



AGENDA

**Meeting of the P4G District Planning Commission
Thursday, January 15, 2026, at 12:00 p.m.**

Zoom meeting link:

<https://zoom.us/j/91589763320?pwd=MGlhYVFjZlZ0NGJlNkQreDIRS0VDUT09>

Zoom Meeting ID: 915 8976 3320

Password: P4GDPC

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**Next DPC Meeting Date – February 5, 2026, 12:00 p.m. @ Corman Park Office
(Council Chambers)**

1. Call the Meeting to Order

2. Land Acknowledgement

As we gather here today, we honour the resilience of all indigenous people throughout Treaty 6 territory and the homeland of the Metis. We reaffirm our commitment to honour the treaty relationship as we work together in partnership.

3. Introductions and Housekeeping

4. Approval of the Agenda

Recommendation:

“That the agenda be approved as presented.”

5. Selection of Chair & Vice-Chair

As per the P4G District Planning Agreement, the District Planning Commission (DPC) members must select a Chair and Vice-Chair from amongst themselves. A motion and second will be required to support nominations for these positions for the 2026 year. Once appointed, the Chair will assume the role immediately and preside over the rest of the meeting.

6. Approval of the Minutes of the December 4, 2025, Meeting – Emailed with agenda.

Recommendation:

“That the minutes of the December 4, 2025, meeting be approved as presented.”

7. Declaration of Conflict of Interest

8. Delegation(s)

None

9. Rezoning Application(s)

a) 1st Choice Fabric Installations, Pcl A SE 3-39-5-W3

BYLAW: 02-26

Owner/Applicant:	1 st Choice Fabric Installations Inc.
Legal Land Description:	Pcl A, Plan 101617691 Ext 26, SE 3-39-5-W3
Council Division:	6
File Manager:	Kristie Muzyka

1. **Proposed Development:** Rezoning

2. **Recommendation:**

1. *“That the P4G District Planning Commission recommends the R.M. of Corman Park approve the application to rezone Parcel ‘A’, SE 3-39-5-W3 from D-Agricultural District 1 to D–Agricultural Residential 1 District, for the purpose of establishing a single agricultural residential yard site.*
2. *That the P4G District Planning Commission recommends the R.M. of Corman Park to require the applicant to enter into a road build-up agreement with the R.M. of Corman Park to bring a portion of Township Road 390 to main farm access road standards prior to third reading of Bylaw 029-26.”*

3. **Summary:**

- The landowner made application to rezone existing Parcel ‘A’ from D-Agricultural District 1 (DAG1) to D-Agricultural Residential 1 District (DAR1) to establish an agricultural residential yard site.
- The parcel is currently a non-conforming DAG1 parcel. Rezoning the parcel to DAR1 will provide the landowner the ability to receive development and building permits to establish a residential yard site on the 2.02 ha (4.99 acre) parcel.
- This application is in an Agriculture land use area of the P4G Planning District Official Community Plan (DOCP).
- The landowner is required to enter into road build-up agreement with the R.M. of Corman Park, extending 100m past an approved approach location, in order to bring this portion of Township Road 390 up to main farm access road standards, prior to receiving any development or building permits on the land.
- The property is in proximity to the previous WarDalMar landfill at Pcl B, NW 34-38-5-W3 which is no longer in use. The Ministry of Environment (MOE) has no records of this landfill existing, but strongly advises landowners have any well water tested by the Saskatchewan Health Authority (SHA) for contamination.
- This application meets the requirements as stated in the P4G Planning District Official Community Plan, Bylaw No. 57/20 and the P4G Planning District Zoning Bylaw, Bylaw No. 35/21.

4. Bylaw Compliance:

P4G Planning District Official Community Plan, Bylaw No. 57/20 (DOCP):

<i>Section</i>	<i>Policy</i>	<i>Compliance</i>
6.3.4	Online screening with the Ministry of Environment (MOE) HABISask tool shows potential for a plant or plant habitat species of concern on the source property. The applicant is advised to reach out to the Ministry of Environment (MOE) prior to any development on the lands.	Yes
6.3.5	The Heritage Conservation Branch (Heritage Branch) online screening tool identifies this quarter section as conditionally heritage sensitive, and development that is restricted to previously disturbed lands does not require referral. The exempt activities checklists indicates construction of a single residence or accessory building do not require referral to the Heritage Branch for comment.	Yes
10.3.1	The source parcel is compatible with the surrounding agriculture and agriculture residential land uses.	Yes
11.3.1	There is no fragmentation as a result of this application as Parcel 'A' already exists at 4.99 acres and does not constitute an agricultural holding.	Yes
11.3.2	d) Parcel 'A' constitutes one building site from the source 80 acres. The source 80 acres can support subdivision of an additional agricultural residential yard site.	Yes
11.3.4	<p>a) Online screening with the Ministry of Environment (MOE) HABISask tool shows potential for a plant or plant habitat species of concern on the source property. The applicant is advised to reach out to the Ministry of Environment (MOE) prior to any development on the lands.</p> <p>b) The application to rezone the lands is not expected to contribute to the degradation of ecological and hydrological systems.</p> <p>c) There are no hazard lands on Parcel 'A' according to the information available to Administration.</p>	Yes
11.3.5 & 11.3.6	Existing Parcel 'A' at 4.99 acres, does not constitute an agricultural holding. There will be no disruption of agricultural activities or further fragmentation of agricultural lands as a result of rezoning Parcel 'A'.	Yes

