



**Rural Municipality of Corman Park
No. 344**

Official Community Plan

Bylaw 20/24





OFFICIAL COMMUNITY PLAN BYLAW NO. 20/24

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

1. Pursuant to Sections 29 and 32 of The Planning and Development Act, 2007 the Council of the Rural Municipality of Corman Park No. 344 hereby adopts Schedule "A" to this Bylaw as the Rural Municipality of Corman Park No. 344 Official Community Plan.
2. Schedule "B" Land Use Map and Schedule "C" Flood Plain Map form part of this Bylaw.
3. The Reeve and Chief Administrative Officer are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
4. Bylaw No. 8/94, The Official Community Plan and all amendments thereto, are hereby repealed.
5. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Hon. Joe Hargrave, Reeve

SEAL

Kerry Hilts, Chief Administrative Officer

Read a first time ____ day of _____, 2024

Read a second time this ____ day of _____, 2025

Read a third time and passed this ____ day of _____, 2025

Acknowledgements

The R.M. of Corman Park No. 344 would like to thank and recognize the following people who helped in preparing this document:

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- All the individuals, stakeholders and organizations who participated in the public consultation of the Official Community Plan.
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Chapter 1

Municipal Overview







1

Municipal Overview

Overview

The Rural Municipality of Corman Park No. 344 (Corman Park) is centrally located within the Province of Saskatchewan, in Treaty 6 Territory and the Homeland of the Métis. Corman Park is approximately 1,911 square kilometres (737.84 square miles) in area. Corman Park is also part of one of the fastest growing census metropolitan areas in the Province over the past 15 years, which also includes the municipalities of Dalmeny, Langham, Martensville, Osler, Saskatoon and Warman. The 2021 Federal Census identified Corman Park with a population of 8,909 residents, 3,280 total private dwellings, and a population density of 4.6 persons per square kilometre, making it the second most densely populated rural municipality in Saskatchewan.

To address the growing population and capitalize on new economic development opportunities, Corman Park Council recognizes the importance of a planned approach to growth management and the need for a well-defined policy framework that is applied consistently and used to evaluate development proposals, in a timely and technically accurate, manner. We also acknowledge how existing developments and land use patterns have shaped the character of the community, including the historic, social, and economic contributions of the agricultural sector. As we plan for the future, we need to balance future development and economic potential with the existing characteristics of our local communities.

Purpose of Plan

The purpose of this Official Community Plan is to provide a comprehensive policy framework to guide and manage the physical, environmental, economic, social, and cultural development of Corman Park.

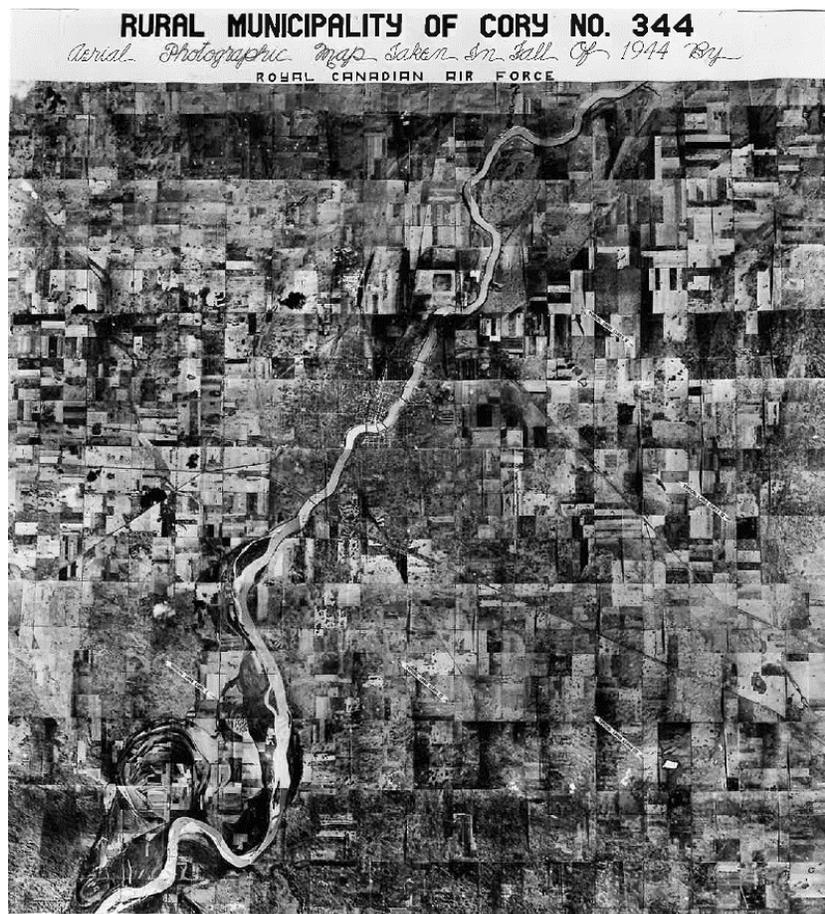
Historic Characteristics and Demographics

Corman Park was established in 1970 following the amalgamation of the three rural municipalities of Cory, Warman, and Park. The amalgamation was to span 22 townships and is estimated to have encompassed approximately 4,000 residents.

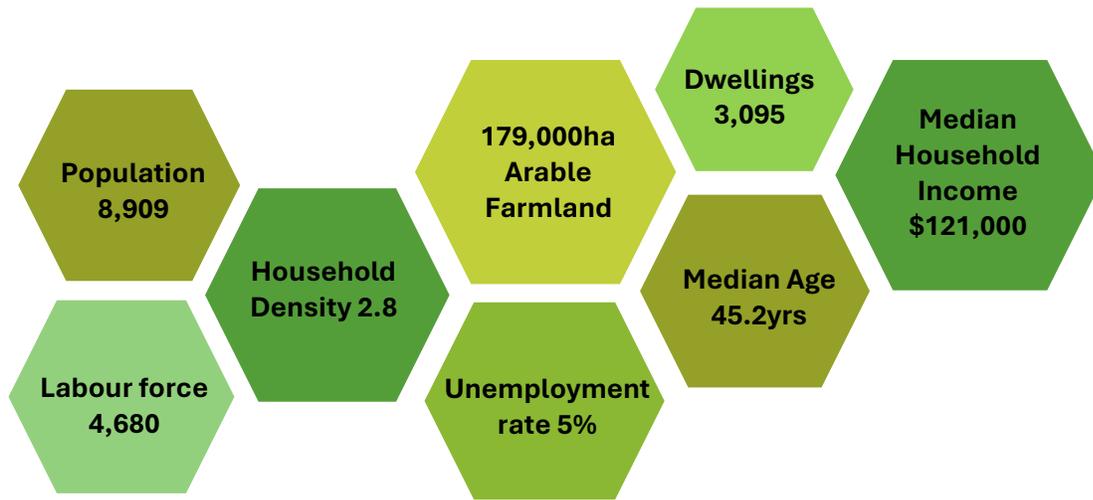
The former Rural Municipality of Cory (R.M. of Cory) was established in August 1911 previously being designated as a Local Improvement District. The name Cory is in honour of William Wallace Cory who had been appointed Deputy Minister of the Interior in 1905.

The former Rural Municipality of Warman (R.M. of Warman) was one of the most densely populated and prosperous of any municipality in Saskatchewan in 1932 due to the Mennonite villages in the area and the growth of the surrounding communities of Warman and Saskatoon. Warman was named in honour of Cy Warman, a journalist who documented the railway expansion boom in western Canada.

Between 1974-1980 Corman Park's population increased by 64% to a total of 6,380 previously seeing a steep decline in population in the 1960's early 1970s. This growth was primarily due to country residential and hobby farm development.



Over the past 20 years, Corman Park’s population has experienced a steady growth rate, with a population increase of more than an additional 5,000 people to our current population of 8,909 residents.



The largest employment industries in Corman Park include agriculture, health care, education, construction, manufacturing, retail, and mining while the largest labour force by occupation include trades & transport, business & finance, sales & service, natural resources and health sciences.

Defined by Diversity

We take pride in our highly productive agricultural lands and agriculture-related industries. Over 561 individual farms were reported in the 2021 census, including 234 livestock farms. Lands within the north-east part of Corman Park account for the highest densities of agricultural operations, primarily consisting of grain farming and livestock production including dairy, beef, and poultry. We are uniquely positioned to accommodate complementary sectors such as agricultural research, agricultural product processing, agricultural-tourism (agri-tourism), market gardens and greenhouses.

An example of our unique agricultural diversity is the Hutterian Brethren better known as Riverview, which is a Hutterite Colony located in the northeastern portion of Corman Park. They contribute to the agriculture and livestock operation of Corman Park’s agrarian community. Riverview maintains approximately 50 quarter sections within Corman Park’s municipal boundary, which also include their own fire service and school.

Corman Park provides opportunities for acreage living, with the most concentrated area of development located in the south-central area of Corman Park, including the three Organized Hamlets of Beaver Creek, Casa Rio and Riverside Estates. There are also a variety of multi-parcel developments ranging in size from 0.2 ha (0.5 ac) to 4.05 ha (10 ac) located east of the South Saskatchewan River.



Industrial and commercial development is located throughout Corman Park, located in areas with access to highways or rail infrastructure. Key industrial sectors include manufacturing, research, large-scale industrial, and mineral extraction, and processing, with Nutrien’s Cory Potash Mine among the largest existing operations. Existing industrial employment areas include Corman Park Industrial Park, Premium Industrial Park, and East Cory Industrial Park along Highway 11, Biz-Hub and Yellowhead Industrial Park along Highway 16 north, and East Floral Industrial Park along Highway 16 south. Major highways located in Corman Park include Highways 5, 7, 11, 12, 16 and 41, which transport thousands of vehicles a day and create a high degree of access and exposure for businesses.

Corman Park’s Regional Context Map, included in this Plan, highlights our significant agricultural sector and the variety of residential, commercial, and industrial developments we have to offer.



Renowned for Nature

We are proud to feature a wide variety of natural landscapes, ecosystems and regionally significant conservation areas. These natural and conservation areas are home to a wide array of flora and fauna unique to the North and South Saskatchewan River valleys, wetlands, and grassland ecology of the region. The Meewasin Valley Authority maintains hiking trails and interpretative facilities throughout the South Saskatchewan River Valley including Beaver Creek and Cranberry Flats Conservation Areas. The Northeast Swale is also a unique natural feature, having ecological, hydrological and hydrogeological characteristics. It runs through Corman Park, with portions of it located in the City of Saskatoon and features some of the last Plains Rough Fescue in the world. The swale provides an opportunity for the public to interact with the natural environment and see plant and animal species unique to the area.

Legislative Context

The Government of Saskatchewan (Saskatchewan) delegates development planning to all 767 municipalities if they choose to implement the planning practice into each of their respective municipalities. Saskatchewan requires all municipalities to abide by the following Acts and Regulations:

- *The Planning and Development Act, RSS 2007,*
- *The Statements of Provincial Interest Regulations, 2012 (SPI, 2012),*
- *The Dedicated Lands Regulations, 2009 (DLR, 2009),*
- *The Subdivision Regulation, 2014,*
- *The Municipalities Act, and*
- *The Heritage Property Act, 1980.*

Corman Park has chosen to implement the planning practice and update our Official Community Plan (OCP) to ensure that Corman Park has a comprehensive policy framework to guide all forms of development and appropriately manage growth and development within our municipal boundaries. The OCP provides the overall guiding principles and policies to manage growth over the next decade in Corman Park.

Corman Park's OCP has been written to meet the requirements of the above noted Acts and Regulations.



Vision and Mission

The following Vision and Mission statements were developed in consultation with Council in 2023 to ensure they reflected Council's long-term vision for the municipality.

Vision Statement

To deliver transparent, efficient, and knowledgeable governance and services that stimulate economic growth, promote social well-being, and cultivate a prosperous future for our municipality and residents.

Mission Statement

A diverse, sustainable community where peaceful living, opportunities and progress come together.



Goals

The following goals outline what successful implementation of the OCP will entail and how we will look to achieve the Vision and Mission statements of the Plan:



Corman Park's sound and proactive planning makes them successful to accommodate new and varied land use patterns.



Corman Park understands and capitalizes on its competitive advantages to attract new development.



Corman Park is an innovative and responsible example of being a rural and regional leader.



Planning Principles

The following Planning Principles serve as a guide for decisions related to the future growth and evolution of Corman Park.

Predictability

- Uncertainty is minimized for those looking to invest in Corman Park.
- Consistent criteria are used to make decisions.
- Planning Documents effectively convey Corman Park's vision and expectations.

Stewardship

- Existing natural and built environments are respected.
- New development is complementary to existing landscapes.
- The histories and identities of Corman Park's various communities are celebrated.

Transparency

- Regular stakeholder engagement is used to stay informed of new perspectives and practices.
- Emerging planning issues are addressed in a proactive manner.
- Participants in planning processes feel that their opinions are heard and respected.

Collaboration

- Potential partners are identified and engaged.
- Those affected by a municipal planning decision have an opportunity to provide input.
- Diverse perspectives are sought and leveraged to strengthen processes, projects, and decisions.

Responsiveness

- Criteria for making municipal planning decisions are well-defined and accessible.
- Planning processes are clearly communicated to applicants and others potentially affected by a proposal.
- Ratepayers, rightsholders and stakeholders understand their role and level of influence in the planning process.



Regional Growth Management

Corman Park is home to 11 organized hamlets and share our boundaries with 15 other municipalities including three cities, three towns, and nine rural municipalities. A regional perspective is required for the provision of infrastructure and services, watershed and natural areas protection and housing choices to achieve maximum public benefit. We will strive to work collaboratively with our neighbours on areas of joint interest to ensure development opportunities and services are provided in a cohesive and efficient manner.

The Saskatoon North Partnership for Growth (P4G) planning district is located within Corman Park’s municipal boundaries, established to manage regional growth to a population of 1 million and a coordinated approach to regional planning and servicing.



First Nation Partnerships

Corman Park is located on Treaty 6 Territory and the Homeland of the Métis. We have 13 First Nations within our municipal boundaries who have Reserve Status or are under Treaty Land Entitlement. Our First Nations partners include Cowessess, English River, Fishing Lake, Flying Dust, Lac La Ronge Indian Band, Little Pine, Mistawasis, Moosomin, Muskoday, Peter Ballantyne Cree Nation, Saulteaux, Yellow Quill, and Lucky Man First Nation.

This Plan recognizes Indigenous inclusion as an ongoing process, requiring commitment, mutual respect, and authenticity. We are committed to strengthening our relationships with First Nations partners and are committed to build new partnerships with Indigenous communities in pursuit of their economic prosperity and shared interests.

Corman Park acknowledges the significance of Truth and Reconciliation and supports the economic growth and development of Treaty Land Entitlement (TLE) and Reserve lands by First Nations communities.

1.1 In the spirit of reconciliation Corman Park will foster sincere and cooperative relationships with all local First Nations and Métis communities who own, have purchased land in the municipality or recognize the region as their traditional territories in order to:

- a. Support the establishment of Reserve Land within the municipality.
- b. Support Federal and Provincial Governments in meeting their obligations within the Treaty Land Entitlement Framework Agreement and other relevant land claim agreements, as well as the Crown's duty to consult First Nations and Métis communities.
- c. Support opportunities to partner with First Nations and Métis communities on mutually beneficial infrastructure and services.
- d. Work towards the establishment of any necessary agreements (servicing agreements, land use compatibility agreements, Memoranda of Understanding, etc.) to achieve efficient and coordinated land use with First Nations and Métis communities.
- e. Encourage local developers to engage local First Nations and Métis communities early in a development application process, to ensure proposals are compatible with Indigenous land use planning and economic development.



1.2 Corman Park will support First Nations in their Reserve creation process by assisting with their transition to Reserve Land by:

- a. Identifying any existing municipal water and wastewater infrastructure connections;
- b. Providing information on the general conditions of local municipal roads that may directly impact access to and from Reserve parcel(s); and
- c. Providing land use information that could provide mutual economic development opportunities and compatible land uses.

1.3 Corman Park may enter into partnerships with First Nations for economic development and joint service provisions when it is mutually beneficial and economically viable.



Chapter 2

Land Use and Growth Management



Land Use
Designations

Growth
Management

Area
Planning





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Land Use and Growth Management

Overview

The Official Community Plan provides the long-term vision, objectives and policies to manage the growth and evolution of a municipality. To help achieve the vision, Land Use Designations and a Land Use Map are essential components of the Plan, providing direction and certainty for existing and future development. They offer guidance on how to comprehensively plan an area while considering the management of infrastructure such as roads, utilities, and park spaces. The Land Use Map and Land Use Designations can be amended and updated over time to ensure they align with our vision, mission, and goals.

The Land Use Map provides landowners, residents, and the development community with assurance and guidance on the different types and forms of development that may occur within our municipal boundary. It supports and provides direction to effectively manage our municipal assets in a fiscally responsible manner. Along with describing the type and forms of development allowed within each Land Use Designation, they also provide criteria to enable the land use and accompanying development to occur. The Land Use Map and Land Use Designations are intended to be viewed collectively, providing a complete overview.

As Corman Park grows, it is anticipated that we will receive a variety of agricultural, residential, commercial, and industrial development proposals that are seeking to address certain niches or market demand. In order to accommodate new ideas, a series of growth management policies have been included in this chapter to help address future opportunities within the broader context of the Vision and Mission statements of the Plan.

Intent

The intent of this chapter is to provide descriptions of each of the Land Use Designations and to outline the types of uses or developments that could be included in each designation. This chapter also speaks to providing a framework for future economic development and growth management opportunities. An Area Planning framework to address future studies and land use planning activities at a more detailed level are included to enable a fair evaluation of new and innovative ideas. Growth Management policies will look to support and balance future development with existing development but also ensure equity when it comes to utilities and municipal infrastructure.

Land Use Designations

Agriculture

The intent of the *Agriculture* designation is to provide for a broad range of agricultural activities as well as complimentary or compatible uses with the primary focus being on the protection of highly favourable agricultural land to ensure the long-term viability of agricultural operations such as grain farming and livestock operations (intensive and non-intensive). Fragmentation of prime agricultural lands will be limited through implementation of residential and non-residential subdivision policies limiting the cumulative area and number of parcels that may be subdivided from an agricultural holding.

Agriculture – Intensive

The intent of the *Agriculture – Intensive* designation is to ensure the long-term viability of Corman Park’s robust agricultural sector by limiting the conversion of land to non-agricultural uses and preventing land use conflicts that may occur with other land uses. *Agriculture residential*, *Rural residential*, and complimentary or compatible uses may be accommodated where minimum setbacks can be met, however multi-parcel country residential development is not accommodated to prevent land use conflicts.

Rural Residential

The intent of the *Rural Residential* designation is to enable residential development opportunities on lands with marginal agricultural soils and that have fewer agricultural opportunities than would be possible in the *Agriculture* designation. *Rural Residential* developments require a large minimum parcel size and are built to a rural standard, including private onsite servicing. *Rural Residential* uses may also be associated with uses permitted in the *Agricultural* designation, agri-tourism activities or other complimentary or compatible land uses.



