



111 Pinehouse Drive, Saskatoon &
Live Streaming via GoToMeeting.com
Monday, August 9, 2021
Call to Order @ 9:18 a.m.
Meeting Adjourned @ 11:02 a.m.
Meeting Time: 1 hr. 44 mins.

Planning Committee Minutes

Present

Attending: Reeve Harwood, Councillors: Germs, Chuhaniuk, Haduik, Greenwood, Pruim, Froese-Kooijenga, Vaandrager and Trask.

Absent:

Staff: Rebecca Row, Director of Planning & Development; Ken Kolb, Chief Administrative Officer; Craig Clements, Director of Finance; Joel Cardinal, Director of Public Works; Jessica Mitchell, Planner II; Kylie McLean, Senior Planner; Adam Toth, Senior Planner; Audrey Shoard, Treasury/Corporate Records Clerk; Nicole Bowden, Administrative Assistant.

1. Call To Order

Chairperson Pruim called the meeting to order at 9:18 a.m.

2. Adopt Agenda

The Committee approved the Planning Committee Agenda with the following additions:

- 8. Saskatoon Freeway, NE Crossing – Councillor Germs

Greenwood: That the Planning Committee Agenda be adopted.

Carried Unanimously

3. Planning Carryforward Action List

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

> Recommendation:

Chuhaniuk: That Council receive the Planning Carryforward Action List as presented.

Carried Unanimously

4. Saskatoon North Partnership for Growth (P4G) Update

Background:

The last Regional Oversight Executive Committee (REC) meeting was held on July 29, 2021. Agenda topics included an update on the North Concept Plan, P4G Planning District Commission membership, strategic planning session and P4G Director resignation. The next REC meeting is scheduled for August 25, 2021 and the next Regional Oversight Committee (ROC) meeting is scheduled for September 30, 2021.

The District Zoning Bylaw was given first reading at the June 14, 2021 R.M. Council meeting. A public hearing is being held on August 16, 2021. The District Zoning Bylaw is the final document necessary to create the P4G Planning District. Since the planning district only includes lands within Corman Park, the R.M. is the only municipality required to pass the District Zoning Bylaw.

Following Corman Park approval, the P4G DOCP, Planning District Agreement and District Zoning Bylaw will be sent to the Province for review and ministerial approval and establishment of the P4G Planning District.

Work continues on the P4G North Concept Plan; a revised draft plan was provided for municipal review and comment in July. Final comments have been provided and the consultant team is providing an estimate on the final work to be completed including

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budget and timelines with more information on finalizing the North Concept Plan expected at the upcoming REC meeting.

The P4G Director, Neal Sarnecki, resigned effective July 30, 2021; R.M. Administration will be the point of contact on P4G related files for the time being. At this time, no effect on establishment of the P4G Planning District or ongoing P4G related projects are anticipated by the resignation. A strategic planning session will be undertaken this fall by the P4G members to discuss the requirements for staffing of P4G and regional committees after the establishment of the new P4G Planning District; more information will be provided once available.

➤ **Recommendation:**

Chuhaniuk: That the Saskatoon North Partnership for Growth (P4G) update be received as information.

**Carried Unanimously**

5. **Delegation – 9:30 a.m. – Greenbryre Estates Servicing Agreement – D & S Developments and Catterall & Wright**

**Background:**

At the September 21, 2020 R.M. Council meeting, the third phase of the Greenbryre Estates country residential development was approved subject to conditions. The subject lands are located immediately south of the existing Greenbryre phases and west of Range Road 3050 (Boychuk Drive). The application was to rezone and subdivide 54 bare land residential condominium units, approximately 0.35 acres in size with a holding provision for an additional 76 residential units and an 84 unit townhouse development at a later date. One of the conditions of approval was to enter into a servicing agreement including payment of the R.M.'s subdivision servicing fee. Creating 54 new country residential lots would result in a total of \$354,240 in subdivision servicing fees based on \$6,560 per lot.

