

PROJECT OVERVIEW

PROJECT PURPOSE

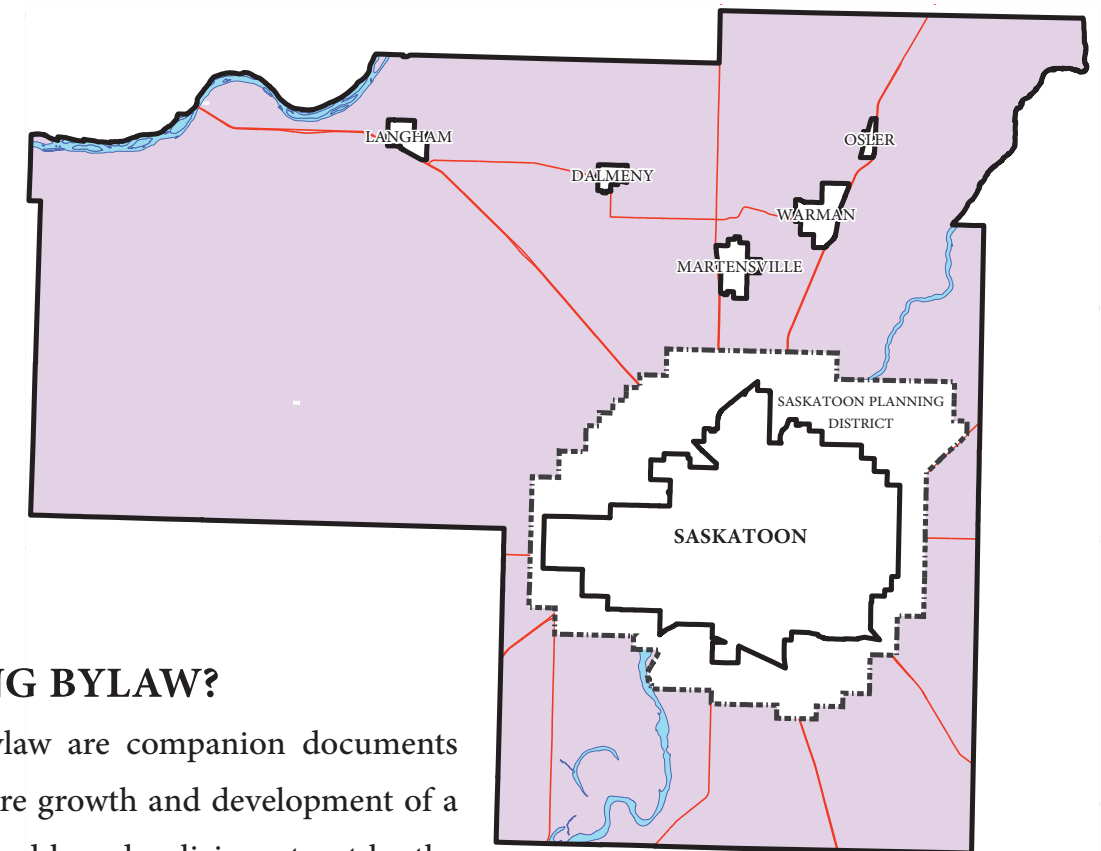
- The intent of this project is to prepare a new Official Community Plan (OCP) and Zoning Bylaw for the Rural Municipality of Corman Park (RM).
- Since the adoption of the current OCP nearly 17 years ago, Corman Park has witnessed significant economic and land use related changes and pressures which were not anticipated in the current OCP.
- A new OCP and Zoning Bylaw are required to define what the RM will evolve towards.
- Associated Engineering and planning Alliance have been retained to assist the RM with this project.
- The purple area in the adjacent map shows the area impacted by the OCP and Zoning Bylaw. As illustrated, the Corman Park – Saskatoon Planning District and urban municipalities are not included in the study area as they are under separate planning jurisdictions with separate planning documents.

WHAT IS AN OFFICIAL COMMUNITY PLAN (OCP)?

- An Official Community Plan (OCP) provides the overall vision and objectives for a community. It provides the policy framework to guide physical, environmental, economic, social and cultural development based on the overall vision. It helps guide development and investment in the community by addressing such issues as:
 - Clarity and certainty of where new housing and industry will be permitted;
 - Where and what types of services are needed like schools, roads and landfills; and
 - Processes for development approval.
- The plan is prepared with input from residents, Council, municipal administration, and stakeholders to ensure the future planning and development will meet the specific needs of the community.
- The community's Council and administration must follow the OCP and all bylaws must conform with the OCP, including zoning bylaws. However, an OCP is not set forever and can be changed or amended as the community's needs evolve. The review cycle for the OCP is currently set to occur on a 5 year timeframe.

WHAT IS A ZONING BYLAW?

