



Planning Committee Minutes

Present

Chairperson: Art Pruim

Councillors: John Germs
John Saleski
David Greenwood
Bas Froese-Kooijenga
Calvin Vaandrager
Wendy Trask

Absent: Lyndon Haduik

Staff: Ken Kolb, Chief Administrative Officer
Scott Bastian, Director of Corporate Services
Wade Gasmol, Director of Infrastructure and Public Works
Jim Charlebois, Director of Planning & Development
Audrey Shoard, Treasury/Corporate Records Clerk
Joanne Bradley, Executive Assistant
Kylie Stumborg, Senior Planner
Vicky Reaney, Senior Planner

1. Call To Order

Chairperson Pruim called the meeting to order at 10:08 a.m.

2. Adopt Agenda

The Committee approved the Planning Committee Agenda as presented.

Greenwood: That the Planning Committee Agenda be adopted.

Carried Unanimously

3. Delegation – Darren Hagen – Edgemont Estates Development Corp.

In-Camera at 10:09 a.m.

Greenwood: That the meeting proceed to an in-camera session of Council as per Section 16(1) of the Local Authority Freedom of Information And Protection of Privacy Act to discuss the Edgemont Estates Development Corp.

Carried Unanimously

Out of Camera at 12:11 p.m.

Greenwood: That the in-camera session of Council be adjourned

Carried Unanimously

4. Planning Carryforward Action List

The Committee was presented with the Planning Carryforward Action List and updates pertaining thereto.

➤ **Recommendation:**

Froese-Kooijenga: That the Planning Carryforward Action List be received as presented.

Carried Unanimously

5. Planning and Development Department Project Updates

R.M. Projects

1. R.M. of Corman Park Official Community Plan and Zoning Bylaw Update

Planning and Development is undertaking a comprehensive review and update of the Official Community Plan (OCP) and Zoning Bylaw (ZB). The update is being done to respond to emerging market trends, to ensure the bylaws reflect best practices, and to align with provincial legislative updates. The OCP and Zoning Bylaw will apply to lands outside of the Saskatoon North Partnership for Growth (P4G) Planning District.

The project team is continuing to work through the preparation of the draft documents and will be developing options to integrate Council's feedback from the Strategic Planning sessions. The next steps are to complete the draft OCP and Zoning Bylaw bylaws and finalize the stakeholder engagement program, which is anticipated to begin by mid-summer.

Council will be provided with regular project updates through the completion of the OCP and Zoning Bylaw project. The next update is anticipated to be in mid to late summer, following the completion of the Strategic Plan Vision and Mission statements process.

2. South Saskatchewan River Flood Plain Policy Updates

In 2021, Corman Park contracted Stantec to undertake an update to the floodplain policies within the R.M. and P4G Planning District OCP and Zoning Bylaws. The purpose of the policy update was to ensure that there are appropriate standards to regulate existing and future development and to meet The Statements of Provincial Interest (SPI) regulations of Saskatchewan.

On April 11, 2022, R.M. Council approved a scope change request for Stantec to undertake additional modelling to identify any cumulative upstream and downstream impacts from future development related to river flows and safe building elevations for new and existing developments.

The most recent version of modelling has three 'candidate' areas identified. The first area is a portion of the flood plain located north of Merrill School Road (Twp. Rd. 360), the second area is a portion of the flood plain between Merrill School Road and Chennels Road (Twp Rd. 354) and the third is a portion of the flood plain between Chennels Road and the curve in Valley Road (Twp. Rd. 352). Stantec is currently finishing the last iteration of the modelling, with an update to Planning Committee anticipated within the next couple of months.

3. South R.M. Area Development Plan

Stantec has been retained to undertake the South R.M. Area Development Plan (SRM ADP). The two-phase study kicked off March 30, 2023 and is expected to be completed by June 2024. The first phase includes compiling an inventory and analysis of the infrastructure within the study area. The second phase will create a growth strategy and sector plan based on the phase one analysis.

Stantec is expected to submit a design brief, outlining design standards and assumptions to be used in the development of concept and serviceability plans as well as a background report and mapping by the end of the 2nd quarter of 2023. The first engagement session is being planned for the week of June 12, 2023, to introduce area residents to the project and gather any feedback and information they may have. The results of the engagement session will be included in the Phase 1 Background report. A project update to Planning Committee is anticipated for the 3rd quarter of 2023.

