

Corman Park - Saskatoon Planning District Official Community Plan



Table of Contents

Section 1: Foundations	6
1.0 Introduction	6
Vision Statement	6
1.1 Goals.....	7
Section 2: Future Growth Sector Objectives and Policies	8
2.0 Future Growth Sector Objectives:	8
2.1 Development Policies:.....	8
2.2 Saskatoon Boundary Alteration Process:.....	9
Section 3: Industrial Sector Objectives and Policies	10
3.0 Industrial Objectives:	10
3.1 Location Policies:	10
3.2 Comprehensive Development Review:	11
3.3 Servicing and Development Policies:.....	11
3.4 Access Policies:	11
3.5 Sustainability Policies:	11
3.6 Integrated Commercial Use Policies:	12
3.7 Hazardous Goods Policies:.....	12
3.8 Industrial Land Use Classifications:.....	12
Section 4: Agricultural Objectives and Policies	14
4.0 Agricultural Objectives:.....	14
4.1 Location and Access Policies:.....	14
4.2 General Agricultural Policies:	14
4.3 Intensive Livestock Operations Policies.....	14
4.4 Agricultural Diversification Policies:.....	16
4.5 Environmental Stewardship Policies:	16

4.6 Agricultural Subdivision Policies:	17
4.7 Agricultural Residential Development Policies:	17
4.8 Mineral Resource Industries:	18
Section 5: Residential Objectives and Policies	20
5.0 Residential Objectives:.....	20
5.1 Categories of Development:	20
5.2 General Development Policies:.....	20
5.3 General Location and Access Policies:	21
5.4 Single Parcel Country Residential Subdivision Policies:	22
5.5 Fragmented Parcel Policies:	22
5.6 Comprehensive Development Review:	23
5.7 Multi-parcel Country Residential Servicing and Development Policies:.....	23
5.8 Access and Location Policies:.....	25
5.9 Municipal Reserve:	26
5.10 Re-subdivision Policies:.....	26
5.11 Integrated Non-Residential Uses:.....	26
Section 6: Recreational Objectives and Policies	28
6.0 Recreational Objectives:	28
6.1 Comprehensive Development Review:	28
6.2 Development and Servicing Policies:.....	28
6.3 Location and Access Policies:.....	29
Section 7: Commercial Sector Objectives and Policies	30
7.0 Commercial Objectives:	30
7.1 Comprehensive Development Reviews:	30
7.2 Servicing and Development Policies:.....	30
7.3 Commercial Land Use Classifications:	31

7.4 Arterial Commercial.....	32
7.5 Rural Convenience Commercial	32
Section 8: Servicing and Transportation Objectives and Policies	33
8.0 Transportation and Servicing Objectives:	33
8.1 General Servicing Policies:.....	33
8.2 General Transportation Policies:.....	33
8.3 Water and Sewage Management Policies:	34
Section 9: Waste Management and Remediation Objectives and Policies	35
9.0 Waste Management and Remediation Objectives:	35
9.1 General Waste Management Policies:.....	35
9.2 Servicing and Development Policies:.....	36
9.3 Location and Access Policies:.....	36
Section 10: Environmental and Heritage Resource Objectives and Policies	38
10.0 Environmental & Heritage Resource Objectives:	38
10.1 General Policies:.....	38
10.2 Flood Plain Policies:.....	39
a. General Policies:.....	39
b. Flood Plain Mapping:.....	40
c. Flood Plain Land Subdivision Policies:	40
d. Flood Fringe Construction Policies:.....	41
e. Existing Uses, Buildings and Structures:	42
10.3 General Policies for Development in Unstable Slope Areas:.....	43
Section 11: Aboriginal Involvement.....	44
11.0 Aboriginal Involvement Objectives:	44
11.1 General Policies:.....	44
Section 12: Plan Implementation	45

12.0 Plan Implementation Objectives:	45
12.1 General Implementation Policies:	45
12.2 Future Land Use Map:	45
12.3 Concept Plans:	45
12.4 Comprehensive Development Reviews	46
12.5 Zoning Bylaw:	47
12.6 Definitions:	48
12.7 Corman Park - Saskatoon District Planning Commission:	48
12.8 Regional Cooperation:	49
12.9 Public Participation:	50
12.10 Review and Amendment:	50
Appendix A: Corman Park- Saskatoon Planning District Boundary	51
Appendix B: Future Land Use Map	1
Appendix C: Flood Hazard Area Map 1	53
Appendix D: Flood Hazard Area Map 2	54
Section 13: Repeal and Effective Date of Bylaw	55
13.0 Repeal:	55
13.1 Ministerial Approval:	55
13.2 Council Readings and Adoption:	55

Section 1: Foundations

1.0 Introduction

The Planning and Development Act, 2007 provides for adoption of Official Community Plans to address future land use, development, and other matters of Inter-municipal concern affecting lands within agreed boundaries. Inter-municipal Community Plans also establish procedures for conflict resolution and provisions for administration, amendment, and Plan repeal.

The name of the area addressed by this Official Community Plan shall be “The Corman Park- Saskatoon Planning District”. In this plan the City of Saskatoon is referred to as “Saskatoon”, and the Rural Municipality (R.M.) of Corman Park No. 344 is referred to as “Corman Park”.

This document is the Official Community Plan for the Corman Park- Saskatoon Planning District. Within this Planning District, Corman Park and Saskatoon jointly manage land use and development. This plan shall be reviewed every five years in accordance with Section 11.11. It shall apply, as amended from time to time, until repealed and replaced by mutual consent of the parties or until the dissolution of the Corman Park- Saskatoon Planning District in accordance with *The Planning and Development Act, 2007*.

Vision Statement

“The reciprocal relationship between Corman Park and Saskatoon will grow to keep pace with the need for sustainable, regional economic and social development based on a tradition of thoughtful planning and sound land use and development management”

This shared vision reflects the growing awareness of the need for regional vitality. New relationships between rural and urban municipalities see them diversifying and intensifying with new opportunities for co-operation and mutual benefit. Rural and urban populations have little regard for municipal boundaries. People travel in and out daily for work and play, and they move from one to the other with ease. They are one. Their region is growing, with more people, more opportunities, and more demands. This growth includes the expansion of Saskatoon into parts of Corman Park and significant diversification of land use, especially non-agricultural activities, in Corman Park. Further, First Nations are acquiring interests in Saskatoon and Corman Park, bringing different traditions and new energy to the region.

The vision recognizes the well established, inter-municipal tradition of “working things out” while accepting challenges presented by new and changing circumstances. With changing demographics, evolving public expectations, new investment, and an impacted natural environment our view is clearly regional and necessarily global. The need for more concerted and effective inter-municipal communication and decision-making has been recognized and is a priority of both municipal Councils; a commitment to a reciprocal relationship.

1.1 Goals

The shared vision leads to the following planning and development goals:

1. Effective, coordinated, inter-municipal policy, planning, and well managed land use and development.
2. Diversified, regionally significant, economic and social development.
3. Efficient provision and use of infrastructure and services.
4. Sustainable economic development
5. Sound environmental management.
6. Positive communities living and working well together.

Section 2: Future Growth Sector Objectives and Policies

2.0 Future Growth Sector Objectives:

1. To achieve cooperative, staged annexation between Saskatoon and Corman Park within designated future growth sectors.
2. To accommodate the timely conversion of rural land for urban expansion in areas designated for future growth.
3. To identify existing rural land uses as valid interim land uses where the timing of urban development is uncertain.
4. To support commercial nodal development as a long term use that can be integrated into future urban design within designated future growth sectors.

2.1 Development Policies:

Future Growth Sectors

1. Future growth sectors of Saskatoon have been designated within the mutually endorsed, Future Growth Study, 1999 and are identified on the Future Land Use Map attached to this plan as Appendix B.

Temporary Land Uses Encouraged

2. Within future growth sectors of Saskatoon the preference for development should be for less intensive and potentially temporary land uses that do not preempt Saskatoon's future growth plans.

Compliance with Sector Plans

3. Areas identified within designated future growth sectors of Saskatoon may be appropriate for considering large parcel commercial and/or industrial developments subject to review by Saskatoon for compliance with adopted Sector Plans.

New and Expansion of Regulated Land Uses in Future Growth Sectors

4. New, or the expansion of existing, agriculturally related and non-agricultural commercial or industrial uses, regional or local waste management industries and recreational uses shall not be permitted in designated future growth sectors of Saskatoon unless, in the opinion of Saskatoon, the proposal:
 - a. will not be detrimental to Saskatoon's future growth plans; and
 - b. will not place pressure on Saskatoon to develop, expand or upgrade services and infrastructure.

New ILO's

5. New intensive livestock operations shall not be established in designated future growth sectors of Saskatoon.

Existing ILO's

6. The expansion of an existing intensive livestock operation located in a designated future growth sector of Saskatoon shall be limited by the maximum number of animal units currently permitted for that intensive livestock operation at the time of adoption of this bylaw.

Mineral Resource Extraction

7. Mineral resource extraction industries and clean fill operations may be considered in designated future growth sectors of Saskatoon where, in the opinion of Saskatoon, the proposal is consistent with an adopted Sector Plan and is compatible with the location and timing of urban development.

Residential Subdivision

8. Residential subdivision in designated future growth sectors of Saskatoon shall be limited to one residential building site per agricultural holding to a maximum of two residences per 64 ha (160 acres).

Multi-parcel Subdivision

9. Multi-parcel country residential development shall not be established in designated future growth sectors of Saskatoon.

2.2 Saskatoon Boundary Alteration Process:***The Cities Act***

1. Boundary alteration is a distinct process under *The Cities Act* and it is included in this plan to provide criteria that will set a framework within which boundary alteration proposals may be evaluated.

Incremental Boundary Alteration

2. Corman Park prefers incremental alteration of Saskatoon's boundaries as Saskatoon requires land for future urban development.

Timing of Boundary Alteration

3. The timing of boundary alteration shall take into account the lead times necessary to have lands planned, serviced and available for development.

Boundary Alteration Supporting Criteria

4. In deciding whether a specific boundary alteration proposal will be supported, Corman Park will consider at least the following:
 - a. whether the proposed boundary alteration is within a designated future growth sector of Saskatoon;
 - b. if the proposed boundary alteration is not within a designated future growth sector of Saskatoon, Saskatoon's rationale for requesting the boundary alteration;
 - c. whether it is evident that the policies of this plan have proven to be unable to adequately safeguard the subject area from development that would potentially conflict with future urban growth;
 - d. whether Saskatoon has committed to the installation of and investment in significant infrastructure in the subject area;
 - e. whether public consultation has been completed with assessed owners of land located adjacent to and within the subject area, to gain understanding of the issues of the assessed owners regarding boundary alteration; and
 - f. whether adequate compensation will be provided.

Retention of Better Agricultural Land Encouraged

5. Boundary alteration shall reflect land use policies that keep better agricultural land in production until needed for efficient urban expansion

Boundary Alteration Should Follow Legal Property Boundaries

6. Where possible, boundary alteration shall follow legal property boundaries and natural features to avoid creating a fragmented pattern of municipal jurisdiction.

Section 3: Industrial Sector Objectives and Policies

3.0 Industrial Objectives:

1. To promote economic development by designating suitable areas for low density rural industrial development.
2. To maximize existing and planned infrastructure.
3. To facilitate the clustering of developments into Industrial Parks through the implementation of the Future Land Use Map.
4. To provide well designed Industrial Parks that minimize land use conflicts.
5. To conserve natural resources and protect ecological systems in industrial future growth sectors.

3.1 Location Policies:

Designation on Future Land Use Map

1. Industrial development shall be located in those areas identified as 'Future Industrial Areas' on the Future Land Use Map attached to this plan as Appendix B.

Concept Plans Required

2. No amendments to the Future Land Use Map shall be considered unless a Concept Plan for the area, as described herein, has been adopted by the municipal Councils, and any amendment to the Future Land Use Map shall be consistent with the adopted Concept Plans.

Designation Prior to a Concept Plan

3. Notwithstanding 12.2.3, where a proposed industrial development would require an amendment to the Future Land Use Map, and a Concept Plan for the area has not been adopted, an amendment to the Future Land Use Map to provide for the development may be considered if:
 - a. the proposed development provides a significant economic benefit to the Saskatoon Region; and
 - b. the proponent prepares and submits a Comprehensive Development Review in accordance with the policies herein.

Industrial Parks

4. Industrial use shall be restricted to industrial parks except where it can be clearly demonstrated to the satisfaction of Council that an industrial use has specific location requirements that limit its location to a specific alternate site.

Development Adjacent to Saskatoon

5. Industrial development shall not be permitted adjacent to Saskatoon limits unless Corman Park and Saskatoon agree that the proposal:
 - a. is compatible with adjacent land uses within Saskatoon; and
 - b. will not place pressure on Saskatoon to develop, expand or upgrade services and infrastructure.