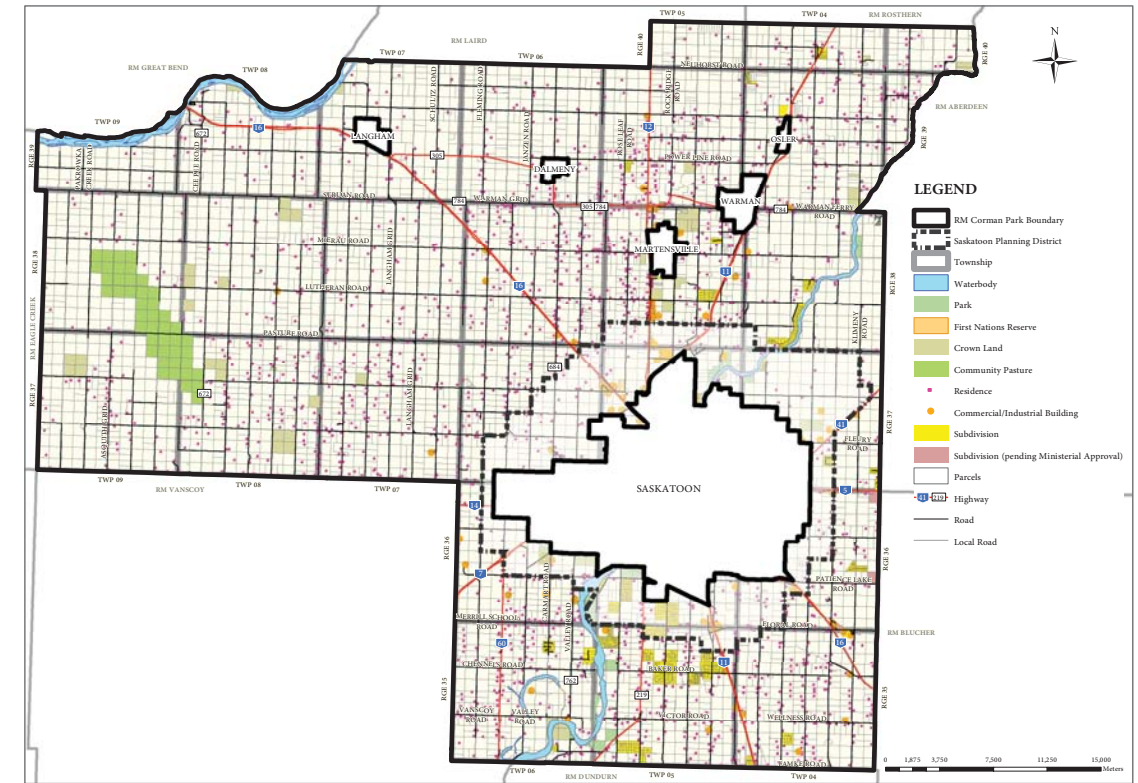
- The OCP and Zoning Bylaw are companion documents critical to guiding the future growth and development of a municipality. The vision and broad policies set out by the OCP assist in the interpretation and application of the Zoning Bylaw. The Zoning Bylaw serves as the means of implementing the OCP providing for its day to day administration. It guides and ensures decisions made by administration, council and the public are in compliance with the objectives and overall vision of the OCP.
- A Zoning Bylaw contains specific requirements that are legally enforceable, regulates and encourages orderly growth and protects the community from conflicting land uses. It divides property into appropriate zoning districts according to land use type and intensity. Regulations with reference to these districts are established to control the development of property within the municipality in a manner which promotes quality of life and protects the public health, safety and welfare. The Zoning Bylaw controls the use of land in a community, outlining such aspects as:
 - Location of varying types of land uses;
 - Location and size of development parcels and structures;
 - Standards for home based businesses; and
 - Standards for residential amenities (accessory buildings, fences, etc.)



CONTEXT

RM OF CORMAN PARK

- The RM of Corman Park is centrally located in the Province of Saskatchewan within the fastest growing census metropolitan area in all of Canada. The location has provided the RM with a wealth of economic opportunities as the region is experiencing significant economic growth related to Saskatchewan's rich and diverse resource base, expansion of local goods production and increased opportunity for the transportation and distribution industry.
- As the region grows in population and opportunities it brings with it increased demands and unique challenges. The RM has traditionally and continues to be a popular choice for rural residential development. Interest has also increased for industrial development. The relationship between the RM and the number of urban municipalities it surrounds has become increasingly complex as the communities rely on lands within the RM to accommodate their growth. Faced with these development interests, the RM is challenged with determining the right balance between these activities and retaining agricultural land and its associated way of life.



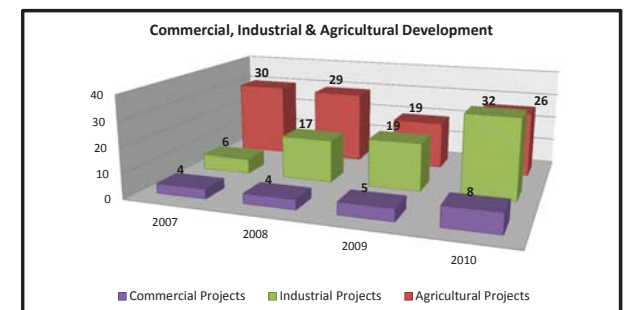
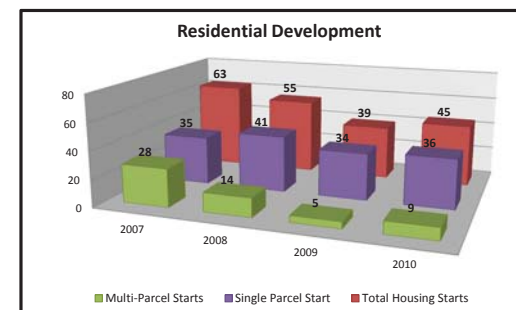
RECENT DEVELOPMENT TRENDS

- 2010 housing starts increased by 15%
- There were 105 undeveloped lots available in the multi-parcel residential inventory as of December, 2010. In 2011, the RM Council approved the creation of an additional 210 lots within three separate residential subdivisions including the Greenbryre Golf and Country Estates, Applewood Estates east of the City along Patience Lake Road and in SaddleRidge Estates located along Highway No. 5 East. With the development of existing lots within the current inventory and the additional lots created through subdivision, it is estimated that there are approximately 290 multi-parcel residential lots available within the RM at this point.
- Agricultural construction activity increased in 2010 and has been relatively stable in previous years, falling in the range of \$1 to \$3 million per year.
- Industrial building permit activity has been continually rising, reaching close to \$25 million in 2010.
- There has been a small number of commercial projects occurring, reflecting the small stock of commercial property in RM Corman Park.

