

BYLAW NO. 9835

The Saskatoon North Partnership for Growth Planning District Official Community Plan Amendment Bylaw, 2022 (No. 2)

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Saskatoon North Partnership for Growth Planning District Official Community Plan Bylaw, 2020 (No. 2)*.

Purpose

2. The purpose of this Bylaw is to amend The Saskatoon North Partnership for Growth Planning District Official Community Plan to ensure consistent development standards across all land uses and to enable additional development opportunities in identified subdivisions.

Bylaw No. 9720 Amended

3. The Saskatoon North Partnership for Growth Planning District Official Community Plan, being Schedule "A" to Bylaw No. 9720 and forming part of that Bylaw, is amended in the manner set forth in this Bylaw.

Section 11.0 Amended

4. The following is added after the heading "Agriculture Residential" and before clause 11.3.4:

"The following policies are intended to apply to subdivision for agricultural residential purposes on lands with any land use designation, where provided for in accordance with this Plan."

Section 12.0 Amended

5. The following clause is added after clause 12.3.8:

“12.3.9 Comprehensive Re-Subdivision for Existing Hamlets and Multi-Parcel Country Residential Subdivisions

An organized hamlet or multi-parcel country residential subdivision may undertake a Comprehensive Development Review (CDR) to investigate the feasibility of further re-subdivision of lots within the community, where the effect will be an increase in density throughout the community. Re-subdivision pursuant to this section shall comply with all applicable Country Residential policies of this Plan and the following:

- a) The CDR must assess the capacity of municipal and provincial infrastructure to support an overall density increase and identify any required upgrades to support the additional density;
- b) The CDR scope of investigation must include all of the parcels within the hamlet, original subdivision plan, and/or the entire quarter section in which the development lies; and
- c) All resulting parcels must be connected to a centralized potable waterline and meet the minimum, maximum and average lot sizes of the applicable zoning district.”.

Section 17.0 Amended

6. Clause 17.3.4 is repealed and the following substituted:

“17.3.4 Subdivision in the Green Network Study Area

Lands inside the areas identified on Schedule C - Future Urban Growth Areas Map as accommodating a regional population of 700,000 in the Green Network Study Area may be subdivided to permit:

- a) A maximum of two agricultural residential building sites per quarter section (64.8 hectares, or 160 acres) or one agricultural building site per 32.4 hectare (80 acre) parcel;
- b) A maximum of two discretionary uses per quarter section (64.8 hectares, or 160 acres) or one discretionary use per 32.4 hectare (80 acre) parcel; or

- c) A combination of sites referred to in clauses a) and b) to a maximum of two building sites per quarter section (64.8 hectares, or 160 acres) or one building site per 32.4 hectare (80 acre) parcel.

Lands outside of areas identified on Schedule C – Future Urban Growth Areas Map as accommodating a regional population of 700,000 in the Green Network Study Area may be subdivided to permit:

- d) A maximum of five agricultural residential building sites per quarter section (64.8 hectares, or 160 acres) or three agricultural building sites per 32.4 hectare (80 acre) parcel;
- e) A maximum of five discretionary uses per quarter section (64.8 hectares, or 160 acres) or three discretionary uses per 32.4 hectare (80 acre) parcel;
- f) A combination of sites referred to in clauses d) and e) to a maximum of five building sites per quarter section (64.8 hectares, or 160 acres) or three building sites per 32.4 hectare (80 acre) parcel;
- g) Notwithstanding d), e), and f) above, where a quarter section is designated Green Network Study Area and another Land Use(s), the Land Use with the lower maximum of residential building sites per quarter section or per 32.4 hectare (80 acre) parcel shall prevail.”.

Section 31.0 Amended

7. Clause 31.3.6 is amended:

- (1) by striking out “or” at the end of paragraph e);
- (2) by striking out “.” at the end of paragraph f) and adding “; or”; and

