



AGENDA

Meeting of the P4G District Planning Commission
Wednesday, February 2, 2022 at 11:45 a.m.

Zoom meeting link:

<https://us02web.zoom.us/j/87177959888?pwd=RkkwaHVPb3plcnRHd21EL3Y4VzhIZz09>

Zoom Meeting ID: 871 7795 9888

Password: P4GDPC

| Agenda Item | Page # |
|--|--------|
| 1. Call the Meeting to Order | |
| 2. Land Acknowledgement | |
| 3. Approval of the Agenda | |
| 4. Declaration of Conflict of Interest | |
| 5. Selection of Chair & Vice-Chair | 1 |
| 6. Business Arising from the Minutes | |
| a) North Concept Plan | 1 |
| b) South East Concept Plan | 3 |
| c) R.M. Floodplain Policy Update | 5 |
| 7. Rezoning Application(s) | |
| a) None | |
| 8. Rezoning & Subdivision Application(s) | |
| a) None | |
| 9. Subdivision Application(s) | |
| a) None | |
| 10. Discretionary Use Application(s) | |
| a) None | |
| 11. Textual Amendments | |
| a) None | |
| 12. Other | |
| a) Saskatoon Freeway – Delegation 12:15 p.m.: Geoff Meinert, Ministry of Highways | 6 |
| b) 2022 District Planning Commission Meeting Dates | 7 |
| c) Comments from 2013 Regional Summit Speakers | 7 |
| d) Letter from Honourable Don McMorris, Minister of Government Relations | 13 |
| 13. Adjournment | |

5. Selection of Chair & Vice-Chair

As per the P4G District Planning Agreement, at the first meeting of the year, the District Planning Commission (DPC) members must choose a Chair and Vice-Chair from amongst themselves.

In the absence of a Chair, the DPC Secretary will call the meeting to order, complete the land acknowledgement, ask for approval of the agenda and introduce this item. A motion and second will be required to support nominations for these positions for the 2022 year. Once the Chair and Vice-Chair have been selected, the Chair will immediately take over from the DPC Secretary for the rest of the meeting.

