



# South R.M. Area Development Plan



# Presentation Outline

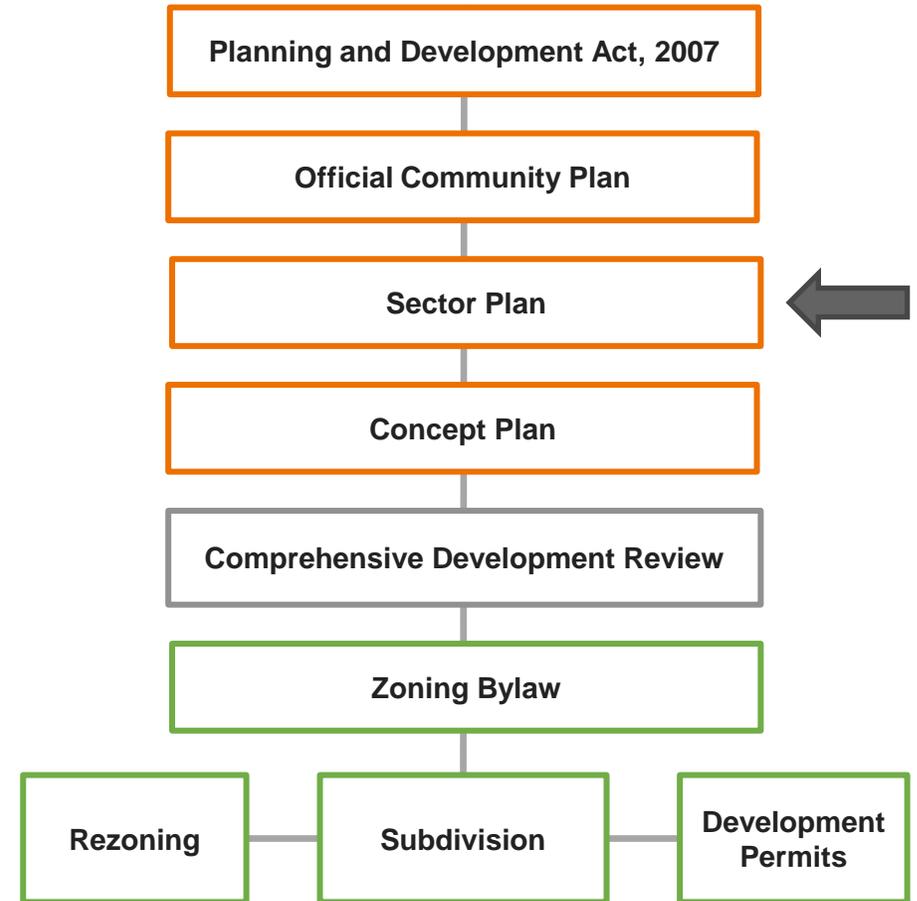
- What is the South Area R.M. Development Plan (SADP)?
- Review the intent of the South R.M. Area Development Plan.
- Opportunities and Constraints





# What is the South R.M. Area Development Plan?

- The SADP is similar to a Sector Plan.
- Sector Plans provide high level land use and servicing framework for a large area of land.  
Sector Plans:
  - enhance the Municipality’s vision in the Official Community Plan to develop a Sector;
  - provide direction for the preparation of future Concept Plans to ensure growth proceeds in a balanced, cohesive manner; and
  - identify key land uses and servicing components that will need to be addressed in detail during the Concept Plan process.





# Project Purpose and Timeline

The South R.M. Area Development Plan (SADP) will be a guiding document that defines the vision, land use concept, and implementation strategy for the South Area of Corman Park.

The SADP will be informed by:

- Corman Park's Official Community Plan,
- Existing conditions assessments of municipal infrastructure,
- Servicing, environmental and transportation constraints,
- Development opportunities, and
- The needs and preferences of ratepayers.

