



Annual Report - 2021

Planning Department

STAFF

Rebecca Row, MCIP, RPP – Director of Planning & Development

Adam Toth, MCIP, RPP – Senior Planner

Vicky Reaney, MCIP, RPP – Senior Planner

Kylie McLean, MCIP, RPP – Senior Planner (currently on maternity leave)

Cory Boudreau, MCIP, RPP – Planner II

Jeremy Dela Cruz – Planner II

Jessica Mitchell, MCIP, RPP – Planner II

Kristie Muzyka – Planner I

Shayden Brandt – Planner I

Heidi Hamilton – Development Officer

Michelle Reiter – Planning Administrative Assistant

Planning Staff Update

The Corman Park planning department is split into two sections, one for development review and one for policy with junior to senior planning roles in each section. Five staff are included in development review and three in policy, with all staff focused on what is important to that role with priority items for each section. An additional Planning Administrative Assistant position was created for 2021 in the department to provide administrative support to the team.

In 2021 there were a number of staff updates that took place. In February, Vanessa Wellsch resigned from her position as a Planner 1, with Kristie Muzyka moving from her temporary Planner 1 position with the policy section to the permanent vacancy left within development review. In March, Jessica Mitchell backfilled the vacant temporary role in the policy section.

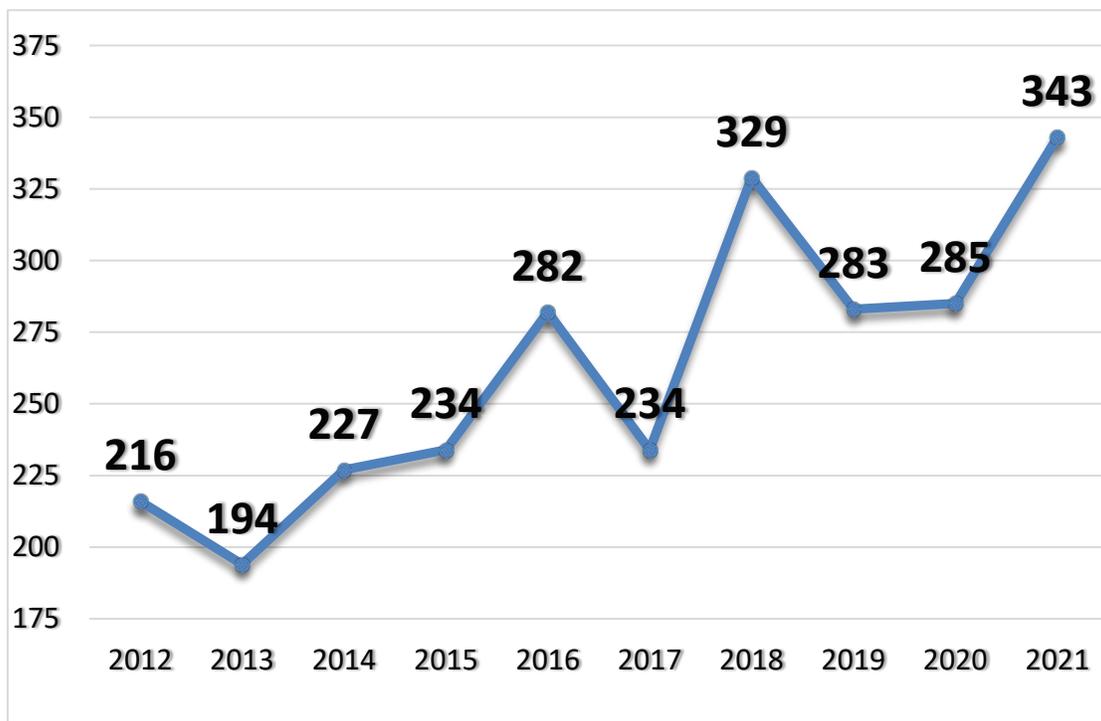
In April, Michelle Reiter began a new position as Planning Administrative Assistant; while Heidi Hamilton was hired in May to fill the Development Officer role. In July, Brittney Beckie resigned from her position as a Planner 2 in policy, however Jessica backfilled into that permanent position.

In November, Vicky Reaney returned from her maternity leave, while Kylie McLean started her maternity leave. In December, Shayden Brandt joined Corman Park to fill the temporary Planner 1 position in the policy section.

Development Permits

Corman Park issued a total of 343 development permits in 2021 which includes permitted and discretionary use development permits. This is above the 10 year average which is 263 permits as shown below:

Total Approved Development Permits: 2012 – 2021



Corman Park approved 36 discretionary use development permits in 2021 which is higher than those issued in 2020 and slightly above the 10 year average of 32 permits. There are 8 discretionary use applications that are still in progress.