6. Business Arising from the Minutes:

a) North Concept Plan

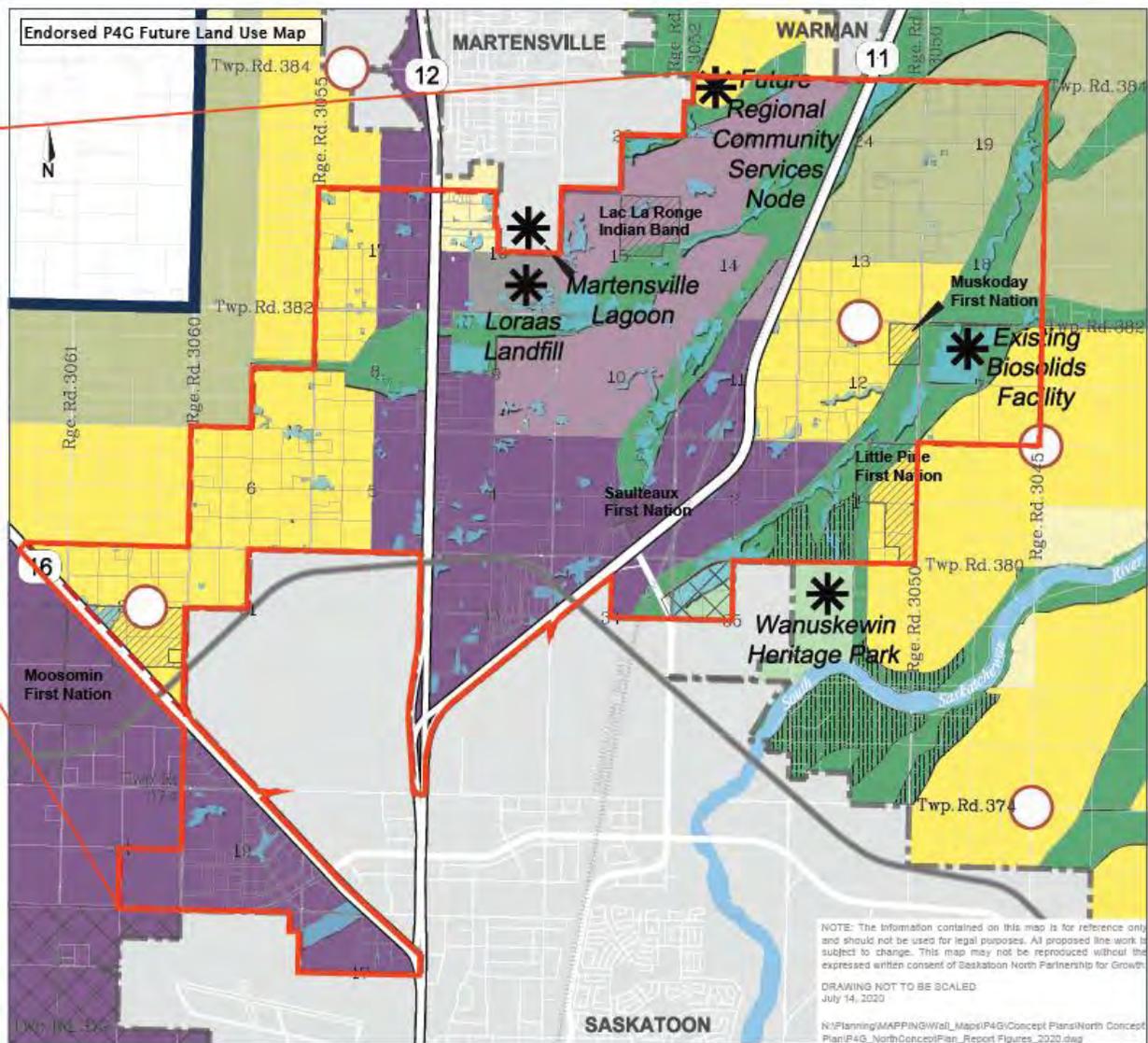
Given the development pressures in the northern part of the P4G area, it was determined that a concept plan should be undertaken to help guide land use decisions. Generally concept plans describe the proposed land uses, density of development, servicing schemes and phasing. The work, including project management, is being done by the City of Saskatoon planning and engineering staff with oversight and direction provided by P4G. The project began in May 2019. The project website is www.partnershipforgrowth.ca/north-concept-plan/.

Numerous presentations and updates were provided to the former Corman Park-Saskatoon District Planning Commission (DPC) as the project progressed. The role of the former DPC was identified in the Project Charter as receiving updates, providing feedback on the project, and making a final recommendation regarding the adoption of the Concept Plan to member councils. These roles were to transition to the new P4G DPC once in place.

A draft report was provided for municipal review in February 2021. Based on this municipal review, additional revisions were required to the final plan which have been in progress throughout 2021; the final scope of work was related to transportation modelling, mapping and final report editing.

The consulting team has finalized the scope of work and a revised final draft plan was provided on December 23, 2021. The draft is undergoing final review by the municipalities with internal project meetings to be held on February 10, 2022.

The North Concept Plan will be appended to the new P4G OCP to be implemented; therefore, it will be presented to P4G DPC and municipal Councils for endorsements once complete.



b) South East Concept Plan (SECP)

The SECP began in January 2021 and is over halfway done. The area included in the concept plan was identified as a future urban growth area, where urban densities and servicing are expected in the long term to facilitate a regional population of 1 million people. During the development of the P4G District Land Use Map, the South East Concept Plan area was identified as requiring further investigation and analysis to finalize feasibility and timing of urban servicing and densities, along with strategies for interim development and servicing. Corman Park and Saskatoon have been jointly funding and managing the SECP as it does not involve growth areas of other P4G member municipalities.