Permit Values

Year	Multi-Parcel Starts	Single Parcel Start	Total Housing Starts
2007	\$11,400,000	\$8,700,000	\$20,100,000
2008	\$6,900,000	\$11,300,000	\$18,200,000
2009	\$2,100,000	\$8,100,000	\$10,200,000
2010	\$4,300,000	\$10,500,000	\$14,800,000

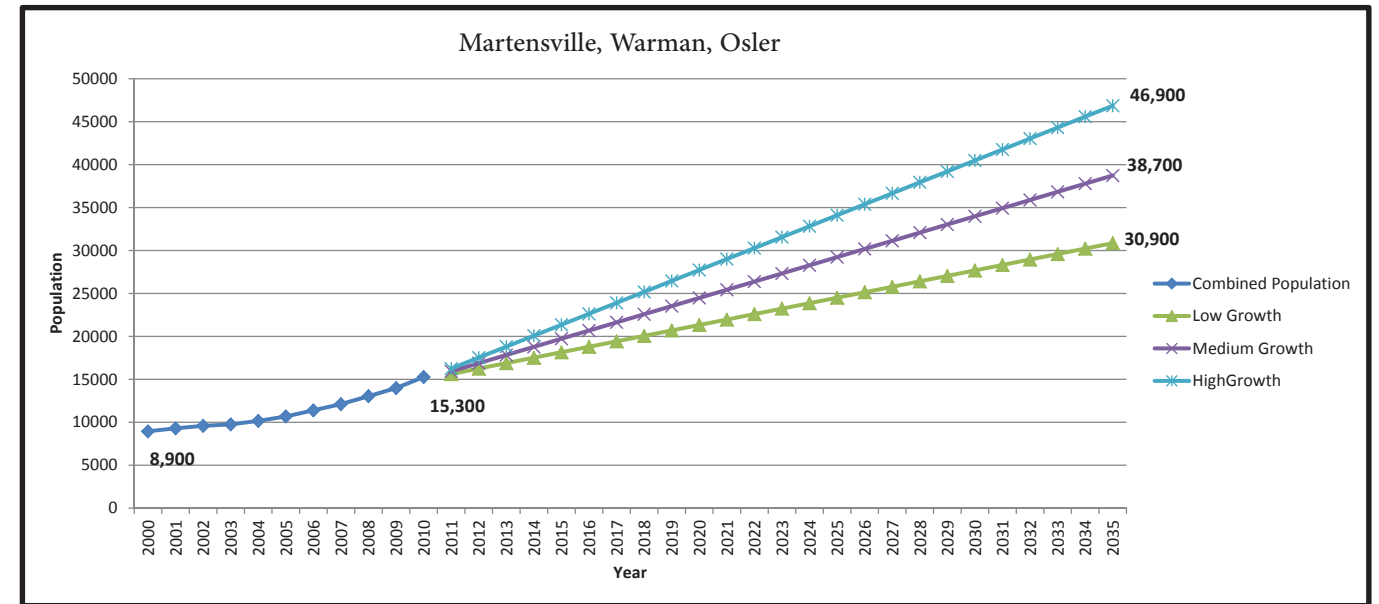
Year	Commercial Projects	Industrial Projects	Agricultural Projects
2007	\$342,000	\$964,000	\$2,306,000
2008	\$18,051,000	\$14,836,000	\$2,324,000
2009	\$775,000	\$23,678,000	\$1,147,000
2010	\$3,950,000	\$24,764,000	\$2,636,000



CONTEXT

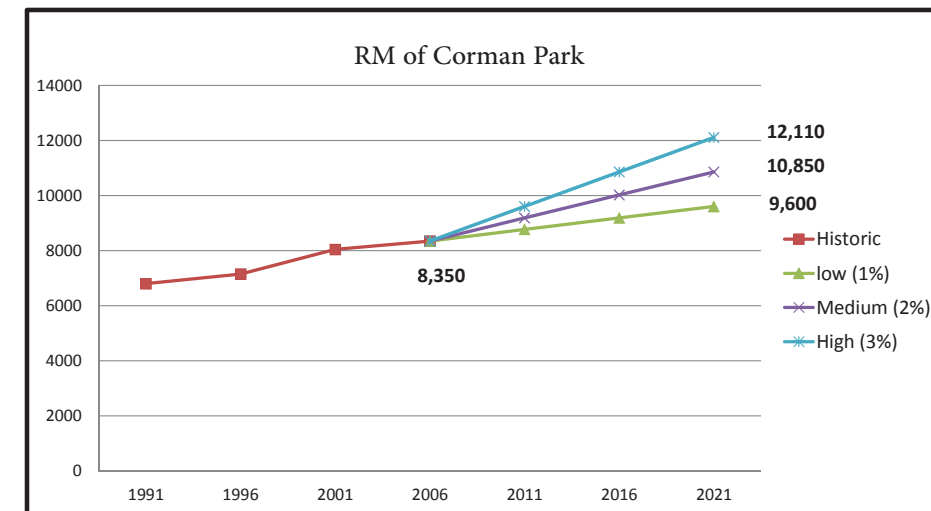
URBAN MUNICIPALITIES

- Significant growth has been occurring in the urban municipalities within the RM over the last number of years and this growth is projected to continue for the foreseeable future. The combined growth that has occurred and is projected for the communities of Martensville, Warman and Osler is illustrated in the adjacent graph. The continued growth of the urban municipalities surrounded by the RM will likely result in:
 - More frequent requests for boundary alteration (annexation) and pressures for rural land conversion near urban boundaries;
 - The potential expansion of community services and amenities within these centres that could also serve RM residents; and
 - Increased demands on infrastructure including water lines and the landfill that is used by the RM.