P4G Projects

1. P4G Application Referral Procedures Manual – RM/P4G Project

This P4G Application Referral Procedures Manual will outline a process to guide inter-municipal decision-making for planning applications in the P4G Planning District. It will provide a coordinated and comprehensive approach to the review of regional planning applications, including the process to administer the review, undertake referrals and provide recommendations to the P4G District Planning Commission (DPC), P4G Councils, and the Province, as required.

Planning application review and DPC report preparation and recommendations will typically be prepared by Corman Park staff as all the affected lands in the P4G Planning District are within the RM.

While all discretionary use, subdivision, and Zoning Bylaw amendment applications come to the DPC with a recommendation, prior to consideration by Corman Park Council, not all applications will be referred to member municipalities prior to being presented to the DPC. Referral procedures are outlined in the Manual.

2. South East Concept Plan (SECP)

The SECP began in January 2021 as a joint project between Corman Park and Saskatoon, with Urban Systems Ltd. (USL) as the project consultant. During the development of the P4G District Land Use map, the study area was identified as requiring further investigation and analysis to finalize the feasibility and timing of rural, urban, and interim development and servicing.

The SECP will further identify land uses and phasing strategies to enable future urban and rural development in a key area of the P4G Planning District between Highway 11 South and Highway 16 East.

The project is in the final stages. Engagement with landowners, rights-holders, and developers concluded in the fall of 2022. In December 2022 the project consultant submitted a draft SECP for Targeted Sector Support Initiative (TSSI) reporting purposes and the R.M. was successful in securing the remaining grant funding. The R.M. and City Administrations are working with the project consultant to confirm a timeline for receiving a complete final draft report that is ready for circulation to the municipal project partners and project steering committee.

A further update to Planning Committee will be provided following upon receipt of a complete draft SECP from the project consultant.

3. Regional Community Services Node Concept Plan

The P4G Regional Community Services Node Concept Plan is a tri-municipal study between the R.M. of Corman Park, City of Martensville, and City of Warman. The study will determine a location for a Future Regional Community Services Node (Regional Node) and will be an important regional development area to service the partner municipalities. The study will be completed in two phases; phase one includes a feasibility assessment of the area for potential future development, and phase two will use the information from phase one and create a plan for the Regional Node, identifying a servicing strategy and associated costs.

The Request for Proposals was released on April 27, 2023, and will remain open until May 25, 2023. The project is expected to kick off the second week of July with a selected consultant. Further updates are anticipated in the 4th quarter 2023.

4. P4G Green Network Phase 3 Drainage Study

The Phase 3 Drainage Study work involves undertaking two-dimensional hydraulic modeling to establish the major flood levels for the west quadrant of the P4G Planning District. The main objective of the project is to map the flood boundary based on a major flood level associated with a 100-year storm and flow paths. Hydraulic conditions will be identified through the modeling (e.g. culvert peak flow rates, capacity, water levels). The Phase 3 drainage study area is within the R.M. of Corman Park south and west of Highway 16 to the South Saskatchewan River, and across to Highway 219 south of the City of Saskatoon.

The study is being managed by P4G's Executive Director. The R.M. has two representatives on the project team, who will attend meetings and provide comments on the study results. The study had its first meeting on April 3, 2023. It is expected the project will be complete by June 2024.

5. P4G Regional Market Study

The P4G partner municipalities have agreed to fund and undertake a Regional Market Study to obtain market information to be used as input during future growth work, capital planning, concept plans, and servicing investigations. A consultant will determine the estimated amount and type of regional retail, highway commercial, and industrial development necessary to respond to projected population growth as well as industry and consumer demand/trends, considering

best practices and emerging trends in rural-urban fringe development and region-building.

A preferred consultant has been agreed upon by the P4G municipalities, with direction from the ROC executive being pursued by the P4G Executive Director. Once direction has been provided a kick-off meeting will be held with the preferred consultant by the 3rd quarter 2023. The study is anticipated to be complete by May 2024.

➤ **Recommendation:**

Harwood: That the Planning and Development Department Project Updates Report be received as information.

Carried Unanimously

6. **Adjourn Meeting**

Germ: That the Planning Committee meeting be adjourned at 12:20 p.m.

Carried Unanimously



Chief Administrative Officer