



**PUBLIC AGENDA  
MUNICIPAL PLANNING COMMISSION**

**Tuesday, December 15, 2015, 11:30 a.m.  
Committee Room A, Second Floor, City Hall  
Members:**

**Ms. J. Braden, Chair  
Mr. K. Martens, Vice-Chair  
Councillor E. Olauson  
Mr. S. Betker  
Dr. C. Christensen  
Mr. A. Douma  
Mr. J. Jackson  
Mr. S. Laba  
Mr. J. McAuliffe  
Ms. S. Smith  
Ms. K. Weber  
Mr. J. Yachyshen  
Mr. A. Yuen**

**Pages**

**1. CALL TO ORDER**

**2. CONFIRMATION OF AGENDA**

**Recommendation**

That the agenda be approved as presented.

**3. DECLARATION OF CONFLICT OF INTEREST**

**4. ADOPTION OF MINUTES**

**Recommendation**

That the minutes of Regular Meeting of the Municipal Planning Commission held on November 24, 2015 be adopted.

**5. UNFINISHED BUSINESS**

**6. COMMUNICATIONS**

## 7. REPORTS FROM ADMINISTRATION

- 7.1 **Proposed Zoning Bylaw No. 8770 Text Amendment – Fees for Development Permits and Other Development Applications [File No. CK. 4350-015-004 and PL. 4350-Z23/15]** 4 - 11

### **Recommendation**

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to adjust fees for development permits and other development applications, as outlined in this report, be approved.

- 7.2 **Proposed Rezoning – From FUD to R1A and R1B – Meadows Boulevard [File No. CK. 4351-015-020 and PL. 4350-Z27/15]** 12 - 15

### **Recommendation**

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone land on Meadows Boulevard, as outlined in this report, be approved.

- 7.3 **Discretionary Use Application - Tavern - 109 - 810 Circle Drive East [File No. CK. 4355-015-004 and PL. 4355 D12/15]** 16 - 22

### **Recommendation**

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by BVAH Restaurant Group Ltd requesting permission to operate a restaurant/tavern at 109 – 810 Circle Drive East be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses (including a building permit and business license); and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

- 7.4 **Discretionary Use Application – Bed and Breakfast Home – 838 3rd Street East [File No. CK. 4355-015-033 and PL. 4355-D14/15]** 23 - 28

### **Recommendation**

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Froese

Seeds Ltd. (Kim Larson) requesting permission to operate a Bed and Breakfast Home located at 838 3rd Street East be approved, subject to the following conditions:

- a. That the applicant obtain a Development Permit and all other relevant permits and licences; and
- b. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

**7.5 Land Use Applications Received by the Community Services Department For the Period Between October 15, 2015, to November 12, 2015 [File No. CK. 4000-5, PL. 4132, PL 4355-D, PL. 4350 and PL. 4300] 29 - 42**

**Recommendation**

That the information be received.

**8. REPORTS FROM COMMISSION**

**8.1 Update on the Items Previously Considered by the Commission and Considered by City Council at its meeting on Monday, December 14, 2015 [File No. CK. 175-16] 43 - 43**

**Recommendation**

That the information be received.

**9. ADJOURNMENT**

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# Proposed Zoning Bylaw No. 8770 Text Amendment – Fees for Development Permits and Other Development Applications

## Recommendation

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to adjust fees for development permits and other development applications, as outlined in this report, be approved.

## Topic and Purpose

The purpose of this report is to consider text amendments to Zoning Bylaw No. 8770 (Zoning Bylaw) to provide for fee increases for development permits and other development applications.

## Report Highlights

1. An increase in development permit fees is required to maintain a 100% cost-recovery objective.
2. Moving all other development application fees from 80% to 100% cost recovery, except discretionary use application fees, will provide for a user-pay service, which will ensure that an acceptable level of service can be maintained over time and that application fees are not supplemented from property taxes.
3. The proposed fees remain competitive with other municipalities in Western Canada.

## Strategic Goal

This report supports the City of Saskatoon's (City) Strategic Goal of Economic Diversity and Prosperity by establishing application and permit fees, which are competitive with other jurisdictions inside and outside Saskatchewan while maintaining a high level of service to the development industry.

## Background

The Development Review Section facilitates the orderly use and development of property in Saskatoon, in accordance with accepted community standards, as primarily outlined in Official Community Plan (OCP) Bylaw No. 8769, the Zoning Bylaw, and Land Subdivision Bylaw No. 6537.

The fees for development applications reviewed by the Development Review Section were last evaluated as part of the 2014 annual operating budget. At that time, fees were adjusted to provide a 100% cost-recovery objective for development permits and to ensure an 80% cost-recovery objective for all other development applications.

## Proposed Zoning Bylaw No. 8770 Text Amendment – Fees for Development Permits and Other Development Applications

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### Report

City Council will consider a report to adjust fees for development permits and other development applications as part of the proposed 2016 annual operating budget. Should City Council approve the fee adjustments, a text amendment to the Zoning Bylaw will be required to implement the changes.

### Development Permit Fees

Development permit approvals ensure that a proposed development complies with applicable regulations and community standards contained in Zoning Bylaw No. 8770. The Development Review Section is responsible for issuance of development permits for all major residential, commercial, and industrial development in Saskatoon and for one- and two-unit dwellings and semi-detached dwellings in established neighbourhoods.