Country Residential

The intent of the *Country Residential* designation is to enable comprehensively planned multi-parcel country residential developments on lands with limited or restricted agricultural capability. *Country Residential* developments require a higher standard of servicing than is permitted in the *Rural Residential* designation and may include complementary uses such as commercial, recreational and institutional or community service developments.

Comprehensively Planned means a thoughtful and ordered process, considering physical, environmental, economic, and social factors.

Employment Lands

The intent of the *Employment* designation is to enable a variety of commercial and industrial uses that provide a broad range of employment and economic development opportunities that do not require an urban level of service. Commercial and industrial uses will be considered and evaluated based on location and the potential for offsite impacts in order to minimize land use conflicts and ensure compatibility with surrounding land uses.

Recreation

The intent of the *Recreation* designation is to enable and provide different types of active and passive recreational uses and opportunities that provide local and regional benefits. This designation may be integrated with other land uses such as *Rural Residential*, *Country Residential* and *Conservation*.



Conservation

The intent of the *Conservation* designation is to preserve and maintain the ecological integrity and other characteristics of unique areas in Corman Park, while buffering from incompatible development.

Conservation lands can include critical or threatened wildlife habitat, significant natural or heritage areas, land abutting waterbodies and watercourses, and other environmentally sensitive lands and areas which may be designated as environmental reserve. *Conservation* land may be associated or integrated with the *Recreational* and both *Agricultural* designations.

Waste Facility

The intent of the *Waste Facility* designation is to provide for the management, storage, processing and recycling of a variety of waste products. Uses under the *Waste Facility* designation include, but are not limited to waste disposal, land farms, transfer stations, composting facilities, recycle depots and construction and demolition materials industries. *Waste Facility* uses will be considered and evaluated based on location and the potential for offsite impacts in order to minimize land use conflicts and ensure compatibility with surrounding land uses.

Growth Management

To help ensure the long-term viability, sustainability and prosperity of Corman Park, future development opportunities will need to be balanced with the current land use pattern and existing infrastructure and servicing capacities. The Growth Management policies of the OCP are intended to:

- Support existing agricultural, residential, recreational, community service/institutional, commercial, industrial, waste management sectors;
- Ensure that new opportunities are evaluated in a fair and consistent manner;
- Enable new development opportunities that do not create land use conflicts with surrounding land uses or negatively impact the existing characteristics of the community; and
- Ensure new growth will contribute to the installation, upgrades of existing infrastructure and long-term maintenance of new municipal infrastructure to as great an extent as is possible.

2.1 Agriculture

Corman Park may consider agricultural support services, commercial or industrial employment opportunities that support the agricultural sector and contribute to local partnerships and economic development opportunities in the region.



2.2 Residential

Corman Park may consider the transition of existing multi-parcel residential developments to higher densities if the proposal can meet the increased servicing requirements and the residential policies outlined in this Plan.

2.3 Employment

Corman Park may consider commercial or industrial development proposals if it can be demonstrated that:

- a. The proposal will generate a significant increase in local employment opportunities and/or a new employment hub; or
- b. New partnerships between compatible industries will provide efficiencies for utilities and infrastructure; or
- c. Regionally focused economic development opportunities will be provided.



2.4 Recreation and Leisure

- a. Corman Park will support the development of recreational and leisure opportunities that provide new economic opportunities to develop multi-use trails, recreation facilities or conserve passive recreation opportunities that support the health and well-being of residents. The development of multi-use trails, recreational facilities for Corman Park residents and passive recreation will be supported throughout Corman Park.
- b. Corman Park will consider partnering with non-profits, other municipalities or senior levels of government to provide active and passive recreation opportunities locally and regionally.

2.5 Community Service and Institutional

- a. Corman Park will support a variety of institutional uses to support a healthy, safe, accessible, inclusive and complete community.
- b. Corman Park will support a variety of community services and organizations that contribute to a culturally diverse community.

2.6 Mineral and Aggregate Extraction Operations

- a. Corman Park may support aggregate exploration and processing subject to operators demonstrating how they will manage on and off-site impacts.
- b. Corman Park may consider a variety of uses for decommissioned mineral and aggregate extraction operations, subject to an approved comprehensive development review document that includes a detailed site reclamation plan.

2.7 Heritage Resources

Corman Park values its cultural heritage resources and will work to conserve and promote these unique cultural and historical resources in the municipality.



Area Planning

Area Planning framework includes Area Plans, Concept Plans, and Comprehensive Development Reviews and other plans that address land use or other issues that require a more detailed level of planning than is provided in the Official Community Plan.

2.8 Area Plans

Area Plans may provide additional policies, land uses, development and/or servicing standards for portions of Corman Park that would benefit from a more detailed level of planning. These plans may be prepared by Administration or an applicant for Council's approval for the examination of requirements identified below. An Area Plan must align with the Vision and Mission Statements and Planning Principles outlined in this Plan.

- a. When submitting a proposal in an area where area planning has been completed, the developer will be required to demonstrate compliance with that respective area plan.
- b. The geographic area and the extent of analysis considered within the area plan will be determined by:
 - i. The general proposed uses;
 - ii. Size and complexity of the identified area;
 - iii. Existing and potential constraints; and
 - iv. Locations of transmission services and regional storm infrastructure.

2.9 Concept Plans

A Concept Plan is intended to provide a framework for subsequent subdivision and development of an area of land, as outlined in *The Planning and Development Act, 2007*. A Concept Plan provides a more detailed level of planning than is typically contained in an OCP and to provide, and may include additional policies and land uses that guide the future growth and development of an area. Concept plans may be prepared by Administration or by an applicant, and must align with the Vision and Mission Statements and Planning Principles outlined in this Plan.

- a. Developers may be required to submit concept plans where:
 - i. The proposal encompasses two or more quarter sections;
 - ii. The proposal is a type or form of development unique to Corman Park;
 - iii. The applicant seeks conceptual approval of multiple development phases at once; or
 - iv. A Comprehensive Development Review is otherwise deemed to be insufficient.



- b. Concept plans may identify:
- i. Proposed land uses;
 - ii. Servicing strategies and proposed alignment and locations of infrastructure and facilities;
 - iii. Transportation systems;
 - iv. Natural and heritage resources;
 - v. Development densities;
 - vi. Recreational amenities including parks, trail networks or passive open spaces;
 - vii. Costs and benefits of the proposed development; and/or
 - viii. Phasing or sequencing of development.



2.10 Comprehensive Development Reviews

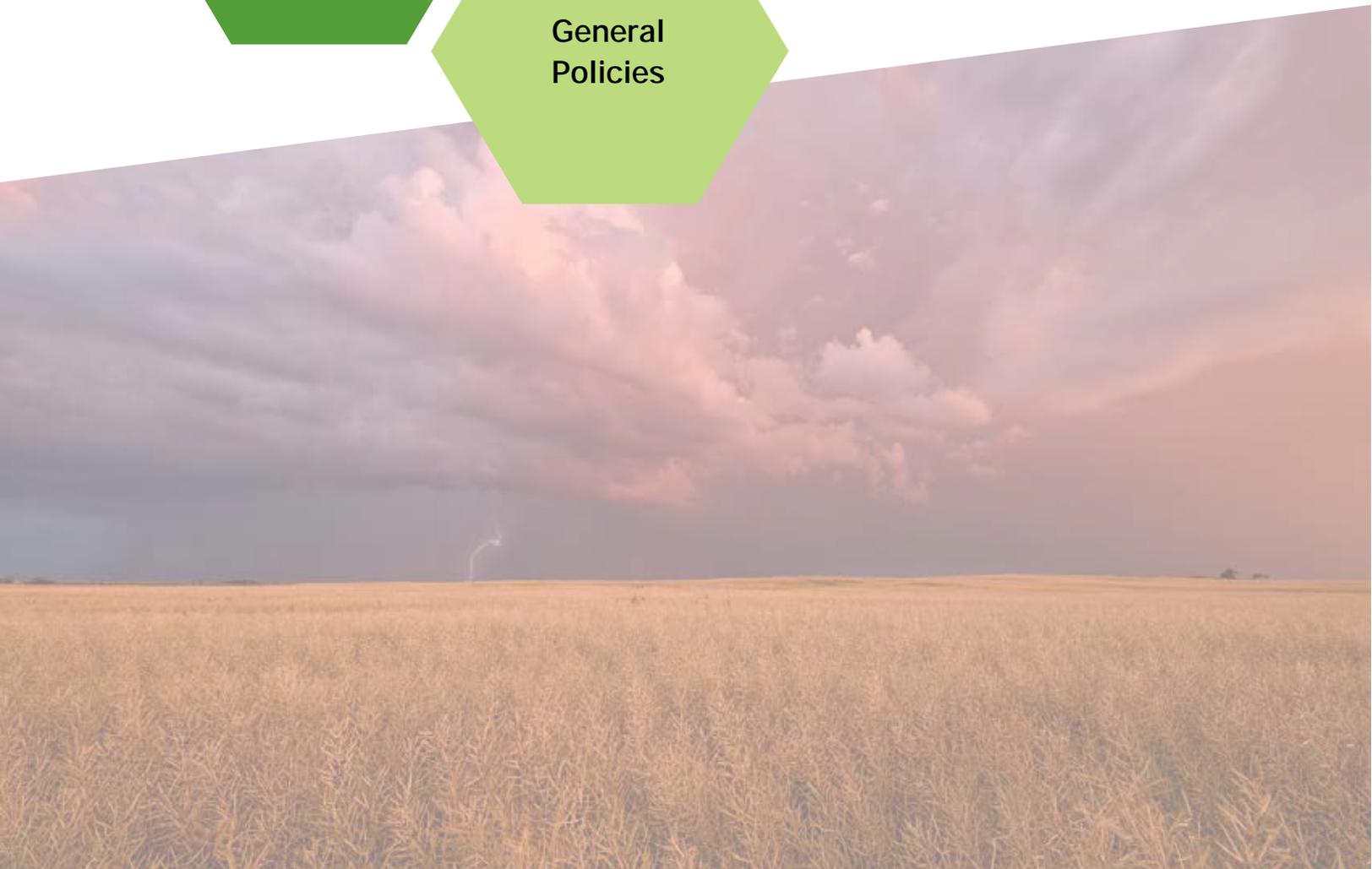
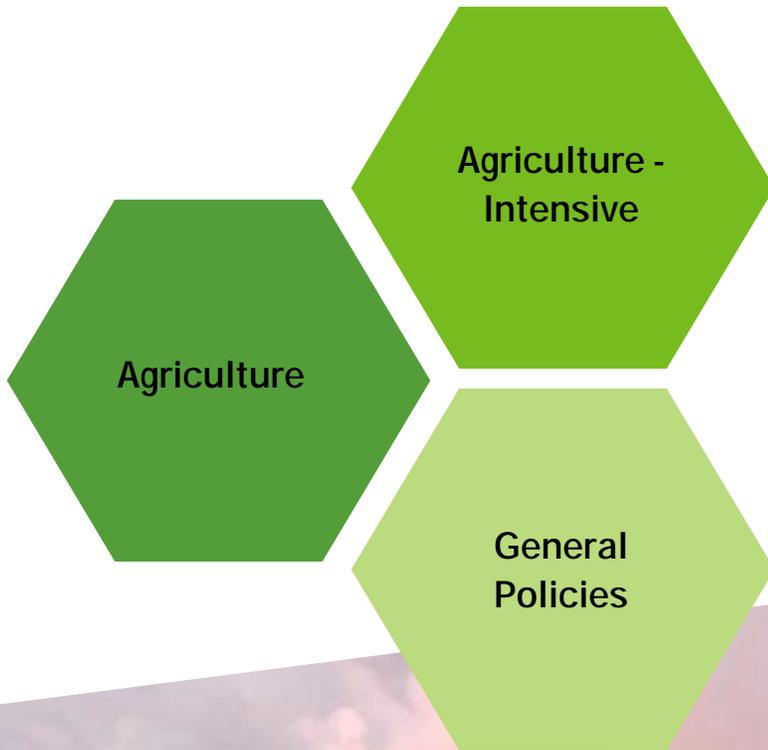
Comprehensive Development Reviews (CDR) are intended to provide Council and Administration with a complete overview of how the proposed development successfully integrates physically, socially, and financially with existing properties, owners, and development in the immediate vicinity. A CDR must be consistent with this Plan.

- a. A CDR shall address all matters of land use integration, potential conflict mitigation, and the provision of services to the development in accordance with the requirements of the Zoning Bylaw.
- b. Developers may be required to submit a CDR for the following proposals:
 - i. Industrial development;
 - ii. Multi-parcel Country residential development;
 - iii. Multi-parcel Rural residential development: (after five or more parcels have been subdivided or established);
 - iv. Recreational development;
 - v. Commercial development;
 - vi. Institutional development; and
 - vii. Comprehensive subdivision of existing hamlets or multi-parcel Country and Rural residential subdivisions.



Chapter 3

Agriculture







3

Agriculture

Overview

Traditional forms of agricultural production such as cropping and livestock are a fundamental contribution to Corman Park's identity and economy. We have a local food economy that encourages the preparation and sale of locally grown goods in the region. As of the 2021 Agricultural Census, 95% of the land in Corman Park is used for agriculture, with total capital revenues exceeding \$232 million in 2020. The best agricultural soils are located in the northern areas of Corman Park; however, agricultural operations like cropping are dispersed throughout a broad area of the municipality. Some portions, particularly in the west and south regions, have soils that are too sandy or flood-prone for productive cropping, but are still viable for other agriculture purposes.

Corman Park's proximity to labour and highway and rail networks makes our location ideal for agricultural production, value-added processing, and other agricultural-based industries. This Plan seeks to balance the demand for non-agricultural uses that come with growth, while acknowledging the viable economic and social contributions of agricultural activities in Corman Park.

Intent

The intent of the *Agriculture* designation is to provide for a broad range of agricultural activities as well as complimentary or compatible uses with the primary focus being on the protection of highly favourable agricultural land to ensure the long-term viability of agricultural operations including grain farms and livestock operations (intensive and non-intensive).

Fragmentation of agricultural lands will be limited, through implementation of residential and non-residential subdivision policies that address the cumulative area and number of parcels permitted to be subdivided from an agricultural holding.

The intent of the *Agriculture – Intensive* designation is to ensure the long-term viability of Corman Park’s robust agricultural sector by limiting the conversion of land to non-agricultural uses and preventing land use conflicts that may occur with other land uses. Agricultural residential, Rural residential, and complimentary or compatible uses may be accommodated where minimum setbacks can be met, however multi-parcel country residential development is not accommodated to prevent land use conflicts.

Corman Park has utilized the Canada Land Inventory (CLI) Soil Class Rating System as defined by the Ministry of Agriculture, for the development of the land use designations outlined on Schedule “B” Land Use Map. Lands that are the most favourable for agricultural cultivation of crops and the management of intensive and non-intensive livestock operations that are to be further processed, sold, or consumed have been designated as either *Agriculture* or *Agriculture - Intensive*. Corman Park will seek to find complementary uses in the agriculture industry and minimize the development footprint of residential and non-agriculture uses.

Fragmentation means encroaching and altering land physically and legally, which creates challenges for the source parcel to be used for agriculture production.

Objectives

- **To support a diverse range of agricultural activities including primary production, value-added agri-business, local food production and sales, intensive agricultural, horticulture operations, and agri-tourism uses that minimizes land use conflicts.**
- **To allow for on-farm diversification, expansion and support for a sustainable and competitive agricultural sector.**
- **To appropriately locate residential and other non-agricultural development to minimize land use conflicts and negative impacts on existing agricultural operations and uses.**



Land Use Designations

3.1 Agriculture

The intent of the *Agriculture* designation is to provide for a broad range of agricultural activities as well as complimentary or compatible uses with the primary focus being on the protection of highly favourable agricultural land to ensure the long-term viability of agricultural operations such as grain farming and livestock operations (intensive and non-intensive). Fragmentation of agricultural lands will be limited through implementation of residential and non-residential subdivision policies limiting the cumulative area and number of parcels that may be subdivided from an agricultural holding.

- a. Quarter sections may be subdivided into two 80-acre agricultural holdings.
- b. Rezoning the lands subject to an application for subdivision may be required to rezone to an appropriate zoning district.
- c. A maximum of four agricultural residential parcels may be subdivided, plus a residence on the remnant balance ('5 per quarter rule') per quarter section subject to:
 - i. The total area subdivided from a quarter section for agricultural residential sites shall not exceed 8.1 ha (20 ac); and
 - ii. Each parcel shall conform to the parcel size as identified in the Zoning Bylaw, unless otherwise provided for in the policies of this Plan.
- d. A maximum of two agricultural residential parcels may be subdivided, plus a residence on the remnant balance per 32.4 ha (80 acre) parcel or equivalent subject to:
 - i. The total area subdivided from a 32.4 ha (80 ac) parcel for agricultural residential sites shall not exceed 4.05 ha (10 ac); and
 - ii. Each parcel shall conform to the parcel size as identified in the Zoning Bylaw, unless otherwise provided for in the policies of this Plan.
- e. Corman Park will support the establishment of new and expanded Intensive Livestock Operations (ILOs) subject to the requirements in the Zoning Bylaw.
- f. Lands designated as *Agriculture* may be rezoned for single parcel commercial, industrial, institutional, or recreation development where it can be demonstrated that the proposed location:
 - i. Has unique features that are necessary to accommodate the proposed development;
 - ii. Can be appropriately serviced;
 - iii. Makes efficient use of existing roadway facilities;

5 per quarter means a maximum of five residential sites may be permitted on a quarter section



- iv. Meets the intent of the commercial, industrial, recreational or institutional policies of this Plan, as applicable; and
 - v. Minimizes the severance of agricultural lands from production.
- g. Multi-parcel *Rural Residential*, *Country Residential*, commercial, or industrial development can only be considered in conjunction with an application to re-designate the lands to an appropriate land use designation. Redesignation from *Agriculture* to a *Residential*, *Recreation*, or *Employment* land use designation should only be considered where it can be demonstrated that:
- i. The majority of the proposed development site is not comprised of lands with highly productive agricultural soils, has been previously subdivided or fragmented, or is otherwise difficult to use for agricultural purposes;
 - ii. The development can be appropriately serviced;
 - iii. The development is designed in a way to minimize the amount of agricultural land taken out of production;
 - iv. The development will not disrupt existing agricultural operations, agricultural-based industries or Intensive Livestock Operations, through the submission of an Agricultural Impact Statement;
 - v. The development complies with the relevant regulations contained in the Zoning Bylaw; and
 - vi. Market demand exists for the type of development proposed.



3.2 Agriculture – Intensive

The intent of the *Agriculture – Intensive* designation is to ensure the long-term viability of Corman Park’s robust agricultural sector by limiting the conversion of land to non-agricultural uses and preventing land-use conflicts that may occur with other land uses. Agriculture residential, *Rural Residential*, and complimentary or compatible uses may be accommodated where minimum setbacks can be met, however multi-parcel *Country Residential* development is not accommodated to prevent land use conflicts.

- a. Quarter sections may be subdivided into two 80-acre agricultural holdings, or equivalent.
- b. Rezoning the lands subject to an application for subdivision may be required to rezone to an appropriate zoning district.
- c. A maximum of four agricultural residential parcels may be subdivided, plus a residence on the remnant balance (‘5 per quarter rule’) per quarter section subject to the total area subdivided from a quarter section for agricultural residential sites shall not exceed 8.1 ha (20 ac) but not exceed a single parcel size as identified in the Zoning Bylaw, excluding parcels exempted in Sections 3.3, 3.4, and 3.5.
- d. A maximum of two agricultural residential parcels may be subdivided, plus a residence on the remnant balance per 32.4 ha (80 acre) parcel subject to the total area subdivided from a 32.4 ha (80 ac) parcel for agricultural residential sites shall not exceed 4.05 ha (10 ac) but not exceed a single parcel size as identified in the Zoning Bylaw, excluding parcels exempted in Section 3.3, 3.4 and 3.5.
- e. Notwithstanding 3.2 c) and d) above, the residential density may maintain its traditional street settlement within the community of Blumenheim.
- f. Due to the prevalence of existing Intensive Livestock Operations and the likelihood of land use conflicts, multi-parcel residential development is prohibited in this Land Use Designation.
- g. Other intensive agricultural operations may be considered in this Land Use Designation such as but not limited to intensive horticulture (greenhouse, tree farms), market gardens and other similar uses.



- h. Lands designated *Agriculture – Intensive* may only be rezoned for single parcel commercial, industrial, institutional, or recreation development where it can be demonstrated that the proposed location:
 - i. Has unique features that are necessary to accommodate the proposed development;
 - ii. Can be appropriately serviced;
 - iii. Makes efficient use of existing roadway facilities;
 - iv. Meets the intent of the commercial, industrial, recreational or institutional policies of this Plan, as applicable;
 - v. The development complies with the relevant regulations contained in the Zoning Bylaw; and
 - vi. Minimizes the severance of agricultural lands from production.
- i. Proponents of non-agricultural development proposals may be required to submit an Agricultural Impact Statement, at the discretion of Corman Park, to address any potential impacts and provide mitigation solutions, for adjacent existing agricultural operations or Intensive Livestock Operations.
- j. Proposals for non-agricultural development, at the discretion of Corman Park, and in accordance with the Zoning Bylaw may be required to provide buffering (landscaping,) from existing ILOs.
- k. Non-agricultural land uses excluding residential are encouraged to locate on previously subdivided or fragmented quarter sections wherever possible.



Agricultural Residential Subdivision Policies

3.3 Where enabled by this Plan, agricultural residential subdivisions are subject to the following:

Agricultural residential subdivision may be permitted on 16.2 ha (40 ac) parcels subject to:

- a. Rezoning the subject and source parcels to an appropriate zoning district(s); and
- b. The consolidation of the remainder of the 16.2 ha (40 ac) parcel with a contiguous parcel.

3.4 Where a historic homestead parcel of 8.10 ha (20 ac) or greater has been subdivided:

- a. The historic homestead parcel may be further subdivided as per 3.1 and 3.2 (c.) ('5 per quarter rule'); or
- b. The subdivision for one 32.4 ha (80 ac) parcel will be supported and further subdivision of the 32.4 ha (80 ac) parcel, homestead, and the remnant may be permitted in accordance with 3.1 and 3.2 (d.) ('3 per 80 rule').

3.5 Where enabled by this Plan, agricultural residential subdivisions on fragmented parcels are subject to the following:

- a. Fragmented parcels physically severed because of a natural or man-made feature such as a river, waterbody, railway or roadway may be subdivided, including by way of parcel tie removal, subject to:
 - i. The total number of building sites per quarter section or equivalent not exceeding seven (7);
 - ii. All resulting parcels having year-round, all-weather physical and legal access;
 - iii. All resulting parcels being able to have onsite services;
 - iv. All resulting parcels being rezoned to the appropriate zoning districts as required; and
 - v. All resulting rezoned parcels being larger than 1 ha (2.47 ac) with a feasible building site and envelope.
- b. Development on fragmented parcels may be permitted based on the following:
 - i. Those portions of fragmented parcels smaller than 24.3 ha (60 ac) will be permitted a total of two development sites;
 - ii. Fragmented parcels equal to or larger than 24.3 ha (60 ac) but less than 40.5 ha (100 ac) will be considered equivalent to a 32.4 ha (80 ac) parcel; and

Fragmented parcel means a parcel(s) that has been severed or separated by a natural or man-made feature, such as a river, waterbody, utility, easement, railway or highway.



- iii. Fragmented parcels equal to or larger than 100 acres will be considered equivalent to a quarter section (160 ac).
- c. Corman Park will encourage the consolidation of fragmented parcels with adjacent sites to create more viable agricultural holdings or quarter sections.
- d. Where non-conforming parcels created prior to the adoption of Rural Municipality of Corman Park Official Community Plan Bylaw 1/82 (June 1982) , the parcel size subdivided may exceed the maximum parcel size permitted in the Zoning Bylaw to include all existing residential yard site features such as shelterbelts, wells, septic systems, accessory buildings, infrastructure that were established prior to the establishment of Corman Park. Proponents shall provide a rationale for the yard site features which are included within the proposed subdivision boundary.
- e. In the case of yard sites which existed prior to the adoption of OCP Bylaw 1/82, the parcel boundaries may cross quarter section and section lines to allow essential yard site features of the existing residential site to be included.
 - i. For the purpose of calculating densities, the residential site shall be attributed to the quarter section on which the residence is physically located.
 - ii. For the purposes of calculating the total cumulative hectares (acres) per quarter section or 32.38 ha (80 acre) parcel for agriculture residential subdivision, the previously existing quarter line or parcel boundary shall be used to divide the area accordingly.

Residential Yard Site means features, building/infrastructure and utilities required for a single residence which is deemed a necessity to live on site. Inclusion within a subdivision plan such as shelterbelt plantings, water wells, onsite septic, and approved residential accessory buildings.



General Development Policies

3.6 The following parcel types are not included when determining the number of parcels per quarter section or the total area subdivided from a source parcel:

- a. Sites used for telecommunication and internet infrastructure, utility infrastructure/ buildings, parcels that are used for extraction operations, recreational, conservation, institutional, commercial or industrial development;
- b. Parcels registered as Environmental Reserve, Municipal Reserve, Public Utility, or Municipal Buffer;
- c. Any parcel less than or equal to 0.4 ha (1 ac) in size; or
- d. Any parcel owned by a Crown Corporation or other utility provider and used for the provision of public works or utilities.

3.7 Corman Park will support a diverse range of agricultural uses including primary production, value-added agri-business, local food production and sales, Intensive Livestock Operations, and agri-tourism in a way that minimizes land use conflicts.

- a. We shall protect and promote the continuation of production on agricultural lands with the highest soil capabilities. Conversion of prime agricultural lands or lands already in production to non-agricultural uses should be minimized.
- b. For the purposes of this Plan, land designated as *Agricultural* shall include Class 1-4 parcels as determined by the CLI.
- c. New Intensive Livestock Operations (ILOs) can be accommodated in all agricultural land use designations unless the location is:
 - i. Within the minimum separation distances established in the Zoning Bylaw;
 - ii. Located on or adjacent to environmentally sensitive lands; or
 - iii. Immediately adjacent to lands designated as *Rural Residential* or *Country Residential*.
- d. Uses that support the agricultural industry in Corman Park such as Ag in Motion, product processing centres, technical and professional service offices, agricultural research facilities, supply retailers, equipment dealerships, veterinary services, and seasonal labour housing in agricultural areas, may be supported subject to compliance with the applicable regulations in the Zoning Bylaw.

An agri-tourism use may consist of facilities for the year-round or seasonal use of regular patrons, as well as retail and services and specialty uses.



- e. Corman Park may consider developing an Agricultural Economic Development Plan to identify and capitalize on opportunities related to agriculture including value-added industries local food production and sales, agricultural tourism, or other emerging industries.
- f. Corman Park may support opportunities for establishing local food production areas and sales to allow for better food security and opportunities to economically diversify the local area and region.

3.8 Corman Park will support on-farm diversification and expansion to support a sustainable and competitive agricultural sector.

- a. Production and processing operations associated with an existing agricultural operation may be supported where it can be demonstrated that:
 - i. The use is compatible with typical agricultural practices and will not impede upon other agricultural operations in the area;
 - ii. Any potential off-site impacts are consistent with off-site impacts generated as part of normal agricultural practices;
 - iii. The cumulative impact of all accessory uses, or other uses in the vicinity, does not undermine the agricultural character of the area;
 - iv. The scale of the use is proportionate to the level of servicing available, including water, wastewater, emergency response, and road access; and
 - v. The use limits the amount of prime agricultural land taken out of production.
- b. Corman Park will support a diverse range of agri-tourism uses subject to:
 - i. The applicant demonstrating that there is a need or demand in the local area, through a market analysis;
 - ii. The use(s) can be appropriately serviced; and
 - iii. Minimizes the severance of agricultural lands from production;

3.9 Corman Park will support the establishment and expansion of Agricultural Colonies within its municipal boundaries.

Agricultural Colonies means a small scale communal residential development to support a self-sustaining agrarian community.



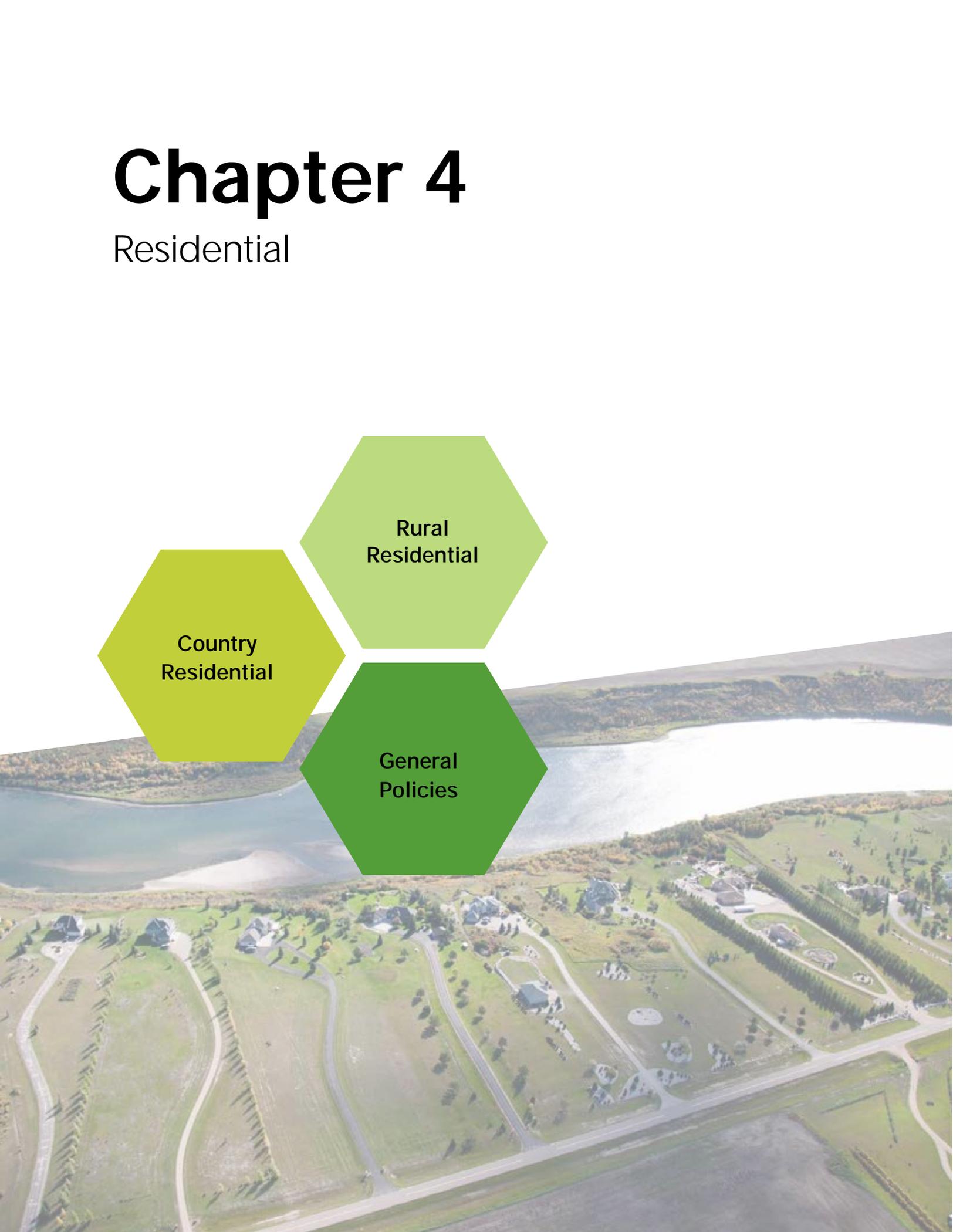
3.10 Corman Park shall prioritize the viability of agriculture operations by requiring residential and other non-agricultural development to be contained on parcels with contiguous property boundaries whenever possible.

- a. Development of non-agricultural activities on lands designated as *Agriculture* or *Agriculture - Intensive* shall be minimized to as great an extent as possible, through site design and building location placement. Subdivisions should be clustered together on the portions of an agricultural holding with the lowest agricultural soil capability.
- b. Non-agricultural land uses are encouraged to locate on previously subdivided or fragmented quarter sections wherever possible.
- c. Applicants of non-agricultural development may be required to submit an Agricultural Impact Statement as part of their application based on the potential for impacts to existing agricultural operations, at the discretion of Corman Park.
- d. Lands designated as *Agriculture* and *Agriculture - Intensive* may be rezoned for recreational, community service or institutional uses where the applicable policies of this Plan can be met and are in compliance with the Zoning Bylaw. Lands designated as *Agriculture* and *Agriculture - Intensive* may be rezoned for conservation uses where the lands are environmentally-sensitive or where the preservation of the land's natural characteristics is otherwise deemed to be in the collective municipal interest.



Chapter 4

Residential



Country
Residential

Rural
Residential

General
Policies



4

Residential

Overview

Acreage living is a central characteristic of the identity of Corman Park, whether it be a single family dwelling that is associated with an agriculture operation, acreage, multi-parcel country residential, or agricultural colony development. Our residents can enjoy the benefits of a variety of residential living in Corman Park while also being within reasonable commute distances for jobs and amenities to one of the nearby urban centres. Corman Park will provide strategies for managing residential development pressures, while maintaining a high quality of life for existing residential landowners.

Intent

The intent of the *Rural Residential* designation is to enable residential development opportunities on lands with less favourable agricultural soils and that have fewer agricultural opportunities than would be possible in the *Agriculture* designation. *Rural Residential* developments require a large minimum parcel size and are built to a rural standard, including private onsite servicing. *Rural Residential* uses may also be associated with uses permitted in the *Agriculture* designation, agri-tourism activities or other complimentary or compatible land uses.

The intent of the *Country Residential* designation is to enable comprehensively planned multi-parcel country residential developments on lands with limited or restricted agricultural capability. *Country Residential* developments require a higher standard of servicing than is permitted in the *Rural Residential* designation and may include complementary uses such as commercial, recreational and institutional or community service developments.

Objectives

- To accommodate different types of residential development in a planned manner that optimizes the use of infrastructure.
- To manage cumulative effects of multi-parcel residential development to ensure a high quality of living is maintained.
- To encourage residential subdivision design that promotes access to nature and preserves natural features.
- To encourage residential subdivision design that promotes connectivity within and between multi-parcel residential developments.

Land Use Designations

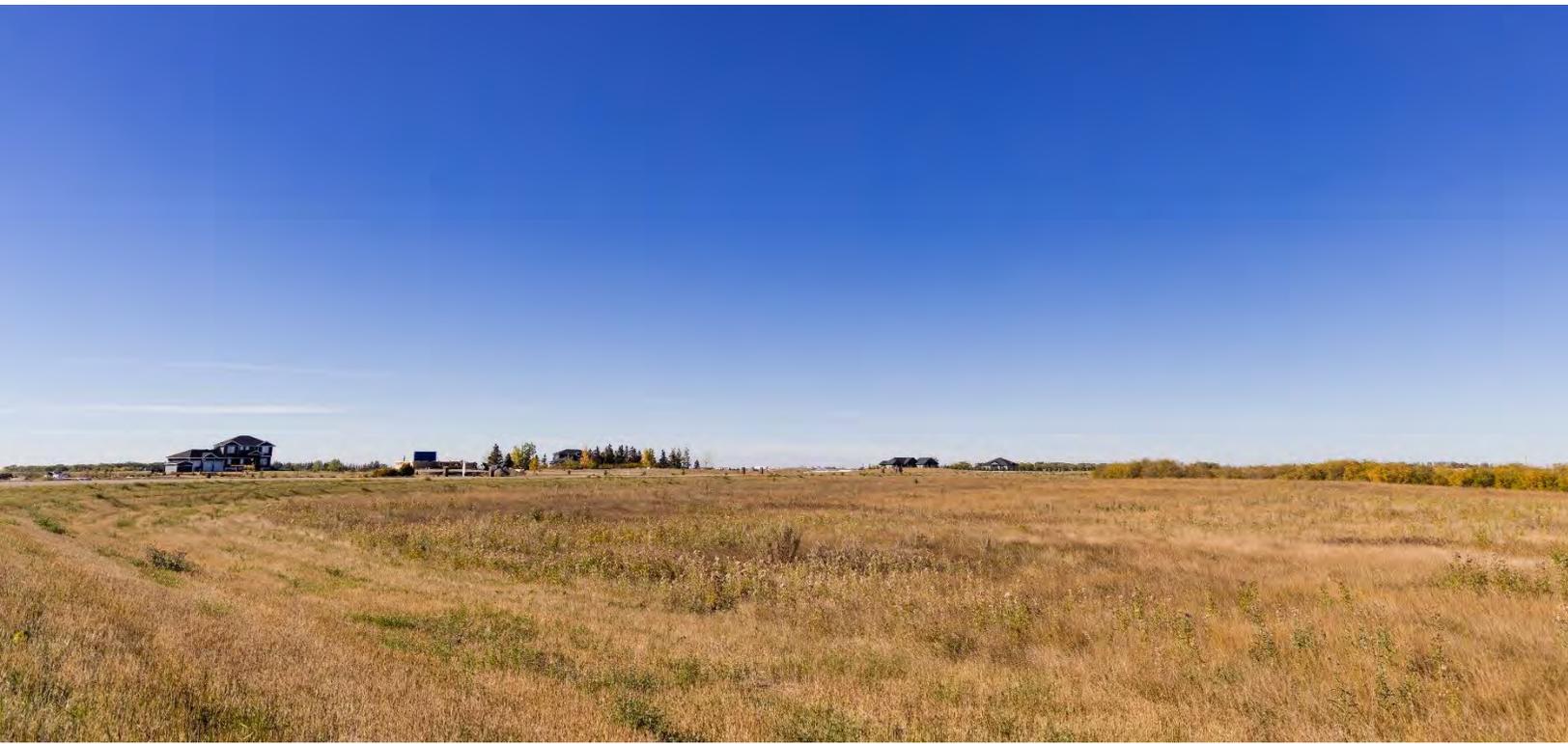
4.1 Rural Residential

The intent of the *Rural Residential* designation is to enable residential development opportunities on lands with less favourable agricultural soils and that have fewer agricultural opportunities than would be possible in the *Agriculture* designation. *Rural Residential* developments require a large minimum parcel size and are built to a rural standard, including private onsite servicing. *Rural Residential* uses may also be associated with uses permitted in the *Agricultural* designation, agri-tourism activities or other complimentary or compatible land uses.