Buffered Uses within Industrial Parks

6. The planning of industrial development within established or proposed industrial parks shall ensure that industries with a high potential for land use conflicts are located in a manner that provides for adequate buffering from non industrial uses of land through the use of distance separation and landscaping, providing a visual buffer from potentially impacted properties.

Setbacks from Residential Development

7. Industrial development shall not be permitted within 1 km (0.6 mile) of a multi-parcel country residential development or a suburban

neighborhood within Saskatoon.

***Comprehensive
Development Review
Required***

3.2 Comprehensive Development Review:

A Comprehensive Development Review shall be completed by any person proposing to rezone or subdivide land for new industrial development prior to consideration of the application by Council. The review shall be undertaken according to the standards provided in the Zoning Bylaw and shall address all matters of land use integration, potential conflict mitigation and the provision of services to the development. The geographic area and the extent of analysis considered within the review shall be determined by the complexity and the potential offsite effects of the development application but at a minimum shall encompass all adjacent properties including all properties contained within existing adjacent multi-parcel subdivisions.

***Development Standards
in Zoning Bylaw***

3.3 Servicing and Development Policies:

1. Appropriate development standards for industrial areas shall be applied through the Zoning Bylaw respecting parking, loading, landscaping, signage, buffering, building setbacks, and all other relevant standards.
2. Industrial developments shall, when deemed necessary by Corman Park, enter into servicing agreements, when subdivision is involved, to provide services that directly or indirectly serve the subdivision.
3. Industrial developments shall be designed and constructed to ensure that alteration to drainage, landscape, or other natural conditions occurs in a way that avoids or mitigates on and off site impacts and that respects any long term plan for the extension of urban infrastructure to the area.

***Servicing Agreements
Required***

Alteration of Drainage

3.4 Access Policies:

1. Industrial developments shall meet all municipal and provincial regulations respecting access to and from provincial highways, arterial roadways, and other public roads.
2. Roadway systems shall be established within the context of Saskatoon Sector Plans, Concept Plans and elaborated within Comprehensive Development Reviews.

***Regulations for
Providing Access***

***Future Roadway
Planning***

3.5 Sustainability Policies:

1. All industrial developments must assess and avoid or mitigate potential impact on natural and heritage resources.
2. Notwithstanding compliance with the Official Community Plan and Zoning Bylaw, development permits for individual industrial sites and facilities shall require compliance with all provincial and federal legislation including but not limited to:
 - a. *The Environmental Management and Protection Act;*
 - b. *The Dangerous Goods Transportation Act;*

***Natural and Heritage
Resource Conservation***

***Compliance with
Provincial Acts and
Regulations***

- c. *The Fire Prevention Act*;
- d. The Saskatchewan Fire Code Regulations; and
- e. The National Building Code.

3.6 Integrated Commercial Use Policies:

Retail and Wholesale of Manufactured Products

Integrated Arterial Commercial Development

Vertical Integration of Uses

1. Retail and wholesale of products produced on site shall be permitted as accessory uses to industrial operations.
2. Arterial commercial development may be integrated into highway frontage for existing or planned industrial parks when suitable access can be provided.
3. Vertical integration of industrial and commercial uses on one site may be permitted where the nature and extent of use does not detract from the use of adjacent and nearby properties and can be accommodated by existing infrastructure.

3.7 Hazardous Goods Policies:

Hazardous Industries within Industrial Parks

Separation Distances

1. Industries using hazardous materials or producing waste dangerous goods as defined by *The Environmental Management and Protection Act, 2002* shall be considered within industrial parks subject to providing clear evidence of compliance with *The National Fire Code, The Hazardous Substances and Waste Dangerous Goods Regulations*, and any other applicable codes, standards and provincial and federal approvals .
2. Hazardous industries within industrial parks shall observe the required separation distances from the uses listed in *The Hazardous Substances and Waste Dangerous Goods Regulations*.

3.8 Industrial Land Use Classifications:

Industrial Zoning Districts

The plan contains three classifications of industrial use, comprising Business District, Light Industrial and Heavy Industrial. These classifications are intended to clearly define the categories of industrial use in the Corman Park- Saskatoon Planning District.

Business Districts Characteristics

1. Business Districts are characterized as:
 - a. mixed use light industry, storage and associated business development where the potential conflict with adjacent land uses is minimal and location adjacent to major highways for exposure is important;
 - b. small and medium-sized, value-added manufacturing and service industries;
 - c. including fully landscaped sites, screened loading areas, an absence of outdoor storage of raw materials and an overall quality of site development that is superior to light or heavy industrial areas; and
 - d. a buffer or transitional area between more intensive industrial uses and incompatible uses, such as residential areas.

***Light Industrial
Characteristics***

2. Light Industrial Districts are characterized as:
 - a. accommodating developments which have moderate potential for conflicts with adjacent land uses and are less dependent on exposure to high traffic areas;
 - b. permitting a variety of industrial uses, including but not limited to manufacturing, assembly and repair, warehousing, wholesale distribution, and limited retailing as an accessory use.
 - c. permitting limited outdoor storage of raw materials subject to screening to the satisfaction of Corman Park and an overall quality of site development that is superior to heavy industrial areas; and
 - d. a buffer or transitional area between more intensive uses and incompatible uses, such as residential areas.

***Heavy Industrial
Characteristics***

3. Heavy Industrial Districts are characterized as:
 - a. developments which have a high potential for conflicts with adjacent land uses and are not dependant on exposure to high traffic areas;
 - b. land uses and processes that may potentially create land use conflicts with regard to noise, vibration, dust, smoke, aesthetics or odour; and
 - c. permitting the outdoor storage of raw and processed materials subject to the provision of screening to the satisfaction of Corman Park.

Section 4: Agricultural Objectives and Policies

4.0 Agricultural Objectives:

1. To minimize land use conflict between agricultural and non-agricultural uses.
2. To accommodate suitably located non-livestock intensive agricultural and agriculturally related commercial and industrial developments.
3. To promote agricultural innovation, conservation, and value-added industries related to agriculture including agricultural tourism, where such use does not conflict with future urban development.
4. To encourage sustainable use of land and infrastructure affected by mineral resource industries.
5. To minimize land use conflict and community disruption caused by mineral resource industries.

Regulations for Providing Access

Access Requirements for Commercial & Industrial Development

Access Provided at Developer's Expense

Minimum Unit of Land for Agriculture

Development Standards in Zoning Bylaw

No New ILO's in the District

Existing ILO's

4.1 Location and Access Policies:

1. New non-livestock intensive agricultural, and agriculturally related commercial and industrial developments shall meet all municipal and provincial highway regulations respecting access to and from provincial highways, arterial roadways, and other public roads.
2. Subdivisions for intensive agricultural or agriculturally related commercial or industrial developments shall have legal and year round, all weather physical access to a municipally maintained roadway.
3. Where the subdivision of agricultural parcels requires year round, all weather access, the expansion or upgrade of the roadway to such a standard shall be provided at the developer's expense.

4.2 General Agricultural Policies:

1. The minimum unit of land constituting an agricultural holding will be 32.4 hectares (80 acres), except as provided for within the intensive agricultural policies.
2. Appropriate development standards for agricultural and associated developments shall be prescribed within the Zoning Bylaw as amended by Corman Park from time to time to ensure land use compatibility, agricultural viability, and enjoyment of property.

4.3 Intensive Livestock Operations Policies

1. New intensive livestock operations shall not be permitted in the District.
2. Existing intensive livestock operations may expand in agricultural areas outside of designated future growth sectors of Saskatoon, subject to applicable regulations and standards as set by Corman Park and the Saskatchewan Ministry of Agriculture.

Required Separation Distances for ILO's**Measuring Separation Distances****Measuring Separation Distances****Relaxation of Separation Distances**

3. Intensive livestock operations shall comply with the following required separation distances from the uses listed in Table 1 and the uses listed in Table 1 shall maintain the following minimum separation distances from Intensive Livestock Operations.
4. In determining proximity to a vacant single parcel country residential subdivision, multi-parcel country residential development, urban centres, rural industrial parks, Wanuskewin Heritage Park or recreational uses, separation distances shall be measured from the area of confinement of the animals to the property boundary of the closest developable parcel.
5. In determining proximity to a single family dwelling located on agricultural property or within a single parcel country residential subdivision not owned by the Intensive Agricultural Operator, separation distances shall be measured from the area of confinement of the animals to the dwelling.
6. When all landowners are in written agreement, the strict application of the separation distances respecting isolated residences, multi-parcel country residential developments, commercial uses, rural industrial parks or uses, recreation use or Wanuskewin Heritage Park may be relaxed.

Table 1

Other Uses	100-300 Animal Units	301-600 Animal Units	601-1000 Animal Units	1001-2000 Animal Units
Single family dwelling not owned by the Intensive Agricultural Operator	305 m (1000 ft.)	457 m (1500 ft.)	0.8 km (0.5 mile)	1.6 km (1 mile)
Multi-parcel Country Residential Development	0.8 km (0.5 mile)	1.2 km (0.75 mile)	1.6 km (1 mile)	3.2 km (2 miles)
Urban Centres	0.8 km (0.5 mile)	1.2 km (0.75 mile)	1.6 km (1 mile)	3.2 km (2 miles)
Commercial Use	305 m (1000 ft.)	457 m (1500 ft.)	0.8 km (0.5 mile)	1.6 km (1 mile)
Rural Industrial Park or Use	305 m (1000 ft.)	457 m (1500 ft.)	0.8 km (0.5 mile)	1.6 km (1 mile)
Recreation Use	305 m	457 m	0.8 km	1.6 km

	(1000 ft.)	(1500 ft.)	(0.5 mile)	(1 mile)
Wanuskewin Heritage Park	0.8 km (0.5 mile)	1.2 km (0.75 mile)	1.6 km (1 mile)	3.2 km (2 miles)

4.4 Agricultural Diversification Policies:

***Location Requirements
for Commercial &
Industrial Agricultural
Development***

1. Agriculturally related commercial and industrial development shall locate on lands:
 - a. in or adjacent to existing and planned commercial or industrial areas as identified on the Future Land Use Map attached to this plan as Appendix B;
 - b. having existing road access to Municipality approved standards; and
 - c. outside of designated future growth sectors of Saskatoon.

***Alternate Locations
Considered***

2. Notwithstanding clauses 4.4.1(a) and 4.4.1(b), agriculturally related commercial and industrial developments may be permitted in alternate locations where, it can be clearly demonstrated to the satisfaction of Council that the use has specific location requirements that limit its location to a specific alternate site.

***Multiple Value-added
Developments
Considered***

3. Multiple related value-added agricultural developments may be considered on a single agricultural parcel at the discretion of Council subject to these developments meeting all applicable development standards.

***Comprehensive
Development Review
Required***

4. A Comprehensive Development Review shall be completed by any person proposing the establishment of an agriculturally related commercial or industrial activity within an agricultural zoning district when the proposed use would result in greater than one such use on a quarter section. The geographic area considered within the review shall be based upon the complexity of the application but at a minimum shall encompass all adjacent properties including all properties contained within existing adjacent multi-parcel subdivisions.

4.5 Environmental Stewardship Policies:

***Environmental Farm
Plans Encouraged***

1. Agricultural operators shall be encouraged to adopt farm practices, such as the implementation of Environmental Farm Plans that will sustain productivity and minimize adverse environmental impacts.

Source Water Protection

2. Agricultural developments shall not restrict the use of groundwater or surface water, or alter the flow of surface water in a way that detrimentally affects other property or the ecology of the drainage system.

Subdivision of a Quarter Section

4.6 Agricultural Subdivision Policies:

1. Quarter sections may be subdivided within an agricultural district:
 - a. to permit the creation of two equal agricultural holdings, and the establishment of a maximum of one agricultural residence per agricultural holding, subject to compliance with the policies contained herein; or
 - b. to permit the establishment of a maximum of two discretionary uses subject to Council approval and compliance the area requirements and development standards provided within the Zoning Bylaw; or
 - c. to permit the establishment of a maximum of two country residential building sites subject to rezoning to an appropriate district and compliance with the residential policies contained herein; or
 - d. a combination thereof to a maximum of two building sites per quarter section.

Subdivision for Intensive Agriculture

2. Intensive agricultural operations may be permitted on parcels less than 32.4 ha (80 acres) as a discretionary use if it can be demonstrated to Council's satisfaction that such a parcel is sufficient in size to accommodate the proposed operation, and subject to any other conditions of this plan and the Zoning Bylaw.

Development on Hazard Land

3. Subdivisions for intensive agricultural or agriculturally related commercial or industrial developments shall not be permitted on hazard lands unless mitigation of the hazard is proven to the satisfaction of Corman Park.

4.7 Agricultural Residential Development Policies:

Defining Agricultural Residential Development

1. Agricultural residential development is residential development in the absence of subdivision on agricultural holdings where agriculture operations and residential uses remain directly related or tied.

