

Applying for a Subdivision

Steps and hints for a successful application.

Applicants must ensure the information and documentation submitted in ePermitting is correct, complete and meets our standards.

Applying through ePermitting is done through answering a series of questions. Required fields are marked with an asterix*.

Questions are answered in the following methods:

- pull-down menu
- searchable database (shown by a search button beside the field)
- text field

If you need to sign up for an ePermitting account, follow the instructions for [how to create/login to your ePermitting account](#).

Once you have logged into the ePermitting system, follow these step-by-step instructions for how to apply and how to make a payment.

Applications that are started, but not completed, are saved as a draft application. Draft applications can be accessed from the 'Home' page under the 'My Activities' tab.

1. Once logged into ePermitting you will choose Planning Approvals from the Home page menu:

Home

Please click on one of the following options or refer to the bottom of this page to see your dashboard.

The 'my inspections' tab will show your current inspections.

The 'my activities' tab will show permits at all statuses.

The 'my projects' tab will show projects that you create which can contain multiple permits. These same permits will be shown on the 'my activities' tab.

- [➔ Permits](#)
- [➔ Inquiries](#)
- [➔ Address Change](#)
- [➔ Property Info. Disclosure](#)
- [➔ **Planning Approvals**](#)

For Applications and Permits Submitted Prior to March 1, 2022

[Book an Inspection](#)

[Review Application](#)

MY INSPECTIONS

MY ACTIVITIES

MY PROJECTS

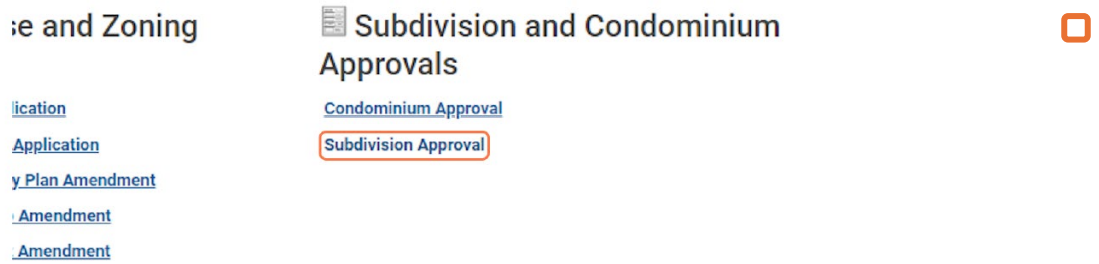
MY BUSINESSES

These are your recent inspections (by Requested Date). If available, click "Show more..." to see a larger list or "Search..." to search for specific inspections.

Inspection Number	Result	Next Action	Inspection Discipline	Requested Date	Scheduled Date	Location	View Permit
-------------------	--------	-------------	-----------------------	----------------	----------------	----------	-------------

[Search ...](#)

2. Under Subdivision and Condominium Approvals click Subdivision Approval:



3. Navigate to 'Select the type of application' and select the appropriate option.

- If your application received a preliminary zoning review, use the 'Re-submission Application' to look up the review of application number.
- 4. If you need assistance in completing your application, please email development.services@saskatoon.ca or contact 306-975-2645
- Asterisks indicate required fields to be filled

APPLICATION

Planning Application Name:

*Select the option that best describes the application:

*Select the type of application:

*Select the scope of activity:

*Description of Proposed Activity:

Subdivision Approval

Land

(None)

(None)

Bare Land

Consolidation

Lease Hold

Subdivision

4. Enter a 'Description of proposed activity'

a. This field is intended to provide a brief summary of the application.

*Description of Proposed Activity:

b. Select the Project this application will belong to.

o A 'Project' can be created to group associated applications (acts as a folder for grouping applications). For directions on how to create a 'Project' see - <https://www.saskatoon.ca/content/guide-how-create-project>.

o Once a project has been created it can be associated with the application that you're applying for using the 'Select the project this application will belong to' look up 🔍

*Description of Proposed Activity:

Select the project this application will belong to:

Presubmittal Application:

When this section is complete click **Next**.

