

Information Required to Apply for a Zoning Amendment

Name and Address of Applicant

Location of Property

Current Zoning and Proposed Zoning

Reasons for Zoning Change

Zoning Amendment Fees

\$2500 – text amendments to the Zoning Bylaw

\$2500 – rezoning of land to an AG, FUD, R1, R1A, R1B, R2, RMHC, RMHL, RM1 or RMTN District; or rezoning of land in new neighbourhoods where an approved concept plan is in place

\$3500 – all other zoning districts in established neighbourhoods

The following additional application fees may apply:

- **\$500** for Zoning by Agreement (if required)
- **\$500** for Concept Plan (minor) amendment or **\$1500** for Concept Plan (major) amendment

Public Hearing /

Advertising Fee

\$1000-2000

(If Applicable)

Publications of Interest

If you are interested in rezoning property, you may want to review the following City of Saskatoon publications, available from the Planning & Development Branch, 3rd Floor, City Hall, or online at www.saskatoon.ca:

Zoning Bylaw 8770

Official Community Plan 8769

Zoning Designations Map

Procedures/Requirements for:
Development Appeals



For more information contact:

Community Services Department
Planning and Development Branch
222 3rd Avenue North
Saskatoon SK S7K 0J5

Phone: (306) 975-2645

Fax: (306) 975-7712

Website: www.saskatoon.ca

Email: development.services@saskatoon.ca

Office Hours

Monday - Friday, 8:00 a.m. to 5:00 p.m.

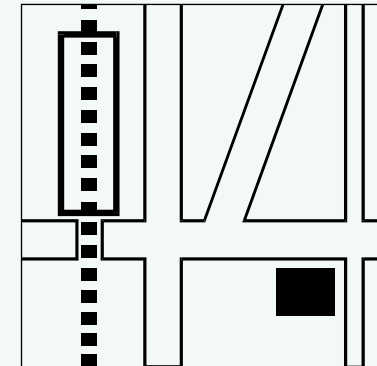
This pamphlet has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact the Planning and Development Branch for assistance, as the City of Saskatoon accepts no responsibility to persons relying solely on this information.



January 2012

Procedures & Requirements for

Rezoning Property



Rezoning Property

All property in the City of Saskatoon is assigned a zoning designation, which 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:

1. **Amendment to the Zoning Bylaw Map** involves changing the zoning designation of a particular parcel of land to allow the development of a specific land use not permitted by the present zoning designation.
2. **Amendment to the Zoning Bylaw Text** 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.

How to Apply:

In order to request an Amendment, an applicant must:

1. Complete the application form (available for pickup from the Planning & Development Branch, 3rd Floor, City Hall or on our website on www.saskatoon.ca).
2. Include a cheque or money order payable to the City of Saskatoon to cover the appropriate application fees and additional fees* as listed below:

\$2500 – text amendments to the Zoning Bylaw
\$2500 – rezoning of land to an AG, FUD, R1, R1A, R1B, R2, RMHC, RMHL, RM1, or RMTN District;
or rezoning of land in new neighbourhoods where an approved concept plan is in place
\$3500 – all other zoning districts in established neighbourhoods
* if required, for any rezoning application involving the use of a zoning agreement and/or a neighbourhood concept plan amendment, an additional \$500-\$1500 fee shall be applied.
3. Submit application, fee and any appropriate supporting materials to the Planning & Development Branch, 222-3rd Avenue North, Saskatoon, SK S7K 0J5.



We're here to help...

Planning & Development Branch offices are open 8:00 a.m. to 5:00 p.m., Monday through Friday (excluding statutory holidays). Please feel free to stop in, call us at (306) 975-2645 or email to development.services@saskatoon.ca.

The Process:

Planning & Development Branch Review

The application will be examined by the Planning & Development Branch for conformance with the *Official Community Plan 8769*, the *Zoning Bylaw 8770*, and any other applicable policies and regulations. The Branch requests comments from other civic departments and other government agencies where applicable. A report is prepared containing recommendations, concerns, or conditions of approval to be applied in accordance with Section 95(3) of *The Planning and Development Act, 2007*.

Municipal Planning Commission Review

The Municipal Planning Commission (MPC) receives the Planning & Development Branch report. MPC examines the proposal and recommends approval or denial to City Council.

Public Notice

If the applicant wishes to proceed, a draft Bylaw is prepared by the City Solicitor's Office and a date for a City Council Public Hearing is set. Planning & Development will give notice to the local Community Association where the subject site is located. A notice is placed in the newspaper at the cost of the applicant, and if rezoning of property is involved, Planning & Development will prepare on-site notification posters, which must be placed on the site by the applicant and must remain on the site until the application is considered by City Council.

Public Hearing

A public hearing, with opportunity for input from all interested persons or groups is conducted by City Council. They will consider the application together with the reports of the Planning & Development Branch and the Municipal Planning Commission, and any written or verbal submissions received by City Council.

Decision of City Council

City Council may approve or deny the proposed Bylaw following the Public Hearing. The City Clerk is responsible for notifying the applicant of Council's decision by ordinary mail.