## PART 1. BACKGROUND WORK



**Technical Studies**

## PART 2. PLANNING WORK



**Visioning**

**Engagement Round 1**



**Land Use Options**

**Engagement Round 2**



**Servicing Analysis**



**Draft SADP**

**Engagement Round 3**



**Final SADP**

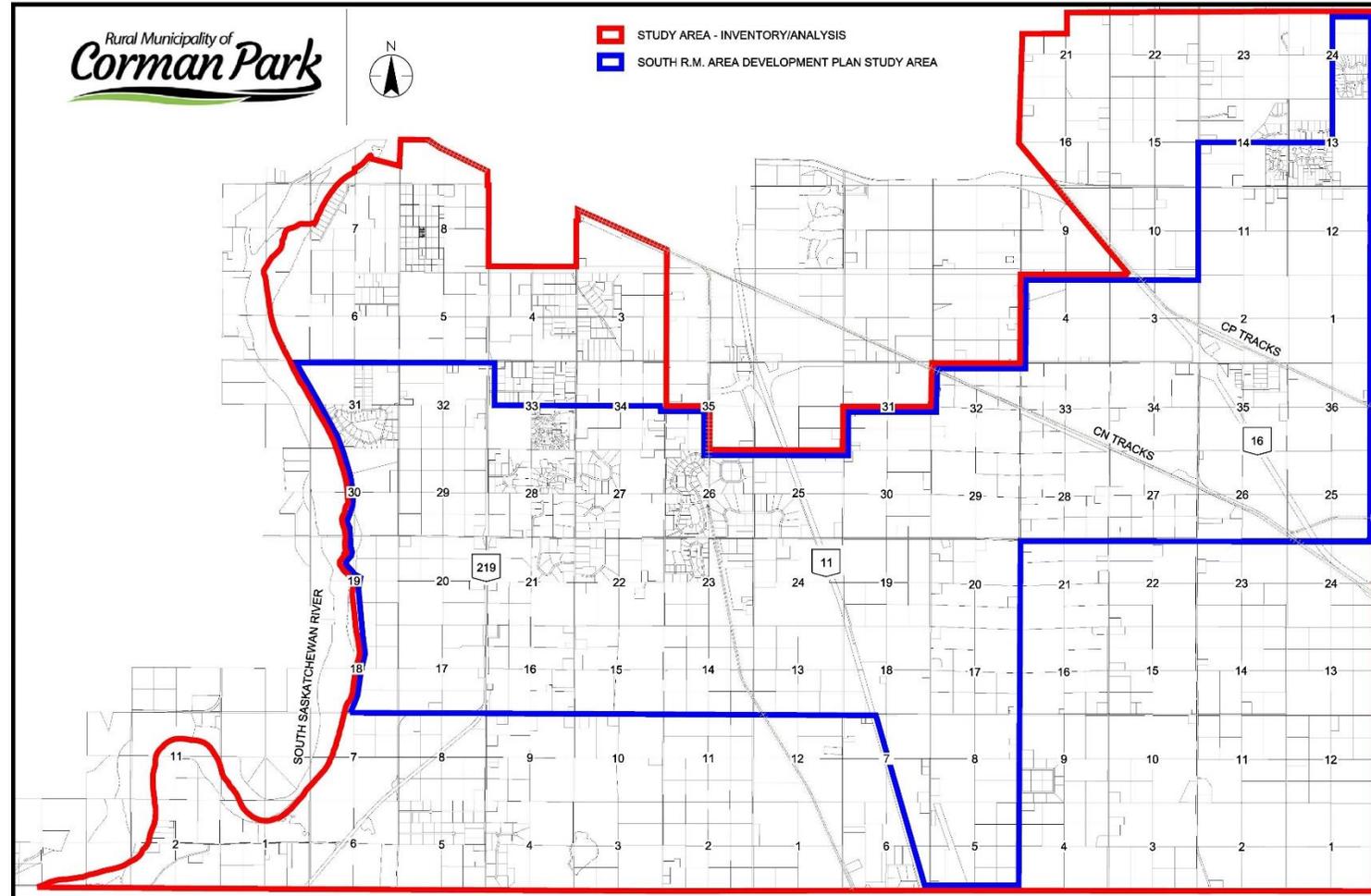


**Council Approval**



# SADP Study Area

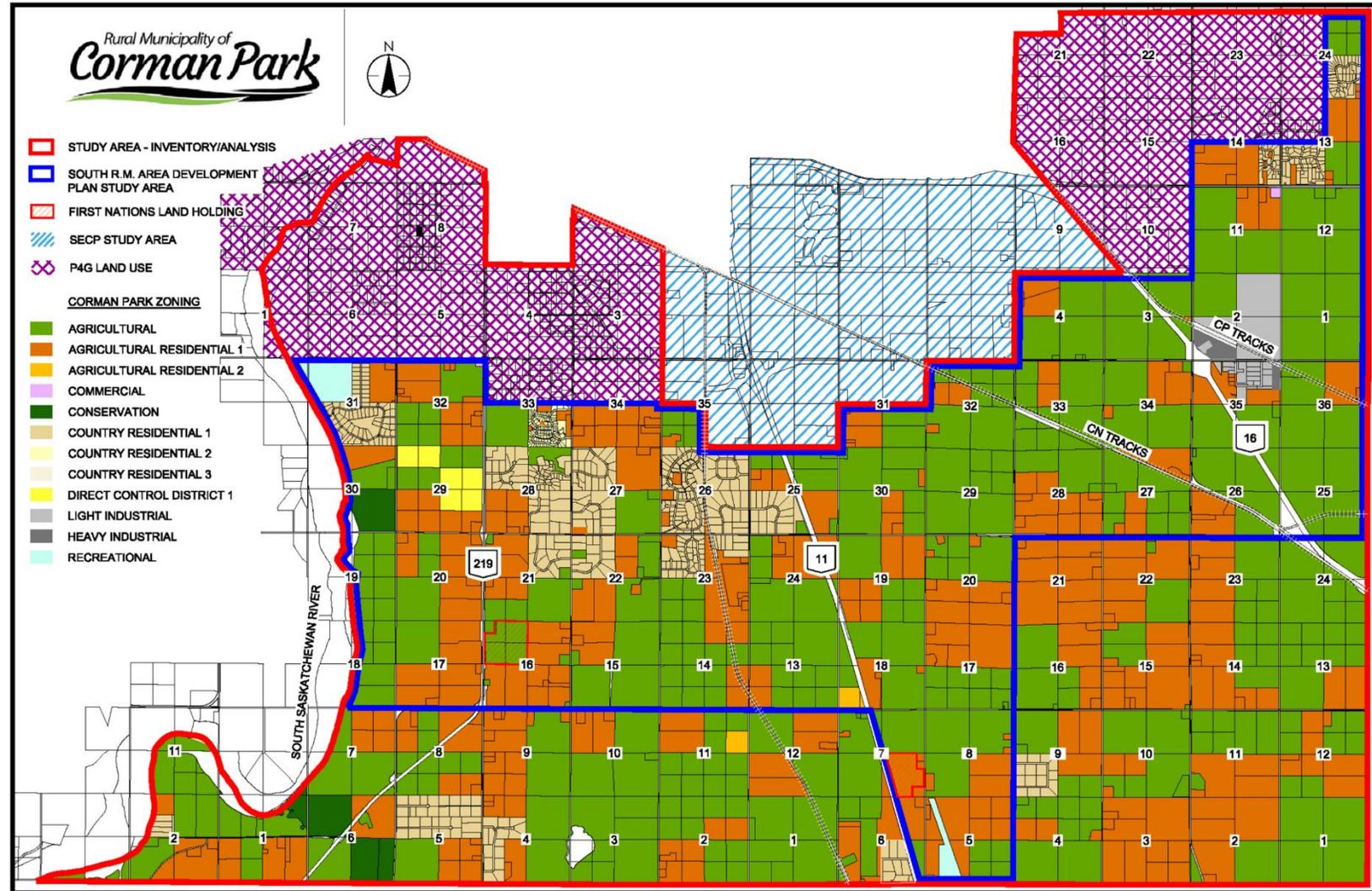
- Most densely populated area of Corman Park with over 15 multi-parcel country residential neighbourhoods and includes:
  - 4 hamlets,
  - Land holdings for two First Nations (Fishing Lake First Nation and Flying Dust First Nation),
  - Agricultural residences and agricultural operations and uses, and
  - Rural commercial, institutional and recreational developments.





