

September 21, 2022

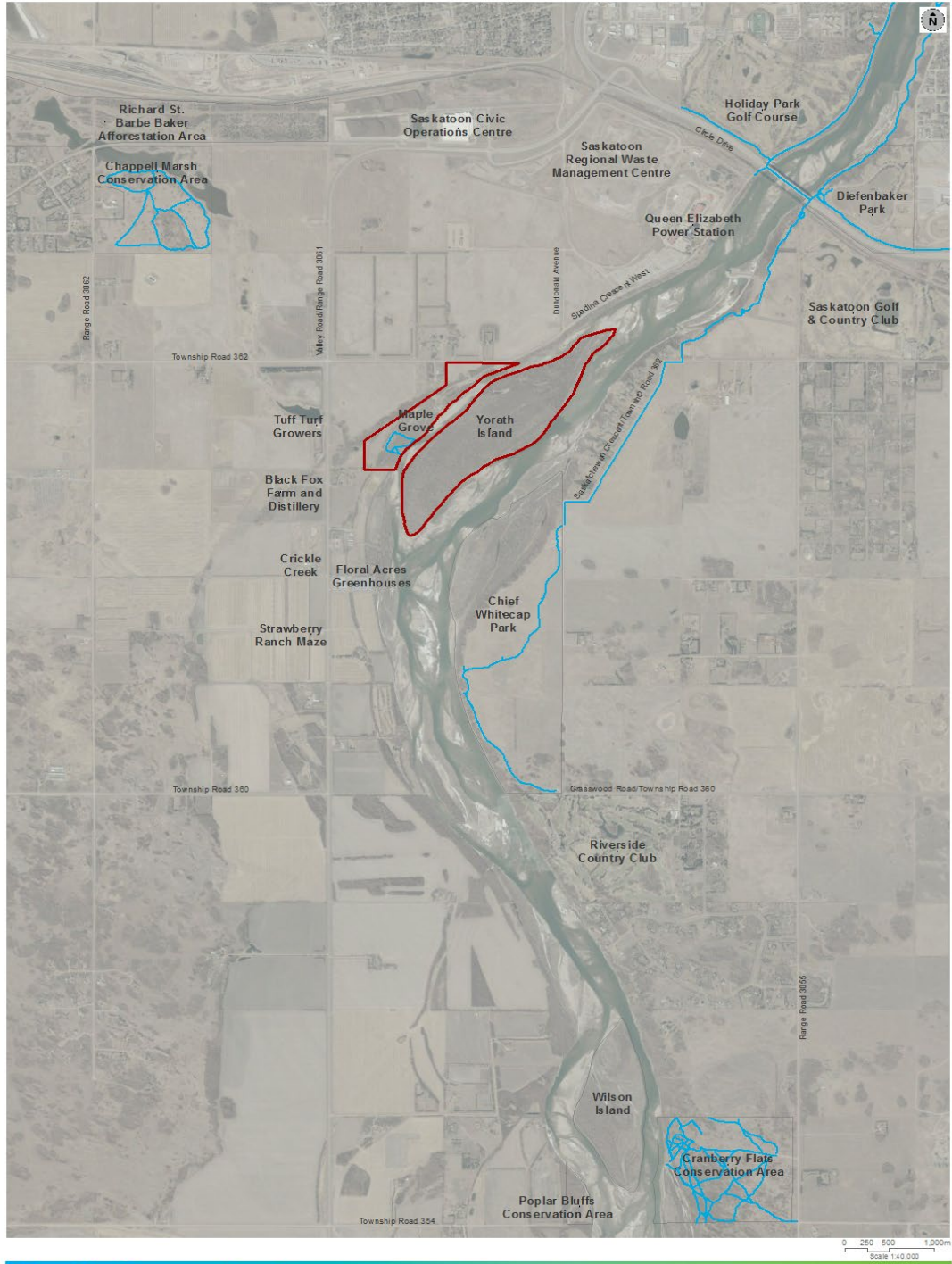
Maple Grove Master Plan

Introduction to Maple Grove - Frequently Asked Questions





- **What and where is Maple Grove?** Maple Grove is a 22.66 Hectare rural riverfront parcel, including a portion of the adjacent Yorath island (68.96 Ha), within the RM of Corman Park. The property was purchased by Meewasin in 1997. It is located south of Saskatoon on the west side of the South Saskatchewan River, about one kilometer upstream of the Queen Elizabeth Power Station and just over one kilometer east of Valley Road. It is directly south of Township Road 362, also known as Hodgson Road. You can view the site in Google Maps here (parking lot): <https://goo.gl/maps/WoN3c51WgeEtwJ8A>

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Maple Grove Region

- Legend**
-  Maple Grove & Yorath Island Site Boundaries
 -  Meewasin Trail

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Projection: NAD 1983 CSRS UTM Zone 13N
Data Sources:
Meewasin Valley Authority
Saskatoon as depicted
Imagery: Collaborative

Disclaimer
This map is for illustrative purposes only. Do not rely on it as being a precise indicator of land-ownership, feature location, nor as a guide to navigation. This map may contain omissions or errors.

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- What do we see on site currently?** Currently the site consists predominantly of mature riparian forest with some patches of open grasslands. Most of the site is below the one in 500 floodplain of the South Saskatchewan River. There is one occupied house (rented), and the trailer co-operative. Both of these are serviced with power, gas, shared septic, water (non-potable), and phone lines. There are gravel access roads to all housing areas and a small number of out buildings and other structures. There are some informal trails winding through the site as well. Yorath Island remains generally untouched as access is limited and the vegetation is thick. The road to the site is in good condition with the main grid road access coming from the west and connecting to Valley Road. Currently the Meewasin Trail does not extend to the site, however we anticipate a future pedestrian connection to existing trails at the Gordie Howe Bridge with Maple Grove as the SW terminus of the Meewasin Trail.