5. For Sites with a Civic Address

- a. Enter the address into the search bar and then press Search.

For Planning Approvals:

For applications that contain multiple civic address please add ALL properties using the Address Search tool

For parcels that haven't been assigned a civic address a unique SITE ID will need to be entered.

To determine the SITE ID, please visit the city's [Development Portal](#) (GIS Map Tool).

Using the map tool zoom in to find the applicable Parcel, click on (select) the Parcel and copy the SITE ID number. Paste the SITE ID into the address search bar

Additional details, such as a legal description, can be entered under the Specific Location field.

*Address:

Parcel ID	Address	Net Acres
Total Area:		

Specific Location:

- b. When you find the address the application is for, click the checkbox then the 'Select' button

Add Addresses

	Parcel ID	Address
<input checked="" type="checkbox"/>	1249661	222 3rd AV


- c. Some sites / parcels have multiple addresses associated with them. If the 'Select Primary Address' is displayed, then you will need to select an appropriate option.

To determine the SITE ID, please visit the city's [Development Portal](#) (GIS Map Tool).

Using the map tool zoom in to find the applicable Parcel, click on (select) the Parcel and copy the SITE ID number.

Additional details, such as a legal description, can be entered under the Specific Location field.

* Address:

Parcel ID	Address	Net Acres
 1249661	222 3rd AVE N, Saskatoon, SK	✖
Total Area:		

* Select Primary Address:

Specific Location:

- d. All addresses related associated with the application should be added
- e. Repeat steps 13-15 to assign additional addresses

6. For Sites / Parcels that Don't Have an Assigned Civic Address:

- a. For sites that don't have a civic address the 'Development Portal' (GIS Map Tool) can be used to look up the site(s) unique 'SITE ID' number. Click on the Development Portal link:

For Planning Approvals:

For applications that contain multiple civic address please add ALL properties using the Address Search tool

For parcels that haven't been assigned a civic address a unique SITE ID will need to be entered.

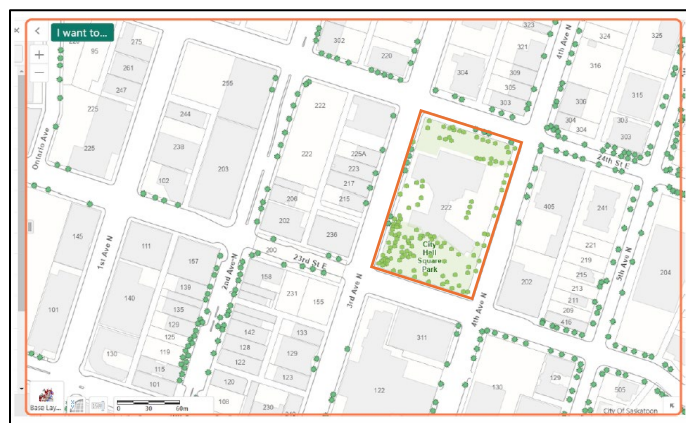
To determine the SITE ID, please visit the city's [Development Portal](#) (GIS Map Tool).

Using the map tool zoom in to find the applicable Parcel, click on (select) the Parcel and copy the SITE ID number. Paste the SITE ID into the address field.

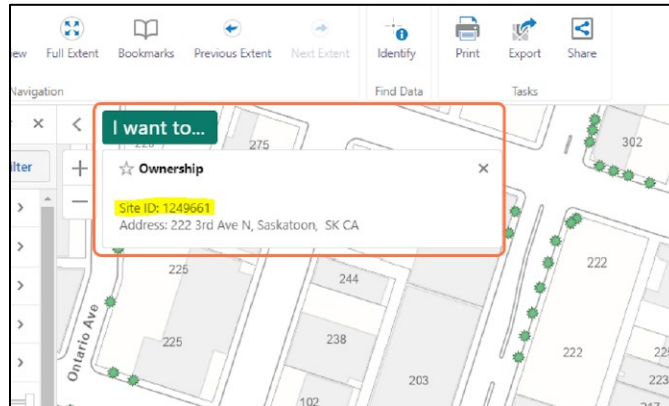
Additional details, such as a legal description, can be entered under the Specific Location field.