- a. Applications to redesignate lands for *Rural Residential* development may be supported where it can be shown that the majority of the proposed development site is not comprised of soils better suited for use as *Agricultural* lands;
- b. Proposed *Rural Residential* developments are subject to approval of a rezoning application to the appropriate zoning district.
- c. *Rural Residential* developments may be permitted on 16.2 ha (40 ac) parcels subject to all proposed parcels having legal and physical access to an all-season road.
- d. Quarter sections may be subdivided into two 80-acre agricultural holdings subject to approval of a rezoning application to the appropriate zoning district.
- e. Multi-parcel *Rural Residential* developments of four parcels or greater may be supported where it can be demonstrated that:



- i. The development is designed in a way to maximize the number of new lots from the original parcel; and
 - ii. The submission of a Comprehensive Development Review (CDR) for the full source parcel, assessing the capacity of existing infrastructure to support additional residential density, and identifying any required upgrades to support the additional density as per the policies included elsewhere in this Plan.
- f. *Rural Residential* development shall be discouraged from fronting on municipal roads designated as Primary Weight Haul routes.
- g. Lands designated as *Rural Residential* may be supported for rezoning of a single parcel commercial, industrial, institutional, or recreation development where it can be demonstrated that the proposed location:
- i. Capitalizes on efficient use of existing municipal roadways;
 - ii. Provides a service to the local community or can justify unique features of the site/area that are necessary to operate the proposed development;
 - iii. Can be appropriately serviced; and
 - iv. Meets the intent of the commercial, industrial, recreational, or institutional policies of this Plan, as applicable.



4.2 Country Residential

The intent of the *Country Residential* designation is to enable comprehensively planned multi-parcel country residential developments on lands with limited or restricted agricultural capability. *Country Residential* developments require a higher standard of servicing than is permitted in the *Rural Residential* designation and may include complementary uses such as commercial, recreational and institutional or community service developments.

- a. A quarter section may be subdivided into two 80-acre agricultural holdings.
- b. Proposed *Country Residential* developments are subject to approval of a rezoning application to the appropriate zoning district.
- c. A maximum of four agricultural residential parcels may be subdivided per quarter section subject to:
 - i. The total area subdivided from a quarter section for agricultural residential sites shall not exceed 4.05 ha (10 ac), excluding parcels listed in **Chapter 7 Natural Areas and Hazard Lands**; and
 - ii. Future subdivision to a *Country Residential* multi-parcel development can be demonstrated through an advanced plan of subdivision or other conceptual planning work.
- d. A maximum of two agricultural residential parcels may be subdivided per 32.4 ha (80 ac) parcel subject to:
 - i. The total area subdivided from a 32.4 ha (80 ac) parcel for agricultural residential sites shall not exceed 2.02 ha (5 ac) excluding parcels listed in **Chapter 7 Natural Areas and Hazard Lands**; and
 - ii. Future subdivision to a *Country Residential* multi-parcel development can be demonstrated through an advanced plan of subdivision or other conceptual planning work.
- e. New Intensive Livestock Operations (ILOs) are not permitted within areas designated as *Country Residential*.
- f. Non-residential land uses proposed in *Country Residential* areas may be considered where it can be demonstrated that the proposed development:
 - i. Serves the local population by providing goods, services or gathering spaces;
 - ii. Is generally compatible with residential development; and
 - iii. Will complement the area with respect to aesthetics including site design, building style, massing and landscaping including lighting and screening.
- g. Notwithstanding 4.2 (f)(i) if the proposed non-residential use is considered to serve a regional population, then an amendment is required to the appropriate Land Use Designation.



- h. Small-scale commercial, recreational, institutional or community service developments may be considered within the *Country Residential* designation when comprehensively planned as part of a *Country Residential* development application and outlined within the CDR submitted in support of the application. When considering non-residential land uses as part of a *Country Residential* development proposal, the following factors will be considered:
 - i. Analysis is required to be undertaken to determine demand for the non-residential land use;
 - ii. The suitability and availability of municipal and other services and infrastructure necessary to support the proposal; and
 - iii. Land use integration where land use conflict is minimized and the development complements existing communities.

General Development Policies

4.3 Corman Park may consider residential development opportunities that propose a variety of densities, subject to compliance with the policies in this Plan.

4.4 Corman Park shall support residential development opportunities in a planned, financially reasonable, and sequential manner that optimizes the use of existing infrastructure.

- a. Subdivision design should seek to minimize the length of linear utilities including internal subdivision roads and utilities.
- b. Residential developments shall be encouraged to locate on existing, all-season municipal roadways. Where a residential development site is proposed along an undeveloped roadway or summer roadway, the proponent shall be responsible for the cost of constructing the road to the minimum road classification standards to the satisfaction of Corman Park Infrastructure and Public Works Department.
- c. Multi-parcel residential subdivisions with an internal roadway network shall have a minimum of two access points to an all-season municipal roadway unless the applicant can demonstrate that the proposed internal roadway layout:
 - i. Meets the minimum requirements of *The Subdivision Regulations, 2014* that control subdivision and any other provincial requirements;
 - ii. Meets Corman Park's minimum *Road Construction Standards*; and
 - iii. Is satisfactory to the applicable local emergency response department(s).



- d. An Organized Hamlet or multi-parcel residential subdivision may undertake a CDR to investigate the feasibility of further subdivision of lots within the community, where the effect will be an increase in density throughout the community.
- e. Subdivisions pursuant to 4.4 (d) shall comply with all applicable residential policies of this Plan and the following:
 - i. The CDR must assess the capacity of municipal and provincial infrastructure to support an overall density increase and identify any required infrastructure upgrades to support the additional density; and
 - ii. All proposed parcels and remnant parcels must be equal to or larger than the smallest existing parcel in the multi-parcel development, at the time of approval of this Plan.

4.5 Through the sequencing of development approvals Corman Park will manage the cumulative effects of multi-parcel residential development to ensure a high quality of living is maintained.

- a. Through the evaluation of the number and arrangement of approved residential lots within a development shall be determined on a case-by-case basis and shall have consideration for:
 - i. The carrying capacity of the lands proposed for development based on site conditions, potential environmental impacts, and any other factors unique to a particular location;
 - ii. The availability and suitability of municipal and other services and infrastructure necessary to support the proposal; and
 - iii. The compatibility of the proposed subdivision design with that of the surrounding area.
- b. New multi-parcel residential subdivisions should be designed in such a way as to integrate with existing developments and include design elements such as:
 - i. Road connections between multi-parcel subdivisions;
 - ii. Visual and landscape buffering;
 - iii. Safe pedestrian connectivity between developed areas, adjacent development and to local amenities;
 - iv. Include complementary lot areas and/or layout patterns with rear yards abutting wherever possible; or
 - v. Other design measures necessary to achieve improved connectivity between subdivisions.
- c. All new multi-parcel *Country Residential* developments shall be serviced by a centralized potable water line administered in a legal form acceptable to Corman Park.

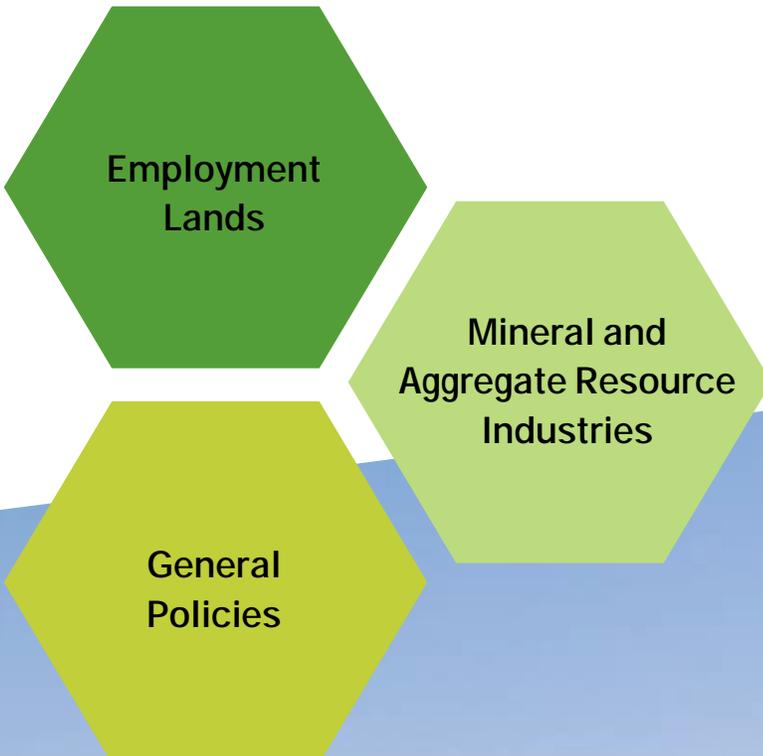


- d. Corman Park will encourage subdivision design that promotes access to nature and preserves natural features whenever possible and that:
 - i. Retains the natural topography of the land;
 - ii. Retains existing tree stands wherever possible;
 - iii. Provides interconnected trails and public spaces; and
 - iv. Conserves existing wetlands, drainage systems, and groundwater recharge areas, and integrate them into the stormwater management plan.
- e. New residential developments should conserve/ preserve the natural landscape for passive recreation through strategic designation of Municipal Reserve.
- f. Unless sufficient mitigation strategies can be implemented, multi-parcel residential subdivision shall not be located on environmentally sensitive areas as defined in **Chapter 7 Natural Areas and Hazard Lands**.
- g. Lands in residential areas may be designated as Environmental Reserve or as *Conservation* where the lands are environmentally sensitive or where the preservation of the natural attributes is deemed to be in the public interest.
- h. Lands in residential areas may be utilized for recreation purposes, as part of a comprehensively planned development where the applicable *Recreation* policies of this Plan can be met.



Chapter 5

Employment and Economic Development



The diagram consists of three interconnected hexagons. The top-left hexagon is dark green and contains the text 'Employment Lands'. The bottom-left hexagon is yellow-green and contains the text 'General Policies'. The right hexagon is light green and contains the text 'Mineral and Aggregate Resource Industries'. The hexagons are arranged in a triangular pattern, with the right one being the largest and positioned to the right of the other two.

**Employment
Lands**

**Mineral and
Aggregate Resource
Industries**

**General
Policies**







5

Employment and Economic Development

Overview

Corman Park has one of the highest population densities of all rural municipalities in the Province. This lends itself to many diverse economic opportunities that are primarily driven by its regional location, proximity to several urban municipalities and significant local agricultural economy. Commercial development primarily takes the form of agri-tourism, commercial recreation, or intensive horticulture, while aggregate, mineral extraction, and industrial development are typically located on large-lot format with rural levels of servicing.

Being prepared for future employment and economic growth will ensure that we can fully capitalize on available opportunities, while working to mitigate a variety of growth-related challenges, including increased demands for municipal services. The most efficient and effective solutions will result from leveraging regional, and provincial economic development opportunities and the relationships Corman Park has with First Nations, other organizations, and neighbouring municipalities.

We also benefit from access to various natural resources, specifically potash and aggregate resources such as sand and gravel. Most of the active aggregate sites in Corman Park are located along the southern banks of the North Saskatchewan River, however deposits can be found throughout the Municipality.

Corman Park's development will allow businesses to establish themselves and grow in our community, whether starting as a Home Based Business to then grow in scale and relocate to one of our Business Park developments or establishing in a defined employment node. This will allow us to capitalize on these established niche markets and industry needs while ensuring the opportunities of our employment lands can be fully realized.

Intent

The intent of the *Employment* designation is to enable a variety of commercial and industrial uses that provide a broad range of employment and economic development opportunities that do not require an urban level of service. Commercial and industrial uses will be considered and evaluated based on location and the potential for offsite impacts in order to minimize land use conflicts and ensure compatibility with surrounding land uses.

Mineral extraction operations and associated accessory uses related to natural resource extractions is a Statement of Provincial Interest considered in this Plan to capitalize on mineral and aggregate assets. This Plan will enable these types of employment activities while ensuring that on and offsite impacts to the residents of Corman Park are minimized.

Corman Park will work to provide a variety of economic development and employment opportunities in a planned and managed approach, to provide for an inventory of different types of commercial and industrial uses.

Objectives

- **To provide opportunities for mineral and aggregate resource industries where land use conflicts and environmental impacts can be minimized.**
- **To implement a clear and consistent remediation requirement to minimize the long-term impact of extraction and processing activities.**
- **To identify and capitalize on opportunities unique to Corman Park and the region.**
- **To support a diverse and balanced local economy including agricultural, commercial, industrial, and tourism developments.**
- **To accommodate well-planned commercial and industrial developments that maximize economic benefits while minimizing environmental impacts.**
- **To ensure the type and intensity of commercial and industrial development located in employment lands is compatible with adjacent existing and planned land uses.**



Land Use Designations

5.1 Employment Lands

The intent of the *Employment* designation is to enable a variety of commercial and industrial uses that provide a broad range of employment and economic development opportunities that do not require an urban level of service. Commercial and industrial uses will be considered and evaluated based on location and the potential for offsite impacts in order to minimize land use conflicts and ensure compatibility with surrounding land uses.

- a. Quarter section may be subdivided into two 80-acre agricultural holdings.
- b. Institutional and recreational uses may be considered on *Employment* lands where deemed to be compatible with the existing and planned land uses, unless otherwise indicated in an area plan.
- c. Residential yard sites existing on a 32.38 ha (80 acre) or quarter section at the time of approval of this Plan may be subdivided in accordance with the Zoning Bylaw, however no subdivided residential yard sites can be further subdivided and no new residential sites can be created.
- d. Lands may be re-designated to *Employment* where it can be demonstrated that the proposed location:
 - i. Can be serviced to minimum rural standard for wastewater and potable water;
 - ii. Is accessed by a paved/dust-free road or a road identified within Corman Park’s capital planning for future upgrades;
 - iii. Is compatible with future land uses;
 - iv. Is not within an area prone to natural hazards or flooding, unless mitigation of the hazard(s) can be achieved;
 - v. Does not have unique historical or archaeological significance; and
 - vi. Is not considered environmentally sensitive, as outlined by the policy framework included in **Chapter 7 Natural Areas and Hazard Lands**, unless mitigation can be achieved.



5.2 Mineral and Aggregate Resource Industries

Extraction industries do have the potential to cause nuisances, habitat loss, and land use conflicts without sufficient oversight. They also require remediation to return previously excavated areas to a productive end use.

Corman Park through its municipal approval and enforcement procedures, will work to ensure that the aggregate and mineral extraction and processing industries have a net positive impact for the municipality. New and expanded mineral and aggregate extraction and processing may be supported in appropriate locations.

5.2.1 Corman Park shall provide opportunities for mineral and aggregate resource industries where land use conflicts and environmental impacts can be minimized.

- a. In the review of mineral and aggregate resource applications the following items may be considered:
 - i. The effect on adjacent land uses due to conflicts with noise, vibration, smoke, dust, odour, or potential environmental contamination;
 - ii. The effect of the use on infrastructure and services, including municipal roads;
 - iii. The manner in which the pit, quarry or storage site is to be operated;
 - iv. Potential on and off-site impacts to surface water, groundwater, drainage patterns, slope stability, wildlife habitat, heritage resources and rare or endangered species;
 - v. The environmental implications of the operation including storage of fuel tanks or chemicals, and/or measures for the release of contaminants;
 - vi. Plans for reclamation of the land to transition the site to an approved end use; and
 - vii. Where potential impacts may occur in an adjacent municipality, they have confirmed that the proposal is compatible with future land uses as outlined in their Official Community Plan.
- b. The extraction of significant commercial mineral and aggregate resources must be undertaken prior to planned development where such development would preclude or constrain future extraction of the resources.
- c. Aggregate extraction and processing operations should be located on existing heavy-haul routes wherever possible.



5.2.2 Corman Park will implement remediation requirements to minimize the long-term impact of extraction and processing activities.

- a. At a minimum, sites used for the extraction, storage, or processing of aggregate and mineral resources should be reclaimed to support a productive agricultural after-use and to an ecologically viable state.
- b. For any mineral or aggregate resource application, Corman Park may require a higher standard of reclamation and financial security:
 - i. Where the location has been identified for a non-agricultural end use such as commercial, industrial, or residential development through this Plan or an area plan; or
 - ii. To address safety, environmental, or aesthetic concerns.
- c. Extraction or underground exploration planned for areas designated by this Plan or area plans for future commercial or industrial development should be remediated in such a way as to be integrated into future site development. This may include using previously excavated areas for stormwater retention areas, equipment storage, parking, or other passive uses not including foundations, piles, or other structural building elements.



General Development Policies

5.3 Corman Park will identify and capitalize on economic development and employment opportunities to:

- a. Work collaboratively with neighbouring jurisdictions, including urban municipalities, rural municipalities, Métis communities and First Nations on opportunities that are beneficial to the region, particularly where partnerships may increase the feasibility of an initiative.
- b. Leverage relationships with local and regional economic, business, and tourism development organizations to acquire timely information about emerging industries, economic trends, and the needs of the business community.
- c. Collaborate and establish partnerships with neighbouring jurisdictions, economic development groups and private industry to support local and regional opportunities.

5.4 Corman Park will support a diverse and balanced local economy of commercial, industrial, agricultural, and tourism development by:

- a. Identifying locations that are appropriate for a variety of commercial and industrial land uses and employment areas, site sizes and servicing levels.
- b. Considering new and innovative employment and economic development industries and technologies within the municipality while maintaining alignment with the overall principals and objectives of this Plan.
- c. Supporting local entrepreneurship in the form of home-based businesses and other small enterprises where doing so will not contradict other objectives or policies of this Plan.

5.5 Corman Park shall accommodate well-planned employment developments that maximize economic benefits while minimizing environmental impacts.

- a. Commercial and industrial development should locate on *Employment* lands as designated on Schedule “B” Land Use Map.
- b. Commercial and industrial development may be accommodated along highway corridors while adhering to the policies of the associated land use.
- c. Development proposals adjacent to a provincial highway or service road shall be planned in consultation with the Ministry of Highways. Early consultation with the Ministry of Highways is encouraged.



- d. Uses anticipated to generate heavy traffic may be required to submit a Traffic Impact Assessment and upgrade public roads accessing the development at the applicant's expense.
- e. A Comprehensive Development Review shall be prepared for any single or multi-parcel proposal requiring rezoning or may be required for single or multi-parcel development not requiring rezoning at the discretion of Corman Park, depending on the size, intensity, and potential off-site impacts of the proposed development.