Greenbryre Estates is a bare land condominium development where services including roads, infrastructure maintenance and recreational amenities are the responsibility of the condominium corporation to maintain. Range Road 3050 (Boychuk Drive) is currently paved past the entrance to phase 2 of the existing Greenbryre property, however was required to be upgraded to the Country Residential Paved standard, at a minimum 8 metre finished road top, to the south boundary of the SE 12-36-5-W3 in conjunction with phase 3. The external roads, including Township Road 382 (Glazier Road) and Range Road 3050 (Boychuk Drive), were requested by the R.M. to be built to a paved road standard, but once complete, are turned over to the R.M. to maintain.

After R.M. Council's approval, R.M. Administration began to discuss the servicing agreement details with the developer. At that time, concerns were raised with respect to the subdivision servicing fees and road paving requirements. Information on the current subdivision fees and how the number was derived was requested by the developer and provided by the previous R.M. Administrator in April 2021.

Based on the information provided, the developer is of the opinion that not all of the items included in the current subdivision servicing fee are considered capital costs and should be funded as part of the R.M.'s routine tax collection including heavy equipment, fencing and fill stations.

On this basis in May 2021, the developer proposed to:

1. pay 65% of the levy (65% of \$6,560/parcel = \$4,264/parcel for a total of \$230,256) and requests that the R.M. construct the Range Road 3050 roadway improvements; OR
2. Greenbryre Estates construct the Range Road 3050 roadway improvements in lieu of levies.

In July 2021, the developer, their consultant team and members from R.M. Administration met to discuss the fee reduction proposal. At the meeting it was acknowledged that Corman Park is currently undertaking a planning fee review, which includes a review of our current subdivision servicing fees. The current subdivision servicing fees formula was implemented in 2008 and an adjustment to the fee was made in 2014 utilizing the same formula as in 2008, taking into account updated capital

estimates. There may be items from the 2008 formula that need to be removed or adjusted as part of the current fee review to ensure that the fee covers the items allowed for under the *Planning & Development Act* (the Act) however that analysis has not been completed yet as the fee review is underway.

Under the Act, servicing agreements may provide for:

- i. the applicant to install or construct within the proposed subdivision, any storm sewers, sanitary sewers, drains, watermains and laterals, hydrants, sidewalks, boulevards, curbs, gutters, street lights, graded, gravelled or paved streets and lanes, connections to existing services, area grading and levelling of land, street name plates, connecting and boundary streets, landscaping of parks and boulevards, public recreation facilities or other works that the council may require; and
- ii. if council can reasonably demonstrate costs associated with the proposed subdivision, the payment of fees in whole or in part for the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and other utility services, public highway facilities, or park and recreation space facilities, located within or outside the proposed subdivision, and that directly or indirectly serve the proposed subdivision.

Coming out of the July meeting, the developer would like Council to consider two additional requests and enter into a servicing agreement immediately with the R.M. so they can begin servicing the development and receive a certificate of approval from Community Planning:

- A. have a clause in the servicing agreement that acknowledges that the developer and R.M. are negotiating the required fee amount but that it will be no more than the current \$6,560 rate but may be a lesser number subject to the negotiating (see proposals 1 & 2 included within); AND
- B. should the consultant on the fee review recommend two different fee structures (one for bare land condominiums and one for traditional developments) and the fee structure is less than \$6,560 for bare land condominiums, that the R.M. would credit the developer for the difference in fees. For example if the fee structure for bare land condominiums was \$5,000 per lot, any fees paid by the developer before that time based on \$6,560 would be adjusted for subsequent payments.

R.M. Administration is of the opinion that the developer pay the entire subdivision servicing fee based on the current rate and should be responsible for the upgrades to Range Road 3050 (Boychuk Drive) to the Country Residential Paved standard as it is the municipal standard and similar to the requirements for other phases of development. While the fee review will clarify the R.M.'s capital costs, the capital costs incurred by the R.M. have likely increased from 2008 and 2014 when the previous reviews were undertaken. While some line items from the current formula may be removed, the overall costs to the R.M. have increased therefore any adjustment to remove items would likely be replaced by other costs. The fee is not expected to be lower than \$6,560. However Council may wish to consider part or all of the developer's proposals.