* Address:

- b. Either zoom in to the site, or if a nearby intersection in known, the intersection search function (under the 'Searches' tab) can be used.



- c. Once the subject site has been selected a pop-up information window will appear with the unique SITE ID. Copy or record this number.



- d. Return to the Application Wizard and Enter the Unique SITE ID Number, then add the address.

For parcels that haven't been assigned a civic address a unique SITE ID will need to be entered.
To determine the SITE ID, please visit the city's [Development Portal](#) (GIS Map Tool).
Using the map tool zoom in to find the applicable Parcel, click on (select) the Parcel and copy the SITE ID number. Paste the SITE ID into the address field.
Additional details, such as a legal description, can be entered under the Specific Location field.

*Address:

Parcel ID	Address	Net Acres
Total Area:		

Specific Location:

Add Addresses

	Parcel ID	Address
<input checked="" type="checkbox"/>	1249661	222 3rd Ave

Click **Next** when all fields are successfully filled.

7. Review Required Documentation

- a. Review the 'Required' documents to ensure that you have all necessary required documentation (digital file, referral responses etc) prior to proceeding. If you are still waiting on referral responses, you can return to the 'Home' page and your application will be saved as 'Draft' until the required documentation has been received. For steps on how to return to your 'Draft' application – see the Home Page Guide at: <https://www.saskatoon.ca/business-development/building->

[development-construction.](#)

- b. Please note that required documents will need to be attached or an error will be received when trying to submit your application.

Subdivision Approval

Please upload all "Required" documents and any "Optional" documents. Under the 'Document Type' column, select the drop down and upload the document. The "upload documents" box at the bottom of the page may not display. If the "required documents" list does not display, please call the City of Saskatoon at 780-693-8888.

DOCUMENTS TO ATTACH

Required	Uploaded	Attachment Type
Required		Canada Post Letter
Required		Digital File
Required		Greater Saskatoon Catholic Schools Letter
Required		Land Development Section Letter
Required		Parks Division Letter

8. Step 25: Upload Required Documents

- a. The 'Upload Files' button may appear greyed out but can be selected.
- b. Multiple files can be added at the same type and the system should allow uploading of any relevant file types (dwg, pdf, word, email msg etc)
- c. Click the Upload files button to complete.

	Planning section Letter	P
Required	Saskatoon Public School Division Letter	A P
Required	Shaw Cable Systems Letter	A P

UPLOADED DOCUMENTS

<input type="button" value="+ Upload Files"/>		
<input type="checkbox"/>	File Name	Do
- (17) New Documents		
<input type="checkbox"/>	Test Document 1.docx	Waiting....
<input type="checkbox"/>	Test Document 10.docx	Waiting....

9. Select a Document Type

- a. Under the 'Document Type' column, select the dropdown and assign a document type. REPEAT for each document uploaded.

es

File	Document Type	Comments
Documents		
Document 1.docx	New	Add comment
Document 10.docx	New	Add comment
Document 11.docx	New	Add comment
Document 12.docx	New	Add comment
Document 13.docx	New	Add comment

- **Optional – Confirm if all Required Documents Have Been Uploaded**
 - If you select refresh on the browser page, the required documents list will be updated to show a green checkmark beside each uploaded document.
 - Alternatively, if you select the 'Next' button and then the 'Back' button, the required documents list will be updated to show a green checkmark beside each uploaded document.
 - If any required documents are missing, you will receive an error when trying to submit the application.

Click Next to continue.

10. Optional – add a Professional/Contractor

If you don't want to add a professional/contractor contact (separate from the surveying company), then skip to step 10. If you do want to add a professional/contractor then click the +Professional/Contractor button:

- Type the '+ Professional / Contractor' name, then select the 'Search' button

Professional/Contractor Search

Business Name:

- If you don't find the professional / contractor using the search, you will be able to add them as a contact when you advance to the next page.
- Click the appropriate checkbox , then click the 'Select' button.