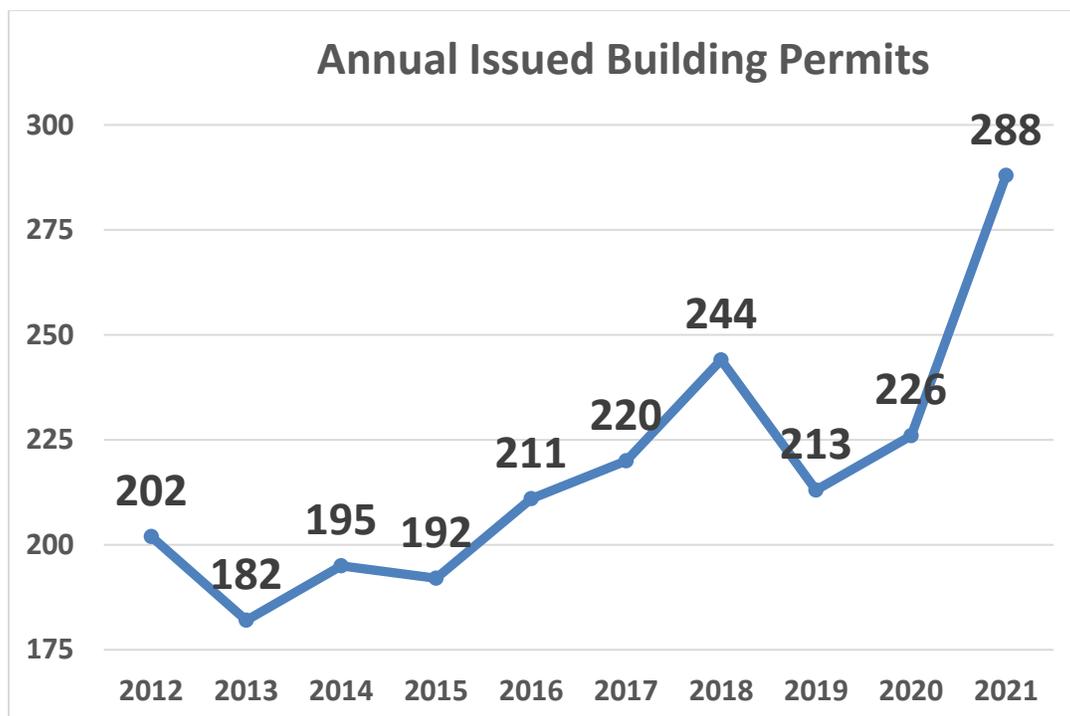
The following table indicates the number of discretionary use applications approved for each division over the past 10 years.

Number of Approved Discretionary Uses: 2012 – 2021

Division	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1	2	1	2	4	6	6	8	7	8	5
2	4	-	4	1	5	7	4	4	4	2
3	-	2	-	1	4	2	1	2	1	1
4	1	1	6	6	4	5	1	2	3	2
5	2	2	9	3	6	7	2	4	2	3
6	2	1	7	3	10	10	11	8	5	8
7	3	3	4	7	7	8	7	3	4	11
8	-	2	-	6	3	2	6	2	1	4
TOTAL	14	12	32	31	45	47	40	32	28	36

Building Permits

Construction activity continues to be robust, resulting in the busiest year on record in the last 10 years. In 2021 Corman Park experienced a significant increase in building permit activity as the total number of building permits issued was 288. The number of building permits issued in 2021 exceeded the 10 year average of 214 by 35%.



Division 2 had the most building permits with 71 issued, a 58% increase when compared to 45 issued in 2020. This is due to developments such as Edgemont Park Estates and Grasswood Estates. Divisions 1 and 3 saw an increase in permits from 2020 due to increased development in Tuscan Ridge Estates, Greenbryre Estates and The Village at Crossmount. The remaining divisions continued their respective development trends and varied slightly from previous years.

