

# South R.M. Area Development Plan

## PHASE 1 ENGAGEMENT SUMMARY June-July 2023

If you have any questions about this report or would like to provide feedback, please email:

[RMCormanParkSADP@stantec.com](mailto:RMCormanParkSADP@stantec.com).

To stay up to date on the project, please visit

[www.rmccormanpark.ca/377/South-RM-Area-Development-Plan](http://www.rmccormanpark.ca/377/South-RM-Area-Development-Plan).

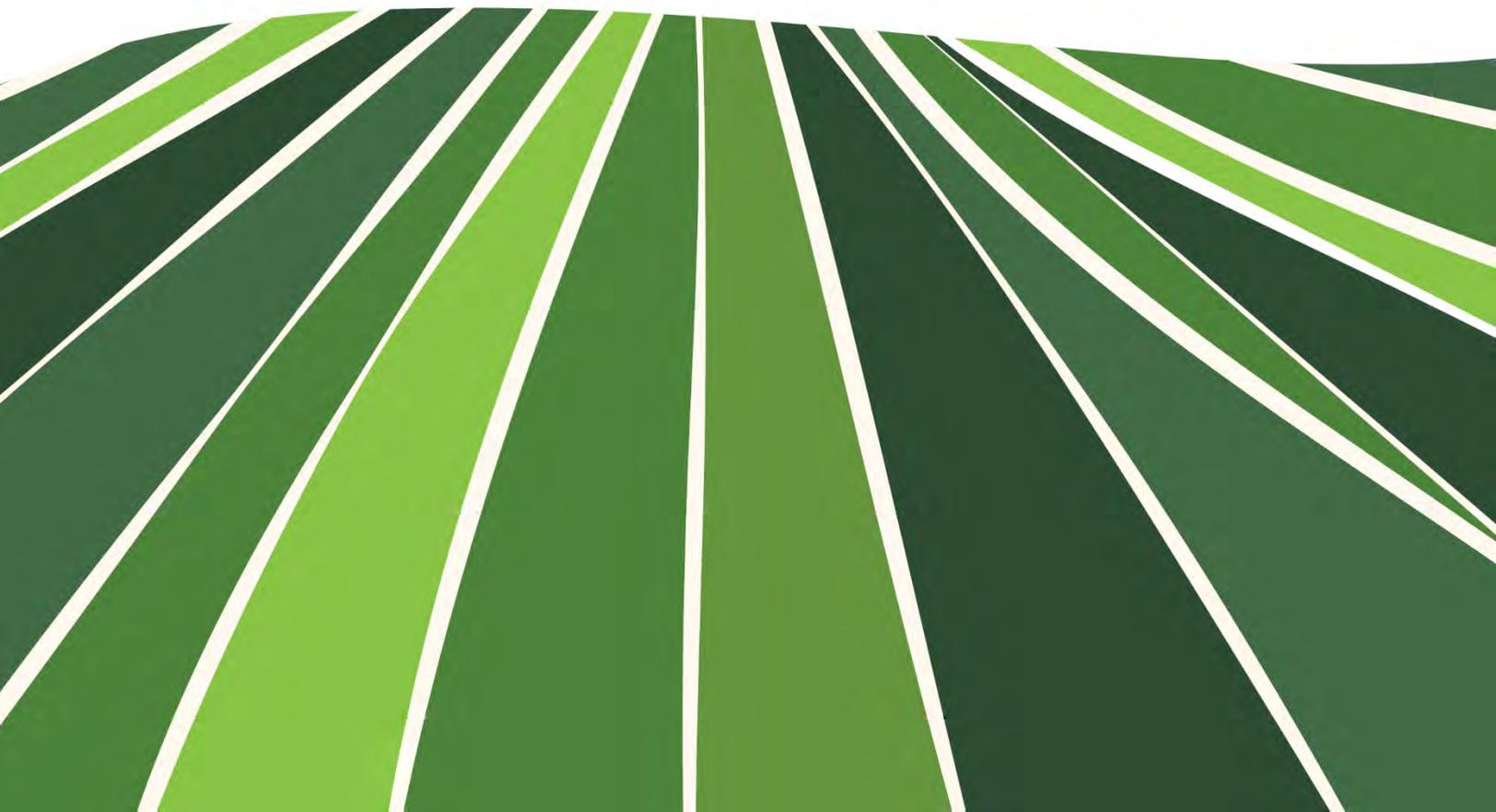




Photo: South RM SADP Open House, Tuesday June 12, 2023.

# Introduction

## Purpose

This report provides a summary of the information collected during Round 1 of engagement for the South R.M. Area Development Plan (SADP). The desired outcomes of Round 1 of engagement were to:

- have those engaged clearly understand:
  - why the project was happening and what would happen once it was approved,
  - what Corman Park’s goals for the project were,
  - what the existing conditions in the Plan Area are, and
  - how they could provide feedback; and
- allow opportunities for impacted and interested parties to share:
  - insight on known opportunities and constraints, and
  - their vision for the future of the area.

Based on feedback received, the project team will prepare a draft vision and land use concept options for the SADP, for consideration by the community during Round 2 of engagement.

