

Bylaw No. 10200

The Interim Development Control Bylaw, 2026

**Codified to Bylaw No. 10209
(August 26, 2026)**

BYLAW NO. 10200

The Interim Development Control Bylaw, 2026

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Interim Development Control Bylaw, 2026*.

Purpose

2. The purpose of this Bylaw is to control development of specific land uses to allow the study of those land uses in relation to nuisances, safety concerns, economic and environmental impacts and infrastructure needs.

Identified Areas and Land Uses

3. This Bylaw shall apply to:
 - (a) Tire recycling and processing facilities and rendering plants within the following zoning districts:
 - (i) General Light Industrial (IL1);
 - (ii) Limited Intensity Light Industrial (IL2);
 - (iii) Limited Light Industrial (IL3);
 - (iv) Heavy Industrial (IH);
 - (v) Limited Intensity Heavy Industrial (IH2).
 - (b) Data centres within the following zoning districts:
 - (i) Local Institutional Service (M1);
 - (ii) Community Institutional Service (M2);
 - (iii) General Institutional Service (M3);
 - (iv) Core Area Institutional Service (M4);

- (v) Corridor Mixed-Use 1 (CM1);
- (vi) Corridor Station Mixed-Use 1 (CS1);
- (vii) Neighbourhood Commercial Mixed-Use (B1B);
- (viii) Neighbourhood Commercial (B1);
- (ix) District Commercial (B2);
- (x) Medium Density Arterial Commercial (B3);
- (xi) Arterial and Urban Commercial (B4);
- (xii) Special Arterial and Urban Commercial (B4A);
- (xiii) Integrated Commercial Mixed-Use (B4MX);
- (xiv) Inner-City Commercial Corridor (B5);
- (xv) Broadway Commercial (B5B);
- (xvi) Riversdale Commercial (B5C);
- (xvii) Downtown Commercial (B6);
- (xviii) General Light Industrial (IL1);
- (xix) Limited Intensity Light Industrial (IL2);
- (xx) Limited Light Industrial (IL3);
- (xxi) Industrial Business (IB);
- (xxii) Heavy Industrial (IH);
- (xxiii) Limited Intensity Heavy Industrial (IH2);
- (xxiv) Mixed-Use District 1 (MX1);
- (xxv) Downtown Warehouse Mixed-Use (MX2);
- (xxvi) Direct Control District 1 (DCD1);
- (xxvii) Direct Control District 7 (DCD7);
- (xxviii) Direct Control District 8 (DCD8).

Administration

4.
 - (1) No person shall carry out development as identified in section 3 without the written permission of the Development Officer.
 - (2) A request for development shall be submitted on the required application form and shall include any other information that may be required by the Development Officer for the purposes of reviewing the application.
 - (3) Upon receipt of a completed application, the Development Officer shall prepare a report with a recommendation and submit the report and application to Council for consideration.
 - (4) Council may by resolution:
 - (a) approve the application;
 - (b) approve the application subject to terms or development standards;
or
 - (c) refuse the application.
 - (5) The criteria that will be considered to evaluate an application shall consist of the following:
 - (a) for all land uses identified in section 3:
 - (i) compatibility with adjacent or nearby land uses in a manner the Development Officer considers acceptable;
 - (ii) compliance with all National Building Code and National Fire Code requirements;
 - (iii) description of the site operations and control measures intended to mitigate noise, vibration, dust, odour, glare or other nuisances from affecting nearby properties;
 - (iv) outdoor storage and screening requirements to mitigate visual impacts;
 - (v) environmental impacts and suitability to the site;
 - (vi) transportation impacts;
 - (vii) emergency practices and procedures;

- (viii) any other condition that minimizes the impacts of the land use and meets with the intent of the study of the land use planning matter.
- (b) for data centres the additional criteria shall be considered:
 - (i) economic impacts and benefits to the City and Region;
 - (ii) financial impacts, such as servicing costs, taxation implications, and any risks associated with municipal incentives or public investment;
 - (iii) utility and infrastructure usage, including electricity demand, water use, wastewater impacts, stormwater requirements, backup generation, and emergency response needs;
 - (iv) community considerations, including public communication, engagement, and potential neighbourhood impacts;
 - (v) regional impacts related to utilities, shared infrastructure pressures, and potential effects on neighbouring municipalities.
- (6) All development must comply with the provisions of Zoning Bylaw No. 9990.

Coming Into Force

- 5. This Bylaw shall come into force on the day of its final passing and ceases to be in effect on the soonest of:
 - (a) two years after the date of coming into force; or
 - (b) the completion of the study of the land use planning matter as identified in sections 2 and 3, and adoption of any necessary zoning regulations.

Read a first time this 29th day of July, 2026.

Read a second time this 29th day of July, 2026.

Read a third time and passed this 29th day of July, 2026.

"Cynthia Block"

Mayor

"Adam Tittlemore" "SEAL"

City Clerk