



MEMORANDUM

FROM: Administration
TO: Chair Pruum, Reeve Harwood, All Councillors
SUBJECT: Planning Committee Meeting

A meeting of the Planning Committee will be held on:

**Monday, November 15, 2021 Meeting
Immediately following the Public Works Committee Meeting**

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/718706549>

You can also dial in using your phone.
(For supported devices, tap a one-touch number below to join instantly.)

Canada: +1 (647) 497-9391
- One-touch: <tel:+16474979391,,718706549#>

Access Code: 718-706-549

AGENDA

1. Call to Order
2. Adopt Agenda
3. Planning Carryforward Action List
4. 9:00 am Delegation – Jesse MacLeod – Proposed Multi Parcel Residential Development – S½ SE 34-35-5-W3 – Division 2
 - Request for reduced roadway standards
5. 9:30 am Delegation – Meewasin Valley Authority – Potential National Urban Park Collaboration, Rural Enforcement and Letter of Support Request
 - Request for partnerships
6. Saskatoon North Partnership for Growth (P4G) Update
 - Update on proposed P4G planning district
7. Adjourn

PLANNING Carryforward Action List-CURRENT

Yellow highlighted text indicates latest status update

	Date/Source	Action Item/Request	Status
1.	October 2020	<p>Septic Approvals</p> <p>Issue: Administration to bring more information to a future Committee meeting regarding septic approvals</p>	<ul style="list-style-type: none"> • Feb 8, 2021 – A report on unapproved septic system installations was on the planning committee agenda for discussion; R.M. Administration to follow up at a future meeting with more information once discussions with SHA could be had – in progress
2.	July 5, 2021	<p>Septic Monitoring</p> <p>Issue: Administration to bring more information to a future Committee meeting regarding subdivisions where septic monitoring procedures have been established</p>	<ul style="list-style-type: none"> • In progress – expected at future planning committee meeting; information is being tabulated as part of background into South R.M. Development Plan request for proposals



Planning Committee Presentation Item 4

November 15, 2021

Reeve and Councillors

Re: 9:00 am Delegation – Jesse MacLeod – Proposed Multi Parcel Residential Development – S½ SE 34-35-5-W3 – Division 2

Jesse MacLeod is proposing to subdivide and rezone a portion of the south half of SE 34-35-5-W3 to create an 8 lot multi parcel residential subdivision with an average lot size of 3.1 ha (7.67 acres). There is an existing single severance off the 80 acre parcel which is not part of the proposed subdivision. The parcel is located adjacent to Range Road 3052 (Preston Avenue) between Township Road 360 (Grasswood Road) and Township Road 354 (Baker Road).

Corman Park standards require the internal road to be built to, and the adjacent municipal gravel roads to be upgraded to, the Country Residential Paved standard by the developer at their cost. The approx. costs to upgrade the municipal gravel road from the entrance of the subdivision north towards the intersection of Preston Avenue and Grasswood Road is \$760,640. The landowner does not want to pave the road because as suggests the cost is unaffordable based on the number of lots proposed for the subdivision. At this time the R.M.'s latecomer policy for roadways does not apply to multi-parcel development only single severance subdivision or road build up.

R.M. Administration offered that instead of paving the road at this time, that a contribution of \$217,543.33 be taken for the R.M. to pave the road at a future time. The contribution was based on parcel size and frontage. The landowner did not agree to the cash contribution because they still feel this value is unaffordable based on the number of lots proposed for the subdivision.

The developer is requesting a reduction to the roadway standards by not requiring the paving to be completed, or a contribution to be provided.