Development on Hazard Lands

2. Agricultural residential development shall not be permitted on hazard lands unless the risk from the hazard is effectively mitigated to the satisfaction of Corman Park.

Compliance with ILO Separation Distances Required

3. Agricultural residential development shall comply with the required separation distances as provided within Section 4, Table 1 of the intensive livestock operation policies contained herein.

Regulations for Providing Access

4. Agricultural residential developments shall meet all municipal and provincial regulations respecting access to and from provincial highways and other municipal roads.

Waste Water Disposal

5. Agricultural residential development shall meet or exceed the onsite sewage treatment requirements as provided by the Saskatoon District Health Region within the Review Process for Onsite Wastewater Disposal Systems for Developments and Subdivisions.

Services Provided at Developers Expense

6. A developer proposing agricultural residential development shall provide at the developer's own expense, for such onsite services as is deemed necessary by Corman Park including but not limited to

- upgrading municipal roads to an all weather standard as a condition of approval.
- Alteration of Drainage***
7. The developer shall ensure, to the satisfaction of Corman Park that alteration to drainage, landscape, or other natural conditions occurs in a way that avoids or mitigates on and off site impacts.
- Other Separation Distances***
8. No dwelling, other than the dwelling accessory to the operation, shall be located within the separation distances set out in section 5.3.5 herein.
- Farm Related Secondary Residences***
9. One or more temporary residences may be permitted on an agricultural holding where associated with an approved intensive agriculture operation or as supplementary housing on farmsteads to house farm employees whose primary income is earned on that farm, subject to compliance with the development standards contained within the Zoning Bylaw.
- Development Standards in Zoning Bylaw***
10. Appropriate development standards for agricultural residential development including site area, frontage, boundary, roadway setbacks, and all other relevant standards shall be applied as prescribed by the Zoning Bylaw as amended by Corman Park from time to time.

4.8 Mineral Resource Industries:

- Policy Application***
1. The following policies are applied to the extraction of raw materials including sand, gravel, clay, earth, topsoil or mineralized rock.
- Extraction Prior to Land Development***
2. Council shall encourage the extraction of significant commercial mineral resources prior to development that would preclude or constrain future extraction of the resource.
- Discretionary Use of Council***
3. Mineral resource extraction, processing and storage industries shall be considered at the discretion of Council subject to:
- reclamation of the land for an approved end use;
 - limiting or avoiding land use conflict due to noise, vibration, smoke, dust, odor or potential environmental contamination; and
 - minimizing the effect of the operation on infrastructure and services including but not limited to roadways.
- Development Standards in Zoning Bylaw***
4. Mineral resource extraction, processing and storage industries shall comply with the development standards set out in the Zoning Bylaw.
5. Mineral resource extraction, processing, and storage industries shall meet all municipal and provincial regulations respecting access to and from provincial highways and other municipal roads.
- Regulations for Providing Access***
6. Mineral resource extraction, processing, and storage industries shall not be located within:
- 305 m (1000 ft.) of a multi-parcel country residential or recreational development; or
 - 150 m (492 ft.) of any residence not associated with the operation.
- Setbacks from Residential Development***
7. Any mineral resource extraction, processing, and storage industries

Extraction Adjacent to Roadways

proposed to be located within 100 m (328 ft.) of any municipal road or provincial highway or the South Saskatchewan River shall be considered only where it would not:

- a. adversely impact upon the environment; or
- b. materially interfere with or affect adjacent lands.

Section 5: Residential Objectives and Policies

5.0 Residential Objectives:

1. To provide for planned residential development and subdivision that is economical, safe and sustainable.
2. To optimize the use of existing and planned infrastructure.
3. To facilitate the clustering of developments through the implementation of the Future Land Use Map.
4. To provide well designed developments that minimize land use conflicts.
5. To encourage unique forms of multi-parcel country residential subdivision that are clearly sustainable, provide for a variety of rural housing and rural convenience commercial developments, and that beneficially integrate with existing rural residential developments as demonstrated by Comprehensive Development Reviews.

5.1 Categories of Development:

Types of Country Residential Subdivision

1. The plan identifies two types of country residential subdivision in the District comprising single parcel country residential and multi-parcel country residential.
 - a. Single parcel country residential subdivision is the subdivision of a single residential parcel from an agricultural holding where the purpose of the subdivision is to provide for the legal separation of the residential use from an agricultural holding creating a residential building site and space, rather than productive agricultural property.
 - b. Multi-parcel country residential development is clustered, small lot rural residential development where the essential land requirement is for a residential building site and space, rather than for productive agricultural purposes.

Agricultural Residential Development

2. Agricultural residential development is residential development in the absence of subdivision on agricultural holdings where agriculture operations and residential uses remain directly related or tied. Agricultural residential development is subject to compliance with Agricultural Policies of this plan.

5.2 General Development Policies:

Compliance with Provincial Requirements

1. The subdivision of land for country residential purposes shall meet all requisite government department requirements including but not limited to Saskatchewan Ministry of Environment and the Saskatoon District Health Region.

Review Process for Onsite Wastewater Disposal Systems

2. Residential development shall meet or exceed the onsite sewage treatment requirements as provided by the Saskatoon District Health Region within the Review Process for Onsite Wastewater Disposal Systems for Developments and Subdivisions.
3. Residential subdivisions shall, when deemed necessary by Corman

***Servicing Agreements
Required***

Park, enter into servicing agreements to provide services that directly or indirectly serve the subdivision.

***Development Standards
in Zoning Bylaw***

4. Appropriate development standards for residential development such as site area, frontage, boundary and roadway setbacks, and all other relevant standards as prescribed by the Zoning Bylaw as amended by Corman Park from time to time.

Alteration of Drainage

5. The developer shall ensure, to the satisfaction of Corman Park that alteration to drainage, landscape, or other natural conditions occurs in a way that avoids or mitigates on and off site impacts.

5.3 General Location and Access Policies:***Legal and Year Round
Access Required***

1. Residential parcels shall have legal and year round, all weather physical access to a municipally maintained roadway.

***Development on Hazard
Lands***

2. Residential subdivision or development shall not be permitted on hazard lands unless:
 - a. in the case of subdivision, mitigative measures acceptable to the Approving Authority are undertaken; or
 - b. in the case of development, mitigative measures acceptable to Corman Park are undertaken.

***Regulations for
Providing Access***

3. Residential subdivisions or developments shall meet all municipal and provincial regulations respecting access to and from provincial highways and other municipal roads.

***Designating
Environmental Reserve***

4. Where subdivision is proposed adjacent to a watercourse Corman Park will support the designation of the channel, adjacent floodplain, and significant natural habitat as Environmental Reserve to protect sensitive areas and preserve the potential for public access.

Separation Distances

5. No dwelling, other than the dwelling accessory to the operation, shall be located within:
 - a. 305 m (984 ft) of a non-refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan;
 - b. 600 m (1968.50 ft) of a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan;
 - c. 1 km (0.6 mile) of a chemical plant;
 - d. 1 km (0.6 mile) of a rural industrial park;
 - e. 100 m (328 ft) of a building or structure containing more than 200 kilograms of waste dangerous goods other than used oil or waste antifreeze solutions as prescribed by *The Hazardous Substances and Waste Dangerous Goods Regulations*;
 - f. the separation distances set out in Section 9 for waste management industries; or
 - g. the separation distances set out in Section 4, Table 1 of the intensive livestock operation policies contained herein.

<i>Subdivision of a Quarter Section</i>	5.4 Single Parcel Country Residential Subdivision Policies:
<i>Existing Farmstead Included in Subdivision</i>	1. Quarter sections comprising 64.8 ha (160 acres) or equivalent may be subdivided to create a maximum of two country residential building sites subject to rezoning the subdivided parcel(s) to an appropriate zoning district and satisfying the residential policies contained herein.
<i>Disruption of Agriculture Minimized</i>	2. Where an existing residence or farmstead exists on the agricultural holding intended for subdivision to the maximum provided by these policies, the existing residence or farmstead shall be included in the residential density calculation.
<i>Compact Designs Encouraged</i>	3. Single parcel country residential subdivisions shall be designed and located to minimize the disruption of agricultural activities on an agricultural holding.
<i>Locational Criteria</i>	4. Single parcel country residential subdivisions shall be encouraged to incorporate compact designs that do not inhibit the cultivation of the agricultural holding.
	5. Single parcel country residential subdivisions shall be encouraged to locate: <ul style="list-style-type: none"> <li data-bbox="667 911 1438 1092">a. on lands having “marginal” soil capability as defined by the Canada Land Inventory (CLI) Soil Class Rating System or where sufficient evidence is provided to show that the lands proposed for subdivision are incapable of cultivation or the production of forage crops; and <li data-bbox="667 1096 1438 1197">b. contiguous to an existing country residential or agricultural residential building site to minimize the fragmentation of agricultural lands.
<i>Site Area Relaxation</i>	6. Where a proposed subdivision involves a yard site that existed prior to the adoption of the initial District Development Plan (April 18, 1983) the site size may exceed the maximum area permitted to include all essential yard site features including but not limited to shelterbelts and a dugout.
<i>No Further Subdivision Permitted</i>	7. Where an agricultural holding has been subdivided to its full potential under these policies, no further residential development shall be permitted on the balance of the agricultural holding unless otherwise provided within the policies contained herein.
<i>Residential Development on Existing 40 Acre Parcels</i>	8. 16.2 ha (40 acre) parcels located outside of designated future growth sectors of Saskatoon which existed in the Land Titles Registry holding separate and independent title prior to the adoption of the initial District Development Plan (April 18, 1983) may be considered for additional country residential development in excess of the maximum provided by the single parcel country residential subdivision policies subject to rezoning to an appropriate district.

5.5 Fragmented Parcel Policies:

1. Parcels fragmented by a natural or manmade feature, such as a

Residential Development on Fragmented Parcels

river or highway, may be considered for additional country residential development in excess of the maximum provided by the single parcel country residential subdivision policies subject to rezoning to an appropriate district and satisfying the policies contained herein.

Residential Development Criteria

2. Additional country residential development on fragmented parcels as provided herein may be supported if all of the following criteria are met:
 - a. Corman Park is satisfied that the parcel, due to its size or its location, is incapable of cultivation or the production of forage crops;
 - b. the subject property has a "marginal" soil capability as defined by the Canada Land Inventory (CLI) Soil Class Rating System;
 - c. the applicant can demonstrate to the satisfaction of Council that each parcel proposed for residential development contains 1 ha (2.47 acres) of contiguous developable land for a building site and can accommodate on-site sewage disposal and water services;
 - d. the additional development does not exceed a total of four country residential building sites per quarter section;
 - e. the proposed use of the parcel does not negatively impact adjacent agricultural uses; and
 - f. the proposed development complies with the general location and access policies contained herein.
3. The Canada Land Inventory rating may be subject to confirmation from site inspections, Institute of Pedology classifications, past productivity, municipal assessment or a detailed study by a registered agronomist.

Confirmation of Soil Capability***Comprehensive Development Review Required*****5.6 Comprehensive Development Review:**

A Comprehensive Development Review shall be completed by any person proposing to rezone or subdivide land for new multi-parcel country residential development prior to consideration of the application by Council. The review shall be undertaken according to the standards provided in the Zoning Bylaw and shall address all matters of land use integration, potential conflict mitigation and the provision of services to the development. The geographic area and the extent of analysis considered within the review shall be determined by the complexity and the potential offsite effects of the development application but at a minimum shall encompass all adjacent properties including all properties contained within existing adjacent multi-parcel subdivisions.

Protection of Ecological Systems***Inventory of Existing Lots*****5.7 Multi-parcel Country Residential Servicing and Development Policies:**

1. Council shall not consider multi-parcel country residential subdivision that may cause or contribute to the degradation of ecological systems.
2. When reviewing multi-parcel country residential subdivision proposals, Council shall consider the current demand for and existing

***Preference for Future
Multi-parcel
Subdivisions***

***Maximum Area for Multi-
parcel Subdivision***

***Maximum Area for Multi-
parcel Subdivision with
Integrated Recreation***

Lot Area Requirements

***Lot Area Requirements
with Integrated
Recreation Amenity***

***Approved Lot Area
Considerations***

***Sustainable Subdivision
Design Principles***

- inventory of undeveloped multi-parcel country residential lots.
3. Council shall give preference to multi-parcel country residential subdivision proposals that:
 - a. minimize the pressure on Corman Park or Saskatoon to develop, expand or upgrade services and infrastructure;
 - b. include significant natural or built amenities or other features which provide for a high quality living environment; and
 - c. promote and include environmental and social innovation.
 4. Excepting where a substantial active public recreational amenity is being proposed, the maximum size of the development area for an individual multi-parcel country residential subdivision shall be 64.8 ha (160 acres).
 5. Where a substantial active public recreational amenity is being proposed in conjunction with a multi-parcel country residential subdivision, Council may relax the maximum development area requirement in an amount equivalent to land allocated to the substantial active public recreational amenity.
 6. Excepting where a substantial active public recreational amenity is being proposed, multi-parcel country residential subdivisions shall have a minimum lot size of 0.4 ha (1.0 acre) and a maximum lot size of 4 ha (10 acres) maintaining an overall minimum average lot size of 1 ha (2.47 acres) within the proposed development area.
 7. Where a substantial active public recreational amenity is being proposed, subdivisions shall have a minimum lot size of 0.2 ha (0.5 acre)
 8. Subject to the policies herein, Council shall determine the number and arrangement of lots on a case by case basis and shall have consideration for:
 - a. the carrying capacity of the lands proposed for development and the surrounding area based on site conditions, environmental considerations and potential impacts, and other factors that may warrant consideration in the design of the proposal;
 - b. the suitability and availability of municipal and other services and infrastructure necessary to support the proposal; and
 - c. the compatibility of the proposed subdivision design with that of the surrounding area.
 9. New multi-parcel country residential subdivision proposals shall incorporate environmentally sustainable subdivision design principles including but not limited to:
 - a. The subdivision design and the placement of lots shall respond to and incorporate existing natural resources including wildlife corridors and habitat, topographic features and environmentally sensitive lands, with particular attention to surface water and groundwater systems.

