



**FROM:** Administration  
**TO:** Chair Pruum, Reeve Harwood, All Councillors  
**SUBJECT:** Planning Committee Meeting

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A meeting of the Planning Committee will be held on:

**Monday, June 3, 2024 at 8:30 am**

Please join my meeting from your computer, tablet or smartphone.

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### **AGENDA**

- |     |   |          |
|-----|---|----------|
| 1.  | Call to Order at 8:30 am  |          |
| 2.  | Adopt Agenda  |          |
| 3.  | Delegation - 10 min - Greenbryre Estates, Reps. Alan Cruickshank, John Agioritis, Doug Frondall – Discuss relationship with Corman Park & request for Special Services Area | 2        |
| 4.  | Presentation – Solair Concept Plan presented by Jeff Drexel & Murray Totland (Arbutus Properties) and Alan Wallace (Wallace Insights)                                       | 3        |
| 5.  | Delegation – 10 min - Grasswood Ventures and Greenbryre Parcel 'S' Nordic Spa (Crosby Hanna)  | 4        |
| 6.  | Delegation – 10 min - Purchase Hwy's Land – Gord Deibert  | 16<br>NA |
| 7.  | Planning Carry forward Action List (No new items)   | 17       |
| 8.  | PD 24-003 - South East Concept Plan - Update  | 33       |
| 9.  | PD 24-004 - Des Nedhe Wastewater Non-Residential Fee Update   | 37       |
| 10. | PD 24-005 - Country Residential - Requested Amendments to Accessory Building Areas  | 46       |
| 11. | PD 24-006 - Keeping of Backyard Chickens in Casa Rio Country Residential  | 53       |
| 12. | PD 24-007 - Temporary Outdoor Commercial Storage  |          |
| 13. | Adjourn   |          |



### Information Sheet for Presentations to Council by Individuals &/or Groups

1. Please indicate the preferred date and at least one alternative date for the presentation.

JUNE 3

2. Briefly specify the purpose of the presentation and the key points you or your group expect to address at the Council meeting.

To discuss the Relationship of GREENBAYRE + CORMAN PARK AND TO REQUEST A SPECIAL SERVICES AREA.

3. List the names of the individuals who wish to address Council.

Alan Croickshaw, JOHN AGIORITIS DOUG FRONZANI

4. Will any written material be available to Council? \_\_\_\_\_

Will the material be available for pre-distribution at least 4 business days prior to the publication of the Council Agenda? \_\_\_\_\_

5. How much of Council meeting time is requested? (Time limits are strictly enforced)

5 minutes \_\_\_\_\_ 10 minutes \_\_\_\_\_ 15 MINUTES ✓

6. Please provide the following information on the contact person:

Name: ALAN CROICKSHAW GREENBAYRE ESTATES CONDOMINIUM CORPORATION

Organization or Group if applicable: GBEC

Address: 151 GREENBAYRE ST Postal Code S7H 0J6

Home: \_\_\_\_\_ Cell: 306-716-2199 Bus: \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: ALA.PRESIDENT@GBEC

➤ Request & written materials must be submitted 4 business days prior to publication of meeting agenda. (Note: Publication of meeting agendas occur the Wednesday prior to the Council or Committee meeting)

➤ Meetings are held in the Council Chambers at the RM office, at 111 Pinehouse Drive, Saskatoon. Office phone (306) 242-9303

➤ Forward to: [rm344@rmcormanpark.ca](mailto:rm344@rmcormanpark.ca) or Fax (306) 242-6965

For office use only: Date of Appearance: June 3/24 Time: 8:30 am  
Approved by: [Signature] Confirmation Date: May 14/24



### Information Sheet for Presentations to Council by Individuals &/or Groups

- 1. Please indicate the preferred date and at least one alternative date for the presentation.  
Planning Committee meeting in June 2024. Alternative would be for August 2024.
- 2. Briefly specify the purpose of the presentation and the key points you or your group expect to address at the Council meeting.  
Presentation and Q&A on our Solair Concept Plan that has been submitted for
- 3. List the names of the individuals who wish to address Council.  
Murray Totland, Alan Wallace, Jeff Drexel
- 4. Will any written material be available to Council? yes   
Will the material be available for pre-distribution at least 4 business days prior to the publication of the Council Agenda? yes

5. How much of Council meeting time is requested? (Time limits are strictly enforced)

5 minutes  10 minutes

6. Please provide the following information on the contact person:

Name: Murray Totland

Organization or Group if applicable: Arbutus Properties

Address: #20 - 3026 Meadows Parkway, Saskatoon, SK Postal Code S7V 0R6

Home: Cell: 306-221-4694 Bus:

Fax: E-mail: mtotland@arbutusproperties.com

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Office phone 306-242-9303
- Forward to: [rm344@rmcormanpark.ca](mailto:rm344@rmcormanpark.ca) or Fax 306-242-6965

For office use only: Date of Appearance: June 3/24 Time: 9:30 am approx.  
 Approved by: Confirmation Date: April 24/24

planning committee June 3

**Information Sheet for  
 Presentations to Council by Individuals &/or Groups**

1. Please indicate the preferred date and at least one alternative date for the presentation.  
 June 3, 2024 (Planning Committee)
2. Briefly specify the purpose of the presentation and the key points you or your group expect to address at the Council meeting. I wish to address the Planning Committee to advise of two developments in South East Concept Plan area, and timelines associated with these developments. The developments are Grasswood Ventures and Greenbrye Estates.
3. List the names of the individuals who wish to address Council.  
 Maggie Schwab (Crosby Hanna & Associates). In the gallery will be Darryl Altman from North Ridge and Troy Slater from Greenbrye Estates.
4. Will any written material be available to Council? **yes**   
 Will the material be available for pre-distribution at least 4 business days prior to the publication of the Council Agenda? **yes**
5. How much of Council meeting time is requested? (*Time limits are strictly enforced*)  
 5 minutes  10 minutes

6. Please provide the following information on the contact person:  
**Maggie Schwab**  
 Name: \_\_\_\_\_  
 Organization or Group if applicable: Crosby Hanna & Associates  
 Address: 407C 1st Avenue North Postal Code S7K 1X5  
 Home: \_\_\_\_\_ Cell: 306-227-6617 Bus: 306-665-3441  
 Fax: \_\_\_\_\_ E-mail: mschwab@crosbyhanna.ca

- **Request & written materials must be submitted 4 business days prior to publication of meeting agenda.**  
 (*Note: Publication of meeting agendas occur the Wednesday prior to the Council or Committee meeting*)
- **Meetings are held in the Council Chambers at the RM office, at 111 Pinehouse Drive, Saskatoon.**  
**Office phone 306-242-9303**
- **Forward to: rm344@rmcormanpark.ca or Fax 306-242-6965**

**For office use only:** Date of Appearance: June 3 Time: ~~10:00~~ approx 9:30 am  
 Approved by: [Signature] Confirmation Date: May 17 / 24



# Grasswood Ventures

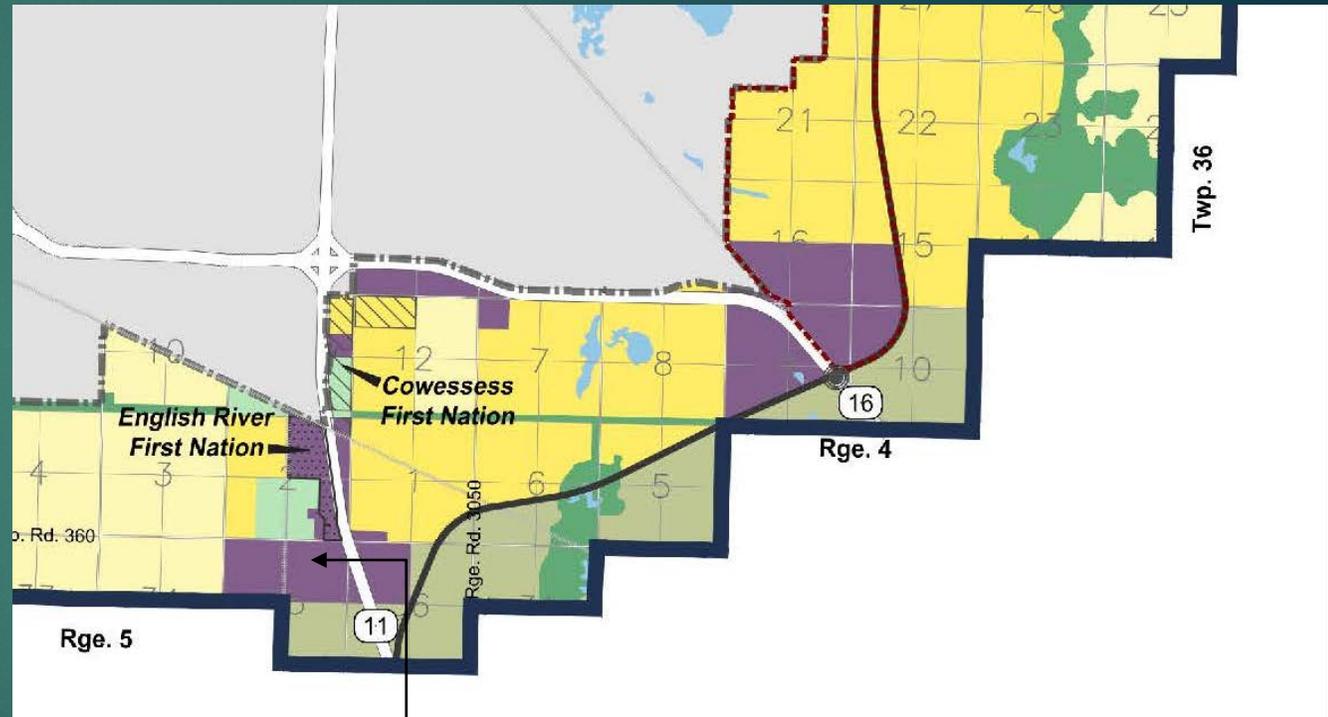
MAGGIE SCHWAB, RPP, MCIP

AND

DARRYL ALTMAN, NORTH RIDGE DEVELOPMENT CORPORATION

# Location, Land Use, and Zoning

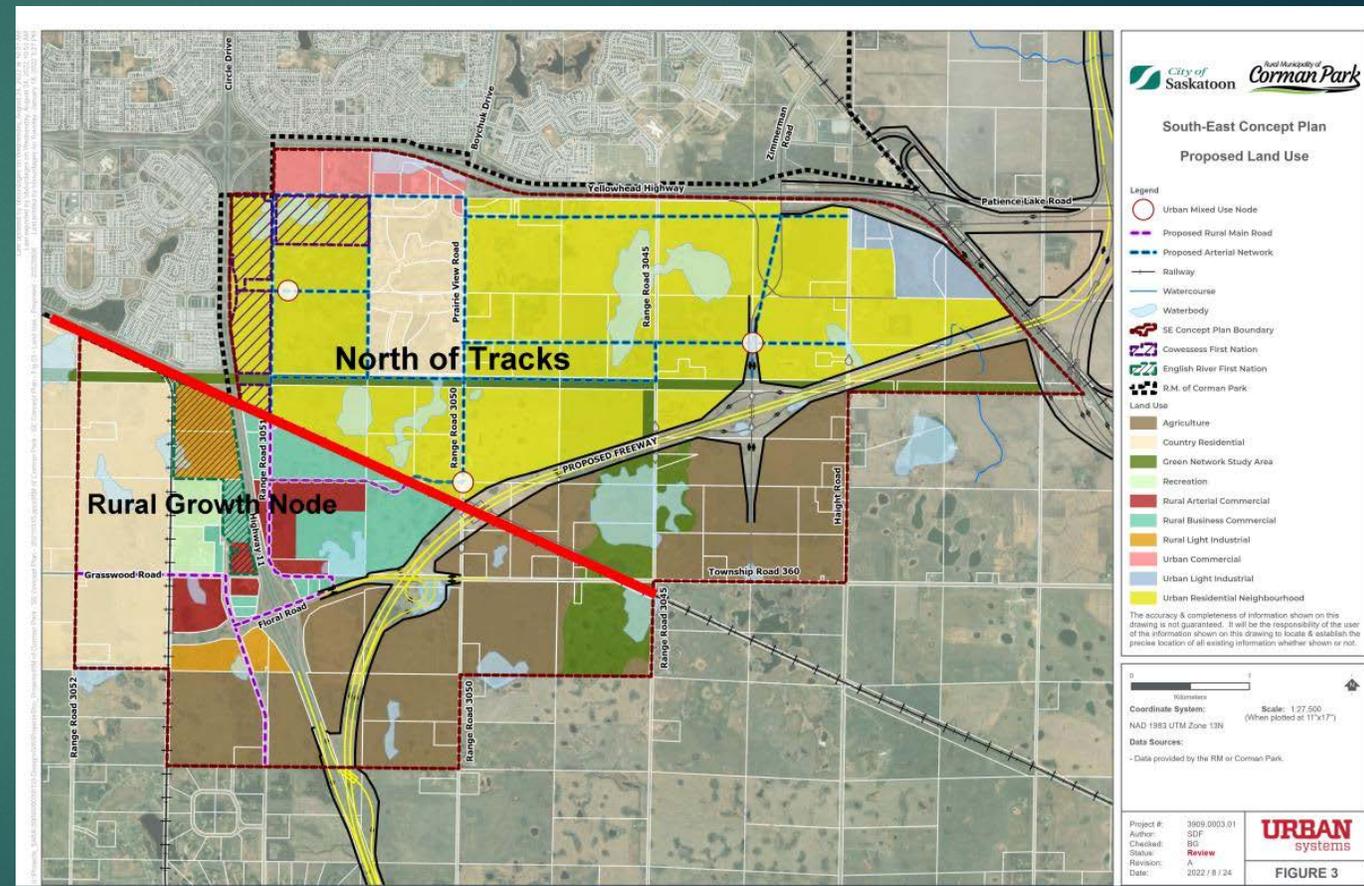
- ▶ NE 35-35-05 W3M
- ▶ Currently identified as "Future Urban Commercial / Industrial".
- ▶ Zoned as DC2(H) – Arterial Commercial 2 District.



