

Best Practice

Highway 316 Concept Plan

CONTACT

RM of Blucher
R. Doran Scott
P. 306-257-3344
Email. rm343@sasktel.net
Box 100, Bradwell SK, S0K 0P0
Project Date: October 15, 2015

THE PRACTICE

Recognizing the potential for growth on the east side of Saskatoon, the R.M. of Blucher No. 343 developed a comprehensive concept plan for the area that addressed infrastructure needs, existing development, future development, surface water considerations, and environmental factors.

THE PROCESS

With the increasing population and boundaries of the City of Saskatoon, and a significant increase in development preceding 2010, the R.M. of Blucher recognized the need to identify areas of potential development on the east side of the city, where there was a sufficient supply of marginal land with a significant amount of existing infrastructure in place already and the potential for further growth. In 2007, council began an industrial servicing study to determine existing utility and transportation infrastructure, and indicate where new industries would be best suited. Areas near Highway 316 were identified to be the most suitable because of existing infrastructure: CN and CP rail lines, three-phase power, treated and raw water supplies, three provincial highways and a TransGas high pressure gas line. A comprehensive drainage study was completed in March 24 and council elected to integrate the study into the concept plan to provide guidance and protection to existing and new developments.

In the summer of 2014, council chose to develop a comprehensive policy to facilitate development not only within the Highway 316 corridor, but planning was expanded to include areas north and south of the corridor.

Ratepayers were consulted throughout the planning process with open houses, surveys and meetings. The municipality employed the services of multiple consultants for the various studies, while councillors and administration dedicated time.

THE RESULTS

The Highway 316 concept plan, which considers five distinct types of development, provides a guide for predictable and structured development for 25 years. The data from the multiple studies substantiates the policy.

LESSONS LEARNED

Public consultation was an important piece to the project, and though council exceeded the public process as required by The Planning and Development Act, 2007, a consistent and structured consultation process would have been advantageous as opposed to engaging the public on an as needed basis. Better communication could have been achieved by direct mailouts

and an easily accessed website. A focus group may have also been beneficial as it would allow for a public viewpoint from a cross section of individuals from in and outside the prescribed area.