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- **What do the current zoning and planning documents say about the Maple Grove Site?** Within Corman Park there are two planning areas with separate OCPs and Zoning Bylaws. The Maple Grove site is inside the P4G Planning District and noted as part of the '**Green Network Study Area**'. The site is zoned *D - Agricultural District 1 (DAG1)*, with a number of permitted and discretionary uses listed. Residential development is not permitted in any areas below the 1:500 flood line, and no additions, enlargements or structural alterations are permitted on any existing structures in the flood zone. You can view more detail here: <https://www.rmccormanpark.ca/205/Planning-Zoning-Documents>

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- **How does Maple Grove fit in with the Meewasin Valley Project (100 Year Plan)?**

Meewasin's foundational planning document developed as part of the creation of Meewasin in 1979, *The 100 Year Plan*, proposed an interconnected system of Links and Nodes throughout the Meewasin Valley. The Maple Grove site was noted as part of the 'Sand Dune and Island Node' between Cranberry Flats and Diefenbaker Park. Yorath Island and the wooded area west of the island (Maple Grove) were mentioned, with the noted intent to use the area for interpretation (an interpretive centre), trails, students, campers and overnight tourists (campground / lodge) and shelters for day uses including hiking and cross-country skiing. A bridge to access the island was also proposed.

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- **How has the Maple Grove site factored into Meewasin planning, leading up to its purchase?** The Yorath Island Working Paper drafted in 1980 initiated discussion on the potential use and development of the site. The value of the site was understood at that time, as it was flagged as one of the highest priorities for purchase in 1981. The 1990 *Trail System Plan* noted the site as the preferred southern terminus of the trail system on the west side of the river. In 1992, the *West Bank South Study* identified opportunities for recreation and interpretive activities at Yorath Island. Meewasin eventually purchased the property at the end of December 1997.

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- **Since purchasing the property, what planning has been done for the site?** In October of 2000, the **Maple Grove Planning Statement** was developed by Meewasin as a 'basis for future planning'. The objectives presented in this document include:
 - To protect the natural environment.
 - To provide public access through linkages by trail, road and water.
 - To interpret the natural environment.
 - To provide passive recreational activities.
 - To promote Valley Road / country theme (urban/rural interface).
 - To make the property economically sustainable.
- **How does planning for Maple Grove align with Meewasin's Strategic Plan?** Meewasin's mission focuses on three pillars: Conserve, Develop, and Educate. Planning principles focus on providing balanced human access, conservation, and diverse recreational opportunities, with public participation in decision-making. Planning for the Maple Grove site will aim to incorporate these fundamental principles and the vision defined in the Strategic plan.

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- **What is a Master Plan?** A Master Plan is a dynamic long-term planning document that provides a framework for future decision-making. Using drawings, text and illustrations it expresses a forward looking vision for a particular site based on comprehensive data collection including a site inventory, exploration of programming and design ideas, and input from stakeholders including the public. High level cost estimates and potential phasing of work can also be developed as part of the plan. Finalized Master Plans are submitted to the local municipal authority and Meewasin for approval.
- **Why is a Master Plan being undertaken now?** When Meewasin originally purchased the property in 1997, one stipulation of the sale (requested by the previous owner) was that the housing co-operative, active on the site at the time, would be able to remain on-site for a period of twenty-five years (until the end of 2022). In that timeframe, the site has remained generally unavailable for public access and programming. With the upcoming end of lease, planning is now underway to better understand the site as a natural area and explore potential for future programming and use.

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- **What are the steps involved in completing a Master Plan?** The Master Planning process can take several years to complete, starting with data collection and a site inventory. Subsequent engagement with stakeholders and the public, assessment of opportunities and constraints, programming and design explorations, and plan refinements ultimately lead to a completed and approved Master Plan.
- **Who will be involved in the Master Planning process?** The Maple Grove Master Plan will be developed with the involvement of:
 - Meewasin Management, Staff, Board and Committees,
 - Partner Organizations,
 - Design Professionals,
 - Relevant Stakeholders,
 - The RM of Corman Park, and
 - The Public.

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- **What is the schedule for the Master Plan to be completed?** We expect the process to continue through 2022 and at least to the end of 2023. Draft material will be produced in that timeframe with opportunities for engagement.
- **Once the Master Plan is completed, what happens next?** Once approved, the Master Plan will provide the basis for implementation, including budgeting, phasing, and detailed design. Ultimately, work will be undertaken on-site, most likely in phases, over a number of years, reflecting the intent of the Master Plan. The completed Master Plan could also be used to support funding asks such as grants, donor contributions and capital campaigns in support of the project. Between now and implementation, there will be some work undertaken on site including clean up, access control (fencing, gates) and ongoing resource management.

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About the Meewasin Valley Authority

Meewasin is a conservation agency dedicated to conserving the ecological, cultural and historical resources of the South Saskatchewan River valley and providing free public access to its amenities. Meewasin is a charitable organization that is jointly funded through support from the City of Saskatoon, the Government of Saskatchewan, and the University of Saskatchewan with significant donations from corporations and individuals. The organization is a community leader in collaborative and integrated approaches to land conservation and programming in the river valley. There are 67 square kilometers of land and over 105 km of established trail, which saw over 2.24 million users in 2021, in the Meewasin Conservation Zone. The area also features sites that help people to connect to nature through experiences such as, the Cameco Meewasin Skating Rink @Nutrien Plaza, Beaver Creek Conservation Area, the Northeast Swale and the River Landing Spray Area. To get involved with Meewasin or learn more visit www.meewasin.com