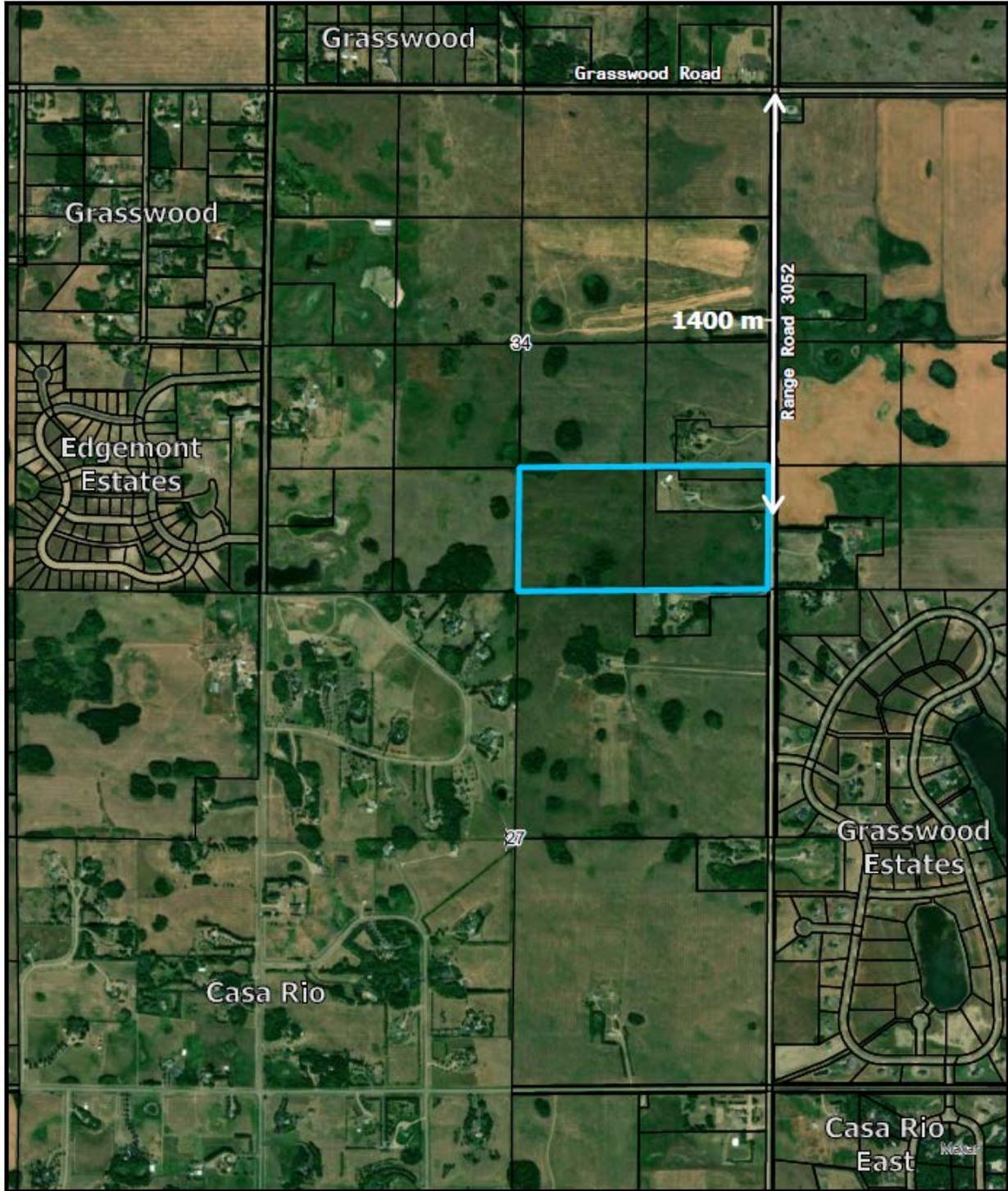
The lands are located within the boundary of the proposed South R.M. Area Development Plan that will determine land use and servicing priorities for the area, including potential locations for higher density residential development. Corman Park is also in the midst of the Planning Fee Review which includes a review of the appropriate subdivision servicing fees/development fees based on future development and required infrastructure. An 8 lot residential subdivision may not be the highest and best use for the lands relative to the necessary development fees. Therefore it would be in the best interest of the R.M. and the developer to defer subdivision and rezoning until after the South R.M. Area Development Plan and Planning Fee Review are complete. The lands may be more appropriate for higher density development, which would offset the subdivision and servicing costs.