Number of Approved Building Permits by Division: 2012 – 2021

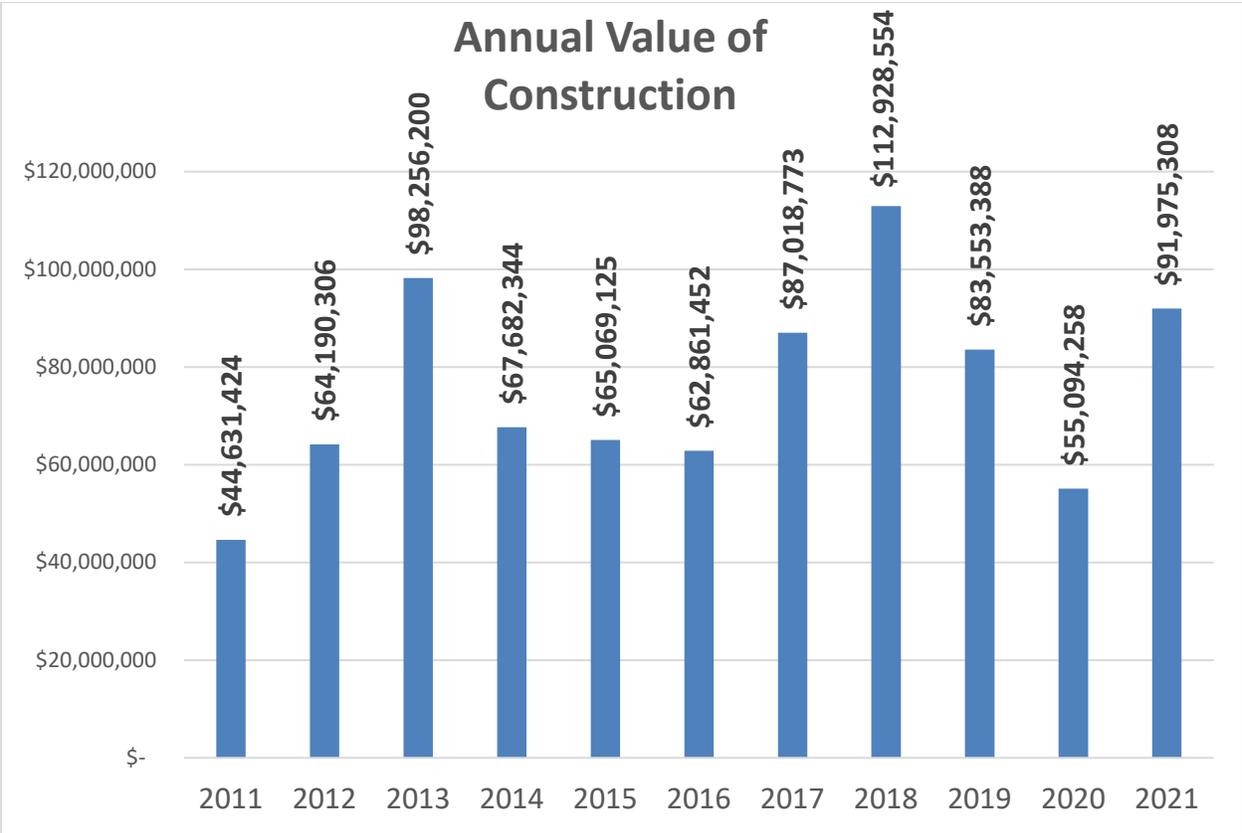
Division	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1	38	41	46	33	47	61	69	43	49	67
2	20	15	23	30	20	35	32	33	45	71
3	13	12	21	16	20	20	35	24	22	38
4	30	24	17	20	18	21	21	18	22	26
5	18	20	20	11	27	11	18	42	31	20
6	31	23	21	27	28	32	23	23	15	22
7	20	20	20	24	27	20	23	18	17	28
8	32	27	27	31	24	20	23	12	25	16
TOTAL	202	182	195	192	211	220	244	213	226	288

Corman Park experienced an extended building permit application season in 2021. While a large number of applications were received in March – May which is typical, the number of applications received per month for July – October was higher than a typical year. Lumber prices through Q1 and Q2 in 2021 saw multiple projects put on hold by builders and applications being received later in the year accounting for the increased number of applications during that time period. The total number of building permits issued was greatest in the months of July and October with 33 permits issued in each month.

The total number of projects exceeding \$1 million in construction value has also recovered in 2021 when compared to 2020, with a total of 17 projects over the threshold, while 2020 only saw 9 projects over \$1 million. The two largest projects, in terms of construction value, were both \$2 million, in comparison to the top project from 2020 at \$1.52 million; with the top project from each development category shown in the table below:

Type	Estimated Value of Construction	Details of Construction
Agricultural	\$2,000,000	Division 4: Horticulture Greenhouse
Residential	\$2,000,000	Division 1: Internal Residential Addition – Basement Development & Theatre
Industrial/Commercial	\$1,700,000	Division 1: Manufacturing Establishment – Fertilizer Processing Building
Institutional	\$1,000,000	Division 3: Salvation Army (Beaver Creek) Dining Hall Addition and Renovation

