



AGENDA

Planning Committee Meeting

Tuesday, February 10, 2026

Following the Administration Committee

111 Pinehouse Drive, Saskatoon, SK

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Pages

1.	Call to Order	
2.	Agenda	
3.	Declaration of Conflict of Interest	
4.	Planning Carryforward Action List As attached.	2
5.	PD 26-003 Con-Tech Subdivision Update	3
6.	PD 26-004 - Planning & Development 2025 Annual Report	12
7.	Adjourn	

PLANNING

Carryforward Action List – CURRENT

Yellow is Current Update

Date/Source	Action Item/Request	Status
May 27, 2025	<ul style="list-style-type: none"> • Follow up with Federal and Provincial Governments on First Nations compensations for road widening, survey costs, etc. 	<ul style="list-style-type: none"> • Letter sent to Kelly Block MP and she has responded. • Administration will draft a letter to Federal Members of Parliament • Two reminder emails have been sent to the Federal Government and no response has been received • A response to an approved SARM resolution was received stating no additional funding will be provided • Received a response from Provincial Government and no additional funding will be provided. Still awaiting response from Federal Government. • Administration will draft a letter to the Provincial and Federal Governments.
January 13, 2026	<ul style="list-style-type: none"> • Send Councillor Saleski a copy of the legislation that provides regulations of what costs are recoverable and non- recoverable for servicing agreements. 	<ul style="list-style-type: none"> • Email was sent to all of Council Wednesday, January 28, 2026
January 13, 2026 Councillor Greenwood	<ul style="list-style-type: none"> • Report by Feb 10 on the precedent that was set for a 33% discount on servicing fees for Crossmount due to MoH being solely responsible for maintenance of roads. 	<ul style="list-style-type: none"> • Report submitted PD 26-003

Subject

Con-Tech Municipal Reserve and Subdivision Servicing Fee Update

Recommendation

THAT the Planning Committee recommends to Council that the Con-Tech Municipal Reserve and Subdivision Servicing Fee report be RECEIVED AS INFORMATION.

Background

At the January 13, 2026 Administration Committee Meeting the following motion was passed:

THAT the Administration Committee recommends to Council that Administration provides a report on what the Municipal Reserve Cash in Lieu of land fee and other development servicing fees was for the UFA at the current Council approved land values.

The motion was made in response to a delegation by Con-Tech, who presented on their “commercial subdivision municipal reserve cash in lieu of land value calculations and commercial subdivision servicing fees.”

An additional request by Council at the Planning Committee Meeting was to provide a report on Subdivision Servicing Fees and review the subdivision servicing fees for Crossmount bare land subdivision.

Con-Tech Application

June 2025 - The 2025 Benchmark Land Values Report by Brunson, Lawrek & Associates is completed as part of the ongoing initiative to draft a Municipal Reserve Policy for the RM and update the land values from the previous 2015 land appraisal information. The 2025 report identifies industrial land values between 3-8 acres outside of Saskatoon and on Highways 11, 12, and 16 summarizing general market trends and values within the municipality. The land appraisals within the report are intended to assist with decision making regarding municipal reserve requirements. This report was made available to Council for information at the July Council meeting in 2025.

October 2025 - Con-Tech submitted a subdivision application to Community Planning, and Corman Park received the application on October 21, 2025, for eight (8) lots at NE 3-38-6-W3M. The total area of subdivision was 26.53 ha (65.52ac) for a rural industrial development. The Municipal Reserve (MR) requirement for commercial/industrial subdivision is 5% of the total developable area.

November 2025 - On November 10, 2025, Administration provided the subdivision servicing fees and the initial Municipal Reserve fee for a total of \$918,400 (1.327 ha (3.28 ac) of MR owed x \$280,000 per acre) using the Brunson, Lawrek and Associates valuations to Con-tech.

The land value from the 2025 Brunson, Lawrek and Associates report was used because the 2015 land value information did not cover employment lands (commercial/industrial) along highway and given the updated information in the 2025 report, Administration applied the most recent land appraisal information; however, the internal department review of the Con-tech subdivision plan did not properly take into consideration how site-specific factors may reduce the land value relative to the general market trends.

A meeting on November 14, 2025, was held with Con-Tech to discuss the fees.

In an email dated November 17, 2025, Administration confirmed with Con-tech that we established with Community Planning with the Province of Saskatchewan that the MR Cash-in-lieu amount is to be calculated from a serviced state. Community Planning advised that in 2018, *The Planning and Development Act, 2007*, was amended to change the wording from an un-serviced state to the value of the land equivalent to the value of the land that would have been dedicated. As the land would be serviced as part of the subdivision, the value is to be determined as a serviced state and that the RM website was updated to correctly reflect the legislation.

Con-tech was also advised at this time by Administration that if they dispute the value of the land they may request to have the RM contact a qualified appraiser to determine the site-specific value of the land.

On November 25, 2025, the Director of Planning and Development in a phone conversation with Con-tech confirmed that the RM will work with Con-tech to make sure that we can equitably find some common ground with the UFA land development plan. The conversation between Administration and Con-tech came to the agreement that there are specific considerations that impact the potential valuation of the land including the interchange protected area that restricts development and therefore applying the initial land value provided to Con-tech was not an accurate comparison based on site specific factors that are unique to the Con-tech site. Based on this it was agreed upon by both the applicant and Corman Park to proceed with a site-specific appraisal.

December 2025 - On December 2, 2025, Con-Tech amended their subdivision plan by reducing it from 26.53 ha (65.52 acres) to 18.52 ha (45.73 ac). As a result, the MR requirement was reduced from 1.327 ha (3.28 ac) to 0.926 ha (2.29 ac).

January 2026 – The site-specific valuation was completed on January 21, 2026. The Director of Planning and Development met with Con-tech to review and discuss the land appraisal and to provide the next steps to continue to advance the subdivision application.

Project Update

United Farmers of Alberta Co-Operative Ltd.

This site originally received subdivision and rezoning approval in June 2023. United Farmers of Alberta Co-Operative Ltd. (UFA) applied for Light Industrial (DM1) rezoning by hold for the entire 31.39 ha (77.56ac) site and subdivision of one lot, a municipal utility, and a road right-of-way at NE 3-38-6-W3M in March 2022. The MR requirement was 0.0930 ha (0.23 acre).

A site-specific land valuation was completed for this subdivision application and the land value for this subdivision came to \$100,000 per acre. MR cash in lieu (5%) owed for the non-residential subdivision was \$23,000.

Con-Tech site-specific valuation

Administration received the site-specific valuation completed by Brunsdon, Lawrek and Associates for the Con-Tech subdivision application on January 21, 2026. The report indicates that the value per acre is \$93,724 based on the inclusion of Parcel Z which was part of the original proposed plan of subdivision. In the reduced proposed plan of subdivision, excluding Parcel Z, the value per acre would be in the range of \$93,724 to \$110,163, and it has been proposed to Con-Tech during a meeting on January 23, 2026 a value per acre of \$100,000.

The MR requirement (cash in lieu) on 0.927 ha (2.29 ac) is estimated at \$229,000 based on their amended proposed subdivision that excludes Parcel "Z". The MR fee may change as Community Planning is currently reviewing the proposed amended subdivision.

On January 30, 2026, Administration received confirmation from Con-tech of the acceptance of the \$100,000 per acre land value based on the site-specific appraisal. Con-tech has further requested consideration to the servicing agreement fees to be a structured payment plan based on a lump sum payment of \$50,000 and the remainder of the fees split into equal payments at the time of building permit. A further condition of this payment plan is that the payment of the full fee cost (100% of fees) will be made based on a 5-year maximum term similar to how the Crossmount servicing agreement fees were structured.

Crossmount Subdivision Servicing Fee (SSF) Considerations

In response to Council's request to address subdivision servicing fees approved for Crossmount, Administration reviewed the SSF and the considerations provided to Council for deliberations.

The applicant for Crossmount requested a reduction in SSF in July 2025. Administration presented a report on August 19, 2025, with two recommendations, that are appended to this report. The recommendation by Administration was the applicant pay \$603,855, the total amount, based on the Planning Fee Bylaw 8/23 (8,505 per lot x 71 lots).

The alternative option, as proposed by the applicant was for the applicant to pay a \$100,000 lump sum plus \$301,927.50 (50% of the SSF) to be applied on a per lot basis at the time of building permit. Council approved the alternative option, and the total fee to be collected is \$401,927.50, which is 67% of the full value of the SSF.

Subdivision servicing fees can be adjusted through municipal discretion without setting a precedent, provided Council clearly grounds the decision in site-specific or strategic considerations. In Council's deliberations to waive or reduce SSF for this phase of Crossmount, Council considered the following:

- 1) **Incentivizing Development:** A municipality may strategically use development charges to influence development patterns and encourage investment in areas that are priorities to Council and/or development that provide amenities and services to the R.M. that Council wishes to subsidize. To provide economic development benefits, employment and support investment attraction.
 - a. For Crossmount this was the inclusion of a proposed "Campus of Care" a \$40-50 million investment. A supportive housing for seniors and those living with dementia.
- 2) **Municipal Discretion:** Consideration of waiving or reducing fees should consider unique circumstances of a development and municipal priorities. Factors such as the overall impact of the development on R.M. infrastructure, and the availability of existing infrastructure to support the development.
 - a. Overall impact of the development on R.M. infrastructure and the availability of existing infrastructure to support the development.
 - b. Infrastructure and servicing were constructed and maintained by Crossmount for its proposed development. Roads are part of the condominium plan and septic is a private system and are contained on the property.

Council's prior decision reflected the exercise of municipal discretion based on unique development circumstances and strategic objectives identified at that time. That decision was not intended to establish a general approach or precedent to subdivision servicing fees, nor does it bind Council in considering subsequent applications with different servicing, infrastructure, or policy contexts.

