

Official Community Plan and Zoning Bylaw Text Amendments – Zoning Bylaw Review – Amendments for Ministerial Approval

APPLICATION SUMMARY

City Council, at its Public Hearing [meeting](#) on September 25, 2024, approved [Bylaw No. 9990, Zoning Bylaw, 2024](#) (Zoning Bylaw). The Zoning Bylaw was submitted to the Provincial Ministry of Government Relations and received approval with conditions on January 3, 2025. Proposed amendments to [Bylaw No. 9700, Official Community Plan Bylaw, 2020](#) (OCP), and the Zoning Bylaw are required to satisfy the conditions of the approval.

RECOMMENDATION

That at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9700, Official Community Plan Bylaw, 2020 and Bylaw No. 9990, Zoning Bylaw, 2024, as outlined in this report, from the General Manager of Community Services Division, dated February 25, 2025, be approved.

BACKGROUND

City Council, at its Public Hearing meeting on September 25, 2024, approved the new Zoning Bylaw. As required under the provisions of the Planning and Development Act, 2007, the Zoning Bylaw was submitted to the Provincial Ministry of Government Relations for Ministerial approval. Ministerial approval was granted on January 3, 2025, subject to the condition that Council approve minor amendments to the Zoning Bylaw and Official Community Plan (see Appendix 1) to align with [The Planning and Development Act, 2007](#) and [The Statements of Provincial Interest Regulations](#).

The conditions require that flood mapping be incorporated to the OCP and Zoning Bylaw and that the Zoning Bylaw be amended to remove Section 4.3.6: Revocation of a Development Permit.

PROPOSED AMENDMENTS

To comply with the conditions of approval, amendments to the OCP and Zoning Bylaw are required (see Appendix 2).

Proposed Flood Mapping and Definition Amendments

The OCP and Zoning Bylaw currently contain provisions regulating development within the South Saskatchewan River flood hazard area to prevent injury, loss of life and to minimize property damage.

On November 25, 2024, the Water Security Agency finalized the City of Saskatoon Flood Mapping Study. The study provided regulatory flood hazard maps of the South Saskatchewan River for Saskatoon. Data provided by the Water Security Agency is required to prepare flood maps for the OCP and Zoning Bylaw amendments.

The following amendments to the OCP are proposed:

- Amend Section J4.4 Flood Hazard Areas and Appendix A Definitions to ensure consistency with terminology used in the Statements of Provincial Interest Regulations and the Saskatoon Flood Mapping Study; and
- A map of the Flood Plain Area to be added as an appendix.

The following amendments to the Zoning Bylaw are proposed:

- Amend Section 15.1 FP – Flood Plain Overlay District to provide definitions and amended regulations to ensure consistency with terminology used in the Statements of Provincial Interest Regulations; and
- Include flood mapping as an Appendix.

Zoning Bylaw Section 4.3.6 – Revocation of a Development Permit

Section 4.3.6 of the Zoning Bylaw contained provisions for when a Development Officer may revoke a development permit. The Ministry has advised that this Section is inconsistent with *The Planning and Development Act, 2007*. Section 242 of *The Planning and Development Act, 2007* provides a process for enforcement of a development permit and does not allow for the revocation of a development permit, only the issuance of an order pursuant to subsection 242(5). As such an amendment is proposed to repeal Section 4.3.6 Revocation of a Development Permit.

Comments from other Divisions

No concerns were identified through the administrative review process that would preclude this application from proceeding to a public hearing.

COMMUNICATIONS AND ENGAGEMENT

Information was shared with the public on the [Engage Page](#). Feedback could be provided through the Engage Page contact information or by contacting Administration. At the time of the writing of this report, no comments have been received.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of [Council Policy C01-021, Public Notice](#).

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, Public Notice, 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.

APPENDICES

1. Letter from the Ministry of Government Relations
2. Proposed Amendments to the Official Community Plan and Zoning Bylaw

REPORT APPROVAL

Written by: Paula Kotasek-Toth, Senior Planner
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Reviewed by: Chris Schulz, Planning Project Services Manager
Darryl Dawson, Development Review Manager
Tyson McShane, Acting Director of Planning and Development
Approved by: Andrew Roberts, Acting General Manager, Community Services

SP/2025/PD/MPC/Official Community Plan and Zoning Bylaw Text Amendments – Zoning Bylaw Review – Amendments for
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