POPULATION

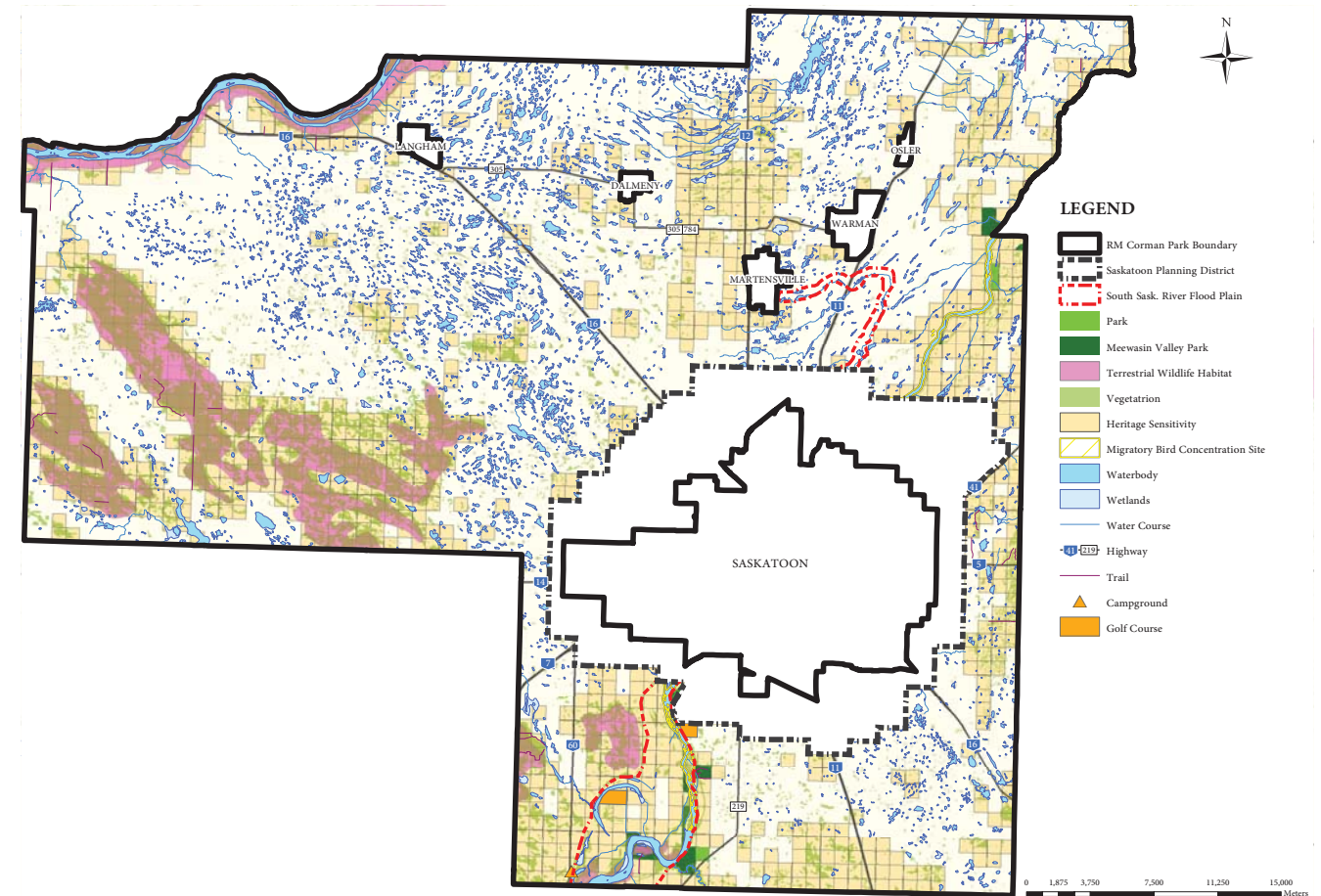
- RM Corman Park is considered to be one of the most densely populated RM's in the Province of Saskatchewan with a population of 8,350 from the last census in 2006. Given the growth occurring in the region the population in the RM is expected to grow over the next 10 years.
- The adjacent graph identifies the possible growth that could occur in the RM over the next 10 years using 3 growth scenarios based on a low, medium and high projection. These numbers are an estimate with the true population growth being influenced by development policies that will be contained in the OCP and Zoning Bylaw.



EXISTING CONDITIONS

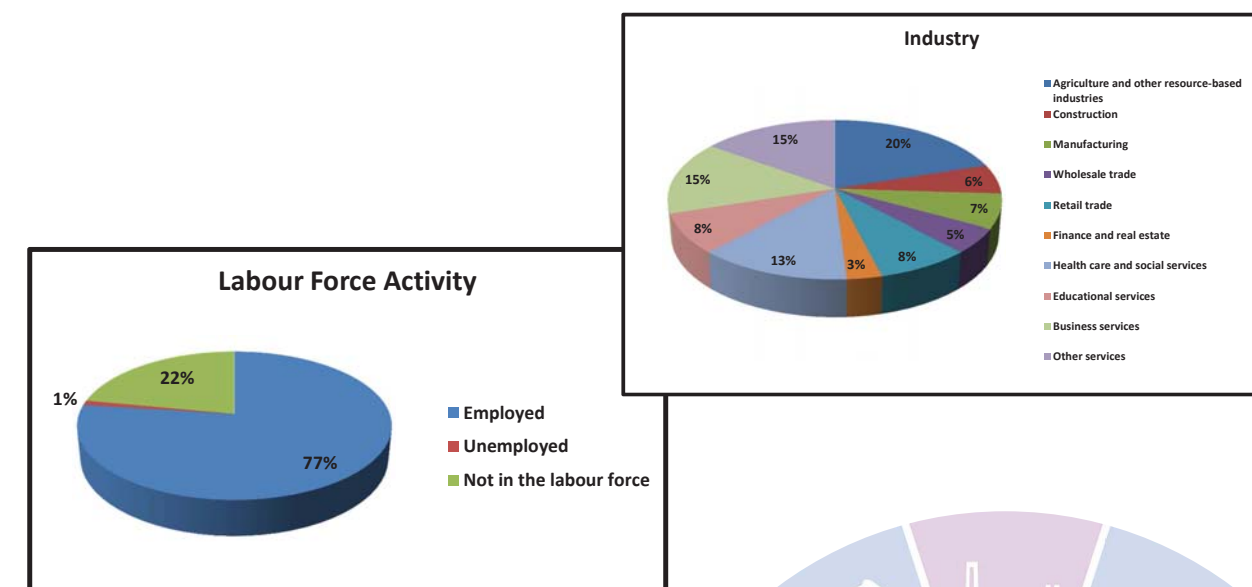
ENVIRONMENT

- Important natural habitats identified in the RM include areas related to the South and North Saskatchewan Rivers, lakes and wetlands, migratory birds, tracts of native prairie grassland and wildlife habitat areas.
- Wetlands and sloughs in the RM are important habitat for waterfowl and other migratory birds.
- Extreme weather events can lead to flooding within low lying areas and waterways.
- The Meewasin Valley Authority is the organization with the mandate to conserve the natural and cultural heritage resources for the portion of South Saskatchewan River watershed through the RM and Saskatoon. Their five year strategic plan developed in 2009 identified a goal to collaborate with the RM in securing additional lands along the South Saskatchewan River for long term stewardship and potential for trail development.
- Agriculture plays an important role in the RM including croplands, intensive livestock operations, grain handling and feedlots.