Display Format

Wes Surveyor Test dba TES
Phone: (123) 123-1234, Lic

Wes Test Company
Phone: (306) 111-2222, No

Wes Test Company 2
Phone: (306) 111-2222, No

Click **Next**

11. Optional – Add a Contact:

- If you don't want to add a contact, then skip to step 35.

Subdivision A

Name	Contact
Wes Holowachuk	Applica
Wes Test Company	Profes

- Enter Contact Details the select the 'Save & Close' button. Then click **Next**.

Contact

Developer:

Phone: () -

Email:

Company Name:

Role:


Comments:

12. Payment & Submit Application Page:

- **Please note the following:**
 - Application fee payments are required prior to processing your application. Any additional fees (advertising fees) will be communicated to you later in the process with payment options,
 - Credit Card payments can be made online for fees under \$5,000,
 - For fees over \$5,000 **OR** if you would like to be invoiced for your application fees, you will need to select the 'Pay Later & Submit Application' button. Our office will be in contact with you for invoicing details.

 - The 'Save' button can be selected to save your draft application if you wish to return to the payment / submit application page at a later time. Draft applications can be accessed under 'My Activities' on the 'Home Page'.
 - Application fee payments are required prior to processing your application.
 - Credit Card payments can be made online for fees under \$5,000.00.
 - For other payment methods (invoice / cheque), select 'Pay Later & Submit Application'
 - Action: Select Pay Fees & Submit Application to pay by Credit Card (under \$5,000)

- OR**
- Action: Select Pay Later & Submit Application for other payments (invoice / cheque)

 Subdivision Approval SBA-2023-00171 (Draft)

SUBMIT APPLICATION

By clicking submit you are agreeing to the following:

The issuance of a permit and/or approval of this application does not relieve the applicant from complying with the requirements of applicable codes, regulations, or bylaws. The applicant is the owner of the building or property or an authorized representative of the owner who applies for a permit and/or submits an application for approval. The submission of this application does not give permission to begin work on this project.

The Building Standards and Planning and Development Departments use/disclose personal information in accordance with The Local Authority Freedom of Information and Protection of Privacy Act.

Please note:

- If you wish to pay by cheque, select "Pay Later & Submit Application". Cheques can be made out to the City of Saskatoon and sent to 222 3rd Ave North, Saskatoon SK, S7X 0J5. Please reference the application number (noted at the top of this page) and the project address.
- Invoice requests can be made for application fees over \$225.00
- For invoice requests, select "Pay Later & Submit Application". Our office will be in contact with you for billing information.
- Credit card payments cannot be accepted for fees over \$5,000, select "Pay Later & Submit Application". Our office will be in contact with you for billing information.
- Payment of outstanding fees or invoices will be required prior to reviewing your application.

Fees

The following fees must be paid as part of your application.

Description	Amount	Balance
Subdivision Application Fee	\$3495.00	\$5495.00

- a. Credit Card Payments
 - If you selected 'Pay Later & Submit Application' for invoicing, then proceed to the next step.

VISA Mastercard American Express DISCOVER

Cardholder Name

Card Number MMY CVV

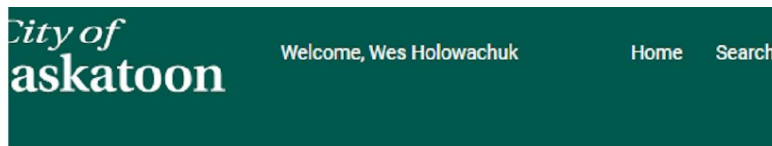
Order Summary

Total \$3,495.00

Back

13. Confirmation Page

- a. Once your application has been submitted you will be taken to a confirmation page. Your application number will be referenced with a status of submitted.
- b. For more information on how to access a submitted application, check the status of your application, submit additional or revised information, make an outstanding payment, or submit an inquiry proceed, please visit the quick guides at <https://www.saskatoon.ca/business-development/building-development-construction>



Division Approval SBA-2023-00171 (Submitted)

N

ssful.

ar: SBA-2023-00171

ation and status for this Planning Approval Application, [click here](#).