

Revisions to Design and Development Standards Manual

Version: 16, Effective February 29, 2024

The City of Saskatoon (CoS) recently revised the *Design and Development Standards Manual* (Manual) which may impact applications that you make to the CoS that relate to the development of property. The changes are summarized in this letter. The CoS has also included some planned changes that may be added to the Manual in a future revision or will otherwise impact future development.

The purpose of the manual is to provide process and design information to interested parties who require information about new subdivision developments, infill development, and redevelopment of properties in the CoS. The manual identifies minimum acceptable standards for typical conditions encountered during design.

Recent Changes

The recent changes are as follows:

Section 2 – Land Development Process

- Subsection 2 Land Use Applications (Submissions, Approvals, and Appeals): Revised subsection title to better reflect subsection content.
- Subsection 2 Land Use Applications (Submissions, Approvals, and Appeals): Updated and expanded the list of regulatory and policy documents.
- Subsection 2.1 City of Saskatoon (CoS): Revised subsection title to include abbreviation used subsequently in the section.
- Subsection 2.1 City of Saskatoon (CoS): Expanded list of development applications to be more comprehensive and provided some differentiation between application types and supporting plans, documents and agreements.
- Subsection 2.2 Other Stakeholders and Authorities: Revised subsection title to reflect nature of list of potential relevant parties on a development application.
- Subsection 2.2 Other Stakeholders and Authorities: New content added to identify a non-exhaustive list of potential authorities and stakeholders that may be required to be consulted with as part of a development application.

- Subsection 2.3 Appeals: New subsection added to identify circumstances under which an individual may appeal a decision regarding a development application. Supersedes content in Section 5.2.
- Subsection 3 Planning and Research: Updated terminology to reflect current defined terms in the Official Community Plan (OCP) and relocating explanatory information to footnotes.
- Subsection 3 Planning and Research: Added reference to new Monitoring Well Standard and wording to reflect requirements for compliance.
- Subsection 3 Planning and Research: Added additional Wetland research / studies to reflect current practice and to reference appropriate City group to provide guidance, if required.
- Subsection 4 Concept Plan (or Amendment) Application: Revised subsection title to reflect current terminology and application types.
- Subsection 4 Concept Plan (or Amendment) Application: Added additional wording in paragraph to better reflect current terminology and application types.
- Subsection 4.1 Utility and Transportation Plans: Added cross-references to section numbers clarification / ease of use.
- Subsection 4.2 Environmental Plans: Added new subsection 4.2 to reflect current practice of requiring a Wetland Mitigation Plan when wetlands are impacted by a Concept Plan.
- Subsection 4.3 Required Figures: Added new subsection 4.3 to reflect existing practice for Concept Plan requirements.
- Subsection 5 Application for Subdivision: Content added to reflect current terminology/bylaw name and other stipulations about Rights holders and other stakeholders/agencies that may need to be involved in the process.
- Subsection 5.1 Certificate of Approval: Revised to reflect current terminology and process.
- Subsection 6 Servicing Agreement: Added clarity about CoS responsibilities to reflect current practice and included explicit reference to Wetland Mitigation Plan measures to confirm that it should form part of the Servicing Agreement.

- Subsection 8 Area Development Levies/Charges: Revised to reflect current terminology.
- Subsection 8.1 Offsite Construction or Reconstruction Charges: Revised to use a more generic term for Servicing Agreement Fees / Development Levies – specifically “Service Charge”.
- Subsection 8.2 Offsite Service Charges: Revised subsection title to use a more generic term for Servicing Agreement Fees / Development Levies – specifically “Service Charge”.
- Subsection 8.2 Offsite Service Charges: Revised to use a more generic term for Servicing Agreement Fees / Development Levies – specifically “Service Charge” – while defining that this term applies to both Levies and Service Agreement Fees (SAFs).
- Subsection 8.2 Offsite Service Charges Table 8-1:
 - Changed wording from Levy(/ies) to Service Charges in table header and throughout table.
 - Revised Buffer Strip item to reflect current practice.
 - Changed item “Community Center” to “School Land” name and wording to reflect new bylaw name and purpose.
 - Revised Interchange item wording to reflect current practice.
 - New item “Lanes” added to reflect current practice/list of current service charges.
 - Revised Municipal Administrative item wording to reflect current practice.
 - Revise Planning item wording to reflect current practice.
- Subsection 8.3 Direct Servicing Table 8-2: Revised Sanitary Sewer mains item to reflect current standard.
- Subsection 9.1 Drawings: Added link to website location for standards.
- Subsection 9.2 Specifications: Added link to website location for specifications.
- Subsection 9.4 Staging: Added the word “requires” to paragraph to ensure clarity.
- Subsection 9.4 Staging: Added cross references to section numbers for added clarification/ease of use.
- Subsection 9.4 Staging: Added new paragraph to reinforce applicability of all sections of DDSM, regardless of whether listed in the table that precedes.

- Subsection 9.5 Permits: added additional wording to reinforce required CoS permits.

Section 7 – Service Connections

- Subsection 3.1.2 Backflow Device Requirements: Added text to refer to existing Waterworks Bylaw No.7657
- Appendix A: Added list of applicable drawings.
- Drawings: Revised Notes in drawings to reference existing Waterworks Bylaw No.7657.

Section 10 –Consultant Guidelines for Inspection & Construction

- Subsection 1.1 Introduction: Added clarification and expectations for consultant engineer.
- Subsection 2.2.1 Consulting Engineering Inspections: Added geotechnical testing management to consultant engineering responsibilities.
- Subsection 2.2.1 consulting Engineering Inspections: Added aggregates to list of geotechnical testing results reviewed by consultant engineer.

Section 11 – Drawing Requirements and Standards

- Added numbers to the bullets throughout the document for easier reference in correspondence.
- Subsection 5.1 General section: Added #13, request for linework when requested for better clarity when corresponding with consultants.

For complete information on recent changes, please visit www.saskatoon.ca and enter “Design and Development Standards” in the search field.