# Current Zoning Districts

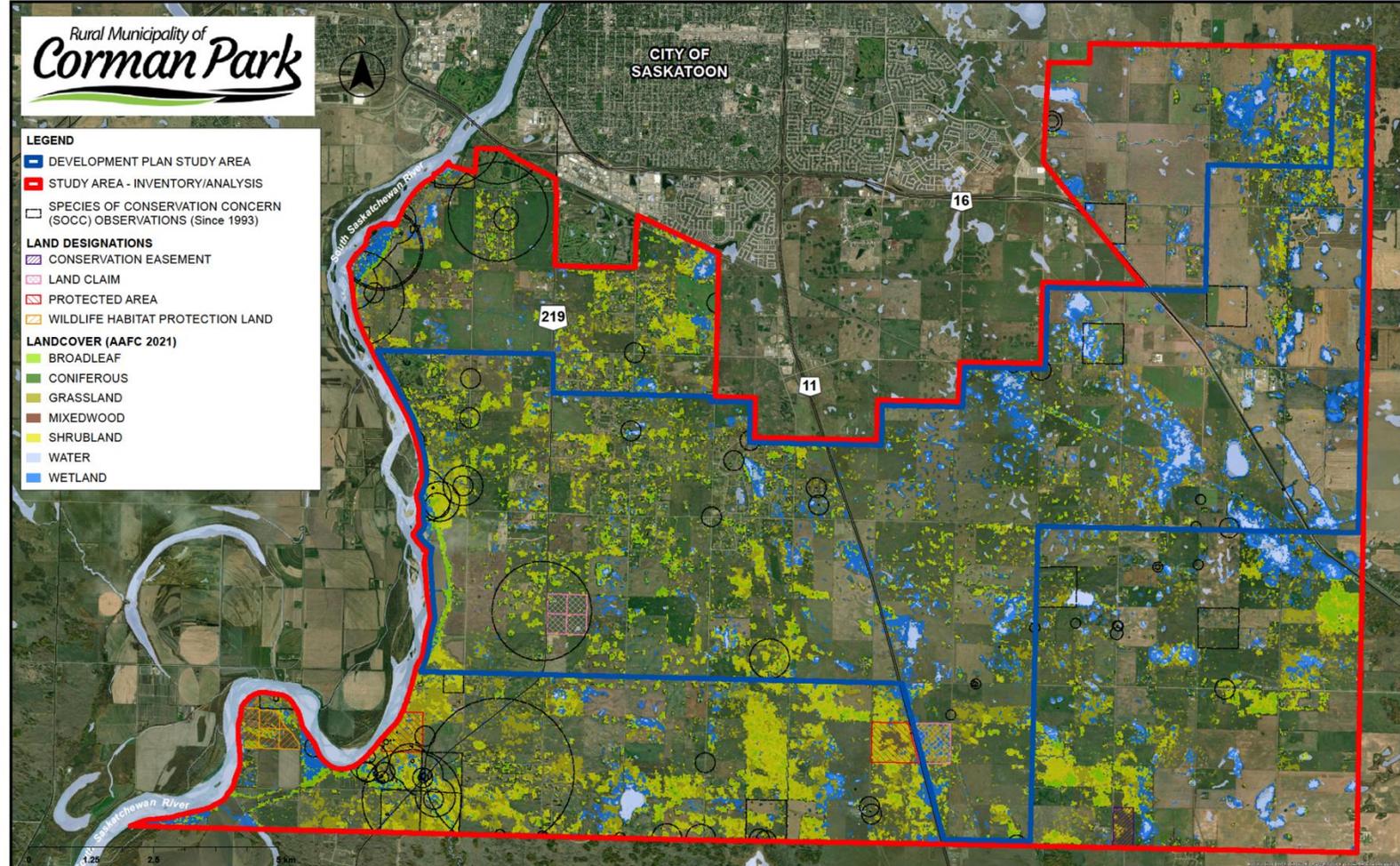
- The map identifies the zoning currently approved for the South R.M.





# Development Considerations **NATURAL AREA SCREENING**

- A natural area screening study is being undertaken to assist in identifying areas that are suitable for development and natural areas that should be retained.
- Some of the environmental features that need to be considered include tree stands, vegetation, setbacks from waterbodies and wetlands.