Should Council support the developer proceeding at this time, it is recommended that the developer be responsible for paving the internal and external roads to R.M. standards, or pay the cash contribution as noted within this report.

Recommendation:

“That Council receive the delegation from Jesse MacLeod as information and determine if a reduction to the roadway standards should be provided.”

Enclosures: *Context map; subdivision proposal*



Rural Municipality of
Corman Park
 No. 344
 111 Pinehouse Drive
 Saskatoon, Saskatchewan

PROPOSED SUBDIVISION LOCATION
S1/2, SE 34-35-05-W3
 — Subject Site





Corman Park Subdivision





Planning Committee Presentation Item 5

November 15, 2021

Reeve and Councillors

Re: 9:30 am Delegation – Meewasin Valley Authority – Potential National Urban Park Collaboration, Rural Enforcement and Letter of Support Request

Andrea Lafond, Chief Executive Officer of the Meewasin Valley Authority, along with Alan Otterbein, Design and Development Manager, and Mike Velonas, Planning and Conservation Manager, will be in attendance to provide a presentation on the following items.

National Urban Park Pre-Feasibility Study

Meewasin and Parks Canada have partnered on a pre-feasibility study for potential National Urban Park Designation of some portion of the Meewasin Valley region. Parks Canada and the Meewasin Valley Authority share a common goal to enhance urban greenspaces, reflecting both natural and cultural values. Meewasin and Parks Canada will collaborate, along with the Government of Saskatchewan, City of Saskatoon, University of Saskatchewan, Indigenous groups, municipalities, other key stakeholders in the region, to conduct a dialogue around the feasibility of the designation of a national urban park within the Meewasin Valley region.

Corman Park has been invited to participate as a stakeholder on the pre-feasibility study; the Director of Planning & Development is attending upcoming meetings on behalf of Corman Park and will report back to Council as the pre-feasibility study progresses.

Rural Enforcement

A key component for the potential National Urban Park will be a regional enforcement strategy to ensure safe use and enjoyment of Valley's resources. Last year, Meewasin partnered with the Corman Park and the City of Saskatoon to fund a pilot program of regular Commissionaire patrols of popular river access sites on clement weekends. See attached '*2021 Rural Site Monitoring Summary*' for more information on the pilot program.

2021 Contributions are noted as follows:

R.M. of Corman Park: \$6,000

City of Saskatoon: \$6,000

Meewasin: \$9,000

Total: \$21,000

Meewasin is requesting the same funding level from all partners to continue the program next year. Meewasin has worked to better coordinate its communications with enforcement entities in the region, who support the program.

R.M. Administration recommends that Council continue to fund the pilot program through 2022 and work with Meewasin and other partners to develop criteria in order to better review the

success and effectiveness of the program. This will help determine if the pilot program should become permanent or if other resources are needed for success from the R.M.'s point of view.

Provincial Funding Ask

Meewasin has asked the Provincial government for a year-over-year increase to its core funding. A significant portion of this increase will be used toward addressing enforcement in the rural areas of the Valley and to build a long-term regional enforcement strategy. Meewasin is requesting a letter of support from Corman Park for this ask.

R.M. Administration recommends that Council write a letter of support to the province in support of the Meewasin for rural enforcement.

Recommendation:

“That the delegation from the Meewasin Valley Authority be received as information and that Council support the rural site monitoring pilot program through 2022 and draft a letter of support for rural enforcement to send to the province.”

Enclosures: Rural enforcement map, rural enforcement summary, draft letter of support



Rural Site Monitoring

Legend

- Rural Sites

October 15 2021
 Projection: NAD 1983 CSRS UTM Zone 13N

Data Sources:
 Meewasin Valley Authority
 Saskatchewan Geospatial
 Imagery Collaborative

Disclaimer:
 This map is for illustrative purposes only. Do not rely on it as being a precise indicator of land-ownership, feature location, nor as a guide to navigation. This map may contain omissions or errors.