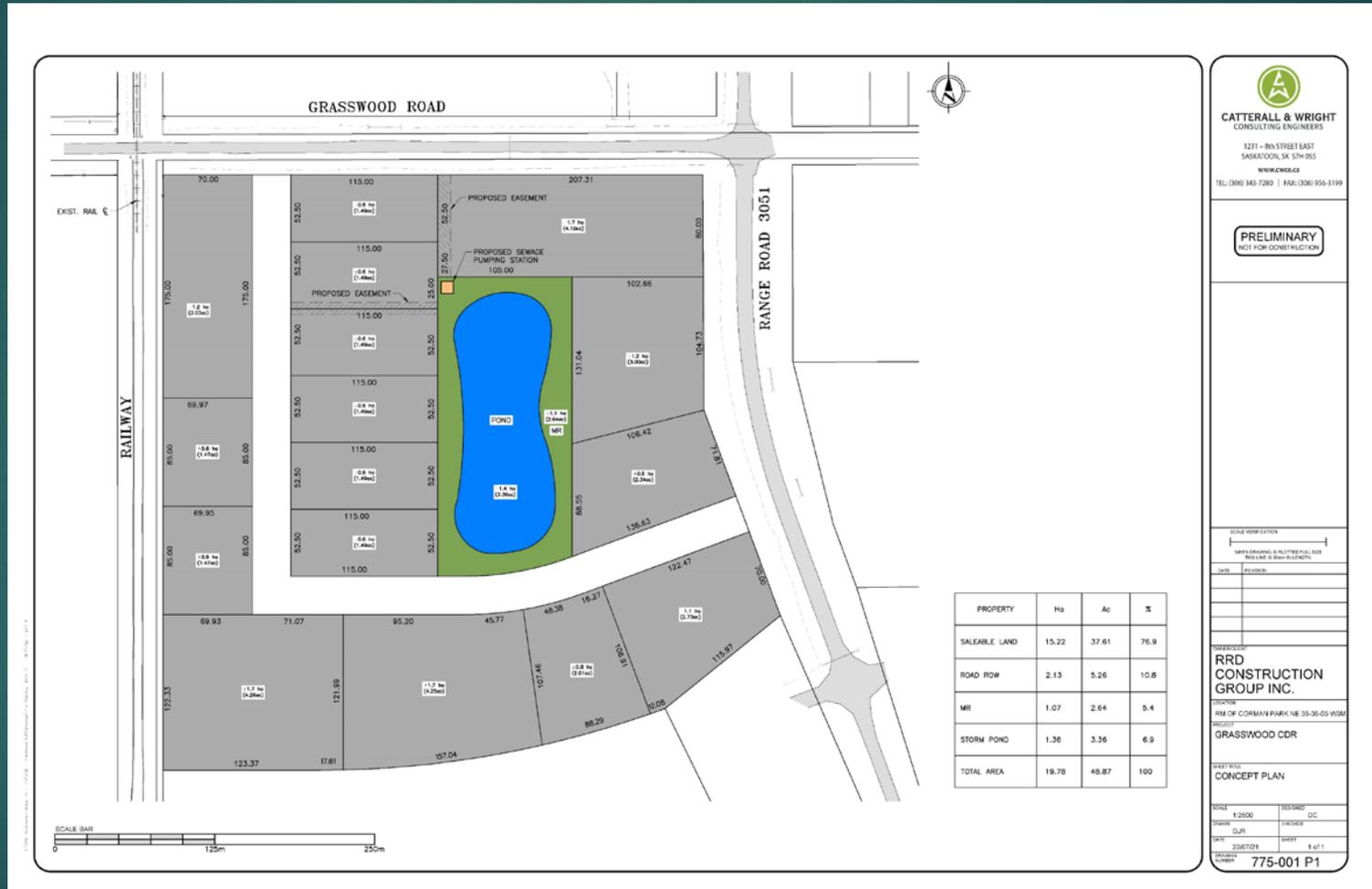
NE-35-35-05-W3M

# South East Concept Plan

- ▶ Parcel is located within the proposed "Rural Growth Node"
- ▶ Future Land Use identified as "Rural Arterial Commercial"



# Grasswood Ventures





# Development Intent

- ▶ Process forward is to apply for a land use map amendment to change from “Urban Commercial/Industrial” to “Rural Commercial/Industrial”.
- ▶ Servicing is intended to be provided at a rural standard.
  - ▶ Potable water to be supplied by either Lost River Water Utility or EPCOR.
  - ▶ Wastewater treatment to be supplied by ERFN/EPCOR.
- ▶ Subdivision application is imminent.
- ▶ Earthworks to begin in May, 2025.

# Questions / Comments



CROSBY  
HANNA  
& ASSOCIATES



LANDSCAPE ARCHITECTURE  
COMMUNITY PLANNING

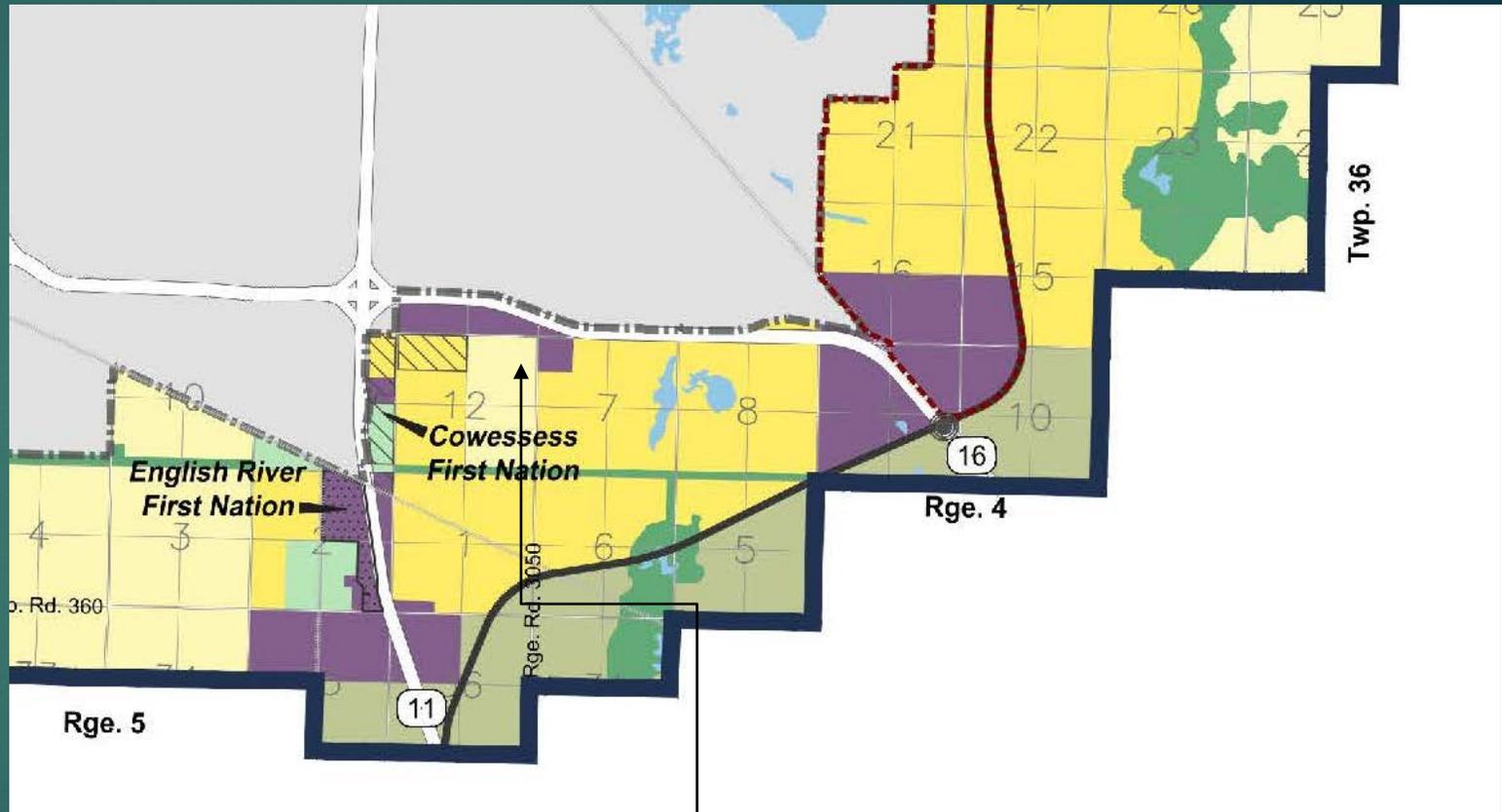
# Greenbryre Estates

MAGGIE SCHWAB, RPP, MCIP  
AND

TROY SLATER, GREENBRYRE  
ESTATES

# Location, Land Use, and Zoning

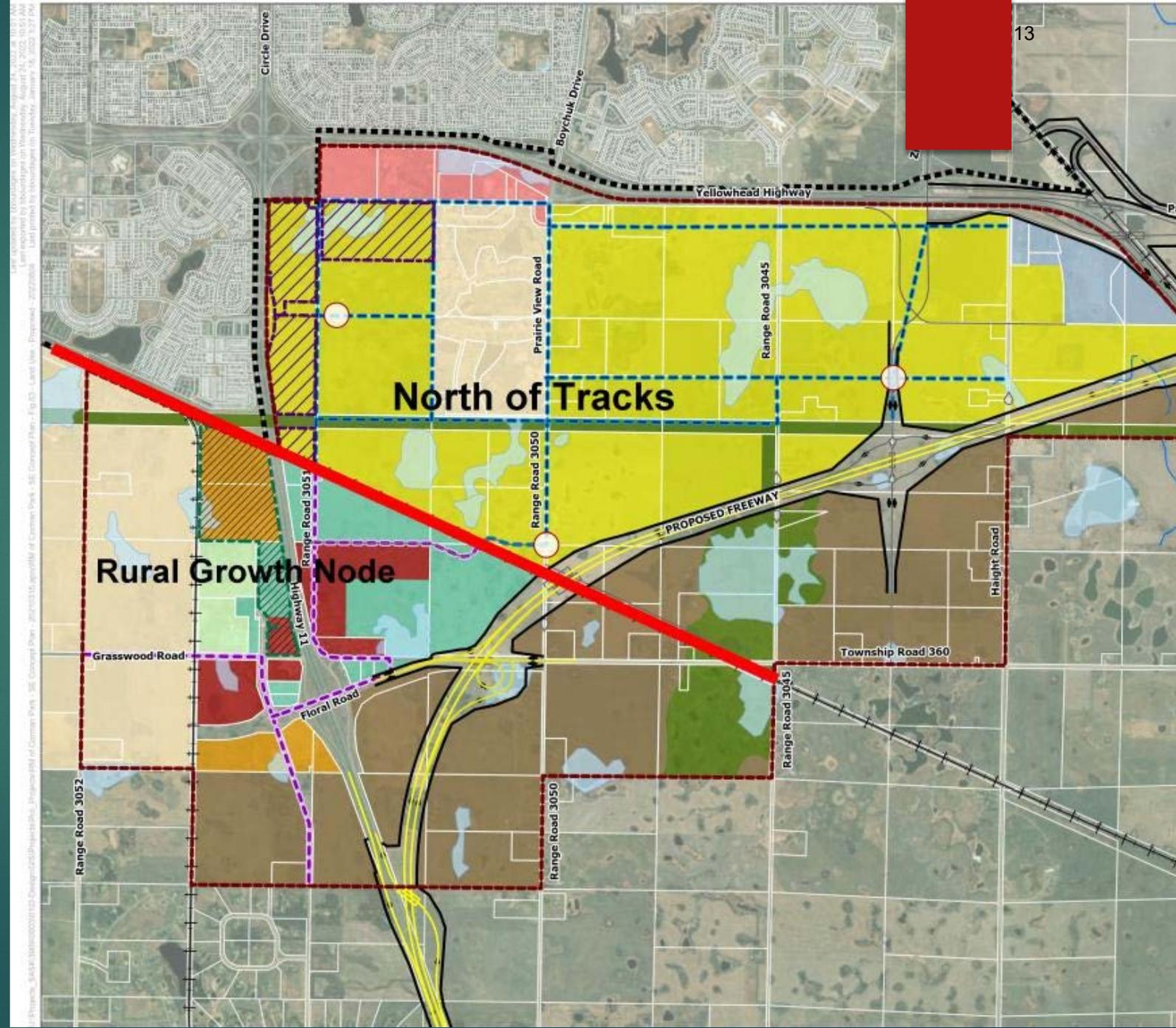
- ▶ SE and NE 12-36-05-W3M
- ▶ Currently identified as "Future Country Residential".
- ▶ Zoned as D-REC



SE and NE-12-36-05-W3M

# South East Concept Plan

- ▶ District Land Use identifies parcel as "Urban Commercial"
- ▶ Parcel S – intended use will be a hotel, or hotel/spa.



# Development Intent

- ▶ Process forward is to apply for a land use map amendment to change from "Country Residential" to "Rural Commercial/Industrial"
- ▶ Servicing is intended to be provided by the existing SAGR plant and potable water system at Greenbryre.
- ▶ Rezoning and subdivision applications to occur concurrently.
- ▶ Anticipated construction start in fall 2024.



Proposed Hotel Site

# Questions / Comments



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MON, JUNE 3, 2024
2. Briefly specify the purpose of the presentation and the key points you or your group expect to address at the Council meeting.  
APPROVAL TO PURCHASE MINISTRY OF HIGHWAYS LAND
3. List the names of the individuals who wish to address Council.  
GORD DEIBERT, TED SAND, MICHELLE CHUHANLUK
4. Will any written material be available to Council? NO (PREVIOUS COUNCIL MINUTES?)  
Will the material be available for pre-distribution at least 4 business days prior to the publication of the Council Agenda? N/A

5. How much of Council meeting time is requested? (*Time limits are strictly enforced*)

5 minutes  10 minutes

6. Please provide the following information on the contact person:

Name: GORD DEIBERT

Organization or Group if applicable: SOUTHWINDS ENTERPRISES LTD

Address: 35482 Rye Rd 3051 CORMAN PARK Postal Code STT 1B9

Home: \_\_\_\_\_ Cell: 306 2292660 Bus: \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: gridironmfg@gmail.com  
southwindsenterprises@gmail.com

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**Office phone 306-242-9303**
- **Forward to: rm344@rmcormanpark.ca or Fax 306-242-6965**

*For office use only:*

Date of Appearance: June 3/24

Time: 9:30 ~ 10:30

Approved by: \_\_\_\_\_

Confirmation Date: \_\_\_\_\_

May 30/24

### **Subject**

South East Concept Plan (SECP) – Divisions 1 and 2

### **Recommendation**

THAT the Planning Committee recommends to Council that the report on the South East Concept Plan (SECP) be received as information.

### **Background**

The South East Concept Plan (SECP) was awarded to consultants Urban Systems Limited (Urban Systems) on January 18, 2021, and the project officially kicked off on January 25, 2021. While located in the P4G Planning District, the R.M. of Corman Park (Corman Park) and City of Saskatoon (Saskatoon) jointly funded and managed the SECP, as it does not involve growth areas of the other P4G member municipalities. Along with municipal contributions, the project was funded by the Saskatoon Regional Economic Development Authority (SREDA) and the provincial Targeted Sector Support Initiative (TSSI) program. The project website is: <https://www.rm-cormanpark.ca/318/South-East-Concept-Plan>.

As shown in Attachment 1, the majority of the SECP study area is designated as a Future Urban Growth Area (FUGA) on the P4G District Official Community Plan (DOCP) Schedule B: District Land Use map, where urban densities and urban servicing are expected in the future. The study area is currently identified as a growth area to 1 million on Schedule C: Future Growth Areas, meaning that the timing for urban development and servicing is very long-term, potentially many decades in the future.

