

Development Application Fee Bylaw Related Amendments

APPLICATION SUMMARY

As part of the Comprehensive Review of the Zoning Bylaw Project, a new fee bylaw is being proposed to consolidate all development and land use application fees into one document. This report outlines amendments required to remove sections related to fees in Bylaw No. 8770, Zoning Bylaw, 2009, (Zoning Bylaw), Bylaw No. 6537, Subdivision Bylaw, 1985 (Subdivision Bylaw) and Policy No. C09-004, Condominium Approvals (Condominium Approvals Policy).

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Bylaw No. 8770, Zoning Bylaw, 2009 and Bylaw No. 6537, Subdivision Bylaw, 1985, as outlined in this report, be approved.

BACKGROUND

At its meeting held August 31, 2020, City Council approved the direction to prepare a new fee bylaw and to make consequential amendments to other bylaws as appropriate.

DISCUSSION

Proposed Amendments

Development and land use application fees are contained in various bylaws and in one Council Policy. Each of these land use and application fees will be removed from their current location and placed in a fee bylaw, as proposed. Amendments to the following bylaws are required to remove the identified sections:

- 1) Fees for development applications in Section 4 of the Zoning Bylaw;
- 2) Fees for signage applications in Appendix A of the Zoning Bylaw; and
- 3) Fees for subdivision applications in the Subdivision Bylaw.

Fees for condominium applications, as contained in the Condominium Approvals Policy will also be removed and added to the fee bylaw.

No fee changes are being proposed at this time. Existing fees will remain as previously approved by City Council in the 2020 and 2021 Budget.

Comments from other Divisions

No concerns or comments were raised through the administrative review process.

COMMUNICATIONS AND ENGAGEMENT

Application fees are generally communicated via information sheets, application forms and on the City of Saskatoon (City) website. The language in the Zoning Bylaw, Subdivision Bylaw and Condominium Approvals Policy will refer to the fee bylaw.

Notification to Stakeholders

Notification of a proposed fee bylaw was provided to key stakeholders in late 2019 when the 2020 and 2021 fees were under consideration. Stakeholders were also advised of the proposed fee bylaw prior to it being presented to the Standing Policy Committee on Planning, Development and Community Services at its meeting on August 17, 2020.

Stakeholders indicated they support the move to a fee bylaw to consolidate all fees which will create efficiencies for future amendments.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

REPORT APPROVAL

Written by: Christine Gutmann, Planning Project Services, Planning and Development
Reviewed by: Chris Schulz, Planning Project Services Manager, Planning and Development
Darryl Dawson, Development Review Manager, Planning and Development
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

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