## Summary organization

This engagement summary is organized into 3 parts, each part is described briefly below.

**PART A BACKGROUND** *An overview of the South R.M. Area Development Plan (SADP) project.*

**What is the SADP?**

**Where are we in the SADP process?**

**PART B ROUND 1 ENGAGEMENT OVERVIEW** *A description of the engagement process.*

**Engagement with other governments**

**Engagement activities**

**Advertisements and notifications**

**Feedback options**

**PART C WHAT WE HEARD** *A summary of feedback received.*

**Key themes**

**Specific questions**

# Part A Background

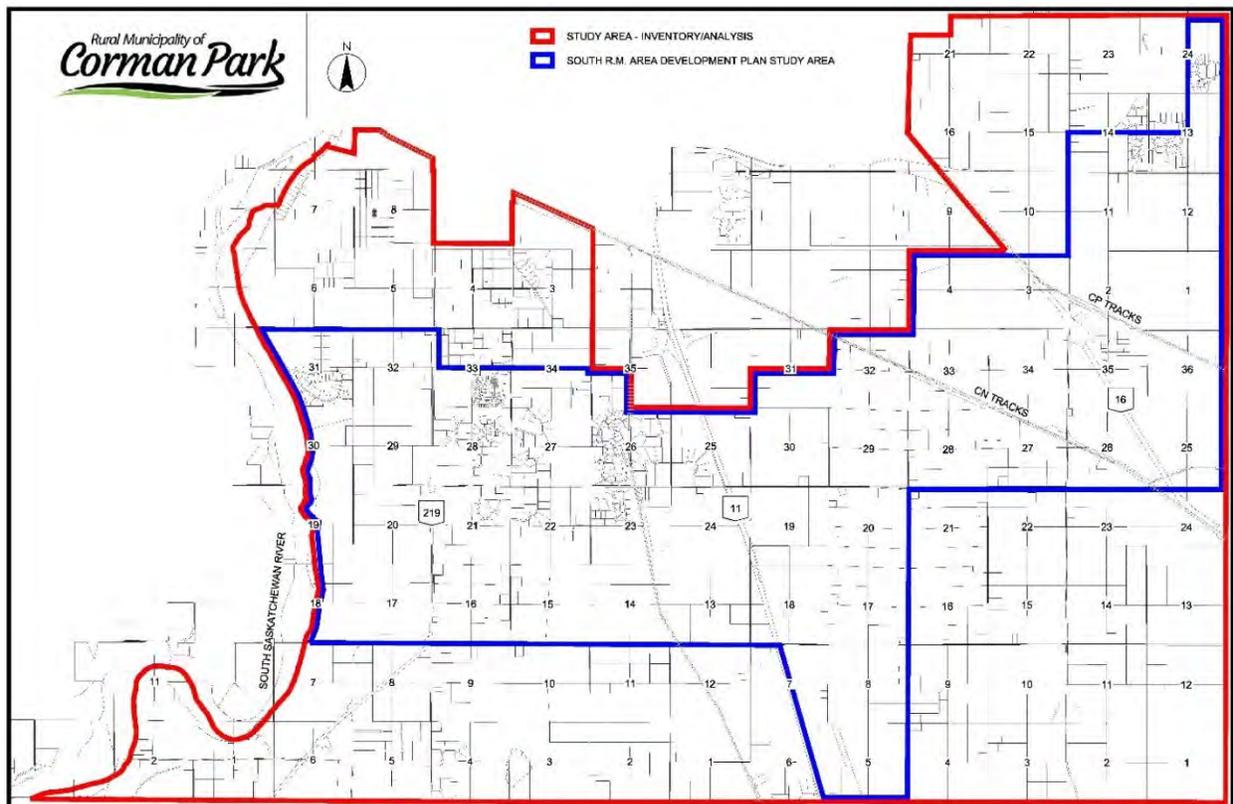


Photo: South RM SADP Open House, Tuesday June 12.

# Background

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

The South R.M. Area Development Plan (SADP) will be a guiding document that defines a vision, land use concept, and implementation strategy for the south area of Corman Park. As shown on the map below, the area is comprised of over 50 sections of land located south of Saskatoon, surrounding Highway 11, Highway 16, and Highway 219.



## BACKGROUND INFORMATION

The SADP area is the most densely populated area of Corman Park with over 15 multi-parcel country residential communities, including three hamlets, land holdings for two First Nations, as well as several agricultural residences and operations. There is also existing rural commercial, institutional and recreational developments located in the area. There are numerous transportation and utility lines that crisscross 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.

The SADP will be guided by best planning practices and informed by the Rural Municipality of Corman Park's Official Community Plan (OCP), existing condition assessments of municipal infrastructure, servicing and geotechnical constraints, development opportunities, and the needs and preferences of ratepayers.

