



RURAL MUNICIPALITY OF CORMAN PARK NO. 344

BYLAW 17/22

A bylaw to amend Bylaw 57/20 known as the Saskatoon North Partnership for Growth (P4G) Planning District Official Community Plan.

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, enacts to amend Bylaw 57/20 as follows:

1. Section 11: Agriculture is amended by adding the following wording after "Agricultural Residential" and before Section 11.3.4:

"The following policies are intended to apply to subdivision for agricultural residential purposes on lands with any land use designation, where provided for in accordance with this Plan."

2. Section 12: Country Residential is amended by adding the following after section 12.3.8:

"12.3.9 Comprehensive Re-Subdivision for Existing Hamlets and Multi-Parcel Country Residential Subdivisions"

An organized hamlet or multi-parcel country residential subdivision may undertake a Comprehensive Development Review (CDR) to investigate the feasibility of further re-subdivision of lots within the community, where the effect will be an increase in density throughout the community. Re-subdivision pursuant to this section shall comply with all applicable Country Residential policies of this Plan and the following:

- a) *The CDR must assess the capacity of municipal and provincial infrastructure to support an overall density increase and identify any required upgrades to support the additional density;*
 - b) *Regardless of how many properties intend to re-subdivide, the CDR scope of investigation must include all of the parcels within the hamlet, original subdivision plan, and/or the entire quarter section in which the development lies; and*
 - c) *All resulting parcels must be connected to a centralized potable waterline and meet the minimum, maximum and average lot sizes of the applicable zoning district."*
3. Section 17.0 Green Network Study Area is amended by repealing subsection 17.3.4 and substituting the following:

"17.3.4 Subdivision in the Green Network Study Area"

Lands inside the areas identified on Schedule C - Future Urban Growth Areas Map as accommodating a regional population of 700,000 in the Green Network Study Area may be subdivided to permit:

- a) *A maximum of two agricultural residential building sites per quarter section (64.8 hectares, or 160 acres) or one agricultural building site per 32.4 hectare (80 acre) parcel;*
- b) *A maximum of two discretionary uses per quarter section (64.8 hectares, or 160 acres) or one discretionary use per 32.4 hectare (80 acre) parcel; or*
- c) *A combination of sites referred to in clauses a) and b) to a maximum of two building sites per quarter section (64.8 hectares, or 160 acres) or one building site per 32.4 hectare (80 acre) parcel.*

Lands outside of areas identified on Schedule C – Future Urban Growth Areas Map as accommodating a regional population of 700,000 in the Green Network Study Area may be subdivided to permit:

- d) *A maximum of five agricultural residential building sites per quarter section (64.8 hectares, or 160 acres) or three agricultural building sites per 32.4 hectare (80 acre) parcel;*
 - e) *A maximum of five discretionary uses per quarter section (64.8 hectares, or 160 acres) or three discretionary uses per 32.4 hectare (80 acre) parcel;*
 - f) *A combination of sites referred to in clauses d) and e) to a maximum of five building sites per quarter section (64.8 hectares, or 160 acres) or three building sites per 32.4 hectare (80 acre) parcel;*
 - g) *Notwithstanding d), e), and f) above, where a quarter section is designated Green Network Study Area and another Land Use(s), the Land Use with the lower maximum of residential building sites per quarter section or per 32.4 hectare (80 acre) parcel shall prevail.”*
4. Section 31.3.16: Comprehensive Development Review Required is amended by repealing subsections e) and f) and substituting the following:

*“e) Commercial development;
f) Regional infrastructure or regional institutional development; or
g) Comprehensive re-subdivision of existing hamlets or multi-parcel country residential subdivisions.”*

This Bylaw shall come into force and take effect upon receiving the approval of the Minister of Government Relations.

REEVE, Judy Harwood

SEAL

CHIEF ADMINISTRATIVE OFFICER, Ken Kolb