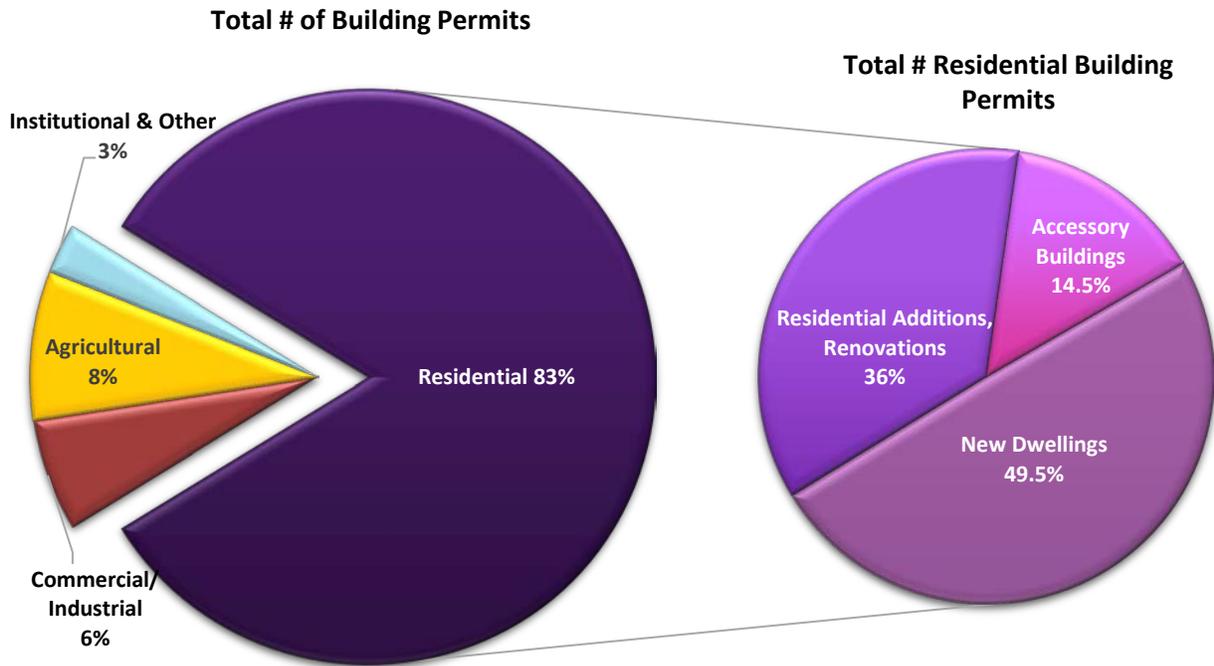
The 2021 value of construction totaled \$91,975,308, generating permit fees of \$490,360.67; resulting in a 67% increase in construction value and 82% increase in permit fees compared to 2020. 2021 had the third highest value of construction on record behind 2018 and 2013 respectively and the second highest permit fee values behind 2018.



MuniCode Services Ltd. and the Corman Park Planning Department work closely together to address open building permits; there were 108 building permits closed in 2020, some of which date back to 2005. A total of 89 building permits received final inspections and are required to submit a letter of completion once deficiencies have been resolved. The majority of these projects are from 2020 and 2021 with some dating back to 2012.

Residential development accounted for approximately 83% of the total building permits issued by Corman Park in 2021. The value of construction for residential development was \$77,208,658 accounting for approximately 84% of the total value of construction. New dwelling permits included new residences, RTM's, moved residences, garden suites and mobile homes, accounted for half of the total residential building permits issued in 2021. Corman Park issued 117 new dwelling permits, up from 78 new dwelling permits in 2020.