## Where are we in the SADP Process?

Over the past few months, Corman Park has been working with the consultant, Stantec Consulting Ltd., to kick-off this project by sharing these past reports and studies, including information previously provided by user groups. Stantec reviewed the information and has begun completing supplementary studies including a groundwater study, a potable water and wastewater study, a natural area screening, a drainage study, a transportation study, and a shallow utilities study. Together, the results of these studies will form the existing conditions mapping for the SADP Plan Area, and provide insight to where opportunities and constraints lie, giving direction to future land use decisions.

### PROJECT MILESTONES

**PART 1. BACKGROUND WORK**

- Supplementary Technical Studies

**PART 2. PLANNING WORK**

- Visioning Engagement Round 1  
**WE ARE HERE**
- Land Use Options Engagement Round 2
- Servicing Analysis
- Draft SADP Engagement Round 3
- Final SADP
- Council Approval

**Part B    Round 1**  
**Engagement**  
**Overview**



Photo: South RM SADP Open House, Tuesday June 12.

# Round 1 Engagement Overview

## Engagement with other governments

The Rural Municipality of Corman Park engages with other levels of government (e.g., municipal, First Nation, provincial) on an on-going basis as required for collaborative planning purposes. For this project, specific meetings were held with both Flying Dust First Nation and Fishing Lake First Nation. Feedback provided by other governments has been included at a high-level in the What We Heard portion of this summary.

## Advertisements and notifications

Participation in the SADP engagement process was advertised through Corman Park's communication channels (e.g., **1700 mailed letters** to ratepayers and signboard at South Corman Park School). Information was also posted to the Corman Park website which included background information about the project, opportunities to submit questions via email, and information regarding upcoming events. In addition, email notifications and follow-up phone calls were sent to pre-identified impacted and interested parties such as known multi-parcel developers in the Plan Area, community associations, and other organizations representing interests in the area.

## Engagement activities

Engagement activities completed during Phase 1 of the SADP process included: two public open houses and in-person and online meetings held with representatives from the following impacted and interested parties, as listed below.

- Meewasin Valley Authority
- Hamlet of Casa Rio
- Hamlet of Riverside Estates
- South Corman Park Community Association
- Crossmount development
- Ravenswood development
- Edgemont developments
- Floral Industrial Park
- Saskatoon Regional Economic Development Authority
- University of Saskatchewan Livestock and Forage Centre of Excellence
- Saskatchewan International Raceway

## IN-PERSON PUBLIC OPEN HOUSES

Two in-person public open houses were held in the community to introduce the project, display maps showing existing conditions within the Plan Area, were used to gather feedback, allowing attendees to ask questions to staff in real-time. Attendance at these sessions was high with **158 attendees total** over the two days.

- Tuesday, June 13  
1:00pm - 3:00pm South Corman Park School Gym 86 attendees
- Wednesday, June 14  
6:00pm - 8:00pm South Corman Park School Gym 72 attendees

A copy of the display boards used during the open houses has been included in Appendix A.

## Feedback options

During Phase 1 of the SADP's engagement process, various methods were used to gather feedback from the community, each described further below. All feedback received was reviewed by the project team and categorized based on its content. This review process helped identify key themes as discussed in this summary, as well as minor or moderate changes that could be made to the project's scope or future engagement process.

## ONLINE SURVEY AND EMAIL QUESTIONS

During all engagement activities, attendees were encouraged to complete an online survey which was open to submissions from June 12 to July 5. Although well-advertised and discussed with all attendees of the open houses, the online survey was completed by very few respondents, **13 survey responses**. This low response rate may be due to the many, lengthy conversations held during the open houses which often leave participants feeling like they have already adequately shared their feedback.

In addition to the survey, 2 questions were received via email which were answered either publicly or privately.

## OPEN HOUSE COMMENTS AND QUESTIONS

During the in-person open houses, participants were engaged by Corman Park and Stantec staff to discuss the SADP and areas that may have been of interest to them. All comments were captured by staff on sticky-notes, with participants encouraged to share sticky-note comments as well. In total, **126 comments** were recorded during the open houses; these comments are described in the key themes of What We Heard portion of this summary with some comments included under Specific Questions as applicable.

## INTERESTED AND IMPACTED PARTIES' MEETINGS

Feedback gathered through during meetings with interested and impacted parties were captured via confidential meeting notes; generalized comments have been included in the What We Heard portion of this summary but will not be attributed to any contributor.