With respect to the request to enter into the servicing agreement now with a clause acknowledging the negotiation, R.M. would recommend that Council consider a reduction of fees at this time instead and enter into the servicing agreement with that number built in. However should Council wish to consider the clause, R.M. Administration would recommend review by municipal legal counsel including the provision for consideration of a 'sunset clause' or timeline for the negotiations as the developer would be allowed to proceed with property servicing under the terms of the agreement. For example, the R.M. may allow for the development to be serviced, but would retain the ability to hold release of any building permits prior to the fee negotiations being resolved.

R.M. Administration is also of the opinion that the fee review may merit consideration of a two tier fee structure (one for bare land condominiums and one for traditional developments) however the fee review project is not into the subdivision servicing fee review stage so is too early to acknowledge if that is the direction headed. However as noted this may be something for Council to consider as part of the terms of the servicing agreement. Should Council wish to consider a clause as requested in proposal B. above, R.M. Administration recommends that Council only consider this for bare land condominium type developments, as the capital costs that directly or indirectly service it may vary compared to a traditional subdivision. Council should not

abate servicing agreement fees for other subdivisions currently being considered in advance of the fee review.

Should the developer disagree with the subdivision servicing fee and terms of the servicing agreement they do have right to appeal the request to the Saskatchewan Municipal Board as per the Act.

Troy Slater with D&S Development and Carleen Bartel, Principal Design Engineer with Catterall & Wright and other team members were in attendance to provide Council with background on their request.

➤ **Recommendation:**

Harwood: That the delegation on the Greenbryre Estates Phase 3 Servicing Agreement be received as information and that Administration meet with D & S Developments with further information to be brought to the August 16, 2021 Council meeting.

**Carried Unanimously**

*Meeting Break 10:02 a.m. to 10:05 a.m.*

**6. South R.M. Ratepayer Survey What We Heard Report**

**Background:**

The South R.M. Ratepayer Survey was available to residents from June 7 to June 30, 2021 and asked landowners to provide feedback on several topics including future development, re-subdivision, sea cans, and recreation and leisure amenities. Council will recall R.M. Administration providing a brief overview of the survey results at the July 5 Planning Committee meeting.

Attached to this report was a What We Heard Report including more in-depth summary of the results of the South R.M. Ratepayer Survey, including a question-by-question review and synopsis of the feedback received and select quotes that are representative of themes within the data. In the interest of brevity and confidentiality, long answer comments received when respondents were asked "why or why not" or "provide your rationale" have not been included verbatim in the report but were aggregated into themes by R.M. Administration. The What We Heard Report will be made available on Corman Park's website and will be provided to any internal staff or consultants that would benefit from the information. As ratepayers provided comments with the expectation of confidentiality, detailed survey results will not be publicly shared or posted outside of what is included in the What We Heard Report.

**Summary of Findings:**

- Many residents expressed their motivation to move to the South R.M. area as wanting to be away from neighbourhood characteristics commonly associated with urban environments, such as noise, traffic, small lots, and high population density.
- Maintaining the rural character of the area is important to existing residents. The "rural" character was generally defined using words such as "peaceful", "quiet", "space", "natural", and "privacy".
- Many residents have concerns about the impacts additional development could have on infrastructure and on the environment. Specific concerns about roads, drinking water, and septic systems were frequently raised.
- Although there is a lack of consensus about whether sea cans should be allowed in multi-parcel subdivisions, there was widespread support for ensuring any sea cans that are allowed are obstructed from view as much as possible and maintained to a high standard.
- There are many residents in the survey area who derive some or all of their household income from agricultural activities. Some feel that their way of life is threatened by the amount of non-agricultural development occurring.
- The majority of respondents were in favour of being able to re-subdivide existing acreages, however many qualified their support by saying that any new lots created must still be consistent with the existing density and lot size of the community.
- There was some general hesitancy about constructing new recreational facilities, based on concerns about additional traffic or other nuisances and the

cost of installation and maintenance. There was, however, strong support for the addition of walking and cycling trails throughout the area, as well as additional parks and playgrounds.

**Next Steps:**

The feedback compiled in the report can be used to inform a number of projects that are either underway or planned. For example, responses from questions related to sea cans will be considered when drafting the new R.M. Zoning Bylaw, and feedback related to future development, densities, servicing, and re-subdivision has been considered in the preparation of recommendations for the South R.M. Concept Plan, and will help frame future discussions with residents and stakeholders as the project progresses. Council may wish to consider the results of the survey when discussing future capital and strategic plans.