Percentage of Permit Types Issued in 2021



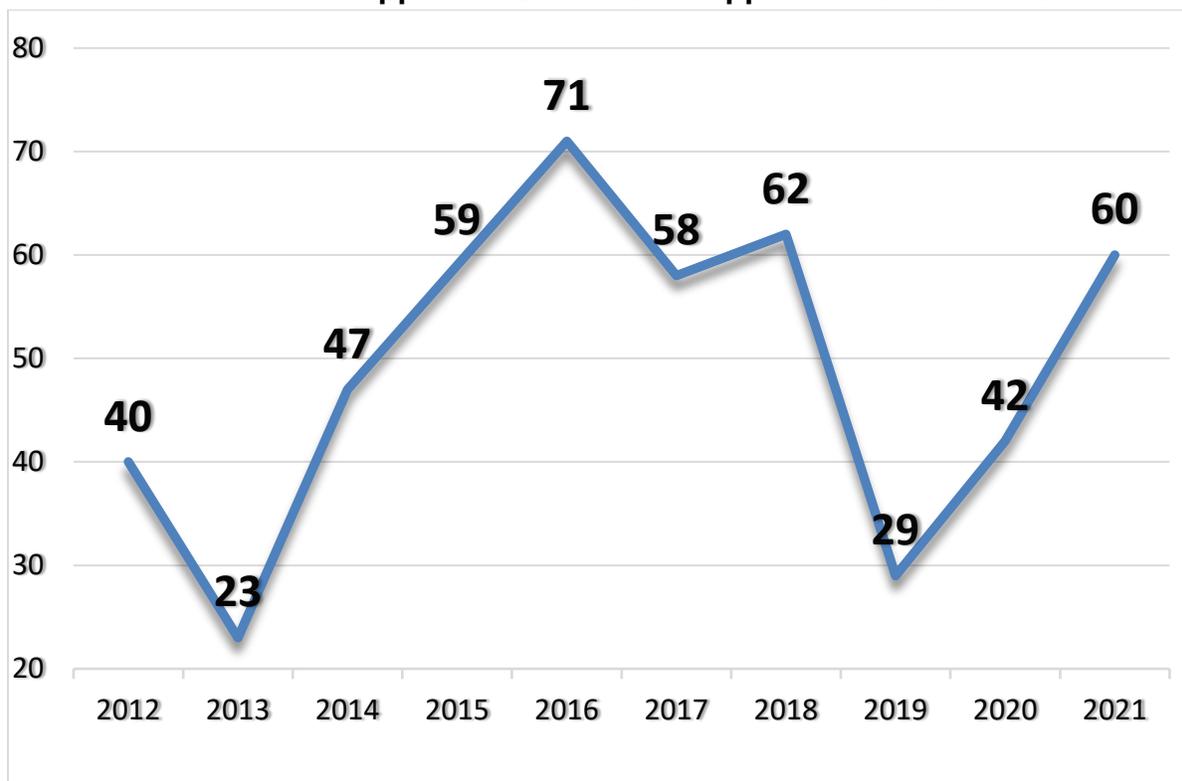
Subdivisions

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 planning policies. This table summarizes the type and number of subdivision applications approved in 2021 by type in each division:

Type	Division and Number of Subdivision Applications								
	1	2	3	4	5	6	7	8	R.M.
Single Severance Residential	6	2	4	6	4	3	9	8	42
Multi-Parcel Residential	1	3	-	-	-	-	-	-	4
Commercial/Industrial	2	2	-	-	-	1	-	-	5
Agricultural	1	-	-	-	-	-	2	1	4
Public Utility	-	-	-	-	-	1	-	-	1
Other (Conservation/Re-subdivision/Consolidation)	1	-	1	-	2	-	-	-	4
TOTAL	11	7	5	6	6	5	11	9	60

The number of R.M. approved subdivisions was 60 in 2021, increasing by 43% from 2020 and above the 10 year average of 49. In 2020, due to the pandemic there was a significant decrease in subdivision activity after March 2020, however rebounds were seen early in 2021. There are currently 13 subdivision applications still under review and additional subdivision applications are expected to be referred to Corman Park in 2022 after the new P4G bylaws are in place.

Number of R.M. Approved Subdivision Applications: 2012 – 2021



Subdivision Servicing Fees

The *Planning and Development Act, 2007 (the P&D Act)* makes provision for Council to charge subdivision servicing fees to recover the Municipality's cost of providing upgrading public improvements that directly or indirectly serve a proposed subdivision. In 2021, a total of \$630,017 was paid to the municipality in subdivision servicing fees.

Municipal Reserve

The *P&D Act* requires that when land is subdivided for non-agricultural purposes, a portion must be dedicated for public use as municipal reserve lands or cash-in-lieu of municipal reserve dedication must be provided. The Planning Department works with Council to make recommendations on land dedication.

In 2021, the municipal reserve revenues as cash-in-lieu for dedication of land were \$540,260 with \$451,890 used as disbursements through projects in the municipality and region. The monies in the account must be used to purchase land to be dedicated for public use or to develop and

maintain existing dedicated lands. In 2021, Corman Park approved municipal reserve funds for the following major projects:

- City of Martensville, contribution towards a new multi-purpose recreation facility – \$250,000
- Cathedral Bluffs Community Association, recreation area within the Hamlet – \$200,000
- Corman Park Horse Rider’s Association, extension of existing driveway – \$1,800

The remaining balance in the municipal reserve account is \$2,097,651.

Rezoning

The following table indicates the number of rezoning applications that were approved in the past 5 years by division and totalled in Corman Park. This number will not match subdivision approvals as a rezoning is not needed in each case. Given that the number of subdivisions was up in 2021, the number of rezoning applications increased as well, as oftentimes rezonings are tied to subdivision applications:

Number of Approved Rezonings 2017 – 2021

Division	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
1	2	3	5	5	2	6	6	2	6	5
2	1	-	-	2	2	1	3	-	6	2
3	1	-	-	1	-	1	-	-	1	4
4	3	3	2	2	11	6	1	1	4	4
5	4	2	-	3	5	3	1	-	2	2
6	4	2	1	5	3	4	5	2	4	3
7	1	6	5	4	2	3	1	4	2	8
8	2	1	5	7	10	8	3	3	5	6
TOTAL	18	17	18	29	35	32	20	12	30	34

Zoning Compliance Certificates

The Planning Department provides Zoning Compliance Certificates as a service to ratepayers or potential purchasers of a 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 R.M. files is conducted to outline the zoning, building information and history of the property.

In 2021, we issued 63 Zoning Compliance Certificates, four more than those issued in 2020 and is slightly above average for the past 5 years, at 59. With the creation of an interactive Corman Park online map, available to the public via the R.M. website, it is anticipated that the number of Zoning Compliance Certificates issued in future years may be fewer as zoning information is available for free. However, there is some information related to permits that is only available through a Zoning Compliance Certificate.

Bylaw Enforcement

Corman Park has contracted the Commissionaires to provide bylaw enforcement services since November 2016; Dave Prout is our Bylaw Enforcement Officer.