# Part C What We Heard

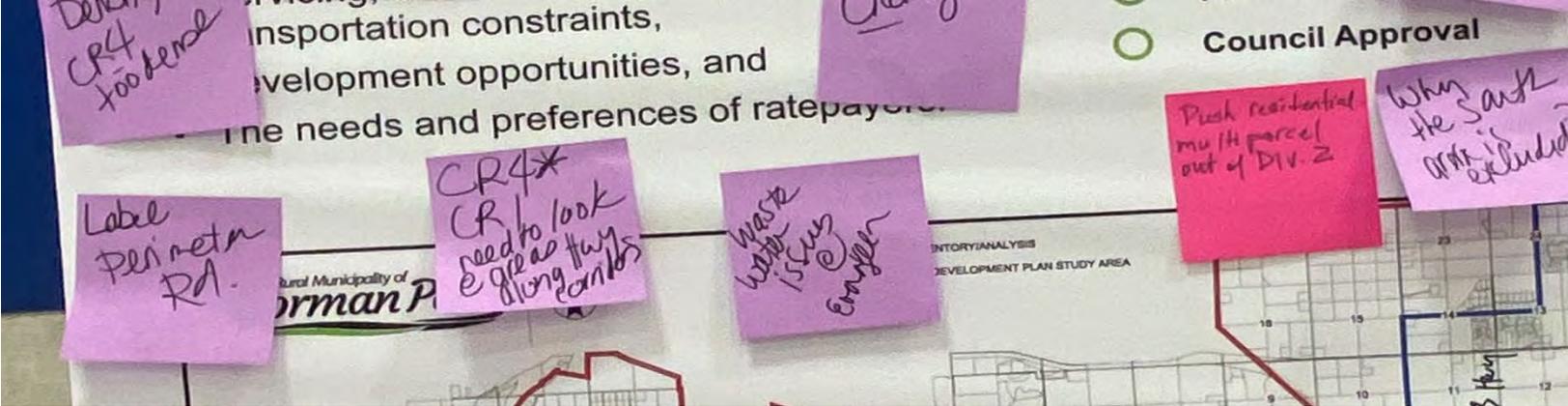


Photo: Open House comments

## What We Heard

The following is an overview of what was heard during the various engagement activities (e.g., meetings, open houses, surveys) undertaken as part of Phase 1 engagement for the SADP. Where graphs have been used, the information is reflective of survey responses only; whereas, where themes are discussed, the information is reflective of responses received collectively through surveys, comments, verbal interactions, or other means of submission.

### Key themes

The following key themes were identified during the thorough review of all comments received, from all sources. While prevalent, it should be recognized that these themes do not represent the opinions of all those engaged.

#### RURAL LIFESTYLE

The most prominent theme expressed during the engagement was the desire to maintain and highlight this area's rural character and the lifestyle it affords residents. Residents, and businesses, value the contrast the SADP area provides from the City of Saskatoon – a slower pace of life, unobstructed prairie vistas, dark sky stargazing, and integrated agriculture as a valued economic pursuit and lifestyle.

*“...preserve rural/ agricultural feel of the South Area.”*

*“...we mainly want to live peaceful, independent, and uninterrupted lives.”*

As described by many people who were engaged, there have been several new residential developments over the past few years that seem to be extending urban residential options into the SADP area. This was seen by some attendees as a major risk to their desired country residential lifestyle. Specifically, the introduction of new residents with different expectations for lifestyle that are not compatible to those existing: folks not being accepting of the bad smells, dust, or loud noises associated with agricultural operations; not respecting existing residents' privacy by building right next to them; snowmobiling or biking through their properties; or the installation of large cellphone towers, powerlines, or renewable power generators (e.g., solar or wind farms) that would negatively impact views. Views along specific corridors, such as Highway 219 from Cranberry Flats into Saskatoon, were seen as particularly important as they represent commuting routes where residents decompress; it is also a recreational cycling route.

## PROTECTION OF AGRICULTURE

Throughout the SADP area, there are many different types of agricultural operations of a variety of scales. Throughout the engagement, the value of agriculture as an economic and lifestyle pursuit in this area was stressed over and over. From growing crops, raising livestock, keeping horses, researching genetics and diseases in livestock, rehabilitating the bison population, making ciders, and many more; the SADP area is rich with agricultural-based businesses which many people felt were being undervalued and not acknowledged properly as valued industry and economic generators within the region. During engagement, there were discussions about the difference between having lands that were undeveloped open space and those used for active agriculture –both crops and livestock; specifically, when considering potentially negative impacts to agriculture from surrounding uses such as weed management, runoff and drainage issues, light and noise pollution, and groundwater contamination.

*“Farming is a main source of income for some. There are other “industries” in Corman Park that produce noise pollution. Ask yourself if your source of income should be affected because of somebody next door.”*

*“...this was all farmland first. If farm operations and environment is offensive, town is straight north.”*

Unique to the Plan Area is the University of Saskatchewan’s Goodale Farm which specializes in livestock and forage production research. This area has both large-scale and highly specialized research facilities that generate information to positively impact the agricultural industry world-wide and attracts world leaders in the industry to Saskatchewan to collaborate on these topics. As a leader in agricultural research, many of research topics being explored at the Goodale Farm have quite specific development considerations that must be considered; and may be subject to change or evolve over the coming generations.

## RESIDENTIAL DENSITY AND LOT SIZES

Discussions surrounding residential density and lot sizes were all similar in that there was concern about increased density in the Plan Area but were divergent as some people did not want any more residences at all while others were very open to more residences so long as they wouldn’t negatively impact existing areas. Potential negative impacts to neighbours that were identified were increased vehicular and conflicts with other modes of traffic (horses, bikes, pedestrians), visual nuisances blocking prairie views, light pollution drowning out stars, risks associated with groundwater contamination, increased property taxes, and a change in the general character of the area and quality of life for existing residents.

