



Rezoning – Application Form

To change the zoning of a property, for example from agricultural to industrial, a bylaw amendment to the applicable Zoning Bylaw is required. Typically, a rezoning is required because the current Zoning District does not allow for the proposed development or there is a conflict with the proposed land use, parcel size or other regulation.

Application Fees:

Single Parcel, Residential	\$ 375.00
Single Parcel, Other	\$ 525.00
Multi-Parcel	\$ 1,500.00 plus \$20.00/lot

In addition to the above noted fees shall be solely responsible for all costs associated with:

- i. satisfying Council's public notification policy (i.e. costs of newspaper advertisement);
- ii. registration of an interest on the title of the property proposed for rezoning as prescribed by the Information Services Corporation (Land Titles); and
- iii. engagement of the necessary planning, engineering, legal or other professional expertise necessary to review an application and/or implement Council's decision.

Application Requirements

The following is required in order to make an application:

- a. a completed **application form** (attached);
- b. receipt of full **payment** of the applicable application fee;
- c. a **Basic Development Review (BDR)** must be submitted by anyone wanting to rezone and/or subdivide land for low density single severance residential development (i.e. 2 to 5 per ¼ or 1 to 3 per 80 acre development).
- d. a **Comprehensive Development Review (CDR)** must be submitted in support of any application to rezone and/or subdivide land for multi-parcel country residential and all commercial, industrial, waste management, or intensive recreational purposes; and
- e. a scaled **site plan, renderings, elevation drawings and/or any other information** as necessary to support the rezoning application.

Separate information sheets are available to help guide the submission of the required Basic Development Review (BDR) or Comprehensive Development Review (CDR).

Rezoning Process Overview

Rezoning land includes a bylaw amendment which is a legal process under provincial legislation. It requires the R.M. to take certain steps during a rezoning process.

The initial step is for the R.M. Planning Department to review rezoning applications to ensure the requirements of any R.M. bylaws and policies are met; with a report, recommendation and amending bylaw prepared for R.M. Council review and consideration.

If the application complies with all policy requirements and Council feels it has merit, they will pass a motion to support the rezoning application including a condition of approval to receive Ministerial approval of the amending bylaw. They will give what is referred to as “First Reading” to the bylaw in order to begin the required public notification and public hearing process.

After First Reading to the bylaw is given, an advertisement indicating the reason for rezoning, the affected parcel(s) and the date of the public hearing is placed in a local newspaper for two (2) consecutive weeks.

Prior to the public hearing date, anyone can discuss the proposed bylaw with R.M. planning staff. Any written comments on the bylaw received by the date indicated in the advertising notice will be included in the agenda package for R.M. Council’s consideration on the date of the public hearing.

At the public hearing, the public has an opportunity to speak for or against the proposed bylaw. Members of the public may also sit in the gallery to witness the proceedings without speaking to the proposed bylaw.

After the public hearing has closed, Council may give motions for Second and Third Readings to the bylaw which would support the rezoning application; or they may defeat the motions and proposed bylaw denying the application for rezoning.

If the application is denied, it cannot be appealed. However, if the bylaw is passed an information package and copies of the bylaw will be sent to the Community Planning branch with the province for Ministerial approval of the bylaw. The bylaw and rezoning come into effect on the date of Ministerial approval.

Decision Time Frame

The timing associated with the approval of a rezoning will be based upon the completeness and quality of information provided on the application. The rezoning process usually takes between 45 and 60 days depending on the complexity of the application and scheduled R.M. Council meeting dates. Applications that require the submission of a CDR typically take upwards of 90 days due to the additional information review period.

Appeals

As per *The Planning and Development Act, 2007* there is no right of a person to appeal a decision of the Council to refuse to rezone the person’s land.



For Office Use Only	
Date Received:	
Receipt No:	
Amount Paid:	

Rezoning – Application Form

1) Applicant: _____
 Address: _____

 Phone: _____ Cell: _____ Fax: _____
 Email: _____

If the applicant is not the registered owner:

Owner(s): _____
 Address: _____
 City: _____
 Postal Code: _____
 Phone: _____ Cell: _____ Fax: _____
 Email: _____

NOTE: If the applicant is not the registered owner of the subject property, the owner of the property must also sign the application form or provide a letter of consent for the application to be processed.

2) Legal description of land proposed for development

All/Part of the _____¹/₄, Section _____, Township _____, Range _____, W3
 LSD(s) _____ Lot(s) _____ Block(s) _____
 Registered Plan No. _____
 Certificate of Title No. _____

3) Required Submission:

Basic Development Review (BDR) Included:
 Comprehensive Development Review (CDR) Included:
 Subdivision Application Submitted to Province: File No. _____
 Other Submission (briefly detail):

4) Current Zoning Designation (PLEASE CIRCLE ONE)

RM of Corman Park Zoning Districts:

AG	AR1	AR2	AR3	CR1	CR3	CR4
C	REC	CONS	RWM	DCD	M1	M2

Corman Park-Saskatoon Planning District Zoning Districts:

DAG1	DCR1	DCR2	DCR3	DCR4	DCR5	DB
DM1	DM2	DC1	DC2	DREC1	DCONS1	DRM1

5) Proposed Zoning Designation (PLEASE CIRCLE ONE)

RM of Corman Park Zoning Districts:

AG	AR1	AR2	AR3	CR1	CR3	CR4
C	REC	CONS	RWM	DCD	M1	M2

Corman Park-Saskatoon Planning District Zoning Districts:

DAG1	DCR1	DCR2	DCR3	DCR4	DCR5	DB
DM1	DM2	DC1	DC2	DREC1	DCONS1	DRM1

6) Declaration by Applicant

I, _____ of _____

in the Province of Saskatchewan, solemnly declare that all of the above statements within this application are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

I further agree to indemnify and hold harmless the Municipality from and against any claims, demands, liabilities, costs or damages related to the development undertaken pursuant to this application.

DATE: _____

SIGNATURE: _____

DATE: _____

LANDOWNER SIGNATURE: _____
(if landowner is different from applicant signature required)