<i>Section</i>	<i>Policy</i>	<i>Compliance</i>
25.3.4	Any alterations to, or new wastewater disposal systems require a permit from the Saskatchewan Health Authority (SHA).	Yes
27.3.3	The parcel has legal and physical access to Township Road 390. The applicant is required to enter into a road build up agreement with Corman Park to bring a portion of Township Road 390 up to main farm access standards prior to any development on Parcel 'A'.	Yes
27.3.4 & 27.3.5	The applicant is required to enter into a road build up agreement with Corman Park to bring a portion of Township Road 390 up to main farm access standards prior to any development on Parcel 'A'.	Yes
27.3.7	The applicant will be responsible for the costs of upgrading the road as detailed in the road build up agreement.	Yes

P4G Planning District Zoning Bylaw, Bylaw No. 35/21 (DZB):

<i>Section</i>	<i>Policy</i>	<i>Compliance</i>
3.22.1	The applicant is required to enter into a road build up agreement with Corman Park to bring a portion of Township Road 390 up to main farm access standards prior to any development on Parcel 'A'.	Yes
3.22.2	The parcel has frontage to and legal and physical access to Township Road 390. The applicant is required to enter into a road build up agreement with Corman Park to bring a portion of Township Road 390 up to main farm access standards prior to any development on Parcel 'A'.	Yes
3.22.3	The applicant will be responsible for the costs of upgrading the road as detailed in the road build up agreement.	Yes
3.25.10	Since the WarDalMar landfill at Pcl B, NW 34-38-5-W3 is no longer in use, separation distances do not apply.	Yes
3.28.1	The landowner is solely responsible for the cost to connect to utilities or undertake upgrades to utility services.	Yes
3.30.1	Any alterations to, or new wastewater disposal systems require a permit from the Saskatchewan Health Authority (SHA).	Yes

<i>Section</i>	<i>Policy</i>	<i>Compliance</i>
3.31.1	The landowner has proposed a private well as the proposed water source. Administration recommends the applicant test well water prior to consumption due to proximity to the old WarDalMar landfill.	Yes

Section 6.5: D – Agricultural Residential 1 (DAR1)

<i>Section</i>	<i>Policy</i>	<i>Compliance</i>
6.5.2	Single Detached Dwelling is a permitted use in the DAR1 zoning district.	Yes
6.5.4	<ul style="list-style-type: none"> a) The subject parcel is 2.02 ha (4.99 acres), which meets the minimum and maximum site area requirements of the DAR1 zoning district. c) Existing Parcel ‘A’ is a single building site out of the source 80 acre holding and meets the density provisions of the Agriculture land use designation of the DOCP. d) The subject site has 201.34 m of frontage, which exceeds the 30 m required. e) – g) Any development on Parcel ‘A’ must meet setback, height and site coverage development standards. 	Yes

5. Interdepartmental Implications: N/A

6. Financial Implications:
The applicant will be responsible for all costs regarding the rezoning process.

7. Legal Implications:
The applicant is required to enter into a road build-up agreement with Corman Park to upgrade a portion of Township Road 390 to a main farm access road standard, prior to any development on the subject parcel.

8. Alternative Options:
The P4G District Planning Commission (DPC) may defer consideration of the rezoning request pending further review where required or it may deny the request for rezoning if desired. Rezoning requests that are denied by Council are not appealable and would limit the applicant’s ability to further develop the site as a residential acreage.

9. Public Consultation Summary:

Notice of the proposed property rezoning will be advertised pursuant to the provisions of *The Planning and Development Act, 2007* if First Reading to the proposed bylaw is given.

10. Regulatory Correspondence: N/A

11. Other Considerations: N/A

Attachments:

- 1) Schedule A: District Plan Area
- 2) Map 1: Overall Subject Property Map
- 3) Map 2: Enlarged Subject Property Map
- 4) Bylaw 02-26