➤ **Recommendation:**

Chuhaniuk: That Council accept the South R.M. Survey What We Heard Report as information.

**Carried Unanimously**

*Councillor Vaandrager was out of the room during the vote on the above item.*

**7. South R.M. Area Development Plan – Proposed Project Scope**

**Background:**

R.M. Council will recall approving the South R.M. Concept Plan (which is being re-termed as the South R.M. Area Development Plan (SRM ADP)) as part of the 2021 planning department work plan. At the time, the project was expected to include creating a land use map and servicing strategy for Divisions 1, 2, and 3 south of the City of Saskatoon to address current and future development goals as well as promote partnerships. A number of other policy topics of interest such as re-subdivision were proposed to be considered in the project scope.

At the May 3, 2021 Planning Committee meeting, R.M. Administration recommended that Council undertake a ratepayer survey and undertake targeted pre-consultation to help define the scope of the project to ensure the appropriate deliverables are included in a subsequent Request for Proposals (RFP). Now that the survey is complete and consultation with stakeholders including government agencies and R.M. engineers have taken place, this report outlines the project deliverables, budget and timeline that R.M. Administration is recommending be undertaken.

**Analysis:**

The south Corman Park area currently has a mix of land uses including agriculture, numerous multi-parcel country residential acreage communities with small pockets of commercial and industrial development. Many developers have proposed new concepts including higher density residential development in addition to new areas of recreational, commercial and industrial growth. There are numerous transportation and utility lines that criss-cross the area creating barriers to development which need to be identified and managed. In the past, servicing within Corman Park has been on an individual basis for each site without a comprehensive servicing strategy. Creating a more cohesive vision will ensure that existing and new development is complementary to each other, and that services are provided as efficiently as possible.

R.M. Administration conducted a survey to obtain feedback from ratepayers in the south R.M. (Divisions 1-3) in June 2021. There were targeted questions relating to sea cans, reducing lot sizes in future multi-parcel developments and re-subdivision as well as general questions related to servicing, infrastructure and active transportation. Based on the results of the survey, residents identified concerns with re-subdivision, servicing and infrastructure.

To supplement feedback and issues identified from Council and ratepayers, R.M. Administration also consulted with the Water Security Agency (WSA), Saskatchewan Health Authority (SHA), and Community Planning. The consultation posed the high-level question; "If there was an area of concern/interest your agency would like to address within the area, what would you propose R.M. Administration focus their attention on?" All three government agencies suggested reviewing the servicing and infrastructure within the area, recognizing the higher density of development and the

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services and infrastructure provided to these developments, with a focus on groundwater contamination, wastewater treatment and potable water.

To help scope the project, R.M. Administration contacted our consulting engineers, Wood Consulting, and also had internal discussions with the R.M. Public Works department. A review of approaches in other jurisdictions was also completed including the Conrich Area Structure Plan, located within Rocky View County, the Strathcona County Municipal Development Plan and the Strathcona County Residential Area Concept Plan. These documents all included a constraints analysis and review of infrastructure as well as creating a land use map.

As a result of the survey and consultations, it is recommended the scope of the SRM ADP be completed in two phases. The first phase will inventory and analyze servicing and infrastructure, focusing on groundwater, wastewater, and potable water. Based on the analysis of the first phase, the second phase will include creating a high level land use map and servicing strategy. More information on the proposed approach is included below.

The analysis and inventory from phase 1 will also help inform further direction on re-subdivision, however a review of these policies is recommended in a different project as discussed in the alternative option section.

