

Advisory Stakeholder Workshop Summary – Nov. 15/11

(Workshop Discussion numbers align with the PowerPoint)

Workshop Discussion #1

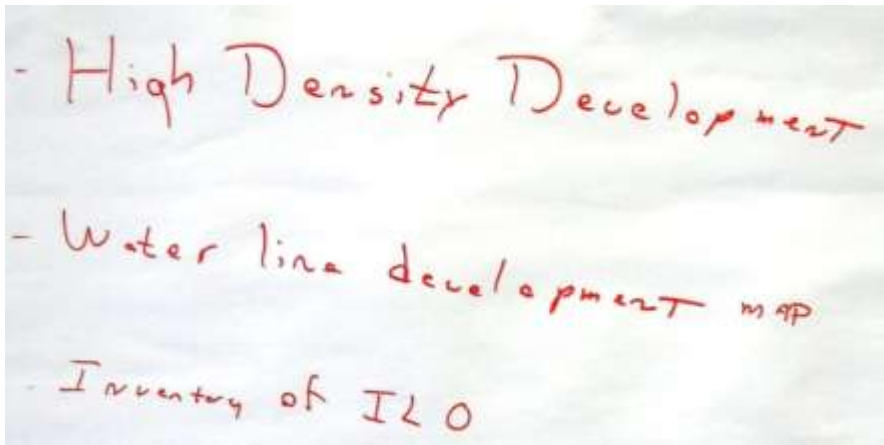
CONTEXT:

- **Did you notice any critical gaps or errors in the information presented?**
 - Flood plain concerns in the area north of Saskatoon, affected areas and potential remedial action not well defined or agreed to and causing problems for everyone and friction between rural and urban areas
 - Accurate consistent use of pop
 - Highway outside of Dalmeny
 - Lower cost housing in the Hamlets
 - Townhouse development
 - How long until the District boundary moves/changes?
 - Basic rules and enforcement – need to be set into place
 - School Division – growth in “Urbans”
 - Lobby Government for capital \$
 - Enrolment projections available

- **Does your organization have future plans for growth in the planning area that need to be considered as part of the OCP and ZBL review process?**
 - Better coordination of regional standards
 - Coordination of services
 - Transportation network
 - How does it all tie together?
 - When does it happen?
 - When and how will bridge impact?
 - Affordable housing
 - Demand/need for more industrial zoning and in more areas that north, eg. southeast
 - Warman and Martensville urban growth needs to be accommodated and planned for
 - Land for annexation
 - Fortune Minerals development seen as good for economy and jobs but concern for impact on the area and the environment
 - Industrial land based study for next year by SREDA
 - Existing Wakaw line shown

- Inventory of discretionary uses in RM plans for high density
- Significant permissive development polices in R.M. of Dundurn impacting the demand/supply and market driving country residential further out which is not desirable for purchasers
- R.M. of Corman Park policy to control inventories viewed as inappropriate and unnecessary as its impacting demand and market
- Perception that development is being pushed outside R.M. – not enough options
- Lower cost of housing within Hamlets
- When will planning area expand again
- New development plans – set out to do something and plans change. Need a way to enforce those rules. Standard development or a very specific development – buyers to know that what they purchase will remain (ie: architectural standards)
- Prairie Spirit School Division – severe growth can't keep up, adding relocatables. Need partnership with RM to lobby government for capital investment to address the growth that is occurring

Copies of the stakeholder notes provided below:



- #1:
- potential conflict w/ floodplain / drainage mapping
 - identification of urban growth areas (outside of city)
 - accurate / consistent statistic sources / info.
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- #2:
- coordination / interaction of land uses beside Planning District boundaries
 - identify future growth areas of urban munc.
 - intermunicipal coordination / cooperation to promote consistent regional standards
 - more efficiencies in service and infrastructure provision.

Gaps

- Transportation network
- annexation
- housing (affordable)
- future demands

Future Plans

- Osler (annexation for business)
- expansion of wireless networks
- Fortuna Minerals development
- Ind lands needs study (possible)

Workshop Discussion #2 and #3

GOALS & OBJECTIVES:

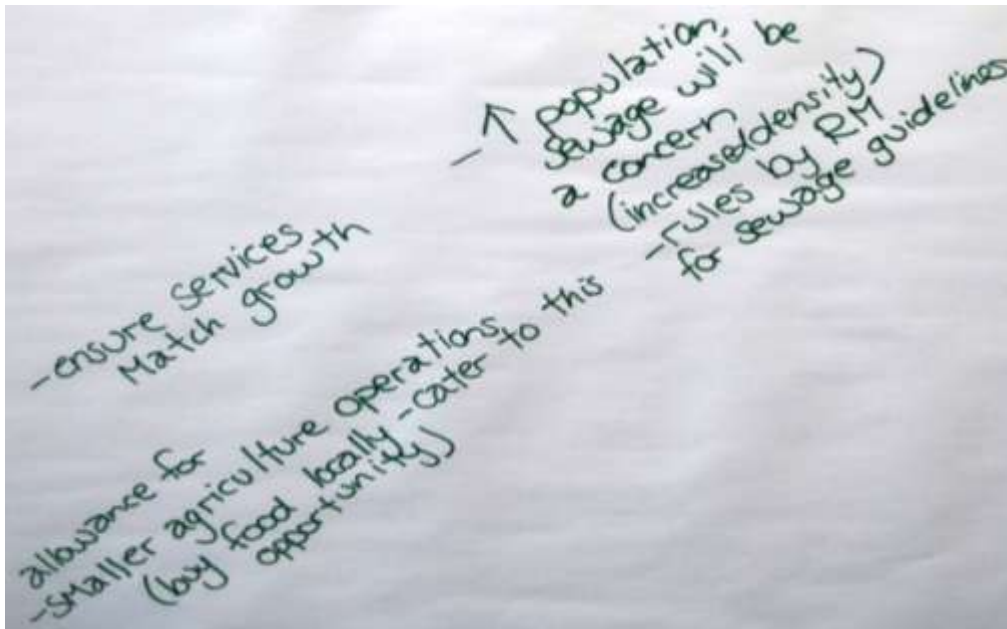
- Are the goals and objectives in the existing Official Community Plan still relevant?
- Are there any new objectives that you would add?

Current OCP Goals:

- 1. To maintain the agricultural character of the Municipality while recognizing the need to provide for an appropriate array of land uses.**
- 2. To develop land use policies which will allow for balanced and orderly growth in the Municipality.**
- 3. To develop land use policies which will enhance and diversify the lifestyle of the residents of the Municipality.**
- 4. To maintain the natural features of the Municipality for the use and enjoyment of present and future generations.**
- 5. To develop land use policies which will reflect sound environmental management.**
- 6. To provide a sound planning strategy for the rural-urban fringe surrounding the urban areas of the Municipality.**
- 7. To provide sound administration of land use planning and development in the Municipality.**
 - Utilize schools better – double shifts
 - Shipping goods through Saskatoon – need better transportation around city
 - More access around north end of city
 - Existing recreational facilities – build recreational facilities in the middle between urban areas instead of in each community
 - Concentrating development continue industrial in the north
 - What is the right size of lots
 - Firefighting services for development
 - Smaller agriculture properties for market garden
 - Higher density along transportation corridors
 - Residential to east
 - Country residential to south
 - Infrastructure built to specs
 - West of RM – concern of country residential? – limiting factor to development is lack of roads
 - Agriculture not the policy priority it was in 1994 OCP but new country residential purchasers need to understand agriculture creates certain noise, odour and other issues they have to accept as the conflicts are increasing
 - Some areas more suited to agriculture
 - Need to upkeep infrastructure – plan as a group, not running infrastructure throughout
 - Concentration of land uses
 - Infrastructure key – think of land use around it
 - Work in cooperation instead of in competition
 - Understand each-others growth strategies so development compliments instead of competing

- Existing infrastructure standards, impact on services and capacity a growing concern with rural development
- Transportation a growing concern particularly around growth nodes like the North Industrial and south country residential areas where density is increasing
- Transportation – need regional network – transit consideration, rail as multi model
- Alternative energy in RM (ie: wind turbines)
- Inadequate resources and inconsistent commitment to enforce current regulations particularly sewage systems in country residential areas
- Interest in the country residential enclaves south of the city for hamlet and village formation to better govern service expectations and taxes to meet their needs...concern their tax \$ are being used to support others to their detriment
- Imbalance of taxes and service expectations between the more residential south areas and more rural north areas
- Poor coordination and recognition of growth projections for school construction and other regional services

Copies of the stakeholder notes provided below:



1) Chg to reflect new econ. growth (ind., comm.)

2) Does this need to be in there?

3-6) Can these be combined

6) important

New Goals

- environmental sustainability

agriculture still important, although it may be changing

- value-added
- local food movement
- farmers' markets
- alternative energy sources should be considered (e.g. ^{incinerators} wind turbines, ^{district heating})
- urban municipalities may be taking over good agricultural land
- do ILO setbacks make sense?
 - provincial regs
- do lagoons requirements make sense?
 - small urban, rural development - same rules should apply
 - and other environmental
- industrial development - if it's to become more prominent, goals should be more specific - compatibility is important
- consider compatibility with existing adjacent uses (is that what's meant by #6? #2?)
- need to work cooperatively, more consultative - more coordination, interaction
- balance economic interests - create fair playing field - avoid competition between municipalities
- we're all part of one region - need to act collectively (for example, to lobby the province for resources)
- maintain community (town, hamlet, etc.) identity

- Consider adjacent municipalities' growth plans - ensure consistency, compatibility (2)
- regional wastewater - if we pursue this, we need to find land, and determine land use around it
- infrastructure (current and future) needs to be considered before land use plans are determined - focus growth in areas where services exist or will exist
- need to think about regional transportation network - including transit
- growth needs to be sustainable
 - consider rail as well - consider multi-modal transportation hub
 - consider development potential related to mining
- 'regional' is a common thread
- consider how development in the RM affects the demand for 'soft services' (e.g., sports, recreation, libraries) and protective services (e.g., fire*) in the adjacent municipalities, and the municipalities' ability to fund that (capital, operating, maintenance)
- identify service 'hubs', and focus development there
- * - what are the expectations re: response times? (note building code is changing, where there will be different standards depending on response time)
- need to align boundaries - e.g., library, school, health, economic development
 - reduce overlap, layers → as long as it doesn't separate areas

Workshop Discussion #4

Utilize the RM map to draw and record notes while working your way through the following series of questions focused on opportunities and constraints:

ECONOMIC DRIVERS: What key employment areas within or outside the planning area should be taken into account when identifying future land uses?