Council approved undertaking a review of its planning fees in 2021 as the fees that were being used were from 2014. Council approved the Planning Fee Bylaw 8/23 on June 19, 2023. The new fees were applied to all development within Corman Park. The Fee Bylaw provides transparency and equity for Corman Park ratepayers, as they are required to be supported by a study.

Next Steps

Administration met with Con-Tech on January 23, 2026, to discuss next steps to continue to advance this subdivision application including addressing the requirements necessary to remove the holding provision and bring the application to RM Council for approval of subdivision.

Attachments

1. CDI 25-130 Council Report (August 19, 2025)

Prepared by: Jeremy Dela Cruz, RPP, MCIP, Senior Planner

Prepared by: Brett Kitchen, RPP, MCIP, Planner 2

Reviewed by: Kylie Stumborg, RPP, MCIP, Manager, Long Range & Regional Planning

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

Approved for Agenda: Kerry Hilts, Chief Administrative Officer



Council Planning Report – CDI 25-130

SUBDIVISION: 2025-16

DATE: August 19, 2025

Owner/Applicant: Duncan McKercher
Legal Land Description: LS 7-16, Section 29-35-05-W3
Council Division: 3
File Manager: Brett Kitchen

1. Proposed Development: Subdivision (Bare Land Condominium)

2. Recommendation:

That the Crossmount bare land condominium servicing agreement for units 1-71 include provisions for the payment of servicing fees by the applicant to the R.M. in the amount of \$603,855 and that any negotiation of a payment schedule be negotiated between R.M. Administration and the applicant.

Note: An alternative option has been proposed by the applicant for Council's consideration.

3. Summary:

- At the June 24, 2025, Council Meeting, Corman Park Council approved the bare land condominium for the creation of 74 units at LS 7-16, Sec 29-35-5-W3.
- As a condition of approval, the requirement for the applicant to enter into a servicing agreement for the remittance of the required subdivision servicing fee was required.
- During the meeting, Council deferred the decision on whether to charge the subdivision servicing fee, and if so, to what extent until the August Council Meeting for Administration to look further into if the R.M. can charge subdivision servicing fees for this application.
- Administration has been advised by legal representatives that the R.M. can charge subdivision servicing fees for units 1-71, as fees have not been collected previously for the lands subject to the subdivision application. They have also advised that through Section 172 (1) of *The Planning and Development Act, 2007*, that generally, the R.M. can charge servicing agreements fees through a servicing agreement for services and facilities that directly and indirectly serve the subdivision.

4. Alternative to the Recommendation:

Following the June 24th Council Meeting, in discussions with Senior Administration, the applicant has proposed a \$100,000 lump sum payment plus \$301,927.50 (50% of SA fees) to be applied on a per lot basis at the time of building permit for a total fee of \$401,927.50. This amount reflects 66% of the full value of the subdivision servicing fees.

If Council through its deliberations supports the alternative to the recommendation, the motion to support the alternative would read:

“That the Crossmount bare land condominium servicing agreement for units 1-71 include provisions for the payment of servicing fees by the applicant to the R.M. in the amount of an initial lump sum subdivision servicing of \$100,000 in addition to a \$301,927.50 subdivision servicing fee for all 71 units being created, on a payment plan tied to the issuance of Building Permits for a total contribution of \$401,927.50. An incremental payment (\$4,252.50) of the servicing fees would be applied to each of the 71 building permits.”

5. Discussion:

Subdivision Servicing Fees:

Previously, in the 2014 development agreement (attached), no servicing fees were applied to the Crossmount development due to no subdivision occurring at that time under the life-lease model being applied under the Direct Control District specific to Crossmount.

At this time, the direction being applied to the Crossmount development of establishing a bare land condominium structure is to address Community Planning’s concerns that the life-lease model being applied previously was considered to be an ‘instrument of subdivision’ that could not be supported under the Act where any lease greater than 10 years is considered a ‘subdividing instrument’ and is not stated as an exemption from approval under Section 122(d)(i).

The change to establishing a bare land condominium structure is necessary to align the life-lease Crossmount model with the Act under Section 120(3) and the creation of a bare land unit. However, as a bare land unit is considered a parcel this results in subdivision and requires a decision on how subdivision servicing fees will be addressed which is necessary as part of drafting the servicing agreement to complete the subdivision process for the bare land condominium.

Servicing fees, applied and collected at the time of subdivision lands within a development, are intended to cover the costs of providing services that directly and indirectly benefit a new subdivision, such as off-site infrastructure. Corman Park’s legal representatives have advised Administration that the R.M. can charge a subdivision servicing fee for units 1-71, as subdivision servicing fees have not been collected for these lands previously. As per the R.M. of Corman Park Subdivision Fees Policy PD-002, the subdivision servicing fee for units 1-71 would be \$603,855.

Policy PD-002 does not apply a servicing fee structure based on sectors, quadrants, or by specific development land areas and the fees collected are used to recover costs related to applicable infrastructure, including roads, throughout the R.M. However, servicing agreement fees may be waived, or reduced by Council, based on consideration to prior fulfillment of obligations, incentivizing development goals, or negotiated agreements.

In Council’s deliberations to waive or reduce subdivision servicing fees for this phase of Crossmount, Council may consider the following:

Negotiated Agreements: The previous development agreement (attached), signed in 2014, did not include servicing agreement fees; however, Schedule 'C' of the agreement outlined the conditions specific to services defined as supportive infrastructure that the R.M. may reasonably require to complete the proposed development.

The development agreement states that 'the Developer agrees to have the services described in Schedule 'C' attached to the agreement installed to serve the Lands'. The terms and conditions further outlined stated that the developer would be responsible for the construction a required on-site infrastructure, including the water and wastewater systems in addition to internal road networks, culverts, and drainage amongst other requirements.

The 2014 agreement was specific to Phase 1A only and that a separate or amending agreement shall be required with respect to subsequent phases. Council should be advised that on-site infrastructure within the developed area is the responsibility of the developer and that servicing agreement fees and more generally development charges are intended as part of cost recovery for capital projects throughout the R.M. which support the entirety of the servicing capacity of the R.M.

The applicant has also provided documentation of costs contributed towards the initial site servicing to the support the development. Represented in these costs includes \$492,293.95 towards highway roadwork understood to be slowdown lanes.

Incentivizing Development: A municipality may strategically use development charges to influence development patterns and encourage investment in areas that are priorities to Council and/or development that provide amenities and services to the R.M. that Council wishes to subsidize. These developments may provide economic development benefits, employment, and support investment attraction.

The applicant has indicated that an upcoming Phase 2 of the Crossmount development will include a Campus of Care representing a \$40 – 50 million investment. This Campus of Care is envisioned to supportive housing in small style living providing long-term care for those living with dementia. This represents a significant investment in supporting seniors and those living with dementia.

Council may waive or reduce servicing agreement fees as a means of incentivizing ongoing investment in a project or longer-term development. Council should balance this decision based on the financial impact on the capital cost recovery for its own infrastructure projects as well as considering fairness amongst other land developers.

Municipal Discretion: Waiving or reducing the servicing agreement fees may consider the unique circumstances of a development and the municipality's priorities. Council may consider factors such as the overall impact of the development on R.M. infrastructure, and the availability of existing infrastructure to support the development.

More specifically, Council may consider the infrastructure and servicing constructed by Crossmount for its development, the impact on off-site infrastructure, and other factors that the applicant may bring forward to Council.

Administration wishes to advise that the decision-making authority to waive or reduce the servicing fees rests with Council and that Council should consider the broader impact to cost recovery for R.M. infrastructure in their deliberations.

6. Bylaw Compliance:

R.M. of Corman Park Official Community Plan (OCP):

N/A

R.M. of Corman Park Zoning Bylaw:

N/A

7. Interdepartmental Implications:

N/A

8. Financial Implications:

The alternative option represents 66% of the total servicing agreement fees that are eligible to be collected and a difference in cash value of \$201,927.50 that would not be collected from the applicant.

9. Legal Implications:

Legal counsel has indicated that in relation to the applicability of Servicing Agreement Fees to the Crossmount subdivision, the RM currently charges Servicing Agreement Fees based on PD-002 which was properly passed and adopted pursuant to Section 172 of *The Planning and Development Act, 2007 (Saskatchewan)*. Further, whether or not the specific services are directly required by a development area does not factor into whether or not the Servicing Agreement Fees would be properly due and payable.

The applicant will be required to enter into a servicing agreement for the remittance of the required subdivision servicing fees, unless directed otherwise by Council. If the applicant is not satisfied with the proposed terms of a servicing agreement, they applicant can appeal the servicing agreement to the Saskatchewan Municipal Board.

10. Public Consultation Summary:

N/A

11. Regulatory Correspondence:

N/A

12. Other Considerations:

N/A

Attachments:

Attachment 1 - 2014 Development Agreement

Prepared By: Brett Kitchen RPP, MCIP, Adam Toth RPP, MCIP, Doug Ramage, P.Eng., ENV SP

Reviewed By: Adam Toth RPP, MCIP

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

Approved for Agenda: Kerry Hilts, Chief Administrative Officer

Previous Report



Council Planning Report – Item PD 26-004

Subject

R.M. of Corman Park 2025 Annual Report: Planning & Development

Recommendation

THAT the Planning Committee recommends to Council that the Planning and Development 2025 Annual Report be RECEIVED AS INFORMATION.

Background

The purpose of the Planning and Development Annual Report is to review and highlight the activities, challenges, and successes undertaken by the department.

