



Planning Committee Presentation Item 7

December 11, 2017

Reeve and Councillors

Re: Bylaw 65/17 – Proposed Textual Amendment – R.M. of Corman Official Community Plan – Revision to Appendix ‘B’: 5 per ¼ Constraints Overlay Areas Map

Background:

The purpose of this item is to update the 5 per ¼ Constraints Overlay Areas map, referred to as Appendix ‘B’ in the R.M. of Corman Park Official Community Plan (OCP). An update to this map will increase the number of properties in Corman Park which will be eligible for the increased residential densities.

Analysis:

At the time of drafting the “5 per ¼” bylaws the Ministry of Highways & Infrastructure (MHI) advised that the Saskatoon Freeway (previously known as Perimeter Highway) needs to be re-aligned in the south east quadrant of the R.M. Corman Park provided a protection area where the residential density increases would be excluded until MHI completed a general location study for a new route.

Council will recall amendments in April 2016 to change the 5 per ¼ Constraints Overlay Areas map to allow for some properties within the south east quadrant to be eligible for further subdivision and development.

Since the South Saskatoon Freeway General Location Study is close to being completed (early 2018), MHI has agreed to allow the R.M. to release all of the remaining lands within the constraints area (shown in purple on the 5 per ¼ Constraints Overlay Areas map). They have also requested a wording change in the text of the OCP to update the name of Saskatoon Freeway from Saskatoon Perimeter Freeway.

It should be noted that while the exclusion area is being removed from the map, there are still policies within the text of the document that could preclude subdivision and/or development on lands within 0.8 km of the Saskatoon Freeway. The R.M. will continue to work with landowners and MHI in these areas to advise of development potential.

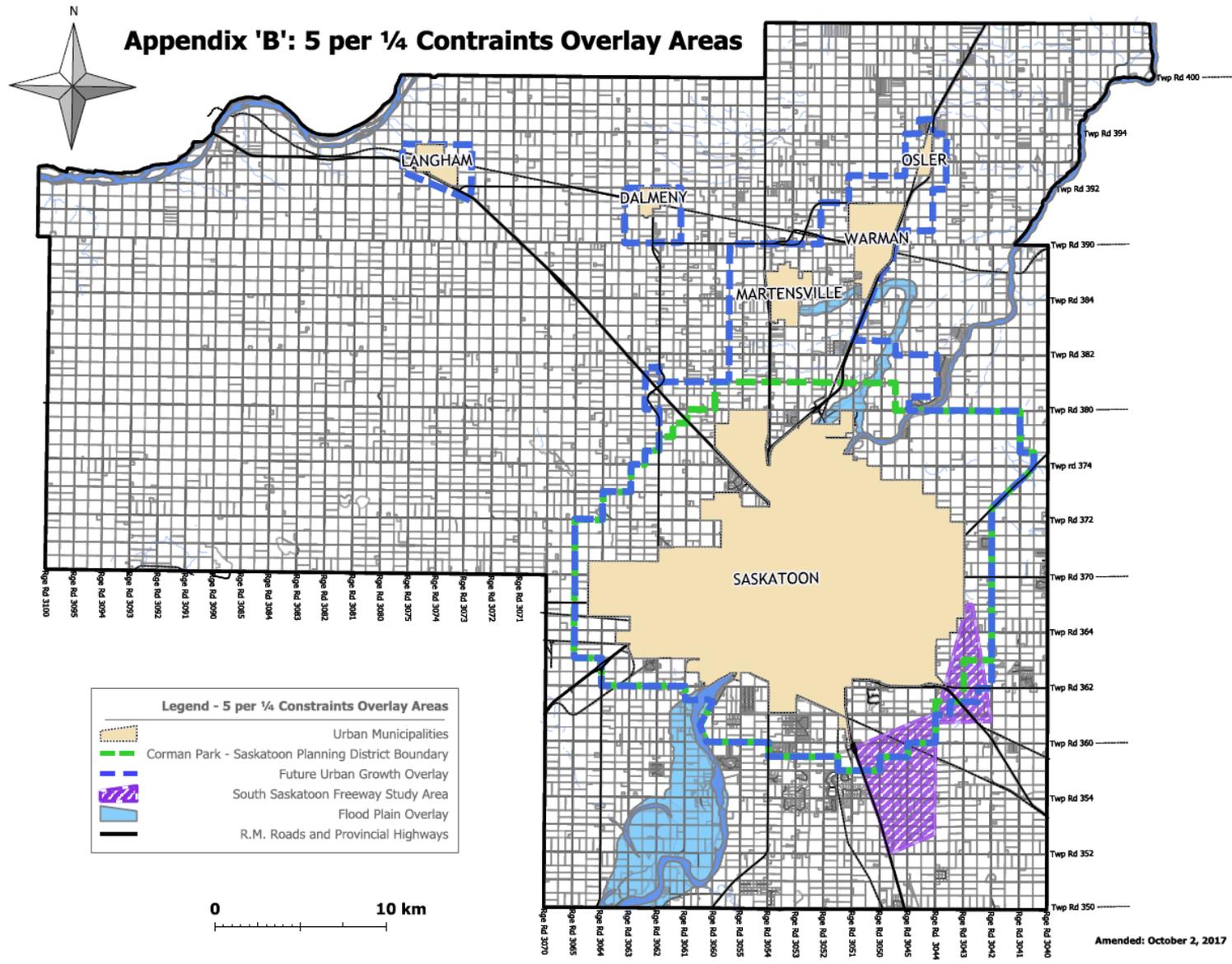
A current and revised “5 per ¼ Constraints Overlay Areas map” have been attached for review.

Recommendation:

“That Council provides First Reading to Bylaw 65/17 to revise sections 3.2.6.f), 3.2.7.d), 3.2.8.d), and 3.2.9.c) as well as Appendix ‘B’ in the R.M. of Corman Park Official Community Plan.”

Enclosures: current and revised “5 per ¼ Constraints Overlay Areas map”

Current Map:



Proposed Map:

