

ARCHITECTURAL REVIEW PROCESS

Multi-family developments are subject to compliance with Saskatoon Land's Architectural Controls for Multi-unit Dwelling Districts (available at saskatoonland.ca).

Prior to plan preparation, or any stage during plan development, Saskatoon Land is available to meet to view draft plans and discuss the architectural requirements. Following offer acceptance, the purchaser will have up to 18 weeks to gain final approval of architectural plans for the site from Saskatoon Land. The first submission of plans must be received by Saskatoon Land within 8 weeks of offer acceptance. Saskatoon Land will then analyze the plans for compliance with the architectural controls. Saskatoon Land reserves the right to take up to two weeks to review and comment on plans after any submission is made by the successful party. After plans have been reviewed, a meeting with the successful party will be arranged to discuss plan changes, if any, which may be required. The successful purchaser will not be able to apply for a building permit until receiving final approval from Saskatoon Land. Additionally, possession of the site will not be granted until completion of the architectural evaluation.

Once the architectural evaluation is completed, the successful purchaser may apply for a building permit by providing the Building Standards Division with a copy of the Sale Agreement and building plans. These plans will be cross checked to the plans which were submitted to and approved by Saskatoon Land. If the purchaser makes changes to its plans following approval from Saskatoon Land, a second approval will be required in order to ensure that the design still meets all architectural controls.

The following information is required for the architectural evaluation:

- A site plan, to scale showing buildings, roads, parking, loading, fences, and the landscaping concept;
- Floor plans of all floors for each building to scale;
- All exterior elevations of each building to scale indicating location of materials and colours;
- Building section of each building to scale, indicating building height, roof slopes, and features; and
- Specifications and colours for all exterior building materials of each building and for site development.