

Proposed Planning Fees - 2020-2021

	2019 Rate	Proposed 2020 Rate	Proposed 2021 Rate
Development Permit			
Application Fee	\$135.00		
Plus Construction Value (000's)	\$0.45		
Residential - New (application fee only)		\$325.00	\$341.25
Residential - Alterations (application fee only)		\$175.00	\$183.75
Commercial/Industrial/Institutional/multi-unit dwellings - New		\$490.00	\$514.50
Commercial/Industrial/Institutional/multi-unit dwellings - Alteration		\$220.00	\$231.00
Commercial/Industrial/Institutional/multi-unit Const Value (000's)		\$0.45	\$0.47
Subdivision			
Application Fee	\$650.00	\$3,250.00	\$3,315.00
Approval Fee (per lot)	\$115.00	\$55.00	\$56.10
Condo Application Fee (new)	\$750.00	\$787.00	\$802.74
Discretionary Use			
Standard Application	\$1,050.00	\$4,500.00	\$4,590.00
Complex Application	\$1,950.00	\$5,750.00	\$5,865.00
Highly Complex Application	\$5,300.00	\$7,000.00	\$7,140.00
Zoning Bylaw & OCP Amendment			
Text Amendment	\$3,750.00	\$4,750.00	\$4,845.00
Rezoning - Low Density	\$3,750.00	\$5,750.00	\$5,865.00
Rezoning - Consistent with Approved Concept Plan	\$3,750.00	\$4,500.00	\$4,590.00
Rezoning - Med/High Density	\$5,000.00	\$7,000.00	\$7,140.00
Additional Fee-Zoning Agreement	\$625.00	\$1,750.00	\$1,785.00
Additional Fee-Rezoning that includes Major Concept Plan Amendment	\$1,875.00	\$3,750.00	\$3,825.00
Additional Fee-Rezoning that includes Minor Concept Plan Amendment	\$625.00	\$1,500.00	\$1,530.00
Direct Control District (requiring Council approval)	\$2,500.00	\$5,000.00	\$5,100.00
Official Community Plan Amendment (text or map)	\$100.00	\$1,750.00	\$1,785.00
Concept Plans			
New or Major Amendment	\$2,000.00	\$25,000.00	\$25,500.00
Minor Amendment	\$625.00	\$4,500.00	\$4,590.00
Architectural Control District Approval			
Major Application	\$2,500.00	\$5,000.00	\$5,100.00
Minor Application	\$625.00	\$2,500.00	\$2,550.00
Other Applications			
Endorsement of Liquor Permits	\$200.00	\$210.00	\$214.20
Minor Variance Application Fees	\$50.00	\$55.00	\$56.10
Zoning Verification Letters	\$200.00	\$210.00	\$214.20
Development Appeal (fee as per the Planning & Development Act)	\$50.00	\$300.00	\$300.00

Development Review Fee Review

Why Are We Reviewing Development Fees?

The City of Saskatoon strives to be a national leader in client service for the development community. We've heard from you that we have some areas where we can do better:

- We have been asked to improve how we do business from a number of sectors – the building and development industry, non-profit organizations, business owners and residents.
- You've requested improvements such as timelier reviews, better service and communications during the review process, assistance with problem-solving and alternative solutions, as well as dedicated file managers for a single point of contact.

While we are working on solutions to these requests, high volumes of applications still come in, even in times of slow growth. Service demands are high and need to be met.

- We want to be in a position to serve you in a way that is fast and consistent, with the ability to make changes to our internal processes and technology on an ongoing basis.
- We need to ensure we are considering the needs of citizens, the interest of businesses and the legislated requirements that the City must abide by.

If we want to be leaders in permit and application processing, we need to work now to address identified areas of improvement as well as prepare to keep up with changes in technology and industry.

How Do the Fees Relate to Program Improvements?

In order to take action on these changes, we need to update our processes, our technology and our level of staffing. This requires an update to our fees.

- A third party operational review was conducted to evaluate current processes. The result of the review was a recommendation to change fees and staffing.
- A cross-division project team has been brought together allowing us to work with Building Standards and other Divisions involved in the review of development proposals to identify program needs and costs.
- In order to maintain currently levels of day-to-day service while we are working through these process and technology changes, we need to increase staffing levels. Most staff that review development applications are paid for by the application fees, meaning fees do need to be changed to recover costs.

Our ultimate goal is to improve our level of customer service for all applicants – with streamlined requests during the review process and improved communications that make working through the development process easier and more transparent.