- b. The subdivision design shall minimize the length of roads constructed within the subdivision.
- Additional Public Consultation**
10. Where Council deems that the public consultation undertaken within the Comprehensive Development Review has been too limited or ineffective, additional public consultation by the proponent may be required.
- School Capacity**
11. When reviewing multi-parcel country residential subdivision proposals, Council shall consider the capacity of existing school and bus facilities or the feasibility of expanding this capacity to accommodate the proposed development.
- Servicing Requirements**
12. Multi-parcel country residential subdivisions shall comply with the servicing objectives and policies contained herein.
- 5.8 Access and Location Policies:**
- Designation on Future Land Use Map**
1. Multi-parcel country residential subdivisions shall be located in those areas identified as 'Future Residential Areas' on the Future Land Use Map attached to this plan as Appendix B.
- Concept Plans Required**
2. No amendments to the Future Land Use Map shall be considered unless a Concept Plan for the area, as described herein, has been adopted by the municipal Councils, and any amendment to the Future Land Use Map shall be consistent with the adopted Concept Plans.
- Subdivision Shall Comply with Concept Plans**
3. Multi-parcel country residential subdivisions shall conform to any adopted concept plans for the area.
- Development Adjacent to Saskatoon**
4. Multi-parcel country residential subdivisions shall not be located adjacent to Saskatoon limits unless Corman Park and Saskatoon agree that the proposal:
- is compatible with adjacent land uses within Saskatoon; and
 - will not place pressure on Saskatoon to develop, expand or upgrade services and infrastructure.
- Complement Adjacent Development**
5. Where a multi-parcel country residential subdivision is proposed on lands abutting an existing multi-parcel country residential development, Council shall require the proposed development to be designed to complement the existing development including measures such as visual buffering, building site separation, complementary lot sizing or any other measures necessary to achieve compatible land use and development.
- Multi-parcel Subdivision Not Supported**
6. New multi-parcel country residential subdivision shall not be located :
- on significant wildlife habitat lands;
 - on lands predominantly identified as "prime" agricultural lands according to the Canada Land Inventory (C.L.I) Soil Class Rating System; and
 - within the separation distances set out in Section 4, Table 1 of the intensive livestock operation policies contained herein.
- Confirmation of Soil Capability**
7. The Canada Land Inventory rating may be subject to confirmation from site inspections, Institute of Pedology classifications, past productivity, municipal assessment or a detailed study by a registered agrologist.

***Conservation and
Integration of Cultural
and Historical
Resources***

8. Where multi-parcel country residential subdivision is proposed on lands containing significant cultural or historical resources, the developer shall be required to demonstrate to the satisfaction of Council and the provincial department that the resource can be appropriately conserved if the lands are developed.

***Dedication of Municipal
Reserve***

5.9 Municipal Reserve:

1. In determining whether to recommend Municipal Reserve dedication in new multi-parcel country residential subdivisions, Council shall consider:
 - a. the potential for significant public amenity;
 - b. the capital cost to Corman Park ; and
 - c. the operation and maintenance implications for Corman Park.

***Conditions for
Re-subdivision of
Existing Country
Residential Lots***

5.10 Re-subdivision Policies:

1. The re-subdivision of lots within existing multi-parcel country residential developments may be considered subject to rezoning the parcel to an appropriate zoning designation and compliance with the following criteria:
 - a. The subdivision shall be consistent with all relevant policies within this plan;
 - b. The subdivision shall not be detrimental to the health, safety and general welfare of the existing community;
 - c. The resulting lots shall each be connected to a centralized potable waterline;
 - d. The subdivision shall make efficient use of existing infrastructure; and
 - e. The subdivision shall comply with all standards set out in the Zoning Bylaw.
2. The re-subdivision of lots within an existing multi-parcel country residential development shall not require the submission of a Comprehensive Development Review prior to consideration by Council.
3. If the proposed subdivision is located within an Organized Hamlet, it will be referred to the Hamlet Board for review and comments.

***Comprehensive
Development Review
Not Required***

Referral to Hamlet Board

5.11 Integrated Non-Residential Uses:

***Integrated Commercial
Development***

1. Rural Convenience Commercial development may be located adjacent to or within the boundaries of a multi-parcel country residential developments where it minimizes land use conflict and complements existing communities subject to:
 - a. submission of a Comprehensive Development Review;
 - b. rezoning the parcel to an appropriate zoning district; and
 - c. satisfying the commercial policies contained herein.
2. At the discretion of Council, home occupations and home based businesses may be located within multi-parcel country residential

***Home Based Businesses
and Home Occupations***

***Integrated Recreational
Development***

- subdivisions, where these uses are consistent with the residential use and character of the area and they satisfy the development standards contained within the Zoning Bylaw.
3. Integrated recreational development shall be considered adjacent to or within the boundaries of a multi-parcel country residential subdivision where it is complementary to the existing community subject to significant public consultation and subject to:
 - a. submission of a Comprehensive Development Review;
 - b. rezoning the parcel to an appropriate zoning district; and
 - c. satisfying the recreational policies contained herein.

Section 6: Recreational Objectives and Policies

6.0 Recreational Objectives:

1. Accommodate passive and active recreational opportunities in the District.
2. To acknowledge the potential for recreational development in the South Saskatchewan River Valley.
3. To ensure that recreation development is located and designed to conserve and complement natural areas and contributes to a high quality built and natural environment.
4. To provide opportunities for commercial recreational development for the enjoyment, health and well being of the residents of the region.

Comprehensive Development Review Required

6.1 Comprehensive Development Review:

A Comprehensive Development Review shall be completed by any person proposing to rezone or subdivide land for new recreational development prior to consideration of the application by Council. The review shall be undertaken according to the standards provided in the Zoning Bylaw and shall address all matters of land use integration, potential conflict mitigation and the provision of services to the development. The geographic area and the extent of analysis considered within the review shall be determined by the complexity and the potential offsite effects of the development application but at a minimum shall encompass all adjacent properties including all properties contained within existing adjacent multi-parcel subdivisions.

Use and Enjoyment of Adjacent Properties

Municipal Reserve Dedication

Trail Systems and Pedestrian Linkages Encouraged

Partnership Agreements

Development Standards in Zoning Bylaw

6.2 Development and Servicing Policies:

1. Recreational developments and uses shall be aesthetically pleasing and shall consider the use and enjoyment of adjacent and nearby properties.
2. Prior to making a recommendation to the Approving Authority regarding the allocation of land dedication, money in lieu of dedication or a combination thereof to satisfy Municipal Reserve requirements as a condition of subdivision approval, Council shall consider the recreational needs of the area.
3. Land dedication shall be directed to areas that provide open space recreational opportunities and the development of integrated trail systems and continuous pedestrian linkages.
4. Partnership agreements may be considered with Saskatoon, the Meewasin Valley Authority or local community organizations to jointly develop and support recreational amenities, community services and emergency services.
5. General development standards for recreational development shall be applied through the Zoning Bylaw respecting building setbacks, off-street parking, loading facilities, signage, landscaping and all other relevant standards intended to minimize interference with traffic on the rural roadways and enhance the environment and use of property.

***Services Provided at
Developers Expense******Servicing Agreements
Required******Compliance with
Commercial Policies******Separation Distance
from a Chemical Plant******Other Separation
Distances******Regulations for
Providing Access******Development along
South Saskatchewan
River******Development Directed to
Marginal Lands******Confirmation of Soil
Capability******Integrated Recreational
and Residential
Development******Emergency Services***

6. The developer shall be responsible for the construction of all infrastructure and services associated with recreational developments.
7. Recreational developments shall, when deemed necessary by Corman Park, enter into servicing agreements, when subdivision is involved, including any considerations Corman Park deems necessary in accordance with *The Planning and Development Act, 2007*.
8. In addition to compliance with the recreation policies contained herein, commercial recreational developments shall also comply with the commercial objectives and policies contained herein.

6.3 Location and Access Policies:

1. Recreational development shall not be permitted within 1 km (0.6 mile) of a chemical plant.
2. Recreational development in the District shall comply with the required separation distances as provided within Section 9 of the waste management and remediation policies contained herein.
3. Recreational development in the District shall comply with the required separation distances as provided within Section 4, Table 1 of the intensive livestock operation policies contained herein.
4. Recreational developments shall meet all municipal and provincial regulations respecting access to and from provincial highways and other municipal roads.
5. Development of recreational open space along the South Saskatchewan River shall be undertaken in a manner that enhances and complements the natural and historical features of the river valley, subject to compliance with Environmental and Heritage Resource Policies contained herein.
6. Recreational development shall be directed where possible to lands identified as “marginal” according to the Canada Land Inventory (C.L.I) Soil Class Rating System.
7. The Canada Land Inventory rating may be subject to confirmation from site inspections, Institute of Pedology classifications, past productivity, municipal assessment or a detailed study by a registered agrologist.
8. Integrated recreational development shall be considered adjacent to or within the boundaries of a multi-parcel country residential subdivision where it is complementary to the existing community subject to significant public consultation and subject to:
 - a. submission of a Comprehensive Development Review; and
 - b. rezoning the parcel to an appropriate zoning district.
9. Recreational development shall be located and designed in a manner which allows for adequate provision of emergency services.

Section 7: Commercial Sector Objectives and Policies

7.0 Commercial Objectives:

1. To promote economic development, including tourism development, by designating suitable areas for commercial development in the District in consultation with the Saskatchewan Ministry of Highways and Infrastructure.
2. To encourage the clustering of commercial developments into nodes at or near designated interchanges of provincial highways and municipal roadways.
3. To provide for the convenience and commercial service needs of the suburban population.
4. To ensure that adequate infrastructure and community services exist that can accommodate commercial development in a timely, economical and environmentally sustainable manner.
5. To ensure that commercial development contributes to high quality built environment.

7.1 Comprehensive Development Reviews:

***Comprehensive
Development Review
Required***

A Comprehensive Development Review shall be completed by any person proposing to rezone or subdivide land for new commercial development prior to consideration of the application by Council. The review shall be undertaken according to the standards provided in the Zoning Bylaw and shall address all matters of land use integration, potential conflict mitigation and the provision of services to the development. The geographic area and the extent of analysis considered within the review shall be determined by the complexity and the potential offsite effects of the development application but at a minimum shall encompass all adjacent properties including all properties contained within existing adjacent multi-parcel subdivisions.

7.2 Servicing and Development Policies:

***Use and Enjoyment of
Adjacent Properties***

***Development Standards
in Zoning Bylaw***

***Services Provided at
Developers Expense***

***Servicing Agreements
Required***

***Compliance with
Servicing Policies***

Commercial Tourism

1. Commercial development shall be compatible with adjacent and nearby uses.
2. General development standards for commercial developments such as parking, loading, landscaping, signage, buffering, building setbacks, and all other relevant standards shall be prescribed within the Zoning Bylaw as amended by Corman Park from time to time.
3. The developer shall be responsible for the construction of all infrastructure and services associated with the commercial development.
4. Commercial developments shall, when deemed necessary by Corman Park, enter into servicing agreements, when subdivision is involved, including any considerations Corman Park deems necessary in accordance with *The Planning and Development Act, 2007*.
5. Commercial developments shall comply with the servicing objectives and policies contained herein.
6. Commercial tourism and related development shall be supported throughout the District.