EMPLOYMENT

- Proximity to urban municipalities within the RM provides several employment opportunities for RM residents.
- The RM has a high employment rate as well as a diverse taxpayer base with active agriculture and growing industrial and residential sectors.



EXISTING CONDITIONS

WATER

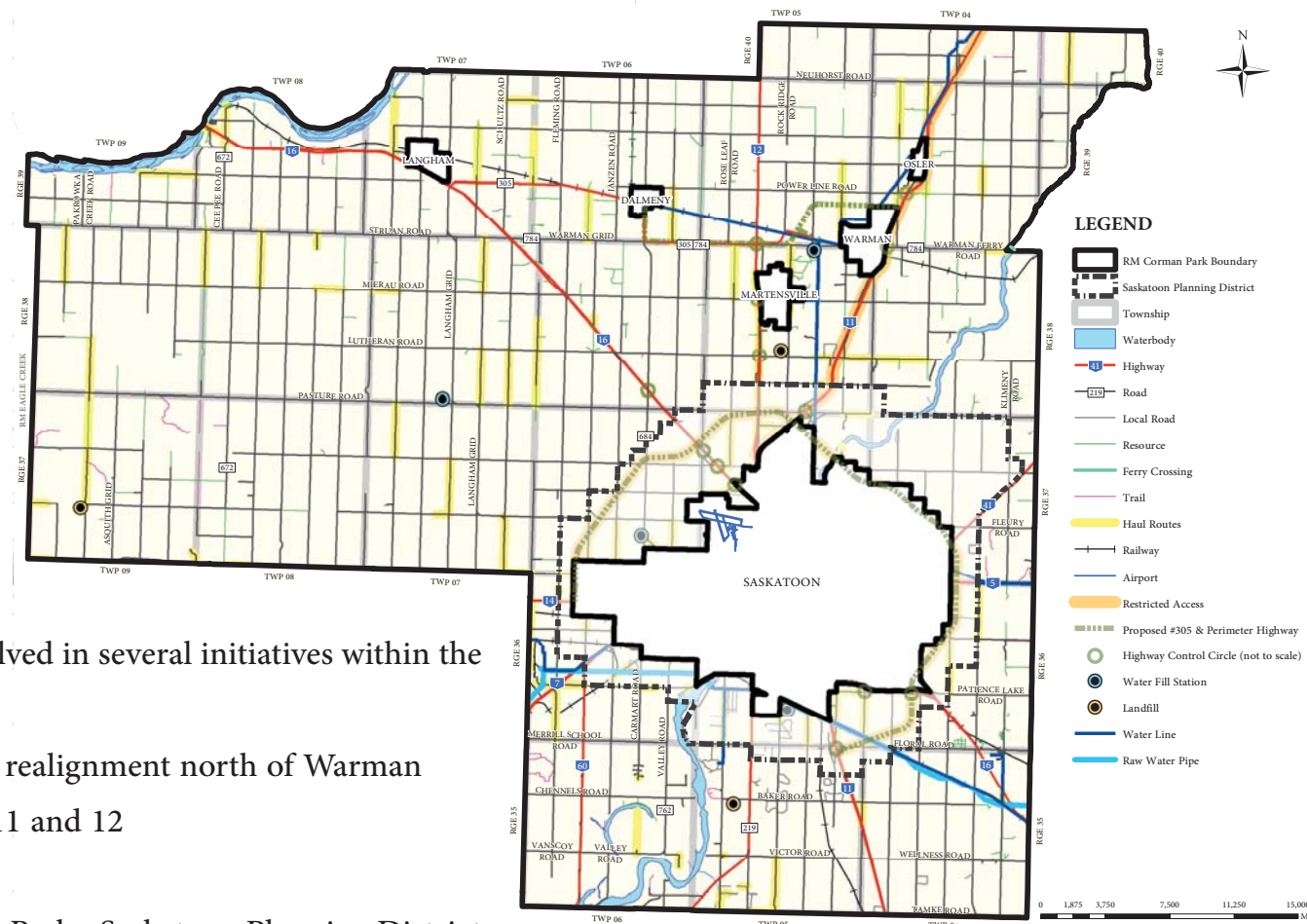
- SaskWater purchases potable water from the City of Saskatoon and delivers it to surrounding communities, industrial and commercial developments, and pipeline groups via a network of pipelines.
- In addition, several private or co-op administered water utilities provide water to rural residents in the RM.
- Intervalley Water is a large utility operating in North Corman Park that provides potable water to their subscribers.
- Expansion of the Dundurn Rural Water Utility will provide service to some rural residents in South Corman Park.

TRANSPORTATION

- Ministry of Highways & Infrastructure is involved in several initiatives within the RM, including:
 - Dalmeny access road and Highway 305 realignment north of Warman and Martensville connecting Highway 11 and 12
 - Construction of Perimeter Highway
 - Planning of interchanges in the Corman Park - Saskatoon Planning District
 - Functional planning study for Highway 11 and 12
- There are three different road types within the RM:
 - Paved - 80 km
 - Gravel - 1450 km
- Several rail corridors go through the RM.

WASTEWATER

- A regional wastewater management facility does not exist in the RM.
- Individual developments use on-site systems to manage wastewater such as: private lagoons, septic tanks and disposal fields.
- New multi-parcel residential developments are required to establish a local utility within the community to fund the regular inspection of private septic treatment systems to insure that they continue to operate according to their designed capacities.
- The communities within the RM manage and operate sewage lagoons for wastewater treatment.