Highlights at a Glance

Permitted and Discretionary Use Development Permits:

- 362 approved; 17% increase from 2024 (301)
- 7% over the 5-Year Average (337)

Discretionary Use Development Permits:

- 15 approved; 15% increase from 2024 (13)
- 21% below the 5-Year Average (19)

Building Permits:

- 311 issued; 25% increase from 2024 (248)
- 11% over the 5-Year Average (279)
- Total Value of Construction is over \$133 million, 11% increase from 2024 (over \$120 million)
- Total Permit Fees over \$722,000; 6% increase from 2024 (over \$683,000)

Subdivisions:

- 42 approved, 5% decrease from the 5-year Average (44)

Rezoning:

- 26 approved, 4% decrease from the 5-year Average (27)

Zoning Compliance Certificates:

- 64 issued, 10% increase from the 5-year average (58)

Prepared by: Natalia Pavuk, Planner I

Reviewed by: Kylie Stumborg, RPP, MCIP, Manager, Long Range & Regional Planning

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

Approved for Agenda: Kerry Hilts, Chief Administrative Officer

R.M. of Corman Park 2025 Annual Report: Planning & Development

Contents

Department Overview.....	1
Planning and Development Sections.....	1
Planning Team Organizational Chart	1
Development Services	2
Development Permits	2
Permitted Use Permits	2
Discretionary Use Permits.....	3
Development Permit Timelines	4
Building Permits.....	5
Building Permit Timelines.....	7
Distribution of Development	7
Major Building Projects in 2025.....	9
Subdivisions	9
Rezoning	10
Zoning Compliance Certificates.....	11
Development Inquiries	12
Long Range & Regional Planning	13
Municipal Reserve Land Valuation and Policy	13
South East Concept Plan.....	13
Updated Flood Study.....	14
Official Community Plan Bylaw 20/24	15
Updated Zoning Bylaw.....	15
First Nations Reserve Creation.....	15
Animal Control Bylaw.....	16
Saskatoon North Partnership for Growth (P4G)	16
District Planning Commission	16
Regional Node Study Bylaw Amendments.....	17
P4G Official Community Plan and Zoning Bylaw Housekeeping Amendments.....	18
Enforcement.....	18

Figure 1: R.M. of Corman Park Planning and Development Staff..... 1
Figure 2: Five-year Graph of Annual Approved Development Permits 2
Figure 3: Five-year Graph of Annual Approved Discretionary Uses 3
Figure 4: Five-year Graph of Annual Issued Building Permits 5
Figure 5: Five-year Graph of Annual Total Value of Construction 6
Figure 6: Five-year Graph of Annual Total Building Permit Fees 7
Figure 7: Permit Types Issued in 2025 8
Figure 8: Total Annual Value of Construction Distributes by Permit Categories..... 9
Figure 9: Five-year Graph of Annual Approved Subdivision Applications 10
Figure 10: Five-year Graph of Approved Rezoning Applications 11
Figure 11: Five-year Graph of Issued Zoning Compliance Certificates 12
Figure 12: Map of the Revised South East Concept Plan Area 14
Figure 13: List of 2025 DPC Members 17

Table 1: Building Permits Issued in 2025 by Decision 5
Table 2: Number of Issued Building Permits by Division 2021-2025 6

Department Overview

The R.M. of Corman Park Planning and Development Department continued to operate as two sections in 2025: Development Services and Long Range & Regional Planning. These distinct parts of the Planning and Development Department work together to help facilitate and manage development and set goals and standards for developers of the region.

Planning and Development additionally provides responses regarding planning inquiries and requests in person, over email, and over the phone. Depending on the complexity of the inquiry, the response times vary significantly. For example, some inquiries may require review by other departments or governmental agencies depending on the nature or intensity of the proposal.

Planning and Development Sections

Development Services: manages the review and processing of development within Corman Park. This includes applications such as development permits, building permits, subdivision, and rezoning. These applications are reviewed for compliance with the Official Community Plans (OCP), Zoning Bylaws and other municipal bylaws and policies.

Long Range & Regional Planning: manages and administers the R.M. of Corman Park and the Saskatoon North Partnership for Growth (P4G) Official Community Plans and Zoning Bylaws and is responsible for the development and implementation of strategies, policies, concept plans and studies that shall guide Corman Park’s future growth and development.

Planning Team Organizational Chart

Figure 1: R.M. of Corman Park Planning and Development Staff List



Development Services

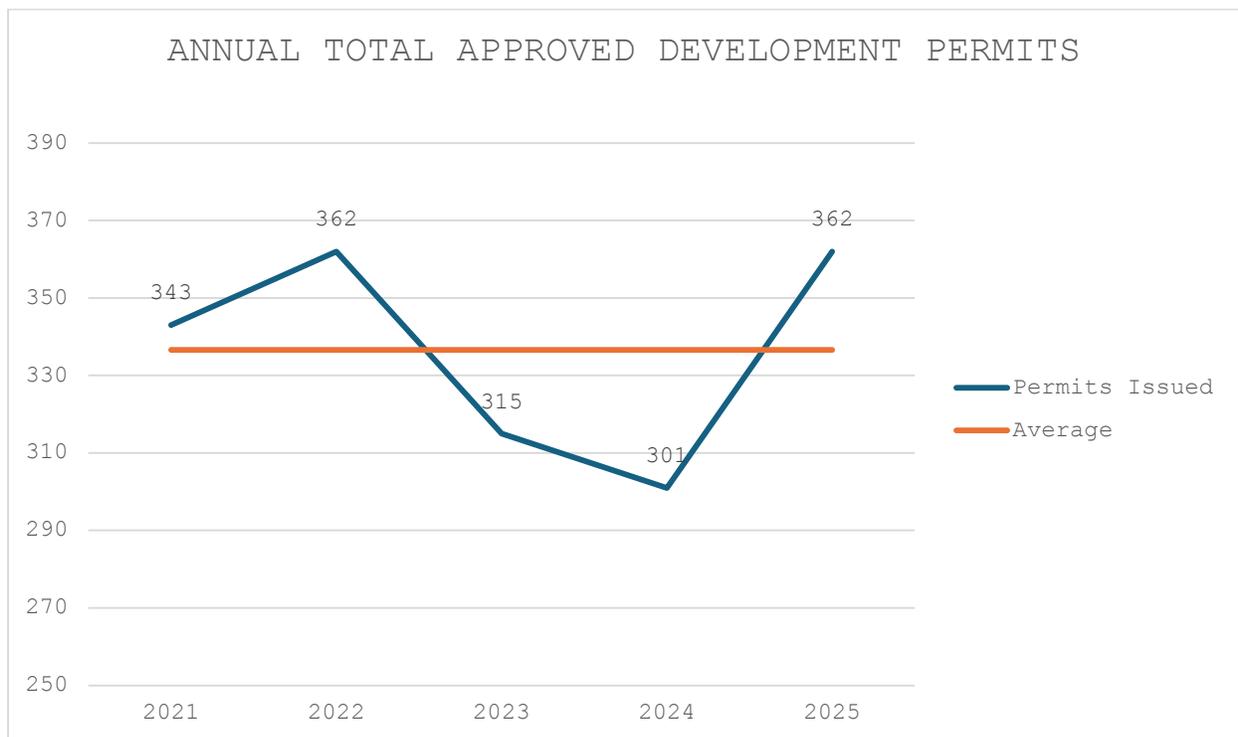
Development Permits

Development Services issues Development Permits which acknowledge the proposed use of land/buildings and ensure compliance with the applicable Official Community Plan and Zoning Bylaw. Review of each application requires Development Services to interpret the applicable policies and bylaws to provide a decision or a recommendation regarding the proposed use.

Development Permits can present a variety of uses that are split into three categories: Permitted Uses, Discretionary Uses, and Prohibited Uses. The list of uses that fall under each category varies depending on the applied Zoning District. Permitted Uses can be approved without requiring direct approval from Council. Discretionary Uses are additional uses which may be considered within a specific Zoning District; however, require additional review, public consultation, and consideration by Council to ensure the use is complimentary, feasible, and consistent with the surrounding area prior to approving or denying the request.

In 2025, Development Review approved a total of 362 development permits, which include Permitted and Discretionary Uses.

Figure 2: Five-year Graph of Annual Approved Development Permits

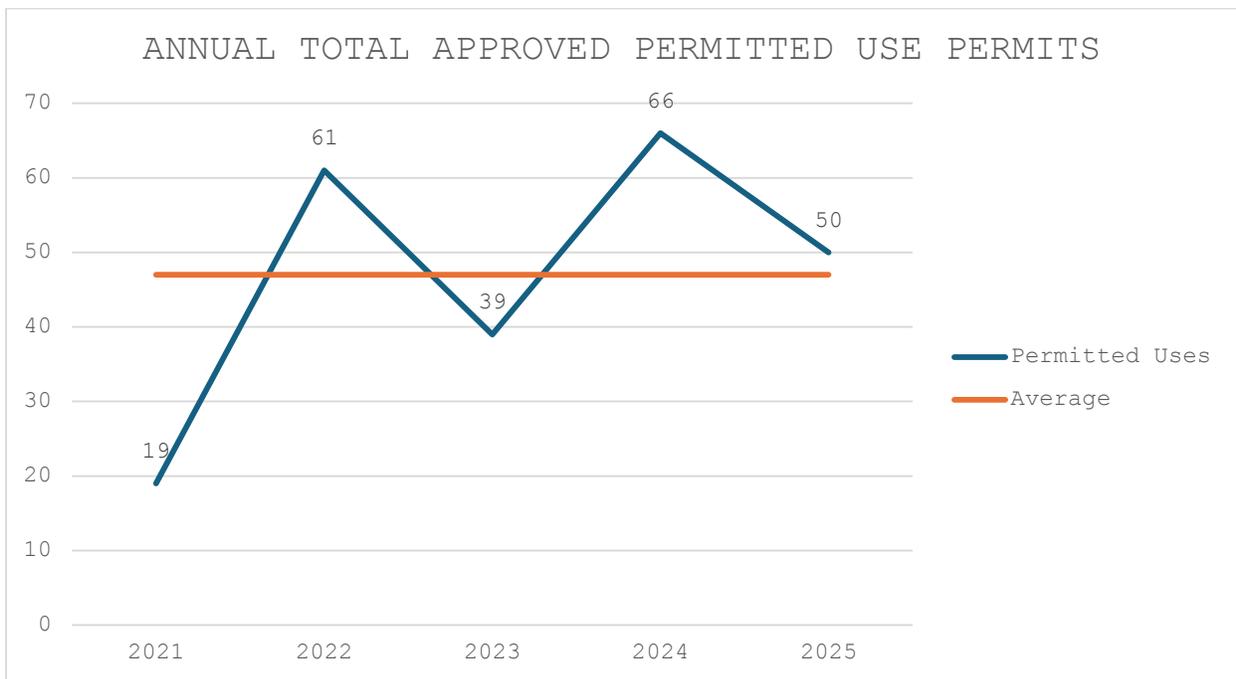


Permitted Use Permits

In 2025, Development Review considered 387 Permitted Use applications, 311 of these applications were issued alongside building permits. Out of 76 Permitted Use applications in 2025 that did not coincide with a building permit:

- 50 – approved
 - 6 – applications received in 2024
 - 44 - applications received in 2025
- 20 – in progress
- 2 – denied
- 4 – closed/did not proceed

Figure 3: Five-year Graph of Annual Approved Permitted Use Permits (unassociated with building permits)



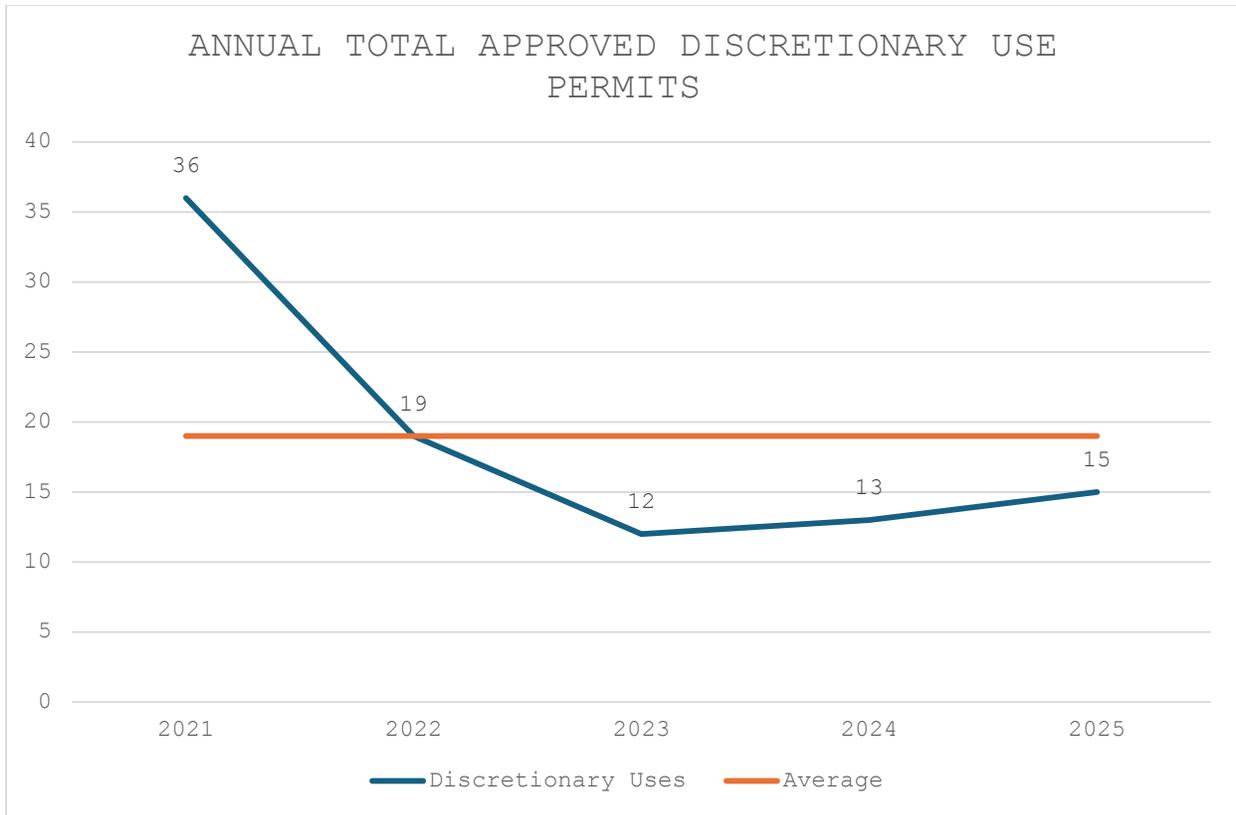
Discretionary Use Permits

In 2025, Development Review considered 39 Discretionary Use applications, which include 7 applications from 2024, and 1 from 2023.

Out of the 40 Discretionary Use applications considered in 2025:

- 15 – approved
- 20 – in progress
- 1 – closed/did not proceed
- 4 – denied

Figure 4: Five-year Graph of Annual Approved Discretionary Uses



Development Permit Timelines

The processing time for a Permitted Use Permit in 2025 was approximately 17 business days, which excludes development permits issued with building permits and the outliers which took over 20 days or more to complete due to:

- Incomplete applications;
- Appeals;
- Enforcements

The processing time for Discretionary Use Permits was approximately 171 business days. 10 of the 15 approved applications are considered outliers and took longer to process than anticipated due to the following reasons:

- Incomplete applications;
- Increased timelines for processing within P4G Planning and Development Area;
- Waiting to receive necessary information from the applicant;
- Waiting for comments from referral agencies;
- Enforcements

Building Permits

In 2025, Development review received a total of 345 building permit applications. In combination with applications received in previous years, there were 311 permits issued in 2025.

Figure 5: Five-year Graph of Annual Issued Building Permits

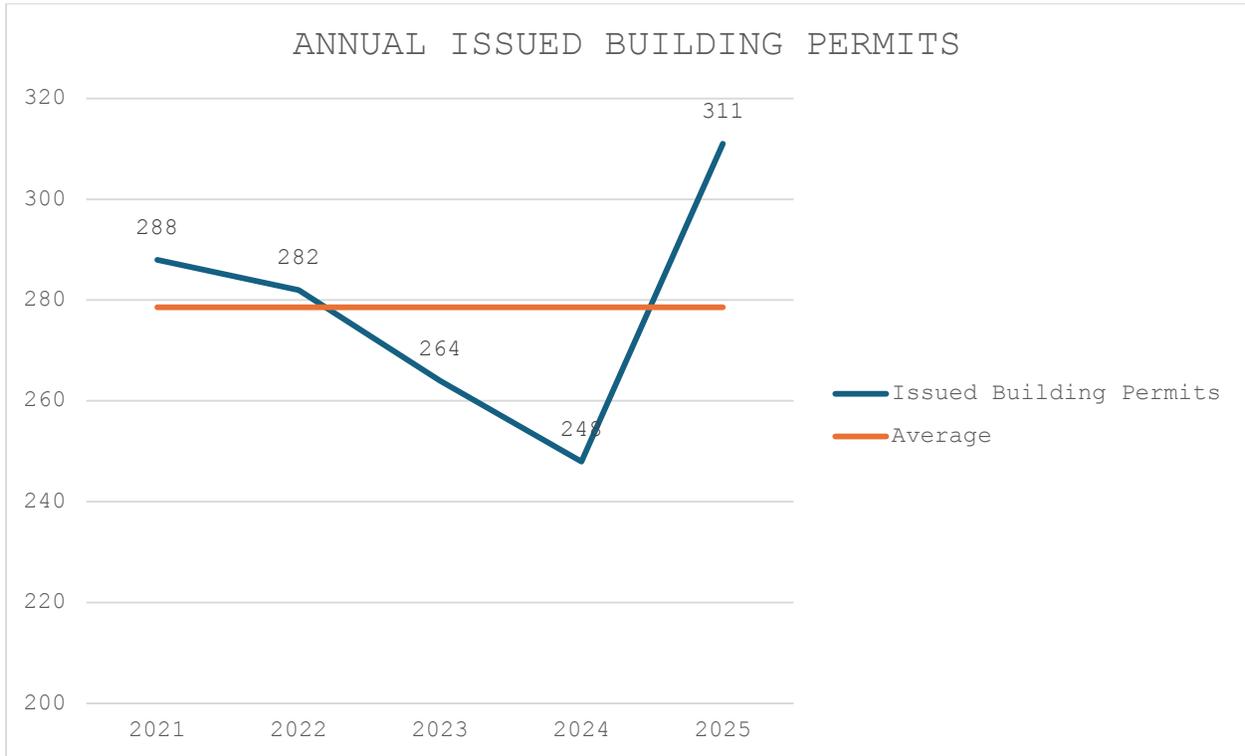


Table 1: Building Permits Issued in 2025 by Decision

	Approved		Did not Proceed	Denied	Total
	Single-stage	Multi-stage			
Applications Made in 2025	234	41	3	9	287
Application Made prior to 2025	21	1	1	1	24
Total	255	42	4	10	311

In addition, as of December 31, 2025, there are 59 (2025) building permit applications that are currently being processed by Administration.