- a) **Volume**  
The number of development permits issued for major residential, commercial, and industrial developments has risen from 1,199 in 2010 to just over 1,600 in 2014; an increase of 35% during this time frame. While it is anticipated that the number of permits may moderate in the short term, it is still projected that over 1,600 permits will be issued annually. Furthermore, with the implementation of the infill regulations for primary dwellings, the Development Review Section is now responsible for the issuance of development permits for one- and two-unit dwellings and semi-detached dwellings in the established neighbourhoods. This function was previously provided by the Building Standards Division.
- b) **Service Levels**  
The standard set by the Development Review Section for an acceptable time frame for review of development permit applications is 4 to 6 business days for major residential, commercial, and industrial developments and 1 to 2 days for one- and two-unit dwellings and semi-detached dwellings. The current average time frame for review is 7.5 days for major residential, commercial, and industrial developments and 3 days for one- and two-unit dwellings and semi-detached dwellings.
- c) **Cost Recovery**  
Setting a cost-recovery objective for development permits is important to ensure adequate financial resources are in place to provide for effective and efficient review of development permit applications. The current 100% cost-recovery rate ensures that appropriate resources are available to maintain service levels. Process reviews will also be completed in 2016 to identify improvements and to limit future fee increases.
- d) **Fees**  
The current fees for a development permit are:
  - i) \$125 for a one-unit dwelling, two-unit dwelling, or semi-detached dwelling in an established neighbourhood; and

## Proposed Zoning Bylaw No. 8770 Text Amendment – Fees for Development Permits and Other Development Applications

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- ii) \$125, plus 40 cents per \$1,000 of construction value for all other uses.

To ensure development permit fees remain at a 100% cost-recovery rate, the Administration is recommending that fees be increased for all uses to \$135, plus 45 cents per \$1,000 of construction value (see Attachment 1).

The proposed fee adjustment is based on overall salary and non-salary costs required to review development permit applications, respond to enquiries related to applications, and undertake follow-up and enforcement.

### Other Development Application Fees

The Development Review Section is also responsible for the review of other major development applications including rezoning, discretionary use, subdivision, condominium (including conversions), and concept plans.

#### a) Volume

The projected volumes of development applications are anticipated to be consistent with the five-year averages. The five-year averages for major development applications are noted below:

- i) Rezoning – 33 applications per year;
- ii) Discretionary use – 15 applications per year;
- iii) Subdivision - 94 applications per year;
- iv) Condominium (including conversions) - 14 applications per year; and
- v) Concept Plan - 2 major concept plan applications are anticipated in 2016.

#### b) Service Levels

The standards set by the Development Review Section for an acceptable time frame for review of major development applications are noted below (time frame for review will vary depending on the complexity of the proposal):

- i) Rezoning – 6 to 10 months;
- ii) Discretionary use – 10 to 14 weeks;
- iii) Subdivision and condominium – 4 to 8 weeks; and
- iv) Concept plan – 10 to 18 months.

#### c) Cost Recovery

Fees for development applications (other than development permits) are currently calculated at 80% cost recovery. The Administration is proposing that these fees move to 100% cost recovery with the exception of discretionary use application fees. An increase in discretionary use application fees is proposed to offset salary and non-salary costs to review these applications; however, these fees will remain at 80% cost recovery to ensure that they remain affordable to all who use this service.

Moving to a 100% cost-recovery model will provide for a user-pay service, which will ensure an acceptable level of service can be maintained over time and that

## **Proposed Zoning Bylaw No. 8770 Text Amendment – Fees for Development Permits and Other Development Applications**

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application costs are not supplemented by property taxes. Moving discretionary use application fees from 80% to 100% cost recovery will be evaluated in the future.

### **d) Fees**

Current and proposed fees for development applications are outlined in the table in Attachment 1. The proposed fee increases are shown at 100% cost recovery (80% for discretionary use) and are based on overall salary and non-salary costs required to review the development applications and respond to enquiries related to applications.

### **Comparison with Other Municipalities**

Fees for development permits and other development applications were reviewed for Regina, Calgary, Edmonton, and Winnipeg, and a comparison is included in Attachment 2. While each city reviewed has established different formulas for calculating fees, similar application types were looked at to provide the best comparison possible. Based on the review, the proposed fees for Saskatoon would remain competitive.

### **Options to the Recommendation**

City Council may choose not to adopt the proposed fee adjustments. This option is not recommended by the Administration as adequate financial resources are required to provide an effective and efficient review of development applications. This would result in a decline in service levels.

City Council may also choose to maintain an 80% cost-recovery rate for development application fees (not including development permits). Maintaining an 80% cost-recovery rate would mean a decrease of approximately \$89,000 in revenues that would have to be supplemented from property taxes to cover the actual costs of the applications.

In setting a cost-recovery objective for development applications, it is important to consider the impact on other broader goals, such as attracting business, remaining competitive with other jurisdictions, keeping services affordable to all, and allowing the private sector to continue to flourish in our community. It is the opinion of the Administration that setting a 100% cost-recovery goal for application fees, except for discretionary use, would not impact these broader goals.

### **Public and/or Stakeholder Involvement**

A draft of the proposed fees has been provided to major developers operating in Saskatoon, Saskatoon Region Association of Realtors, Saskatoon and Region Home Builders' Association, and Saskatchewan Land Surveyors.

### **Communication Plan**

Should the proposed fees be approved, a fee schedule will be provided to all relevant stakeholders and noted on appropriate application forms and brochures.

## **Proposed Zoning Bylaw No. 8770 Text Amendment – Fees for Development Permits and Other Development Applications**

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### **Financial Implications**

The proposed fee increases, along with adjustments to the number of applications, are estimated to provide additional revenues of approximately \$103,000 annually and accomplish 100% cost recovery for all application fees, except for discretionary uses.

### **Other Considerations/Implications**

There is no policy, environmental, privacy, or CPTED implications or considerations.

### **Due Date for Follow-up and/or Project Completion**

The Administration will review all development application fees as part of the 2017 annual operating budget review to ensure the cost-recovery objectives are being maintained.

### **Public Notice**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Public Notice Policy No. C01-021. A notice will be placed in The StarPhoenix two weeks prior to the public hearing date at City Council.