As the study area is mostly a FUGA, the policies in the DOCP requires that development applications be designed to transition to future urban servicing, which is difficult given that servicing options and detailed planning for the study area have not yet been approved. Therefore, a concept plan was prioritized for the SECP study area, to assess:

- the feasibility and timing for future urban servicing and development
- the future road network, including Phase II of the Saskatoon Freeway alignment
- interim (more immediate) and ultimate (long-term) servicing options.

The SECP is meant to re-assess the vision and land uses for the study area and identify strategies for regional growth to accommodate residential, institutional, commercial and industrial development.

At the April 4<sup>th</sup>, 2022, Planning Committee meeting, an in-camera discussion occurred on the proposed land uses and servicing options for the SECP study area. A proposed Grasswood Rural Growth Node around Highway 11 and Grasswood/Floral Roads was presented, with “peri-urban” levels of service. The proposed Grasswood Rural Growth Node would have higher levels of servicing than other rural growth areas (Rural Commercial/Industrial) identified on Schedule B; this would enable a variety of commercial and industrial development which would provide services and employment opportunities to the region. The proposed Grasswood Rural Growth

Node would also serve as a gateway into Saskatoon and is strategically located adjacent to the future Saskatoon Freeway.

Based on the feedback from the Committee, Corman Park Administration, along with Saskatoon and Urban Systems, advanced work on servicing options for potable water, wastewater and stormwater management along with transportation analysis, financing and cost recovery options, and market analysis. A proposed land use concept for the entire study area is shown in Attachment 2. While this work focused on the proposed Grasswood Rural Growth Node (shown in Attachment 3), it examined servicing connections for the entire study area, including the proposed future urban growth area (shown as Attachment 4). Engagement with landowners, developers, other stakeholders and rights holders (First Nations) occurred throughout 2022 and concluded in early 2023.

During the fall of 2022 Saskatoon requested written confirmation of Corman Park's preferred servicing options for the proposed Grasswood Rural Growth Node and the specifics of the request(s) for the City servicing to this area, including the method of cost recovery of any future infrastructure. In March 2023, the Corman Park Chief Administrative Officer sent the Saskatoon City Manager a letter requesting that they endorse the proposed Grasswood Rural Growth Node as a long-term Corman Park growth area with "peri-urban" levels of service. The letter contained Corman Park's servicing preferences and specific requests for extension of services from Saskatoon to the proposed Grasswood Rural Growth Node. Further, it requested that Saskatoon continue to work with Corman Park on a regional servicing partnership for the study area. So far, a response to the letter from Saskatoon has not been received.

In June 2023, a draft SECP report was received from Urban Systems and the consulting services contract between Corman Park and Urban Systems ended. Corman Park and Saskatoon administrations have been working to complete the draft SECP. As reported at the May 6 Planning Committee meeting, the content and mapping changes to the draft SECP report are largely complete. A comprehensive project timeline is included as Attachment 5.

Corman Park Administration is meeting with the General Manager of Community Services and Director of Planning and Development on Friday May 31 and will be drafting a letter confirming the timeline for completion of the SECP following that meeting.

### **Project Update**

The timeline for completing the SECP is currently uncertain; however, Administration is expecting the May 31, 2024 meeting with Saskatoon to confirm a completion deadline. If that does not occur, Administration will work to develop alternative approaches for completing the SECP.

### **Servicing Options:**

Administration will be including Epcor as a potential potable water service provider in the draft SECP. Section 31.3.14 Components of a Concept Plan in the P4G DOCP requires that concept plans identify *servicing strategies and proposed alignment and locations for infrastructure and*

*facilities*. The servicing options that were developed for the current draft SECP are outlined below.

*Wastewater Management (sewer):*

- Option 1 - Des Nedhe Group Wastewater Treatment Plant
- Option 2 - Off-peak pumping to the City of Saskatoon infrastructure

Both options have a serviceable area identified, along with conceptual locations for future lift station(s) and forcemain(s). Both options were identified as having limited servicing capacity for commercial and industrial development and, as a result, are not able to service the entire Grasswood Rural Growth Node. Urban Systems advised that the two servicing options are not mutually exclusive and can potentially work in tandem to service a larger area.

*Stormwater Management (drainage):*

- Option 1 – Discharge to City of Saskatoon infrastructure
- Option 2 – Evaporation Ponds with potential irrigation

Stormwater management is noted as the most challenging servicing issue in the SECP study area, due to rolling topography, high water table and no natural outlet for stormwater discharge. Further analysis is needed on soil conditions and crop type is needed if the irrigation option is pursued. Both options are noted as having significant infrastructure requirements and means of cost recovery from developers.

*Potable Water:*

- Option 1 – Extension of Saskatoon Services – Stonebridge connection (conceptual)
- Option 2 – Continue to utilize SaskWater and private water utilities

Both options are noted as requiring significant infrastructure upgrades (i.e. a reservoir) to achieve fire flows. Urban Systems included a Des Nedhe water reservoir as an additional servicing option, but it has not yet been determined if Des Nedhe would be drawing from the SaskWater raw water line, the SaskWater potable line or directly from Saskatoon. Therefore, this option was not developed to the same level of detail as the other two options. However, it is noted as a potential servicing option that could be investigated as part of the implementation of the SECP. A similar approach to Epcor potable water servicing could be taken in order to complete the SECP.

Epcor Partnership:

A partnership with Epcor is developing and potentially provides a new potable water servicing option for the proposed Grasswood Rural Growth Node.

**Next Steps**

The next steps in the project include finalizing the servicing options for potable water, wastewater and stormwater management. This includes adding Epcor as a servicing option for

potable water, as well as confirming if any servicing options with the City of Saskatoon will be shown in the SECP. Depending on the servicing options and method of service delivery (such as establishing a new private utility provider in the region) the method of financing servicing infrastructure and cost recovery from developers would likely be revisited.

Approval of the SECP involves a referral of the final Plan to the three other partner municipalities (Warman, Martensville and Osler), a report recommending approval of the SECP to the District Planning Commission and then approval of individual DOCP amending bylaws by each of the five member municipalities. Final approval of the SECP (as an amendment to the DOCP) comes from the Minister of Government Relations.

### **Attachments**

1. *Approved Land Uses – SECP Study Area*
2. *SECP Future Land Use Map*
3. *Proposed Grasswood Rural Growth Node*
4. *Proposed Urban Growth Area*
5. *Project Timeline*

**Prepared by:** Vicky Reaney, RPP, MCIP, Senior Planner

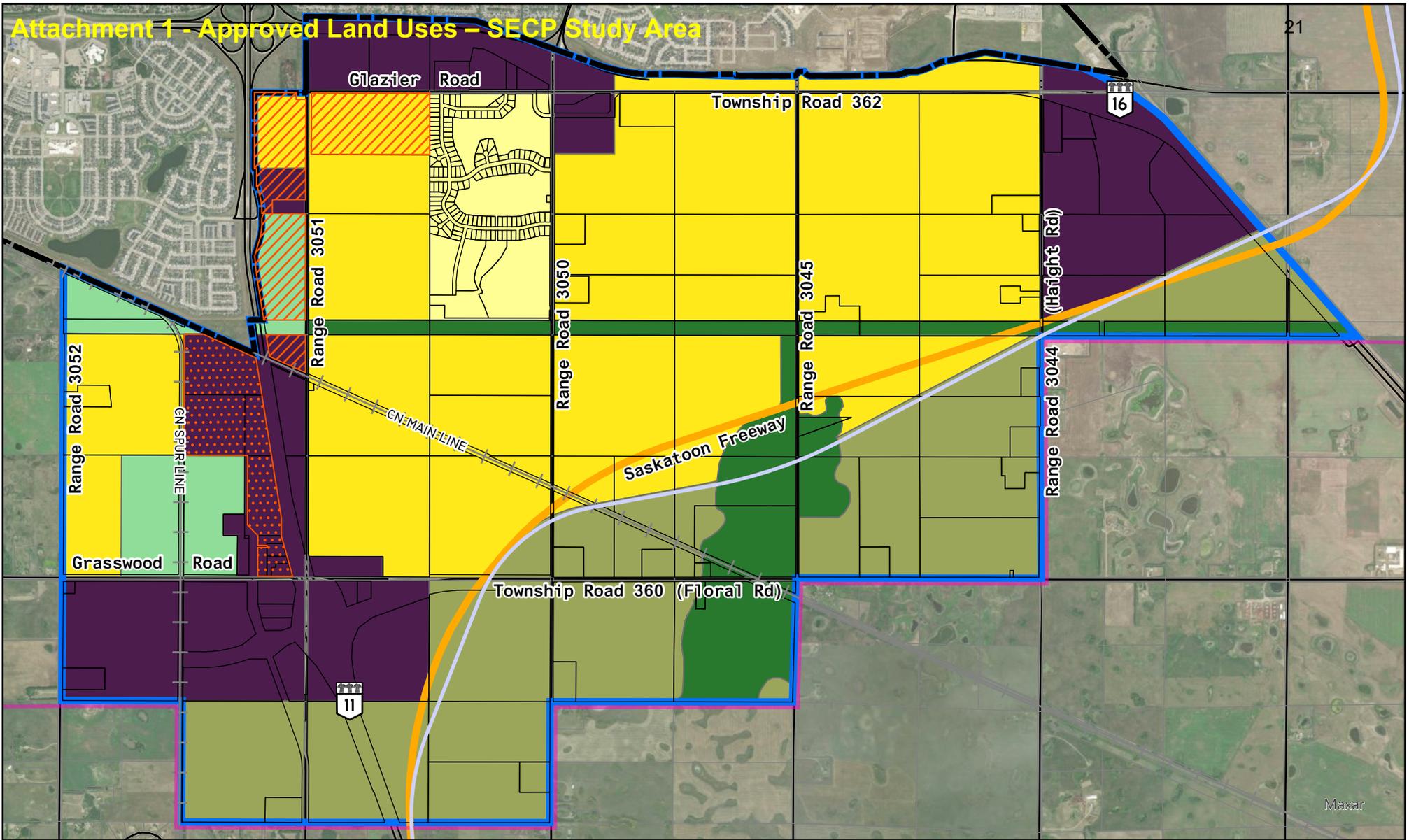
**Owned by:** Planning and Development

**Reviewed by:** Kylie Stumborg, RPP, MCIP, Senior Planner

**Approved by:** Jim Charlebois, RPP, MCIP, Director of Planning and Development

**Approved by:** Kerry Hilts, Chief Administrative Officer

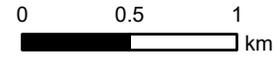
# Attachment 1 - Approved Land Uses - SECP Study Area



## South East Concept Plan: Approved P4G Land Use

- Study Area
- P4G Planning District
- Saskatoon Boundary
- + CN Rail Line
- Preferred Freeway Alignment - February 2022
- Previous Freeway Alignment
- Cowessess First Nation Land Holdings
- English River First Nation Reserve Lands

- Land Use\***
- Agriculture
  - Country Residential
  - Green Network Study Area
  - Recreation, Parks, and Culture
  - Urban Commercial/Industrial
  - Urban Residential Neighbourhood



SCALE  
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CO-ORDINATE SYSTEM  
NAD 1983 CSRS UTM Zone 13N

DATA SOURCES  
Information Services Corporation, Sask  
Sask Surface Cadastral Dataset

\*Land Uses Approved as of February 15, 2023

Rural Municipality of  
**Corman Park**

**City of  
Saskatoon**

This map is conceptual only. The R.M. of Corman Park administers this data in good faith, but does not accept any liability that may arise from incorrect, incomplete or misleading information illustrated on this map, or improper use of the information provided.

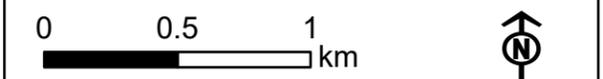
User: lsmith | Date: 1/10/2024 | Figure

# Attachment 2 - SECP Future Land Use Map

## South East Concept Plan Future Land Use

-  Urban Mixed Use Node
  -  Proposed Interchange
  -  Potential Interchange
  -  Proposed Rural Main Road
  -  Proposed Arterial Network
  -  CN Rail Line
  -  Watercourse
  -  Waterbodies
  -  SE Concept Plan Boundary
  -  Cowessess First Nation Land Holdings
  -  English River First Nation Reserve Lands
  -  Saskatoon
- Land Use**
-  Agriculture
  -  Country Residential
  -  Green Network Study Area
  -  Recreation
  -  Rural Arterial Commercial
  -  Rural Business Commercial
  -  Rural Light Industrial
  -  Urban Commercial
  -  Urban Light Industrial
  -  Urban Residential Neighbourhood

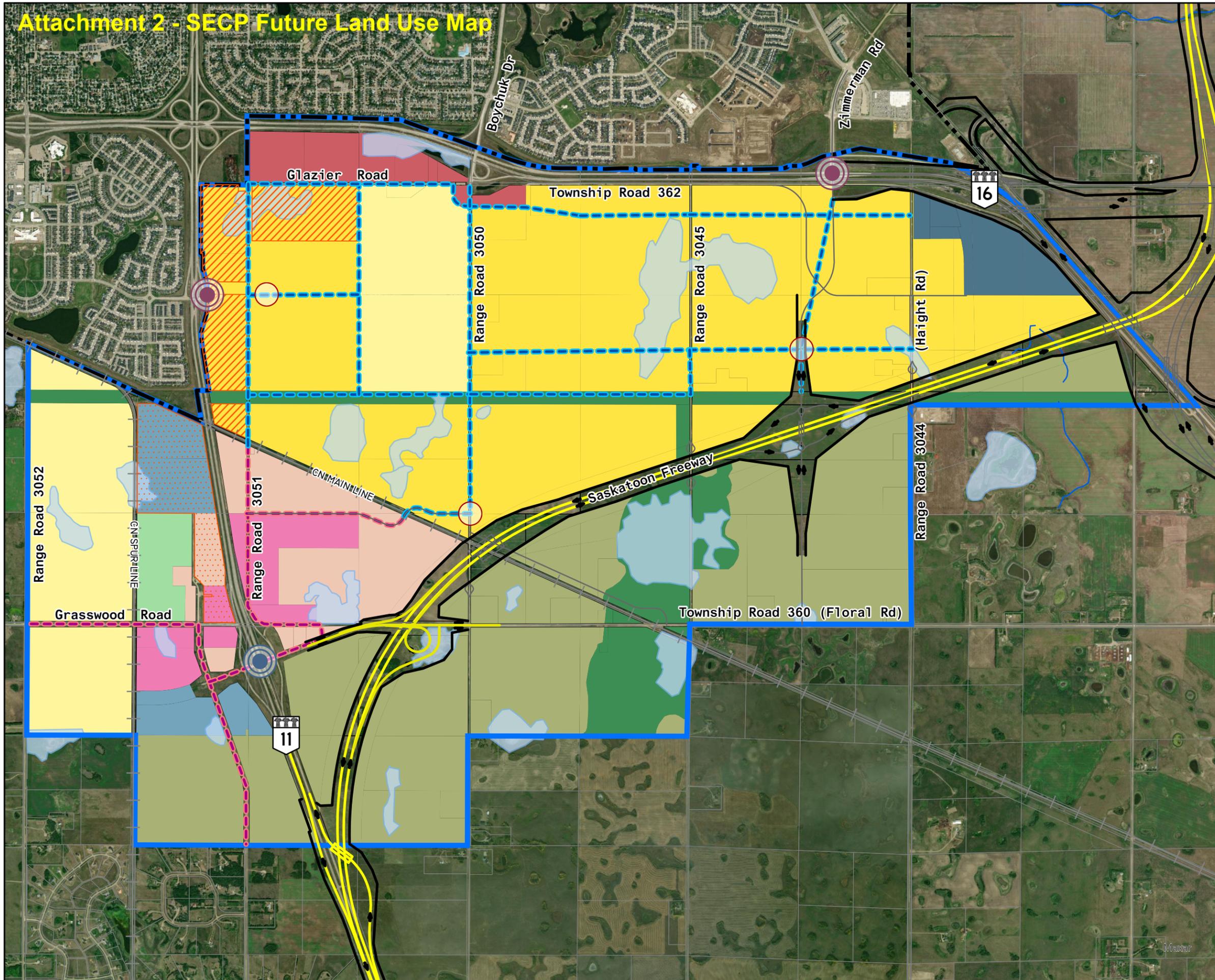
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**DATA SOURCES**  
Information Services Corporation, Sask  
Sask Surface Cadastral Dataset