Table 2: Number of Issued Building Permits by Division 2021-2025

Year	Divisions								Total
	1	2	3	4	5	6	7	8	
2021	67	71	38	26	20	22	28	16	288
2022	58	67	25	31	24	29	20	28	282
2023	55	40	29	35	17	31	30	27	264
2024	55	46	21	32	19	27	25	23	248
2025	70	68	31	38	17	33	23	31	311

Figure 6: Five-year Graph of Annual Total Value of Construction

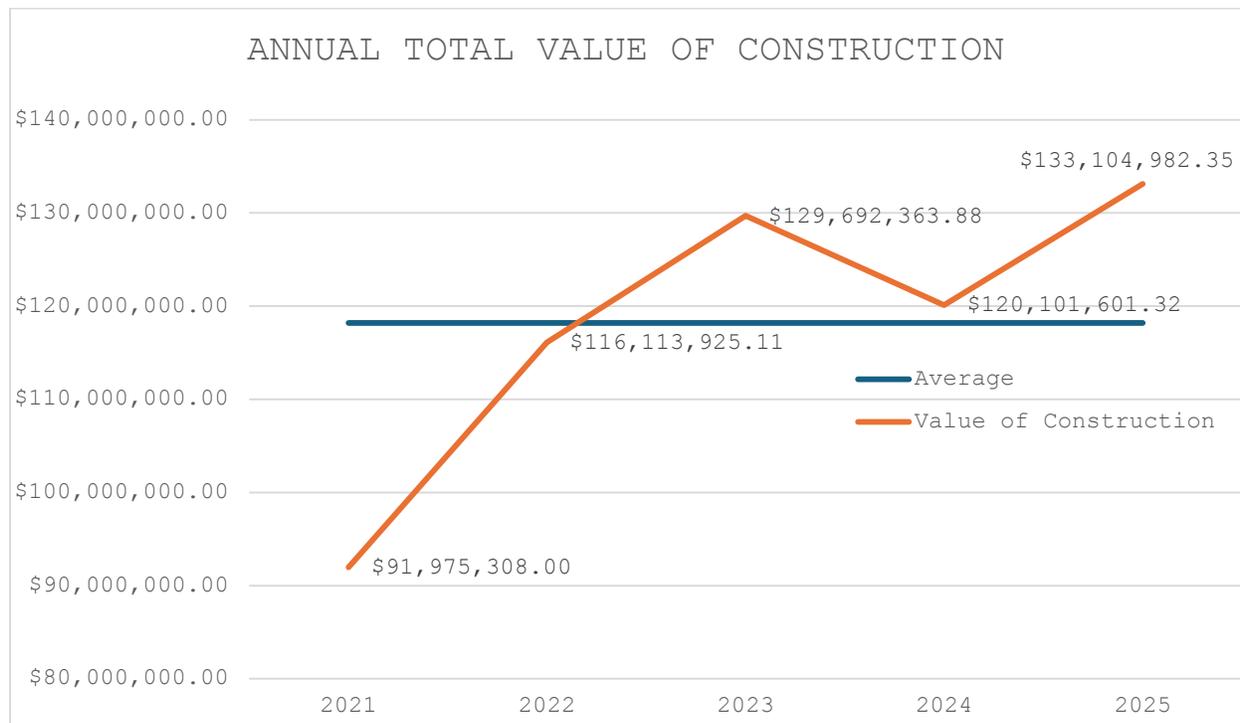
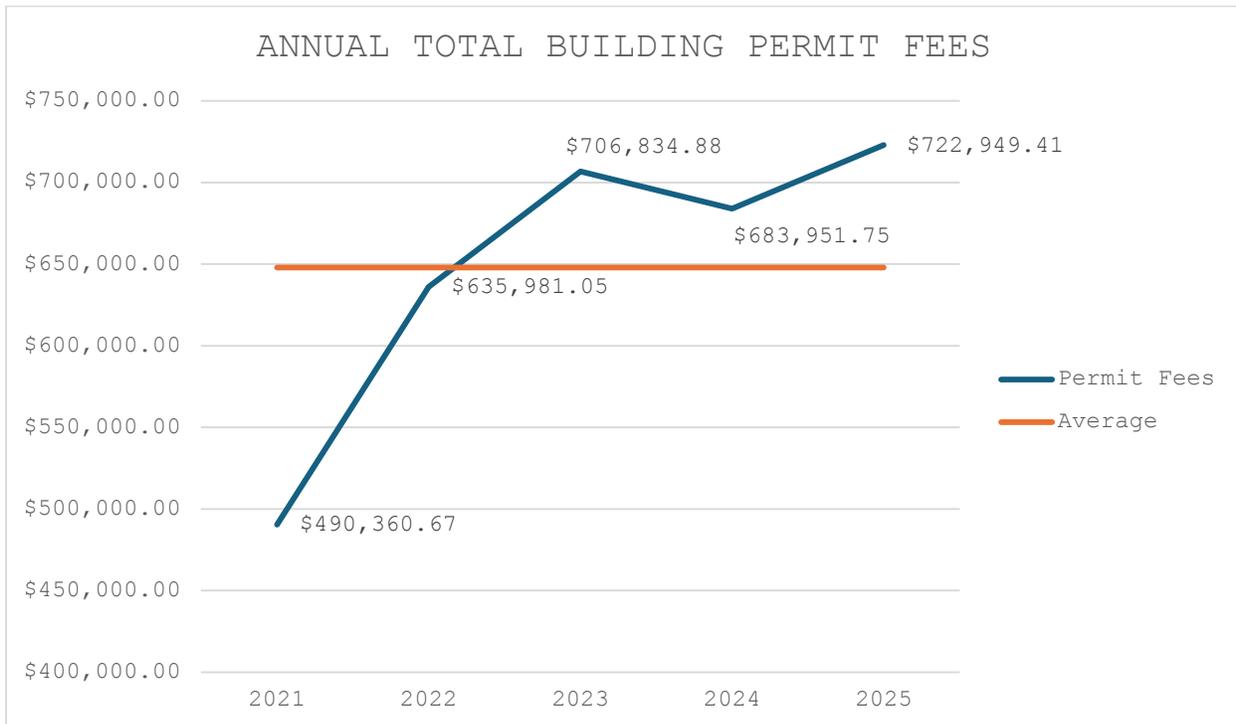


Figure 7: Five-year Graph of Annual Total Building Permit Fees



Building Permit Timelines

On average, building permit application processing time was 22 business days, which excludes the outliers that took over 20 business days to complete due to the following reasons:

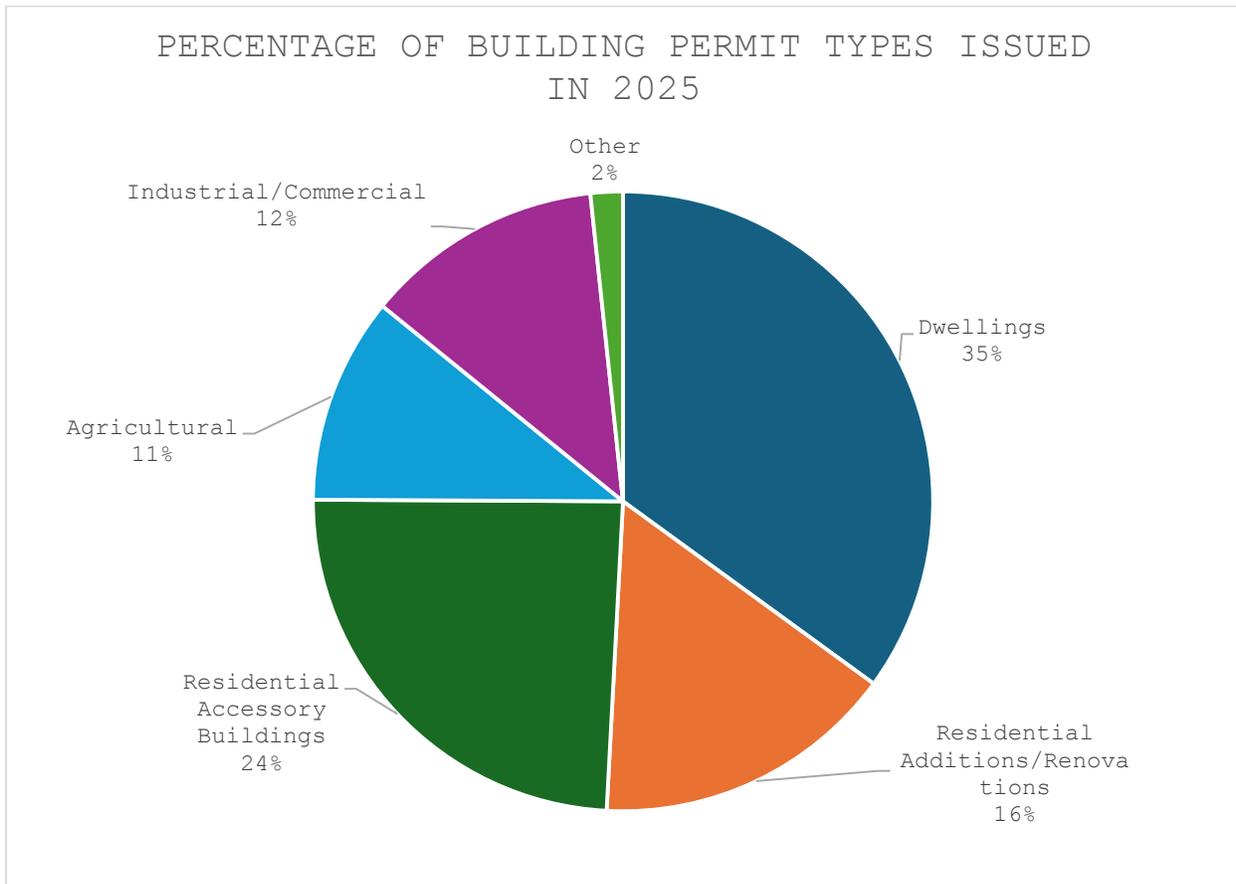
- Incomplete applications;
- Enforcements;
- Appeals;
- Inadequate construction plans supplied for building officials' review.