### **Attachments**

1. Existing and Proposed Development Application Fees
2. Comparison with Other Municipalities

### **Report Approval**

Written by: Darryl Dawson, Manager, Development Review Section  
Reviewed by: Alan Wallace, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

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**Existing and Proposed Development Application Fees**

<b>Type of Application</b>	<b>Current Fee</b>	<b>Proposed Fee (for 2016)</b>	<b>Method of Amendment</b>
Subdivision	\$550, plus \$90 per lot (maximum \$3,600 lot fee)	\$650, plus \$115 per lot (maximum \$4,600 lot fee)	Subdivision Bylaw Amendment
Condominium - New	\$550	\$750	Policy Amendment
Condominium - Conversion	\$550, plus \$200 per unit (no maximum)	\$750, plus \$250 per unit (no maximum)	Policy Amendment
Development Permit - General	\$125, plus 40 cents per \$1,000 of construction value	\$135, plus 45 cents per \$1,000 of construction value	Zoning Bylaw Amendment
Development Permit – Infill OUD/TUD	\$125 per unit	\$135, plus 45 cents per \$1,000 of construction value	Zoning Bylaw Amendment
Rezoning	Text Amendment - \$3,000 Low Density - \$3,000 Consistent with Approved Concept Plan - \$3,000 Med/High Density - \$4,500 Contract Zone – plus \$500 Concept Plan (Major) – plus \$1,500 Concept Plan (Minor) – plus \$500	Text Amendment - \$3,750 Low Density - \$3,750 Consistent with Approved Concept Plan - \$3,750 Med/High Density - \$5,000 Contract Zone – plus \$625 Concept Plan (Major) – plus \$1,875 Concept Plan (Minor) – plus \$625	Zoning Bylaw Amendment
Discretionary Use	Standard - \$ 800 Complex - \$1,500 Highly Complex - \$4,000	Standard - \$1,050 Complex - \$1,950 Highly Complex - \$5,300	Zoning Bylaw Amendment
Direct Control District	If City Council Approval is Required - \$2,000	If City Council Approval is Required - \$2,500	Zoning Bylaw Amendment
Architectural Control District	Major - \$2,000 Minor - \$ 500	Major - \$2,500 Minor - \$ 625	Zoning Bylaw Amendment
Neighbourhood Concept Plan Amendment (without a rezoning application)	Major - \$1,500 Minor - \$ 500	Major - \$2,000 Minor - \$ 625	Zoning Bylaw Amendment
Zoning Bylaw Compliance Certificate	\$150	\$200	Zoning Bylaw Amendment
Liquor License Endorsement	\$150	\$200	Zoning Bylaw Amendment
Minor Variance	\$ 50	n/c	

### Comparison with Other Municipalities

#### Development Permits

Development permit fees from Regina, Calgary, Edmonton, and Winnipeg were reviewed and compared. Each city reviewed has established different formulas for calculating development permit fees based on construction type, which make a direct comparison difficult. The table below shows the formula for the fees of similar types of developments.

City	One-Unit Dwelling, Two-Unit Dwelling, Semi-Detached Dwelling	Other (including commercial and industrial)
Saskatoon	\$135, plus 45 cents per \$1,000 of construction value (proposed)	\$135, plus 45 cents per \$1,000 of construction value (proposed)
Regina	Development permit fees are incorporated as part of the building permit fees	
Calgary	\$1,872	77 cents per square metre of gross floor area – minimum fee of \$1,764
Edmonton	\$447	\$811 up to 500 square metres, then \$88 for each additional 100 square metres
Winnipeg	\$190	\$342

#### Development Application Fees

Major development application fees from Regina, Calgary, Edmonton, and Winnipeg were reviewed. Again, each city reviewed has established different formulas for calculating fees. For comparison, the following tables provide a sample of minimum and maximum fees for each application type. It should be noted that, based on the formula each city has developed, the fees may not directly relate to the same type of development application for Saskatoon. All municipalities, including Saskatoon, typically have additional charges above the noted fees for items such as advertising and agreements.

<b>Rezoning</b>		
City	Minimum Fee	Maximum Fee
Saskatoon (proposed)	\$3,750	\$5,000
Regina	\$3,500	\$5,400
Calgary	\$2,595, plus \$237 per hectare	\$5,696 to \$9,044, plus \$333 to \$650 per hectare
Edmonton	\$1,248	\$4,472
Winnipeg	\$3,152	\$6,283

<b>Concept Plan</b>		
<b>City</b>	<b>Minimum Fee</b>	<b>Maximum Fee</b>
Saskatoon (proposed)	\$ 625	\$ 1,875
Regina	\$5,400	\$49,900
Calgary	\$3,165	\$ 5,770
Edmonton	\$2,548 or \$281 per hectare, whichever is greater	
Winnipeg	Cost of advertising	\$ 3,152

<b>Discretionary Use</b>		
<b>City</b>	<b>Minimum Fee</b>	<b>Maximum Fee</b>
Saskatoon (proposed)	\$1,010	\$5,300
Regina	\$2,500	\$5,000
Calgary	\$ 632	
Edmonton	\$ 316	
Winnipeg	\$ 426	\$1,229

<b>Subdivision</b>		
<b>City</b>	<b>Minimum Fee</b>	<b>Maximum Fee</b>
Saskatoon (proposed)	\$650, plus \$115 per lot (to a maximum of \$4,600)	
Regina	\$1,500, plus \$175 per unit (to a maximum of \$5,000)	
Calgary	\$1,136	\$577 per hectare for subdivision of area over 10 hectares
Edmonton	\$259 per lot	\$2,598 per lot
Winnipeg	\$622	\$1,510

<b>Condominium (new)</b>	
<b>City</b>	<b>Fee</b>
Saskatoon (proposed)	\$750
Regina	\$1,500 Examination Fee + \$175 per unit (to a maximum of \$5,000)
Calgary	Not available
Edmonton	\$40 per unit
Winnipeg	\$424

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## Proposed Rezoning – From FUD to R1A and R1B – Meadows Boulevard

### Recommendation

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration’s recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone land on Meadows Boulevard, as outlined in this report, be approved.