# Attachment 3 - Proposed Grasswood Rural Growth Node

## South East Concept Plan

### Land Use Within Rural Growth Node

-  Urban Mixed Use Node
  -  Proposed Interchange
  -  Potential Interchange
  -  Proposed Rural Main Road
  -  Proposed Arterial Network
  -  CN Rail Line
  -  Watercourse
  -  Waterbodies
  -  SE Concept Plan Boundary
  -  Cowessess First Nation Land Holdings
  -  English River First Nation Reserve Lands
  -  Saskatoon
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  -  Country Residential
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  -  Recreation
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  -  Rural Business Commercial
  -  Rural Light Industrial

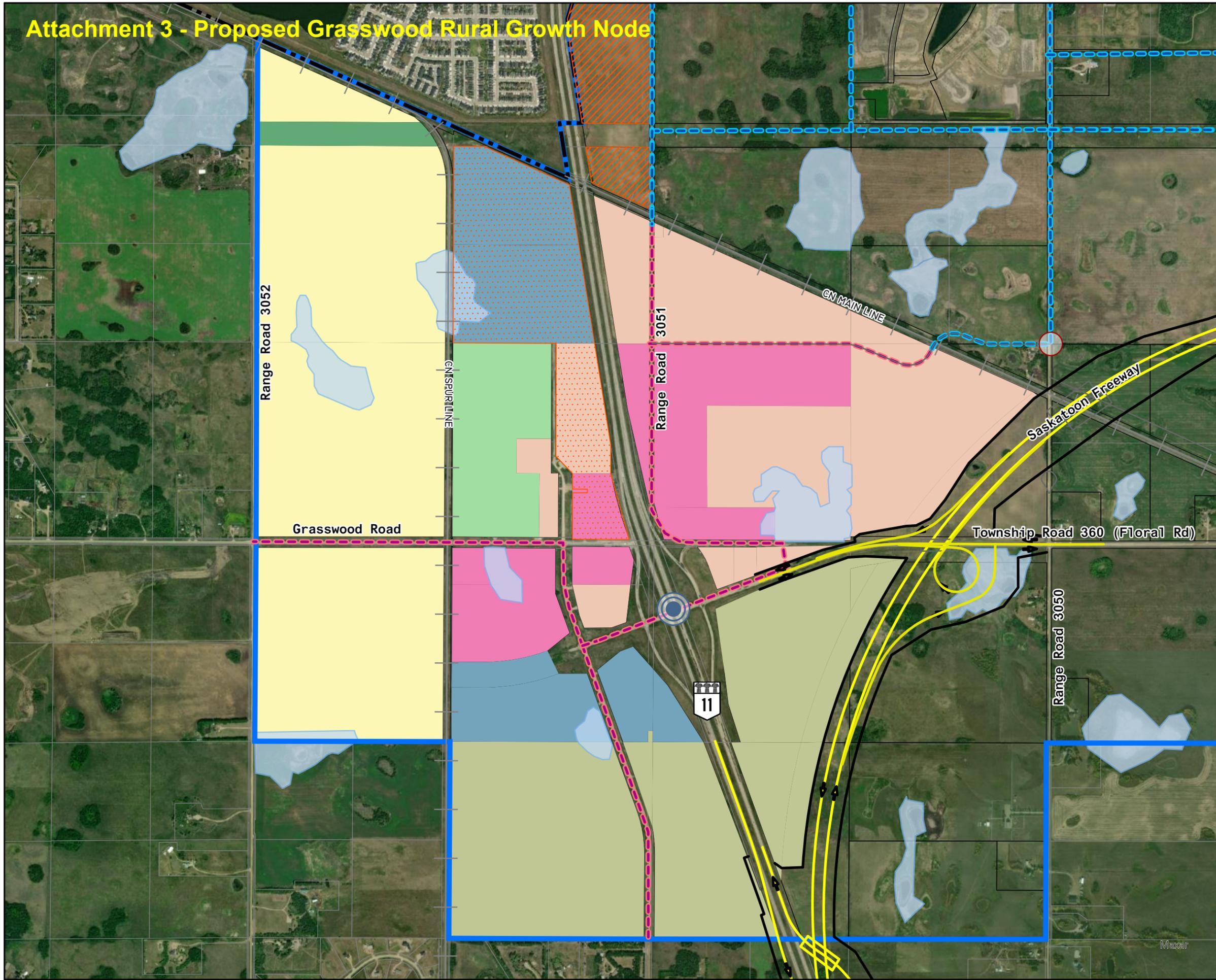
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**DATA SOURCES**  
Information Services Corporation, Sask  
Sask Surface Cadastral Dataset



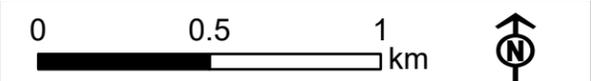
# Attachment 4 - Proposed Urban Growth Area

## South East Concept Plan

### Land Use Within Urban Growth Node

- Urban Mixed Use Node
  - Proposed Interchange
  - Potential Interchange
  - Proposed Rural Main Road
  - Proposed Arterial Network
  - CN Rail Line
  - Watercourse
  - Waterbodies
  - SE Concept Plan Boundary
  - Cowessess First Nation Land Holdings
  - English River First Nation Reserve Lands
  - Saskatoon
- Land Use
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  - Urban Commercial
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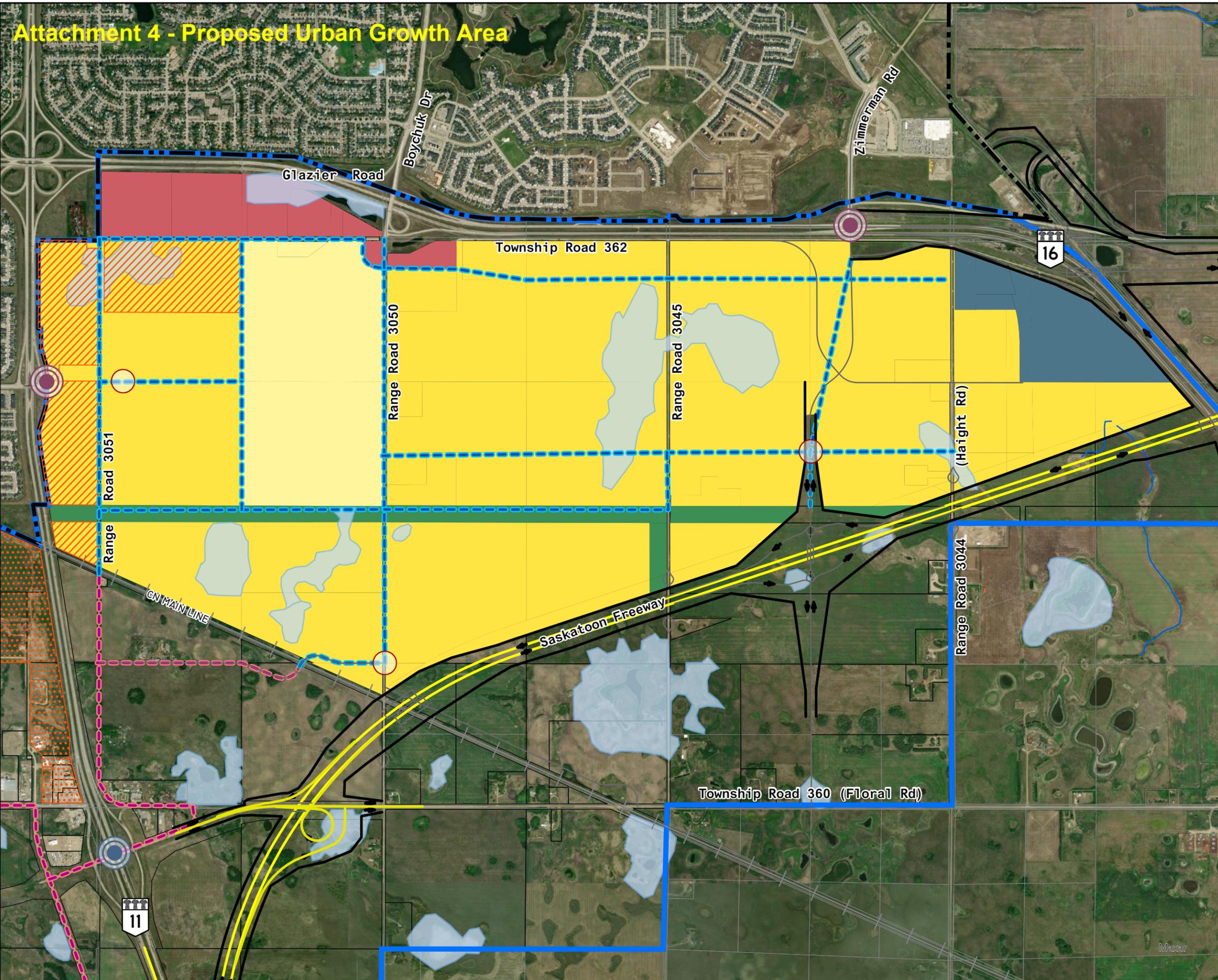
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**DATA SOURCES**  
Information Services Corporation, Sask  
Sask Surface Cadastral Dataset



## SUMMARY OF THE SOUTH EAST CONCEPT PLAN (SECP) PROJECT TIMELINE AND ENGAGEMENT AND COMMUNICATIONS SUMMARY

The SECP project is being undertaken in five phases, with each phase having its own purpose and outputs. The project timeline is adapted from a Communications and Engagement Summary Report that was prepared for the provincial TSSI funding program. In June 2023, a draft SECP report was received from Urban Systems and the consulting services contract between Corman Park and Urban Systems ended. Corman Park and Saskatoon Administrations have been working to complete the draft SECP since June 2023.

### PHASE 1: TAKING STOCK (JANUARY – APRIL 2021)

The purpose of this phase was to inform (communicate) to landowners, rights holders, and stakeholders about the project and its purpose, timelines and key deliverables.

Action	Purpose/Outputs (in bold)	Who Participated	Timing
<b>Project Kick Off Meeting</b>	Introduced the project, discuss background and overall project context, scope of work, schedule, roles and responsibilities, and next steps.  <b>A Project Charter</b> was finalized for the project.	Partnering municipalities (Corman Park and Saskatoon)	January 2021
<b>Servicing Meeting #1</b>	Discussed the background and context for infrastructure servicing in future urban areas, opportunities for interim and transitional servicing in the study area.	City of Saskatoon and Urban Systems	January 2021
<b>Steering Committee Kick Off Meeting</b>	Introduced the project team and members of the steering committee, provided a project overview and defined the Steering Committee's role in the project.  <b>A risk register and change management plan</b> were finalized.	Steering Committee consists of representatives from the partnering municipalities, other government agencies, utility providers and rights holders with land in the study area. The Steering Committee includes representatives from: the Ministry of Highways (MoH), P4G Director, English River First Nation, Cowessess First Nation, Water Security Agency (WSA), Ministry of Environment, Rural Municipality of Corman Park and City of Saskatoon.	February 9, 2021
<b>Steering Committee Meeting #2</b>	A <b>SECP Engagement and Communications Strategy</b> was developed for the project.  <b>Technical memo Task 1: Taking Stock</b> and an overview of the opportunities and constraints of four main servicing options for the area: <ol style="list-style-type: none"> <li>1. Individual servicing</li> <li>2. City of Saskatoon servicing</li> <li>3. Independent sub-regional servicing</li> <li>4. Small local utility providers or Cooperatives</li> </ol> An updated Saskatoon Freeway alignment for the study area was confirmed with the Ministry of Highways.	Rights holders (English River First Nation and Cowessess First Nation)  Targeted Stakeholders (key landowners or developers in the study area such as: Major Land Corporation, Colliers (for Zmanix Inc.), D&S Developments (Greenbryre Golf and Country Club Inc. and Greenbryre Estates), private utility providers and key regulators such as the Ministry of Highways and Water Security Agency).	March 10, 2021

Action	Purpose/Outputs (in bold)	Who Participated	Timing
<b>Webpage update</b>	Served as central hub for project information and upcoming opportunities to engage throughout the project.  Introduced the SECP, its rationale, anticipated process, and key deliverables  <b>Launched project website:</b> <a href="https://www.rmccormanpark.ca/318/South-East-Concept-Plan">https://www.rmccormanpark.ca/318/South-East-Concept-Plan</a>	Rights holders Targeted stakeholders and stakeholders Landowners, inside and outside study area Other agencies and organizations including Emergency Services, Saskatoon Chamber of Commerce and the ministries of Government Relations, Agriculture, Saskatchewan Health Authority and the Heritage Conservation Branch.	February 2021
<b>Project Newsletter #1</b>	Introduced the SECP, share project webpage link, and notification of upcoming engagement opportunities.	Rights holders Targeted stakeholders and stakeholders Landowners within and outside the SECP area	March 2021
<b>P4G District Planning Commission (DPC) Project Update #1</b>	Provided a status update on Phase 1 of the project and next steps for Phases 2 and 3.	Partnering municipalities and the other P4G municipalities (City of Martensville, City of Warman, Town of Osler).	April 2021

#### PHASE 2: VISIONING (MARCH – MAY 2021)

The purpose of this phase was to develop specific project goals and objectives with the project partners (Saskatoon and Corman Park, Des Nedhe) that will further shape land use, servicing, financing, and phasing directions.