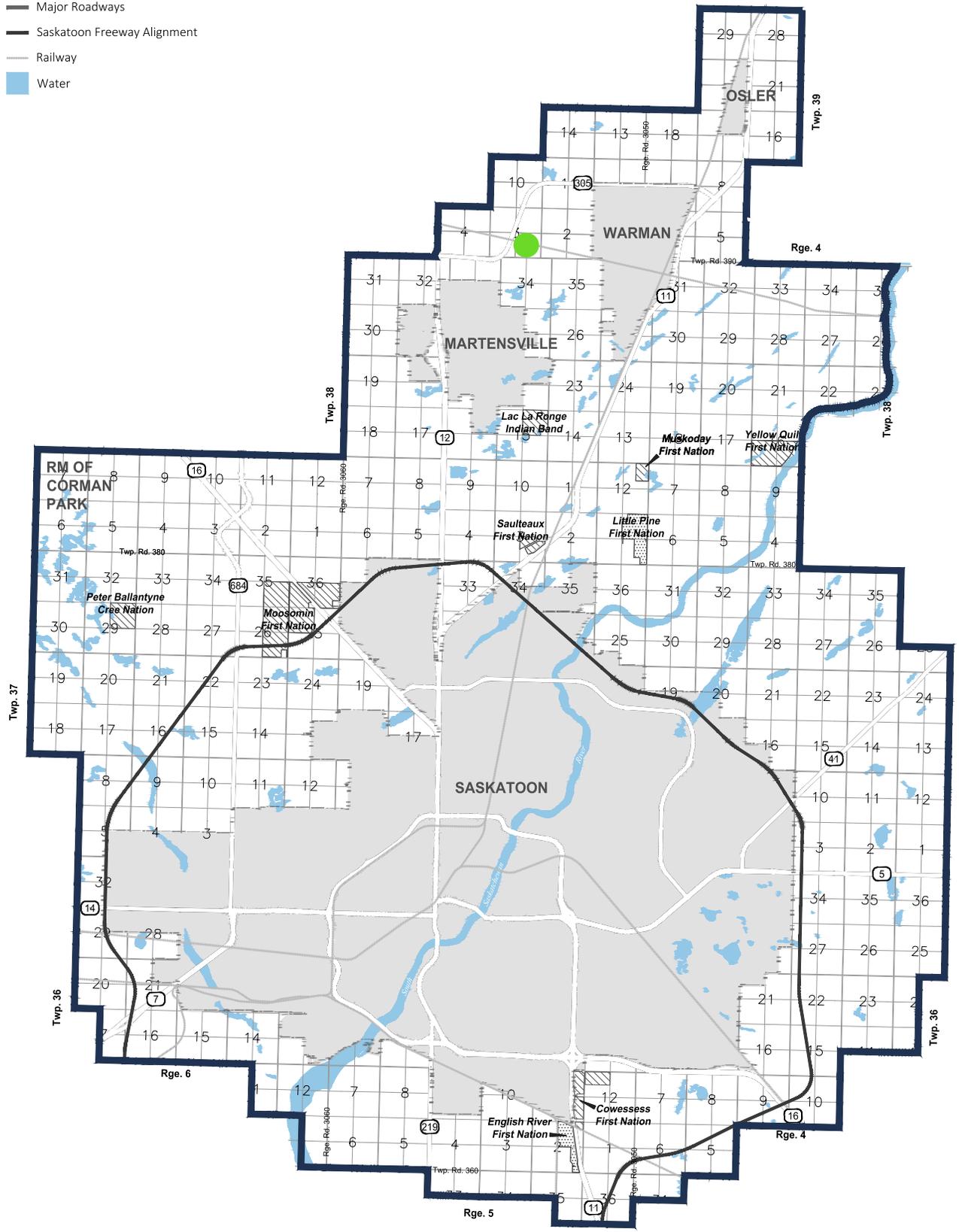
Prepared By: Kristie Muzyka, RPP, MCIP, Planner II