### Topic and Purpose

An application has been submitted by Arbutus Properties proposing to rezone land on Meadows Boulevard in the Rosewood neighbourhood from FUD – Future Urban Development District (FUD) to R1A – One-Unit Residential District (R1A) and R1B – Small Lot One-Unit Residential District (R1B). This application applies zoning that is necessary to implement the Rosewood Neighbourhood Concept Plan (Concept Plan) for the area outlined in this report.

### Report Highlights

1. The rezoning will accommodate development of single-unit residential.
2. The proposed rezoning is consistent with the Concept Plan.

### Strategic Goal

This rezoning supports the Strategic Goal of Sustainable Growth. Rosewood was designed as a “complete community” neighbourhood that accommodates a variety of land uses and housing styles.

### Background

The Concept Plan was originally approved by City Council in May 2008. A subsequent major amendment was approved in June 2014, which included the addition of a regional commercial area east of Zimmerman Road, as well as changes to the layout of the eastern portion of the neighbourhood, which included the subject area of this rezoning.

### Report

#### Concept Plan

The Concept Plan identifies this area for development as single-unit residential (see Attachment 1).

#### Official Community Plan Bylaw No. 8769

This area is designated as “Residential” on the Official Community Plan Bylaw No. 8769 – Land Use Map.

#### Zoning Bylaw Amendment

The subject lands are proposed to be rezoned from FUD to:

- a) R1A; and
- b) R1B.

## **Proposed Rezoning – From FUD to R1A and R1B – Meadows Boulevard**

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These proposed zoning designations are consistent with the land use identified by the Concept Plan, as well as the Official Community Plan Bylaw No. 8769– Land Use Map.

Six lots are proposed for development under the R1A zoning and 16 lots are proposed for development under R1B. See Attachment 2 for a map showing the proposed application of these zoning districts.

### Comments from Other Divisions

No comments or concerns were identified through the administrative referral process.

### **Options to the Recommendation**

City Council could choose to deny this application. This option is not recommended as this application is consistent with the Concept Plan.

### **Public and/or Stakeholder Involvement**

Extensive public consultation was undertaken during the development of the Concept Plan and subsequent major amendment. As this application is consistent with the Concept Plan, no further consultation was conducted.

### **Other Considerations/Implications**

There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

### **Due Date for Follow-up and/or Project Completion**

No follow-up is required.

### **Public Notice**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Public Notice Policy No. C01-021. Once this application has been considered by the Municipal Planning Commission, it will be advertised, in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. The Planning and Development Division will notify all property owners within a 75 metre (246 feet) buffer of the proposed site of the public hearing date, by letter. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

### **Attachments**

1. Rosewood Neighbourhood Concept Plan
2. Location Map

### **Report Approval**

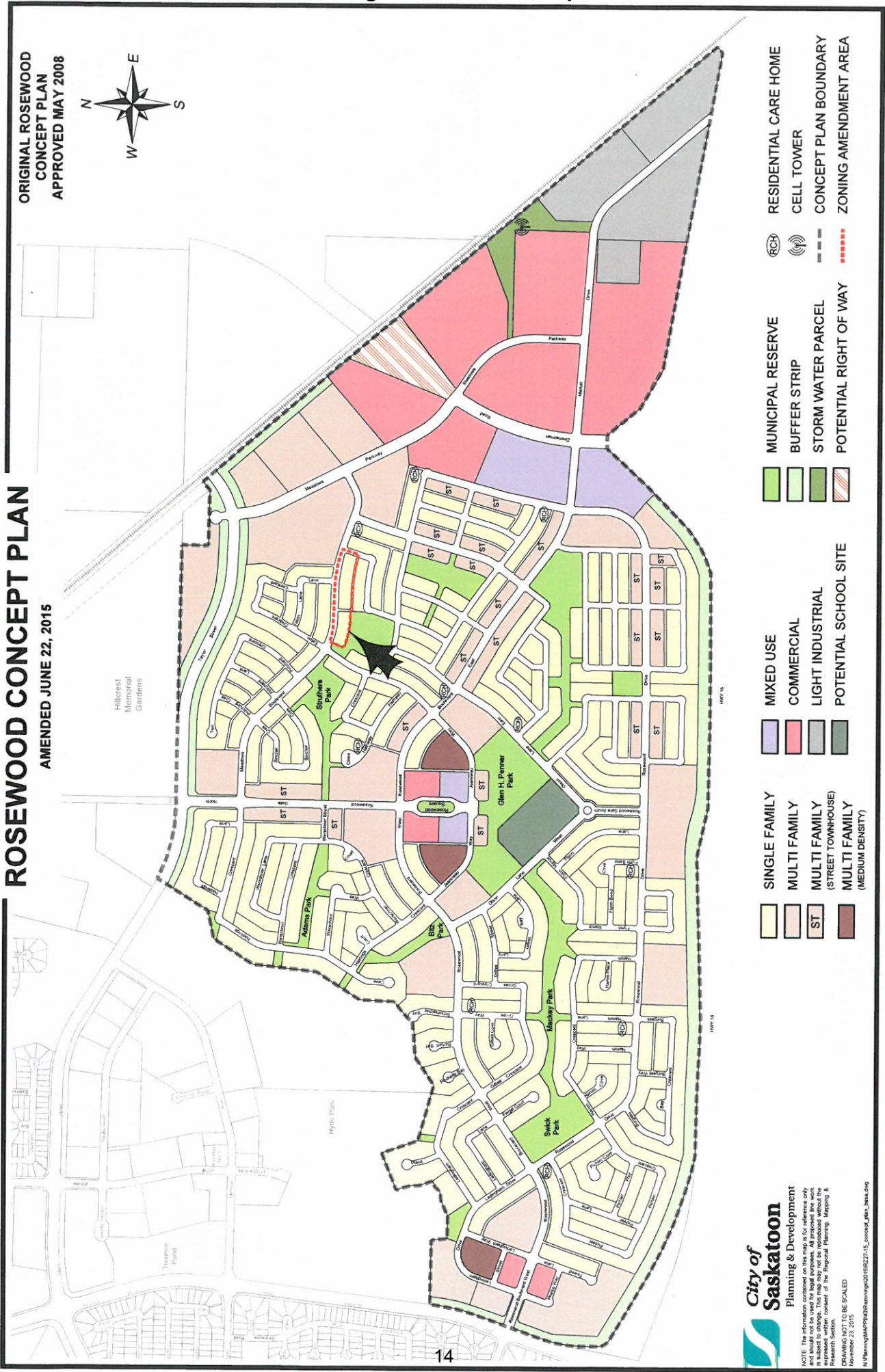
Written by: Brent McAdam, Planner, Planning and Development  
Reviewed by: Alan Wallace, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