Incomplete applications are the primary issue for delays in issuing building permits. Common missing components of applications are site plans, adequate construction plans, and landowner signatures.

Distribution of Development

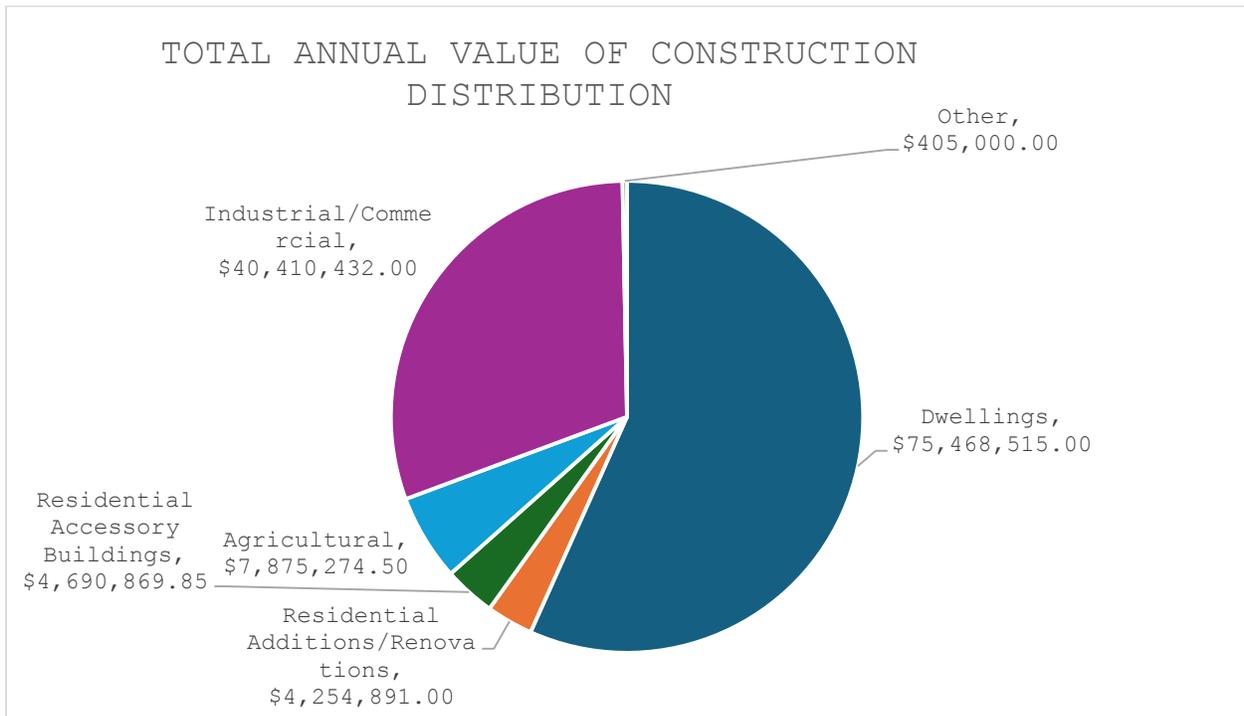
In 2025, residential development accounted for approximately 75% of the total building permits approved. This includes dwellings, residential accessory building/structures, and residential dwelling additions/renovations

Figure 8: Permit Types Issued in 2025



The total value of construction (VOC) in 2025 was \$133,104,982.35, new dwellings make up approximately 57% of the VOC, totaling \$75,468,515.00. The second most contributing category for VOC was Industrial & Commercial, making up approximately 30% of the 2025 VOC.

Figure 9: Total Annual Value of Construction by Permit Categories



Major Building Projects in 2025

There were 28 projects equal to or exceeding \$1 million in construction value. The combined value of these projects is \$62,280,678.00.

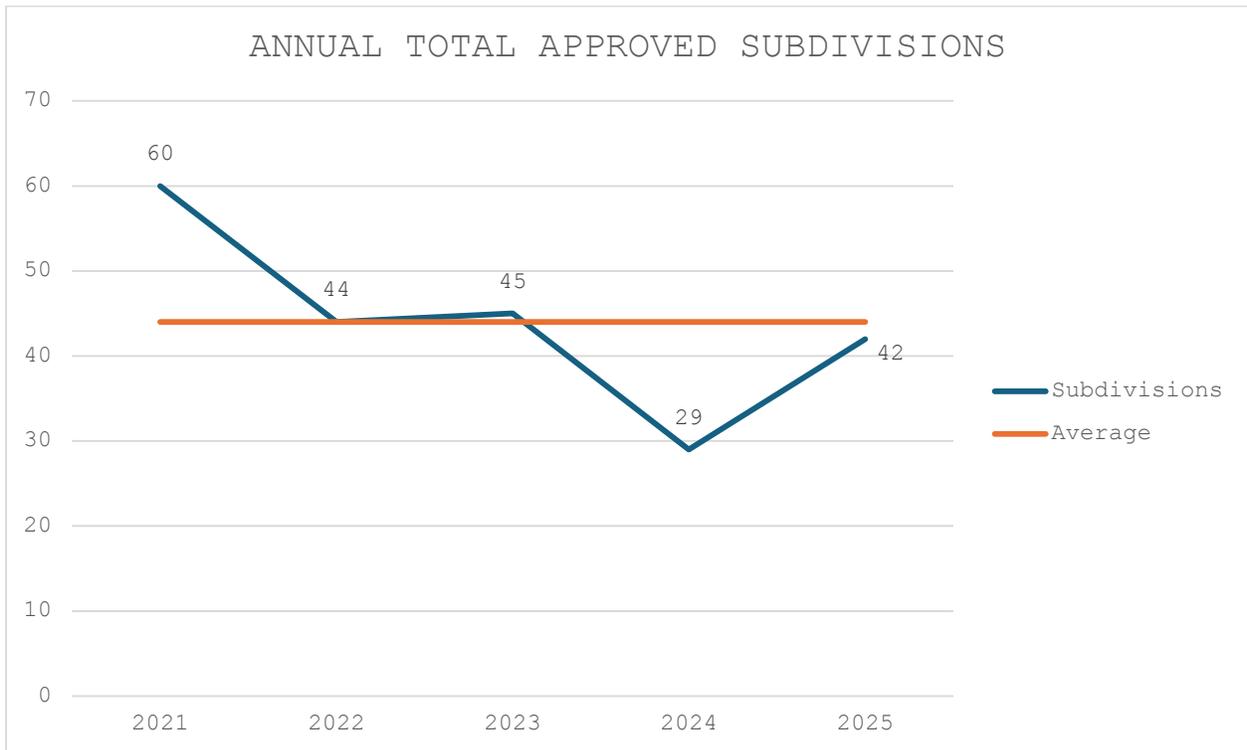
The largest project in construction value in 2025 was Equipment Sales and Rentals – Dealership, which had a construction value of \$13,500,000.00. The second largest value of construction project was Manufacturing Establishment – Fertilizer Storage Building, which had a construction value of \$7,493,332.00.

Subdivisions

Subdivision applications are referred by the Community Planning Branch of the Ministry of Government Relations to Corman Park for comments regarding compliance with the Official Community Plans, Zoning Bylaws and other related policies. Often, a subdivision application from Community Planning will be followed by an application for rezoning, which is commonly a requirement to proceed with an application.

In 2025, there were 42 approved subdivisions which is an increase from 2024 and is slightly below the 5-year average of 44 subdivisions per year. At the end of 2025, there were 38 2025 applications still in review. Number of applications processed does not reflect the number of new lots created.

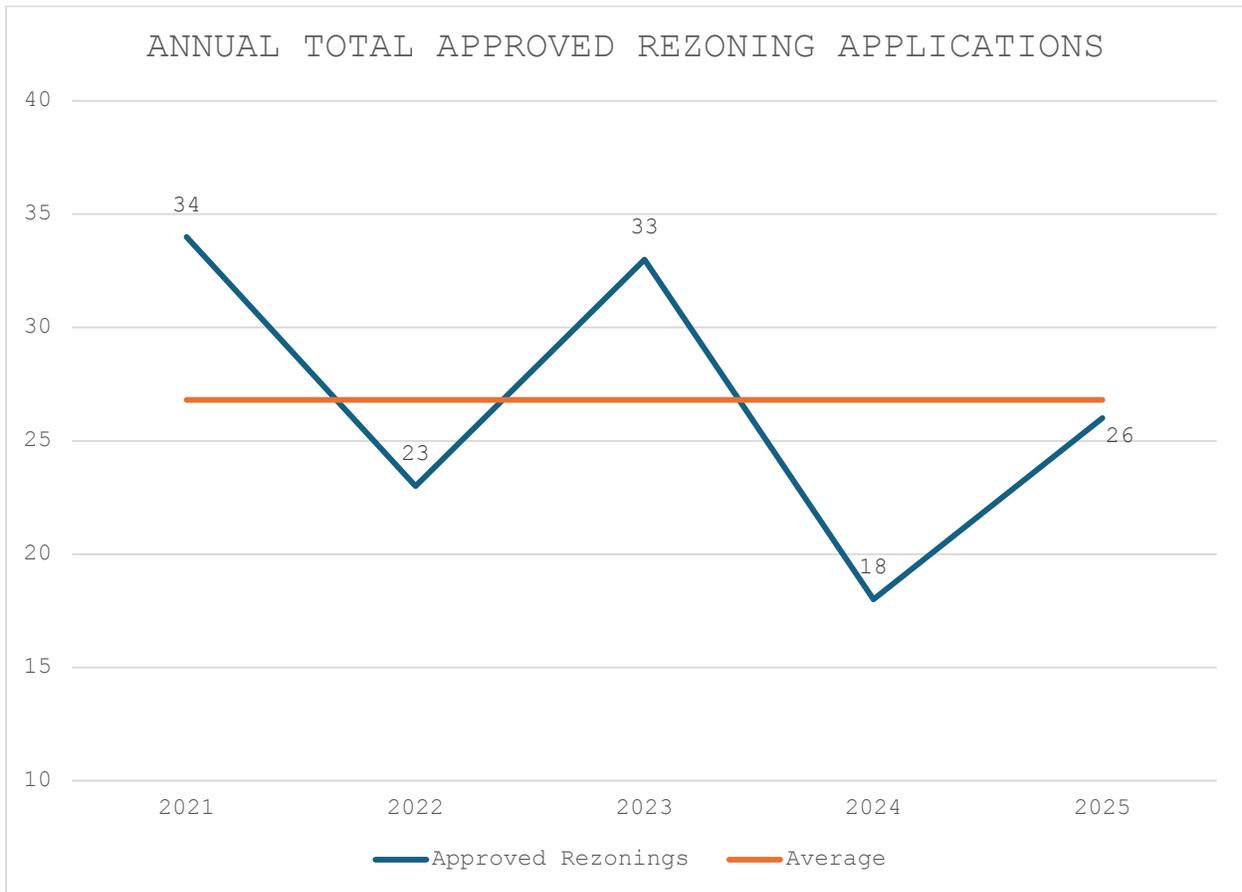
Figure 10: Five-year Graph of Annual Approved Subdivision Applications