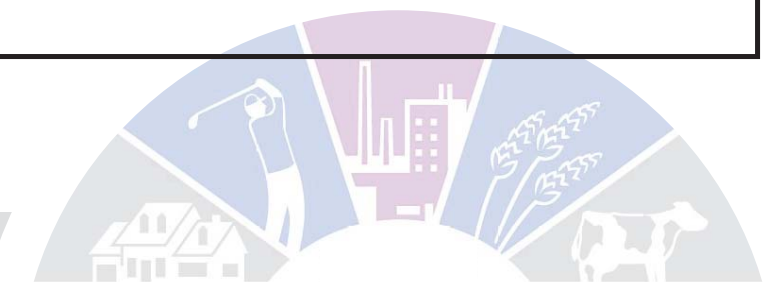
SOLID WASTE

- Loraas operates the Northern Landfill facility located in the RM north of Saskatoon. Offers waste transfer and recycling services to communities, municipalities, acreages and farms around Saskatoon.
- RM operates and manages the South Corman Park Landfill. Provides service to residents and non-residents of the RM.



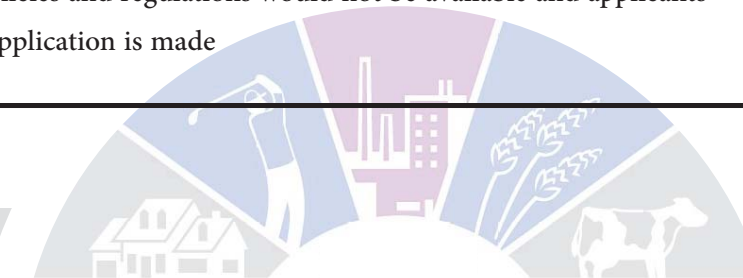
LAND DEVELOPMENT SCENARIO

Policy Issue	SCENARIO 1: Goals & Expected Outcomes	SCENARIO 2: Goals & Expected Outcomes
Agricultural Land	<p>Preserve prime agricultural land and prevent fragmentation of agricultural land</p> <ul style="list-style-type: none"> • Reduces likelihood of agriculture and residential land use conflicts • Preserves the productive potential of agricultural land for long-term use, recognizing the value and role agriculture has in the RM • Development will not be permitted all over the RM 	<p>Provide equal opportunity for agricultural, residential, commercial and industrial land uses throughout the RM</p> <ul style="list-style-type: none"> • Increased potential of agriculture and residential land use conflicts • Agriculture may no longer be the primary land use and it will not be a priority to preserve productive land or prevent fragmentation • Development may be permitted throughout the RM
Residential Development	<p>Define areas for higher density residential development based on specific criteria (eg. Existing clusters and infrastructure)</p> <ul style="list-style-type: none"> • Promotes smaller residential lots (2-5 acres) • Promotes clustering of residential development • Potential for higher expectation of services and infrastructure with higher density development • Existing infrastructure may require upgrades to meet increased capacity requirements 	<p>Allow residential development of varying densities to occur throughout the RM</p> <ul style="list-style-type: none"> • Allows greater diversity of residential lot sizes • Fragmenting of agricultural land may occur • Investment in new infrastructure in previously undeveloped areas may be required
Industrial & Commercial Development	<p>Promote economic development by designating suitable areas for clustered industrial development with minimal servicing requirements</p> <ul style="list-style-type: none"> • Clusters industrial development into designated Industrial Parks • Allows for industrial development with minimal servicing requirements • Heavy industrial requiring increased services and infrastructure will not be permitted in the RM • Commercial development will continue to be provided within the Corman Park – Saskatoon Planning District and urban municipalities and would not be permitted within the RM 	<p>Promote economic development by allowing all levels of industrial development to occur throughout the RM and commercial development to occur around major highways</p> <ul style="list-style-type: none"> • Development of heavy industrial development will be permitted and may require increased infrastructure and services • Disbursement of industrial development throughout the RM may increase land use conflicts and impact on environment • Provides opportunity for commercial development within the RM to capitalize on highway traffic • Significant investment in road infrastructure and coordination with Ministry of Highways & Infrastructure would be required for commercial development
Environment & Natural Resources	<p>Preserve natural features and environmental integrity including land identified for protection or opportunity for cooperative use by Meewasin Valley Authority</p> <ul style="list-style-type: none"> • Require new development to be situated in a way that protects and enhances natural features, incorporating and/or linking natural features in residential development areas • Protect land directly adjacent to the South Saskatchewan River as a valuable asset with potential to develop a trail system with Meewasin Valley Authority 	<p>Development will be permitted as long as it conforms to Provincial environmental standards</p> <ul style="list-style-type: none"> • Allows development directly adjacent to the South Saskatchewan River • Less opportunity to utilize natural features for regional and local benefit to provide amenities and accentuate quality of living