**Proposed South R.M. Area Development Plan Scope and Deliverables:**

**Phase 1 – Infrastructure Inventory and Constraints Analysis**

The phase 1 scope of work includes taking inventory of the entire SRM ADP study area (see attachment for proposed study area), including producing an opportunities and constraints map of the existing potable water, wastewater and wetland systems in the area. The inventory includes:

1. Groundwater
  - Using available regional groundwater and geological data, map the extents of the surficial aquifer(s) in the area, any hydraulic connections with deeper aquifers and the expected regional groundwater flow directions within the aquifer(s).
  - Tabulate and map the locations of any existing groundwater monitoring wells and the most recent groundwater levels, and groundwater chemistry (nutrients and chloride) results, if available.
  - Using available regional information and/or monitoring well information, identify the potential annual variability of the groundwater levels within the surficial aquifers.
  - Determine potential locations for any recommended groundwater monitoring wells.
  - Estimate and illustrate amount of additional water being discharged into groundwater flow system from nearby sewage systems.

Mapping out the shallow groundwater aquifer(s) and the flow within these aquifers will help identify areas of potential concern as well as baseline data for future development. Consideration of a monitoring well network would provide information on the annual/seasonal variability in water levels and also to allow for the collection of additional water sample data for hydrogeological and other reports.

2. Potable Water
  - List of water providers in the area and their infrastructure.
  - Inventory and map the water well systems and water lines, indicating the size of pipes supplying potable water and the capacity of potable water lines.

Having an inventory of potable water systems and their usage will show where there is capacity and where there is limited supply.

3. Wastewater
  - Inventory of existing wastewater systems within the study area, including proposed systems that will be installed on vacant but approved lots and estimates on how much effluent and nitrate each system produces or will produce when fully developed.

- Convert the above estimates into an area load by development/subdivision and use this information to prepare a nitrate loading map of the area.

The inventory of wastewater systems and their capacity will assist in determining the impact they may have on the groundwater as well as help identify if future development is possible in the area based on contaminant loading to the groundwater.

#### 4. Natural Area Screening (NAS)

- Desktop wetland classification.
- High-level review of environmental features, plant and animal species, soil capabilities and heritage review.
- Recommendations for mitigation and conservation measures and identify the need for additional future studies, monitoring or other land management measures.

Conducting a NAS will provide a high-level review of environmental features, identifying wetlands, plant and animal species and soil capabilities. Doing a NAS will identify which wetlands need to be protected, assist with the examination of ecological effects as well as helps manage drainage. Recommendations on further studies or next steps for developers or the R.M. will be provided as well as when the studies should be completed.

#### 5. Drainage

- Identify major flow paths, catchment area and drainage channels.

Drainage in the area has been problematic in the past, while additional 1:100 storm event drainage mapping is being coordinated in parts of the eastern study area through P4G, this analysis will provide high level information on drainage routes, flow paths and problem areas.

#### 6. Transportation

- Inventory of provincial and municipal roadways and railways.
- Identify locations where road infrastructure requires upgrades, where the roads may be paved or intersections upgraded to support future development.
- Identify locations for rail crossing improvements and/or rail side access to support potential development.

Completing an inventory of transportation networks will identify the condition of the road and future opportunities based on access and existing conditions.

#### 7. Shallow Utilities

- Inventory of major power, gas and telecommunication lines.

Completing an inventory of shallow utilities will identify any areas with redundancies and constraints as well as provide opportunity to access these utilities for future development.

#### 8. Land Use

- Inventory of existing land use.

Completing an inventory of land use will provide context for areas of constraint and opportunity. Engagement sessions will be held with landowners, stakeholder and rights-holders to begin discussions on proposed future land development and areas of concern. See the engagement section for more information on the plans in this regard.

R.M. Administration has reviewed the data required for this project. The R.M. is able to create and/or obtain some infrastructure and land use data as inputs into the RFP and for the preferred consultant. However; all of the information for the SRM ADP will be compiled and analyzed by the consultant and illustrated on an infrastructure inventory map. Information required will be obtained through desktop studies, fieldwork and engagement with the regulating agencies including but not limited to the WSA, SHA, Ministry of Environment, etc.

The intent of phase 1 is to provide baseline data for the quantity and quality of discharge from both potable water and wastewater going into the aquifer. It will also

identify areas that are at capacity for wastewater and/or potable water systems, which in turn leads to identifying where further development can/cannot occur.

