



**Are the map and land use categories presented at the January 2017 engagement approved and final?**

No, the Open House and on-line engagement is an opportunity for the public to view and provide feedback on:

- the revised draft land use map;
- the revised draft land use categories;
- the Green Network Study Area (previously referred to as the Conservation and Drainage land use category); and,
- the proposed governance structure.

All the information presented at the Open House will also be available on-line at [www.partnershipforgrowth.ca](http://www.partnershipforgrowth.ca). The consultant and P4G are considering the feedback provided at the Open House and through online engagement in developing and finalizing the Regional Plan. The deadline for this stage of feedback is February 24, 2017.

Final approval of the Regional Plan will rest with the Councils of the partner municipalities. Provincial Government approval may also be needed.

**What has changed since the last engagement in February/March 2016?**

The information provided at the January 2017 Open House provides an overview of the feedback received during the February / March 2016 engagement and will outline:

- the proposed changes to the draft land use map; and
- the proposed changes to the draft land use category descriptions.

Materials from the January 2017 Open House can be found on the project website at [www.partnershipforgrowth.ca](http://www.partnershipforgrowth.ca).

**I want to develop my property now. What can I do with my property?**

Many types of development applications in the Study Area are still being processed. For questions about the approvals process for specific development proposals please contact the appropriate municipality.

**Does this map and draft land use categories mean I can't develop my land for several decades?**

No. The Regional Plan, when approved, will include a regional land use map. For each land use shown on the map, intended, interim, prohibited land uses are proposed.

- **“intended”** uses are the ultimate long-term use
- **“interim”** uses are uses that could occur before the long-term use
- **“restricted”** uses are uses that could occur subject to conditions
- **“prohibited”** uses are uses that would not be permitted (except where otherwise noted)



Some of the draft “intended” uses may not occur for some time. The draft regional land use map provides for a regional population of 1 million people, so it could take years to fully build out all of the areas shown on the draft map.

“Interim” and “restricted” land uses have been proposed to permit some development to occur before land transitions to the “intended” land use.

### **My property is in one of the areas in the Growth Map to 700,000. What does this mean?**

The draft regional land use map provides for a population of 1 million people, so it will take decades to fully build out all of the lands shown on the draft map. Different policies are being proposed for areas where urban development is expected to occur sooner. Areas identified on the Growth Map to 700,000 would be managed as follows:

- detailed land use and servicing plans (Concept Plans) for these areas will be a priority;
- these areas will be considered first for future urban boundary alterations / annexations;
- properties that are in these areas will have two (2) agricultural residential subdivisions per quarter section.

### **What would be the process to change this map or policies in the Regional Plan?**

Amendments to the Regional Plan may be required from time to time. A process is being developed to allow for changes to the final Regional Plan. The Regional Plan would also be reviewed and updated regularly.

### **Five per quarter is not permitted in the P4G Study Area. Does this new map change this?**

At its June 23, 2016 meeting, the Regional Oversight Committee (ROC) passed a resolution to support 5 yard sites per quarter section or 3 per 80 acres in the areas identified on the attached map to proceed in advance of the completion of the P4G Regional Plan.

At its August 15, 2016 meeting, the RM of Corman Park Council passed the necessary by-law amendments to enable 5 per quarter or 3 per 80 acres in the areas identified on the attached map. Ministerial approval on the by-law was granted on November 1, 2016 therefore the bylaw changes are now in effect. Please contact the RM Planning Department for more information. For all other areas within the P4G study area, five per quarter is currently not permitted.

The proposed number of residences in agricultural, urban growth, and country residential areas, and in the Green Network Study Area, is listed on the Open House boards.



**My property is in the Green Network Study Area category. Does this mean I cannot develop it?**

No. The Green Network Study Area category (formerly referred to as the Conservation and Drainage land use category) provides for the protection of existing wetlands, natural areas, and other ecological infrastructure, and it provides a place for stormwater to collect. Further refinement of these areas will be required after the Regional Plan is complete.

Some draft “intended”, “interim” and “restricted” uses are proposed for this category, including Agricultural Residential Subdivisions and Intensive Livestock Operations. Development conditions outline the requirements for development such as a buffer between a wetland and site development.

**My property is impacted by the Saskatoon Freeway. What are my options?**

The Saskatoon Freeway project is being led by the Ministry of Highways and Infrastructure. More information about this project, including contact information, can be found on the Ministry’s website at: [http://www.highways.gov.sk.ca/Saskatoon Freeway](http://www.highways.gov.sk.ca/Saskatoon_Freeway)

**Has the zoning of my land changed?**

No. The draft regional land use map and draft land use categories are not zoning changes.

**Will the Regional Plan result in higher taxes for me?**

No. Changes to taxes are not triggered by this plan.

**Why are you doing a Regional Plan? Why does a Regional Plan matter?**

The Regional Plan is being done to make sure there are balanced growth opportunities for everyone, and that we can all enjoy the benefits of growth. There is a need to plan for land use and for servicing in a regional way, with a long-term view. The Regional Plan will offer consistency and certainty for investors, businesses, and residents. This provides the best opportunity for a prosperous and sustainable quality of life for everyone in the region.

**What will the Regional Plan include when it’s done?**

When completed, the Regional Plan will include:

- land use map and land use categories
- development policies
- servicing strategy
- implementation strategy, including governance and financing

The Regional Plan is anticipated to be completed in April 2017. Final approval of the Regional Plan will rest with the Councils of the partner municipalities. Provincial Government approval may also be needed.

**More information about the Saskatoon North Partnership for Growth (P4G) Regional Plan is available on the project website at [www.partnershipforgrowth.ca](http://www.partnershipforgrowth.ca).**