Action	Purpose/Outputs (in bold)	Who Participated	Timing
<b>Workshop with Municipal Partners</b>	Determined the partner's short- and long-term objectives for the study area and criteria for evaluating servicing options.  <b>PESTEL analysis (political, environmental, social, technology, economic and legal) memo.</b>  <b>Four interim servicing approaches were identified, to be further evaluated by the project consultants.</b>	Partnering municipalities	April 21, 2021
<b>Workshop with Steering Committee</b>	Identified opportunities and barriers to infrastructure delivery (land servicing) and determined criteria for evaluating each of the servicing options presented.  The Steering Committee weighed the opportunities and constraints of sub-regional utility systems with unconventional connections into City of Saskatoon urban servicing. Targeted stakeholders revealed their stances and preferences on servicing delivery, as applicable.	Targeted Stakeholders	May 19, 2021
<b>Stakeholder Interviews</b>	Met with identified stakeholders to provide an opportunity for a one-on-one conversation with the project consultant.  Identified stakeholder aspirations and high priority areas for development.  Explored financing and funding opportunities and barriers to servicing and infrastructure delivery.	Landowners and developers inside the study area Rights holders Targeted Stakeholders	March – May 2021

Action	Purpose/Outputs (in bold)	Who Participated	Timing
	<b>A memo with findings and themes from the stakeholder interviews.</b>		

**PHASE 3: POSSIBILITIES (JUNE 2021 - APRIL 2022)**

The purpose of this phase was to develop growth scenarios and various land use and servicing options with the partnering municipalities, potential servicing partners and the steering committee.

Action	Purpose/Outputs (in bold)	Who Participated	Timing
<b>Project Partner Meetings</b>	<p>Given the complexities of interim servicing options proposed by the project consultant and related financing and cost recovery methods for investments in regional infrastructure, a series of meetings were held between the partnering municipalities starting in June 2021.</p> <p>Initially the RM was without an Administrator/CAO which delayed decisions about preferred servicing and land use for the study area. In August 2021, a new Administrator/CAO for the RM was hired. Conversations between the municipalities resumed, focusing on possible arrangements for regional service provision and proposed land use. The RM proposed that the rural growth node be established in a portion of the study area. The concept of a rural growth area with limited urban or otherwise higher than typical rural levels of servicing had not been contemplated to date in the P4G region.</p> <p>There was a desire to document changes to the approved P4G District Land Use map being proposed which necessitated a Land Use Memo being drafted by the project consultant and circulated to the project partners.</p> <p>Servicing for Future Urban Growth Areas was completed by Saskatoon in April of 2021 and examined by the consultant and Corman Park for interim and transitional servicing opportunities. More detailed servicing options for the proposed rural growth node were outlined in memos for sanitary sewer, storm water management and potable water servicing. The servicing options outlined involve unconventional connections into City of Saskatoon or establishment of new sub-regional utilities. These servicing options which have not been implemented in the P4G region to date.</p> <p><b>Examples of Intermunicipal Servicing Agreements, a Financing and Cost Recovery memo and Land Demand Forecast memo were also deliverables that were prepared by the project consultant and discussed between the partnering municipalities in Phase 3.</b></p>	Partnering municipalities	June 2021 – April 2022
<b>Rights Holder Meetings</b>	<p>Starting in the summer of 2021 a series of discussions occurred between the RM and Des Nedhe Group, a business and investment corporation owned by English River First Nation. A servicing partnership for the proposed rural growth node was contemplated, using English River’s wastewater treatment plant (WWTP) that was constructed on reserve lands in the study area. This servicing arrangement was of mutual interest to the two parties as it would provide customers for the WWTP, as well as potentially more servicing capacity for the RM.</p>	English River First Nation RM of Corman Park	November 2021

Action	Purpose/Outputs (in bold)	Who Participated	Timing
	A long-term effluent management strategy, initial and ultimate treatment capacity of the WWTP, potential service catchment areas, ownership of the WWTP and operation and maintenance of a new utility were identified as issues in the partnership. <b>A Memorandum of Understanding (MOU) was signed between the RM and English River First Nation which committed the partners to work towards solutions on the above issues.</b>		
<b>Steering Committee Meeting #3</b>	Presented findings from the stakeholder interviews and City/RM workshop that occurred in Phase 3.  Summarized the <b>Desktop Natural Area Screening</b> recommendations and present the “ultimate” servicing strategy for Future Urban Growth Area.	Rights holders Targeted stakeholders Agencies/Organizations	May 19, 2021
<b>Steering Committee Meeting #4</b>	Presented and discussed a summary of interim servicing options.  <b>Amendments to Future Urban Growth Area concept based on the updated Saskatoon Freeway Phase II functional study.</b>	Rights holders Targeted stakeholders Agencies/Organizations	July 20, 2021
<b>Steering Committee Meeting #5</b>	Presented and discussed the draft <b>Off-Peak Sanitary Servicing Option and Financing and Cost Recovery Memo.</b>  Provided updates on: Municipal Project manager transition, Saskatoon Freeway Phase II functional study and <b>Future Urban Growth Area Concept &amp; Servicing being led by the City of Saskatoon and Saskatoon Water.</b>	Rights holders Targeted stakeholders Agencies/Organizations	October 26, 2021
<b>Website Update #2</b>	Provided project updates, report on previously completed activities, communicate ways to be involved in future engagement activities	Rights holders Targeted stakeholders and stakeholders Landowners, inside and outside study area Agencies/Organizations	November 2021
<b>P4G DPC Project Update #2</b>	Provided overview of the results from Phase 2 workshops with the partnering municipalities and steering committee	P4G Municipalities	August 2021
<b>P4G DPC Project Update #3</b>	Provided a brief project update on tasks from Phase 3 of the project	P4G Municipalities	December 2021
<b>P4G DPC Presentation #1</b>	Provided the Commission with information on upcoming engagement sessions (stakeholder interviews, rural growth node information session and virtual open house)	P4G Municipalities	May 4, 2022

#### PHASE 4: CHARTING THE COURSE (MAY – JUNE 2023)

The purpose of this phase was to develop a draft land use vision, SECP Future Land Use map and servicing options and to provide an opportunity for landowners inside the study area, rights holders, stakeholders as well as members of the public to review the draft options and provide feedback prior to the SECP being finalized.

Action	Purpose/Outputs (in bold)	Who Participated	Timing
<b>Project Co-sponsor Meetings</b>	<p>Discussed project management issues including budget, timelines, deliverables and upcoming engagement.</p> <p>Obtained consensus and direction on desired recommendations for the draft concept plan and critical path for municipal approvals.</p>	Partnering municipalities	June – October 2022
<b>Project Partner Meetings</b>	<p>Prepared for engagement activities and collaborating on engagement and communication content and messaging.</p> <p>Completed technical analysis on servicing options and the future transportation network that is needed to support the land use vision.</p> <p><b>South East Concept Plan – Transportation Network Plan</b> – was development and finalized in these meetings.</p>	Partnering municipalities Urban Systems Consulting Team	May – August, 2022
<b>Rural Growth Node Information Session</b>	<p>Shared the proposed land use concept for the Rural Growth Node and introduce land use categories that are new to the P4G.</p> <p>Shared the servicing options for both the long-term ultimate and interim servicing options for the proposed Rural Growth Node.</p> <p>Shared relevant information to the proposed Rural Growth Node (transportation modelling and future Saskatoon Freeway plans, Desktop Natural Areas Screening, Market Demand analysis)</p> <p><b>Information session for approximately 25 landowners.</b></p>	Landowners and interested developers in the proposed rural growth node	June 22, 2022
<b>Rights Holder Meeting</b>	<p>Confirmed the initial and ultimate sanitary servicing capacity and potential for servicing partnership for the rural growth node.</p> <p><b>Confirmed messaging about the First Nation’s plans for servicing their reserve lands and the potential future capacity to service lands off reserve.</b></p>	English River First Nation	June 2022
<b>Rights Holder Meeting</b>	<p>Presented and obtained feedback on the proposed land use concept, servicing, transportation and infrastructure options for the study area.</p> <p>Shared information on timing and processes related to proposed future urban growth and servicing, as well as the rural growth node.</p> <p>Obtained feedback on the proposed changes to land use concept related to Cowessess First Nation’s lands and how these will be reflected in the final SECP.</p> <p><b>Cowessess First Nation indicated support for the proposed land use designation (Urban Residential) on their lands and was informed on the future infrastructure plans for the study area, including plans for completing the “Stonebridge Flyover” project. Cowessess First Nation shared plans for their lands (pursue reserve designation).</b></p>	Cowessess First Nation	October 2022

Action	Purpose/Outputs (in bold)	Who Participated	Timing
<b>Stakeholder Interviews</b>	Met with identified stakeholders and provide an opportunity for a one-on-one conversation with the project consultant and partnering municipalities.  Shared information presented at the <b>Rural Growth Node Information Session.</b>  <b>Individual interviews with landowners/developers: Robert Richardt, Funtime Junction RV Park and Campground Ltd., Xmanix Inc./Vincent Enterprises, Chelsea DaSilva, Major Lands Corporation/Decora Homes, Robert Williams/Ed Ramsey, Western Mobile Homes/Robert Scissons, SAR Developments Inc.</b>	Landowners and interested developers in the proposed rural growth node area	July - August, 2022
<b>Stakeholder Interviews</b>	Met with identified stakeholders and provide an opportunity for a one-on-one conversation with the project consultant and partnering municipalities.  Shared information on proposed land use, interim development opportunities, timing of ultimate servicing and transportation modelling for the <b>future urban growth area.</b>  <b>Individual interviews with landowners: Ryan Peet, D&amp;S Development, Hellenic Orthodox Community, Deplaedt Investments Ltd., Lakeview Methodist Church and Hellenic Orthodox Church.</b>	Landowners and interested developers in the proposed future urban growth area	August – September, 2022
<b>Virtual Open house</b>	Presented the draft concept plan content and provide the public with the opportunity to ask questions and offer feedback. The virtual open house was available for an extended window to provide sufficient opportunity for participation.  <b>Interactive project website which is available for public viewing and comment. An archived version is still available:</b> <a href="https://storymaps.arcgis.com/stories/2b0f1554e3ea46848169e6da82144c1d">https://storymaps.arcgis.com/stories/2b0f1554e3ea46848169e6da82144c1d</a>	Rights holders Targeted stakeholders and stakeholders Landowners within and outside SECP area Agencies/Organizations	August-September, 2022
<b>Website Update #3</b>	Provided project updates, information on the upcoming virtual open house report and communicate ways to be involved in future engagement activities.	Rights holders Targeted stakeholders and stakeholders Landowners, inside and outside study area Agencies/Organizations	August 2022
<b>Project Newsletter #2 and Joint Public Service Announcement (PSA)</b>	Provided information on the upcoming virtual open house and ways to participate.	Rights holders Targeted stakeholders and stakeholders Landowners, inside and outside study area Agencies/Organizations	August 2022
<b>P4G DPC presentation #2</b>	Shared content and feedback received from rural growth node information session and stakeholder interviews.  Shared next steps in the project including rights holder meetings and upcoming virtual open house.	P4G Municipalities	August 3, 2022

Action	Purpose/Outputs (in bold)	Who Participated	Timing
<b>Corman Park Planning Committee Presentation</b>	Shared what is being proposed for the rural growth node including draft land use concept, servicing options and cost estimates.  Obtained feedback and confirm support for the proposed rural growth node.	RM Council	September 12, 2022
<b>ROC Presentation</b>	Shared what is being proposed for the land use concept, including new land uses for the rural growth node and land use refinements occurring in the urban growth area.  Shared next steps in the project including municipal approvals process (Phase 5).	P4G municipalities	October 27, 2022
<b>Draft SECP Report (Urban Systems led)</b>	The first draft of the SECP was received from Urban Systems in late December 2022. Saskatoon and Corman Park administrations provided feedback in January 2023 and a revised draft was not received until May 31, 2023. The consulting contract with Urban Systems ended in May 2023.	Partnering municipalities	December 2022-June 2023
<b>Letter to the City of Saskatoon re. Endorsement of Rural Growth Node and Servicing Options</b>	Saskatoon requested written confirmation of Corman Park's preferred servicing options for the proposed rural growth node and the specifics of the request(s) for the City servicing to this area, including the method of cost recovery of future infrastructure.  In March 2023, the Corman Park sent the Saskatoon City Manager a letter requesting that they endorse the proposed rural growth node as a long-term Corman Park growth area with "peri-urban" levels of service. The letter contained Corman Park's servicing preferences and specific requests for extension of services from Saskatoon to the proposed rural growth node. Further, it requested that Saskatoon continue to work with Corman Park on a regional servicing partnership for the study area. So far, a response to the letter from Saskatoon has not been received.	City of Saskatoon Council and senior administration	September 2022-March 2023  On-going
<b>Draft SECP (Corman Park and Saskatoon led)</b>	Corman Park and Saskatoon administrations are completing the draft SECP. Content and mapping changes are needed, to clarify the analysis, findings and recommendations.		June 2023 - present

#### PHASE 5: IMPLEMENTING THE PLAN (JUNE 2023 – TBD)

The purpose of this phase will be to facilitate the review and approval of the final SECP.

Action	Purpose/Outputs (in bold)	Who Will Participate?	Timing
<b>Project Co-Sponsor Meetings</b>	For partnering municipalities to meet separately from the project consultant to discuss content and recommendations in the final draft report, coordinate administrative reports to ROC and P4G DPC and the implement a critical path for municipal approvals.	Partnering municipalities	Ongoing until project is approved by partnering municipalities
<b>Final Presentation to the Steering Committee</b>	To present the final draft concept plan prior to public release and provide an opportunity for steering committee members to provide any final feedback and/or direction on the concept plan and to ask questions on behalf of their organizations.	Steering Committee	TBD

Action	Purpose/Outputs (in bold)	Who Will Participate?	Timing
<b>Final Presentation to P4G DPC</b>	To present the final SECP and for P4G DPC to make a recommendation to the Councils of the P4G Municipalities on adoption and next steps in project implementation.	P4G DPC	TBD
<b>Final Presentation to Regional Oversight Committee (ROC)</b>	ROC has no formal role in approval of the project. However, this committee acts a political oversight body on matters in the P4G Planning District and were provided project updates and consulted on the regional implications of the project findings and recommendations prior to adoption by the Councils of the five P4G Municipalities.	P4G ROC	TBD
<b>Public Hearings (each P4G Municipality)</b>	<p>Once finalized, the SECP must be adopted by bylaw by each of the P4G municipalities as an amendment to the P4G DOCP.</p> <p>A corresponding public hearing must be held by each municipality to answer questions from the public regarding the final SECP.</p>	<p>P4G Municipal Councils</p> <p>Stakeholders, rights holders, landowners within and outside the SECP area and members of the public</p>	TBD
<b>Saskatchewan Ministry of Government Relations (MGR)</b>	MGR is the approving body for the five P4G Municipal Councils to amend the P4G DOCP to append the SECP.	Director of Community Planning and Minister of Government Relations	TBD
<b>Final Project Update/Website Updates</b>	To provide a copy of the final SECP report and appendices and information on next steps and implementation.	<p>Rights holders</p> <p>Targeted stakeholders and stakeholders</p> <p>Landowners, inside and outside study area</p> <p>Agencies/Organizations</p>	TBD

### **Subject**

Des Nedhe non-residential connection fee and downpayment for the provision of wastewater treatment services in south Corman Park.