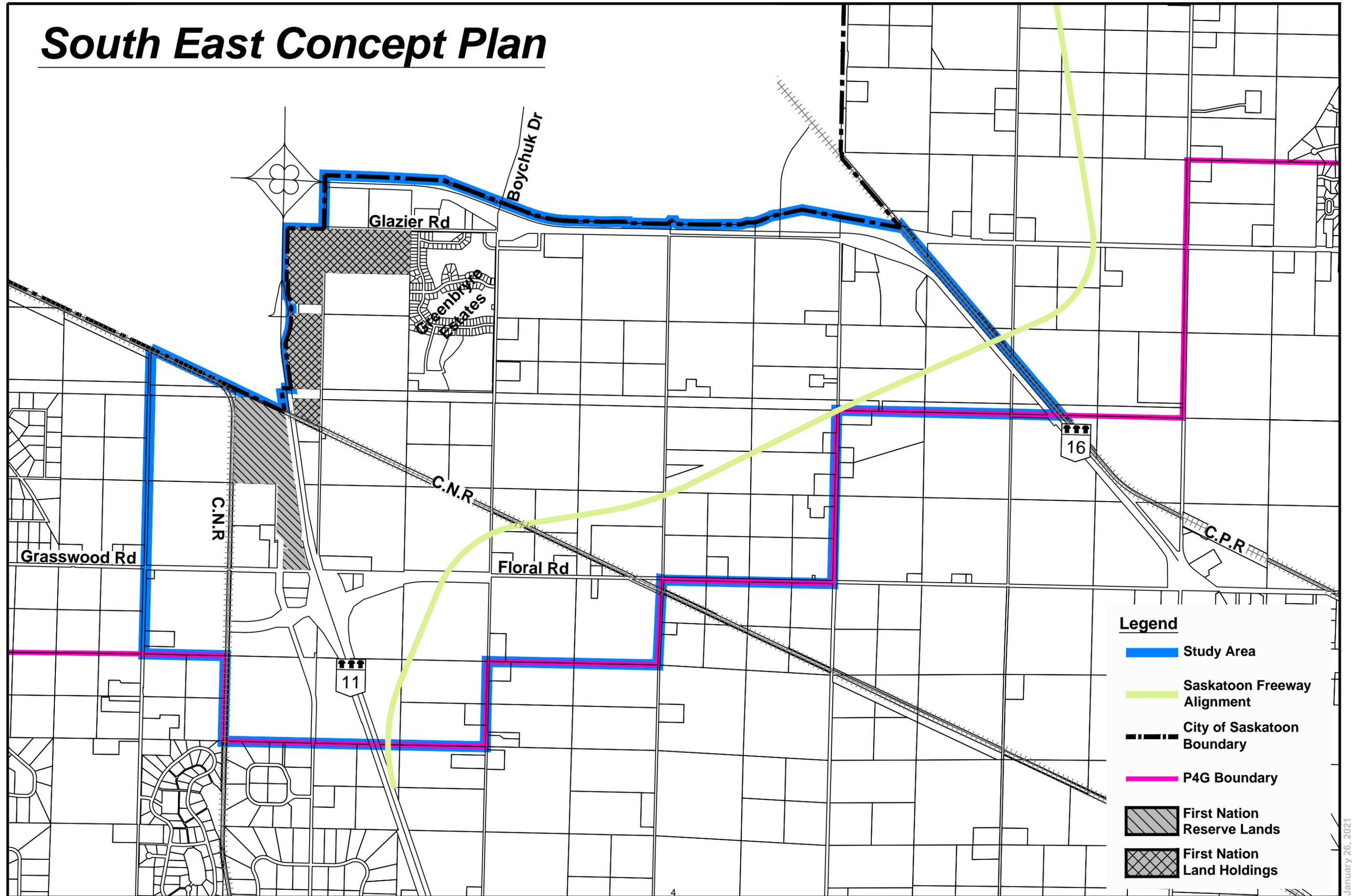
The project website is <https://www.rmcormanpark.ca/318/South-East-Concept-Plan>.

Discussions between Corman Park and Saskatoon are advancing in regards to proposed land use, servicing and infrastructure options and phasing. The project consultant is also preparing an updated market analysis for the study area. The above items are expected to be finalized in the next couple of months. Additional landowner, stakeholder and rightsholder engagement will also take place once options for the above items are finalized. Engagement is expected to be in the form of stakeholder interviews and a virtual engagement session.

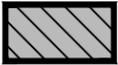
The SECP schedule has been extended from January 2022 into the spring of 2022. The project is partially funded through SREDA funding and Targeted Sector Support Initiative (TSSI) funding, which is administered by the Ministry of Government Relations for projects involving regional collaboration.

Additional updates will be provided once the engagement session has been finalized.