As density was being discussed, it’s important to recognize that each person was expressing their unique opinion, but the same terms were not used consistently. For example, “high density” when used by one person meant parcels sized at 2 acres, whereas to others it meant parcels sized at under 0.5 acres. Through many conversations, it may be concluded that when discussing country residential lot sizes, around 5 acres was considered a ‘standard large lot’, around 2.5 acre was considered an ‘average lot’, and anything under 2 acres was considered small. Regardless of size, privacy, visual barriers, and gradual transitions between parcel sizes were all identified as valuable methods of incorporating new and existing developments.

## SERVICING IMPROVEMENTS

When discussing residential developments, existing and in the future, servicing continuously came up as the main concern which greatly influenced discussions surrounding lot sizes, density, and if there should be more multi-lot subdivisions approved in the future. Those engaged expressed skepticism over residential parcels' ability to provide on-site sanitary servicing adequately and reliably in the short and long-term without failures or groundwater contamination. Along with drinking water wells, septic mounds/ fields were noted by those engaged as demanding a high level of responsibility to operate and maintain which many felt was more than new homeowners should be responsible for/know how to operate.

*“You want to live in the country with city services, buy in Montgomery or get used to not being spoiled!”*

Residential lots not sized to easily accommodate relocating an on-site septic system at the end of its life span were highlighted as being of utmost cause for concern. When discussing scenarios wherein lots were fully serviced by a municipal or other authority, there was less concern about new residential development.

Regardless of land use or size of lot, there was a desire to see servicing improvements through the SADP area including having the RM of Corman Park advocate or act on behalf of ratepayers to regulate and/ or provide potable water, provide sanitary servicing, maintain roadways, and collect garbage. By having Corman Park more involved in this process, there was a sense that customers would receive better rates and more reliable service with less effort required from individuals who currently are responsible for organizing their own services.

Although parks, rinks, and playground spaces located in newer developments are enjoyed by local and surrounding residents; there was no desire from residents living in older areas to have recreational amenities introduced into their neighbourhoods, only a desire to see pedestrian routes strengthened so they can access new areas.

## TRANSPORTATION SAFETY

Safe mobility throughout the area was discussed by many participants, specifically accommodating traffic safety while also accommodating cyclists and pedestrians. Concerns about safety were raised surrounding routes children take to and from the South Corman Park School, with respondents requesting sidewalks or other trails be created to facilitate safe walking or cycling paths through the area. There were also concerns raised about traffic speeds and potential conflicts that may occur with rural mobility types such as horses, snowmobiles, and ATVs.

## WILDLIFE AND NATURAL AREAS

Residents expressed appreciation for the wildlife that roams throughout the SADP area such as deer, moose, and other animals. Protection of wildlife corridors was recommended with connections to the Meewasin Valley trail system, through to Saskatoon; particularly around Beaver Creek.

## MUNICIPAL PROCESS, ACCOUNTABILITY, AND COMMITMENT

The following comments have been provided for reference and future consideration; however, they are not directly related to the creation of the SADP.

Many individuals expressed feeling as though they were paying taxes without being provided services. Corman Park does not provide utilities, collect garbage, or provide amenities. It did not appear as though this low level of service was an issue to those discussing it, in most cases there was not a request for more services. Instead, residents highlighted the lack of responsibility they felt the municipality was taking for residents in the area. For multi-parcel residential developments, in absence of service provisions by Corman Park, it is the responsibility of the developer or a community association/Hamlet to provide or arrange services and amenities for the residents. Many residents felt this was an unreasonable expectation to put on developers or the volunteers that make up community associations/Hamlets.

When speaking to developers, there were also concerns raised about the construction and payment for shared infrastructure (e.g., roadways, storm ponds). For example, when a new development requires new roads be constructed and maintained that will be used by other developments for access, the construction expense is not being shared equitably. At current time, the entire financial burden is on the initial developer which inflates their development costs, and then other developers can tie into the shared infrastructure at no cost. This practice is creating an unfair market advantage as their development costs are significantly lower and thus, those that come later can sell their lots at a much lower cost. During these conversations there was a strong desire to see Corman Park provide thoughtful consideration into how shared infrastructure costs can be fairly distributed to all beneficiaries. Consider the introduction of a development levy. In addition, a more transparent municipal process was requested to ensure development standards and costs were being requested and applied equitably across all developments.

*“Will developers and developments have an initial and ongoing obligation to upgrade and maintain access roads and corridors to newly developed areas that result in increased traffic?”*

# Specific Questions

To gather feedback on specific questions, such as the vision of the area, the location of future land uses, and opportunities and constraints to be considered; display boards were used during the open houses, a survey was available for completion online, and a PowerPoint presentation was used to guide discussions with impacted and interested parties. Comments gathered about each of the specific questions are included in the following summary.

## VISION

### Is there anything missed that should be considered during the creation of the vision for the South R.M. ADP?

- "...I moved to the country not to be in the city and these less than one acre lots is like being in a city."
- Dark skies, want to see the stars.
- Keep the country feel.
- No changes.
- Nature Saskatchewan.
- Preserve scenic views (e.g., those along commuting routes into Saskatoon and on the way to Cranberry Flats).
  - Don't want to have tall cell towers, wind farms, or solar farms near residential areas.