Designation on Future Land Use Map***Concept Plans Required******Designation Prior to a Concept Plan******Planned Commercial Nodes******Locational Criteria******Regulations for Providing Access******Minimize New Roadway Construction******Separation Distances******Airports******Commercial Zoning Districts*****7.3 Location and Access Policies:**

1. Arterial commercial development shall locate in areas identified as Future Commercial Areas on the Future Land Use Map attached to this plan as Appendix B.
2. No amendments to the Future Land Use Map shall be considered unless a Concept Plan for the area, as described herein, has been adopted by the municipal Councils, and any amendment to the Future Land Use Map shall be consistent with the adopted Concept Plans.
3. Notwithstanding clause 12.2.3, where a proposed arterial commercial development would require an amendment to the Future Land Use Map, and a Concept Plan for the area has not been adopted, an amendment to the Future Land Use Map to provide for the development may be considered if:
 - a. the proposed development provides a significant economic benefit to the Saskatoon Region; and
 - b. the proponent prepares and submits a Comprehensive Development Review in accordance with the policies herein.
4. Commercial development shall locate in planned nodes at or near key intersections of provincial highways, municipal roadways and the perimeter highway.
5. Commercial developments shall be directed to locations where:
 - a. existing roads and infrastructure are sufficient to support the development;
 - b. minimal roadway upgrading would be required;
 - c. any costs to Corman Park associated with the development are minimized; and
 - d. the lands are identified as “marginal” according to the Canada Land Inventory (C.L.I) Soil Class Rating System.
6. Commercial operations shall meet all municipal and provincial regulations respecting access to and from provincial highways and other municipal roads.
7. Commercial developments shall be located in a manner which minimizes road construction and maintenance.
8. Commercial development in the District shall comply with the required separation distances as provided within Section 4, Table 1 of the Intensive Livestock Operation policies contained herein.
9. No airports or airstrips shall be located within 1.6 km (1 mile) of Saskatoon.

7.4 Commercial Land Use Classifications:

1. The plan shall contain two classifications of commercial use comprising Arterial Commercial, and Rural Convenience Commercial.
2. These classifications define the two levels of intensity for commercial land use in the District and are distinguishable by their geographic location, scale and market area.

***Arterial Commercial
Development***

***Provision of Goods and
Services to Travelling
Public***

***Integration within Industrial
Parks***

***Rural Convenience
Commercial***

***Basic Convenience Needs
of Local Population***

***Integration with Residential
Development***

7.5 Arterial Commercial

1. Arterial Commercial developments shall include medium and large scale commercial activities where location adjacent to and exposure from major highways is essential.
2. Arterial Commercial developments are intended to provide goods and services not customarily associated with urban commercial developments to the travelling public.
3. Arterial Commercial developments may be integrated as highway frontage for existing or planned industrial parks.

7.6 Rural Convenience Commercial

1. Rural Convenience Commercial developments shall include small scale convenience commercial activities where location in close proximity to a rural residential population is essential.
2. Rural Convenience Commercial developments shall include activities intended to provide for the basic convenience needs of a local rural population to minimize automobile dependence.
3. Rural Convenience Commercial development may be located adjacent to multi-parcel country residential developments where it minimizes land use conflict and complements existing communities subject to:
 - a. submission of a Comprehensive Development Review; and
 - b. rezoning the parcel to an appropriate zoning district.

Section 8: Servicing and Transportation Objectives and Policies

8.0 Transportation and Servicing Objectives:

1. To guide growth and development in the District to areas that support and facilitate the long term maintenance of an efficient infrastructure in an economical and environmentally sustainable manner.
2. To plan and manage transportation and utilities systems for the District in co-operation with provincial government departments, Saskatoon and adjacent municipalities.
3. To ensure roadway systems are consistent with any Sector Plans of Saskatoon, Concept Plans and elaborated within Comprehensive Development Reviews.
4. To encourage innovative and efficient strategies for the provision of sanitary sewage treatment, storm water management, water supply, and other health and environmental related techniques and initiatives.

8.1 General Servicing Policies:

***Services Provided at
Developers Expense***

1. Where a private development requires municipal services, the proponent will be responsible for all costs associated with providing the services.

Infrastructure Plan

2. Corman Park shall endeavor to undertake the creation of an infrastructure plan, identifying the level of services required to accommodate land development in the District as indicated on the Future Land Use Map attached to this plan as Appendix B.

***Comprehensive
Development Review
Required***

3. Where required by the policies of this plan developments proposed in the District will be subject to the submission of a Comprehensive Development Review to ensure that all of the potential effects of the development are identified.

8.2 General Transportation Policies:

***Minimize New Roadway
Construction***

1. To make the most efficient use of existing roadway facilities, Corman Park will encourage residential subdivisions and developments to locations adjacent to existing roads that have been designed and constructed to accommodate them.

***Road Maintenance
Agreements***

2. Where a particular development is expected to result in the accelerated deterioration of municipal roadways, Corman Park may require the applicant, as a condition of approval, to enter into a road maintenance agreement to recover the costs of maintaining all affected roadways.

Safe Access and Egress

3. All developments in the District shall ensure safe access and egress from adjacent roadways without disrupting the roadway function, and limit the types and number of accesses provided onto municipal roadways by encouraging shared points of access along shared driveways or service roads.

***Consultation with Ministry
of Highways and
Infrastructure***

***Development Surrounding
Saskatoon Airport***

Road Widening

Water Utility

***Private Wastewater
Treatment Systems***

Septic Utilities

***Innovation in Septic
Treatment Encouraged***

***Servicing Agreements
Required***

***Connection to Saskatoon
Waterlines***

4. All development proposed adjacent to a primary or secondary provincial highway shall be subject to approval from the Saskatchewan Ministry of Highways and Infrastructure.
5. Nothing in this plan shall interfere with the continued safe operation of the Saskatoon Airport. Land use in the vicinity of the Airport shall be of such type, height and density as to be compatible with Airport operations at present and in the future. Agricultural lands around the Airport will require detailed study and impact assessments prior to designation for other uses.
6. All subdivision proposals shall allow for the expansion of abutting roads to standards as prescribed by Corman Park from time to time.

8.3 Water and Sewage Management Policies:

1. All new proposals for multi-parcel country residential subdivision shall be serviced by a centralized potable waterline administered in a legal form acceptable to Corman Park.
2. All multi-parcel country residential developments shall be required to provide evidence that a private wastewater treatment system has been approved as per regulations prescribed by the Saskatoon District Health Region, and comply with standards set out within the General Regulations of the Zoning Bylaw.
3. All multi-parcel country residential subdivisions shall be required as a condition of approval to create and administrate a private onsite septic utility to monitor the ongoing operation and maintenance of onsite wastewater systems, providing Corman Park with regular reports from qualified personnel at intervals determined by Council on a case by case basis.
4. The use of innovative sewage treatment technologies as well as water reduction strategies shall be encouraged.
5. Industrial and commercial developments shall, when deemed necessary by Corman Park, enter into servicing agreements, when subdivision is involved, to provide services that directly or indirectly serve the subdivision.
6. Applications to connect to Saskatoon potable waterlines shall be in accordance with policies established by Saskatoon from time to time.

Section 9: Waste Management and Remediation Objectives and Policies

9.0 Waste Management and Remediation Objectives:

1. To support innovative and alternative forms of waste management.
2. To accommodate appropriately located waste management industries to minimize community and environmental impacts.
3. To provide for and regulate waste management industries on the basis of purpose and scale.

9.1 General Waste Management Policies:

Coordination with Saskatoon

1. Corman Park shall consider coordinating its waste management industries with those of Saskatoon, where possible, so that the needs of growth and the protection of the environment are accommodated.

Defining Waste Management Industries

2. For the purposes of this plan, waste management industries include but are not limited to clean fill, recycling, composting, land farming, and solid waste disposal and liquid waste disposal.

Differentiating Between Waste Management Industries

3. The regulation of waste management industries will be differentiated by:
 - a. the permanency of the management activity;
 - b. the scale of the management activity;
 - c. the source and type of waste being managed; and
 - d. the potential offsite impact of the management activity on municipal services and adjacent land uses.

Self Generated Waste Management Industries

4. Self generated waste management industries shall comprise the collection, disposition or processing of inert or organic waste materials from an onsite source within the host property where the effects of the activity do not extend outside of the boundaries of the host property.

Local Waste Management Industries

5. Local waste management industries shall comprise the temporary collection, disposition or processing of inert or organic waste material from offsite sources having minimal offsite effects and may provide for physical remediation of a property.

Regional Waste Management Industries

6. Regional waste management industries shall comprise the collection, disposition or processing of inert or organic waste material from offsite sources where:
 - a. the potential effects of the development may extend offsite; or
 - b. the activity may have a significant impact on municipal services.

Comprehensive Development Review Required

7. Regional waste management industries shall require rezoning to an appropriate district and shall be subject to the submission of a Comprehensive Development Review that includes, but is not limited to, the following information:
 - a. needs assessment for the activity proposed;

- Contract Zoning Required**
- b. servicing and access assessment;
 - c. evaluation of potential impacts on the subject property and existing land uses in proximity of the operation; and
 - d. evidence of compliance with applicable provincial environmental regulations.
8. In considering proposals to rezone property to this district, Council shall require the rezoning to be undertaken according with the provisions of Section 69 of The Planning and Development Act, 2007.

9.2 Servicing and Development Policies:

- Development Standards in Zoning Bylaw**
- Geotechnical Engineering Required for Regional Waste Management Industries**
- Servicing Agreements Required**
- Local waste Management Industries Discretionary Uses**
- 1. The standards of development for waste management industries shall be provided in the Zoning Bylaw.
 - 2. Regional waste management industries involving land filling or excavation shall be designed and engineered by a geotechnical engineer who is licensed to practice in the Province of Saskatchewan.
 - 3. Regional waste management industries shall, when deemed necessary by Corman Park, enter into servicing agreements, when subdivision is involved, to provide services that directly or indirectly serve the subdivision.
 - 4. Local waste management industries involving land filling or excavation shall be considered at the discretion of Council.

9.3 Location and Access Policies:

- Minimize New Roadway Construction**
- Development Adjacent to Saskatoon**
- Regulations for Providing Access**
- Separation Distances for Liquid Waste Disposal**
- Separation Distance for Liquid Waste Disposal**
- 1. To make the most efficient use of existing roadway facilities, Corman Park will encourage regional waste management industries to locations adjacent to existing roads that have been designed and constructed to accommodate them.
 - 2. Regional waste management industries shall not be permitted adjacent to Saskatoon limits unless Corman Park and Saskatoon agree that the proposal:
 - a. is compatible with adjacent land uses within Saskatoon; and
 - b. will not place pressure on Saskatoon to develop, expand or upgrade services and infrastructure.
 - 3. Local and regional waste management industries shall meet all municipal and provincial regulations respecting access to and from provincial highways and other municipal roads.
 - 4. No regional waste management industry, excluding liquid waste disposal facility, shall be located within 457 m (1500 ft) of any single family dwelling, multi-parcel country residential development, Wanuskewin Heritage Park or recreational use.
 - 5. No liquid waste disposal facility shall be located within 600 m (1968.50 ft) of any single family dwelling, multi-parcel country residential development, Wanuskewin Heritage Park or recreational

***Measuring Separation
Distances***

***Measuring Separation
Distances***

- use.
6. In determining proximity to a single family dwelling the separation distances shall be measured from the waste management property boundary to the dwelling.
 7. In determining proximity to a vacant single parcel country residential subdivision, multi-parcel country residential development, Wanuskewin Heritage Park or recreational uses, separation distances shall be measured from the waste management property boundary to the property boundary of the closest developable parcel.

Section 10: Environmental and Heritage Resource Objectives and Policies

10.0 Environmental & Heritage Resource Objectives:

1. To conserve significant environmental resources.
2. To ensure that land use and development in the vicinity of Wanuskewin Heritage Park complements park programs and activities.
3. To prevent injury and loss of life, and to minimize the potential for property damage within developments exhibiting potential for flooding.
4. To ensure that developers and property owners commission sufficient, professional engineering investigations to reasonably assess erosion and slope failure potential.
5. To avoid development where there is the potential to cause erosion or increase the potential for erosion or slope instability.
6. To avoid or minimize potential impacts of slope instability on municipal services and infrastructure.

10.1 General Policies:

Conservation and Management of Significant Natural & Heritage Resources

Incorporation of Significant Resources within Development

Municipal Heritage Properties

Sustainable Subdivision Design Principles

Incorporation of Natural Features within New Development

1. Where a natural or heritage resource is deemed significant to Corman Park or any provincial or federal government department or agency, Council will encourage the designation of such resources for conservation and management.
2. Where a significant resource has been identified, through a Comprehensive Development Review or otherwise, the applicant will be required to address any requirements of Corman Park or senior government departments and agencies to conserve and manage the resource. Any costs associated with meeting such requirements will be the responsibility of the applicant.
3. Council will encourage the adaptive re-use and restoration of designated Municipal Heritage Properties, and provide for their development as a public amenity or incorporation into other development.
4. New multi-parcel country residential subdivision proposals shall incorporate environmentally sustainable subdivision design principles in accordance with the Multi-parcel Country Residential Servicing and Development policies herein.
5. Development shall endeavor to integrate and complement the natural features and landscapes of the District including the incorporation of natural vegetation as a buffer from adjacent development.