Owned By: Planning Department

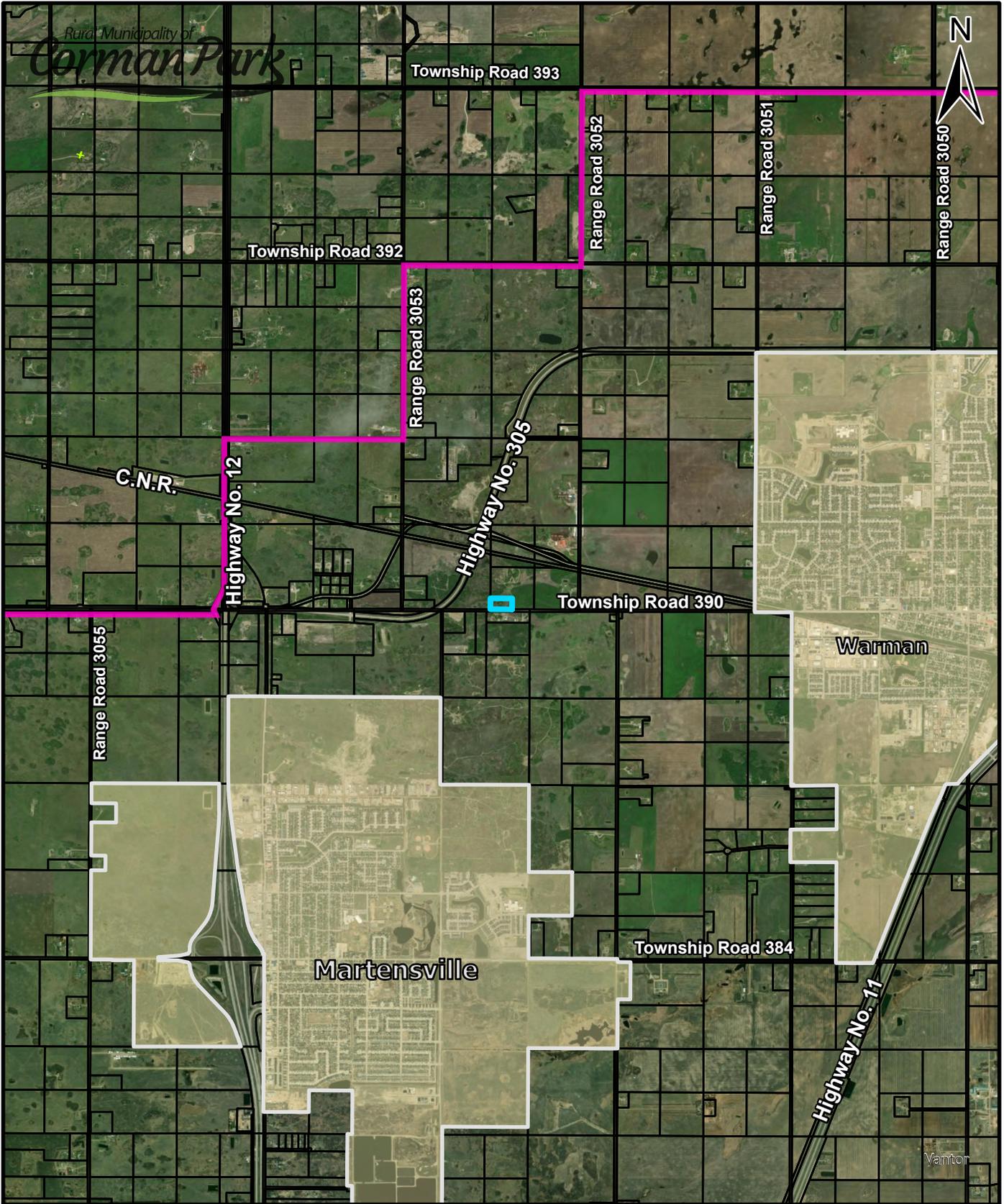
Reviewed By: Adam Toth, RPP, MCIP, Manager of Development Services

Approved By: Doug Ramage, P.Eng., ENV SP, Director of Planning and Development

-  P4G District Boundary
-  Existing Urban Municipality
-  First Nations Land Holdings
-  First Nations Reserves
-  Major Roadways
-  Saskatoon Freeway Alignment
-  Railway
-  Water



NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Saskatoon North Partnership for Growth.



Subject Property Map
1st Choice Fabric Installations Inc.
Pcl A, SE 3-39-5-W3

Legend

- Subject Site
- P4G District Boundary



Township Road 390



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Subject Property Map
1st Choice Fabric Installations Inc.
Pcl A, SE 3-39-5-W3

Legend

 Subject Site



**RURAL MUNICIPALITY OF CORMAN PARK NO. 344
BYLAW 02-26**

A bylaw to amend Bylaw No. 35-21 known as the Partnership for Growth (P4G) Planning District Zoning Bylaw.

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, enacts to amend Bylaw 35-21 as follows:

1. The Zoning District Map referred to in Section 6 is amended by rezoning from D-Agricultural District 1 (DAG1) to D-Agricultural Residential 1 District (DAR1) that portion of land shown shaded on Detail Zoning Map No. SE 3.39.5.W3.

This Bylaw shall come into force and take effect upon receiving the approval of the Minister of Government Relations.