## South R.M. Area Development Plan

### WHAT WE HEARD IN THE 2021 RATEPAYER SURVEY

**Key Themes**

- In 2021, the R.M. of Corman Park conducted a Ratepayer Survey to gather feedback on a variety of topics. One notable theme, along with several key considerations is, ratepayers are open to comprehensively planned development. The SADP will provide a plan for the study area that is predictable, orderly and efficient.

**Key Considerations**

- Managing country residential development
- Road maintenance
- Groundwater protection
- Protecting habitat, wetland, and ecological areas
- Preservation of agricultural land
- Land use compatibility between residential and agricultural lands
- Recreational opportunities
- Overland drainage management to prevent flooding
- Opportunities for commercial and industrial development
- Tourism strategy
- Diversity of housing types

**Support for New Amenities**



Category	Percentage
Walking or cycling paths/ trails	41%
Not supportive of new amenities	25%
Parks	10%
Sports fields/ facilities/ courts	11%
Other	7%

Have we missed anything?  
(put your comments on a sticky note and place in this space)

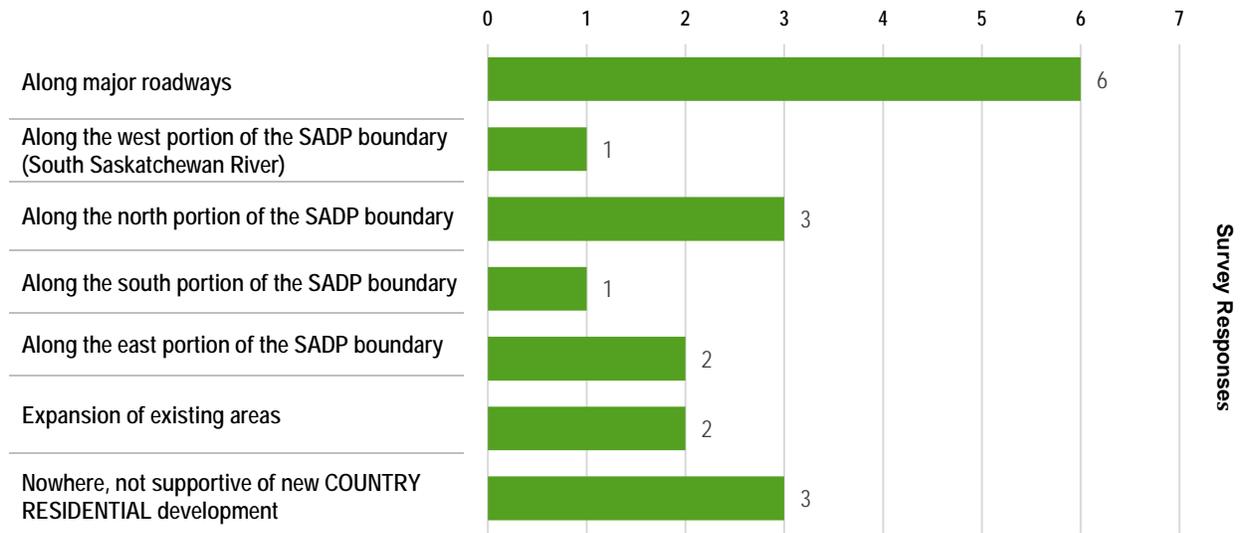


Learn more at:  
[www.rm.cormanpark.ca/337/South-RM-Area-Development-Plan](http://www.rm.cormanpark.ca/337/South-RM-Area-Development-Plan)



## LOCATION OF FUTURE USES

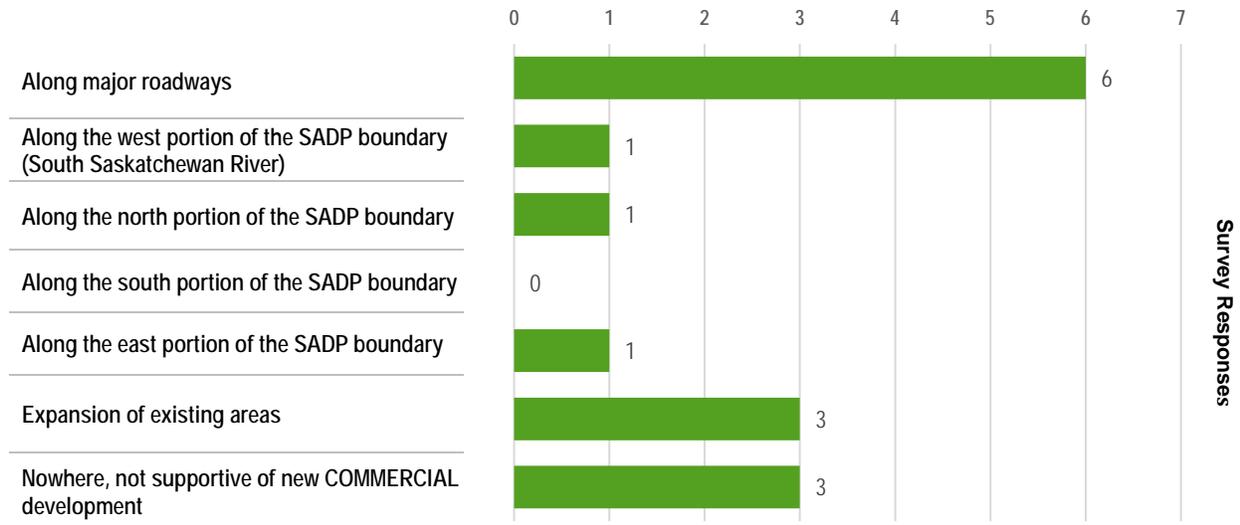
Where would you like to see new COUNTRY RESIDENTIAL development located?