October 27, 2021

2021 Rural Site Monitoring Summary

Overview:

Based on discussions and cost sharing agreements with the RM of Corman Park and the City of Saskatoon, Meewasin initiated a pilot project to undertake monitoring of rural public access sites in the Saskatoon area within the jurisdiction of the RM of Corman Park and within Meewasin's Conservation Zone. Some sites are owned by the City of Saskatoon (Chief Whitecap, Cranberry Flats, and Beaver Creek). Commissionaires were hired by Meewasin to provide site monitoring for the weekends (Thursday/Friday/Saturday nights) during summer months (May 20 to September 11), with an additional day added on long weekends. One weekend was skipped due to inclement weather. 2021 Contributions are noted as follows:

RM of Corman Park:	6,000
City of Saskatoon:	6,000
Meewasin:	9,000
Total	21,000

Monitoring Summary (as reported by the Commissionaires):

From May 20th 2021 to September 11th 2021 we the Commissionaires North Saskatchewan conducted site patrols from 2000-2300. Commissionaires patrolled both sides of the river between these times. Commissionaires would use the vehicle to patrol the parking lot as well would conduct foot patrols of the beaches and Beaver Creek. For the most part of May the sites had very little issues. Chief Whitecap had the most activity; however this was mostly people using the park to walk their dogs. Commissionaires would report any vehicles that were parked there for more then 24 hours to the Corman Park Police. During the summer months of July and August more activity was reported on the Fred heal boat launch beach and at Paradise Beach. Commissionaires reporting any fires and people gathered to the RCMP. Commissionaires would also report any unsecure doors found at Beaver Creek during their foot patrols. Regrettably, due to the limited hours Commissioners would often miss any incidents during the late hours. In conclusion we had a steady summer with no serious incidents while on site.

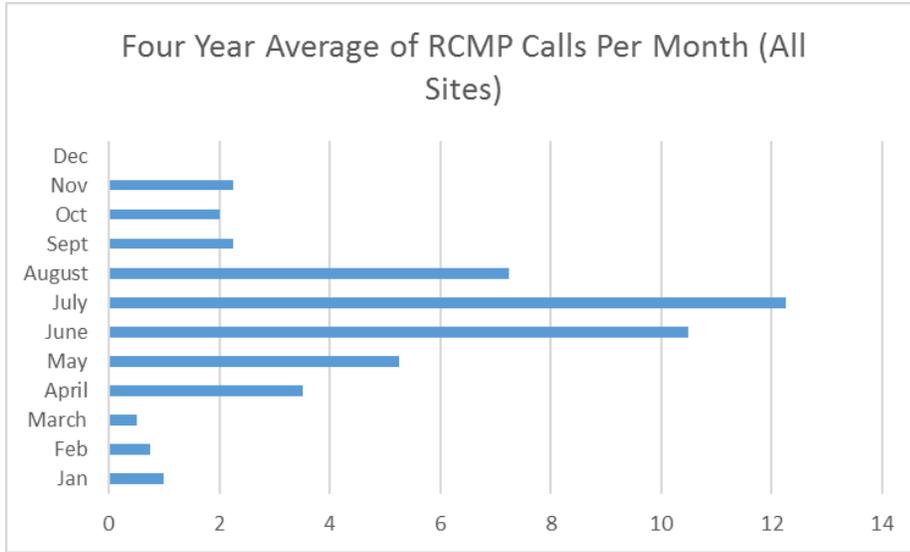
Sites and Times:

- **South East:** Cranberry Flats, Chief Whitecap (both City owned), Beaver Creek, Fred Heal between **8:00 p.m. – 11:00 p.m.**
- **South West:** Poplar Bluffs, Paradise Beach, and Pontikes Conservation Easement between **8:00 p.m. – 11:00 p.m.**

RCMP Statistics:

Callouts to these sites for the local RCMP detachments is summarized below, over the last four years (note the 2021 numbers do not include October to December). For the most part, callouts fell primarily within the summer months from May to August accounting for roughly 75% of total calls.