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Final/Approved – R. Grauer – Dec 6, 2015

**ROSEWOOD CONCEPT PLAN**

AMENDED JUNE 22, 2015

ORIGINAL ROSEWOOD  
CONCEPT PLAN  
APPROVED MAY 2008



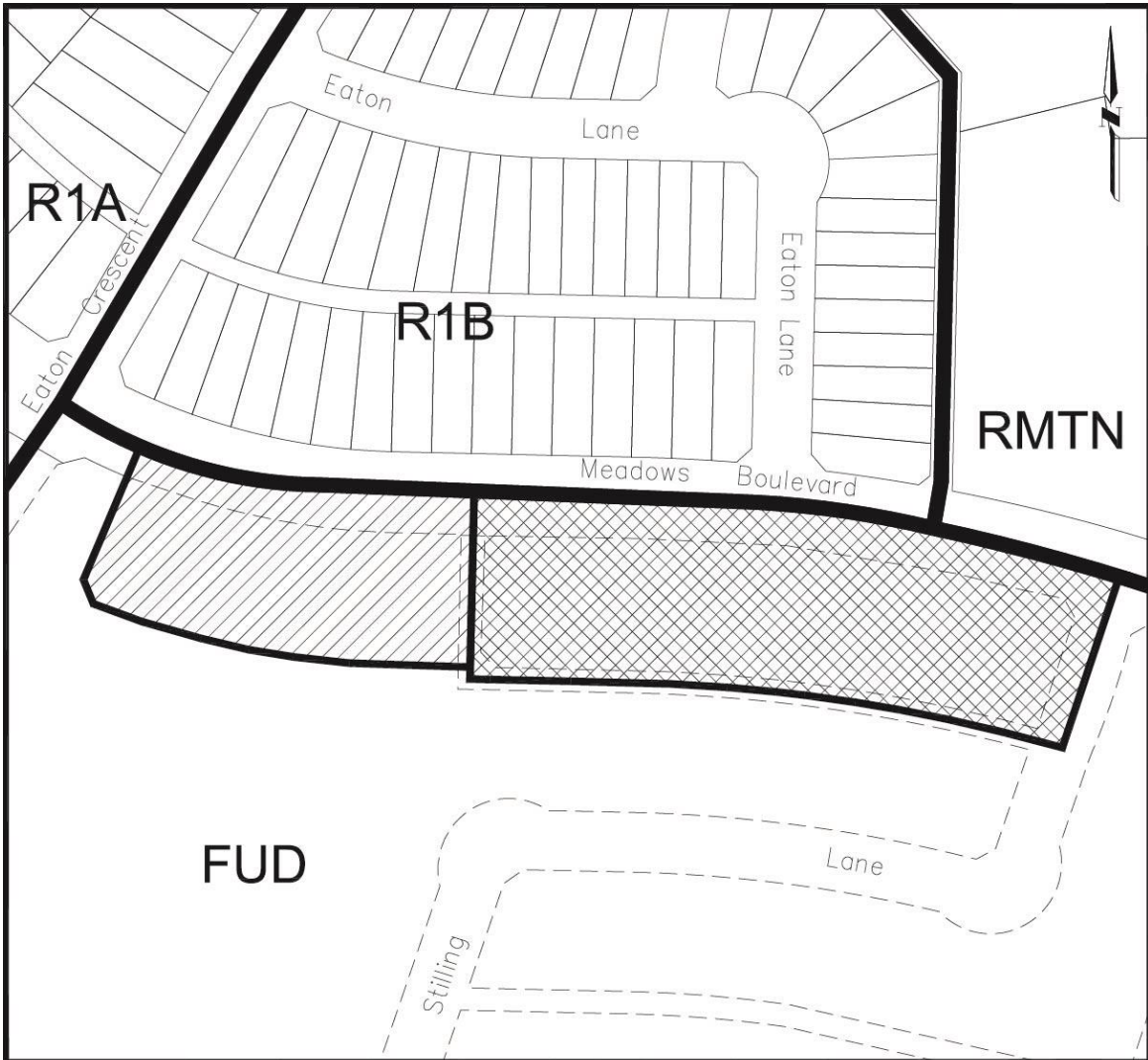
- SINGLE FAMILY
- MULTI FAMILY
- MULTI FAMILY (STREET TOWNHOUSE)
- MULTI FAMILY (MEDIUM DENSITY)
- MIXED USE
- COMMERCIAL
- LIGHT INDUSTRIAL
- POTENTIAL SCHOOL SITE
- MUNICIPAL RESERVE
- BUFFER STRIP
- STORM WATER PARCEL
- POTENTIAL RIGHT OF WAY
- RESIDENTIAL CARE HOME
- CELL TOWER
- CONCEPT PLAN BOUNDARY
- ZONING AMENDMENT AREA

**City of  
Saskatoon**  
Planning & Development


NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the consent of the Regional Planning, Mapping & Research Section.