### Other comments about this topic:

- Bordering the City land [should be used] for dense residential. Anything beyond Grasswood Road to the south I think should be 5 acre lots or more.
- There should be consideration given to maximum density restriction in a section of land. E.g. - maybe it's a maximum of two quarters developed for country residential in a full section to preserve rural / agricultural feel of the South Area.
- Maintain a minimum, larger, lot sizes (e.g., 2-5 ac, 5 ac +).
  - Want rural development (2-5 ac).
  - 2.5 acres is a bad size; it's too much yard work but not big enough for agriculture.
  - Density of the CR4 zoning is too much, the lots are too small (0.5 ac minimum).
- Limit impacts to existing large-lot residential areas.
  - "Could there be a defined "buffer zone" (1km) between contrasting low density and higher density residential developments (e.g., Casa Rio and Edgemont)?"
- Push residential multi-parcel development out of Division 2.
- What is "housing diversity"?
  - Want to see carriage homes allowed.
  - Should have 2 dwellings per site permitted.
- Would like lot numbers and street signs for better wayfinding.

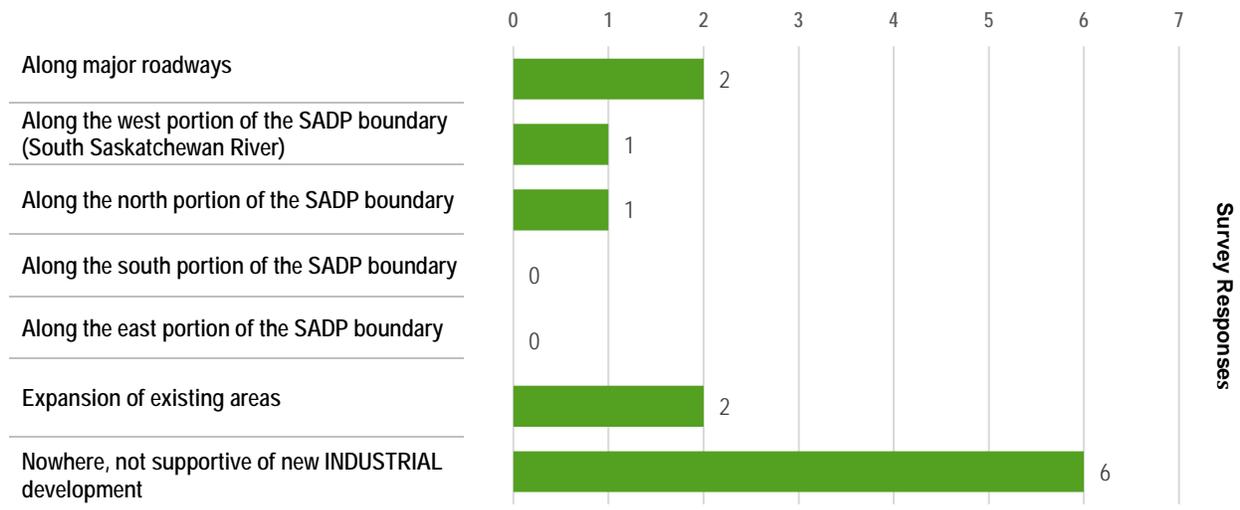
Where would you like to see new COMMERCIAL development located?



Other comments about this topic:

- Nowhere other than along Highway 11/ existing Grasswood development (Jemini Arena, Gas Stations, Liquor Store etc.).
- Locate commercial uses around the highways.
- Consideration of land uses outside of Corman Park (i.e., those located in Dundurn).
- Would like to see home-based businesses permitted.
- Want to have short-term rental accommodations regulated.
- Would like to see a community centre/ hub at the South Corman Park School location.
- Need to have a plan for wind and solar power farms that may be proposed in this area.

Where would you like to see new INDUSTRIAL development located?



Other comments about this topic:

- Perhaps the opportunity for the development of industrial or light industrial area around the south landfill.
- New industrial uses should be located around those existing.
- The CP rail line has a lot of development around it, specifically the Saskatchewan Transportation Link area, which will continue to grow east of the R.M. of Corman Park east boundary.
- Would like to see all Corman Park’s industrial development located north of Saskatoon.
- Utility corridors should be pre-identified by Corman Park to provide oversight and assurance to landowners.
- Should consider where the railway lines would go if they ever get diverted outside of the City of Saskatoon.
- Need to reconsider where there are existing nuisances, even if they aren’t technically “industrial” (e.g., landfill, military base, significant livestock areas).
- Consider light pollution association with industrial areas.