Conservation Districts

6. Developments proposed in areas designated as Conservation Districts or in areas of the District that have been identified as environmentally significant, shall meet all requisite government department requirements including but not limited to Saskatchewan Ministry of Environment and Saskatoon District Health Region.

***Development in Areas
Subject to Mining Leases***

7. Industrial park development or development involving communal water or septic systems proposed in areas subject to mining leases shall consult with local mining companies and the Ministry of Energy and Resources to identify potential subsidence risks. If the potential for subsidence risk to the proposed development is identified, the developer will be required to consult with a professional engineer licensed to practice in the Province of Saskatchewan, to identify appropriate mitigation measures. The costs associated with identifying the risk of proceeding with a proposed development on land that potentially could be affected by subsidence or recommending specified measures to mitigate the risk of development on such land will be the responsibility of the proponent of the proposed development.

10.2 Flood Plain Policies:**a. General Policies:*****Restricted Development
Permitted on Flood Prone
Lands***

1. Development will be restricted in the flood plain to protect against the loss of life and to minimize property damage associated with flooding events. Flood prone lands will generally be limited to agricultural, park and open space recreational uses.

Defining Flood Risk Areas

2. Potential flood risk areas are determined based upon historical information, in consultation with the Saskatchewan Watershed Authority and other provincial agencies, and confirmed through a site specific legal land survey including contour lines provided by the proponent at the time of proposed development.

***Two Zone Flood Plain
Development Policies***

3. A two zone flood plain development policy comprising areas defined as floodways and flood fringe, which are distinguished by the potential severity and danger of a flood event, shall be utilized within the Municipality within the flood hazard areas identified on Appendix C and Appendix D attached to this plan.

Defining Floodway

4. Floodways shall be defined as a water body or the channel of a watercourse including those portions of the adjoining floodplains that are required to carry and discharge or contain the design flood where the flow is fastest and most severe and where the potential danger is the greatest.

5. Dwellings, commercial or industrial buildings or any building intended for public occupation or for the storage of materials

***New Non-agricultural
Construction Prohibited in
Floodways***

***New Non-agricultural Land
Use Prohibited in
Floodways***

Defining Flood Fringe

Overlay Zoning Districts

***Identifying Flood Risk
Areas***

***Development Standards
Provided in the Zoning
Bylaw***

Subdivision in Flood Fringe

Subdivision in Floodway

***Engineering Report
Required for Subdivision***

Survey Required

damageable by flood waters and including structures where agricultural products are processed, treated or packaged shall be prohibited in the floodway.

6. Except as otherwise provided for in the policies contained herein the non-agricultural use of land within a floodway shall be prohibited.
7. Flood fringe shall be defined as that portion of the flood risk area not lying within a floodway that would be covered by floodwaters up to the design flood level and where development will not create an excessive hindrance to the hydraulic efficiency of the water course where most types of development may be accommodated subject to the application of proper flood proofing techniques.
8. Appropriate standards for development within a flood fringe and floodway shall be applied through overlay districts within the Zoning Bylaw.

b. Flood Plain Mapping:

1. The floodplain maps attached to this plan as Appendix C and Appendix D identify the floodplain risk areas within Corman Park. The floodplain policies shall not be limited to the areas identified by the attached maps and may be applied to areas of Corman Park deemed to be susceptible to regular flooding based upon historical data, high water marks, photographs of past flooding and in consultation with the Saskatchewan Watershed Authority.
2. The Zoning Bylaw will prescribe specific development standards for each area through overlay districts.

c. Flood Plain Land Subdivision Policies:

1. The subdivision of land for non-agricultural purposes within a flood fringe shall be limited to the creation of up to two building sites per quarter section.
2. The subdivision of land for non-agricultural development within a floodway shall be prohibited.
3. Where the proposed subdivision of flood prone lands would create the potential for non-agricultural development, the Development Officer may require a report prepared by a professional engineer licensed to practice in the Province of Saskatchewan certifying that the land may be used safely for the intended purpose. This certification shall include any conditions required for the safe use of the property.
4. Where the proposed subdivision of flood prone lands would create the potential for non-agricultural development, geodetic elevations shall be provided by a Saskatchewan Land Surveyor

***Development Agreement
Required***

***Conditions for Approval of
Development within Flood
Fringe***

Flood Proofing Required

***Types of Structures
Requiring Flood Proofing***

***Accessory Buildings to be
Flood Proofed***

***Two Stage Building Permit
Process***

in order to confirm the availability of safe building sites.

5. Applicants for the subdivision of flood prone lands shall be required to enter into an agreement with Corman Park acknowledging the terms of the approval including requirements for flood proofing.

d. Flood Fringe Construction Policies:

1. Limited development may be permitted within the flood fringe subject to:
 - a. approval of flood proofing measures by Corman Park, in consultation with appropriate government departments and agencies;
 - b. the landowner entering into a development agreement as described herein;
 - c. registration of the development agreement described herein on the title to the property; and
 - d. compliance with the development standards set out in the Zoning Bylaw.
2. Non-agricultural development maybe permitted in a flood fringe where:
 - a. the proposed construction will not obstruct or divert the flow of water within the flood plain; and
 - b. the structure meets the requirements of proper flood proofing and is capable of withstanding the hydrostatic and hydrodynamic effects of flood waters without experiencing damage, as demonstrated in a report prepared by a professional engineer licensed to practice in the Province of Saskatchewan.
3. Flood proofing shall be required for public buildings and structures, dwellings, commercial and industrial buildings, septic tanks, well heads, buildings and structures containing regulated amounts of chemicals including petroleum storage, lagoons, intensive livestock waste disposal facilities, and structures where agricultural products are processed, treated or packaged.
4. Attached accessory buildings or structures shall be subject to the flood proofing requirements that apply to the principal building or structure to which they are attached.
5. Every application for a permit to construct, erect, place, alter, repair, renovate, relocate or reconstruct a building or structure subject to flood proofing shall require a two stage permit as defined within the Zoning Bylaw, to ensure that the building or structure is located and designed to minimize the potential for property damage.
6. Every building or structure subject to the two stage permit

Flood Proofing Techniques

requirements shall:

- a. be constructed on a site raised by fill;
- b. be raised on piles;
- c. implement an alternate floodproofing technique deemed acceptable by Corman Park and appropriate government departments and agencies; or
- d. a combination thereof.

Flood Proofing is required to be Engineered

7. All proposed floodproofing shall be designed and certified by a professional engineer licensed to practice in the Province of Saskatchewan. The submission of the design shall be accompanied by a written report identifying the limitations to the design, expected lifespan and required maintenance.

Elevation Requirements

8. Every building or structure subject to the requirements of this section shall have all windows, exterior doors or other exterior openings, located at or above the design flood elevation unless they are part of an approved alternative floodproofing technique.

Development Agreement Required

9. As a condition of approval for the construction, erection, placement, alteration, repair, renovation, relocation or reconstruction of a building or structure subject to flood proofing, the applicant shall be required to enter into an agreement with Corman Park acknowledging the terms of the approval including ongoing reporting and maintenance requirements for flood proofing.

Existing Buildings and Structures in Floodway are Legal Non-Conforming**e. Existing Uses, Buildings and Structures:**

1. Public buildings and structures, dwellings, commercial and industrial buildings, septic tanks, well heads, buildings and structures containing regulated amounts of chemicals including petroleum storage, lagoons, intensive livestock waste disposal facilities, or structures where agricultural products are processed, treated or packaged that:
 - a. are in existence as of the date this bylaw receives Ministerial approval,
 - b. are located in the flood fringe or floodway, and
 - c. were approved based upon a previous design elevation or that have not been previously flood proofed, shall be considered non-conforming buildings and structures.

Continued Use and Alteration of Non-Conforming Buildings

2. Non-conforming buildings and structures may continue to be used and any structural repairs, alterations and additions that conform to the requirements of the Zoning Bylaw including but not limited to flood proofing as required herein, may be made.

10.3 General Policies for Development in Unstable Slope Areas:

***Geotechnical Report
Required for Development
in Unstable Areas***

1. When considering a proposal for rezoning, subdivision, development or redevelopment on lands that may be prone to slumping, subsidence, landslides, erosion or any other instability, Corman Park may at its discretion, determine that the proponent shall, at the proponent's sole expense, have prepared and submitted by a qualified professional consultant:
 - a. a geotechnical report assessing all pertinent hydrological, geological, and other natural or built conditions on site, identifying potential hazards to the development and adjacent properties, including any measures that would avoid and/or mitigate hazards and demonstrating, to Corman Park's satisfaction, that the proposed development may be safely accommodated on the subject property.
2. All measures that would avoid and/or mitigate hazards shall be designed and certified by a professional engineer licensed to practice in the Province of Saskatchewan. The submission of the design shall be accompanied by a written report identifying the limitations to the design, expected lifespan and required maintenance.
3. Corman Park shall require the proponent to implement, at the proponent's sole expense, any mitigative actions required to ensure the safety of persons and the protection of property.
4. Applications for the redevelopment of or additions to non-agricultural structures in areas identified within an existing geotechnical investigation shall demonstrate, to the satisfaction of Corman Park, that the additional development can be accommodated within the scope of the original investigation.
5. Development on lands that may be prone to slumping, subsidence, landslides, erosion or any other instability shall comply with the development standards set out in the Zoning Bylaw.

***Safety of Persons and
Protection of Property***

***Renovations and Additions
to Existing Structures***

***Development Standards in
Zoning Bylaw***

Section 11: Aboriginal Involvement

11.0 Aboriginal Involvement Objectives:

1. To collaborate with First Nations to achieve effective, efficient and coordinated land use and development in the District.
2. To develop partnerships with First Nations based upon respect for each other's jurisdiction and a common understanding of mutual interests.
3. To assist federal and provincial governments in meeting their obligations within the Treaty Land Entitlement Framework Agreement and other relevant land claim agreements.
4. To recognize the Crown's legal duty to consult First Nations and Métis communities when actions or decisions could impact Treaty or Aboriginal rights.
5. To promote cooperative land use practices.

11.1 General Policies:

Compatible Land Use Agreement

1. Where land has been selected as Treaty Land Entitlement, Corman Park and Saskatoon may seek to enter into an agreement to provide for land use compatibility between the reserve and surrounding lands.

Consultation with First Nations within a CDR

2. Where a Comprehensive Development Review is required and the proposed development is adjacent to a reserve or adjacent to land that has been selected as Treaty Land Entitlement, Corman Park and Saskatoon shall seek to consult with the First Nation regarding the proposal. .

Integration of Land Uses

3. New subdivision or development adjacent to existing reserve development shall endeavor to complement and, where possible, integrate with, the reserve development.

Collaborative Servicing

4. Council shall seek to collaborate with First Nations to partner in the construction and upgrade of municipal infrastructure.

Compatible Land Uses

5. Development on reserve lands that is compatible with the provisions of this plan shall be encouraged.

Consultation with First Nations and Métis

6. When municipal actions or decisions in the District could impact Treaty or Aboriginal rights, Corman Park will consult with relevant First Nations and Métis communities.

Section 12: Plan Implementation

12.0 Plan Implementation Objectives:

1. To ensure that the intent of the policies and objectives contained herein are adhered to in the decision making process.
2. To ensure that decisions based upon the objectives and policies herein are consistent with the long term goals of this plan.

Figures, Distances and Quantities are Guides Only

Development along the District Boundary

12.1 General Implementation Policies:

1. All figures, distances and quantities in the Plan are guidelines only, and any deviations are subject to the provisions of the Zoning Bylaw.
2. Where a development is proposed in close proximity to the boundary of the District and where the relevant policies contained in this plan and the R.M. of Corman Park No. 344 Official Community Plan are different, the more restrictive policy requirement shall apply.

Designation on the Future Land Use Map

Designation Required

Concept Plan Required

Designation Prior to Concept Plan

12.2 Future Land Use Map:

1. The location of existing and potential future multi-parcel country residential development, arterial commercial development, and industrial development are shown on the Future Land Use Map attached to this plan as Appendix B.
2. The location of all multi-parcel country residential development, arterial commercial development or industrial development shall conform to the Future Land Use Map.
3. No amendments to the Future Land Use Map shall be considered unless a Concept Plan for the area, as described herein, has been adopted by the municipal Councils, and any amendment to the Future Land Use Map shall be consistent with the adopted Concept Plans.
4. Notwithstanding clause 12.2.3, where a proposed arterial commercial development or industrial development would require an amendment to the Future Land Use Map, and a Concept Plan for the area has not been adopted, an amendment to the Future Land Use Map to provide for the development may be considered if:
 - a. the proposed development provides a significant economic benefit to the Saskatoon Region; and
 - b. the proponent prepares and submits a Comprehensive Development Review in accordance with the policies herein.