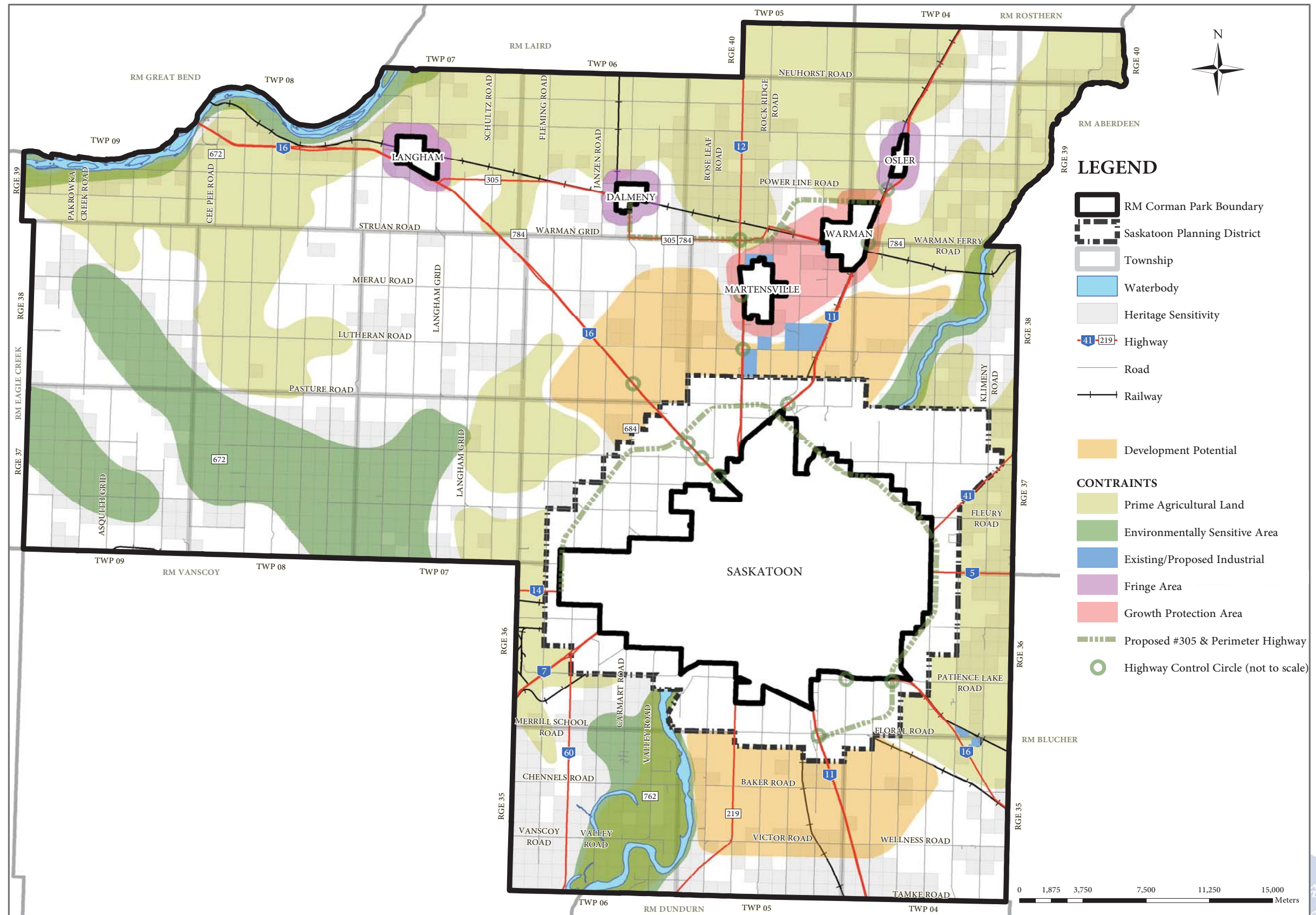


LAND DEVELOPMENT SCENARIO

Policy Issue	SCENARIO 1: Goals & Expected Outcomes	SCENARIO 2: Goals & Expected Outcomes
Urban Growth Management	<p>Define growth areas for different land uses, directing development to land adjacent to built up areas</p> <ul style="list-style-type: none"> • Allows for a planned approach to development and investment considering both existing and future needs • Allows for efficient use of land and prevents piecemeal and haphazard development • Clusters land uses to mitigate potential land use conflicts • Supports effective and efficient delivery of emergency and residential services • Potential for increased service expectations and formation of hamlets and villages • Provides predictability and stability for investors and homeowners • Individual interests may not all be met 	<p>Provide a flexible policy environment that allows the market to determine type, location and extent of development</p> <ul style="list-style-type: none"> • Council and Administration will be more actively involved in land development process • Potential land use conflicts resulting from undefined growth areas and mix of land uses • Potential difficulty to deliver economical and efficient emergency and residential services • Undefined growth areas and land uses may impact ability to provide appropriate long range planning (regional growth strategies, floodplain management, waste management) • Unpredictable land development environment • Increased ability to accommodate individual interests
	<p>Promote regional planning and a rational framework for all rural/urban fringe that will not compromise urban growth potential</p> <ul style="list-style-type: none"> • Identify future urban annexation and growth plans to coordinate infrastructure and compatible land use planning • Limits RM development in fringe areas 	<p>Allow development to benefit from proximity to amenities and established population of urban municipalities (excluding Saskatoon where there is already an established planning district)</p> <ul style="list-style-type: none"> • Potential to reduce commuting distance • Hinder urban growth • Limits opportunity to coordinate urban/rural land uses and growth strategies • Limits opportunity for efficient and shared infrastructure
Infrastructure & Services	<p>Development should utilize infrastructure and services which are available or planned</p> <ul style="list-style-type: none"> • Reduces the need for uneconomical expansion or upgrade of infrastructure • Higher density development utilizing existing infrastructure may require upgrades to meet increased capacity requirements • Clusters residential development and increases potential formation of hamlets and villages to address higher expectation and requirements for infrastructure and service delivery 	<p>Infrastructure and services will be provided to meet development needs</p> <ul style="list-style-type: none"> • Investment in new infrastructure in previously undeveloped areas may be required • Development of infrastructure for current needs may not match required capacity for future growth • Dispersed development throughout the RM would require RM to provide increased road maintenance services
Administrative Governance Process Efficiency	<p>Sound and efficient management of the planning and administration process</p> <ul style="list-style-type: none"> • Align policies and regulations with capacity to effectively administer • Provide clear and accessible information to the public and private sector to guide investment • Base decisions on defined policies and regulations allowing for transparent and expedient process 	<p>Council and Administration will be actively involved in all development decisions</p> <ul style="list-style-type: none"> • Greater time required of Administration and Council for individual review and approval of development applications • Process time of applications may take longer • Upfront guidance from defined policies and regulations would not be available and applicants might not receive guidance until application is made



