly compensated because of such limitations on what can or cannot be built, etc.?*

- Lands located near the airport are required to adhere to specific land use regulations. In keeping with this, the Regional Plan requires that the Saskatoon Airport Authority be consulted for development and planning in these areas, and that federal standards for development close to airports are considered in these projects to maintain air safety. If your land is located near the airport and you wish to develop, please contact your municipality for more information.

GREEN NETWORK STUDY AREA (GNSA)

21. Determining the GNSA. *How were the GNSA boundaries determined? Are the boundaries final?*

- The GNSA boundaries were developed with available high-level information about flooding and drainage, natural habitat, viewsheds, and wildlife corridors. As this information is not as detailed as site surveys, they are intended to be refined through future studies and planning.
- There are significant drainage issues in the Region, and the GNSA is a direct response to these concerns.
- The boundaries of the GNSA may be redefined through a future study to allow for more extensive land uses, if parts of the GNSA are determined not to be ecologically sensitive or part of the drainage / conveyance network.

22. Intensive Livestock Operations (ILOs) in the GNSA. *Why are ILOs allowed in the GNSA?*

- ILOs are allowed in the GNSA (except in future Urban Areas where ILOs are not permitted) as they would be severely restricted in the rural areas of the Region if completely excluded from these areas. ILOs are also regulated by the province to ensure they meet acceptable environmental standards.
- ILOs would still be required to show that they will not negatively impact wetlands/surface water. The P4G Zoning Bylaw will have standards that proposals would have to adhere to.



SERVICING

23. Future City Services. *If I'm in a future urban growth area, does this mean I'm going to get city services?*

- The P4G is looking at opportunities where it would be cost-effective to provide regional servicing. More detailed studies will be needed to assess where these services would be extended, how they would be paid for, and how they would be phased.
- Over time, it would be expected that Future Urban Growth Areas would become part of urban municipalities and have urban services.

24. Regional Transit. *Does the plan take into consideration regional public transportation?*

- Regional public transit was outside the scope of the Regional Plan.
- While over the long term a Region of 1 million people would be well-served by a regional transit system, urban centres outside of Saskatoon may not be large enough in the short term to support regional transit lines.
- This is something that P4G may study in the future as part of the Regional Transportation Plan. The P4G will also plan to regularly evaluate the need to incorporate policies for regional transit in the Regional Plan, with the expectation that this will be needed in the future as the Region grows.

25. Martensville Overpass. *Will there be a pedestrian walkway on the new overpass by Martensville?*

- The new overpass is a Ministry of Highways and Transportation project and is outside the scope of the Regional Plan. The Regional Plan does encourage and support accessible, connected transportation solutions. For more information on that project please visit <http://www.wminterchanges.ca/>



26. Potable Water. *The Servicing Strategy speaks to a potable water study being 2-4 years away. What can be done now in the short-term to address potable water provision in the region?*

- The City of Saskatoon is the supplier of potable water to regional distributors such as SaskWater. The Regional Potable Water Servicing Study is an early priority of the Region, and is intended to be one of the first follow-up studies to be completed. The P4G will also be pursuing more regional coordination with potable water servicing in the short term.
- There are discussions with the P4G, the City of Saskatoon (as the supplier) and SaskWater about what developments are proposed in the region and what volumes of water may be needed to service them. It is recognized that during this process, some proposed developments haven't received confirmation that they will have water services. The Regional Land Use Map will provide more certainty about what areas may be developed and how much water will be needed, and where, to service them.

27. Stormwater and Drainage. *What is being done about the long history of water and drainage problems in the P4G area?*

- While some stormwater and drainage infrastructure is better developed by the individual municipalities, the P4G will look for opportunities to collaborate. The Regional Plan promotes the use of the Green Network Study Area to protect against flooding by allowing the landscape to drain after large storm events. The P4G is supportive of efforts by the Opimihaw Creek Watershed Association and other regional partners to develop regional drainage plans.

28. Wastewater Facilities. *Where will a new waste water collection and treatment site be located?*

- The Regional Servicing Strategy identifies that in the long term, additional wastewater treatment facilities may be required, but does not identify locations for the new treatment facilities. The facility will be studied as part of the Regional Wastewater Servicing Plan that is required in the future.

29. Wastewater Treatment Technologies. *How can we change the vague language of "encouraging" safe sewage treatment technologies to ensuring safe treatment?*

- The purpose of this statement in Policy 23.07 (Innovation in Septic Treatment Encouraged) of the Regional Plan is specifically to encourage new and innovative technologies that meet and exceed the requirements of the province, and provide for more cost-efficient and effective operations. Wastewater systems and the safe treatment of wastewater are regulated by the province, and all development in the Region must meet provincial standards.