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Location Map



**ZONING AMENDMENT**

-  From FUD to R1A
-  From FUD to R1B

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## Discretionary Use Application - Tavern - 109 - 810 Circle Drive East

### Recommendation

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by BVAH Restaurant Group Ltd requesting permission to operate a restaurant/tavern at 109 – 810 Circle Drive East be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses (including a building permit and business license); and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

### Topic and Purpose

The purpose of this report is to consider a Discretionary Use Application from BVAH Restaurant Group Ltd to operate a restaurant/tavern at 109 - 810 Circle Drive East.

### Report Highlights

1. The restaurant/tavern, proposed at 109 - 810 Circle Drive East, meets all relevant Zoning Bylaw No. 8770 (Zoning Bylaw) requirements.
2. The proposal is not anticipated to significantly impact the surrounding land uses.

### Strategic Goal

This application supports the City of Saskatoon's (City) Strategic Goal of Economic Diversity and Prosperity as it provides an opportunity for business growth in an existing shopping centre.

### Background

The property at 109 - 810 Circle Drive East is a shopping centre located in the North Industrial District and is zoned IL1 District under the Zoning Bylaw (see Attachment 1). A tavern is considered a discretionary use in the IL1 District. BVAH Restaurant Group Ltd has submitted an application requesting City Council's approval to convert an existing commercial space to a restaurant with an associated tavern.

### Report

#### Zoning Bylaw Requirements

The Zoning Bylaw defines a tavern as an establishment, or portion thereof, where the primary business is the sale of alcohol for consumption on the premises, with or without food, and where no live entertainment or dance floor is permitted. A brew pub may be considered a tavern if alcohol is manufactured and consumed onsite under a valid manufacturer's permit, in accordance with Alcohol Control Regulations. This restaurant/tavern will be open-space concept, with both bar area and tables. Total public assembly area will be approximately 475 m<sup>2</sup> with 225 seats provided (see Attachment 2).



## **Discretionary Use Application - Tavern - 109 - 810 Circle Drive East**

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The restaurant/tavern, along with the existing shopping centre, require a total of 745 parking spaces on site. The site plan indicates a total of 781 parking spaces will be provided, resulting in a surplus of 36 spaces. The restaurant/tavern use, considered separately, would require a total of 16 parking spaces. Plans submitted by the applicant indicate 129 parking spaces are provided around the building, with further parking available across the site (see Attachment 3).

This property is zoned IL1 – General Light Industrial District under the Zoning Bylaw. Surrounding properties consist of commercial and industrial land uses, including shopping centres, motor vehicle dealers, and warehouses.

This proposal meets all relevant Zoning Bylaw requirements.

### **Comments from Other Divisions**

No concerns were noted by other divisions with respect to this proposal. Refer to Attachment 4 for the full remarks.

### **No Significant Impact on Surrounding Land Uses**

According to the discretionary use database, the closest tavern to this proposal is at 294 Venture Crescent, approximately 200 metres away. The nearest property that is zoned residential is a minimum of 300 metres away. The proposed restaurant/tavern at 109 – 810 Circle Drive East meets all relevant Zoning Bylaw provisions and is not anticipated to have any significant impact on surrounding land uses.

### **Options to the Recommendation**

City Council could deny this Discretionary Use Application. This option is not recommended, as the proposal complies with all relevant Zoning Bylaw requirements and has been evaluated as a discretionary use, subject to the provisions of Section 4.7 of the Zoning Bylaw.

### **Public and/or Stakeholder Involvement**

Notices to property owners within a 75 metre radius of the site were mailed out in October 2015 to solicit feedback on the proposal. To date, no concerns have been received.

### **Communication Plan**

No further communication is planned beyond the stakeholder involvement noted above and the required notice for the public hearing.

### **Other Considerations/Implications**

There are no policy, financial, environmental, privacy, or CPTED implications or considerations.

### **Due Date for Follow-up and/or Project Completion**

No follow-up is required.

### **Public Notice**

Public notice is required for consideration of this matter, pursuant to Section 11 (b) of Public Notice Policy No. C01-021.

## **Discretionary Use Application - Tavern - 109 - 810 Circle Drive East**

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Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Community Services Department will give notice by mail to assessed property owners within 75 metres of the subject site. Notification posters will also be placed on the subject site.

