

Proposed Content of Section J – Implementation

This Section provides direction for how the City of Saskatoon (City) will implement and achieve the proposed contents of the Official Community Plan (OCP). This includes the provision of policies regarding coordinating with other jurisdictions, Indigenous inclusion, and public engagement; secondary plans, development phasing; constraints to development; Zoning Bylaw requirements; subdivision; and operating and capital budgeting. It is proposed to include the following subsections:

1. Coordination & Engagement
2. Secondary Plans
3. Development Phasing
4. Constraints to Development
5. Zoning Bylaw
6. Subdivision & Development
7. Operating & Capital Budgets

Details on each subsection and the source of its content is included below.

J 1 – Coordination & Engagement

This section includes policies relating to the provision of meaningful public engagement, fostering relationships with other jurisdictions, and partnering with indigenous communities. Sub-headings include:

- Public Engagement
- Coordination with Other Jurisdictions
- Indigenous Inclusion

To address these topics and to ensure these long-term objectives are addressed, policies from Section 18.4 – Coordination with Other Jurisdictions and Section 18.5 – Public Consultation in the Planning Process of the [current OCP](#) are maintained and updated.

Additionally, proposed new policy has been informed by the following documents:

- [City of Saskatoon Strategic Plan 2018 – 2021](#)
- [C02-046 – Public Engagement Policy](#)
- [Saskatoon North Partnership for Growth Regional Plan](#)
- [City of Saskatoon - Culture Plan Implementation Refresh \(2018-2022\)](#)

Topics which the proposed policies address are listed below under their respective sub-heading:

Public Engagement

- Context appropriate to public participation as per the Council Policy on Public Engagement and Administrative Policy on Privacy and Confidentiality.
- The role of the Municipal Planning Commission in facilitating public participation prior to making recommendations to Council.

Coordination with Other Jurisdictions

- Coordination with the Saskatoon North Partnership for Growth and other jurisdictions on planning, development and operations.
- Coordination with the University of Saskatchewan and the province with regard to the Meewasin Valley Authority.
- Cooperation with School Divisions, University of Saskatchewan, Saskatchewan Health Authority, Indigenous communities, Wanuskewin Heritage Park, Saskatoon Regional Economic Development Authority, Saskatoon Airport Authority, respective business improvement districts, and all other jurisdictions.
- Coordination with regard to the establishment of urban reserves within city limits.

Indigenous Inclusion

- Ongoing dialogue to understand issues and cooperate in long-range planning and development.
- Ongoing engagement with First Nations towards the development and compatibility of Treaty Land Entitlement lands.
- The construction or upgrading of municipal infrastructure and facilities.
- The identification of cultural and heritage sites.
- Acknowledge and honour Indigenous history and culture.
- The City's ongoing dialogue with First Nations, Métis communities and Indigenous organizations towards municipal participation.

J2 – Secondary Plans

This section include policies relating to the secondary planning process in Saskatoon. Sub-headings include:

- Sector Plans
- Concept Plans
- Corridor Area Plans and the Corridor Planning Program
- Guiding Plans

Saskatoon has a strong history of planning dating back to the early years of the City and the 1913 Yorath Plan, which was based on principles of town planning proposed by then City Commissioner Christopher J. Yorath. Many of these principles still hold true to this day. An essential tool that the City has used in the planning of the city is that of Secondary Plans. Secondary Plans include Sector Plans, Concept Plans, and Local Area Plans, and Corridor Area Plans as another tool to help achieve the goals of the Growth Plan to Half a Million. These plans provide a predictable, transparent process for ensuring development achieves the vision of Saskatoon as a prosperous, safe, inclusive and sustainable community.

To address these topics and to ensure these long-term objectives are addressed, policies from Section 21.0 – Corridor Planning Program of the [current OCP](#) are maintained and updated.

Additionally, proposed new policy has been informed by the following document:

- [The Planning and Development Act, 2007](#)

Topics which the proposed policies address are listed below under their respective sub-heading:

Sector Plans

- Providing criteria for the creation of Sector Plans (i.e. general location, size, and phasing of future neighbourhoods).

Concept Plans

- Providing criteria for the creation of Concept Plans that must align with the respective Sector Plan (i.e. land uses, infrastructure, and park systems).

Corridor Area Plans and the Corridor Planning Program

- Provide for a mix of land uses and densities along major transportation corridors to support multi-modal transportation, including the Bus Rapid Transit system.
- Ensure the Corridor Planning Program effectively engages with residents and stakeholders during each phase of the process
- Maximize existing water and sewer infrastructure and provide new infrastructure through sustainable practices.
- Encourage sustainable building practices and the use of the City's Low Impact Development guidelines.
- Incorporate transit-oriented development design principles for new development in corridor areas.

Guiding Plans

- Providing a framework for the how non-statutory plans may be developed in order to provide a vision or direction for how a specific area or characteristic of the city can be expected to change over time.

J3 – Development Phasing

This section includes policies relating to the phasing of development and servicing, and includes the following subheading:

- **Development Phasing**

In order for Saskatoon to continue as a resilient city with a high quality of life, the development of land and infrastructure assets must be carefully phased. The OCP provides the tools for implementing a rational and efficient phasing system for the servicing and development of urban land. Ensuring that growth is balanced, compact and contiguous is a proactive and sustainable model for growth.

To address this topic and to ensure these long-term objectives are addressed, policies from Section 3.3 – Development Phasing of the [current OCP](#) are maintained and updated.

Topics which the proposed policies address are listed below:

Development Phasing

- Servicing and development be in accordance with the phasing plan outlined in respective Sector Plans.
- Criteria for the creation of detailed development phasing plans within a Sector.
- When and where the development of a Sector may take place.

