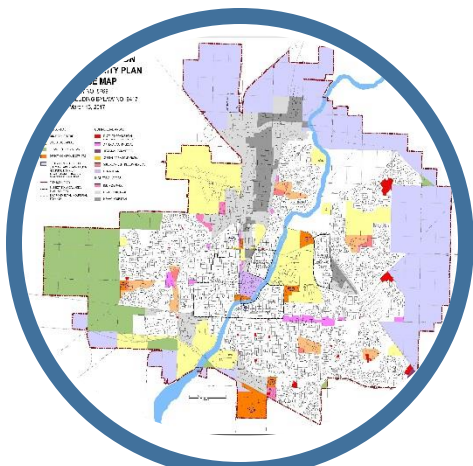


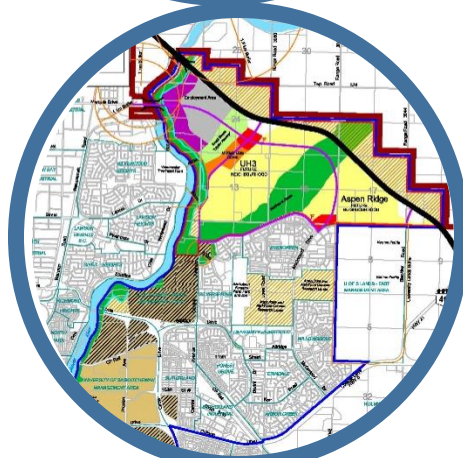
Planning and Development Hierarchy of Plans

MORE GENERAL



OFFICIAL COMMUNITY PLAN

- Applies to all areas within Saskatoon
- Addresses a broad spectrum of issues
- Comprehensive and long-term
- Outlines high level goals and objectives to guide physical, economic, social growth and development of the entire city
- Overarching policies inform development of more detailed plans and standards



SECTOR PLAN

- Addresses a broad spectrum of issues
- Comprehensive and long-term
- Provides framework for future urban development; how an area will develop
- Facilitates more detailed planning work – concept plans, rezoning applications, land use designations



AREA CONCEPT PLAN

- Applies to smaller development area
- Provides a detailed solution for land-use and infrastructure servicing
- Detail size, configuration, location of future land use and densities, roads, municipal services, and staging for specific area

MORE DETAILED

ZONING, SUBDIVISION, SERVICING AGREEMENTS

- Zoning establishes development rights for parcel or area of land including permitted land uses, building heights, densities, landscape, and parking
- Applications consistent and guided by Sector Plans, and Area Concept Plans
- Sets pattern of development by determining location, size, shape, lots, and roadways
- Servicing agreements identify municipal improvements (sewer, water, Roads, etc) to be built by the developer and responsibilities for them once completed.