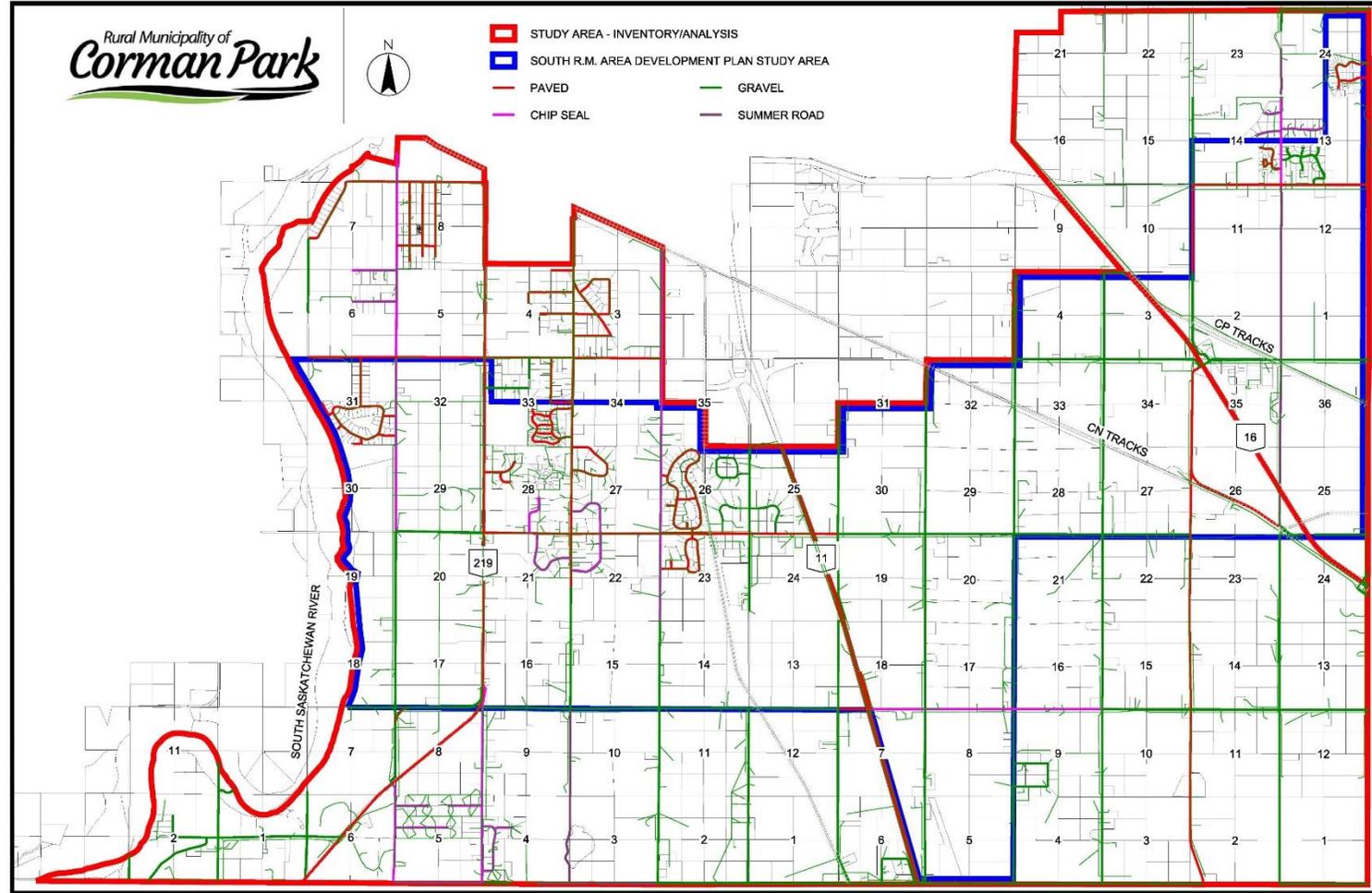




# Development Considerations **TRANSPORTATION**

As part of the SADP a Transportation Study is being completed.

- In Phase 1, an existing condition assessment of roadway conditions and roadway classifications is being prepared. These assessments help to identify existing roadway infrastructure capacity which informs the land use planning process.
- In Phase 2, roadway infrastructure upgrades required to support future development plans will be determined.