12.3 Concept Plans:

1. The Councils of Corman Park and Saskatoon may, as part of the Official Community Plan and based upon legislative authority

Purpose of Concept Plan

provided within *The Planning and Development Act 2007*, adopt a Concept Plan for the purpose of providing a framework for subsequent subdivision and development of a portion of the District that exhibits common future development opportunities and challenges.

Consistent with Official Community Plan

2. A Concept Plan shall be consistent with the Official Community Plan, and any part of a Concept Plan that is inconsistent with the Official Community Plan has no effect insofar as it is inconsistent.

Preparation of a Concept Plan

3. A Concept Plan may be:

- a. prepared by the Corman Park and Saskatoon Councils in response to a need for more detailed planning for a specific area of the District as described herein; or
- b. required by the Corman Park and Saskatoon Councils to be undertaken by a developer when the social, economic, and/or physical effects of a specific development proposal extend into a broad region.

Components of a Concept Plan

4. Concept Plans shall:

- a. identify proposed land use, essential services and facilities, transportation systems, development density, and sequencing of development for the area in question; and
- b. consider the costs and benefits of various actions upon the present and future social, economic, and environmental fabric of the area in question and the District as a whole.

12.4 Comprehensive Development Reviews***Comprehensive Development Review Required***

1. For the following purposes, a Comprehensive Development Review shall be completed by any person proposing to rezone or subdivide land prior to consideration of an application by Council:

- a. industrial development;
- b. the establishment of more than one agriculturally related commercial or industrial activity on a quarter section within an agricultural zoning district;
- c. the subdivision or development of a fragmented parcel that will result in the creation of more than three (3) residential building sites on a quarter section;
- d. multi-parcel country residential development;
- e. Rural Convenience Commercial development adjacent to or within the boundaries of a multi-parcel country residential developments;
- f. integrated recreational development adjacent to or within the boundaries of a multi-parcel country residential subdivision;
- g. recreational development;
- h. commercial development; or

**Standards for
Comprehensive
Development Review
Provided in the Zoning
Bylaw**

Scope of Investigation

**Consistent with Official
Community Plan**

**Consultation with Public
Utilities**

**Implementation of Official
Community Plan Policies in
the Zoning Bylaw**

**Consistent with Official
Community Plan**

- i. regional waste management industries.
2. Comprehensive Development Reviews shall be undertaken according to the standards provided in the Zoning Bylaw and shall address all matters of land use integration, potential conflict mitigation and the provision of services to the development.
3. The geographic area and the extent of analysis considered within the review shall be determined by the complexity and the potential offsite effects of the development application but at a minimum shall encompass all adjacent properties including all properties contained within existing adjacent multi-parcel subdivisions.
4. Comprehensive Development Reviews shall be consistent with the Official Community Plan and any adopted Concept Plans.
5. The applicant shall consult with public utility companies and provide the findings within the Comprehensive Development Review to protect existing and provide for future utility easements and to ensure new development is located in a way that will not compromise the long term operation or future expansion of the utility.

12.5 Zoning Bylaw:

1. *The Planning and Development Act, 2007*, requires Council to adopt a Zoning Bylaw in conjunction with the Official Community Plan. The Zoning Bylaw will be used to achieve the objectives and implement the policies of this Official Community Plan by prescribing the uses of land and the buildings or other improvements that will be allowed in the different zoning districts established in the District. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet. The objectives of the Zoning Bylaw are to ensure:
 - a. that land-use conflicts are avoided;
 - b. that future development will meet minimum standards to maintain the amenity of Corman Park;
 - c. that development will be consistent with the physical characteristics of the land and of reasonable engineering solutions;
 - d. that development does not place undue demand on Corman Park or Saskatoon for services; and
 - e. that future land use and development are consistent with the goals and objectives of Corman Park and Saskatoon.
2. The Zoning Bylaw must be consistent with the policies and the intent of this Official Community Plan. In considering a Zoning Bylaw or an amendment to the Zoning Bylaw, Council shall refer to the policies contained in The Official Community Plan and the Future Land Use Map attached to this plan as Appendix B to ensure that the development objectives of Corman Park and Saskatoon are

- met.
- Contract Zoning**
3. Any request to rezone land to permit the carrying out of a specified proposal may be made the subject of an agreement pursuant to the contract zoning provisions of *The Planning and Development Act, 2007*.
- Holding Zones**
4. Council may apply a holding provision on a property to restrict the timing and conditions of development in any zoning district subject to the provisions of *The Planning and Development Act, 2007*.
5. In accordance with *The Planning and Development Act, 2007*, if there is a proposed subdivision of land; Council may require a developer to enter into a servicing agreement to provide services and facilities that directly or indirectly serve the subdivision.
- Servicing Agreements Required**
6. Servicing Agreements shall provide:
- Components of Servicing Agreements**
- specifications for the installation and/or construction of all services within the proposed subdivision as required by Council;
 - for the payment by the applicant of fees that Council may establish as payment in whole or in part for the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and other utility services, municipal roadway facilities, or park and recreation space facilities, located within or outside the proposed subdivision, and that directly or indirectly serve the proposed subdivision;
 - time limits for the completion of any work or the payment of any fees specified in the agreement, which may be extended by agreement of the applicant and Corman Park;
 - provisions for the applicant and Corman Park to share the costs of any work specified in the agreement; and
 - any assurances as to performance that Council may consider necessary.

12.6 Definitions:

Definitions within the Zoning Bylaw

The definitions contained in the Zoning Bylaw shall apply to this Official Community Plan.

12.7 Corman Park - Saskatoon District Planning Commission:

Functions of the District Planning Commission

1. The Corman Park -Saskatoon District Planning Commission as an advisory body, shall be responsible for facilitating the discussion of matters of mutual interest to Saskatoon and Corman Park by:

Review Applications

- reviewing applications to rezone, subdivide or establish discretionary uses on lands within the District and make recommendations to the R.M. Council;

Study Land Use

b. undertaking the investigation and study of land use, population, transportation, utilities, services, finances and any other matter within or outside the Corman Park- Saskatoon Planning District that, in the opinion of the Commission, is related to the physical, social or economic circumstances of the District and affects or may affect the development of the District;

Prepare Official Community Plan and Zoning Bylaw

c. preparing an Official Community Plan and Zoning Bylaw for the Corman Park- Saskatoon Planning District suitable for adoption by the Councils of Saskatoon and Corman Park with a recommendation that they be adopted ; and may perform such other duties of a planning nature as may be referred to it by the Councils of Saskatoon and Corman Park and do such other things as it considers necessary in connection with the planning and orderly development of the Corman Park- Saskatoon Planning District ;

Prepare Reference Materials

d. preparing maps, drawings, texts, statistical information and any other material necessary for the study, explanation and solution of problems and matters affecting the development of the Corman Park- Saskatoon Planning District or any part thereof;

Public Meetings and Consultation

e. holding public meetings and publish information for the purpose of obtaining input from the inhabitants of the Corman Park- Saskatoon Planning District and any adjacent area in determining the solution of problems or matters affecting the development of the Corman Park- Saskatoon Planning District or any part thereof;

Make Recommendation to the Councils

f. recommending to the Councils of Saskatoon and Corman Park the implementation of any feature of the Official Community Plan or District Zoning Bylaw or other scheme or any bylaw under *The Planning and Development Act, 2007*;

Budget Planning

g. suggesting to the Councils of the City and the Rural Municipality ways and means of financing works to be carried out by public authorities over a specified period; or

Review and Amendment of Official Community Plan and Zoning Bylaw

h. reviewing any existing Official Community Plan, District Zoning Bylaw or other scheme or bylaw adopted by the Councils of the City and the Rural Municipality under *The Planning and Development Act, 2007*, and submit to the said Councils suitable amendments thereto with a recommendation that they be adopted.

Continued Regional Cooperation**12.8 Regional Cooperation:**

Corman Park shall continue to consult with other jurisdictions and organizations in the region, including the Meewasin Valley Authority, Wanuskewin Heritage Park, the Saskatoon and Region Economic

Development Authority, the Saskatoon Airport Authority, as well as senior government departments and agencies and First Nations in order to coordinate planning, development and operating strategies and to encourage complementary growth.

12.9 Public Participation:

Public Consultation

Consultation Required prior to Designation of Land

1. In accordance with *The Planning and Development Act, 2007*, special provisions for public participation may be required by Council which are appropriate to the nature and scope of the planning matter being addressed, to ensure that the public is informed and consulted in a timely manner regarding planning and development processes, including applications for rezoning, discretionary uses, and other appropriate matters.
2. To identify and address public concerns and prevent conflict, Council may require the proponents of significant development proposals that entail amendments to the Future Land Use Map attached to this plan as Appendix B, rezoning, or the subdivision or re-subdivision of multiple lots, to undertake significant public consultation as part of the application process. Where Council deems public consultation to have been less than thorough or effective, additional consultation by the proponent may be required.