## DEVELOPMENT CONSIDERATIONS

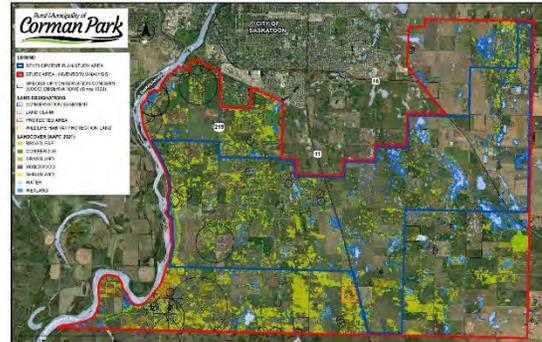
### Environmental Constraint Comments

- Protection of wildlife corridors (e.g., Beaver Creek).
  - Residents often see moose, deer, rabbit, fox, badgers, coyotes.
- Identify species at risk and set development setbacks from them.
- Protection of conservation lands.
  - “No development within 1 mile of a conservation area. Impacts of development close to these areas don’t stop at a quarter section line just because humans survey it as such. Developments close to conservation areas WILL affect these areas.”
  - Would like to see native prairie lands protected.
- Consider climate change.
- Protect natural drainage.
- “Drinking water wells are going dry.”
  - “Developers should have to prove there is aquifer capacity and quality before approval, with on-going monitoring.”

### Transportation Consideration Comments

- Consider the alignment of the future expressway.
- Need to plan to accommodate larger traffic volumes.
  - Cycling space, passing lanes.
- Propose interconnected cycling and pedestrian routes.
  - “Paths along the ditches?”
  - “Want safe routes for kids.”
- Consider equestrian trails.
- Minimize through-traffic in existing areas.
- Would like to have more paved roads.
- Need to have better dust management for gravel.
- Would like to see long-term operation and maintenance of roadways by Corman Park.
- Needs to be an intersection improvement at Grasswood and Clarence.
- Highway 219 as an Indigenous tourism corridor.

### Development Considerations - Natural Area Screening

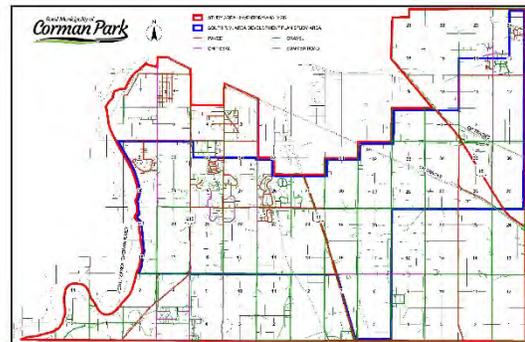


A natural area screening study is being undertaken to assist in identifying areas that are suitable for development and natural areas that should be protected.

- Some of the environmental features that need to be considered include tree stands, vegetation, wildlife habitat, setbacks from waterbodies and wetlands.

Are there any environmental considerations that we missed? (put your comments on a sticky note and place in this space or on the map)

### Development Considerations - Transportation



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

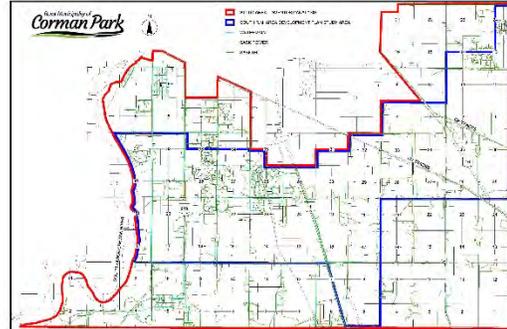
- In Phase 1, an existing condition assessment of roadway condition and roadway classification is being prepared. These assessments help to identify existing roadway infrastructure capacity which informs the land use planning process.
- In Phase 2, roadway infrastructure upgrades required to support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

Are there any other transportation considerations that we missed? (put your comments on a sticky note and place in this space or on the map)

## Utilities and Drainage Consideration Comments

- Wastewater issues.
- Protection of well water.
- Need to confirm on-site servicing capabilities for residential developments in the short and long-term.
  - Risks to groundwater contamination.
- Would like to see regional or communal servicing, with connections to systems operated by Saskatoon, Dundurn, or First Nation governments.
  - Need to ensure all service providers are reliably following legislated standards.
- Require new developments provide communal water and sanitary servicing.
  - “Bigger or denser developments need water hydrants for firefighting.”
- Would like to see municipal garbage pick-up.
  - Some people don’t pay for the private pick-up and just take it to Esso.
- “Limit off-farm drainage.”
  - Increased drainage from off-site negatively impacts the amount of land available to farm.

## Development Considerations - Utilities and Drainage



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

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.

Are there any additional utilities and drainage considerations that we have missed? (put your comments on a sticky note and place in this space or on the map)