### **Recommendations**

1. THAT the Planning Committee recommend to Council a non-residential connection fee of \$288,000 per hectare of developable area for wastewater treatment service be recommended to the Grasswoods Wastewater Treatment Facility Advisory Committee
2. THAT the Planning Committee recommend to Council that Administration be directed to undertake a follow-up review of the connection fee within three years from the date the Wastewater Treatment Plant is operational.
3. THAT the Planning Committee recommend to Council Option 1, developers submit a complete development application with a 75% downpayment on a first-come first-served basis, for wastewater capacity reservation at the Des Nedhe Wastewater Treatment Plant.

### **Background**

In 2021, Des Nedhe Group (Des Nedhe), an English River First Nation company, built a Membrane Bioreactor Wastewater Treatment Plant (WWTP) on English River First Nation reserve lands in south Corman Park.

In 2023 Corman Park entered into an Agreement with Des Nedhe to reserve 500 cu.m. of treated capacity at the Des Nedhe Treatment Plant. The 500 cu.m capacity was secured for developments to connect to the WWTP and offer sanitary services to residents. Council endorsed a residential connection fee of \$6,200 per lot on November 20, 2023, which was approved at the Grasswoods Wastewater Treatment Facility Advisory Committee (Advisory Committee) on November 21, 2023.

### **Discussion**

The ongoing operational fees to be charged to residents and/or developers will be established by the Advisory Committee, upon recommendation from Corman Park. Developers will benefit from the wastewater service, therefore will pay a non-residential connection fee.

#### **Non-Residential Connection Fee**

The non-residential connection fee can be charged per lot, per cubic metre of treatment capacity or per hectare. A review of rural and urban municipal connection fees and development levies was conducted (City of Saskatoon, R.M. of Edenwold, and City of Martensville) to determine an equitable connection fee for developments in Corman Park.

Based on the information collected, it is recommended the non-residential connection fee be charged on a per hectare basis. Charging the connection fee based on per hectare was the most equitable method as non-residential lot sizes vary significantly and the amount of

wastewater produced from these developments also varies as the non-residential land uses and zoning districts allow for a variety of uses. The non-residential connection fee was evaluated comparatively with the residential connection fee and was calculated so that Corman Park will recoup the same amount of fees whether the land is developed as residential or non-residential. Based on the review of other municipalities and overall evaluation, the recommended non-residential connection fee is \$288,000 per hectare of developable area.

#### Fee Review

Administration is recommending the non-residential connection fee be reviewed within three years from the date the WWTP is operational, to ensure that the fees are equitable for Corman Park, Des Nedhe and ratepayers. Any proposed changes to the connection fee would be outlined by Administration to Committee for their endorsement and recommendation to the Advisory Committee for approval prior to any changes being applied.

#### Capacity Reservation

Several developers have expressed interest in connecting to the WWTP for their wastewater management. Since the initial treatment capacity available to Corman Park is limited to 500 cubic metres per day, Administration is recommending a downpayment from developers to reserve capacity in the WWTP, with requirements for a timeline for their buildout. Administration has prepared the following two options for Council's recommendation. It is recommended that both options include a two-year timeframe to initiate construction following approval of the development proposal.

##### *Option 1 – Recommended Option*

Developers be permitted to submit a complete development application package with a 75% downpayment based on the recommended non-residential connection fee and the area of development to reserve their wastewater treatment capacity on a first-come, first-served basis.

##### *Option 2 - Alternative to Recommendation 3*

Administration will release an Expressions of Interest (EOI) for development proposals within a defined service area. The proposal will need to provide information on the land use and proposed development densities, wastewater capacity requirements, development phasing and timeline to full build-out. The proposals will be evaluated against a set of criteria Administration will prepare in advance of the release of the EOI. The selected development(s) will be required to provide a 75% downpayment to Corman Park to reserve their wastewater treatment capacity.

#### Allocation Split

Administration considered the capacity of wastewater treatment Corman Park has reserved is allocated to residential and non-residential development equally. Administration is not recommending an allocation split within the initial 500 cu.m. allocation but could consider an allocation split at the three year review.

### **Implications**

- Strategic:** Obtaining a downpayment to reserve capacity of wastewater treatment provides certainty to all parties. Developers are guaranteed wastewater treatment services, Des Nedhe's WWTP will be able to operate uninterrupted and Corman Park is ensured cost recovery of our investment.
- Financial:** The non-residential connection fee will allow Corman Park to recover our investment costs.
- Policy/Legal:** Corman Park has entered into a 30-year agreement with Des Nedhe Utilities GP for 500 cubic metres of disposal capacity at their Wastewater Treatment Plant, with options to reserve more capacity as the system expands. Corman Park will be executing servicing agreements with developers for their developments and will include connection fees for wastewater treatment services.
- Communications:** Communication is ongoing with developers and Des Nedhe Utilities GP.
- Other Implications / Options:** Council could choose not to support the proposed fees. This is not recommended as Corman Park has invested in and is offering a service to developers and residents and needs to recoup the costs of our investment for this service.
- Council could choose to adjust the down payment percentage amount or remove it completely. This is not recommended as a down payment ensures developers' commitment to develop their land within a certain timeline as well as provides certainty to Des Nedhe and the operations of the WWTP.
- Council could choose to allocate the wastewater capacity equally between residential and non-residential. This is not recommended currently as the WWTP requires effluent to function. Allowing for any form of development to occur to utilize the remaining capacity enables the WWTP to begin operations and function as intended.

**Next Steps**

Corman Park representatives on the Advisory Committee will recommend the Committee approve the non-residential connection fee as determined by Council.

Administration will continue to work with developers and Des Nedhe Utilities GP on development timelines and operations of the WWTP.

**Prepared by:** Kylie Stumborg, RPP, MCIP, Senior Planner

**Owned by:** Planning and Development

**Reviewed by:** Hayder Lateef, P.Eng., Senior Engineer

**Reviewed by:** Vicky Reaney, RPP, MCIP, Senior Planner

**Approved by:** Jim Charlebois, RPP, MCIP, Director of Planning and Development

**Approved by:** Kerry Hilts, Chief Administrative Officer

### **Title**

Country Residential - Requested Amendments to Accessory Building Areas

### **Recommendation**

THAT Planning Committee recommend to Council to direct Administration to include the evaluation of the requested amendments to the maximum areas for accessory residential buildings into the Zoning Bylaw Review.

### **Background**

At the April 8, 2024, Planning Committee meeting, Mr. Garry Derenoski presented a letter requesting changes to the maximum permitted floor area for accessory buildings in the Country Residential 1 (CR1) Zoning District. The requested amendments include increases to the maximum permitted floor area of accessory buildings on parcels 2.5 acres and larger and a request to enact architectural control regulations for accessory buildings in the CR1 Zoning District. This report from Administration outlines options for Council consideration.

### **Discussion**

The requested increases to the maximum permitted gross floor area for accessory buildings in the CR1 Zoning District are as follows:

1. Parcels from 2.5 acres to 4.9 acres in size – increase maximum permitted accessory building gross floor area from 285 m<sup>2</sup> (3067.7 ft<sup>2</sup>) to 350 m<sup>2</sup> (3768 ft<sup>2</sup>).
2. Parcels from 5 acres to 9.9 acres – increase maximum permitted accessory building gross floor area from 330 m<sup>2</sup> (3552.1 ft<sup>2</sup>) to 450 m<sup>2</sup> (4845 ft<sup>2</sup>).
3. Parcels from 10 acres and larger – increase maximum permitted accessory building gross floor area from 380 m<sup>2</sup> (4093.3 ft<sup>2</sup>) to 550 m<sup>2</sup> (5922 ft<sup>2</sup>).
4. Establish architectural controls for accessory buildings to compatibility with the surrounding community.

### **Research**

In response to the requested amendments, Administration has completed a jurisdictional scan of rural municipalities of similar size in Saskatchewan, Manitoba, and Alberta. The results of the jurisdictional scan are outlined in Attachment 2.

In summary, Administration's research indicates that the R.M. of Corman Park's (Corman Park) zoning regulations for accessory building size in Country Residential zoning districts provides substantial flexibility compared to similar municipalities in the prairie Provinces. From the eight municipalities that Administration researched, only one, Strathcona County, permit accessory buildings over 371 m<sup>2</sup> (4000 ft<sup>2</sup>). In Strathcona County, the maximum size permitted does not exceed the current maximum of the Corman Park's Zoning Bylaw regulation of 380 m<sup>2</sup> (4093.3 ft<sup>2</sup>).

The requested amendments also included the implementation of architectural controls to ensure that any outbuildings fit with the community. Section 73 of *The Planning and Development Act, 2007 (Act)* outlines the provisions for Architectural Controls (see Attachment 3). The intent of Section 73 is to apply the architectural controls within an area of the municipality that Council considers it desirable to control the architectural detail, materials and colours of buildings within that area. The proposed use for accessory buildings does not align with the intent of Section 73 of the *Act*.

### **Options for Consideration**

#### *Zoning Bylaw Regulations Amendment Options:*

1. Parcels from 2.5 acres to 4.9 acres in size – increase maximum permitted accessory building gross floor area from 285 m<sup>2</sup> (3067.7 ft<sup>2</sup>) to 350 m<sup>2</sup> (3768 ft<sup>2</sup>).
  - a. The request would increase the potential maximum lot coverage of accessory buildings from a range of 14 – 28% to a range of 18 – 35% in the Country Residential 1 District.
2. Parcels from 5 acres to 9.9 acres – increase maximum permitted accessory building gross floor area from 330 m<sup>2</sup> (3552.1 ft<sup>2</sup>) to 450 m<sup>2</sup> (4845 ft<sup>2</sup>).
  - a. The request would increase the potential maximum lot coverage of accessory buildings from a range of 8 – 16% to a range of 11 – 22 % in the Country Residential 1 District.
3. Parcels from 10 acres and larger – increase maximum permitted accessory building gross floor area from 380 m<sup>2</sup> (4093.3 ft<sup>2</sup>) to 550 m<sup>2</sup> (5922 ft<sup>2</sup>).
  - a. The request would increase the potential maximum lot coverage of accessory buildings from 9% to 14% in the Country Residential 1 District.
4. Put in architectural controls to ensure any accessory buildings fit with the community.
  - a. Architectural controls for accessory buildings do not align with the intent of Section 73 of *The Planning and Development Act, 2007* and are not recommended.

#### *Zoning Bylaw Amendment Process Options:*

The following five amendment process options for Council's consideration are:

1. Advise the ratepayer that Administration will review potential amendments as part of the Zoning Bylaw Review (**preferred Option/Recommendation**).
2. The ratepayer could submit an application for a Zoning Bylaw text amendment for the requested changes to the maximum floor area for accessory buildings.

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3. Communicate to the ratepayer that if they applied for a building permit for the proposed accessory building it would be denied, but that they have the right of appeal to the Development Appeals Board.
  4. Council could direct Administration to prepare a bylaw for the requested text amendments in advance of the Corman Park Zoning Bylaw Review.
  5. The ratepayer could apply for rezoning by contract for Lot 1, Block 1, NW 22-35-05-W3 to allow a larger accessory building on the site.

### **Implications**

#### **Strategic**

If the amendments are completed without the applicant going through the proper process, the application will set a precedent. If accessory building size standards are increased, they will impact the character of the Country Residential 1 District.

#### **Financial**

As part of processing a zoning bylaw amendment application, a fee is required to cover the costs of advertising. If Council wishes to direct administration to lead the amendment, the RM will be responsible for all advertising costs. By not collecting a fee, the R.M. will also lose any opportunity for cost recovery with regards to staffing resources required for the bylaw amendment.

#### **Policy/Legal**

The requested amendments require a Zoning Bylaw amending bylaw to be approved by Council.

#### **Communication**

Administration will notify the applicant of Council's decision and/or direction with respect to the options outlined above.

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**Attachments:**

Attachment 1 – Requested Country Residential Amendments Letter from Mr. Garry Derenoski

Attachment 2 – Municipal Scan Results

Attachment 3 – Planning and Development Act, RSS 2007 – Section 73 Architectural Controls

**Prepared by:** Brett Kitchen, RPP, MCIP, Planner II

**Owned by:** Planning and Development

**Reviewed by:** Adam Toth, RPP, MCIP, Senior Planner

**Approved by:** Jim Charlebois, RPP, MCIP, Director of Planning and Development

**Approved by:** Kerry Hilts, Chief Administrative Officer

March 27, 2024

Reeve Judy Harwood  
Rm Corman Park

Attention: Reeve Harwood and Council

Re: Proposed bylaw changes, allowable outbuilding square footage on acreages outside of P4G

I would like to present to Council at the next Planning Committee meeting to request a change to the current bylaws as they pertain to outbuildings for residents outside of P4G.

### **Background**

Canvassing ratepayers in my community, all ratepayers I have spoken with agree the allowable outbuilding square footage on acreages is very restrictive and does not follow logic. The RM staff also agree.

As the number of acres owned by residents increases the square footage allowances for outbuildings decrease after one acre. All portable buildings including portable garden sheds on skids and even overhanging roof area of a barn or shelter count as outbuilding square footage that reduce allowable outbuilding square footage. I have spoken with Heidi at the RM regarding the current bylaws for country residential and she provided the following information of allowable square footage for outbuildings.

1. Less than 1 acre allows for 1614 ft.<sup>2</sup> of outbuilding
2. 1 acre to 2.4 acres allows for 2691 ft.<sup>2</sup> outbuilding - an increase of 1077 ft.<sup>2</sup>
3. 2.5 acres to 4.9 acres allows for 3067.7 ft.<sup>2</sup> - an increase of only 376.7 ft.<sup>2</sup> from #2 above
4. 5 acres to 9.9 acres allows for 3552.1 ft.<sup>2</sup> of outbuilding - an increase of 484.4 ft.<sup>2</sup>
5. above 10 acres allows for 4090.3 ft.<sup>2</sup> of outbuilding – an increase of 538.2 ft.<sup>2</sup>

Heidi could not identify why or when these allowances and/or bylaws were put in place. She said there is no documentation to explain how the formula was calculated or how these decisions were made. All she could say is it included P4G zoning bylaw and planning for Corman Park new development, however, Heidi also advised the area where we live, (everything south of Grasswood Road) is outside of the P4G planning area. Heidi did not know why P4G planning allotments above are applicable outside of the area.

Upon review I am confident you will find the square footage allotment does not follow any logic or formula. Living in areas with horses and other livestock requires residents to have equipment to work and maintain the property. Farmers and acreage owners alike prefer to have tractors and equipment stored inside and the recommendation below provides a reasonable solution. Number 3 to 5 above represents considerable reduction in square footage allotment compared to number 1 and 2 above, even though the land mass increases substantially. Above 1 acre to 2.4 allows for an increase of 1077 sf to 2691 sf. I would suggest that Council considers making a bylaw change for square foot allotment for each category between number 3,4 and 5 above using the 1077 sf increase as currently allowed from 1 acre to 2.4 acres (See recommendation below).