South East Concept Plan



Legend

-  Study Area
-  Saskatoon Freeway Alignment
-  City of Saskatoon Boundary
-  P4G Boundary
-  First Nation Reserve Lands
-  First Nation Land Holdings

c) R.M. Floodplain Policy Update

The boundaries of the South Saskatchewan River's flood plain located in the Planning District and broader R.M. (south of the City of Saskatoon) were recently confirmed through a two-dimensional hydraulic modelling and flood hazard mapping study (herein the "phase 1 study") which was undertaken by Corman Park in 2018. The phase 1 study produced flood plain maps showing the delineated flood way and flood fringe areas for the regulatory 1:500 year flood, as well as a number of smaller flood events. The *Statements of Provincial Interest* (SPI) dictate that areas within the 1:500 year flood fringe may be developed subject to conditions while areas within the floodway are restricted from development.

In 2021, Corman Park contracted Stantec to undertake an update to the flood plain policies within the R.M. and Planning District Official Community Plans (OCPs) and Zoning Bylaws. This project includes a review of applicable background information including the SPI, existing municipal plans, past flooding information, emergency response protocols, management and operations of Lake Diefenbaker Reservoir and Gardiner Dam, legislative authority and comparison of best practices across Canada. The purpose of the policy updates and bylaw amendments is to ensure that there is an appropriate policy framework to regulate existing and future development within the study area that meet the SPI.

On July 15, 2021, Corman Park and Stantec hosted an online presentation to provide ratepayers with information regarding provincial legislation and flood policy and historical flooding events. Representatives from Water Security Agency (WSA) and Community Planning were also in attendance. The presentation was recorded and put on the R.M.'s project website for later viewing www.rm-cormanpark.ca/307/Flood-Plain-Policy-Updates.

To date, potential development scenarios are being considered by Corman Park that may result in the need for additional modelling. Additional modelling was not in the scope of the project based on previous discussions with the WSA; a scope, budget and schedule change by Stantec would be required. There is an alternate option that does not include completing additional hydraulic modelling which may not allow any development within the floodplain. Essentially the entire floodplain, would be treated like floodway where no subdivision or development would be allowed. There are implications with both project options for consideration by Corman Park. In response to information provided by WSA, Corman Park is currently reviewing the project scope and will be discussing potential options with R.M. Council, Stantec and the WSA to inform the next steps of the project.

Commission Recommendation:

"That the updates on the Business Arising from the Minutes be received as information."

7. Rezoning Applications(s):

None

8. Rezoning & Subdivision Applications(s):

None

9. Subdivision Application(s):

None

10. Discretionary Uses:

None

11. Textual Amendments:

None

12. Other:

a) Saskatoon Freeway – Delegation – 12:15 p.m.

The Ministry of Highways & Infrastructure (MHI) has been completing phased functional studies for the Saskatoon Freeway. The Phase I Functional Study includes the portion of the freeway from Highway 16 north to the South Saskatchewan River crossing on the north east side of Saskatoon. Public consultation for Phase I was completed in February 2020. MHI has recently provided the final Phase I report for municipal endorsement which is currently under review.

The Phase II Functional Study encompasses the area from the South Saskatchewan River, around the east side of Saskatoon to Highway 11 south. Online public engagement for Phase II took place in February and March of 2021, with additional engagement being planned for February 2022.

The MHI has a project website that includes information about the proposed alignment, summaries of previous engagement, and other project information: <https://saskatoonfreeway.org/>

Geoffrey Meinert, Senior Project Manager with MHI will be in attendance to provide an update on the Saskatoon Freeway project.

Recommendation:

“That the presentation on the Saskatoon Freeway be received as information.”

b) 2022 District Planning Commission Meeting Dates

The following dates are confirmed for 2022 DPC meetings. In-person meetings will be held at the R.M. Council Chambers at 111 Pinehouse Drive, with virtual attendance via Zoom being optional. Lunch will continue to be served at in-person meetings at 11:30 a.m. with the meeting formally commencing at 11:45 a.m.

Wednesday, February 2, 2022

Wednesday, September 7, 2022

Wednesday, March 2, 2022

Wednesday, October 5, 2022

Wednesday, April 13, 2022

Wednesday, November 2, 2022

Wednesday, May 4, 2022

Wednesday, December 14, 2022

Wednesday, June 1, 2022

Wednesday, July 6, 2022

Wednesday, August 3, 2022

c) Comments from 2013 Regional Summit Speakers

In November 2013, an event committee consisting of representatives from SREDA and municipalities in the region hosted a Regional Growth Summit that brought together regional councils, administrations, subject matter experts, and keynote speakers to discuss the opportunities and challenges of regional planning in the Saskatoon area. Over the course of two days, stakeholders discussed case studies from other regions, governance and financing models, and regional opportunities related to servicing and infrastructure.