30. Utility Corridors. *For utilities such as phone, gas, and power, it is become increasingly difficult to access urban areas. With the growing need for these utilities in the major centers around Saskatchewan, due to residential, commercial, and industrial growth, is there a plan in place to ensure the phone, gas, power utilities can service the new development areas in the regional plan? Has a joint utility corridor been considered to date, or have plans in the future?*

- The Regional Plan policies indicate that the P4G will work with service providers to identify and use regional infrastructure corridors.
- Detailed alignments for gas, power, and telecommunications are the responsibility of service providers and outside the scope of the Regional Plan. .
- Before development proceeds, local alignments and confirmation of services including utilities are identified through Concept Plans and Comprehensive Development Reviews.

GOVERNANCE

31. P4G Governance. *How would governance for the Regional Plan work? Is the P4G an additional level of government?*

- The P4G is not intended to be an additional level of government. Instead, it provides a framework for the different municipalities to get along and work with one another to manage cross-boundary issues. The municipalities jointly agree on high-level policies, and each municipality keeps control of their own development decisions.
- The recommended governance structure is to expand the existing Corman Park–Saskatoon Planning District to include membership from Warman, Martensville and Osler into a new P4G Planning District.
- This means that some development applications would be reviewed by the P4G Planning Commission, who will provide recommendations to Council regarding a decision on the application.
- Note that the P4G Planning Commission is not an Approving Authority; they are an advisory body only. Existing approval powers still lie with the municipalities and province, as applicable, and each municipality will be responsible on its own to implement the Regional Plan within their community.
- The Regional Oversight Committee, which consists of elected representatives from all five of the municipalities, will remain to manage the strategic direction of the P4G.



32. Municipal Approvals. *Do all five municipal Councils have to approve every application? Why does Saskatoon/Warman/Martensville/Osler get a say in land uses in Corman Park?*

- Referrals will only be needed for development applications that may affect another municipality or the Region. Depending on the application details, it may be referred to one, some or all municipalities for comment. Any comments received will be considered as part of the application process.
- The process of referring development applications is an opportunity for municipalities to provide comments. This process is already being done now for all the members. The P4G formalizes it and makes it clear for everyone.
- Approvals by all five municipal Councils are needed for text amendments to the Regional Plan policies or map amendments to the Land Use Map. This level of approval on amendments is required under provincial legislation.
- The RM may make limited changes to the map itself (Agriculture to Country Residential or Rural Commercial/Industrial) after consulting with the urban municipalities.

33. Implementation. *The Regional Land Use Map seems like a land use or zoning map but some areas like the Urban Mixed-Use Nodes appear to be conceptual. Will there be flexibility in interpreting and implementing the Regional Plan and the Map? Will an amendment to the Regional Plan be required if a secondary / concept plan does not exactly follow the boundaries on the Map?*

- The Regional Plan is intended to be a high-level, conceptual plan, and over time amendments to the Regional Land Use Map would be expected to be proposed as part of more detailed neighbourhood-scale planning. The locations of the Urban Mixed-Use Nodes would be finalized through detailed secondary planning such as Concept Plans.
- If more detailed planning such as a Concept Plan provides a substantive change in the configuration or amount of land in residential and employment uses, an amendment to the Regional Land Use Map will be required.

34. Rural Areas and the P4G Boundaries. *Our land is well outside the Future Urban Growth Areas, and won't ever be needed to support urban growth. Why should we be in the P4G area?*

- The P4G study area was selected to include lands undergoing both rural and urban development pressures, and manage them under a common framework.
- In many cases, the Regional Plan policies offer more opportunities for development than current policies.
- The boundary will be reviewed before the P4G Planning District is created.



35. Development Prior to Plan Approval. *What happens between now and the time that the Regional Plan is approved? What can I do with my land? Do I need to follow these rules?*

- The draft Regional Plan will be considered by 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.
- 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.

36. Zoning Bylaw. *What is the timeframe for the P4G Zoning Bylaw? What level of consultation will be provided?*

- The P4G Zoning Bylaw is expected to be drafted, with an estimated completion date by mid- to late-2018. There will be a public hearing prior to approval by the RM. Please visit the website at www.partnershipforgrowth.ca for up to date information.

37. Dispute Resolution. *What happens if the municipalities don't agree on referral comments or a proposed amendment?*

If municipalities disagree on issues, the Regional Plan provides a process to come to a resolution. The process includes committees with representatives from each of the five municipalities, and, if needed, the Saskatchewan Municipal Board. For more information please see Section 29 (Governance) of the draft Regional Plan located at:

http://partnershipforgrowth.ca/regional_plan/rp_29_governance.