Hon. Joe Hargrave, Reeve

SEAL

Kerry Hilts, Chief Administrative Officer

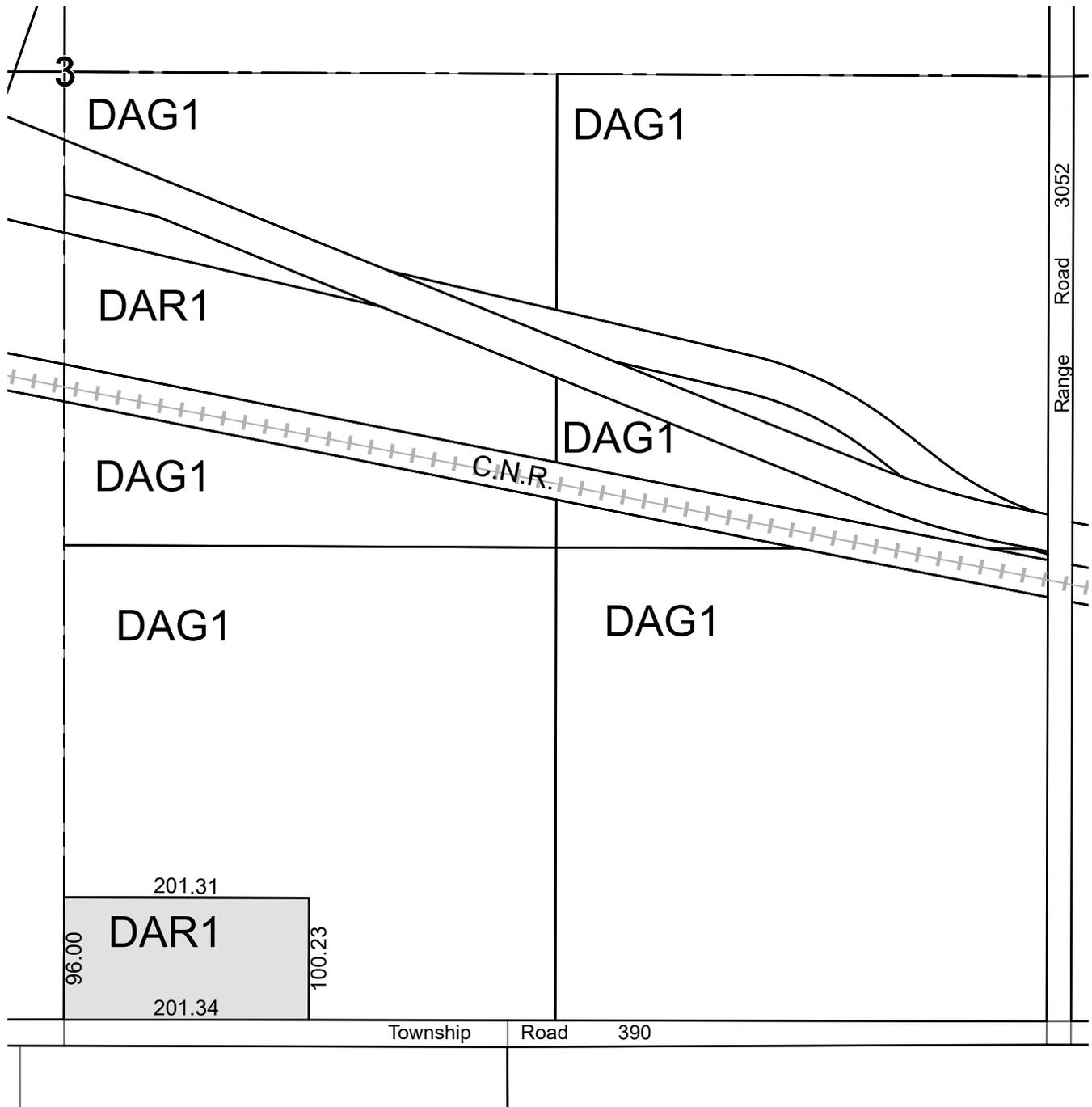
Read a first time ____ day of _____, 2026

Read a second time this ____ day of _____, 2026

Read a third time and passed this ____ day of _____, 2026



DETAIL ZONING MAP No. SE3.39.5.W3



10. Subdivision Application(s)

None

11. Rezoning & Subdivision Application(s)

None

12. Discretionary Use Application(s)

None

13. Text Amendment(s)

a) *Ranch Ehrlo Society, Pcl. A NW 23-38-5-W3*

BYLAW: 01-26

TEXT AMENDMENT: File Number 2025-34

Owner/Applicant:	Ranch Ehrlo Society
Legal Land Description:	N/A
Council Division:	N/A
File Manager:	Brett Kitchen

1. Proposed Development: P4G District Zoning Bylaw Text Amendment

2. Recommendation:

“That the P4G District Planning Commission recommends the R.M. of Corman Park approve the application to amend Bylaw No. 35-21 known as the Partnership for Growth (P4G) Planning District Zoning Bylaw by amending the Special Care Home definition as described in Bylaw 01-26.

3. Summary:

- Ranch Ehrlo has applied for a P4G District Zoning Bylaw text amendment to amend the definition of Special Care Homes, in the P4G District Zoning Bylaw.
- The proposed draft language would allow greater flexibility to the definition of Special Care Home by removing the wording “by reason of advanced age, chronic illness or infirmity are unable to care for themselves”.
- The amended definition would repeal the definition of “Special Care Home” and replace it with the following: *“special care home – means a standalone facility that is licensed pursuant to provincial regulations that provides care to persons who are unable to care for themselves. Special care homes may include nursing homes, supervisory care, personal care, convalescence and palliative care.*
- The applicants are applying to amend the bylaw to further expand the use at the site. Currently the activity of the site is not supported under a use in the D-Community Service District (DCS) property zoning of the site, therefore expansion of the use is not permitted. If approved, the amended definition would allow the applicant to apply for a fourth group home on the site, to help with increasing demand for specialized youth group living and clinical treatment services in the region. The education centre located on the site, would be categorized as an accessory use.
- The Special Care Home use is currently only allowed within the DCS zoning district as a Permitted Use.
- This application only amends the definition of the land use in the Zoning Bylaw and does not itself permit the applicant to expand operations or make any specific land use or zoning change to any parcel.
- The application was referred to the P4G partners for comments. The City of Saskatoon provided comments which are found as attachment 3.