For 2021, the Bylaw Enforcement Officer continued to assist planning staff to increase efficiencies. This included working closely with the staff to assist in having building permits issued more quickly and to follow up on problems that existed.

All Garden Suite, Aggregate Resource Extraction and Clean Fill sites that received approvals were examined and a notice was sent to sites whose permit was due to expire to ensure renewal applications are received in a timely manner or if the site was no longer in operation it was returned to an acceptable state.

In order to speed the enforcement process and gain compliance, a Bylaw Violation Notice form was developed. This is issued to the owner or occupant either on site or via mail that is found to be in violation of a bylaw. If the compliance is not completed by the required date, an Order of Compliance is issued and charges under the appropriate bylaw may be laid. This procedure mirrors the process for the Nuisance Abatement Bylaw that was developed by the Corman Park Police Service.

In 2021, 9 Bylaw Violation Notices were issued, with 3 bylaw charges laid and 8 Nuisance Abatement Orders were issued with 3 bylaw charges laid. There were also 3 Orders of Compliances issued under the *P&D Act*.

The number and type of site visits performed this year by the Bylaw Enforcement Officer are included below:

Site Visit Type	Number of Visits
Unauthorized Building	16
Improper Use of Building	11
Building Demolition	10
Building Permit Site Review	63
Industrial Site Usage	13
Garden Suite	7
Home Based Business	20
Clean Fill Site	5
Aggregate Extraction Site	7
Nuisance Abatement	21
Staff Assistance	32
Taxation Notices Served	53
Other	18

North Corman District Development Appeals Board

Since Corman Park has an approved Zoning Bylaw in place, the *P&D Act* requires that a Development Appeals Board be established. Corman Park is been a member of the North Corman District Development Appeals Board (NCDDAB) along with Warman, Martensville, Dalmeny, Osler and Langham. Councillor Calvin Vaandrager was the Corman Park representative on the NCDDAB in 2021.

In 2021, a total of 7 appeal applications were received by the NCCDAB regarding Corman Park files; 6 appeal applications were regarding denied development permits and one was to appeal an Order of Compliance.

The first appeal was related to an existing residential structure, constructed within the setback as required by the D-Country Residential 6 Zoning District. The second appeal was for a residential addition, constructed within the setback of a flanking roadway as required by the Agricultural District. The NCDDAB approved the relaxation of the setback requirement in both appeals.

Appeals three and four were on the same property; appeal three was for an existing agricultural structure which was encroaching on the required setback distance of the Agricultural Residential 1 (AR1) Zoning District. Appeal four was for a proposed agricultural structure, which was proposed to encroach on the required setback distance of the AR1 Zoning District. The NCDDAB granted both the appeals, subject to conditions related to fire safety, which have now been met.

Appeals five and six were also on the same property, regarding two separate structures, constructed within the setback requirement of the Heavy Industrial Zoning District. The NCDDAB granted both appeals.

Appeal seven was related to an Order of Compliance issued on a property, under the R.M. Zoning Bylaw. The appeal has been postponed, with an updated hearing date of January 2022.

Corman Park – Saskatoon Planning District

Corman Park and the City of Saskatoon have established a Planning District and have a District Planning Commission (DPC) which reviews and provides recommendations to Corman Park and Saskatoon Councils on land use planning and related matters in the Planning District.

The DPC comprises nine voting representatives with four appointed by Corman Park, four appointed by Saskatoon and one joint representative. The Corman Park and joint representatives in 2021 were:

- Reeve Judy Harwood – R.M. Rep
- Councillor Bas Froese-Kooijenga – R.M. Rep
- Councillor Wendy Trask – R.M. Rep
- Charlene Dalen-Brown – R.M. Rep
- John Waddington – Joint Rep

In 2021 the DPC held meetings in January, February, April, and August - December; during the other months no meetings were held. In total, the DPC considered 5 subdivisions, 2 subdivision/rezoning applications, 1 rezoning application and 6 discretionary use applications.

At the end of the December 1, 2021 meeting, the Corman Park-Saskatoon DPC supported a motion for the Minister of Government Relations to issue an order to dissolve the Corman Park-Saskatoon Planning District to allow for the establishment of the new Partnership for Growth (P4G) Planning District. The Corman Park-Saskatoon Planning District has been dissolved and is no longer in effect.

Saskatoon North Partnership for Growth (P4G) Planning District

Corman Park is a member of the Saskatoon North Partnership for Growth (P4G), which also includes representation from Saskatoon, Warman, Martensville, and Osler. The P4G membership is comprised of a political Regional Oversight Committee (ROC) and a Planning & Administration Committee (PAC). The ROC representatives in 2021 were:

- Reeve Judy Harwood
- Councillor Art Pruijm
- Councillor Bas Froese-Kooijenga

As part of P4G, a new Planning District has been created, including membership from the five P4G municipalities. This will include new Planning District boundaries as well as an expanded 13 voting member DPC. In order to create the new P4G Planning District, a new P4G Official Community Plan (OCP), P4G Planning Agreement and P4G Zoning Bylaw must be drafted and given Ministerial approval by the Ministry of Government Relations.