### **Phase 2 – Land Use Map & Servicing Framework**

The intent of phase 2 is to create a sector level future land use map, servicing strategy and planning policy framework to provide for more predictable, orderly and efficient development in the study area. The results and analysis from phase 1 will be input into phase 2. The scope of work includes:

- Create a high level land use map, based on the results of phase 1 analysis and mapping. This will identify where future development should occur as a result of land use analysis and infrastructure capacity being available or extended. The intent of this exercise is to produce a broad land use map in terms of priority areas for residential, commercial and industrial land uses, similar to those identified on the P4G land use map. This is not intended to be a detailed land use map such as those that are found in a neighbourhood concept plan or zoning bylaw. More detailed plans or studies may be prioritized by the R.M. or developers after the SRM ADP is complete. For example more detailed planning may be required around the Corman Park/Blucher industrial area at a later date however the area should be identified on sector level land use mapping such as the SRM ADP.
- Develop a conceptual servicing strategy for transportation, potable water, wastewater and stormwater; including high level design, capacity and costs. This strategy may identify recommendations for alternatives to services/infrastructure in the area such as exploring partnerships with area First Nations where appropriate.

### **Engagement**

Engagement will be included in both phases and will build on engagement completed to date including the South R.M. Ratepayer Survey. Over the years, many ratepayers expressed support for additional growth in the area, however would like concerns about the impacts additional development could have on infrastructure and on the environment addressed first. The SRM ADP intends to provide a framework for future development that would assist in addressing many of the concerns identified by ratepayers, stakeholder and rights-holders, therefore it is important to have them involved in all stages of the process. The following identifies who will be consulted in each phase however; the lists are not all inclusive and will be further defined as part of SRM ADP.

### **Phase 1 Consultation:**

Phase 1 consultation will include meeting with the regulating agencies including WSA, SHA, utility providers and provincial agencies for the infrastructure inventory and constraints analysis. A portion of the information required for the project will be obtained from these agencies along with engaging them during the analysis of the data obtained.

Flying Dust First Nation and Fishing Lake First Nation both have land holdings within the study area and R.M. Administration has been engaging with them over the past number of months to discuss the potential project scope and expectations they have for the study, their future plans and potential partnerships. They will be key rights-holders during the study and have been acknowledged as community partners on the successful Targeted Sector Support Initiative funding.

Ratepayers will be consulted during this phase to gather further information surrounding issues identified from the recent survey such as groundwater contamination, wastewater and roads. Their feedback will be important during the land use analysis phase to help determine preferred development concepts. While many ratepayers expressed concerns with infrastructure, it will also be helpful to understand early on what other pressure points exist for ratepayers with respect to development and areas where additional development would be supported.

### **Phase 2 Consultation:**

Phase 2 consultation will include continued consultation with the two First Nations on potential servicing options and future land use planning. Stakeholders such as developers, business owners and community groups will also be engaged on their future development and/or business plans in the area and servicing options available to them.



Engagement sessions will also be held for all landowners within the study area, providing the infrastructure inventory and constraints analysis information gathered from phase 1 and the proposed land use, servicing and policy framework for phase 2. This will provide an opportunity for feedback and comment on the overall project to include within the final document.

The overall intent of the SRM ADP is to guide future development and provide a level of certainty to R.M. Council, ratepayers, developers on where and what forms of future development may occur and the level of servicing needed to achieve it.

**Next Steps:**

The budget set aside in the approved 2021 planning department's budget is \$300,000 which was based at the time on estimates of previous concept plan budgets. Based on the proposed scope of work the budget is now estimated at \$350,000 however no additional budget dollars are required based on the proposed scope of work and secured outside funding sources.

Outside funding of \$75,000 has been secured through the Targeted Sector Support Initiative (TSSI) offered by the Government of Saskatchewan. However the TSSI funding cannot be utilized for phase 1 only as the requirements of the funding are based on regional co-operation and planning, which supports communities working together creating joint partnerships, and promoting cooperative regional initiatives. The funding cannot be for engineering only studies. Phase 1 is an inventory and constraints analysis whereas phase 2 builds on phase 1, creating a collective land use plan and servicing strategy with input from First Nations, rights holders, and stakeholders.