4. Bylaw Compliance:

P4G Planning District Official Community Plan, Bylaw No. 57/20 (DOCP):

N/A

P4G Planning District Zoning Bylaw, Bylaw No. 35/21 (DZB):

N/A

5. Interdepartmental Implications:

N/A

6. Financial Implications:

The applicant will be responsible for all costs regarding the P4G DZB amendment application process including any applicable fees under the R.M. of Corman Park (Corman Park) Planning Fee Bylaw 8/23.

7. Legal Implications:

The text amendment will be required to be approved by Corman Park Council and the Minister of Government Relations prior to any applications being considered for the establishment of Special Care Homes under the proposed amended definition.

8. Alternative Options:

The P4G District Planning Commission could table the application pending further review where required or recommend to Corman Park Council that the application can be denied. Denial of an application by Council for a zoning bylaw text amendment is not appealable under *The Planning and Development Act, 2007*.

9. Public Consultation Summary:

Notice of the proposed text amendment will be advertised pursuant to the provisions of *The Planning and Development Act, 2007* if First Reading of Bylaw 01-26 is given.

10. Regulatory Correspondence:

City of Saskatoon (COS): The comments provided by the City of Saskatoon can be found as Attachment 3.

11. Other Considerations:

N/A

Attachments:

- 1) – Ranch Ehrlo Society Letter
- 2) – Bylaw 01-26
- 3) – City of Saskatoon Comments

Prepared By: Brett Kitchen, RPP, MCIP, Planner II

Owned By: Planning Department

Reviewed By: Adam Toth, RPP, MCIP, Manager of Development Services

Approved By: Doug Ramage, P.Eng., ENV SP, Director of Planning and Development



Ranch Ehrlo Society

Ranch Ehrlo Society

1951 Francis Street, Regina, SK S4N 6V1
Ph: (306) 781-1800 E: inquiries@ranchehrlo.ca
www.ehrlo.com

October 1, 2025

RM of Corman Park
111 Pinehouse Drive
Saskatoon, SK S7K 5W1

To Whom It May Concern,

Ranch Ehrlo is a non-profit organization founded in 1966. It began as a single home serving six boys with significant complex needs and has since developed into a multi-service agency providing a wide range of mental health, developmental, and specialized services for children, youth, families, and adults experiencing disability. These services are offered across Saskatchewan in over 130 locations.

Our Corman Park campus located at NW-23-38-05-W3M is dedicated to youth programming. Services there include group living, clinical treatment, education, and recreation delivered in a 24/7 therapeutic setting. Programs are designed to stabilize and assess youth, develop life skills, and support their transition to adulthood through vocational, medical, and educational resources.

Youth attend school on site at the Ellen Gunn Education Centre which is accredited by the Saskatchewan Ministry of Education through the Independent Schools Branch. The school programs are designed to provide academic assessment, modified programs, and behavioral stabilization in preparation for future educational placements when the youth relocate back to their home communities.

Currently on our Corman Park campus, we have two, ten-bedroom group homes and one, six-bedroom home. Our 2025/2026 proposed home would also be a six bedroom for three main reasons:

Stronger Relationships & Individual Attention

With fewer youth in the home, staff can build deeper connections and provide more supervision and personalized support, leading to stronger trust and better outcomes.

Behavioral Management

Smaller groups lower the risk of cliques, bullying, or escalated conflicts and support a more consistent and supportive living atmosphere.

Improved Developmental & Therapeutic Outcomes

A smaller home feels more like a family setting, which supports emotional regulation, social skill development, and long-term stability.



CWLC+LBEC





Ranch Ehrlo Society

Ranch Ehrlo Society

1951 Francis Street, Regina, SK S4N 6V1
Ph: (306) 781-1800 E: inquiries@ranchehrlo.ca
www.ehrlo.com

The expansion project supports our ongoing partnerships with organizations such as the College of Nursing, where practicum students gain valuable health care experience working alongside our trained staff. To date, ten nursing students have completed their practicum placements with us, and we anticipate continued growth here, enhancing professional training opportunities.

Our Corman Park campus also has the necessary space and infrastructure upgrades to accommodate this expansion. Referring agencies, including the Ministry of Social Services, have expressed support and a clear need for this type of specialized facility.

Given the increasing demand for specialized youth group living and clinical treatment services, we are applying for a text amendment to update the definition of "Special Care Home." The current definition is limited, focusing primarily on facilities for elderly individuals. We propose the following revised wording:

"Special care home – means a standalone facility that is licensed pursuant to provincial regulations that provides care to persons who are unable to care for themselves. Special care homes may include nursing homes, supervisory care, personal care, convalescence, and palliative care."