**Recommendation**

1. Less than 1 acre 1614 ft.<sup>2</sup> of outbuilding allowed (unchanged)
2. 1 acre to 2.4 acres 2691 ft.<sup>2</sup> of outbuilding allowed (unchanged)
3. 2.5 acres to 4.9 acres 3768 ft.<sup>2</sup> of outbuilding allowed (increased by 1077 ft.<sup>2</sup> as utilized between number one and two above)
4. 5 acres to 9.9 acres 4845 ft.<sup>2</sup> of outbuilding allowed (increased by 1077 ft.<sup>2</sup> as utilized between number one and two above)
5. above 10 acres 5922 ft.<sup>2</sup> of outbuilding allowed (increased by 1077 ft.<sup>2</sup> as utilized between number one and two above)
6. Put in place architectural controls to ensure any outbuildings fit with the community.

I respectfully look to a councillor in attendance to make a motion to accept the outbuilding changes to current bylaws.

Thank you for your consideration,



Garry Derenoski  
Lot 1 block one NW. 22 – 35-5

Municipality	Zoning	Maximum Accessory Building Size
Edenwold, SK	CR1 - Country Residential 1	3,003 sq. ft
	CR2 - Country Residential 2	3,003 sq. ft
	CR3 - Country Residential 3	2,002 sq. ft
	R1 - Urban Residential 1	2,002 sq. ft
	R2 - Urban Residential 2	1,507 sq. ft
	R3 - Urban Residential 3	1,507 sq. ft
RM of Prince Albert, SK	All residential, or country residential district	1,614 sq. ft
McKillop, SK	CR1 - Country Residential 1	1,076 sq. ft however council can consider larger buildings on a case by case basis if setbacks and separation distances can be met
RM of Vanscoy	CR1 - Country Residential 1 District	3,768 sq. ft
	CR2 - Country Residential 2 District	3,229 sq. ft
Rocky View County, AB	R-CRD - Residential, Country Residential District	1291.67 sq. ft
		Permitted - under 968.75 sq. ft Discretionary - over 968.75 sq. ft
Strathcona County, AB	RCL - Low Density Country Residential	Single accessory building cannot exceed 2,421.8 sq. ft or 1,345 sq.ft for lots less than 0.8 ha in size; Maximum combined ground floor area of all accessory buildings shall be 1,345 sq.ft per titled acre and all combined ground floor area of all accessory buildings on a lot cannot exceed 4,036 sq.ft
	RCH - High Density Country Residential	One accessory building - 732 sq. ft; Combined area for all accessory buildings - 1,012 sq. ft
Hanover, MB	RR - Residential - Rural Residential	2,000 sq. ft of overall site area
	RRs - Residential - Rural Residential Serviced Zone	
RM of Springfield, MB	RR - Rural Residential Zoning District	2,000 sq. ft

- (7) An applicant for a development permit to demolish a residential building may appeal to the Development Appeals Board:
- (a) the council's refusal to issue the permit;
  - (b) the council's failure to make a decision within 30 days after the receipt by the council of the application if the application has been verified as complete by the development officer; or
  - (c) the council's imposition of terms and conditions.
- (8) An applicant shall make an appeal pursuant to subsection (7) within 30 days after the refusal, failure to make the decision or imposition of terms and conditions.
- (9) In accordance with clause 28(1)(c), a council that has been declared an approving authority pursuant to subsection 13(1) may, in its zoning bylaw, extend the time limits set out in subsections (7) and (8).
- (10) A decision of the Development Appeals Board may be appealed to the Saskatchewan Municipal Board in accordance with section 226.
- (11) A municipality may register in the land registry, against the affected titles, an interest based on a development permit to demolish a residential building that has been issued with terms and conditions imposed by the municipality.
- (12) On registration of an interest based on a development permit, the terms and conditions imposed on the development permit:
- (a) enure to the benefit of the municipality; and
  - (b) run with the land and are binding on the registered owner of the land and the registered owner's heirs, executors, administrators, successors and assigns.

2007, c.P-13.2, s.72.

#### **Architectural controls**

- 73(1)** Notwithstanding any other provision of this Act but subject to subsection (2), the council may, in its zoning bylaw, designate an area in the municipality as an architectural control district if the council:
- (a) considers it desirable to control building sites and the architectural detail, colour and texture and type of material of buildings within that area; and
  - (b) has an approved official community plan containing guidelines respecting the application of architectural detail.
- (2) If a municipality wishes to designate an architectural control district to preserve the physical character of an area or to promote an established theme for the area, the council shall designate the district in the zoning bylaw by using the control symbol "AC" in conjunction with any other designation.
- (3) If an application is made to a council for a development permit in an architectural control district, the council may:
- (a) issue the permit;

**cP-13.2**

## PLANNING AND DEVELOPMENT, 2007

- (b) refuse to issue the permit; or
  - (c) issue the permit with terms and conditions.
- (4) If the council, pursuant to subsection (3), imposes terms and conditions on a development permit, the terms and conditions imposed by the council shall be consistent with general development standards made applicable to architectural control of buildings by the zoning bylaw.
- (5) An applicant for a development permit may appeal to the Development Appeals Board:
- (a) the council's refusal to issue the permit;
  - (b) the council's failure to make a decision within 30 days after receipt of an application if the application has been verified complete by the development officer; or
  - (c) the council's imposition of terms and conditions.
- (6) An applicant shall make an appeal pursuant to subsection (5) within 30 days after the refusal, failure to make the decision or imposition of terms and conditions.
- (7) In accordance with clause 28(1)(c), a council that has been declared an approving authority pursuant to subsection 13(1) may, in its zoning bylaw, extend the time limits set out in subsections (5) and (6).
- (8) A decision of the Development Appeals Board may be appealed to the Saskatchewan Municipal Board in accordance with section 226.

2007, c.P-13.2, s.73; 2012, c.28, s.14.

**Delegation of authority**

**74** A council may, in its zoning bylaw, delegate to the development officer the responsibility to exercise or carry out the powers and duties conferred or imposed on the council pursuant to subsections 72(5) and 73(3).

2007, c.P-13.2, s.74.

**Procedure for adoption of zoning bylaw**

**75** Adoption of or amendment to a zoning bylaw is required to be by bylaw adopted in accordance with Part X.

2007, c.P-13.2, s.75.

**Approval of zoning bylaw**

- 76(1)** Sections 36 and 37 apply, with any necessary modification, to the approval of:
- (a) a zoning bylaw; and
  - (b) any amendment to or repeal of a zoning bylaw.



## **Subject**

“Keeping of Backyard Chickens in Casa Rio Subdivision – Division 2”

## **Recommendations**

1. THAT Administration be directed to prepare bylaw amendments to the Keeping of Animals Bylaw 04/21 to allow for the keeping of Poultry in the Organized Hamlet of Casa Rio, subject to a recommendation supporting the keeping of Poultry from the Board of the Organized Hamlet of Casa Rio.
2. THAT Planning Committee recommend to Council that prior to consideration of any future request for the keeping of Poultry in Country Residential developments, a motion is received from the Board of the Organized Hamlet in support of the activity.

## **Background**

Administration was directed to assess the requirements for keeping of ‘backyard chickens’ in the Hamlet of Casa Rio, in response to requests from a Casa Rio landowner.

The keeping of animals in Country Residential developments is regulated by the *Prohibiting, Controlling and Keeping of Livestock and Poultry in Country Residential Subdivisions Bylaw 04/21* (Keeping of Animals Bylaw). Section 1.1b of the Keeping of Animals Bylaw defines one Animal Unit of Poultry as 15 chickens, 10 ducks, turkeys, pheasants, geese, swans, or other similar fowl; and two ostriches or emus. Any amendment to the Keeping of Animals Bylaw to permit the keeping of ‘backyard chickens’ would also permit these other varieties of Poultry.

The Keeping of Animals Bylaw prohibits Poultry in Country Residential developments except as listed in Sections 2.8, 2.9, 2.10 and 2.11 where poultry is permitted in the Organized Hamlets of Furdale, Neuhorst and Beaver Creek and the Janzen Subdivision (NE-32-38-6-W3). The number of Animal Units permitted differs by development and is determined by parcel size.

The *Zoning Bylaw of the Rural Municipality of Corman Park No. 344. Bylaw 46/10* does not permit the keeping of livestock in Country Residential zoning districts. Section 6 of the Country Residential 1 District (CR1) and Country Residential 4 District (CR4) outline: no person shall keep any livestock except in conformity with regulations adopted by the Municipality from time to time.

Section 1.1a of the Keeping of Animals Bylaw defines one Animal Unit of Livestock as three boars, sows or gilts, six feeder pigs, 20 weaning pigs, four sheep or goats, eight lambs or kids, one cattle, two calves, one horse, donkey or mule, two colts, two llamas, alpacas or guanaco and 10 rabbits or similar rodents.

The keeping of poultry in the Hamlets of Furdale and Neuhorst and the Janzen subdivision has been permitted since the Keeping of Animals Bylaw 1/05 was ratified. On January 18, 2021, the Bylaw was amended to permit the keeping of poultry in the Hamlet of Beaver Creek, where parcels larger than 2.4 ha (5.93 acres) are permitted to have one Animal Unit of poultry as defined in Section 1.1b) of the Keeping of Animals Bylaw.

At the Hamlet of Beaver Creek Annual General Meeting on November 3<sup>rd</sup>, 2020, a motion was passed by the hamlet board to request changes to the Keeping of Animals Bylaw 10/15, to allow the keeping of Poultry on parcels greater than 2.4 ha (5.93 ac). In response to the motion, the Keeping of Animals Bylaw was amended to contain provisions that permitted the keeping of Poultry in the Hamlet of Beaver Creek.

Currently, the maximum number of Poultry Animal Units permitted varies within the Keeping of Animals Bylaw. For example, most parcels (0.99 ha (2.47 ac) or larger) in Furdale are permitted to keep upwards of 150 chickens on site; in Beaver Creek parcels over 2.4 ha (5.93 ac) can keep a maximum of 15 chickens on site. The average parcel size in Casa Rio is 4.07 ha (10.06 ac). An amendment to the Bylaw would be required to permit the keeping of Poultry in any other Country Residential development including Casa Rio.

### **Research:**

The approval of “backyard chickens” in urban or rural residential areas has often been a contentious subject in other jurisdictions around Western Canada, with residents historically being strongly in favour of enabling amendments or strongly opposed. The most common nuisance complaints associated with “backyard chickens” include:

- Increased prevalence of predators/predation; other pests drawn to chicken feed
- Noise (particularly after egg-laying periods); many municipalities only allow hens.
- Odour; lack of efficient waste management plan
- Increased risk of disease transmission.

A scan of surrounding RM’s found that neighboring municipalities vary significantly regarding keeping of chickens in Country Residential subdivisions.

The RM’s of Dundurn and Vanscoy do not allow chickens in Country Residential zoning districts. The RM of Blucher does not allow keeping of chickens in its Hamlet district; but has regulations to limit the keeping of birds to equivalent per animal units as described in the Pollution (By Livestock) Control Act. The R.M. of Rosthern similarly does not allow the keeping of chickens in its Hamlet district; but has provisions for keeping of chickens in historical subdivisions; varying widely by district and the intent of the district. The R.M. of Aberdeen allows 1 chicken per acre in Country Residential zones.

Some Regional Districts in British Columbia have more established regulations regarding backyard chickens within their zoning bylaws. These regulations include:

- Limitations on density, or the number of hens/chickens per acre
- Requirements and building standards for chicken coops
- Setbacks of enclosures from buildings and property lines

### **Options for Consideration:**

The following amendment options would enable the keeping of Poultry within the Hamlet of Casa Rio:

#### **Option 1:**

Council direct Administration to prepare bylaw amendments to the Keeping of Animals Bylaw 04/21 to allow for the keeping of Poultry in the Organized Hamlet of Casa Rio, subject to a recommendation supporting the keeping of Poultry from the Board of the Organized Hamlet of Casa Rio.

- If Council supports the keeping of Poultry in the Hamlet of Casa Rio, minimum parcel size and animal unit counts will be determined in consultation with the Hamlet Board and best practices from other jurisdictions, to be included in the amending bylaw.
- This approach is consistent with the approach taken in Beaver Creek, ensuring that there is community support for this change and enables Administration to continue to examine requests from each Country Residential subdivision on a case-by-case basis.

#### **Option 2:**

Council direct Administration to include a review of the keeping of Poultry regulations within the Keeping of Animals Bylaw as a potential project for 2025.

- This option could evaluate the keeping of chickens and other kinds of Poultry in a consistent manner within Organized Hamlets and Country Residential subdivisions.
- Future amendments to the Keeping of Animals Bylaw could see regulations for keeping of Poultry based on parcel size, as opposed to specific Hamlets or subdivisions in Corman Park. Additional regulations could be contained within the general regulations of the RM Zoning Bylaw.

#### **Option 3:**

Deny the request to permit Poultry in the Hamlet of Casa Rio.

### **Implications**

Strategic:	A recommendation from the Hamlet of Casa Rio supporting 'backyard chickens' should be required prior to any work on amendments to the Keeping of Animals Bylaw being undertaken. This would ensure that the process would be consistent with that established by the Hamlet of Beaver Creek.
Financial:	A review of the Keeping of Animals Bylaw is not a funded project for 2024. If Council directs amendments to be prepared to permit 'backyard chickens' in the Hamlet of Casa Rio in 2024, additional funding would be required to hire a consultant to undertake this work.

Policy/Legal:	If Council directs Administration to undertake the proposed review, any amendments would be included in the <i>Prohibiting, Controlling and Keeping of Livestock and Poultry in Country Residential Subdivisions Bylaw 04/21</i> .
Communications:	If Council directs, Administration will prepare a letter to the Board of the Hamlet of Casa Rio, requesting a resolution of support for 'backyard chickens' to confirm support at their next Annual General Meeting.
Other Implications / Options:	N/A

**Prepared by:** Shayden Brandt, Planner 1

**Owned by:** Planning and Development

**Reviewed by:** Vicky Reaney, RPP, MCIP, Senior Planner

**Approved by:** Jim Charlebois, RPP, MCIP, Director of Planning and Development

**Approved by:** Kerry Hilts, Chief Administrative Officer

**Attachment:**

Bylaw 04/21 A Bylaw for Prohibiting, Controlling and Keeping of Livestock and Poultry in Country Residential Subdivisions.



## A BYLAW FOR PROHIBITING, CONTROLLING AND KEEPING OF LIVESTOCK AND POULTRY IN COUNTRY RESIDENTIAL SUBDIVISIONS

### BYLAW NO. 04/21

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

#### 1. Interpretation

1.1 "Animal Unit" – means the number of animals of each kind listed below:

a)

Kind of Animal (Livestock)	Number of Animals Which Equal One Animal Unit
Boars, sows or gilts	3
Feeder pigs	6
Weanling pigs	20
Sheep or Goats	4
Lambs or Kids (up to 1 year old)	8
Cattle	1
Calves (up to 1 year old)	2
Horses, Donkeys, Mules, or Asses	1
Colts (up to 1 year old)	2
Llamas, Alpacas, or Guanaco	2
Rabbits or similar rodents	10

b)

Kind of Animal (Poultry)	Number of Animals Which Equal One Animal Unit
Chickens	15
Ducks, Turkeys, Pheasants, Geese, Swans, or other similar fowl	10
Ostriches, Emus, or other ratites	2

1.2 "Country Residential Subdivision" – means any area within the Rural Municipality of Corman Park No. 344 which under the provisions of the Rural Municipality of Corman Park No. 344 Zoning Bylaw or the Saskatoon Planning District Zoning Bylaw zoned CR1, CR2, CR3, CR4, DCR4 or DCR5.