### **Attachments**

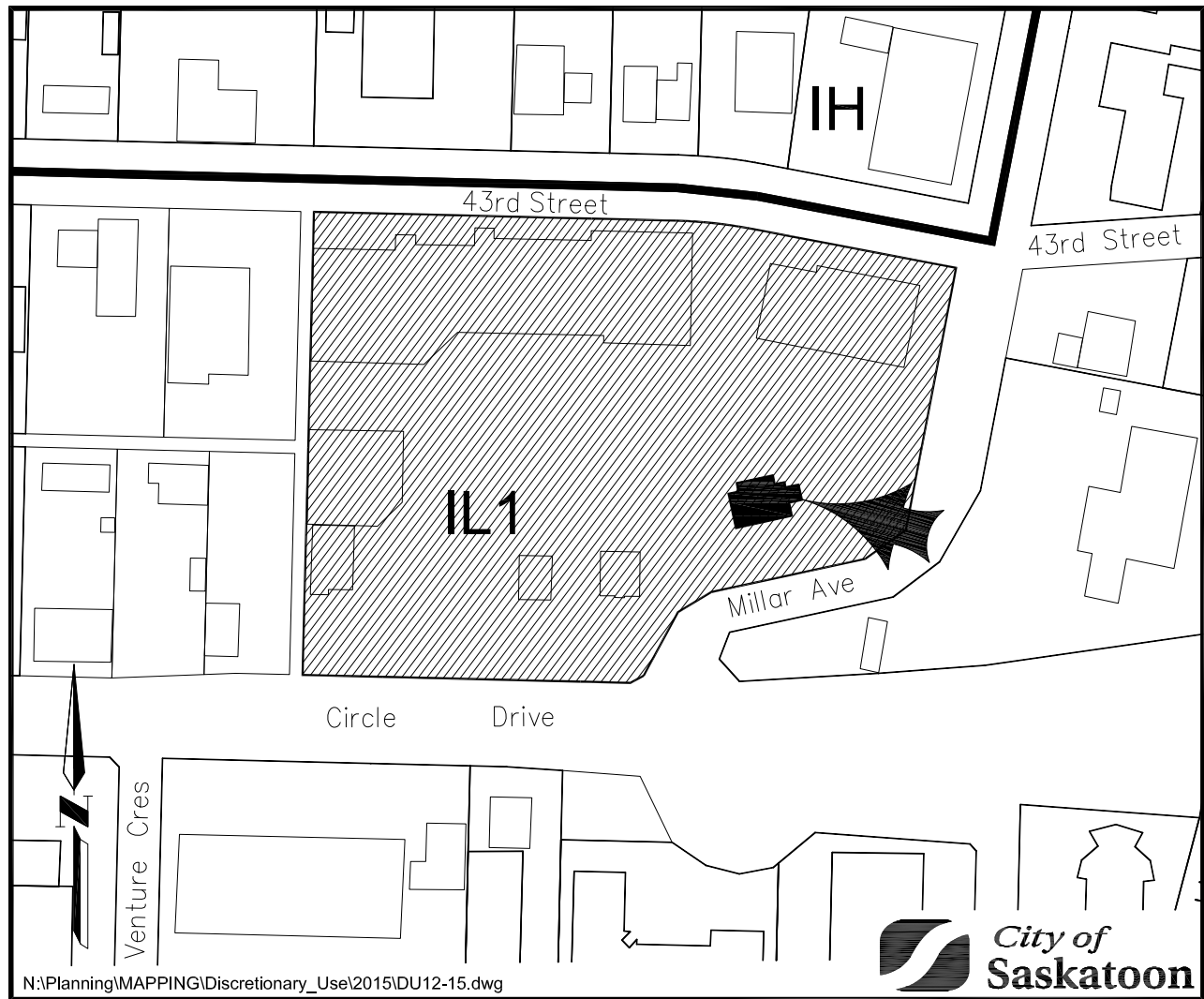
1. Location Plan – 109 - 810 Circle Drive East
2. Proposed Floor Plan – 109 – 810 Circle Drive East
3. Site Plan – 109 – 810 Circle Drive East
4. Comments From Other Divisions

### **Report Approval**

Written by: Daniel McLaren, Planner, Planning and Development  
Reviewed by: Alan Wallace, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

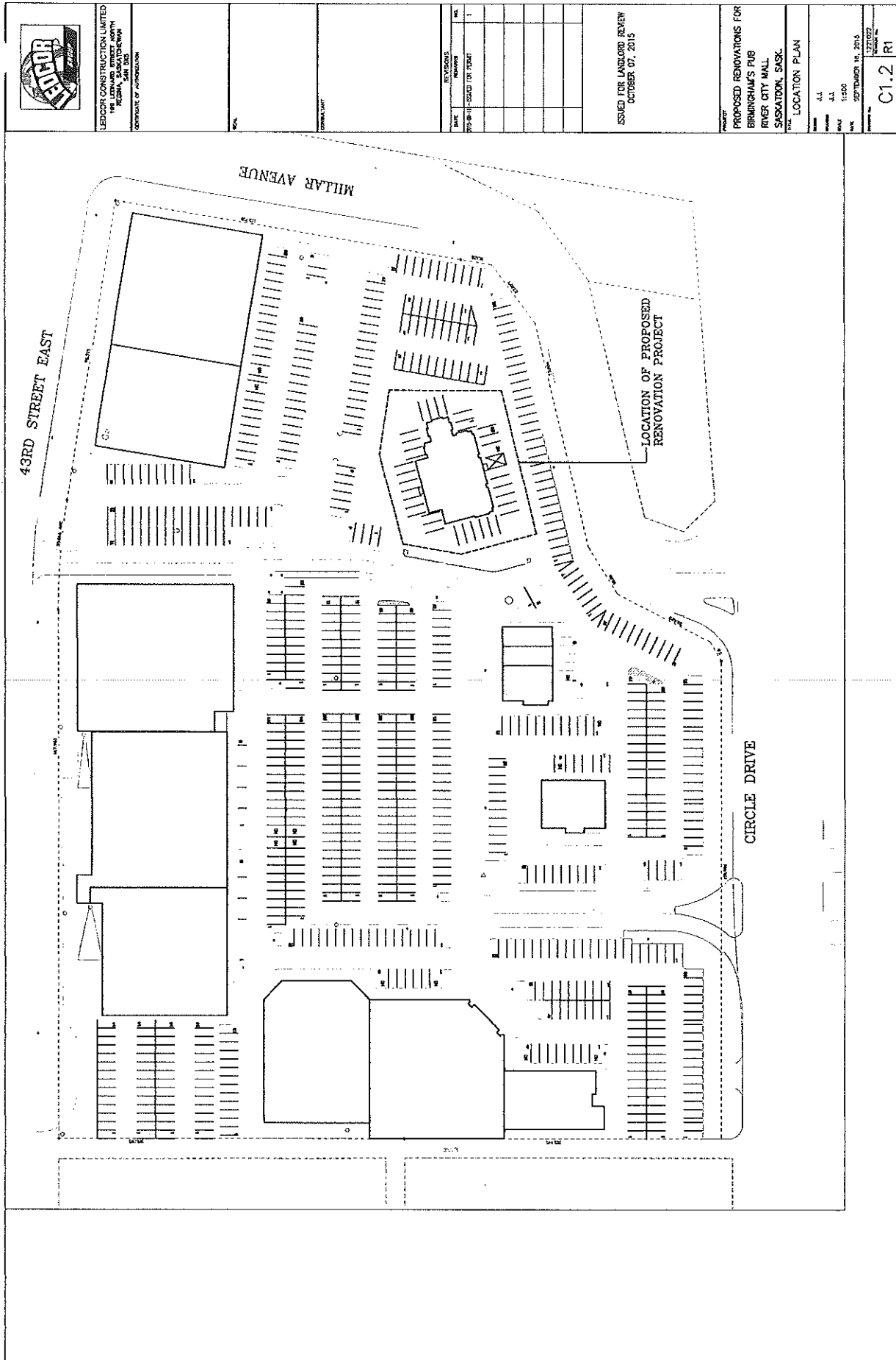
S/Reports/DS/2015/MPC – Discretionary Use Application – Tavern – 109 - 810 Circle Drive East/gs