This amendment removes restrictive language and allows the definition to better reflect diverse care needs, including therapeutic services for youth.

We believe this zoning text amendment will facilitate our expansion and is a critical step in ensuring youth with intensive needs receive appropriate care in a setting tailored to their recovery and stabilization.

Sincerely,



James Westerman



CWLC+LBEC





**RURAL MUNICIPALITY OF CORMAN PARK NO. 344
BYLAW 01-26**

A bylaw to amend Bylaw No. 35/21 known as the Partnership for Growth (P4G) Planning District Zoning Bylaw.

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, enacts to amend Bylaw 35/21 as follows:

- 1) Section 9 – Definitions is amended by repealing the definition of “Special Care Home” and replacing it with the following:

special care home – means a standalone facility that is licensed pursuant to provincial regulations that provides care to persons who are unable to care for themselves. Special care homes may include nursing homes, supervisory care, personal care, convalescence and palliative care.

This Bylaw shall come into force and take effect upon receiving the approval of the Minister of Government Relations.

Hon. Joe Hargrave, Reeve

SEAL

Kerry Hilts, Chief Administrative Officer

Read a first time ____ day of _____, 2026

Read a second time this ____ day of _____, 2026

Read a third time and passed this ____ day of _____, 2026

October 30, 2025

Brett Kitchen, Planner 2 (bkitchen@rmcormanpark.ca)
Rural Municipality of Corman Park No. 344
111 Pinehouse Dr, Saskatoon, SK S7K 5W1

**Re: Application for Zoning Bylaw Text Amendment
Ranch Ehrlo Society
Received: October 27, 2025 | Our File No.: PL 15-2025**

Thank you for referring this application to the City of Saskatoon. We understand the following about **the above-noted application**:

- This is an application to amend the P4G District Zoning Bylaw to update the definition for “special care home.”
- The applicant is proposing to remove the words “by reason of advanced age, chronic illness or infirmity” from the definition.
- The purpose for this change is to allow for the applicant to apply to expand operations at their special care home site.
- This application only amends the definition of the land use in the Zoning Bylaw and does not itself permit the applicant to expand operations or make any specific land use or zoning change to any parcel.

We have no concerns and support this application. If you have any questions, please feel free to contact me.



Lee Smith, RPP, MCIP (lee.smith@saskatoon.ca | 306-986-3668)
Senior Planner, Long Range Planning
Planning and Development Department, City of Saskatoon

LS:js
cc: Tyson McShane, Long Range Planning Manager, City of Saskatoon

14. Business Arising from the Minutes

a) Arbutus Properties (Solair) – Dispute Resolution Update

BYLAW: 49-25

Date:	January 15, 2026
Owner/Applicant:	Arbutus Properties Ltd.
Legal Land Description:	NW 16-36-4-W3 Ext 95 & Blk/Par A-Plan 101445375 Ext 97
Council Division:	1
File Manager:	Adam Toth

1. Purpose:

The purpose of this report is to update the District Planning Commission (DPC) on the outcomes of the administration-level dispute resolution meeting held December 2, 2025, regarding the Solair development proposal within the P4G Planning District. This report summarizes the discussions, the positions expressed by the participating municipalities, and provides an administrative recommendation on next steps in the dispute resolution pathway.

2. Recommendation:

“THAT the District Planning Commission acknowledges that the administrative level dispute resolution meeting has been completed with no resolution and therefore recommends that the dispute resolution process advance to Council-to-Council meetings with the disputing municipalities.”

3. Background:

The Solair development proposal has generated disagreement among the R.M. of Corman Park, the City of Saskatoon, and the City of Martensville. Pursuant to the P4G Planning District Agreement, an administration-level dispute resolution meeting was held to identify shared concerns, clarify policy interpretations, and explore potential resolution pathways prior to returning the matter to the DPC.

The December 2, 2025, meeting functioned as a disclosure session. Its intent was not to reach a decision on the concept plan, but to identify a clearer understanding of each municipality’s position and the central issues in dispute.

4. Summary:

The administration-level discussions were constructive and improved mutual understanding of policy interpretations and municipal priorities. However, core disagreements remain which cannot be resolved at the staff level. Administrations have been unable to reach consensus; it is believed that the municipalities are at an impasse and no movement will occur through further discussions.

a. Primary Issues Discussed

- Four central issues were reviewed, with the biggest concerns involving service delivery, timing of development, and alignment with future urban growth areas.
- Saskatoon emphasized that the Solair proposal does not align with complete community standards or concept plan requirements, lacks essential urban service

planning (schools, fire, emergency), and does not meet roughly 28 District Official Community Plan (DOCP) policies.