GROWTH: Where do you see growth occurring in the future? Where do you not want to see growth in the future?

INFRASTRUCTURE + TRANSPORTATION: What do you see as the most critical gaps or capacity constraints that need to be addressed in order to accommodate future growth? What opportunities do you see for community collaboration to address these needs?

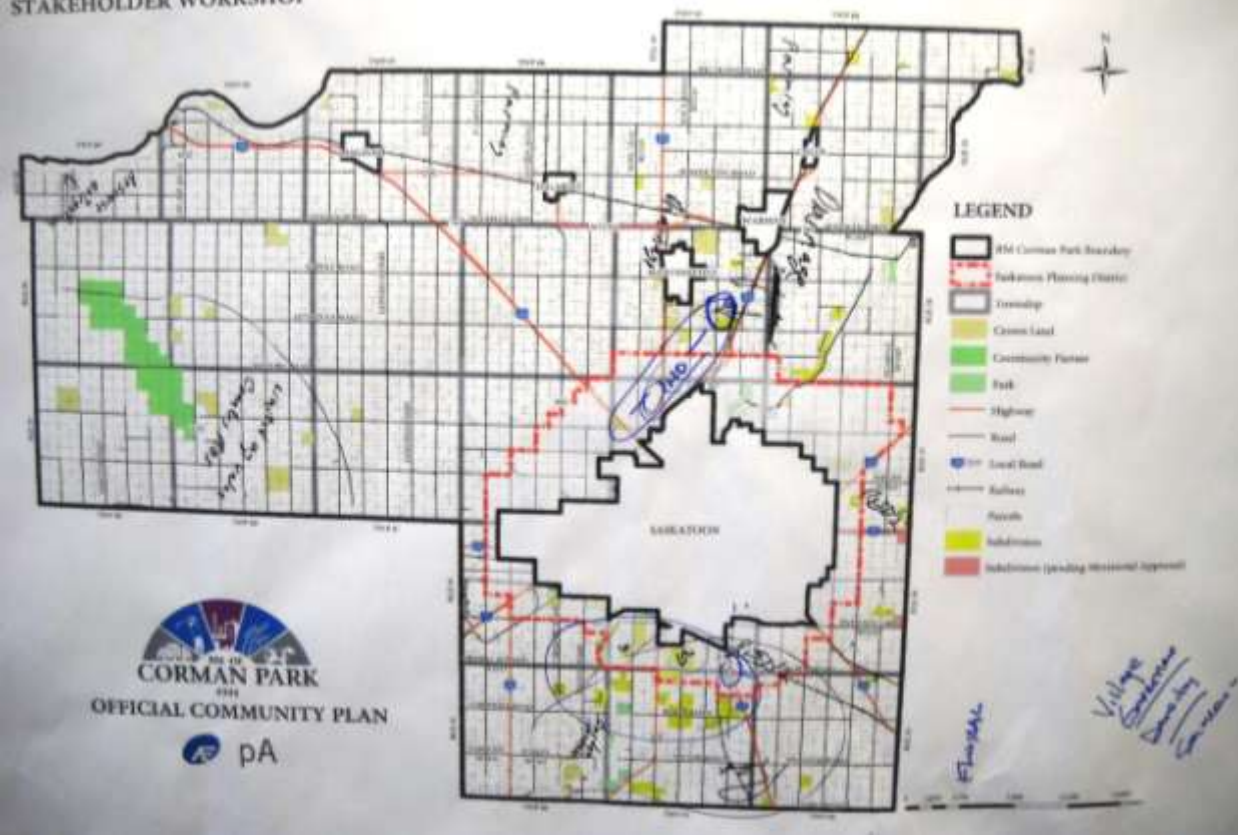
SERVICES: How will growth within the planning area impact service provision, within the RM or adjacent municipalities, for areas such as emergency services, health, education, recreation etc.?

Copies of the stakeholder maps provided below:

STAKEHOLDER WORKSHOP



STAKEHOLDER WORKSHOP





- What are the right locations for dev. Prevent land use conflict (industrial/residential)
 - Demand for market gardens -> smaller plots
 - Need to walk into knowing the rules

BizHub - new dev - 2 acres - cost prohibitive

- Higher density along transportation routes
 - Fire protection in South?
 - Where dev occurs, need sufficient services

- Level of servicing in RMM allows it to be affordable.