5.6 Corman Park will work to ensure the type and intensity of development located on *Employment* lands is compatible with adjacent existing and planned land uses and the Vision and Mission Statements and Planning Principles outlined in this Plan.

- a. *Employment* lands may be further designated through area planning to establish the type, scale, intensity, and market area of future development.
- b. Industrial development may be further classified into Light and Heavy Industrial, each with applicable development standards as defined in the Zoning Bylaw or following the completion of an Employment Lands Strategy as outlined in **Chapter 9 Implementation** or review of the Corman Park Zoning Bylaw.
- c. Commercial development may be further classified into other, more defined types of commercial development, following the completion of an Employment Lands Strategy as outlined in **Chapter 9 Implementation** or review of the Corman Park Zoning Bylaw.
- d. Commercial and light industrial developments are intended to serve as a transition between heavy and non-industrial land uses. These types of development may be integrated into highway frontage or may be used to buffer non-industrial and industrial land uses.
- e. Industrial uses are encouraged to locate near similar operations including existing industrial or commercial development, landfills, lagoons, or aggregate and mineral resource operations, to minimize potential land use conflicts with residential uses.



Chapter 6

Recreation, Heritage and Community Services







6

Recreation, Heritage and Community Services

Overview

Providing for both active and passive recreational and leisure opportunities in Corman Park is an important component for community building and encouraging healthy lifestyles. The natural amenities of Corman Park, in particular the North and South Saskatchewan River valleys, lend themselves well to recreation opportunities such as hiking, and horseback riding. It is important that recreation, heritage resources and community services are reflected in the policy framework of this Plan, to ensure they are enabled for future generations. We will seek partnerships with groups who can help establish, maintain, and program recreational and leisure spaces to help us achieve the desired level of service in this sector.

Corman Park may consider a formalized approach for recreational programming and maintenance on Municipal Reserve lands, including an operational role. Planning for multi-use trails throughout the municipality will improve access to these recreation sites and facilities that are both within and outside of Corman Park's boundaries.

We strive to acknowledge and preserve the historical significances of sites located throughout Corman Park, some of these sites are Wanuskewin Heritage Park, Saskatchewan Railway Museum, and Gordie Howe Homestead. These resources provide important insight into the past and provide opportunities for cultural celebrations.

Corman Park must plan to ensure our residents have access to Institutional and Community Service uses in proximity to the populations they serve. We are working to include these uses within all land use designations through appropriate policies and guidelines. These types of uses are essential for a complete and thriving community.

Intent

The intent of the *Recreation* designation is to enable and provide different types of active and passive recreational uses and opportunities that provide local and regional benefits. This designation may be integrated with other land use such as *Rural Residential*, *Country Residential* and *Conservation*.

Corman Park recognizes culturally significant and historically unique sites within our boundaries and will work towards assisting non-profit groups and associations as they seek heritage status.

We will seek to:

- Provide a variety of active and passive recreation opportunities that will benefit our residents and ratepayers at the local and regional scale;
- Accommodate uses that provide services or amenities that contribute to the physical, social, cultural, and mental well-being of our residents, ratepayers and visitors; and
- Acknowledge and highlight historically significant features and sites.

Objectives

- **To enhance the quality of life of residents of Corman Park by supporting the development of recreation and leisure amenities.**
- **To strategically utilize dedicated lands for the provision of public spaces and amenities.**
- **To integrate community and institutional uses that foster a diverse and welcoming community, while ensuring the location and design are appropriate in the context of the surrounding area.**
- **To work with local school divisions and the Ministry of Education to plan for new and the expansions of existing schools.**
- **To acknowledge and preserve opportunities for public access to historic and culturally significant sites.**



General Policies

6.1 Corman Park will work to enhance the quality of life for its residents by supporting the development of recreation, community services, and institutional amenities.

- a. Recreational, community service, and institutional developments may be considered in *Agriculture, Rural and Country Residential or Conservation* where it can be demonstrated that the location:
 - i. Is complementary to existing and planned land uses in the area with respect to the intensity of the proposal;
 - ii. Can be appropriately serviced;
 - iii. Will not generate negative off-site impacts to the surrounding area; and
 - iv. Will not impede active agricultural operations.
- b. New recreation and leisure facilities and spaces shall factor the following into the proposal:
 - i. Pedestrian connectivity to other facilities and trail networks wherever possible;
 - ii. Barrier free design that can accommodate all ages and abilities;
 - iii. The user experience during winter months; and
 - iv. The conservation of existing natural features including wetlands and wooded areas.



- c. Commercial recreational developments must also align with relevant policies contained in **Chapter 5 Employment and Economic Development** of this Plan.
- d. Partnership agreements to develop, operate and maintain recreation and leisure facilities and/or amenities, or to program public spaces, may be considered with Indigenous Communities, the Province, school divisions, conservation agencies, local recreation boards, community groups, developers, or other organizations.

6.2 Corman Park will seek to identify opportunities for a multi-use trail network within and between residential communities and other amenities that prioritizes pedestrian and recreational movement to prioritize the health and wellness of its residents.

6.3 Corman Park may seek opportunities to partner with other municipalities, Indigenous Communities, organizations or associations to establish a system of multi-use trail corridors.

6.4 Corman Park will strategically utilize Municipal Reserve for the provision of public spaces and amenities.

- a. Municipal Reserve contribution requirements (Land dedication, cash-in-lieu, or deferral) will be determined based on the following considerations:
 - i. The number and future use of the proposed parcels;
 - ii. The location of the proposed subdivision;
 - iii. The potential for future densification of the area;
 - iv. The recreational needs of the local community;
 - v. The need for future school sites or the expansion of existing school sites;
 - vi. Opportunities to further delineate, protect and/or provide public access to environmentally sensitive areas or heritage resources;
 - vii. The operations and maintenance costs of the municipal reserve and any potential improvements; and
 - viii. Any recreation objectives included in any secondary plans adopted for the area.
- b. When Municipal Reserve is satisfied through the dedication of land, the developer may be required to plan and construct improvements on the lands for use by the public.
- c. Regular reviews of our Municipal Reserve cash-in-lieu policy will be completed, as directed by Council, to ensure the policy is fair and reflective of best practices.



6.5 Corman Park will accommodate institutional uses to foster a diverse and welcoming community while ensuring the location and design are appropriate in the context of the surrounding area.

- a. Community service development may be considered in any land use designation where it can be demonstrated that the location:
 - i. Is compatible with existing and planned land uses in the area;
 - ii. Is adequately serviced; and
 - iii. Integrates the use of innovative features to promote environmental and social benefits to the community.

6.6 Corman Park shall work with local school divisions and the Ministry of Education to plan for new schools and expansions to existing schools.

- a. We will seek to establish communications with the Ministry of Education and local school divisions through area planning to ensure the required land base, within Corman Park or the region generally, is available for future schools and related facilities needed to respond to population growth.
- b. To secure sites required to meet regional school needs, Corman Park may make financial contributions to another municipality or receive contributions from a benefitting municipality in accordance with the terms negotiated between affected parties.



- c. If a new school site or expansion of an existing school site is deemed necessary, Corman Park will work with the Ministry of Education and local school divisions to identify a school site location through secondary planning. When evaluating potential future school sites, consideration shall be given to the size, accessibility, location, and general suitability of the site.
- d. In the creation of a new school site or consideration of expanding of an existing school site, Corman Park shall work with the subdivision applicant on the dedication of Municipal Reserve. When over-dedication of land is required, Corman Park may enter into an agreement as a means to track and bank the dedication.
- e. Where it is determined through consultation with the Ministry of Education and local school divisions that a vacant Municipal Reserve site is no longer required for a school, Corman Park may consider establishing an alternative public use or disposing of the parcel.

6.7 Corman Park supports opportunities for public access to historical sites.

- a. The Municipality shall establish a register of Municipal Heritage Properties.
- b. The Municipality or other interested person or group may initiate the process to designate a Municipal Heritage Property as a local or municipal heritage resource.
- c. The Municipality, will consider applications to designate a building, structure, or site as a Municipal Heritage Property based on the following:
 - i. The cultural, historical, architectural, environmental, archaeological, palaeontological, scientific, or aesthetic value of the building, structure, or site;
 - ii. Recommendations from persons with expertise in heritage conservation; and
 - iii. Input received from the statutory public process and any additional consultation.
- d. If deemed necessary to achieve the Municipality’s objectives related to heritage conservation, the Municipality may establish a Municipal Heritage Advisory Committee in accordance with *Heritage Property Act, 1980*.

Municipal Heritage Property means any property that is not subject to any other designation pursuant to *The Heritage Property Act*



- e. Adaptive re-use, conservation restoration, preservation and rehabilitation of properties and buildings with heritage value, regardless of the property's status as a designated heritage property, will be encouraged.
- f. Proponents of development adjacent to designated heritage properties must demonstrate how the proposal is complementary to the heritage conservation objectives for that area and will not negatively affect the historically significant aspects of the site or building.

Heritage Conservation means the identification, protection, and preservation of a building, feature, parcel which is deemed to be an important component to local or regional history and culture.



Chapter 7

Natural Areas and Hazard Lands







7

Natural Areas and Hazard Lands

Overview

The identification and management of both natural and human-induced hazards is an important part of ensuring that development occurs in a safe and sustainable way and minimizes risks to public health and safety, critical infrastructure, property and the environment. Natural hazards include threats posed by flooding, slope instability, erosion, or subsidence. Human-induced hazards can include threats posed by railways, airports and development involving the production, use or storage of hazardous substances or waste dangerous goods. With best practices, applicable Provincial and Federal requirements, Corman Park will undertake a long-term approach to risk management to ensure development can be enjoyed by future generations; although the hazards may not appear imminent, it is important to carry out the necessary investigations and study to understand both current and future risk.

We have a large amount of natural and heritage resources which provide biodiversity and other important ecosystem functions as well as contribute to the cultural and built environment of Corman Park. These natural and heritage resources are fundamental to the quality of life of Corman Park residents and visitors and contribute to broader ecosystem integrity and should be identified, protected and enhanced, to be enjoyed today and by future generations. We acknowledge the importance of maintaining the ecological integrity of the North and South Saskatchewan river valleys, wildlife habitat and corridors, wetlands and riparian areas, significant natural landscapes and regional features, and federally and provincially designated lands. Corman Park's development will be directed to locations that avoid, minimize or mitigate the fragmentation of environmentally sensitive lands and areas.

Intent

The intent of the *Conservation* designation is to preserve and maintain the ecological integrity and other characteristics of unique areas in Corman Park, while buffering from incompatible development.

Conservation lands can include critical or threatened wildlife habitat, significant natural or heritage areas, land abutting waterbodies and watercourses, and other environmentally sensitive lands and areas which may be designated as environmental reserve. *Conservation* land may be associated or integrated with the *Recreation* and both *Agriculture* designations.

We will work towards preserving and prioritizing environmentally sensitive lands and areas in Corman Park, as well as identify and mitigate areas determined by Corman Park and Federal and Provincial agencies, as unstable or require further study (or refinement) along flood plain, riverbanks, sloughs, coulees, low-lying areas to ensure site suitability for development.

Objectives

- **To identify and protect environmentally sensitive lands and areas within Corman Park.**
- **To support opportunities for public access to natural and heritage areas in Corman Park without causing negative impacts.**
- **To minimize the impacts of construction and development on natural and heritage resources.**
- **To preserve water resources including source water, riparian areas, and wetlands.**
- **To avoid or minimize the risks to people, property, infrastructure or the environment by limiting or appropriately mitigating development on lands where natural or human-induced hazards exist, including on lands that are prone to flooding, slope instability, erosion or subsidence.**



Flood Plain

7.1 Development in Flood Plains

The South Saskatchewan River Valley is an area of high agricultural, recreational, and commercial value to Corman Park. Some of the lands adjacent to the South Saskatchewan River are prone to periodic flooding. The Province of Saskatchewan has applied a 1:500-year

Flood plain means the area inundated by water from a watercourse or water body during a 1:500 year flood and is made up of the floodway and the flood fringe.

flood as the regulatory standard since 1978. A Two-Zone Flood Plain Map is utilized, where the flood plain area of the South Saskatchewan River in Corman Park is divided into a floodway and flood fringe within a flood plain district boundary, as determined through flood plain modelling approved by the Saskatchewan Water Security Agency. The flood plain area includes all lands identified on Schedule “C” Flood Plain which are designated as floodway, flood fringe or within the flood plain district boundary.

- a. Development will be regulated in the flood plain area identified on Schedule “C” Flood Plain to prevent injury and loss of life, damage to critical infrastructure, environmental contamination and property damage associated with periodic river flooding. Development on these lands shall provide adequate flood-proofing, and other risk mitigation and emergency management measures.
- b. Lands that are prone to flooding will be regulated in accordance with *The Planning and Development Act, 2007* and *SPI, 2012*. *The Planning and Development Act, 2007* requires Official Community Plans, Zoning Bylaws and Development Permits to be consistent, in so far as practical, with the Statements of Provincial Interest (SPI).

- i. The SPI prohibits new building construction or additions in the floodway of the 1:500-year flood plain of watercourses and water bodies and requires flood proofing measures for new building construction or additions in the flood fringe of the 1:500-year flood plain.

Flood proofing means a measure, or combination of structural and non-structural measures, incorporated into the design of a structure that reduces or eliminates the risk of flood damage to a defined elevation.

- c. In addition to the flood plain area development regulations of the Zoning Bylaw:
 - i. Critical infrastructure will not be permitted in the flood plain unless the applicant can prove the location is necessary and the infrastructure has been adequately flood proofed.
 - ii. Development that may require evacuation during a 1:500 flood event will not be permitted in the flood plain area without roadway access constructed to the minimum building elevation

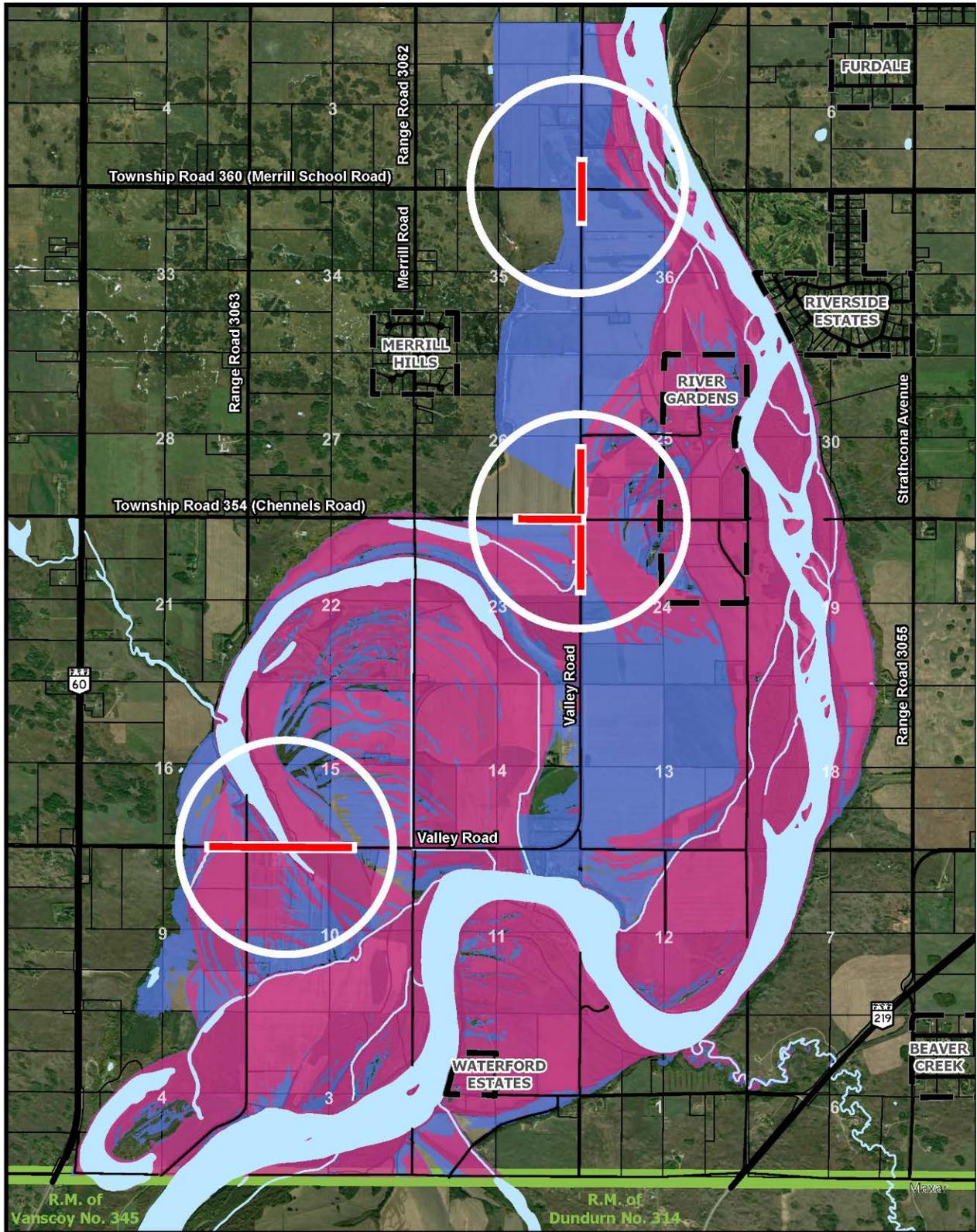


and/or other emergency evacuation plans being in place prior to the development. Figure 1: *Existing Conditions of the 1:500 Flood Plain – Portions of Valley Road which are inundated* contains information on overtopped municipal roads. Flood plain evacuation plans, and development requirements shall be outlined in Corman Park’s Emergency Plan, Building Bylaw and Zoning Bylaw.

- d. Buildings and structures existing at the time of adoption of this Plan that do not conform to flood proofing requirements may continue to be used in accordance with *The Planning and Development Act, 2007*. Structural repairs, alterations and additions to existing buildings shall conform to flood proofing requirements.
- e. Notwithstanding **Chapter 3 Agriculture** lands within the flood plain area as identified on Schedule “C” Flood Plain may be subdivided to permit:
 - i. A maximum of four agricultural residential parcels, plus a residence on the remnant balance per quarter section or a maximum of two agricultural residential parcels, plus a residence on the remnant balance per 32.4 ha (80 ac) parcel;
 - ii. A maximum of five discretionary uses per quarter section (64.8 hectares; or 160 ac) or three discretionary uses per 32.4 hectare (80 ac) parcel;
 - iii. A combination of sites referred to in clauses a) and b) to a maximum of five building sites per quarter section (64.8 hectares, or 160 ac) or three building sites per 32.4 hectares (80 ac) parcel.
- f. Subdivision for non-agricultural purposes shall only be permitted where it can be demonstrated that there is a viable area where the intended use would be permitted.
- g. As a condition of subdivision approval, land in the flood plain area should be registered with an interest on title that delineates the floodway and flood fringe illustrated on the title.
- h. Covenants or land title restrictions may be established to manage non-habitable areas and equipment or storage materials that could be affected by flooding.
- i. Requirements for flood proofed buildings and structures shall be contained in the Building Bylaw and Zoning Bylaw.