1.3 "Livestock" – means any of the animals defined in Section 1.1 a) of this Bylaw, raised in captivity.

1.4 "Parcel" – means an area of land registered in the Land Titles Office by Certificate of Title.

1.5 "Parcel Size" – means the area of a parcel and for purposes of administration of this bylaw may include the combined area of one or more contiguous parcels owned or leased by the registered owner of a parcel of land.

1.6 "Poultry" – means any of the animals defined in Section 1.1 b) of this Bylaw, raised in captivity.

#### 2. Application

2.1 No person shall keep any livestock in any Country Residential Subdivision except in accordance with this Bylaw.

Rural Municipality of  
**Corman Park**

- 2.2 Except in the Organized Hamlet of Neuhorst, as listed in Subsection 2.7, no person shall keep any pigs or animals of the porcine species in any Country Residential Subdivision.
- 2.3 Except as listed in Subsections 2.8, 2.9, 2.10, and 2.11, keeping of Poultry shall be prohibited in Country Residential Subdivisions.
- 2.4 Subject to Subsections 2.5, 2.6, and 2.7, keeping of Livestock shall be permitted in Country Residential Subdivisions in accordance with the following schedule:

Parcel Size	Maximum Number of Livestock Animals Units Permitted
0.0 ha to 2.0 ha (4.94 ac)	0
greater than 2.0 ha (4.94 ac) to 3.0 ha (7.41 ac)	2
greater than 3.0 ha (7.41 ac) to 4.0 ha (9.88 ac)	4
greater than 4.0 ha (9.88 ac) to 6.0 ha (14.82 ac)	6
greater than 6.0 ha (14.82 ac)	8

- 2.5 Notwithstanding Subsection 2.4, keeping of Livestock shall be permitted in the Unorganized Hamlet of Grasswood in accordance with the following schedule:

Parcel Size	Maximum Number of Livestock Animals Units Permitted
0.0 ha to 1.0 ha (2.47 ac)	1
greater than 1.0 ha (2.47 ac) to 2.0 ha (4.44 ac)	2
greater than 2.0 ha (4.44 ac) to 3.0 ha (7.41 ac)	3
greater than 3.0 ha (7.41 ac) to 4.0 ha (9.88 ac)	4
greater than 4.0 ha (9.88 ac) to 6.0 ha (14.82 ac)	6
greater than 6.0 ha (14.82 ac)	8

- 2.6 Notwithstanding Subsection 2.4, keeping of Livestock shall be permitted in the Organized Hamlet of Furdale in accordance with the following schedule:

Parcel Size	Maximum Number of Livestock Animals Units Permitted
0.0 ha to 1.0 ha (2.47 ac)	2
greater than 1.0 ha (2.47 ac) to 2.0 ha (4.44 ac)	4
greater than 2.0 ha (4.44 ac) to 3.0 ha (7.41 ac)	6
greater than 3.0 ha (7.41 ac) to 4.0 ha (9.88 ac)	8
greater than 4.0 ha (9.88 ac)	10

- 2.7 Notwithstanding Subsection 2.4, keeping of Livestock shall be permitted in the Organized Hamlet of Neuhorst in accordance with the following schedule:

Parcel Size	Maximum Number of Livestock Animals Units Permitted
0.0 ha to 0.6 ha (1.5 ac)	4
greater than 0.6 ha (1.5 ac)	6

Rural Municipality of  
**Corman Park**

- 2.8 Notwithstanding Subsection 2.3, keeping of Poultry shall be permitted in the Organized Hamlet of Furdale in accordance with the following schedule:

Parcel Size	Maximum Number of Poultry Animal Units Permitted
0.0 ha to 1.0 ha (2.47 ac)	5
greater than 1.0 ha (2.47 ac)	10

- 2.9 Notwithstanding Subsection 2.3, keeping of Poultry shall be permitted in the Organized Hamlet of Neuhorst in accordance with the following schedule:

Parcel Size	Maximum Number of Poultry Animal Units Permitted
0.0 ha to 0.6 ha (1.5 ac)	2
greater than 0.6 ha (1.5 ac)	4

- 2.10 Notwithstanding Subsection 2.3, keeping of Poultry shall be permitted in the Janzen Subdivision, NE-32-38-6-W3 if the following conditions are met:

Parcel Size	Maximum Number of Poultry Animal Units Permitted
0.0 ha to 4.05 ha (10 ac)	0
greater than 4.05 ha (10 ac)	20

- 2.11 Notwithstanding Subsection 2.3, keeping of Poultry shall be permitted in the Organized Hamlet of Beaver Creek in accordance with the following schedule:

Parcel Size	Maximum Number of Poultry Animal Units Permitted
0.0 ha to 2.4 ha (5.93 ac)	0
greater than 2.4 ha (5.93 ac)	1

No roosters shall be allowed within the Hamlet of Beaver Creek.

- 2.12 All Livestock and Poultry kept in accordance with the above provisions shall be properly cared for and confined to the property.
- 2.13 Any shelter or structure erected for the purpose of keeping Livestock or Poultry shall be erected in accordance with the provisions of the building and zoning bylaws of the Municipality.
- 2.14 Bylaw No. 10/15 is hereby repealed.

3. Penalty

Any person found guilty of a violation of this Bylaw shall be subject to the penalty provided for in the General Penalty Bylaw of the Municipality.



Read a third time and adopted  
 this 18<sup>th</sup> day of January, 2021

\_\_\_\_\_  
 Administrator

\_\_\_\_\_  
 Reeve

\_\_\_\_\_  
 Administrator

## **Subject**

Temporary Outdoor Commercial Storage

## **Recommendations**

1. THAT Planning Committee recommend to Council to direct Administration to prepare amendments to the R.M. of Corman Park Zoning Bylaw 09/94 to include a new Discretionary Use category of Home Based Business Type IV for small-scale, Outdoor Commercial Storage as outlined in Option 1; and
2. THAT Planning Committee recommend to Council that the proposed amendments be undertaken as part of the Zoning Bylaw Review.

## **Background**

On June 3, 2019, Planning Committee considered Home Based Business policies for the P4G Planning District Zoning Bylaw. At the meeting, direction was provided that commercial storage in the P4G Planning District should not be considered as a Home Based Business. Following this meeting, further discussion occurred on aligning the P4G Planning District Zoning Bylaw with the R.M. of Corman Park Zoning Bylaw 09/94, (Zoning Bylaw).

A chronology of prior discussions is as follows:

- *June 7, 2021, Planning Committee:* priority amendments for the Zoning Bylaw were outlined to align with the proposed P4G Zoning Bylaw to achieve regional consistency and simplify implementation. Administration was directed to pursue amendments to bring the three levels of Home Based Business proposed in P4G into the Corman Park Zoning Bylaw.
- *September 13, 2021, Planning Committee:* Administration was directed to draft a Zoning Bylaw amendment to prohibiting commercial storage as a Home Based Business to align with the proposed P4G Zoning Bylaw.
- *November 22, 2021, Council Meeting:* Bylaw 52-21, which includes the amendments to the Corman Park Zoning Bylaw Home Based Business policies, was approved by Council on December 20, 2021 and subsequently approval by the Ministry of Government Relations on January 12, 2022.
- *December 4, 2023, Planning Committee:* The recommendation as stated in the minutes is "That Administration bring back a report on all options, including P4G and what the standards and regulations are currently, what the RM development regulations are and some options as to whether or not Council is interested in changing the regulations in Corman Park."

## **Discussion**

Administration continues to receive inquiries on an almost weekly basis from ratepayers requesting to utilize a portion of their land for commercial storage as a Home Based Business. The majority of inquiries received are specific to RV storage on Agricultural and Agricultural Residential properties, but as Outdoor Commercial Storage is not permitted as a Home Based

Business in either the Corman Park or the P4G Zoning Bylaws, Administration is recommending the use to be more general as Outdoor Commercial Storage to provide additional options.

As defined in the Corman Park Zoning Bylaw, *Commercial Storage Centre means establishments primarily engaged in providing secure indoor or outdoor space for self-storage where clients or owners can store and retrieve their personal or household goods, materials, vehicles, equipment, furniture and other similar items.* The Zoning Bylaw includes 'Commercial Storage Centre' as a discretionary use in the Commercial District (C) and Business District (B1) and a permitted use in the Light Industrial District (M1) and Heavy Industrial District (M2). In the P4G Zoning Bylaw, 'Commercial Storage Centre' is a discretionary use in the Rural Convenience Commercial 1 District (DC1), the Arterial Commercial 2 District (DC2) and the Business District (DB) and a permitted use in the Light Industrial 1 District (DM1) and the Heavy Industrial 2 District (DM2).

The intent of the Commercial District (C) of the Corman Park Zoning bylaw aligns with the combined intent of both the Rural Convenience Commercial 1 District (DC1) and the Arterial Commercial 2 District (DC2) of the P4G Zoning Bylaw; to accommodate a range of commercial uses that serve the rural community and travelling public. The intent of the Business District (B1) in the Corman Park Zoning Bylaw and Business District (DB) in the P4G Zoning Bylaw are also similar and both may be used as a buffer between industrial and non-industrial land uses. The intent of the Light Industrial District (M1) and Heavy Industrial District (M2) in the Corman Park Zoning Bylaw aligns with the Light Industrial 1 District (DM1) and the Heavy Industrial 2 District (DM2) of the P4G Zoning Bylaw. The Corman Park Zoning Bylaw Districts, where Commercial Storage Centre is enabled, were drafted to align with P4G's Zoning Districts.

To enable 'Commercial Storage Centre' as a use under current bylaws, approval of a rezoning application to one of the zoning districts outlined above is required. Subdivision is required for all sites with a residence that are zoned Agriculture (AG), Agriculture Residential (AR1, AR2, and AR3) Districts to retain the residence on its own site and to support a 'Commercial Storage Centre' use on its own site.

### **Options for Consideration:**

Administration is providing options for Zoning Bylaw Amendments to support small scale and temporary commercial storage as a use in Corman Park that does not require an applicant to rezone or subdivide property. The intent is to limit the size and impact of this use in Agricultural (AG) and Agricultural Residential (AR1, AR2 and AR3) Districts while providing landowners the ability to utilize a portion of their land for this purpose. The use would include landscaping standards and be limited in size to discourage productive agricultural land or undeveloped agricultural residential land being converted for this purpose. If Administration is directed to pursue bylaw amendments to support this use, further research will be conducted to determine maximum site coverage prior to requiring commercial zoning and/or subdivision.

#### *Outdoor Commercial Storage*

##### *Option 1 – Recommended Option*

A new Discretionary Use category of Home Based Business Type IV could be established intended for small-scale, Outdoor Commercial Storage that would include development standards to restrict location, size, and screening requirements in the AG, AR1 and AR2 Zoning Districts.

- This option would require a residence on the property, as Home Based Businesses are intended to be accessory to a principle residential use.
- Administration recommends this option as the preferred option to prevent land use conflicts on agricultural lands. Due to the volume of requests received for this type of use, creating a Home Based Business category with development standards in place will clarify the parameters to enable this use at a small scale for both landowners and Administration. Development standards will require grading of land, fencing and landscaping requirements. Utilizing residential yard sites for a Home Based Business will reduce fragmentation on undeveloped agricultural lands.

*Option 2 – Alternative to Recommendation 1:*

A new Discretionary Use category for small-scale, temporary Outdoor Commercial Storage with development standards to restrict location, size, maximum timeframe, and screening requirements, restricted to AG, AR1 and AR2 Zoning Districts.

- This option would not require a principle residential use on the property to support the use.
- This option shall be time-restricted, with no options for renewal to discourage AR1 properties without a residence for being purchased solely for this purpose.
- Administration does not recommend this option, as there is potential for land use conflicts on agricultural lands and further research will need to be done on the impacts and policies to integrate this discretionary use in the Zoning Bylaw.

*Option 3 – Alternative to Recommendation 1:*

Council may choose not to proceed with any amendments to the Zoning Bylaw for Outdoor Commercial Storage.

- Administration does not recommend this option as enabling Outdoor Commercial Storage through a Home Based Business allows Administration and Council to manage and review these requests against clear standards

*Zoning Bylaw Amendment Timeline*

*Option 1 – Recommended Option:*

Administration be directed to include the proposed Zoning Bylaw amendments as part of the Zoning Bylaw Review, which is expected to resume following adoption of Corman Park's updated Official Community Plan.

*Option 2 – Alternative to Recommendation 2:*

Administration be directed to proceed with drafting amendments to the current Zoning Bylaw. Proceeding with this option would include research, creation of new development standards and internal review, which could take between four to six months to complete.

This work is not part of the 2024 work plan for Planning and Development and would require the reprioritization of approved 2024-2025 studies and projects OR a reallocation of capacity from the Development Review team that would delay the application review process for some rezoning and subdivision applications.

### **Implications**

Strategic:	<p>If Planning Committee directs Administration to pursue Option 1, residential and agricultural landowners will be provided an option to utilize a portion of their property for Outdoor Commercial Storage without requiring rezoning and subdivision.</p> <p>If Planning Committee directs Administration to pursue Option 2, Administration will be required to research ways to limit agricultural land use conflicts and determine a maximum timeframe to prevent the conversion of agricultural residential lands to this use.</p> <p>If Planning Committee directs Administration to pursue Option 3, there will be no further research or bylaw amendments required for Outdoor Commercial Storage.</p>
Financial:	<p>If approved, there would likely be an increase in annual commercial tax revenues for the portion of land used for Outdoor Commercial Storage.</p> <p>The cost of the Public Hearing advertisement fees for a proposed bylaw amendment in the Gazette can range between \$400 - \$1000.</p>
Policy/Legal:	N/A
Communications:	If Administration is directed to undertake Zoning Bylaw amendments, public consultation and engagement events and input opportunities would be advertised on the municipal website and via advertisements in the Gazette.
Other Implications / Options:	If Planning Committee directs Administration to pursue Zoning Bylaw amendments for Outdoor Commercial Storage as a Home Based Business category or as a discretionary use in agricultural and agricultural residential districts, the Corman Park Zoning Bylaw will not be in alignment with the P4G Zoning Bylaw regulations.

**Prepared by:** Kristie Muzyka, RPP, MCIP, Planner 1

**Owned by:** Planning and Development

**Reviewed by:** Kylie Stumborg, RPP, MCIP, Senior Planner

**Reviewed by:** Cory Boudreau, RPP, MCIP, Planner II

**Reviewed by:** Adam Toth, RPP, MCIP, Senior Planner

**Approved by:** Jim Charlebois, RPP, MCIP, Director of Planning and Development

**Approved by:** Kerry Hilts, Chief Administrative Officer