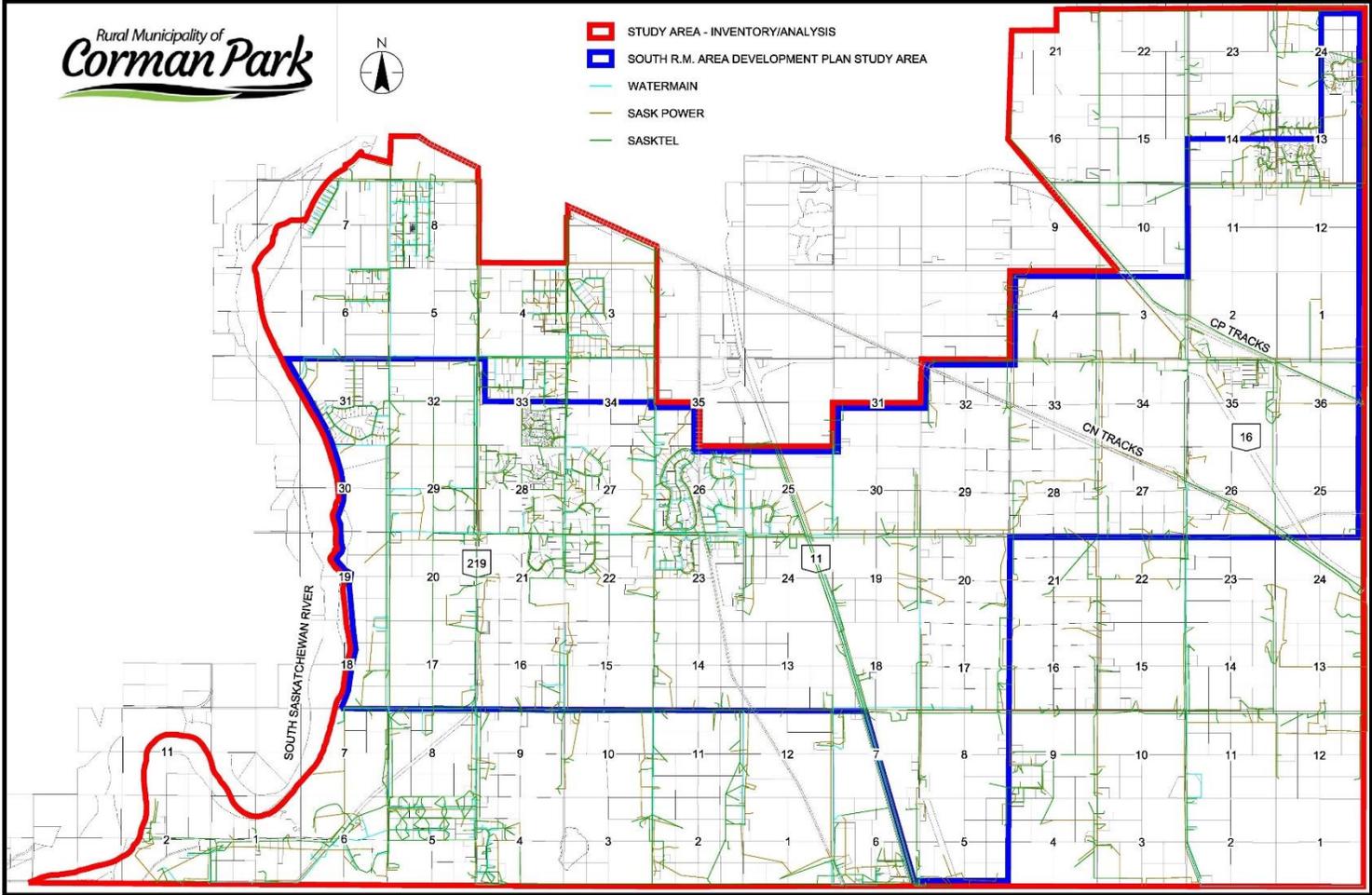


# Development Considerations

## UTILITIES AND DRAINAGE

As part of the SADP, a utilities and drainage study is being completed.

- In Phase 1, an existing inventory assessment of utilities is being prepared. The utilities include water, sewer, groundwater monitoring, drainage (culverts), power, natural gas, and telecommunications infrastructure.
- In Phase 2, a servicing strategy will be created to support future development plans.



Note: Information obtained from SaskEnergy cannot be shared publicly; as such, it has not been included on this map



# Questions?

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**Survey**      [www.surveymonkey.com/r/SADP](http://www.surveymonkey.com/r/SADP)

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