Figure 1: Existing Conditions of the 1:500-Year Flood Plain - Portions of Valley Road which are inundated*



*The inundated sections shown are approximate. There are other sections of the municipal roads which may be inundated during a 1:500 Year Flood



General Policies

7.2 Corman Park may identify and protect environmentally sensitive lands and areas within Corman Park.

- a. For the purposes of this Plan, the following are environmentally sensitive lands and areas:
 - i. A ravine, coulee, swamp, natural drainage channel or creek bed;
 - ii. Land that abuts the bed or shore of a waterbody or watercourse and is required for pollution prevention, bank preservation or development protection from flooding;
 - iii. Wildlife habitat or lands protected under the *Wildlife Habitat Protection Act*;
 - iv. Land that is subject to flooding or is unstable and prone to erosion;
 - v. Lands protected by conservation easements or designated as Environmental Reserve;
 - vi. Lands owned or maintained by the Meewasin Valley Authority or the Nature Conservancy of Canada;
 - vii. Significant natural or heritage features or areas, based on the recommendation of a subject matter expert.
- b. Corman Park shall collaborate with both public and private agencies, including adjacent municipalities and First Nations communities, regarding the identification, protection and development of heritage sites, environmentally sensitive lands and areas, source water, river valleys, and other natural and heritage resources within Corman Park.
- c. Where a development application is received for a location that is potentially environmentally sensitive, Corman Park may request additional studies or reports as required to demonstrate that development can occur in a manner that is complementary to the conservation objectives for that area and will not cause irreparable damage to the landscape.
- d. Corman Park will collaborate with watershed authorities and other conservation partners with the goal of preserving the ecological and public enjoyment of the North and South Saskatchewan River valleys.
 - i. Development of passive recreation along the North or South Saskatchewan River shall be undertaken in a manner that enhances and complements the natural and historical features of the river valleys.
 - ii. There are a number of public access sites to the South Saskatchewan River that should be preserved where appropriate.



- e. Passive recreation as defined in the Zoning Bylaw may be established in environmentally sensitive lands and areas or on Environmental Reserve where the use will conserve and complement the natural area and where the presence of recreational users will not:
 - i. Pose an unacceptable threat to the safety of the users;
 - ii. Deteriorate ecosystems, native vegetation, or other natural features of the site; or
Generate excessive vehicular traffic and parking requirements.
- f. Corman Park may consider the use of a direct control district, zoning by contract, or other zoning tools necessary to preserve landscapes, habitats, buildings, sites, or development patterns with significant social, cultural, natural or heritage value.
- g. Where a subdivision is proposed on lands containing significant wildlife habitat, other natural or heritage resources, or hazard lands, Corman Park shall consider designating these portions of the source parcel and an associated buffer as Environmental Reserve to protect sensitive areas and preserve the potential for public access to the lands where appropriate.
- h. Corman Park may consider developing more detailed policies using subject matter experts to address source water and wetland protection, development adjacent to river valleys, habitat protection, and other conservation priorities based on regional or issue-specific technical analysis.



7.3 Corman Park shall work toward minimizing the impacts of construction and development on natural and heritage resources.

- a. Applicants proposing development or subdivision on environmentally sensitive areas or lands, including lands designated as *Conservation* on Schedule “B” Land Use Map shall provide the following information:
 - i. the need for the proposed development in that particular location;
 - ii. the relationship of the proposed development with the natural character of the area;
 - iii. measures intended to be undertaken to minimize the impact on local natural and heritage resources;
 - iv. the potential impact on adjacent land uses, particularly other conservation lands;
 - v. intensity of development;
 - vi. site servicing; and
 - vii. road and parking requirements.
- b. Applicants may be required to conduct a preliminary analysis of natural and heritage features, including archeological artifacts, present on the site proposed for development. Corman Park may request additional investigations and reports, depending on the results of the preliminary analysis.
- c. Development should integrate and complement natural features and landscapes including the incorporation of natural vegetation and conserved wetlands.
- d. Best practices should be employed by agricultural producers to manage impacts of commercial grazing animals and other agricultural activities on sensitive habitats and landscapes.
- e. Best practices in construction methods and building and site design, intended to reduce a development’s environmental impact throughout its lifecycle, are encouraged.

7.4 Corman Park will work towards the preservation of water resources including source water, riparian areas, and wetlands.

- a. When considering new multi-parcel developments proposing private wells or on-site wastewater treatment systems, we shall consider the cumulative effect of all existing and planned wells and on-site wastewater treatment systems in the vicinity. Technical investigations may be required as part of an application in order to complete this analysis.
- b. Multi-parcel developments should be designed and located to increase the viability of centralized wastewater treatment systems to minimize the reliance on on-site waste treatment systems.
- c. To understand the location, quantity, quality of groundwater resources, and to understand the implications of additional development on groundwater resources, Corman Park may consider



undertaking, or may require an applicant to undertake, a Regional Groundwater Assessment in areas where:

- i. The local aquifer is at a high risk of contamination due to the characteristics of the aquifer or the density of development in the vicinity;
 - ii. Another jurisdiction relies on local aquifers, groundwater, or surface water for their municipal water supply;
 - iii. There may be cumulative impacts from proposed and existing development; or
 - iv. Potential impacts of a proposed development should be evaluated in detail for any other reason as deemed necessary by Corman Park.
- d. Land uses with high water needs, such as car or truck washes, will be required to locate where a connection to a central water system is available, unless the applicant can demonstrate to Corman Park's satisfaction that the proposal will not negatively impact groundwater resources.
 - e. Corman Park may undertake an inventory and classification of wetlands. These evaluations may be done incrementally through the area planning process or through a comprehensive municipal study.
 - f. Development and subdivision designs should ensure the least possible disturbance and alteration of wetlands. Where wetland disturbance or alteration cannot be avoided, a mitigation plan, including compensatory mitigation, may be required.
 - g. Where dedicated lands such as Environmental Reserve or Municipal Reserve contain wetlands and riparian areas, best practices will be employed by Corman Park to maintain or improve their full ecological functionality.
 - h. Wetlands and riparian areas may be integrated into passive recreational spaces where there is limited risk of negative impacts to the wetland.



Hazard Lands

7.5 Identification of Hazard Lands

- a. Corman Park will work toward identifying and mapping hazard lands within the municipality.
- b. Natural hazards include risks such as flooding, slope instability, erosion, or subsidence. Development should be appropriately designed or limited where natural hazards exist to avoid risks to people, property, infrastructure, and the environment.
- c. Human-induced hazards can include development that involves production, use or storage of hazardous substances or waste dangerous goods as prescribed by *The Hazardous Substances and Waste Dangerous Goods Regulations, 2010* and are subject to the requirements of the Zoning Bylaw.
- d. Flood plain policies and the requirements of *the Planning and Development Act, 2007* and *SPIs, 2012* may not be limited to the area identified on Schedule “C” Flood Plain but may also be applied to areas determined to be susceptible to regular flooding based upon historical data, high water marks, photographs of past flooding and in consultation with the Saskatchewan Water Security Agency.

Hazard Land means land that is contaminated, unstable, prone to flooding or otherwise unsuited for development or occupation because of its inherent danger to public health, safety or property.

7.6 Subdivision and Development on Hazard Lands

- a. When rezoning, subdivision or development is proposed on land known to be susceptible to natural or human-induced hazards, Corman Park may require the proponent to submit further information, including professional studies or investigations, on the condition of the land and its suitability for subdivision or development, as well as potential measures to avoid or mitigate the hazards.
- b. Corman Park at its discretion, may require any mitigating action as a condition of approval where deemed necessary to reduce risks to injury, loss of life, environmental contamination or property damage, including the implementation of recommendations completed by a professional in that subject or field.



- c. Areas identified as hazard lands that cannot be feasibly remediated shall be restricted from subdivision and development other than for:
 - i. Cultivation or grazing as part of an intensive or non-intensive agricultural operation;
 - ii. Passive recreational uses; or
 - iii. Mineral or aggregate resource extraction industries, subject to the requirements of this Plan and the Zoning Bylaw.
- d. Where a subdivision is proposed on lands containing significant wildlife habitat, other natural or heritage resources, or land that is subject to flooding or is unstable, Corman Park will explore the designation of the lands and an associated buffer as Environmental Reserve to protect sensitive areas and preserve the potential for public access to the lands where appropriate.
- e. Corman Park may refer any development application to the applicable local emergency responders to identify any site or building features that may impede an emergency response.
- f. When proposing rezoning, subdivision, or development of lands that may be prone to slumping, subsidence, landslides, erosion, or any other instability, the proponent may be required to submit further technical information on the condition of the land with corresponding mitigation measures to avoid or mitigate the hazard.
- g. Development applications in areas subject to mining leases will require consultation with the mining company as well as with the appropriate provincial agencies to identify potential subsidence risks.

7.7 Risk Mitigation Related to a Variable Climate

- a. Utilizing subject matter experts as required and applying an inter-departmental approach, Corman Park will work to understand and analyze the potential impacts to municipal operations from extreme weather-related events such as drought, floods, severe storms, heat waves, or wildfires. Based on the findings of this analysis, proactive mitigation plans may be developed.
- b. Corman Park should continue to complete drainage studies, flood mapping, and other investigations to identify and monitor any changes to natural hazards over time. External funding opportunities and regional project partners should be sought wherever possible.
- c. Servicing standards established by Corman Park should account for the potential impacts of extreme weather-related events to limit the risk of service disruptions.



7.8 Development Adjacent to Railway Operations

Development adjacent to railway operations must be located and designed to be consistent with:

- a. The *Guidelines for New Development in Proximity to Railway Operations* prepared by the Federation of Canadian Municipalities and the Railway Association of Canada; and
- b. The requirements of the Zoning Bylaw.

7.9 Development Adjacent to private or public airline strips

Development contiguous or aligned with the take-off and landing strip must:

- a. Meet the requirements and receive the appropriate approvals from NavCanada and Transport Canada.
- b. Notify emergency services and have an emergency management plan.

7.10 Development Adjacent to Pipeline Corridors

Where feasible, pipeline corridors may be utilized for passive recreation such as pathways or linear park space, in coordination with the affected pipeline.



Chapter 8

Transportation and Public Infrastructure

Transportation
and Infrastructure

Stormwater
and Drainage

Water and
Wastewater

General
Policies







8

Transportation and Public Infrastructure

Overview

A comprehensive and balanced approach to growth and delivery of municipal facilities, services and infrastructure is essential for Corman Park to maximize the benefits of capital investments while minimizing long-term maintenance costs. This Plan works toward achieving this balance by emphasizing the locations of new development in proximity to existing infrastructure, combined with planning for future infrastructure expansion.

As Corman Park continues to grow and evolve, we will seek alternatives and partnerships to strategically finance and support infrastructure projects required to support developing areas and may need to periodically evaluate our role as a service provider to respond to changes in servicing demands and best practices.

Intent

The intent of this Chapter is to provide guidance for the municipal decision-making process related to transportation infrastructure and other services and to identify future servicing standards needs.

The intent of the *Waste Facility* designation is to provide for the management, storage, processing and recycling of a variety of waste products. Uses under the *Waste Facility* designation include, but are not limited to waste disposal, land farms, transfer stations, composting facilities, recycle depots and construction and demolition materials industries. *Waste Facility* uses will be considered and evaluated based on location and the potential for offsite impacts in order to minimize land use conflicts and ensure compatibility with surrounding land uses.

Objectives

- To plan for future infrastructure needs by integrating land use and servicing plans.
- To ensure that necessary utilities and infrastructure are provided in a fiscally responsible and environmentally sustainable manner.
- To manage and plan for waste facilities.
- To identify and implement new financing and revenue-generating options that enable the construction and long-term maintenance of infrastructure and services.

Policies

8.1 Transportation and Infrastructure

- a. Transportation planning should be integrated with land use planning and development policies to provide a comprehensive approach to manage future growth needs.
- b. Transportation planning of internal roadways and road networks that connect to and from a proposed multi-parcel development is required as part of the subdivision application for proposed or future phases of a multi-parcel development.
 - i. As part of multi-parcel developments, applicants may be required to construct and match the nearest pavement standard or provide a financial contribution for future paving to the satisfaction of Corman Park.
- c. Road upgrades such as road widening, paving or other road improvements may be required as part of a study/transportation master plan or any subdivision, along a road allowance to allow for establishing and maintaining future road infrastructure.



8.2 Water and Wastewater

- a. Unless otherwise stated in an area plan, servicing agreement, or as a condition of approval, potable water may be provided by on-site systems such as wells or cisterns where it can be demonstrated that:
 - i. Centralized or communal systems are not feasible geographically, through economic or technical study done by a certified professional;
 - ii. Sufficient local groundwater resources exist to sustainably supply a system of wells for the proposed development at its maximum potential density without negatively impacting groundwater quantity or quality; and
 - iii. Approvals and requirements for wells, be provided to Corman Park from Provincial agencies such as Water Security Agency.
- b. Notwithstanding the above and rural residential development, all new multi-parcel subdivisions shall be serviced by a centralized potable waterline acceptable to Corman Park.
- c. Corman Park shall collaborate with third-party potable water providers like SaskWater and First Nations as a source of central potable water for residential and non-residential developments.
- d. Unless otherwise stated in an area plan, servicing agreement, or condition of approval, wastewater treatment and disposal services may be provided by on-site systems such as septic holding tanks where it can be demonstrated that:
 - i. Central or communal systems are not feasible geographically, through economic or technical study done by a certified professional;
 - ii. The road network providing access to the development will not be negatively impacted by equipment required for regular pumping and maintenance of on-site holding tanks; and
 - iii. The requirements of the Saskatchewan Health Authority can be met.

8.3 Stormwater and Drainage

- a. Development should be designed and constructed with the existing contours of the land to as great an extent as possible.
- b. Drainage channels and storm water retention areas must be dedicated as Municipal Utility parcels.

Municipal Utility is a parcel used for Infrastructure and Public Works operation centers or public utilities.



- c. Through an area plan, concept plan, Comprehensive Development Review, or other municipal study, Corman Park will require the management of untreated stormwater runoff from developments to be directed to communal retention ponds or similar features to manage surface drainage and reduce sediment and pollutant inputs into natural water features and wetlands.
- d. Onsite stormwater management controls for site development will be encouraged to meet a “no net impact” standard, incorporating sufficient capacity to accommodate surface water runoff for a 1:100-year storm event with no increase to pre-development offsite flows.



8.4 Waste Facility

- a. Corman Park will support recycling, repurposing and composting opportunities and facilities to minimize the amount of waste diverted to landfills.
- b. Corman Park may consider participating in waste processing or recycle facilities with an adjacent municipality where servicing efficiencies can be realized.
- c. Standards of development for a Local and Regional Waste Facility shall be further defined in the Zoning Bylaw.
- d. It is the discretion of the Development Officer and requirements prescribed in the Zoning Bylaw to determine if the proposed Waste Facility is considered to serve a regional population. If so, a Land Use Amendment is required.
- e. An application for a local or regional waste facility shall include the submission of a Comprehensive Development Review that provides an analysis of the following:
 - i. Needs assessment for the proposed activity;
 - ii. Scale of the management activity, including the amount and source of waste being managed;
 - iii. Servicing and access to the site;
 - iv. Evaluation of potential impacts on the subject property and existing land uses and municipal facilities and infrastructure in proximity of the operation; and
 - v. Evidence of compliance with applicable provincial regulations.



8.5 General

- a. Corman Park may consider a comprehensive planning process to identify future servicing and infrastructure needs, including potable water, wastewater, transportation, waste disposal, drainage, stormwater management, and other services.
- b. Corman Park may impose development levies in the absence of subdivision of land. If subdivision of land is involved, development levies will not be used as a substitute for servicing agreement fees.
 - i. We shall update the policy for off-site development fees from time to time to ensure cost recovery can be achieved for municipal infrastructure projects.
- c. The developer of a parcel is responsible for all costs associated with providing the infrastructure and services required for a new development. Servicing or development agreements may be required to address these costs.
- d. Developers may be required to dedicate or oversize infrastructure to accommodate future growth needs. Where oversizing is required, the developer may be eligible for partial cost recovery upgrades through latecomer or other similar agreements, subject to negotiations with Corman Park.



8.6 Shallow Utilities

Corman Park will communicate with utility providers to identify and respond to issues and opportunities related to the provision of utilities including power, gas, phone, and fibre-optic cable.

8.7 Utility Corridors

Where Provincial Agencies identify the need for a new or expanded utility corridor in Corman Park, Administration will encourage the Agency to follow the standard development approvals process, including public consultation, prior to preparing recommendations for Council approval.

8.8 Municipal Works Yards

- a. Corman Park may develop temporary work yards or material storage areas to respond to the demands of the ongoing maintenance of municipal roads and other infrastructure.
- b. Corman Park may consider strategically locating a network of municipal yards throughout the municipality to efficiently and effectively respond to the maintenance demands in areas with increased development activities.



Chapter 9

Implementation







9

Implementation

Overview

The Official Community Plan provides policies for a wide variety of topics, including agricultural activities, housing and residential development, employment and economic development and community services. These policy frameworks are often general in nature and may require additional studies following adoption of the Plan to refine the policy direction and provide a greater level of detail.

This section describes components and future studies that will contribute to the successful implementation of the Official Community Plan and Zoning Bylaw. Each is intended to be the subject of future business planning and budget discussions and would be the subject of additional research and planning processes.

Monitoring Performance

To ensure the goals, objectives, and policies of the Plan are being met, Corman Park shall confirm all concept plans, Comprehensive Development Reviews, subdivisions, and rezoning applications are aligned with the Vision, Mission and Planning Principles outlined within the Plan.

9.1 Corman Park shall undertake an assessment of the plan every five to seven years to ensure the goals, objectives and policies remain relevant and reflect current best practices, market conditions, demographics, opportunities or constraints, and additional studies or investigations that may be completed by Corman Park over time.

9.2 Corman Park will provide consistent and clear direction to industry through the implementation of this Plan.

- a. The Municipality will endeavor to apply fair, consistent, and transparent development application and review processes.
- b. Broad and meaningful consultation should occur prior to significant amendments to this Plan, including industry representatives and advocacy groups where changes may impact a particular sector.
- c. The Land Use Map attached hereto as Schedule “B” Land Use Map should be reviewed regularly to ensure sufficient lands are designated for economic development.

Amending the Official Community Plan

9.3 This Plan may be amended from time to time where changes are found to be necessary as a result of regular administrative reviews, or to accommodate specific proposals that are deemed to be consistent with the overall intent of the Plan.

9.4 Applications to amend the Plan proposed by Corman Park or submitted by development proponents are subject to administrative review before being brought forward to Council to ensure compliance with the overall intent of the Plan, the *Planning and Development Act, 2007*, and with best practices. Proponents of OCP amendments will be asked to provide planning justification for any proposed amendments.