- Corman Park is concerned that P4G policies contain gaps, creating confusion about expectations for design standards and urban-level servicing.

b. Points of Disagreement

- Saskatoon maintains that development in Future Urban Growth Areas must follow P4G policies, and that this proposal is inconsistent with expected urban standards, lacks integration with plans for the surrounding area and does not consider the local context.
- Corman Park argues that the P4G agreements do not explicitly require RM developments to meet adjacent municipality standards, and that the choice of location for a development belongs to the landowner.
- Martensville stated the region needs clearer development standards and cost recovery models to ensure predictable and equitable outcomes.

c. Service & Financial Concerns

- Saskatoon identified major concerns around inadequate planning for urban services (schools, fire, emergency), cost recovery, stormwater, drainage, groundwater, and other engineering requirements.
- All municipalities highlighted the need for an enforceable regional cost recovery system.

d. Process

- Administrations could not reach a resolution.
- This report is intended to provide an update to District Planning Commission (DPC) on the discussions that have taken place and that the matter remains unresolved requiring escalation to Council-to-Council meetings. If the matter remains unresolved following Council-to-Council meetings, the matter will proceed to the Saskatchewan Municipal Board or binding arbitration.
- A joint report to the DPC will be drafted, including identified P4G policy gaps.

e. Outcome

- No second administration meeting will occur.
- Issue to proceed to DPC via joint report.
- P4G policy gap analysis to be elevated to ROC for future action.

5. Dispute Resolution Process and Next Steps:

Dispute Resolution, outlined in Section 13 of the P4G District Agreement, may be triggered through a notice of dispute filed with the DPC Secretary. This section outlines the disputing municipality administrations understanding of this process and its status.

The notice of dispute is provided by the disputing municipality indicating the specifics of the dispute to initiate the procedures of dispute resolution under Section 13 of the District Agreement. The specifics of the dispute must be outlined in the notice of dispute to focus the issue and opportunities for resolution through this process.

The notice of dispute is provided to the Secretary of the DPC to add the matter to the agenda for the next regularly scheduled meeting of the DPC that may be reasonably scheduled to allow for the administrative level process to be completed. This was provided to DPC at the November 6, 2025, meeting with the senior administrative level dispute resolution meeting occurring December 2, 2025.

The purpose of this meeting was to attempt to reach a resolution through discussions first at the administrative staff level before proceeding to Council-to-Council level discussions, if required.

At this stage, if there was agreement that a resolution to the dispute could be reasonably achieved, the staff of the disputing Affiliated Municipalities could schedule additional meetings where potential solutions are brought forward. As no resolution was achieved at the December 2, 2025 meeting and it was agreed that no resolution could be achieved at the administrative level, this joint report provides a recommendation to DPC that the dispute proceed to the next step by holding a Council-to-Council meeting where Council members from each of the disputing Affiliated Municipalities will meet to discuss the issue and attempt to resolve the matter.

The disputing municipalities agreed that the Council-to-Council meeting is to be facilitated by a 3rd party mediator with representation from each of the disputing municipalities as follows:

- 3 Council members + 2 administrative staff

Where there is an agreement that a resolution to the dispute can be reasonably achieved, the Council representatives of the disputing Affiliated Municipalities may schedule additional Council-to-Council meetings where potential solutions are brought forward. If resolution can be reached at Council-to-Council level, direction will be provided by the representatives to their respective administrations prior to application moving to municipal Councils.

If deadlocked at Council-to-Council, the application will move to each of the partner municipalities for their Council's consideration as a whole.

When the application for the amendment to the District Plan proceeds to the respective municipal Councils, all of the documentation and referral(s) that were presented to DPC will comprise the package for each municipal Council to consider. Additional information may also be provided to reflect subsequent discussions that occur as part of the dispute resolution process.

A municipality may present at each of the partner municipal Councils where the application is being deliberated and decided on so that each partner municipal Council receives the same information and delegation presentations.

If a Council of an Affiliated Municipality fails to adopt an amendment to a district plan (*The Planning and Development Act - Section 102(9)*), the dispute resolution process would proceed. As per s.13(e) of the P4G Planning District Agreement, the disputing parties may initiate a request for mediation or binding arbitration by the Saskatchewan Municipal Board (SMB) in accordance with *section 233 of The Planning and Development Act, 2007*. Any costs associated with dispute resolution process will be shared by the disputing Affiliated Municipalities.

The P4G partner municipalities agree to accept the decision of the SMB as the end of the dispute resolution process and are to implement the decision consistent the section 233(4) of *The Planning and Development Act, 2007*.

6. Other Considerations: N/A

Prepared By:

Doug Ramage, P.Eng., ENV SP, Director of Planning and Development (R.M. of Corman Park)

Tyson McShane, RP, MCIP, Manager of Long Range Planning (City of Saskatoon)

Reviewed By: City of Martensville

15. Other

None

16. Regional Round Table

Recommendation:

“That the updates from the Regional Round Table be received as information.”

17. Adjournment