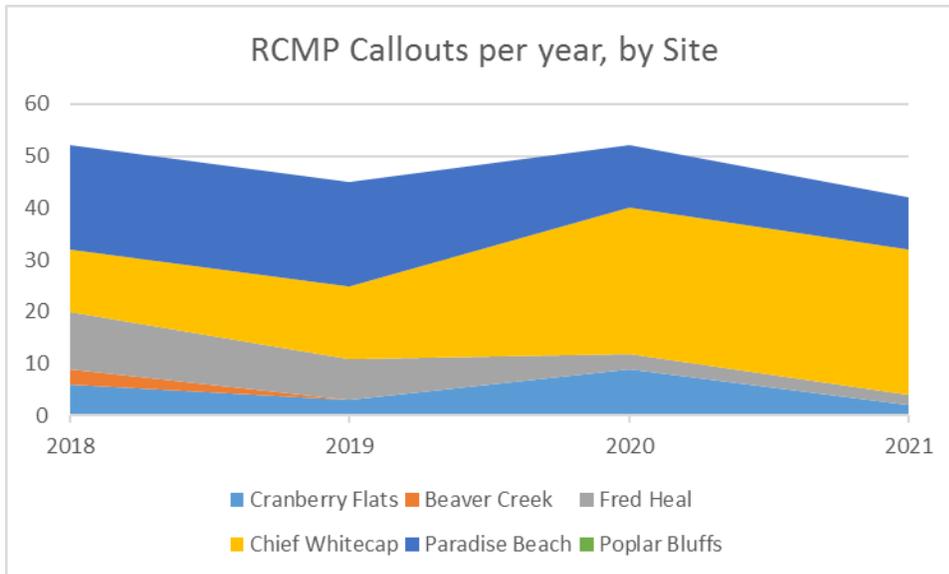
October 27, 2021



On a yearly basis there were on average just under 50 call outs per year, distributed by site as follows:

Year	Cranberry Flats	Beaver Creek	Fred Heal	Chief Whitecap	Paradise Beach	Poplar Bluffs	Total
2018	6	3	11	12	20	0	52
2019	3	0	8	14	20	0	45
2020	9	0	3	28	12	0	52
2021	2	0	2	28	10	0	42

By site, we see the most active callout sites were Chief Whitecap Park and Paradise Beach.



Regional Enforcement Strategy:

Meewasin has engaged enforcement agencies in the region, including RM Police, RCMP, Saskatoon Police Service, Saskatoon Fire Department, and Ministry of Environment Conservation Officers, in an effort to coordinate communication and understanding of roles and responsibilities in the Valley. Improved

October 27, 2021

communication and support have helped to clarify roles and are intended to be first steps toward a comprehensive regional enforcement strategy.

The RCMP have indicated their support for the continued use of regular Commissionaire patrols at rural sites.

Summary:

Overall, in 2021 there has been an increased level of monitoring of these sites, in part due to the presence of Commissionaires, and due to increased awareness and patrol by all relevant enforcement agencies. The new ability for the RCMP to access the sites from the water by boat has also improved their ability to police beach areas. We have seen improved communication between all agencies including group site visits to Chief Whitecap Park to discuss specific concerns regarding emergency access.

Ministry of Parks, Culture and Sport
Attn: Twyla MacDougall, Deputy Minister
1st Floor 3211 Albert Street
Regina, SK S4S 5W6

Via Email: twyla.macdougall@gov.sk.ca

Re: Meewasin Valley Authority Funding Request Support

We understand that Meewasin had put forth a multi-year budget ask. The RM of Corman Park fully supports this request for additional funding, through this letter.