Future Studies

9.5 Through strategic planning and municipal budgeting, Council may consider the following studies to be completed to support the implementation of the Plan. These projects are not listed in order of priority:

- a. *Development Levy Bylaw* and related studies that determine the capital costs of municipal servicing and recreational requirements that service the area or areas for which the levy is applied. This includes consideration by Council of future land use patterns as contained in this Plan and the development and phasing of facilities, services and infrastructure.
- b. *Subdivision Design and Servicing Standards* to establish requirements and minimum criteria related to single and multi-parcel lot development, utilities, and municipal infrastructure.
- c. *Municipal Reserve Lands Valuation* to determine an updated assessment from previous valuation so Corman Park may collect in accordance with *The Planning and Development Act, 2007* a market value rate for Municipal Reserve.
- d. *Hazard Mapping* to identify and map hazard lands throughout Corman Park, including lands that are prone to natural hazards or contain human-induced hazards.
- e. *Agricultural Economic Development Plan* to identify and capitalize on opportunities related to agriculture including value-added industries, local food production and sales, agricultural tourism, or other emerging industries.
- f. *Employment Strategy* to determine how each of the identified nodes of *Employment on the Land Use Map* can benefit from locational, economic and employment synergies to best support the development of each node.
- g. *Tourism Development Opportunity Assessment* to identify opportunities and actions that can be taken to promote regional tourism as a form of economic development.
- h. *Intermunicipal Development Agreements* to establish formal regional agreements to achieve common goals and ensure compatible land use planning along municipal interfaces.
- i. *Inventory and Conservation Plans* for the preservation of source water, wetlands, river valleys, significant habitat, or other environmental priorities.
- j. *Regional Groundwater Assessments* to understand the location, quality and quantity of groundwater resources and to understand the implications of development on groundwater resources.
- k. *Recreation Master Plan* to determine Corman Park's long-term role in the provision and maintenance of recreation and leisure amenities.



- l. *Comprehensive Servicing Plans* to identify capital spending priorities in the areas of potable water, wastewater, transportation, waste disposal, drainage, and stormwater management.
- m. *Other Studies* as required to inform the interest of the Plan.

Municipal and First Nations Relationships

9.6 Corman Park will work closely with First Nations communities and adjacent municipalities to identify and pursue initiatives including regional studies, service provision, infrastructure maintenance, land use planning, emergency response, or other projects that may increase the quality of life and economic competitiveness of the region as a whole.

9.7 Corman Park will consider creating a framework where land use planning activities can occur with other jurisdictions in a rationally planned way by:

- a. Designating areas of mutual interest between Corman Park and other rural or urban municipalities, First Nations, or Métis Nation Saskatchewan as Joint Planning Areas.
- b. Corman Park will consider utilizing the Treaty Land Entitlement Framework and any other Federal Framework for land use planning activities to occur with First Nations and Métis communities.
- c. Pursuing the preparation of Intermunicipal Development Agreements (IDA), as necessary, to manage development within a Joint Planning Area.

Joint Planning Area means an area that is the subject of common interest and planning by two or more municipalities, Provincial agencies, or groups.



- d. In the absence of an IDA, the following will apply within a Joint Planning Area:
 - i. Secondary plans and OCP or Zoning Bylaw textual amendments affecting lands within the Joint Planning Area shall be referred to the adjacent municipality, First Nation or Métis Nation representatives at least 60 days before the plan or amendment is to come before Corman Park Council;
 - ii. Services may be extended from one jurisdiction to the other where Councils can agree on conditions and compensation required for the arrangement to be mutually beneficial. Servicing Agreements, Additional Service Areas, Memorandums of Understanding or Tax/Grant Sharing Agreements may be considered as part of the administration of shared services;
 - iii. The jurisdictions may agree to terms for the sharing of Municipal Reserve lands or cash received in lieu of dedication for the provision of school sites; and
 - iv. The jurisdictions may negotiate the collection and sharing of off-site development levies where development in one jurisdiction necessitates capital improvements in the other jurisdiction.

9.8 Corman Park may establish a process to accommodate urban expansion.

When evaluating an annexation proposal from an urban municipality, the following will be considered:

- a. The impact of the annexation on the adjacent current and future land uses;
- b. The extent to which the subject lands constitute a necessary and logical extension to urban development patterns and align with Corman Parks’s Official Community Plan, regional planning documents and the urban municipality’s Official Community Plan;
- c. A rationale for requesting the boundary alteration that addresses the need for expansion of the urban municipality, financial implications and impacts to the current and future land uses and community characteristics in Corman Park;
- d. Whether meaningful public consultation has been completed with owners of land located adjacent to and within the subject area, community associations and other stakeholders to gain understanding of the issues related to the proposed boundary alteration; and
- e. The proposed financial compensation from the urban municipality, based on current Official Community Plan land use designations.



Zoning Bylaw

The Zoning Bylaw prescribes development standards, allowable forms of development, and other regulatory details required to implement the objectives and policies of this Plan. The Zoning Bylaw must be written, adopted, and enforced in accordance with the requirements of the *Planning and Development Act, 2007*. Policies contained within the Zoning Bylaw must be consistent with the objectives and policies in this Plan.

9.9 Zoning Map

The Zoning Map forms part of the Zoning Bylaw and shows the zoning designation of each parcel in Corman Park. The Zoning Map must be read in conjunction with the OCP and OCP maps to obtain a full understanding of the development opportunities and regulations on any given parcel of land. Zoning should be confirmed with the Corman Park Planning Department prior to listing, purchasing, or developing any land in Corman Park.

9.10 Zoning Bylaw Amendments

- a. The Zoning Bylaw may be amended from time to time where changes are necessary as a result of an administrative review or an application received by Corman Park. Any amendment to the Zoning Bylaw must comply with the OCP and any applicable area plans.
- b. Prior to adopting amendments to the Zoning Bylaw, including amendments to any attached maps or schedules, public consultation on the proposed change or changes will be carried out in accordance with the requirements of the *Planning and Development Act, 2007*.

9.11 Contract Zoning

Any request to rezone land under the Zoning Bylaw to permit the carrying out of a specified proposal but restrict the opportunities that would be allowed in the full zoning district, may require that an agreement be entered into pursuant to the provisions within the *Planning and Development Act, 2007*.

9.12 Direct Control Districts

- a. Where it is considered desirable to exercise particular control over the use and development of land and buildings within a specific area Council may, in this Plan and Zoning Bylaw, designate an area as a Direct Control District.



- b. Where a development is proposing a direct control district, Corman Park may require an applicant to enter into a development agreement which specifies the obligations and terms and conditions for the approval of the development.
- c. Approved Direct Control Districts are appended to the Zoning Bylaw and include:
 - i. DCD1 – Village at Crossmount
The purpose of the DCD1 – Direct Control District 1 is to accommodate the integrated planned “Village at Crossmount” development in LSDs 7-16, Section 29-35-5 W3M.

9.13 Holding Provision

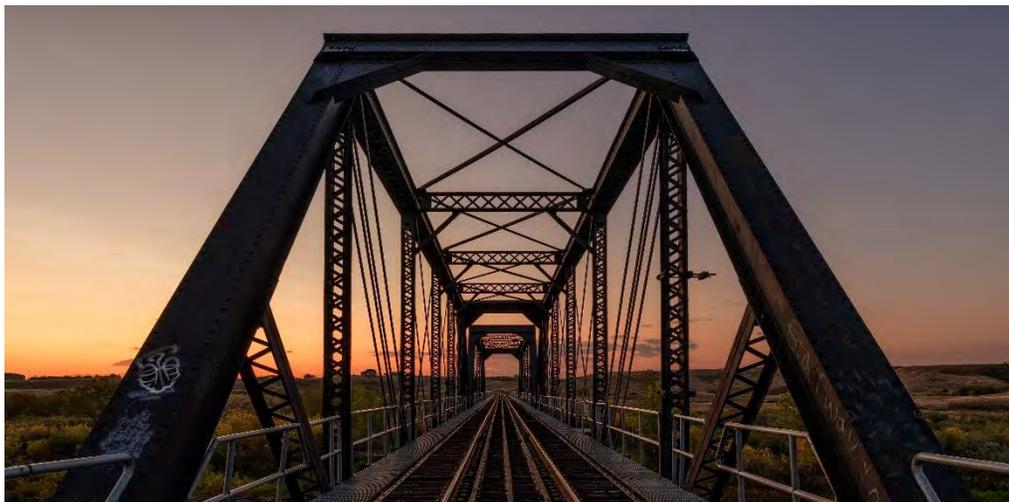
Corman Park may consider using the Holding Symbol “H” in conjunction with any other zoning district designated in the Zoning Bylaw to specify the zoning district to which lands may be designated at some time in the future, but which are now considered premature for immediate development.

9.14 Architectural Control Districts

Where it is considered desirable to preserve the physical character of an area or to promote a selected design theme for an area, Council may designate the area as an Architectural Control District in the Zoning Bylaw, using the symbol “AC” in conjunction with any zoning district.

Servicing Agreements

Corman Park may require an applicant for subdivision to enter into a servicing agreement in accordance with Section 172 of the *Planning and Development Act, 2007* and the *Subdivision Regulations, 2014* to provide services, infrastructure and facilities that directly or indirectly serve the subdivision.



Definitions







Definitions

Definitions of the Plan

In this Plan the following definitions shall apply. If no definition is provided, the definitions contained in the R.M. of Corman Park Zoning Bylaw shall apply to this Plan.

Accessory - means building, structure, or use of a specific site which is fully subordinate to the principal use or structure on the site.

Addition - as defined by the *Construction Codes Act*, means any new construction expanding an existing permitted building, either horizontally or vertically.

Aggregate Resource Extraction Industry - means development for the on-site removal, extraction, and primary processing of an aggregate resource found on or under the site or accessible from the site for sale, or transfer off the site. Typical facilities or uses would include gravel pits (and associated crushing operations), sand pits, clay or marl pits peat extraction, and stripping of topsoil.

Agricultural Capability - shall be determined by an assessment of Canada Land Inventory (C.L.I.) Capability for Agriculture classifications. More specifically lands rated classes 1 - 3 shall be deemed to have high agricultural capability and lands rated from classes 4 - 7 shall be deemed to have low agricultural capability. Certain lands rated classes 4 and 5 may be considered as having high agricultural capability if they are capable of being irrigated or if they are located in an area containing viable specialty crops or viable ranching or dairy activity. The Canada Land Inventory rating may be subject to confirmation

from site inspections, Institute of Pedology classifications, past productivity, municipal assessment or detailed study by a registered agrologist.

Agricultural Colonies - means a small scale communal residential development to support a self-sustaining agrarian community.

Agricultural Operation - means an operation that is carried out on a farm, in the expectation of gain or reward including:

- a. Cultivating land;
- b. Producing agricultural crops, including hay and forage;
- c. Producing horticultural crops;
- d. Non-intensive raising all classes of livestock, horses, poultry, fur-bearing animals, game birds and game animals, bees and fish;
- e. Producing eggs, milk, honey and other animal products;
- f. operating agricultural machinery and equipment, including irrigation pumps and noise-scare devices;
- g. Conducting any process necessary to prepare a farm product for distribution from the farm gate;
- h. Storing, handling and applying fertilizer, manure, organic wastes, soil amendments and pesticides, including both ground and aerial application;
- i. Any other prescribed agricultural activity or process as defined by Council from time to time.

Agricultural Residential Development - means the subdivision of a vacant parcel for the primary use being for residential purposes or the separation of an existing residence from the agricultural operation. These sites may permit small scale farming as an accessory operation but the residence is the primary use.

Agricultural Support Service - means products or services directly related to an agricultural industry including processing, distribution and sales.

Agri-tourism - means a tourism oriented use related to the on-site sale of products, growth or processed on-site, or the provision of entertainment associated with an agricultural operation or a rural environment.

Alteration - as defined by the *Construction Codes Act*, means a change to any matter, thing, or occupancy that is regulated by *Construction Codes Act*, but does not include an addition.



Area Plan - means a plan that provides for a more detailed level of planning for a specific area of the municipality. Area Plans can apply to, a designated area and may provide direction for long-term land use and guide the development of new areas or the redevelopment of existing ones.

Buffer - means a strip of land, vegetation or a land use that physically separates two or more different land uses.

Building - means a structure used for the shelter or accommodation of persons, animals, goods or chattels, having a roof which is supported by columns or walls.

Commercial Use - means the use of land, buildings, or structures for the purpose of buying and selling commodities and supplying professional and personal services for financial compensation.

Commercial Recreational Use - means a recreation facility operated as a business and open to the public.

Community Service Use - means land, structure or building used for recreational, social, educational or cultural activities.

Comprehensive Development Review (CDR) - means a land use plan created by a land developer for a specific local area that identifies social, environmental, health and economic issues which the proposed development addresses.

Concept Plan - means a plan appended to the Official Community Plan, as described in the *Planning and Development Act, 2007*. A concept plan may describe:

- a. The land use proposed for the area, either generally or with respect to specific part of the area;
- b. The density of development proposed for the area, either generally or with respect to specific parts of the area;
- c. The general location of services proposed for the area; and
- d. The phasing of development proposed for the area.

Conservation - means the planning, management, alteration and implementation of a site, landscape, natural feature or building with the objective of protecting the essential physical, historic, cultural and biological characteristics.



Country Residential Development - means multi-parcel residential development contained within lands subdivided from an agricultural holding, where the essential land requirement is for residential building sites and open spaces.

Critical Infrastructure - refers to the systems, assets, facilities, and networks that provide essential services. Examples of essential service sectors are: energy and utilities, information and communication technology, finance, health, food, water, transportation, safety, government, and manufacturing.

Council - means the Council of the Rural Municipality of Corman Park No. 344.

Development - means the carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use of any building or land, the moving of any building or structure onto land, the moving of a mobile home or trailer coach onto land, and the opening or stripping of land for the purpose of removing therefrom sand, gravel or other mineral resources.

Development Agreement - means the legal agreement between a developer and the Municipality which specifies the obligations and the terms and conditions for the approval of a development pursuant to provisions of the *Planning and Development Act, 2007*

Development Permit - means a permit issued by the Rural Municipality of Corman Park No. 344 that authorizes the use of land, buildings, or structures for a specific purpose, but does not include a building permit.

Dwelling - means a building or part of a building designed exclusively for residential occupancy.

Environmental Reserve - means lands that have been dedicated to the Municipality by the developer of a subdivision as part of the subdivision approval process. Environmental reserves are those lands that are considered undevelopable and may consist of a swamp, gully, ravine, coulee, or natural drainage course, or may be lands that are subject to flooding or are considered unstable. Environmental reserve may also be a strip of land, abutting the bed and shore of any lake, river stream or other body of water for the purposes of preventing pollution or providing access to the bed and shore of the water body.

Flood - means a temporary rise in water level that result in the inundation of areas not ordinarily covered by water.



1:500 Flood Event - means:

- a. A 1:500-year flood; or
- b. A flood having a return period equal to 500 years; or
- c. A flood having water surface elevations equal to a 500-year flood; or
- d. A flood having approximately 0.2 percent risk of occurring during any one year.

Flood Fringe - means the portion of the floodplain inundated by the 1:500-year flood that is not floodway.

Floodplain - means the area inundated by water from a watercourse or water body during a 1:500-year flood; is made up of the floodway and the flood fringe.

Floodproofing - means a measure, or combination of structural and non-structural measures, incorporated into the design of a structure that reduces or eliminates the risk of flood damage to a defined elevation.

Floodway - means the portion of the floodplain adjoining the channel where the waters in the 1:500-year flood are projected to:

- a. Meet or exceed a depth of one metre; or
- b. Meet or exceed a velocity of one metre per second.

Fragmentation - means encroaching and altering land physically and legally, which creates challenges for the source parcel to be used for the long-term use as identified on Schedule "B" Land Use Map.

Freeboard - refers to a vertical distance added to a calculated flood level to accommodate uncertainties and potential for waves, surges, and other natural phenomena.

Habitable Living Space - means space in a building that is used for living, sleeping, eating, cooking and includes basement recreation and living rooms, bathrooms, closets, halls, storage, and utility spaces. Crawlspace and similar areas are not considered habitable space.

Hazard Land - means land that is contaminated, unstable, prone to flooding or otherwise unsuited for development or occupation because of its inherent danger.

Hazardous Industries - means a building, structure or use involved in the storage, transfer or processing of a provincially regulated amount of a hazardous substance as defined by *The Environmental Management and Protection Act, 2002*.



Heritage Resource - means the history, culture, and historical natural and/or built resources of an area and its residents

Heritage Conservation - means the identification, protection, and preservation of a building, feature, parcel which is deemed to be an important component to local or regional history and culture.

Industrial Use - means the use of land, buildings, or structures for the manufacturing, assembling, processing, fabrication, warehousing, sales of farm equipment, or storage of goods and materials.

Industrial Park - means a large tract of land that has been planned, developed and operated as an integrated development for a number of individual industrial uses with special attention to circulation, parking, utility needs, aesthetics and land use compatibility. Industrial parks are usually located close to transport facilities, especially where more than one transport modality (inter-modal) coincides: highways, railroads, airports and navigable rivers.

Intensive Agricultural Operation - means an intensified system of tillage and animal husbandry from the concentrated raising of crops or the concentrated rearing or keeping on a continuous basis, of livestock, poultry or other products for market.

Intensive Livestock Operation - means:

- a. The rearing, confinement or feeding of more than 100 animal units of poultry, hogs, sheep or cattle in an enclosure where the space per animal unit is less than 4000 square feet, or
- b. The rearing, confinement or feeding of more than 100 animal units of poultry, hogs, sheep or cattle in an enclosure where the space per animal unit is less than 4000 square feet, or
- c. The rearing, confinement or feeding of a lesser number of animal units of poultry, hogs, sheep or cattle in an enclosure where the space per animal unit is less than 4000 square feet and where the nearest edge of the enclosure is:
 - i. Within 1000 feet of a body of water, drainage ditch, irrigation ditch or water course, except where such feature is entirely contained on the operator's property and does not overflow or discharge onto property not under control of the operator; or
 - ii. Within 1000 feet of a dwelling not owned by the operator.
- d. Any other livestock operation whose operator elects to apply for a permit under the Pollution (By Livestock) Control Act.



Institutional Use - means the use of land or buildings for diverse uses for public or social purpose that meet specific community needs and that serve the local population, such as schools, parks, community halls, recreational facilities, places of worship, firehalls, daycare facilities, healing and wellness centres, public service uses and care facilities.

Joint-Planning Area - means an area that is the subject of common interest and planning by two or more municipalities, Provincial agencies, or groups.

Livestock - means domesticated animals used primarily as beasts of burden or for the production of fur, hides, meat, milk, eggs or other product, or as breeding stock.

Lot - means a site of land of a subdivision, the plan of which has been filed or registered with the Land Titles Registry.

Mineral or Resource Extraction Industry - means development for the on-site removal, extraction, and primary processing of a mineral resource found on or under the site or accessible from the site for sale, or transfer off the site. Typical facilities or uses would include oil, gas, metal ore and support activities.

Minimum Building Elevation - minimum level that development of buildings and additions to buildings may occur at; it is intended to represent the maximum static water level reached during the design flood plus freeboard.