Rezoning

All properties within Corman Park are assigned a zoning district, which determines the allowable uses and land development standards. To rezone land, a bylaw amendment application must be submitted to the R.M. Rezoning applications are often associated with subdivision applications; however, in some instances, rezoning files are not correlated with an ongoing subdivision process.

Figure 11: Five-year Graph of Approved Rezoning Applications

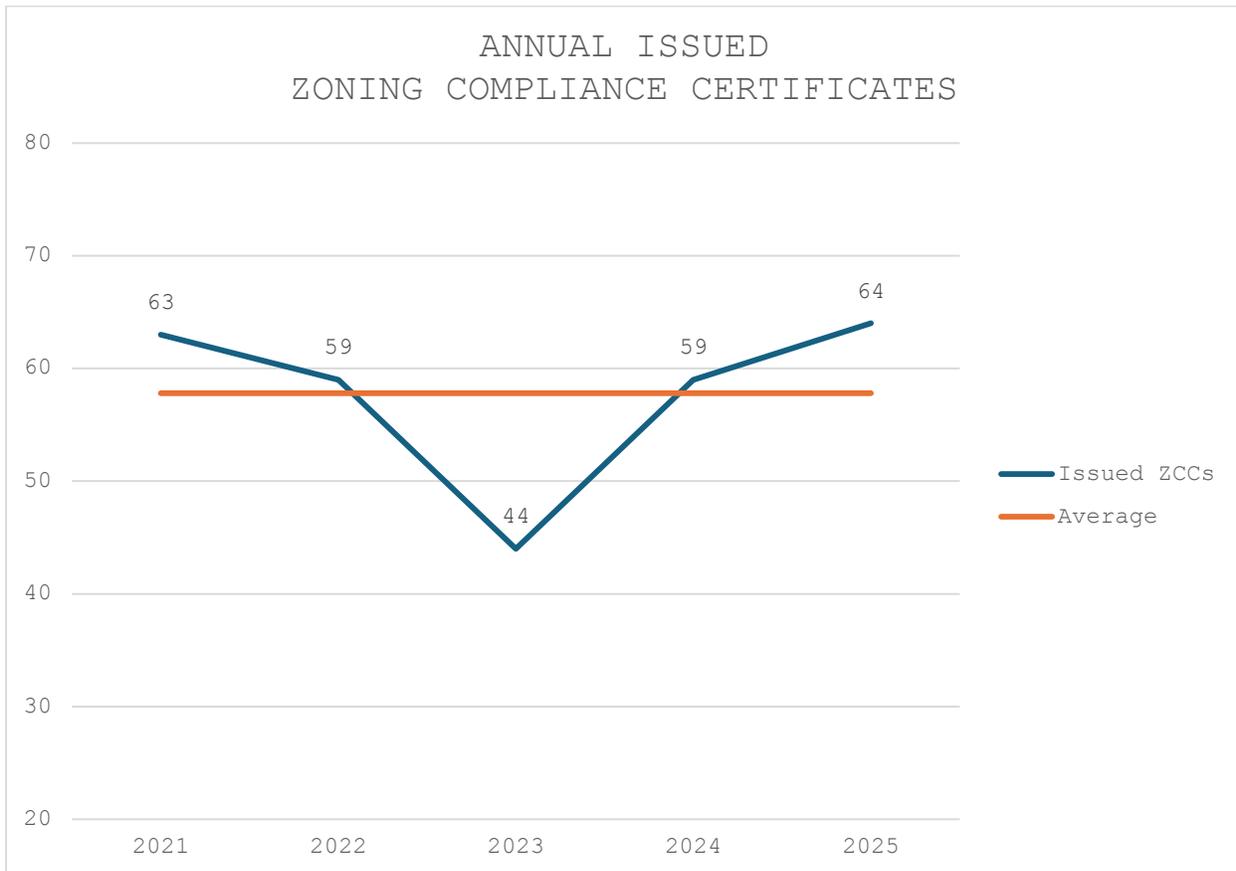


Zoning Compliance Certificates

The Planning Department provides Zoning Compliance Certificates as a service to ratepayers or potential purchasers of property during real estate transactions. They are often requested by buyers/sellers, realtors, lawyers, or banks. For a fee on a request basis, a historical review of Corman Park files is performed to outline the zoning, building, and permit historical information.

In 2025, a total of 64 Zoning Compliance Certificates were issued. The 2025 number is above the number of Zoning Compliance Certificates issued in 2024 and is slightly above the 5-year average of 58 issued certificates per year.

Figure 12: Five-year Graph of Issued Zoning Compliance Certificates



Development Inquiries

Throughout 2025, the Planning Department tracked public inquiries, 1578 inquiries were registered. This number equals 6 inquiries per business day. One inquiry may include several correspondences between a ratepayer/inquirer and a planner. The response time varies and depends on the complexity of an inquiry and current department occupancy. The average reply time to an inquiry in 2025 was 1.5 business days.

The following information was collected if available:

- Contact information
- Legal land description/civic address
- Division
- Question/Inquiry
- Date an inquiry was received and answered
- Response and number of responses

The inquiries were received through email, phone, and walk-ins. Frequent inquiry subjects include building permits, subdivisions, development opportunities, and other property related questions.

Long Range & Regional Planning

Municipal Reserve Land Valuation and Policy

The Municipal Reserve Land Valuation and Policy work is being completed in two phases. Phase 1, *Benchmark Land Values for Three Land Classifications*, was completed by Brunsdon Lawrek and Associates. A market analysis was conducted, identifying land values for the purposes of municipal reserve requirements. Phase 2, *Municipal Reserve Dedication Policy and Municipal Reserve Dedicated Land Policy Financial Forecast Model*, is currently underway and being drafted by Scatliff, Miller, Murray. The Municipal Reserve (MR) policies will assist Corman Park Council and Administration to satisfy MR requirements, as required by provincial legislation, and the forecast model will assist with managing the dedicated lands account. The project began January 2025 and is on track to be completed by early Q2 of 2026.

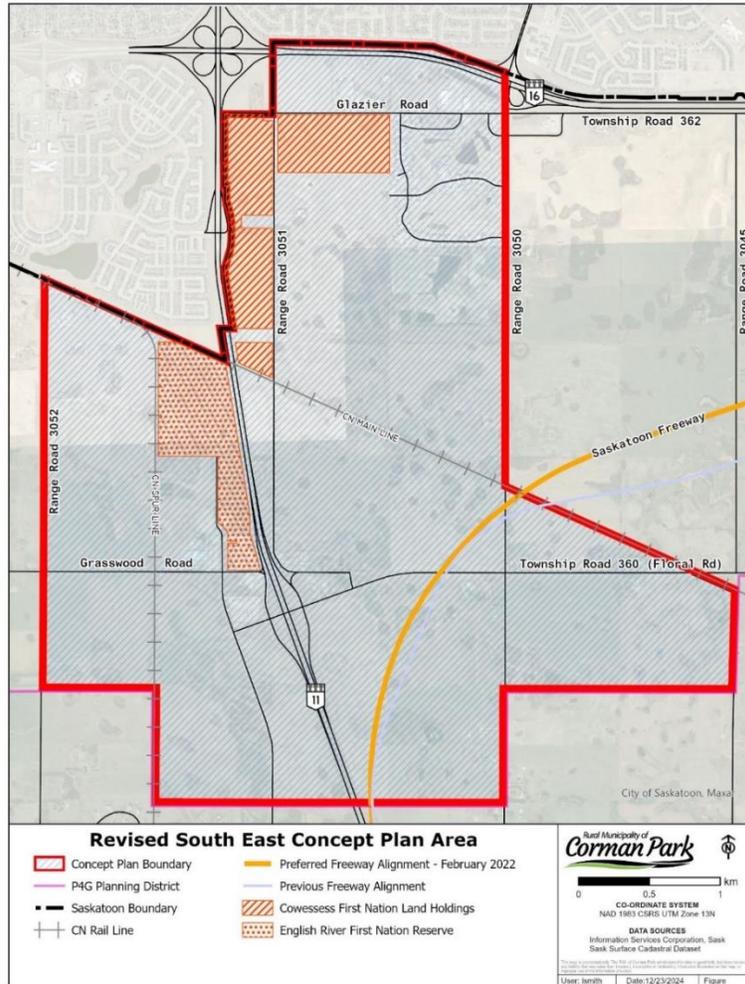
South East Concept Plan

The South East Concept Plan (SECP) began in January 2021. In September 2024 the project underwent a major scope change where the plan area was reduced from approximately 2,800 ha to 1,600 ha. The previous project co-funding partnership between the City of Saskatoon and Corman Park ended and Corman Park is completing the project independently.