In 2020, the P4G OCP and Planning Agreement were approved by all five P4G Councils. At the June 14, 2021 Corman Park Council meeting, Corman Park Council gave first reading to Bylaw 35/21, known as the P4G Zoning Bylaw; a public hearing was held on August 16, 2021. Bylaw 35/21 received second and third readings at the August 16, 2021 R.M. Council Meeting and approval was provided by the Ministry of Government Relations, Community Planning Branch on December 10, 2021 with a formal adoption date for the new P4G Planning District of January 1, 2022.

P4G DPC member appointments include:

Corman Park

1. Reeve Judy Harwood
2. Councillor Froese-Kooijenga

Martensville

3. Mayor Kent Muench
4. Councillor Spencer Nickel

Osler

5. Mayor Abe Quiring
 6. Adam Humenuik
- Alternate – Councillor Susan Braun

Saskatoon

7. Councillor Randy Donauer
8. Councillor Bev Dubois

Warman

9. Mayor Gary Philipchuk
10. Councillor Richard Beck

Joint members:

11. John Mathison – 1 year term
12. Bruce Richet – 2 year term
13. Brad Sylvester – 3 year term

In 2021, the focus for P4G was on creating the new Planning District and completing projects that were underway or proposed for 2021 that continue to support implementation of the Planning District including the North Concept Plan and Green Network Study Area East Drainage Study. This latter project received federal funding to Corman Park through the National Disaster Mitigation Program and is expected to be completed in early 2022.

The P4G Director, Neal Sarnecki, resigned effective July 30, 2021; Corman Park Administration is the point of contact on P4G related files. A strategic planning session will be undertaken in 2022 by the P4G members to discuss the staffing requirements for P4G and membership for regional committees after the establishment of the new P4G Planning District. The P4G DPC secretary remains a staff member of Corman Park.

Concept Plans

Concept plans provide a framework for future subdivision and development of an area by describing the proposed land uses, density of development, servicing plans and phasing. These plans are more detailed than the high level land use maps included in an OCP.

North Concept Plan

Due to the development pressures in the northern part of the P4G area, it was determined that a concept plan should be developed to help guide land use decisions. The North Concept Plan study area encompasses both rural and urban growth areas, between Highway 16 west and Highway 11 north. The project website is www.partnershipforgrowth.ca/north-concept-plan/.

The North Concept Plan was anticipated to be completed in 2021, however based on a draft report provided for municipal review in February, 2021 additional revisions were required to the final plan. The draft final report was provided on December 23, 2021 and is undergoing final review by the municipalities. The North Concept Plan is expected to be presented for P4G DPC and Council endorsements in early 2022. The NCP will be appended to the new P4G OCP to be implemented.

South East Concept Plan

The South East Concept Plan (SECP) began in January 2021 and is over halfway done. The project is into finalizing land uses, servicing, infrastructure and financing tasks. The SECP will identify land uses, servicing, financing 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 SECP project website is <http://rmcormanpark.ca/306/South-East-Concept-Plan>. The SECP is anticipated to be completed by summer 2022, with additional stakeholder engagement planned for early 2022.

South R.M. Concept Plan and Ratepayer Survey

A concept plan is being considered for Divisions 1, 2, and 3 south of Saskatoon to address current and future development goals as well as promote partnerships with area First Nations. The two phase project is expected to begin in 2022 which includes creating a land use map and servicing strategy.

To help define the scope and scale of the concept plan, a ratepayer survey was undertaken by Corman Park in 2021. The South R.M. Ratepayer Survey was available to residents from June 7 – 30, 2021 and asked landowners to provide feedback on several topics including future development, re-subdivision, shipping containers, and recreation and leisure amenities.

Many residents expressed their motivation to move to the area as wanting to be away from neighbourhood characteristics commonly associated with urban environments, such as noise, traffic, small lots, and high population density. Concerns were raised 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. 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.

The feedback compiled in the report is available online at <http://rmcormanpark.ca/276/Planning-Policy-Updates> and will be used to inform the upcoming South R.M. Concept Plan.

Blumenheim Policy Updates

Part of the 2021 planning department work plan included completing the policy review of the subdivision and development standards of the community of Blumenheim. Corman Park Administration began this policy work in April 2020 and was completed in June 2021, the work included a review of the Agricultural Residential 3 (AR3) Zoning District.

Community engagement began in May 2020 to determine if the current bylaws were still consistent with the community vision, subdivision/development desires, servicing constraints and municipal land use planning principles. Corman Park Administration created subdivision and land use options that were shared at a Blumenheim ratepayer meeting in October 2020. As a result of the information gathered from the community meeting and feedback from R.M. Council, a preferred subdivision and land use bylaw that could allow further property development and

subdivision was drafted. Online engagement was held in April 2021 to share the proposed bylaw policies and receive feedback prior to R.M. Council considering the necessary bylaw changes.