12.10 Review and Amendment:

Five Year Review

Plan Objectives

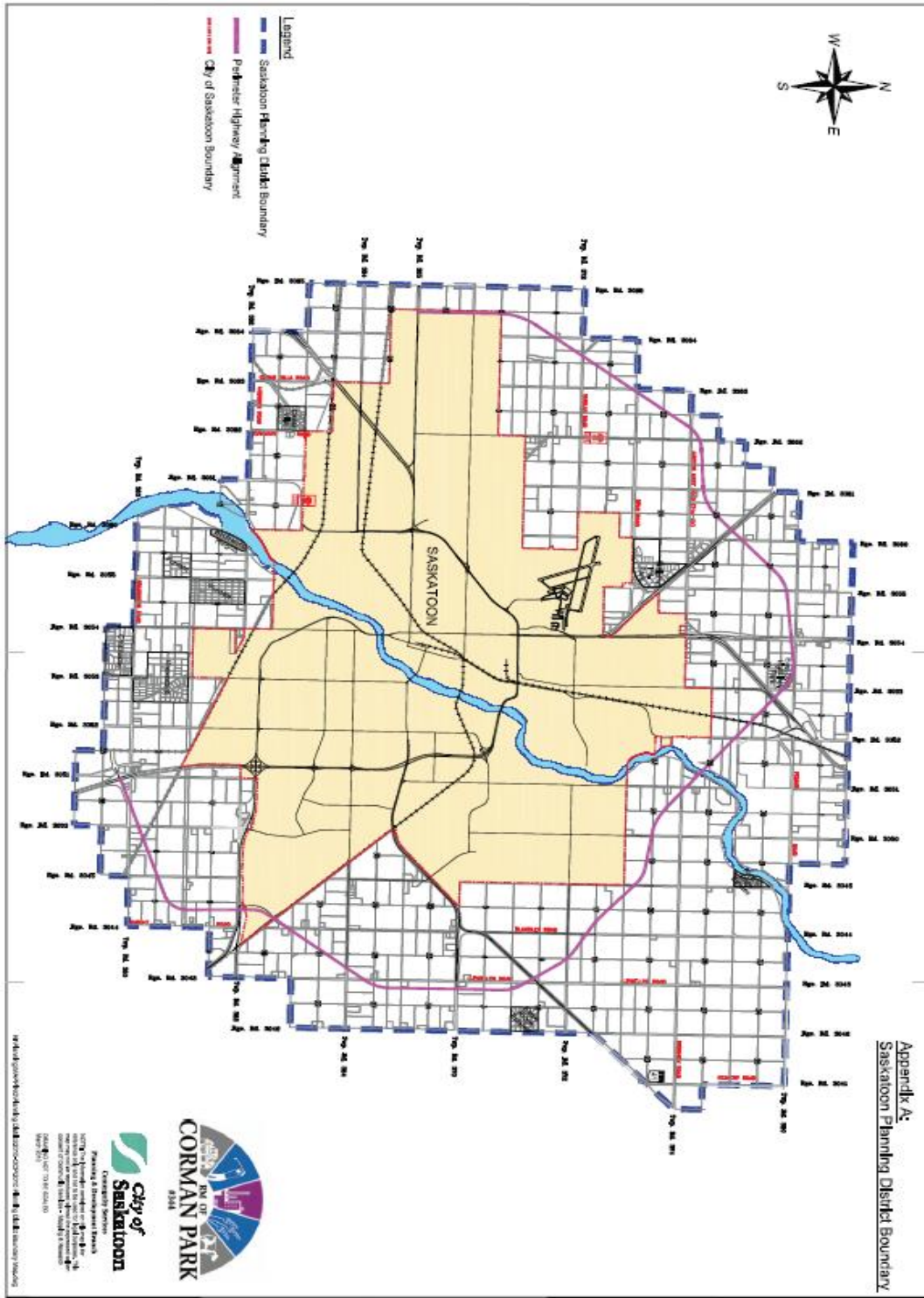
Amendments to the Plan

Periodic Review

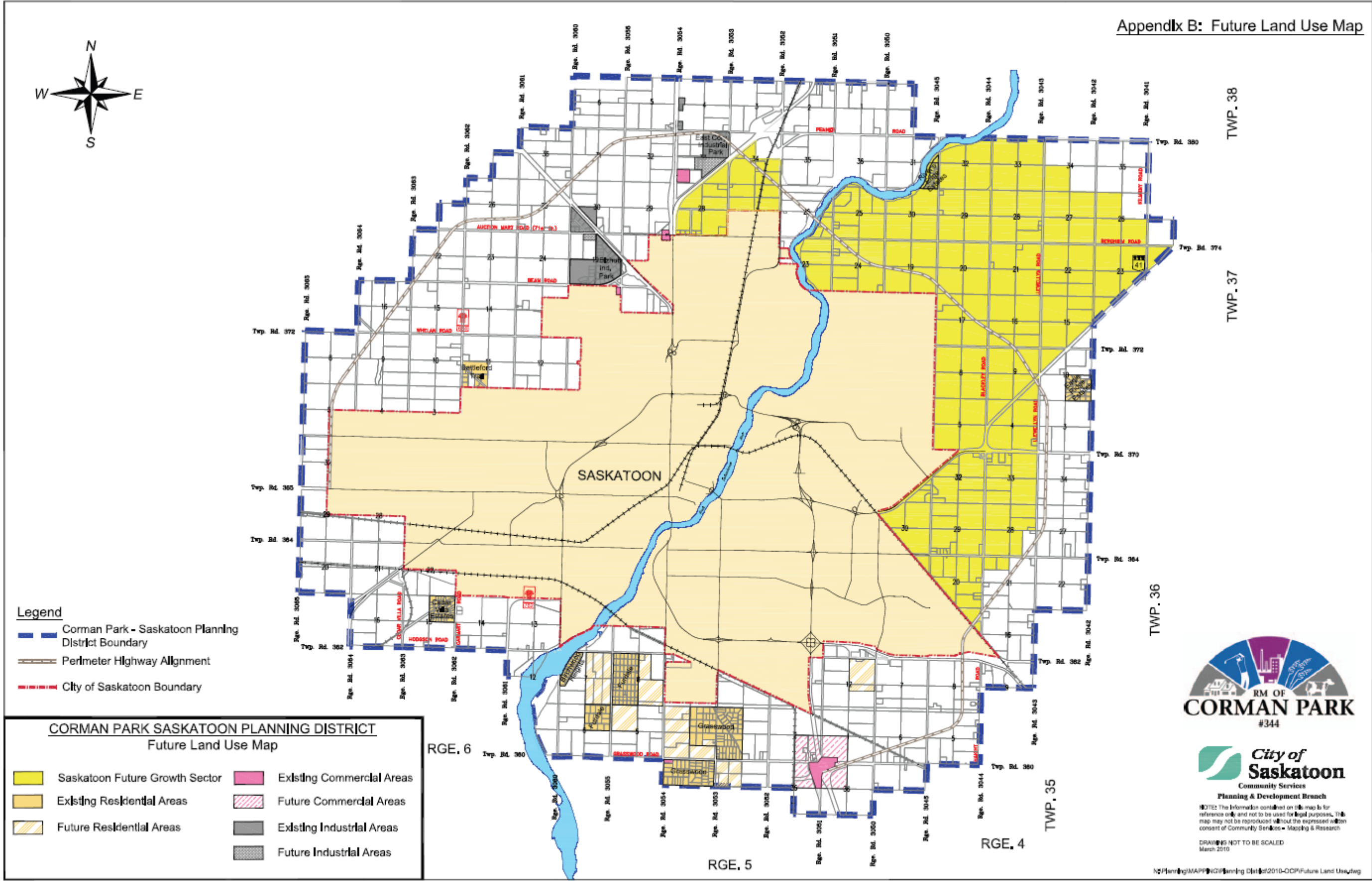
1. The Official Community Plan shall be reviewed every five years to determine whether the stated objectives are still relevant, whether the policies as set out are being effective in achieving those objectives and whether the policies remain consistent with *The Planning and Development Act, 2007*, and appropriate amendments shall be considered.
2. The objectives and policies of the Official Community Plan shall be kept up to date to ensure that the plan will deal with the current development issues facing Corman Park.
3. When considering an amendment to the Official Community Plan, the impact of the proposed change on the rest of the Official Community Plan and the future development of Corman Park should be examined. Any changes to the Official Community Plan or the Zoning Bylaw should be in the interest of the future development of Corman Park as a whole.
4. Periodical review and amendment the Official Community Plan shall serve as an effective guide for Council to make decisions on the future development of Corman Park.

Appendices

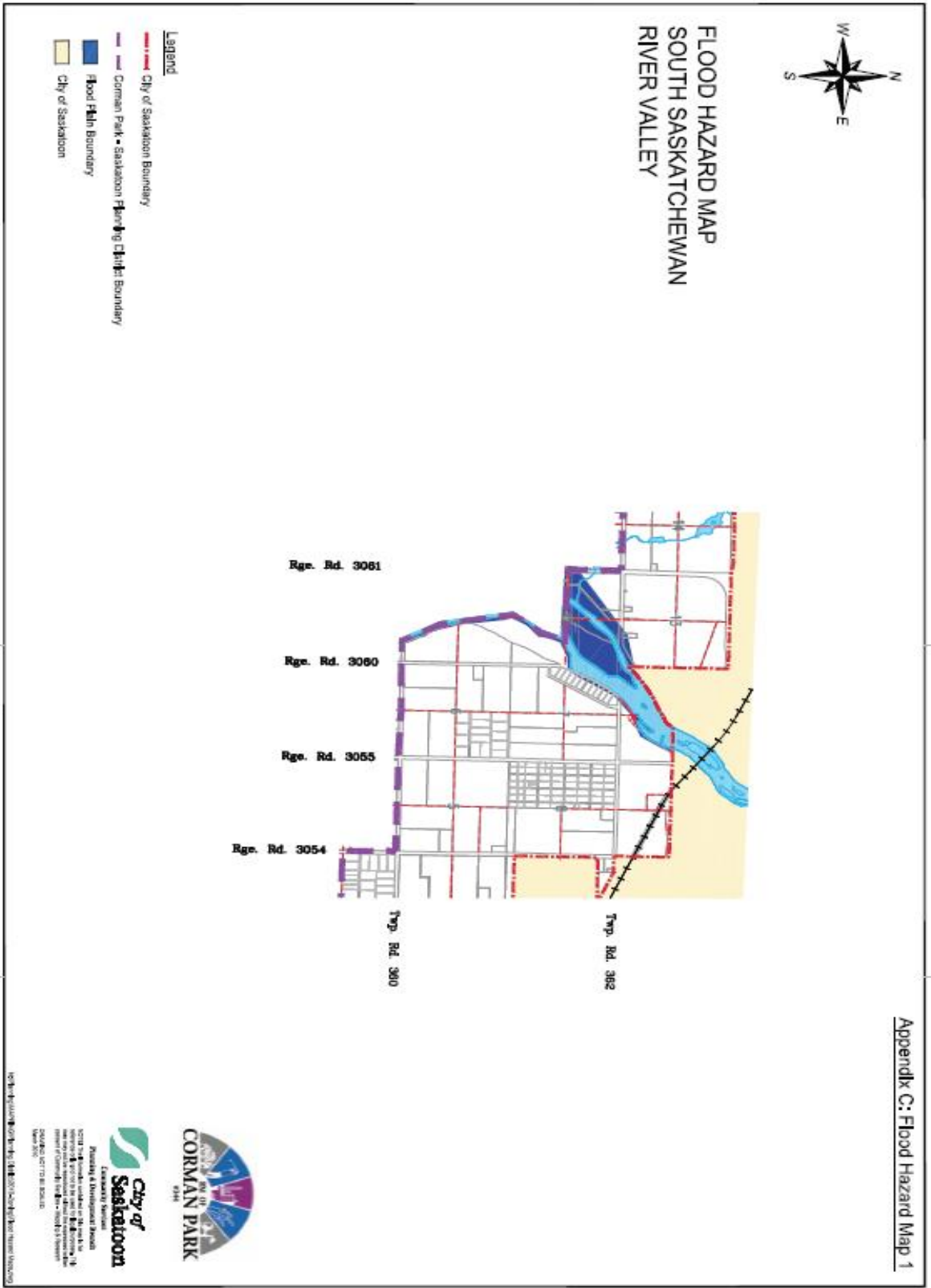
Appendix A: Corman Park- Saskatoon Planning District Boundary



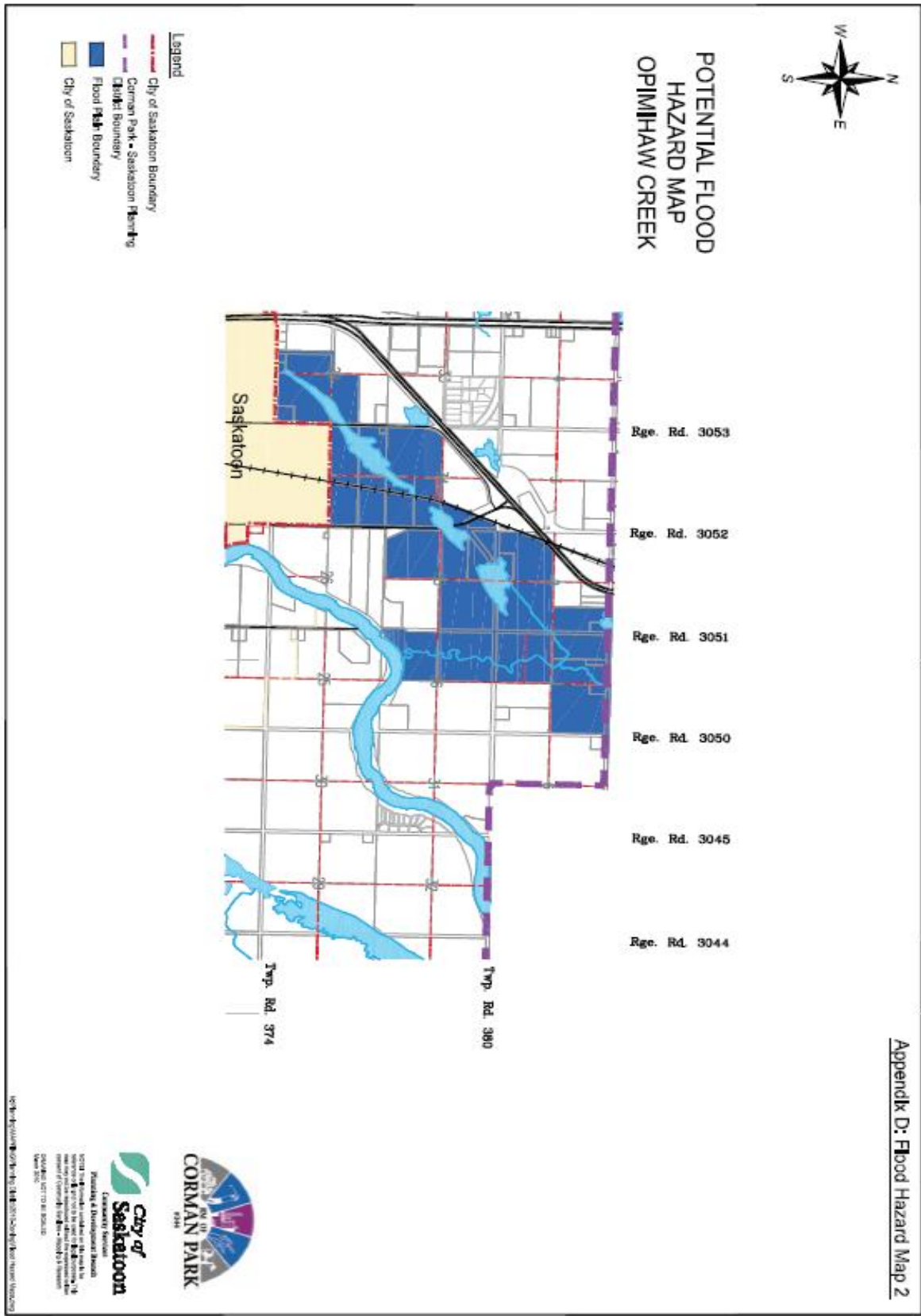
Appendix B: Future Land Use Map



Appendix C: Flood Hazard Area Map 1



Appendix D: Flood Hazard Area Map 2



Section 13: Repeal and Effective Date of Bylaw

13.0 Repeal:

Bylaw 75/95 as amended shall be repealed upon Bylaw 22/10, the Corman Park – Saskatoon Planning District Official Community Plan, coming into force and effect.

13.1 Ministerial Approval:

This Bylaw is adopted pursuant to *The Planning and Development Act, 2007*, and shall come into force on the date of final approval by the Minister of Municipal Affairs.

13.2 Council Readings and Adoption:

Read a first time this 10th day of May, 2010

Read a second time this 28th day of June, 2010

Read a third time this 28th day of June, 2010