The Summit program included presentations by regional planning experts and practitioners from across Canada and the U.S., who provided valuable information and advice based on previous regional planning experience. As a way to reflect upon the accomplishments of all those involved in P4G since the 2013 Regional Growth Summit, event co-chair and current DPC member Bruce Richet has reached out to several of these experts to inform them of P4G's achievements since that Summit. Their reflections on the Summit and words of advice for implementing the P4G Planning District are enclosed.

Recommendation:

"That the correspondence from the 2013 Regional Summit Speakers be received as information."

PRESENTED TO THE P4G DPC BY BRUCE RICHEL ON February 02, 2022



2013

It was a typical COLD time in this beautiful prairie city of Saskatoon on November 20 and 21 of 2013 and the topic of the day was Saskatoon Regional Growth and the Pathway to a Million!! Over 250 delegates attended and it became a defining point in our regional future! SREDA, City of Saskatoon, RM of Corman Park, RM of Blucher and Town of Delisle were main sponsors. Many other local governments and businesses were also significant sponsors.

As the Chair of the Regional Committee and the Board of the Saskatoon Regional Economic Development Authority at the time, I took on the Co-Chair's role of this Regional Growth Summit that was to challenge the current status in favour of a more co-operative and regional approach to engaging municipalities on key success drivers of civic development. This challenge sought to bring the many talents of the region, city, economic development, advanced education, engineering, planning and municipal administration together to debate the issues around a well-balanced and inclusive perspective of the future.

To bring a better understanding and heightened awareness of what could be achieved in this type endeavour going forward, the committee experienced tremendous support from all whom were contacted during the solicitation of "high profile keynote speakers" in civic administration, political leadership and the development/ investment community from across North America!

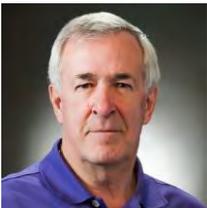
After dissolving the existing DPC at its December 1/ 21 meeting, I thought it would be interesting to contact these experienced keynote Summit speakers to update them on the status of the Saskatoon North Partnership for Growth (P4G) and take the pleasure of announcing that the P4G District Official Community Plan, Planning District Agreement and District Zoning Bylaw was unanimously approved by the 5 municipal councils of the partnership.

Of those 9 Summit speakers, I connected with 7 of them and all were glad to hear of the current status. I asked each for a few words of advice that I could pass along to the new P4G DPC and they were happy to provide the following support, encouragement and challenge for us all as we take this historic strategic step forward:

Distinguished Summit Keynote Speakers – November 20,21 2013***FOLLOW-UP COMMENTS AND ADVICE TO THE “NEW P4G DISTRICT PLANNING COMMISSION” AS IT EMBARKS ON A NEW REGIONAL MISSION!***

Andrew Sancton
Professor Emeritus of Political Science
University of Western Ontario

In my experience as an “outside expert” at a local conference, involvement ends when the conference is over. I didn’t think much about regional planning for the Saskatoon area after I left the Saskatoon Regional Growth Summit in November 2013. What a pleasant surprise to learn eight years later that much progress has been made and that there is now in place a Regional Plan covering Saskatoon and four nearby municipalities. Such cooperative regional planning mechanisms require a great deal of work and, in my view, are far superior to provincially imposed rules and regulations. The challenges now are to maintain ongoing cooperation and to make the plan work. Best wishes.



Bob Linner
Owner – Independent Municipal Consultant, Regina

I took the time to review the file I kept to remind me of the positive experience this was...to now see the results unfold is most gratifying. I have been involved in any number of regional cooperative efforts over my 50 odd years in municipal governance and few have moved the agenda forward as you have with real and collective results. I noticed key words in my summary report to the group...” readiness, embrace diversity, seize momentum, inclusive, respectful, incremental progress”. The results over the past 8 years are cogent testament to your collective efforts...good on all of you.