At the June 14, 2021 R.M. Council meeting, first reading was given to Bylaw 34/21, which was the bylaw containing the amendments to the AR3 Zoning District for Blumenheim to allow for further subdivision of some existing sites, remove the requirement of the long lot form and revise the permitted and discretionary uses. At the July 12, 2021 R.M. Council meeting, a public hearing was held and second & third reading were given by Council to Bylaw 34/21. Bylaw 34/21 has received provincial approval and is now in effect, meaning that Corman Park is able to consider development permit, building permit or subdivision applications that align with the new bylaws.

South Saskatchewan River Flood Plain Policy Updates

Corman Park is currently working with Stantec to complete a policy review and update of the OCP and Zoning Bylaw, related to the completed flood plain modelling. In June 2021, representatives from Water Security Agency (WSA) and Community Planning Branch, Ministry of Government relations presented to R.M. Planning Committee to provide R.M. Council with an understanding on historical flooding events and how upstream impacts such as use of the Gardiner Dam impact the floodplain in Corman Park. The presentation also included discussion around the Statements of Provincial Interest (SPI) and municipal flooding policies.

On July 15, 2021, Corman Park and Stantec hosted an online presentation to provide ratepayers with information regarding provincial legislation and flood policy and historical flooding events. Representatives from WSA and Community Planning were also in attendance. The presentation was recorded and put on the project website for later viewing <http://rmcormanpark.ca/307/Flood-Plain-Policy-Updates>.

In September 2021, Stantec, Corman Park and WSA representatives met to discuss some of the details of WSA's assessment methods and interpretations of the SPIs as they relate to the floodplain. The WSA is generally not in favour of floodplain encroachment or development in the floodplain although that level of regulation or guideline is not explicitly stated in the SPIs.

Additional communication is occurring with WSA, Stantec and Corman Park, to determine the next steps of the project. Options will be brought forward for consideration by R.M. Council in early 2022.

Corman Park Official Community Plan & Zoning Bylaw Update

Corman Park is undertaking a comprehensive review and update to its Official Community Plan (OCP) and Zoning Bylaw. An OCP describes the long-term vision of communities by stating objectives and policies that guide municipal planning and land use. An OCP includes policies related to land use, transportation, culture, utilities and recreation. A Zoning Bylaw is a regulatory document that implements a municipality's OCP. It does this by dividing a municipality into zoning districts and providing standards to regulate subdivision, land use and development within those districts. Together, the OCP and Zoning Bylaw are the main tools Corman Park has to ensure development occurs in an orderly, compatible, and sustainable manner.

The review is being done to align both documents with P4G Planning District bylaws and provincial legislative requirements, to respond to emerging market trends and to ensure their alignment with best planning practices. The project website is <http://rmcormanpark.ca/315/RM-OCP-Zoning-Bylaw-Update>.

Corman Park recognizes that the OCP and Zoning Bylaw review is an important project for landowners, rights holders, and stakeholders and is committed to access to project information and engagement activities. An initial online ratepayer survey was held in summer 2021 to gather information and a Council visioning session for the OCP was held in October 2021. Additional consultation with Council, landowners, rights holders, and stakeholders is expected in 2022.

As part of the scope of work, an initial phase considered priority textual amendments within the R.M. Zoning Bylaw, to match with those in the P4G Zoning Bylaw with respect to:

- secondary dwelling units, farmhand dwellings, garage suites, garden suites and secondary suites;
- shipping containers;
- grading and leveling of site (previously known as clean fill operations)
- home based businesses;
- equestrian facilities; and
- tourist homes and bed and breakfast homes

At the November 22, 2021 R.M. Council meeting, first reading was given to Bylaw 52/21, which was the bylaw containing the priority amendments. At the December 20, 2021 R.M. Council meeting, a public hearing was held and second & third reading were given by Council to Bylaw 52/21; provincial approval is pending.

Saskatoon Freeway – Functional Planning Study

In 2019, the Ministry of Highways & Infrastructure (MHI) began the detailed design stage called functional planning for the Saskatoon Freeway. Functional planning will help determine how the freeway will look and operate in the future including the determination of the centre line of the road, the types of interchanges, service roads and access points on and off the freeway. The functional planning project was broken down into phases starting in the north, followed by the east/south and then the west segments. Corman Park has been identified as a key stakeholder in the functional planning study and regularly attends project meetings. The project website is www.saskatoonfreeway.org.

In 2021, the project focused on phase 2, comprised of the east/south segment. Initial public consultation occurred between February and March 2021 for feedback regarding phase 2. In fall 2021, MHI revealed the phase 2 preferred route and additional consultation is expected in early 2022. Due to COVID-19 the engagement is virtually based.

MHI also postponed the third segment of the functional planning study; it is undetermined what the timelines for completion of the work are.