Prior to the pandemic the RM Corman Park, City of Saskatoon and Meewasin have been meeting regularly to discuss monitoring and enforcement of patrons on Meewasin sites, these rural sites and crown lands and beaches are heavily used throughout the spring and summer. Throughout the pandemic added pressure on rural sites has exploded as residents and visitors search for outdoor activities. We believe the Meewasin Valley enhances the quality of life for our Province, however want to see enhanced site management.

This funding will allow us to support and enhance enforcement efforts at Meewasin's rural sites, all of which are in the within the RM of Corman Park.

Judy Harwood, Reeve
RM of Corman Park



Planning Committee Presentation Item 6

November 15, 2021

Reeve and Councillors

Re: Saskatoon North Partnership for Growth (P4G) Update

Background:

The last Regional Oversight Executive Committee (REC) meeting was held on October 28, 2021. Agenda topics included an update on the North Concept Plan, P4G strategic planning, P4G legal needs, 2022 P4G meeting dates and included providing recommendations on P4G Planning District Commission joint membership recruitment. The Regional Oversight Committee (ROC) meeting scheduled for November 25, 2021 was cancelled and replaced with a REC meeting. A meeting will also be held with area First Nations and REC members on December 16, 2021 to update them on the status of P4G, regional projects and to continue to build relationships.

The P4G District Official Community Plan, Planning District Agreement, District Zoning Bylaw and submission checklist were submitted to the province for review and ministerial approval of the P4G Planning District on September 3, 2021. An establishment date of January 1, 2022 was requested by P4G. The province has begun their review of the P4G documents, at this time no major concerns have been identified.

In order to be ready for a January 1 start date, the planning, recruitment and training of the new P4G DPC has begun. Each P4G municipality is allowed 2 municipal representatives (minimum one elected official) and will participate in the selection of the 3 joint members for a total DPC voting membership of 13. Members will be appointed for three-year terms, commencing January 1 and concluding December 31. Non-Council members can only be re-appointed a maximum of three, three-year terms; notwithstanding the original appointments which are staggered

At the October 25, 2021 Council meeting, Reeve Harwood and Councillor Froese-Kooijenga were selected as the R.M. representatives.

REC has been delegated as the membership committee for the 3 jointly appointed members; they have recommended the following for the initial terms of joint membership:

1. John Mathison – 1 year
2. Bruce Richet – 2 years
3. Brad Sylvester – 3 years

The 3 joint members are appointed by majority vote of the P4G Councils; a recommendation to endorse the joint members is included.

Work continues on the P4G North Concept Plan; municipal team members met on September 2, 2021 to review the summary and determine a course of action; a number of items were removed from the outstanding work list and direction on final action items was provided back to the consulting team.

Since receiving the feedback, the consulting team has been moving ahead with review and editing the plan as directed. A revised work plan, schedule and budget was also provided for the municipal project team members to confirm; these revised documents were discussed on October 20, 2021. The final scope of work was confirmed specifically around transportation modelling, mapping and report drafting. It was also noted municipal project team members could attend meetings with consulting engineers if that would help clarify what needs to be done and expedite the process. Based on current workload and remaining work by the consulting team, a revised final NCP is expected by the end of November.

Some budget and resourcing is required for planning and engineering work to complete the NCP. Approximately \$15,000 is needed to complete the remaining scope of work. However, this is a budget estimate only, the remaining work will be tracked and P4G will only be charged for time spent. The surplus P4G staffing budget is expected to cover the outstanding costs, however any budget shortfalls will be brought forward.

Provided the outstanding matters are resolved and any budget shortfall is addressed, the NCP is still expected to be completed and be presented for ROC and Council endorsements as necessary for consideration when the P4G Planning District has received Ministerial approval.

Recommendation:

“That the Saskatoon North Partnership for Growth (P4G) update be received as information and that R.M. Council approve the following for joint membership to the P4G District Planning Commission:

1. *John Mathison – 1 year term*
2. *Bruce Richet – 2 year term*
3. *Brad Sylvester – 3 year term.”*