J4 – Constraints to Development

This section includes policies relating to various constraints to development in areas which may be hazardous or have adverse impacts. Sub-headings include:

- Potentially Contaminated Sites
- Roadways and Rail Lines
- Airport Operations
- Flood Hazard Areas

Identifying constraints to development in Saskatoon can help to alleviate or prevent the potential for adverse effects on new developments or surrounding land uses.

Development on or near sites that may be contaminated, noisy, or flood prone can still occur as long as appropriate mitigation efforts take place.

To address these topics and to ensure these long-term objectives are addressed, policies from Section 16.2 – Roadways and Rail Lines, 16.3 – Airport Operations, and 16.4 – Flood Hazard Areas of the [current OCP](#) are maintained and updated.

Additionally, proposed new policy has been informed by the following documents:

- [Saskatoon North Partnership for Growth Regional Plan](#)

- [The Planning and Development Act, 2007](#)

Topics which the proposed policies address are listed below under their respective sub-heading:

Potentially Contaminated Sites

- Alignment of the management of contaminated sites with Provincial Environmental Code Regulations.

Roadways and Rail Lines

- Development near rail yards or lines.
- Noise levels in residential developments adjacent to proposed roadways should not exceed accepted standards.
- Roadway noise and vibration assessment costs.

Airport Operations

- Land use compatibility in the vicinity of airports.
- Coordination with the Saskatoon Airport Authority regarding land development in the airport vicinity.

Flood Hazard Areas

- The regulation of flood hazard areas through the Canada-Saskatchewan Flood Damage Reduction Program and the Water Security Agency.
- The establishment of a two-zone flood management policy in which development is controlled through *The Planning and Development Act, 2007* and the Zoning Bylaw.
- Use of lands in flood hazard areas for public open space.

J5 – Zoning Bylaw

This section includes policies relating to regulations, special provisions, enforcement, and amendment of the Zoning Bylaw. Sub-headings include:

- Zoning Bylaw
- Direct Control Districts
- Architectural Control Districts

The Planning and Development Act, 2007 requires that all municipalities enact a zoning bylaw after the adoption of an official community plan. A zoning bylaw is a regulatory document that helps to implement an official community plan, and any other secondary plans used by a municipality, through the enforcement of regulations regarding development.

The City Zoning Bylaw contains regulations pertaining to all development within Saskatoon municipal boundaries. The regulations contained within the Zoning Bylaw must be consistent with the objectives and policies of this OCP. The Zoning Bylaw establishes zoning districts and development standards, and prescribes permitted and discretionary uses within said districts.

To address these topics and to ensure these long-term objectives are addressed, policies from Section 14.2 – Design Review Process, 18.1 – Zoning Bylaw, and 18.2 – Direct Control Districts of the [current OCP](#) are maintained and updated.

Topics which the proposed policies address are listed below under their respective sub-heading:

Zoning Bylaw

- What types of regulations and standards may be contained within the Zoning Bylaw.
- What flexibilities the Zoning Bylaw may provide.
- The Inclusion of Holding Symbol “H.”
- Considerations for amendments to the Zoning Bylaw.
- The use of Zoning by Agreement and the content within them.

Direct Control Districts

- Inclusion of Direct Control Districts within the Zoning Bylaw.
- Requirements for designating and regulating an area as a Direct Control District.

Architectural Control Districts

- Inclusion of Architectural Controls Districts within the Zoning Bylaw.
- Requirements for designating an area as an Architectural Control District.
- Design review requirements and process.

J6 – Subdivision & Development

This section includes policies relating to the subdivision of land within municipal boundaries, including subdivision for school purposes. Sub-headings include:

- Subdivision
- Transitional Land Use Designation

The OCP is implemented through several regulatory tools including the Subdivision Bylaw. A subdivision is used to divide land within municipal boundaries into smaller parcels for the purpose of legally registering separate ownership titles for the parcels within the provincial Information Services Corporation system. A subdivision must conform to provincial and municipal regulations and its intended use(s) considered appropriate for the location.

The Transitional Area designation identifies sites in areas that may require additional study prior to further development occurring. The Transitional Areas designation has been used in areas that have unique development pressures or are in areas with the potential to undergo significant change in the future.

To address these topics and to ensure these long-term objectives are addressed, policies from Section 8.2 – Transitional Land Use Areas and 18.3 – Subdivision of the [current OCP](#) are maintained and updated.

Additionally, proposed new policy has been informed by the following document:

- [The Planning and Development Act, 2007](#)

Topics which the proposed policies address are listed below under their respective sub-heading:

Subdivision

- Subdivision alignment with the requirements for detailed subdivision design in an area or neighbourhood Concept Plan.
- The dedication of municipal reserve, or money-in-lieu, for school purposes.

Transitional Land Use Designation

- How Transitional Land Use Areas may be developed through the use of land use pattern studies, the Holding Symbol “H,” and the Zoning Bylaw.

J7 – Operating & Capital Budgets

This section is a new addition to the OCP and includes policies relating to operating and capital budgets. The City undertakes operating and capital budgeting to ensure current and future financial sustainability. Operating and capital budgets are based on the strategic priorities outlined in the Strategic Plan and support the long term vision of the OCP.

This section includes new policies informed by the following documents:

- [Saskatoon Speaks – Community Vision \(June 2011\)](#)
- [City of Saskatoon – Financing Growth Study](#)
- [Corporate Asset Management Plan](#)
- [C03-027 – Borrowing for Capital Projects](#)

Topics which the proposed policies address are listed below:

- Creating operating and capital budgets that align with the OCP and Strategic Plan.

- Undertaking life-cycle costing and maintain long-term financial plans for capital projects.
- Exploring sustainable sources of funding for operating and capital costs, and borrowing in accordance with the Council Policy on Borrowing for Capital Projects.