

EPERMITTING GUIDE – PLANNING APPROVAL APPLICATION TYPES

Land Use and Zoning Approvals

- **Concept Plan Applications**

A Neighbourhood Concept Plan (NCP) is a neighborhood-level land use plan that guides the development of a new neighbourhood in Saskatoon. It outlines the land uses, densities, transportation network, parks system, and community facilities intended for a neighbourhood as it grows. For more information, visit:

<https://www.saskatoon.ca/business-development/planning/growth-plans/neighbourhood-concept-plans>

- **Direct Control District Applications**

A Direct Control District (DCD) may allow unique development proposals after the municipality and developer make an agreement specifying the permitted land uses, buildings, structures, services, landscaping, and related matters. Unless delegated to administration, approval must be obtained from City Council before a development commences.

- **Discretionary Use Applications**

All property in the City of Saskatoon is assigned a zoning designation. Within each zoning designation, uses can be permitted, prohibited, or discretionary. Prior to purchasing, developing, or using a property, you should contact Planning and Development to determine the appropriate Zoning Bylaw regulations.

If your proposal is a discretionary use, you must obtain discretionary use approval before a development commences. For more information, visit: <https://www.saskatoon.ca/business-development/development-regulation/developers-homebuilders/discretionary-use>

- **Official Community Plan Applications**

The Official Community Plan (OCP) is the City's collective long-term vision for Saskatoon, guiding the physical, environmental, economic, social, and cultural development of our community. It provides both inspiration and direction through a comprehensive policy framework to ensure the community's vision for Saskatoon is integrated into all aspects of planning, decision-making and priority-setting for the City.

The direction and goals outlined in the OCP are entrenched in law and recognized under the authority of the Planning and Development Act, 2007. The OCP works in conjunction with the City's Strategic Plan and Multi-Year Business Plan and Budgeting process to create a strategic framework for how priorities are set and how the City achieves its goals. For more information, visit: <https://www.saskatoon.ca/business-development/planning/growth-plans/official-community-plan>

- **Zoning Bylaw Amendment Applications (Rezoning & Text Amendments)**

All property in the City of Saskatoon is assigned a zoning designation by the Zoning Bylaw No. 8770. A zoning designation allows certain uses and contains development standards such as building setbacks and parking requirements. In certain circumstances, it may be possible to amend these zoning requirements.

There are two types of Zoning Bylaw amendments:

- **Map Amendment (Rezoning):** An amendment to the Zoning Bylaw Map involves changing the zoning designation of a particular parcel or area of land to allow the development of a specific land use not permitted by the present zoning designation.
- **Text Amendment:** An amendment to the text of the Zoning Bylaw may involve adding a specific land use designation to a particular zoning district or changing the development standards within a zoning district to accommodate certain aspects of a particular use.

For more information, visit: <https://www.saskatoon.ca/business-development/development-regulation/developers-homebuilders/rezoning-property>

Subdivision and Condominium Approvals

- **Subdivision Approval Applications**

A subdivision is used to divide the land into smaller parcels for the purpose of legally registering separate ownership titles for the parcels with the provincial Information Services Corporation. For more information, visit: <https://www.saskatoon.ca/business-development/development-regulation/developers-homebuilders/subdividing-property>

- **Condominium Approval Applications**

Property owners may apply to the City for approval for condominium status of new buildings or conversion of existing buildings. City approval is required to provide condominium status to a property, pursuant to The Condominium Property Act, administered by the Province of Saskatchewan. For more information, visit: <https://www.saskatoon.ca/business-development/development-regulation/developers-homebuilders/condominium-approvals>

Pre-submittal Approvals

- **Architectural Control District Review**

An Architectural Control District is what is referred to as an overlay zoning district, which means additional regulations are in place on top of the conventional zoning district that is applicable to a site. Where the conventional zoning district regulations appear to be in conflict with the overlay zone regulations, the overlay zone regulations take precedence.

The purpose of an Architectural Control District is to provide appropriate development standards in order to preserve the physical character of an area or to promote a selected design theme for an area. For more information, visit: <https://www.saskatoon.ca/engage/architectural-control-districts>

- **Preliminary Zoning Review**

A preliminary zoning review is an analysis of plans (site plan, floor plan and elevations) to determine if they comply with the City's Zoning By-law. Preliminary Zoning Reviews are typically applied for in advance of a Building and Development Permit Application or Discretionary Use Application. This review provides applicants an opportunity to address zoning deficiencies in advance of applying for other approvals but does absolve the applicant's responsibility to obtain other approvals or a Zoning Bylaw Compliance Certificate.

Other Approvals

- **Minor Variance Applications**

A minor variance is a variation not exceeding 25% of the Zoning Bylaw 8770 requirements which can be applied under specific circumstances.

No minor variance shall be granted for a discretionary use, a discretionary form of development with a zoning agreement. For more information, visit: <https://www.saskatoon.ca/business-development/development-regulation/developers-homebuilders/minor-variances>

- **Zoning Compliance Certificates**

Zoning Bylaw Compliance Certificates provide a summary of existing uses and structures on a specific site as they pertain to the applied zoning district. The Zoning Bylaw Compliance Certificate will provide information on particular characteristics of a site including current zoning designation, land use, building setbacks and any identified zoning deficiencies. Information is also provided on any rezoning applications that may be currently under review and outstanding zoning infractions. For more information, visit: <https://www.saskatoon.ca/business-development/development-regulation/zoning-bylaw-compliance-certificates>