When I would go into these events I was usually (from experience and despite my beliefs, optimism and hopes) skeptical and guarded...reminded of the phrases “After all is said and done more is said than done” and “don’t confuse activity with results”. Happily, you have together turned those cautions on their heels and moved progressively down the right path.

Well done...but just well begun...persevere the prize is worth the effort. I will watch with continuing interest



L. David Dube
C.M. President and CEO at Concorde Group
President & Chair at SBX Group, Saskatoon

Congratulations on successful adoption of the P4G DOCP, Planning District Agreement and the formation of the P4G District Planning Commission.

The work done over the years has borne fruit and this is no small accomplishment and should set the region up for success, continuity and predictability as growth continues in the region over the coming decades.

As the Commission begins its work, I would be remiss if I did not continue my message from 2013 and push the group for enhanced agility and speed in the commissions functioning to provide an attractive environment for suitable investment in the region.

We look forward to our future interactions with the committee and **THIS** is what progress looks like. Congratulations!



Callie Elwayns
Founder & CEO – Bold and Visible, Calgary
FORMER – Executive Director, Calgary Regional Partnership (2005-2018)

I want to extend my sincere congratulations to the Saskatoon North Partnership for Growth (P4G), on your incredible achievement in the establishment of the P4G DOCP, Planning District Agreement and District Zoning Bylaw.

I am keenly aware of how much vision, political will and determination it takes to negotiate across municipal interests in service to the future of the whole region. Many regions' fail where you have succeeded. For this you should be very proud.

I also know how many heads, hands and hearts have been involved. From local elected leaders and CAOs, all levels of municipal administration, to your consultants, volunteers, citizens and stakeholders at large. It is incredible to see this complex body of work come to fruition.

Now more than ever Canada's growth region's need to collaborate across municipal boundaries and individual interests to secure a healthy, sustainable, safe and affordable future. We can achieve so much more together than any single municipality can achieve on its own. Indeed, in these times of rapid change, economic and social upheaval, working together is more critical than ever.

I had the privilege of sharing my experience at the Saskatoon Regional Growth Summit in 2013 and bearing witness to the early emergence of what you have achieve today. This fully integrated growth plan for your region is an important step in securing your long-term future together. Future generations will thank you for that.

This is not the end of your road but just the beginning. You have proven that you have what it takes to handle the challenges that will inevitably come your way in the dynamic relationship you have built together.

All the best on the next leg of your journey. For now, don't forget to celebrate.



Kelly Daniels
Principal in the Rethink Group
FORMER– Chief Administrative Officer, Capital Regional District, Victoria

Congratulations and best wishes to all those involved in moving forward with regional governance/planning in Saskatoon since the 2013 conference! I know firsthand how difficult it can be to gain consensus on such a complex and often controversial initiative. But I also have seen and experienced the many benefits that can be achieved by working collaboratively in the best interests of everyone who lives in a complex urban environment. As you move forward there will be times that your model will be challenged and questioned as to its suitability as you tackle controversial issues. Always remember that the fact that you disagree and debate all sorts of issues isn't a sign of weakness or failure but rather an indication of regional governance working as a forum to resolve disputes and balance competing interests.

All the very best and if there's ever anything I can do to assist please feel free to call.



John Williams
Deputy City Manager at City of West Linn, Oregon
FORMER – Deputy Director of Planning, Metro Portland

I very much appreciated the invitation to be part of the 2013 Regional Growth Summit. As a believer in the advantages of working together at a regional scale, it was encouraging to see the Saskatoon region exploring options and having a thoughtful discussion of how to move forward. I hope my reflections on Portland, Oregon's experience was helpful in a small way. Personally, I found the sessions to be really worthwhile and I enjoyed my time in your beautiful city. I still remember taking a long run along the river in the cold and seeing other folks out doing the same, thanks to the great trails, easy access, and wonderful scenery.

It is really fantastic to hear that you have kept at it and reached a major milestone with the approval of the Official Community Plan. I've taken a look at the work you have done and it's very impressive, with a forward-thinking approach to long-term sustainability, equity, and resilience. Guiding development in keeping with these principles, while allowing individual community expression, is exactly how the Portland region has conducted our approach to land use and transportation. Our plan was adopted in 1995 and is still providing a strong growth framework. It's easy to see the results: thriving urban centers experiencing reinvestment while rural farms, forests, and natural areas are preserved for future generations. Of course, the details are always complicated and the work is never perfect, but our region's shared vision provides a common grounded framework for decision-making. My best advice would be to always come back to your shared values when needed, which will help you see that you are all in it together.

