

Creation of a Fee Bylaw and Consequential Proposed Bylaw Amendments

ISSUE

The purpose of this report is to provide City Council with Bylaw No. 9724, *The Development Applications Fee Bylaw, 2020*. If passed, this Bylaw would implement City Council's direction to consolidate all development and land use application fees into one document, being Bylaw No. 9724, *The Development Applications Fee Bylaw, 2020*. Should this Bylaw be approved by Council, consequential amendments to other City bylaws as well as Policy No. C09-004, *Condominium Approvals* are required to remove redundancies and ensure consistency with legislative requirements.

RECOMMENDATION

That City Council consider:

1. Bylaw No. 9724, *The Development Applications Fee Bylaw, 2020*;
2. Bylaw No. 9725, *The Zoning Amendment Bylaw, 2020 (No. 20)*;
3. Bylaw No. 9726, *The Subdivision Amendment Bylaw, 2020*; and
4. Bylaw No. 9727, *The Public Notice Policy Amendment Bylaw, 2020*.

BACKGROUND

At its [August 31, 2020 Regular Business Meeting](#), City Council considered a report of the General Manager, Community Services Department in relation to the creation of a fee bylaw. City Council resolved that the City Solicitor be requested to prepare a new fee bylaw and make consequential amendments to other bylaws as appropriate. Further, City Council resolved that an amendment be made to Policy No. C01-021, *Public Notice* requiring that public notice be given before City Council considers adopting, amending or repealing a fee bylaw.

Following this direction from City Council, the relevant matters were considered by the Municipal Planning Commission at its meeting on September 29, 2020. The Municipal Planning Commission expressed support for the matters which fall within their mandate, as contained in Appendix 1 to this report.

DISCUSSION/ANALYSIS

In accordance with City Council's instructions, the following bylaws are being proposed:

- Bylaw No. 9724, *The Development Applications Fee Bylaw, 2020* - this Bylaw consolidates all development and land use application fees into one document;
- Bylaw No. 9725, *The Zoning Amendment Bylaw, 2020 (No.20)* – this Bylaw removes development and land use application fees from Zoning Bylaw, No.8770 while also removing fees in relation to signage contained in the Signage Regulations, Appendix “A” to Zoning Bylaw No. 8770;

- Bylaw No. 9726, *The Subdivision Amendment Bylaw, 2020* – this Bylaw removes fees for subdivision applications from Appendix “A” to Bylaw No. 6537, *A bylaw of The City of Saskatoon to provide for controlling the subdivision of land*; and
- Bylaw No. 9727, *The Public Notice Policy Amendment Bylaw* – this Bylaw adds the requirement for the City to provide public notice before City Council considers amending or repealing a fee bylaw, ensuring any future amendments to all fee amounts would require public notice and City Council approval.

In accordance with City Council’s instructions, we are pleased to submit the following for City Council’s consideration:

1. Bylaw No. 9724, *The Development Applications Fee Bylaw, 2020*;
2. Bylaw No. 9725, *The Zoning Amendment Bylaw, 2020 (No.20)*;
3. Bylaw No. 9726, *The Subdivision Amendment Bylaw, 2020*; and
4. Bylaw No. 9727, *The Public Notice Policy Amendment Bylaw*.

Should Council approve the Bylaws as contained in this report, an amendment will also be made to Policy No. C09-004, *Condominium Approvals* to remove the fees for condominium applications as they will be included in the new fee bylaw.

APPENDICES

1. Report of Community Services to the Municipal Planning Commission, “Development Application Fee Bylaw Related Amendments”, dated September 29, 2020
2. Proposed Bylaw No. 9724, *The Development Applications Fee Bylaw, 2020*
3. Proposed Bylaw No. 9725, *The Zoning Amendment Bylaw, 2020 (No.20)*
4. Proposed Bylaw No. 9726, *The Subdivision Amendment Bylaw, 2020*
5. Proposed Bylaw No. 9727, *The Public Notice Policy Amendment Bylaw, 2020*

Report Approval

Written by: Jodi Manastyrski, Senior Solicitor
Approved by: Cindy Yelland, City Solicitor