Building off the work that has been completed to date, ISL Engineering and Land Services Ltd. (ISL) has been contracted to identify cost-effective servicing solutions, develop density targets and outline phasing and financing strategies.

A draft SECP was submitted end of 2025 and is being reviewed by Administration. The final SECP is anticipated to complete in Q2 2026.

Figure 13: Map of the Revised South East Concept Plan Area



Updated Flood Study

In 2024 Stantec finalized a 2D hydraulic model (HEC-RAS) of the Saskatchewan River south of Saskatoon to prepare a 2-zone floodplain analysis and identify candidate development areas that would not result in negative impacts to flood levels or conveyance.

On June 12, 2025, the provincial government amended the regulatory floodplain standard from the 1:500-year flood elevation to the 1:200-year flood elevation, necessitating an update to the previously approved floodplain conditions.

Administration contracted Stantec to update the modeling and produce a 2-zone flood map, identifying the flood way and flood fringe. The updated modeling and map are expected to be received in early Q1 2026. The 2-zone flood map and supporting policy will be included within the Official Community Plan Bylaw 20/24, followed by amendments to Corman Park's updated Zoning Bylaw, Building Bylaw 30/12, and

amendments to the P4G Zoning Bylaw and potential updates to the Corman Park Emergency Plan.

Official Community Plan Bylaw 20/24

The Official Community Plan (OCP) was submitted to Community Planning in October 2024 and received a response from Community Planning on March 18, 2025, requiring Corman Park to make amendments to the new OCP. The changes are to provide more clarity to the flood plain mapping and include the boundaries of the flood plain on the Land Use Map to ensure better transparency to the public when developing the land.

Administration rescinded 2nd and 3rd Reading of Bylaw 20/24 and made the appropriate amendments as directed by Community Planning. Administration advertised in the Clark's Crossing Gazette with the Public Hearing held on April 29, 2025. At the April 29, 2025, Council Meeting, 2nd and 3rd Readings of Bylaw 20/24 were deferred.

In June 2025 the Provincial Government amended *The Statements of Provincial Interest Regulations* which changed the standard of 1:500-year flood standard to a 1:200-year flood standard. The OCP will be completed upon approval of the updated flood modeling. It is anticipated Official Community Plan Bylaw 20/24 will be presented to Council for 2nd and 3rd reading in Q2 2026.

Updated Zoning Bylaw

Administration resumed the Zoning Bylaw project in January 2025 and began providing recommendations to Council at the April 2025 Planning Committee. However, further discussion of the Zoning Bylaw content has been delayed until the Official Community Plan (OCP) Bylaw 20/24 is adopted. The standards and requirements from the Zoning Bylaw are based on the objectives and vision of the new OCP. Administration is continuing the review, research and drafting of zoning districts and will bring this information forward for Council endorsement after 2nd and 3rd reading of the OCP. The Zoning Bylaw is proposed to be completed by the end of 2026 followed by Council endorsement however is subject to adoption of the OCP.

First Nations Reserve Creation

As stated in Corman Park's *Strategic Plan 2024 to 2028*, there are currently fourteen (14) different First Nations with reserves or known land holdings within the Municipality. The Planning and Development Department supports reserve creation and indigenous economic development in Corman Park by providing information on land use, zoning, development standards, roads and any environmental concerns for lands that First Nations may wish to purchase as future reserves or private land holdings. The Planning and Development Department facilitates collaboration with First Nations by arranging

meetings between governments to discuss issues of mutual concern such as municipal services, bylaw compatibility and dispute resolution.

In 2025 three (3) First Nations initiated the reserve process. Moosomin First Nation (MFN) owns almost 900 acres of land and is in the final stages of their Reserve creation. Council and MFN entered into a Friendship Agreement in April 2025. Cowessess First Nation (CFN) owns 206 acres of land and is halfway through the Reserve creation with completion anticipated in Q2 2026. Ahtahkakoop Cree Nation owns 60 acres of land and initiated Reserve creation in Q3 2025.

Animal Control Bylaw

The Animal Control Bylaw (41-25) was given first reading in September 2025. The Bylaw was drafted in response to ongoing community concerns regarding animals running at large, excessive numbers of animals on properties or within structures in country residential subdivisions. The Bylaw will replace the municipality's current animal control regulations outlined in *The Dogs at Large Bylaw No. 32/20* and *The Keeping of Animals Bylaw No. 04/21*, as well as include provisions for the seizure of animals, detainment fees for impounded dogs sent to the designated animal shelter, or for livestock found on neighboring properties and sent to designated farm shelters. Prior to 2nd and 3rd reading, as directed by Council, a public open house will be held. The Bylaw is anticipated to be adopted in Q1 2026.

Saskatoon North Partnership for Growth (P4G)

The Saskatoon North Partnership for Growth (P4G) was established to coordinate regional growth efforts and enhance the overall sustainability and resilience of the five partner municipalities (Partners). The formation of the P4G Planning District received Ministerial approval from Government Relations on January 1, 2022.

District Planning Commission

All P4G member municipalities participate in District Planning Commission (DPC) which reviews and provides recommendations to affiliated municipal council on land use planning and related matters in the P4G Planning and Development District.

Figure 14: List of 2025 DPC Members

R.M. of Corman Park
Reeve Hon. Joe Hargrave
Councillor Wendy Trask

City of Martensville
Councillor Spencer Nikkel
Councillor Brad Blixt

Town of Osler
Mayor Abe Quiring
Councillor Adam Humenuik

City of Saskatoon
Councillor Bev Dubois
Councillor Senos Timon

City of Warman
Mayor Gary Philipchuk
Councillor Kevin Tooley

Joint Members
John Mathison
Trent Michelman
Jim Johnston

DPC Secretary
Shayden Brandt

Corman Park Hosted monthly meetings in Council Chambers and provided administrative support to DPC by appointing a staff member to act as DPC Secretary.

DPC Agendas and minutes are available on Corman Park's website:

<https://www.rmccormanpark.ca/AgendaCenter>

District Standard Operating Procedures

The P4G Planning District encompasses an area within Corman Park guided by a long-term regional vision for coordinated rural and urban land use, servicing, and development. In its role as administrator of the district, the need for a formalized Standard Operating Procedures (SOP) document was identified, and the project was initiated in 2025.

The development of standardized processes and improved communication among district partners will enhance efficiency, consistency, and customer service. These improvements will strengthen file management and application processing, supporting more timely approvals from initial application through to development.

The project is being undertaken in collaboration with the five partner municipalities—Corman Park, Osler, Martensville, Saskatoon, and Warman—and is scheduled for completion in 2026.

Regional Node Study Bylaw Amendments

The project began on July 11, 2023, and was completed September 30, 2024, by ISL Engineering and Land Services Ltd. (ISL). The two-phase study consisted of a comprehensive feasibility report, followed by the development of a conceptual planning process.

The Phase 1 comprehensive feasibility report for the Study Area included topography, drainage, water, and wastewater servicing as well as transportation and land use considerations.

Phase 2 of the project included proposed uses for the node. A conceptual servicing plan was also completed. Transportation access and servicing have been provided, outlining connections for vehicles, pedestrians and cyclists. Throughout the larger study area transportation and active transportation connections have been outlined, identifying connection between the two urban municipalities.

Bylaw amendments to Schedules A, B and C of the District OCP to include the new Regional Community Services Node policy, the transportation figure, and the new location of the node were drafted and approved by the five municipal partner's Councils in October 2025, followed by submission to Government Relations for Ministerial approval.

P4G Official Community Plan and Zoning Bylaw Housekeeping Amendments

Corman Park Administration has been undertaking the Housekeeping Amendments for the P4G District Official Community Plan (DOCP) and District Zoning Bylaw (DZB) with the plan to undertake Housekeeping Amendments on a bi-annual or annual basis. These amendments arise through discussion with the municipal partners where clarity may be provided ensuring the bylaws are clearer and more concise. In 2025 one amendment for the DZB was completed with an amendment underway for the DOCP.

Enforcement

Bylaw enforcement ensures that ratepayers, property owners, developers, and businesses follow bylaws set by Council to maintain a balance between public safety and compliance with the service delivery and customer service priorities of the R.M.

The Bylaw Enforcement Officer (BEO) enforces municipal bylaws and works with the public to correct issues and non-compliances. As part of the commitment to service delivery, the main focus of bylaw enforcement is education and voluntary compliance; however, formal steps are taken if issues are not resolved.

Five (5) Bylaws enforced by the BEO consist of:

- Nuisance Abatement Bylaw No. 30-18 – untidy properties, unsafe/dilapidated buildings, overgrown grass, junked vehicles.
- Noise Bylaw No. 37-19. limits disruptive noise.
- Dogs Running at Large Bylaw No. 32-20 controls stray dogs.
- Zoning Bylaw No. 09-94 and P4G Planning District Bylaw – regulates land use, development permits, and certain structures

Resolution time depends on:

- Workload and Department Coordination – more complaints in spring/summer that match with the peak season for development applications and building permits.
- Complexity – legal and multi-violation cases take longer.
- Cooperation – willing owners result in faster compliance.

In 2025, there were 165 new and re-opened enforcement cases.

- 122 - completed
 - 21 – no violation determined
 - 101 – compliance achieved
- 43 – ongoing

Out of the 122 completed applications:

- 76 – planning cases;
- 20 – nuisance cases;
- 14 – animal bylaw cases;
- 9 – planning and nuisance cases;
- 3 – other.