Congratulations on reaching this point and best wishes for the work ahead. I look forward to a return visit someday with my family to see how you are doing. Good luck and Happy New Year!



Mike Trojan

Retired

Board of Directors, ParaSport Ontario (Treasurer)

FORMER: Chief Administrative Officer – Niagara Region

I apologize for not recalling all of the content of the 2013 Growth Summit that you hosted in Saskatoon. The year 2013 seems a long time ago, given that my retirement from Municipal Administration took place shortly after your Summit. I do however recall the gracious Saskatchewan hospitality that was afforded to us “Easterners” at the Summit.

Congratulations on your success with the new Planning Commission. I applaud your efforts to “stick with it” and can only imagine how difficult it has been to stay persistent, committed and focused on the goal in those eight years since the Summit in 2013.

If I can offer any advice to you as you embark on the start-up journey of the new planning body it’s the importance of Common values and Vision. Since retiring I’ve become involved in the governance aspects of numerous Boards. My experience has reinforced the importance of a shared vision and values for both the governing body and administration. Some of the most effective boards and administrative bodies are able to keep a common vision and values front and centre at every meeting and part of any decision-making framework.

Also, I know eight years can seem a long time. Horizons might seem distant and future results and benefits long term but are definitely worth the effort.

An example is regional transit service in Niagara. The two-tier system in our Region has to date resulted in a service that at times appears fragmented and disjointed when viewed through the clients’ eyes. A citizen first lens is not always easy given the perceived gains and losses resulting from such decisions. A fully integrated regional approach to transit has been bandied about for decades. So, the gestation period in Niagara has been a lot longer than yours. However, I am pleased to report that as of December/21, agreement among all local councils was reached and 2022 will see the creation of a new single Regional Transit System in Niagara.

So, be patient, keep the faith and best of luck at your inaugural meeting.

d) Letter from Honourable Don McMorris, Minister of Government Relations

The attached correspondence was received from Honourable Don McMorris, Minister of Government Relations, regarding the recent establishment of the P4G Planning District.

Recommendation:

“That the correspondence from the Minister of Government Relations be received as information.”



Government
— of —
Saskatchewan

Minister of
Government Relations
Legislative Building
Regina, SK Canada S4S 0B3

January 19, 2022

Saskatoon North Partnership for Growth District Planning Commission
c/o R.M. of Corman Park Office
111 Pinehouse Drive
SASKATOON SK S7K 5W1

Dear Saskatoon North Partnership for Growth District Planning Commission:

I am writing to congratulate the North Partnership for Growth District Planning Commission members and the affiliated municipalities on the establishment of the province's newest regional planning district.

The Saskatoon North Partnership for Growth Planning District (the district) was established effective January 1, 2022. The District Agreement, Official Community Plan and Zoning Bylaw will serve as an excellent framework for inter-municipal collaboration and regional growth.

Through this collaboration, the district is positioned to advance regional growth opportunities by fostering development of land and resources, economic development and infrastructure. This regional approach to facilitating development provides consistent and predictable processes which will lead to new economic and community investments for the region.

The district exemplifies the important values of transparency, teamwork, collaboration and demonstrates the opportunities regional planning offers. The members' municipalities are leaders in advancing regional planning in the province.

January 19, 2022

I commend the commission members and municipalities on your hard work to achieve the new Saskatoon North Partnership for Growth District Planning Commission.

Sincerely,



Don McMorris

Minister of Government Relations

Minister Responsible for First Nations, Métis and Northern Affairs

Minister Responsible for Provincial Capital Commission

cc: J. Harwood, Reeve, RM of Corman Park No. 344
C. Clark, Mayor, City of Saskatoon
K. Muench, Mayor, City of Martensville
A. Quiring, Mayor, Town of Osler
G. Philipchuk, Mayor, City of Warman
K. Kolb, Chief Administrative Officer, RM of Corman Park No. 344
L. Foster, Chief Administrative Officer, Town of Osler
C. Budnick, City Clerk, City of Martensville
J. Sproule, City Clerk, City of Saskatoon
K. Armstrong, City Clerk, City of Warman

13. Adjournment