Multi-Use Trail - means a convenient integrated system connecting people and communities through a variety of connections using different materials, surfacing structures, designs and servicing levels.

Municipality - means the Rural Municipality of Corman Park No. 344.

Municipal Facility - means a site operated by a municipality for storage, manufacture, maintenance or repair of buildings, infrastructure, materials or equipment use by the municipality. A municipal facility may include uses such as accessory administrative offices, public works yards, machine shops, paint shops, sign shops, repair garages or storage facilities used in connection with the provision of public services by the municipality.

Municipal Heritage Property - means any property that is not subject to any other designation pursuant to *The Heritage Property Act*.



Municipal Reserve - means dedicated lands:

- a. That are provided to the Municipality for public use, pursuant to *The Planning and Development Act, 2007*; or
- b. That were dedicated as public reserve and transferred to the Municipality pursuant to *The Planning and Development Act, 2007*, whether or not title to those lands was issued in the name of the Municipality.

Municipal Roadway - means a developed and municipally maintained road, street or lane vested in the Crown in right of Saskatchewan or set aside for the purposes of the Crown in right of Saskatchewan pursuant to *The North-West Territories Act* or any Act and includes anything erected on or in connection with the municipal roadway.

Natural Hazard - means natural events that threaten human life or property, posed by flooding, slope instability, erosion, or subsidence

Off-site Impact - means impacts from noise, vibration, dust, smoke, aesthetics and/or odour that extend beyond the site.

Recreation (Active) - means the recreational use of land, buildings or other structures, concentrating users and development, and may include beach areas, equestrian facilities, riding stables, sports fields, multi-use trails, golf courses, camp grounds, picnic areas and other similar uses.

Recreation (Passive) - means a recreational land use that does not require significant development upon the site and does not lessen the natural character of the area, and may include viewing areas, canoe launches, observation points, interpretive centers, and other similar uses, and specifically excludes the operation of motor driven vehicles excepting motorized wheelchairs.

Recreational Use - means a public or private indoor or outdoor facility or amenity, a joint-use site or a park or playground that serves the surrounding neighbourhood or community.

Residential - means the use of land, buildings, or structures for human habitation.

Residential Yard Site - means features, buildings, infrastructure or utilities required for a single residence.



Public Utility - means a system, work, plant, equipment, or service, owned or operated by a corporation under Federal or Provincial statute that furnishes any of the following services and facilities to, or for the use of, the inhabitants of the Municipality:

- a. Communication by way of telephone lines, optical cable, microwave, and cable television services;
- b. Delivery of water, natural gas and electricity;
- c. Public transportation by bus, rail, or other vehicle production, transmission;
- d. Collection and disposal of sewage, garbage and other wastes; and
- e. Fire and police services.

This use does not include Municipal Facilities, Solid Waste Disposal Facilities, Liquid Waste Disposal Facilities, Waste Transfer Stations, Snow Management Facilities, Construction and Demolition Materials Industries, Waste Management and Remediation Industries, Recycling Depots, Parks, Land Farms, Landfills, Construction Yards or Clean Fill Uses.

Public Works - means a facility as defined under the *Public Works and Services Act, 2005*.

Quarter Section - means 64.8 ha (160 acres) that remains due to the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development, or natural features such as water courses or water bodies, or as a result of residential subdivision as may be permitted in where the residential site is not attributed to the subject property.

Shall, Should and May

- a. Shall is an operative word which means the action is obligatory.
- b. Should is an operative word which means that, in order to achieve plan objectives, it is strongly advised that the action be taken.
- c. May is an operative word meaning a choice is available, with no particular direction or guidance intended.

Site - means an area of land, consisting of one or more lots under a single certificate of title considered as a single unit devoted to a certain use or occupied by a building or a permitted group of buildings, and may include accessory buildings and structures or open spaces.

Subdivision - means a division of land that will result in the creation of a surface parcel, or the re-arrangement of the boundaries or limits of a surface parcel, as surface parcel is defined in *The Land Titles Act, 2000*.



Use - means the purpose or activity for which any land, building structure, or premises, or part thereof is arranged, designed, or intended or for which these may be occupied or maintained.

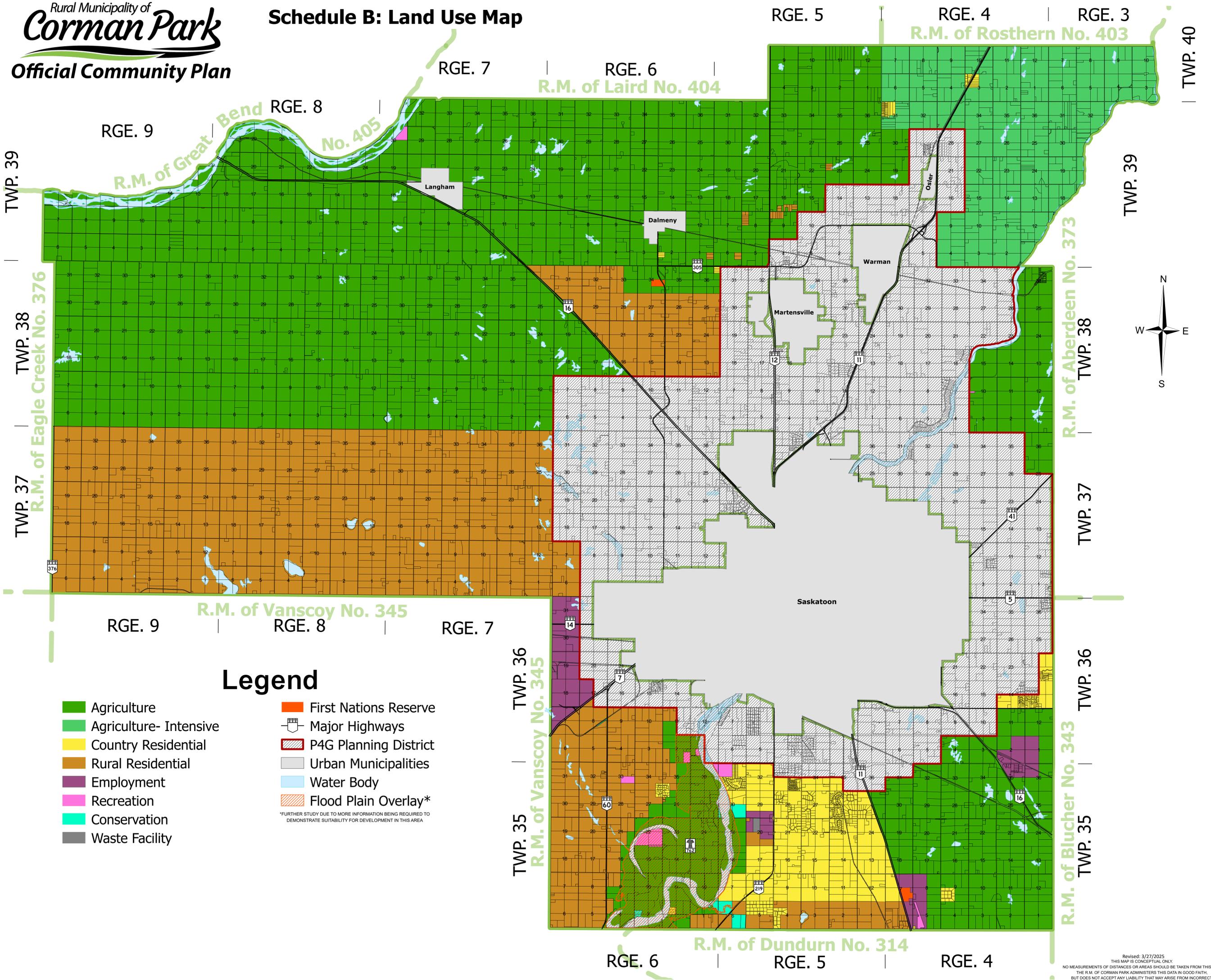
Waste Facility - means a facility to provide for the management, storage, processing and recycling of a variety of waste products.

Water body - includes a lake, slough, marsh, wetland or muskeg in which the water exists permanently or intermittently.

Watercourse - includes a stream, creek, river, gully, valley floor, drainage ditch or any other channel, including any artificial channel, in which water flows either permanently or intermittently.



Schedule B: Land Use Map



Legend

- Agriculture
- Agriculture- Intensive
- Country Residential
- Rural Residential
- Employment
- Recreation
- Conservation
- Waste Facility
- First Nations Reserve
- Major Highways
- P4G Planning District
- Urban Municipalities
- Water Body
- Flood Plain Overlay*

*FURTHER STUDY DUE TO MORE INFORMATION BEING REQUIRED TO DEMONSTRATE SUITABILITY FOR DEVELOPMENT IN THIS AREA



Legend

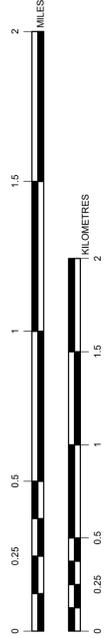
- Flood Risk Analysis**
- Flood Fringe
 - Floodway

- Major Highways
- P4G Planning District
- Waterbody
- Multi-Parcel Subdivision
- Flood Plain District Boundary
- Special Study Area*

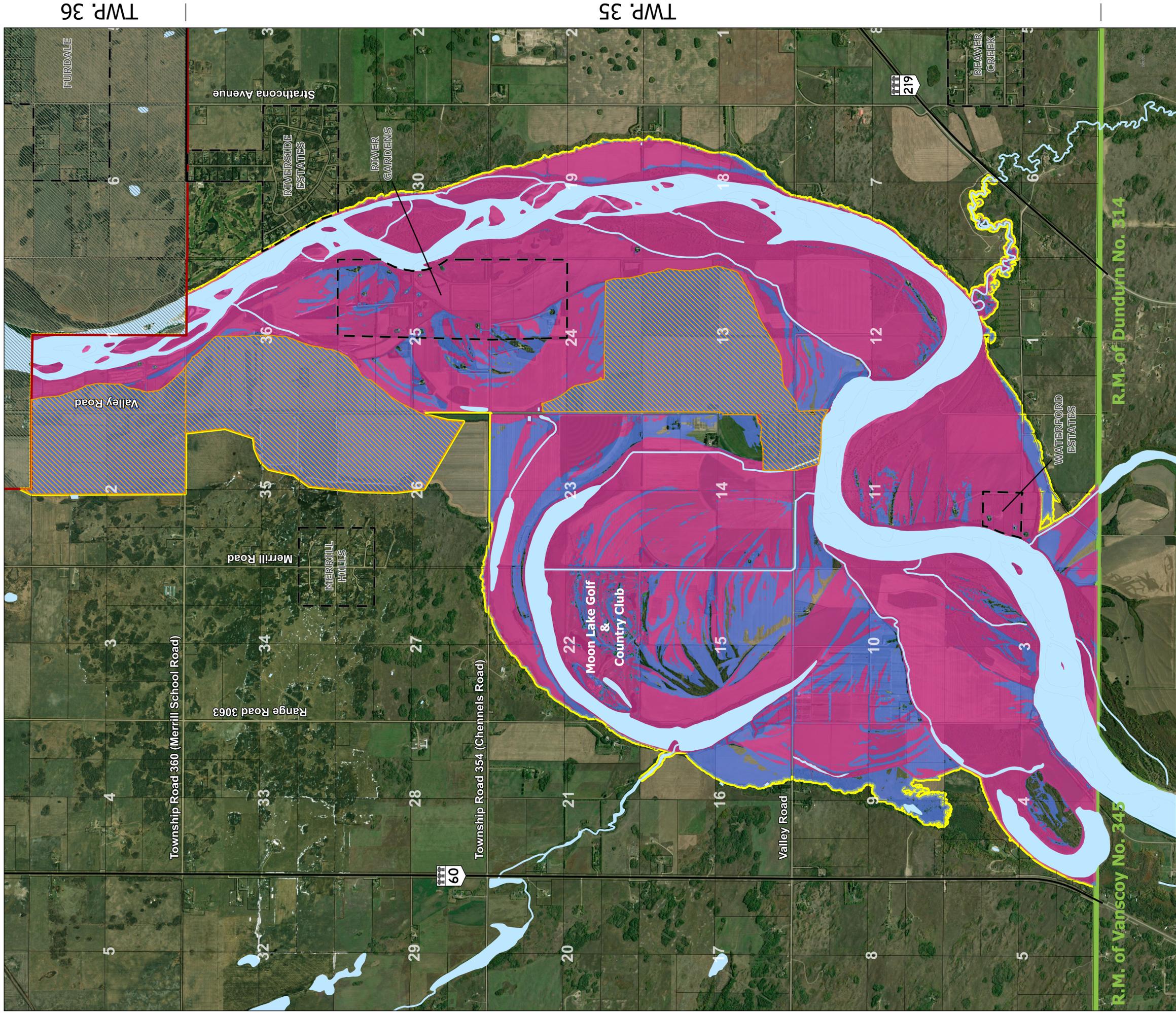
1:500-Year

Flood Event

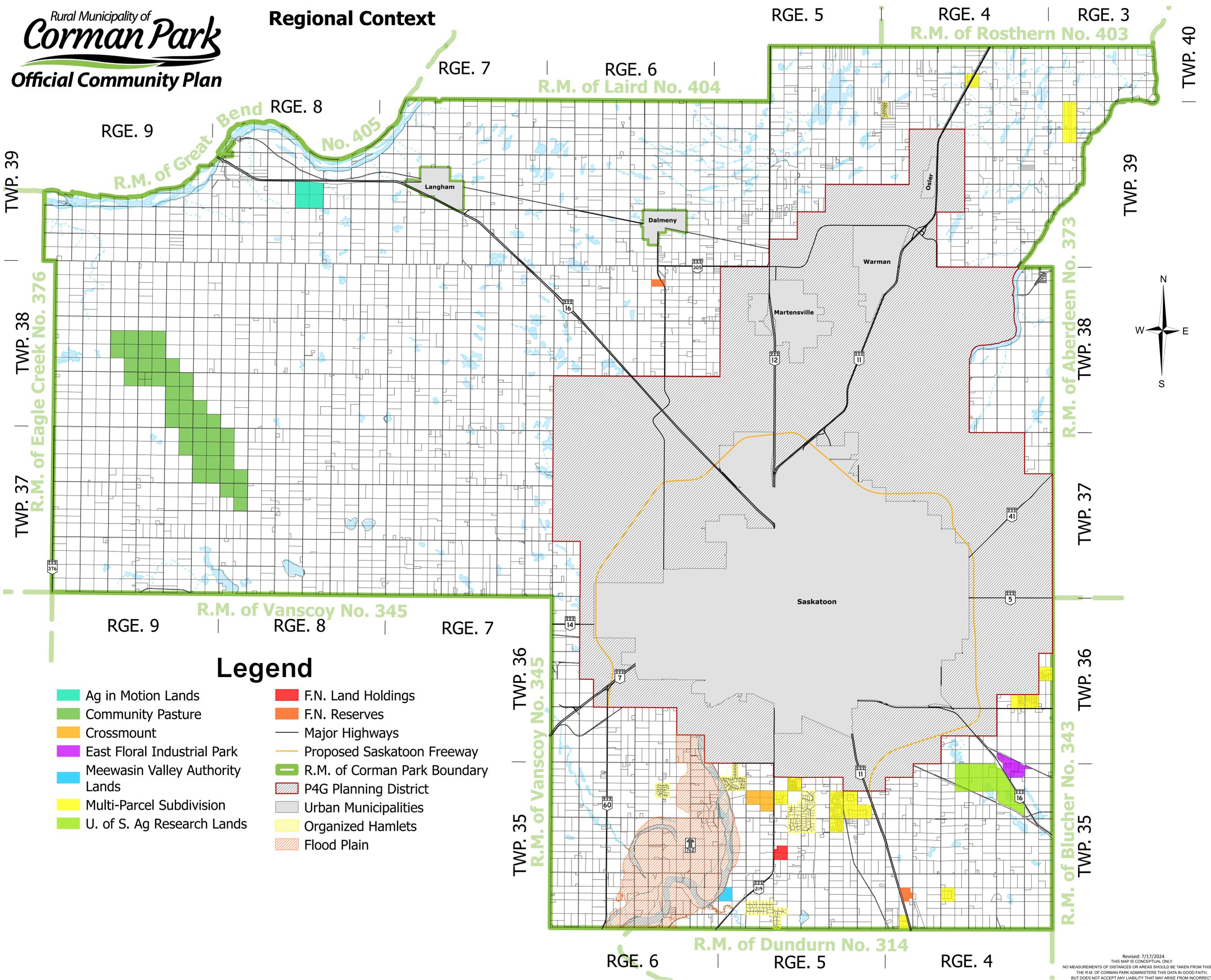
Revised: 3/27/2025
 THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
 NO MEASUREMENTS OF DISTANCES OR AREAS SHOULD BE TAKEN FROM THIS MAP.
 THE R.M. OF CORMAN PARK ADMINISTERS THIS DATA IN GOOD FAITH,
 BUT DOES NOT ACCEPT ANY LIABILITY THAT MAY ARISE FROM INCORRECT,
 INCOMPLETE OR MISLEADING INFORMATION ILLUSTRATED ON THIS MAP,
 OR IMPROPER USE OF THE INFORMATION PROVIDED. LINEWORK SOURCE:
 INFORMATION SERVICES CORPORATION, SK, SASK SURFACE CANADIAN DATASET



*THESE AREAS ARE FLOOD FRINGE FOR THE PURPOSES OF REGULATING DEVELOPMENT.
 THIS WAS DETERMINED BY ENCROACHMENT ANALYSIS WHICH DEMONSTRATES ACCEPTABLE
 IMPACTS TO ADVANCED LANDS AS A RESULT OF DEVELOPMENT BEING RAISED ABOVE THE
 1:500-YEAR FLOOD EVENT IN THESE LOCATIONS. THE ENCROACHMENT ANALYSIS RESULTS
 AND ASSUMPTIONS ARE STATED IN THE SOUTH SASKATCHEWAN RIVER ENCROACHMENT
 ANALYSIS REPORT DATED APRIL 3, 2024.



Regional Context



Legend

- | | |
|--|--|
| ■ Ag in Motion Lands | ■ F.N. Land Holdings |
| ■ Community Pasture | ■ F.N. Reserves |
| ■ Crossmount | — Major Highways |
| ■ East Floral Industrial Park | — Proposed Saskatoon Freeway |
| ■ Meewasin Valley Authority Lands | — R.M. of Corman Park Boundary |
| ■ Multi-Parcel Subdivision | ■ P4G Planning District |
| ■ U. of S. Ag Research Lands | ■ Urban Municipalities |
| | ■ Organized Hamlets |
| | ■ Flood Plain |



Revised: 7/17/2024
THIS MAP IS CONCEPTUAL ONLY.
NO MEASUREMENTS OF DISTANCES OR AREAS SHOULD BE TAKEN FROM THIS MAP.
THE R.M. OF CORMAN PARK ADMINISTERS THIS DATA IN GOOD FAITH,
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Rural Municipality of
Corman Park