LAND DEVELOPMENT SCENARIO 1

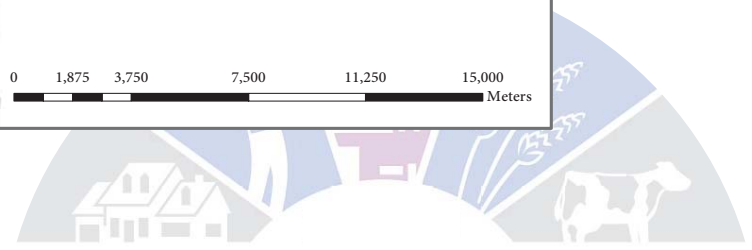


LEGEND

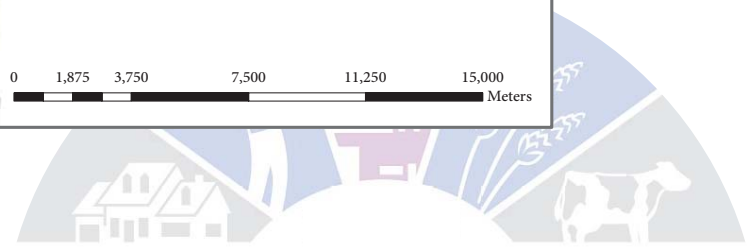
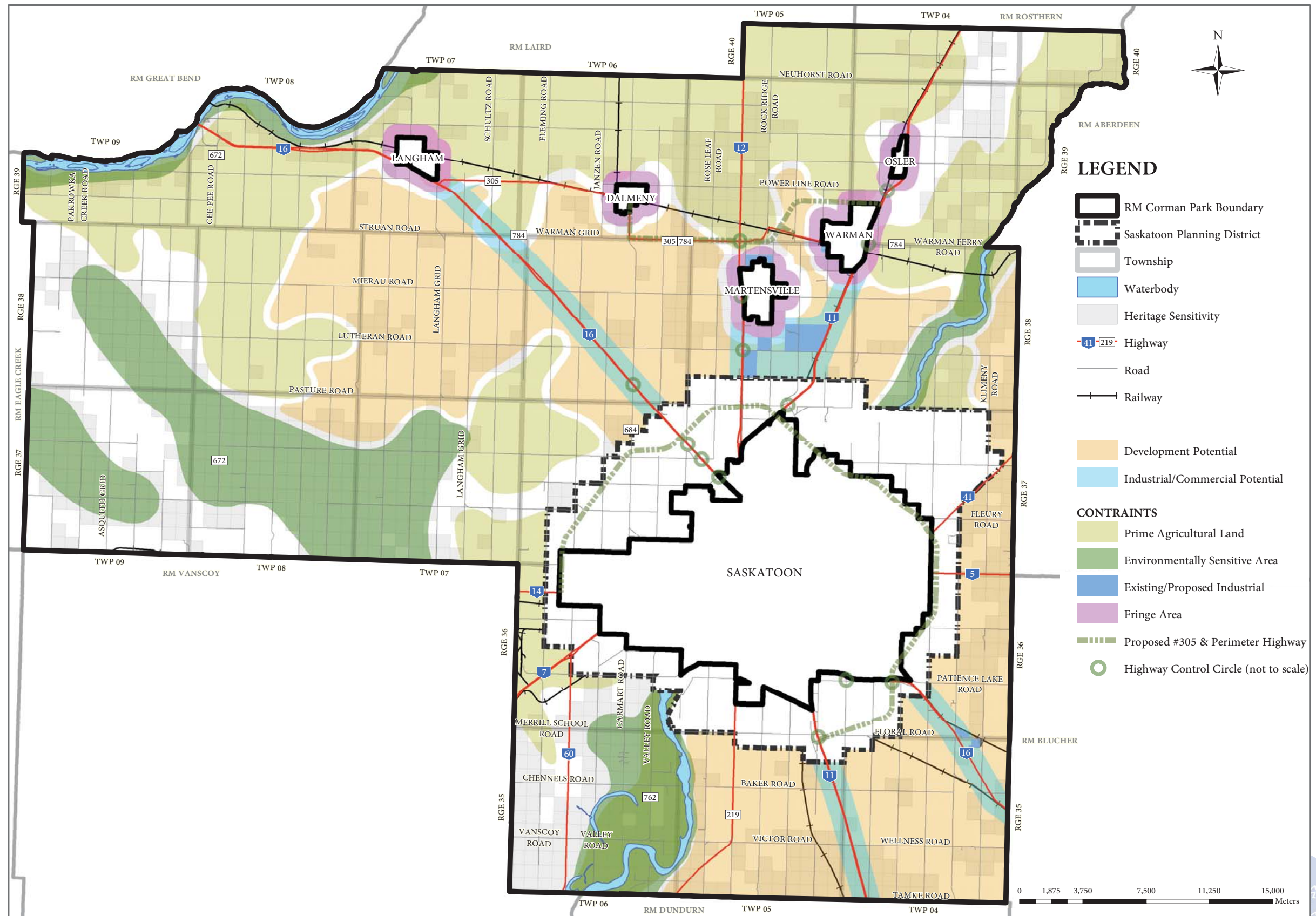
- RM Corman Park Boundary
- Saskatoon Planning District
- Township
- Waterbody
- Heritage Sensitivity
- Highway
- Road
- Railway
- Development Potential

CONSTRAINTS

- Prime Agricultural Land
- Environmentally Sensitive Area
- Existing/Proposed Industrial
- Fringe Area
- Growth Protection Area
- Proposed #305 & Perimeter Highway
- Highway Control Circle (not to scale)



LAND DEVELOPMENT SCENARIO 2



NEXT STEPS

- Feedback received over the last two days from the Public Open House, Stakeholder Workshop and Council Workshop will be used by the Project Team to help inform the development of a recommended land use concept.
- The land use concept will be reviewed by the RM Administration and Council. Once the land use concept is finalized, the Project Team will prepare a Draft OCP. The Zoning Bylaw will then be updated to reflect the vision of the OCP.
- The draft OCP and Zoning Bylaw will then be presented to RM Council and the community and stakeholders at a second Public Open House.
- Based on feedback received from the second Public Open House, the RM, stakeholders and public the Project Team will prepare the final OCP and Zoning Bylaw. The OCP and Zoning Bylaw will then go to RM Council for adoption.

TIMELINE



STAY CONNECTED

- To stay informed on the progress of the project and access available information visit the RM Corman Park website www.rm-cormanpark.ca. Information is available for the project under Public Information, Planning & Development.

CONTACT INFORMATION

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FEEDBACK

- Please take a moment to fill out one of the Comment Sheets or speak with a member of the Project Team to share your perspective and help shape the future of the RM Corman Park.
- **Thank you for your feedback and interest in the project!**