Other sources of funding are currently being further explored including partnerships with Flying Dust First Nation and Fishing Lake First Nation, as they each have land holdings within the study area. While they were acknowledged as a community partner on the TSSI funding request, the R.M. submitted the funding request without an assumption of outside monetary funding by community partners. Involvement of the two first nations would occur on this project with or without TSSI or other financial contributions as a joint planning process provides the opportunity to better address current and future growth pressures between jurisdictions.

R.M. Administration is recommending that an RFP be prepared subject to support and refinement of the project scope and budget from the new Administrator and feedback from municipal engineers. The budget was a high level estimate based on the recommended scope of work but should be reviewed prior to releasing the RFP.

If no major additions are added to the project scope by Council, it is anticipated that an RFP could be released in September 2021 and a contract can be awarded with project kick off after the November 22, 2021 Council meeting. The work was estimated to be completed by December 2022 in the original TSSI funding request however this was based on a June 2021 start date. Based on the current scope and timelines this is acknowledged as aggressive and it is recommended that 18 months for the project be given in the RFP to be refined by the consultants in their proposal and that an extension to the TSSI funding be requested.

Council should determine if any other deliverables are to be considered as that would have an effect on the project scope, budget and timeline. They should also indicate if they want R.M. Administration to report back on the final scope and budget prior to releasing the RFP or if this report suffices to begin the RFP process.

**Alternative Options:**

While this one project, two phase approach is recommended by R.M. Administration there are options available for Council to consider:

- A. Split the two phase project into two separate projects, with the first being a constraints analysis only with another RFP released for phase 2. This option is not recommended as there are cost, continuity, resource and timeline benefits by retaining a consistent consultant and municipal project manager and team through the entire scope of work. It is also likely that the TSSI funding would not be applicable for just phase 1 and the funding may be revoked.
- B. Council may wish to prioritize a land use map for specific areas based on servicing only; this option would allow Council to reconsider the land use mapping area after the constraints analysis is completed in phase 1. The option to reduce the area for a land use map is not recommended as the entire study area has been somewhat controversial for development, not just specific

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areas such as Division 2. A high level, broad land use map is proposed and recommended for the entire study area. Creating a high level land use map for the entire area offers more certainty for developers, ratepayers and Council on the areas that are more suitable for development as well as the types of land uses that are able to be developed. More refined concept plans or development concepts may be further explored as recommendations as part of the high level land use analysis and policy framework.

- C. Re-subdivision policies are proposed to remain status quo for the time being, subject to the phase 1 analysis being completed. After that, R.M. Administration recommends undertaking a review of the re-subdivision policies. Results from the ratepayer survey identified 70% of respondents are open to re-subdivision under certain circumstances. Conditions and policies can be refined through this process taking into account available servicing from phase 1 and engagement with ratepayers on preferred criteria. The timeline, resourcing and funding will be considered as part of the upcoming review of the 2022 planning department work plan. The other option for Council would be to include it as part of the scope of work for the SRM ADP. However Council should consider the level of detail required given the high level nature of the SRM ADP and the more detailed nature of re-subdivision policies. The timeline and budget may also need to be increased.
- D. The project does not include detailed design of infrastructure, functional planning or detailed design of transportation systems, detailed cost estimates and financing strategies or detailed official community plan or zoning bylaw amendments. The project budget would have to be increased substantively in order to include these items.

➤ **Recommendation:**

Chuhaniuk: That Council R.M. Administration proceed with preparation of a Request for Proposals for the proposed South R.M. Area Development Plan scope of work.

**Carried Unanimously**

8. **Saskatoon Freeway**

Councillor Germs requested an update on the final design for Phase 2 of the Saskatoon Freeway in the area northeast of the City of Saskatoon.

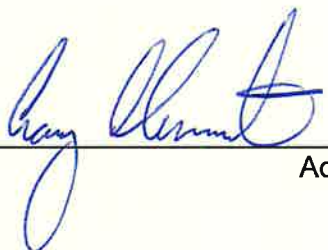
9. **Silver Sky Update**

Councillor Trask requested an update on the Silver Sky development proposal.

10. **Adjourn Meeting**

Haduik: That the Planning Committee meeting be adjourned at 11:02 a.m.

**Carried Unanimously**

  
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Administrator