# Location Plan - 109 - 810 Circle Drive East





# Site Plan - 109 - 810 Circle Drive East



**Comments From Other Divisions**

1. **Transportation and Utilities Department Comments**

The proposed Discretionary Use Application is acceptable to the Transportation and Utilities Department. Following are additional comments from this department:

- No additional access to Millar Avenue or Circle Drive East will be permitted. The existing driveways and access within the parcel are to remain.

2. **Building Standards Division, Community Services Department, Comments**

The Building Standards Division of the Community Services Department has no objection to the proposed Discretionary Use Application provided that a building permit is obtained to convert the existing business and personal services occupancy (office) tenant space into an assembly occupancy tenant space. The assembly tenant space shall meet the 2010 National Building Code of Canada requirements.

Please note that plans and documentation submitted in support of this application have not been reviewed for compliance with the requirements of the 2010 National Building Code of Canada.

*Note: The applicant has been informed of and agrees to the above requirements.*

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## Discretionary Use Application – Bed and Breakfast Home – 838 3<sup>rd</sup> Street East

### Recommendation

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Froese Seeds Ltd. (Kim Larson) requesting permission to operate a Bed and Breakfast Home located at 838 3<sup>rd</sup> Street East be approved, subject to the following conditions:

- a. That the applicant obtain a Development Permit and all other relevant permits and licences; and
- b. That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

### Topic and Purpose

The purpose of this report is to consider the application from Kim Larson to operate a Bed and Breakfast Home at 838 3<sup>rd</sup> Street East.

### Report Highlights

1. A Bed and Breakfast Home is proposed for 838 3<sup>rd</sup> Street East in the Haultain neighbourhood.
2. This proposal meets all relevant Zoning Bylaw No. 8770 (Zoning Bylaw) requirements.

### Strategic Goal

This application supports the City of Saskatoon's (City) Strategic Goal of Economic Diversity and Prosperity as the proposal provides the opportunity for a small business to succeed within a neighbourhood setting.

### Background

The dwelling at 838 3<sup>rd</sup> Street East is located in the Haultain neighbourhood and is zoned R2 District under the Zoning Bylaw (see Attachment 1). A Bed and Breakfast Home is considered a discretionary use in the R2 District. Kim Larson has submitted an application requesting City Council's approval to operate a Bed and Breakfast Home at this location.

### Report

#### Zoning Bylaw Requirements

A "Bed and Breakfast Home" means a dwelling unit in which the occupants use a portion of the dwelling unit for the purpose of providing, for remuneration, sleeping accommodations and one meal per day to members of the general public, for periods of one week or less. The applicant will be required to obtain a business license, will be

permitted to use up to three bedrooms to provide sleeping accommodations, and must maintain the dwelling as a primary residence. Additionally, the meal provided must be served before noon each day. There are currently 14 licensed Bed and Breakfast Homes operating throughout the city.

Bed and Breakfast Homes are required to provide a minimum of two off-street parking spaces that are to be hard surfaced. Based on the information submitted by the applicant, three hard-surfaced parking spaces have been provided in the front yard (see Attachment 2).

This property is zoned R2 – One- and Two-Unit Residential District under the Zoning Bylaw. Adjacent properties are detached one-unit dwellings.

This proposal meets all other Zoning Bylaw requirements.

#### Comments from Other Divisions

No concerns were noted by other divisions with respect to this proposal. The Building Standards Division has noted a special inspection by a City building official will be required for a Bed and Breakfast Home. Refer to Attachment 3 for the full remarks.

#### Conclusion

The proposed Bed and Breakfast Home at 838 3<sup>rd</sup> Street East meets all relevant Zoning Bylaw provisions and is not anticipated to have any impact on surrounding land uses.

#### **Options to the Recommendation**

City Council could deny this Discretionary Use Application. This option is not recommended as the proposal complies with all relevant Zoning Bylaw requirements and has been evaluated as a discretionary use, subject to the provisions of Section 4.7 of the Zoning Bylaw.

#### **Public and/or Stakeholder Involvement**

Notices to property owners within a 75 metre radius of the site were mailed out in October 2015, to solicit feedback on the proposal. The Haultain Community Association was also advised. To date, no responses have been received.

#### **Communication Plan**

No further communication is planned beyond the stakeholder involvement noted above and the required notice for the public hearing.

#### **Other Considerations/Implications**

There are no policy, financial, environmental, privacy, or CPTED implications or considerations.

#### **Due Date for Follow-up and/or Project Completion**

No follow-up is required.



**Public Notice**

Public notice is required for consideration of this matter, pursuant to Section 11(b) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Community Services Department will give notice by ordinary mail to assessed property owners within 75 metres of the subject site and to the Haultain Community Association. Notification posters will also be placed on the subject site.

**Attachments**

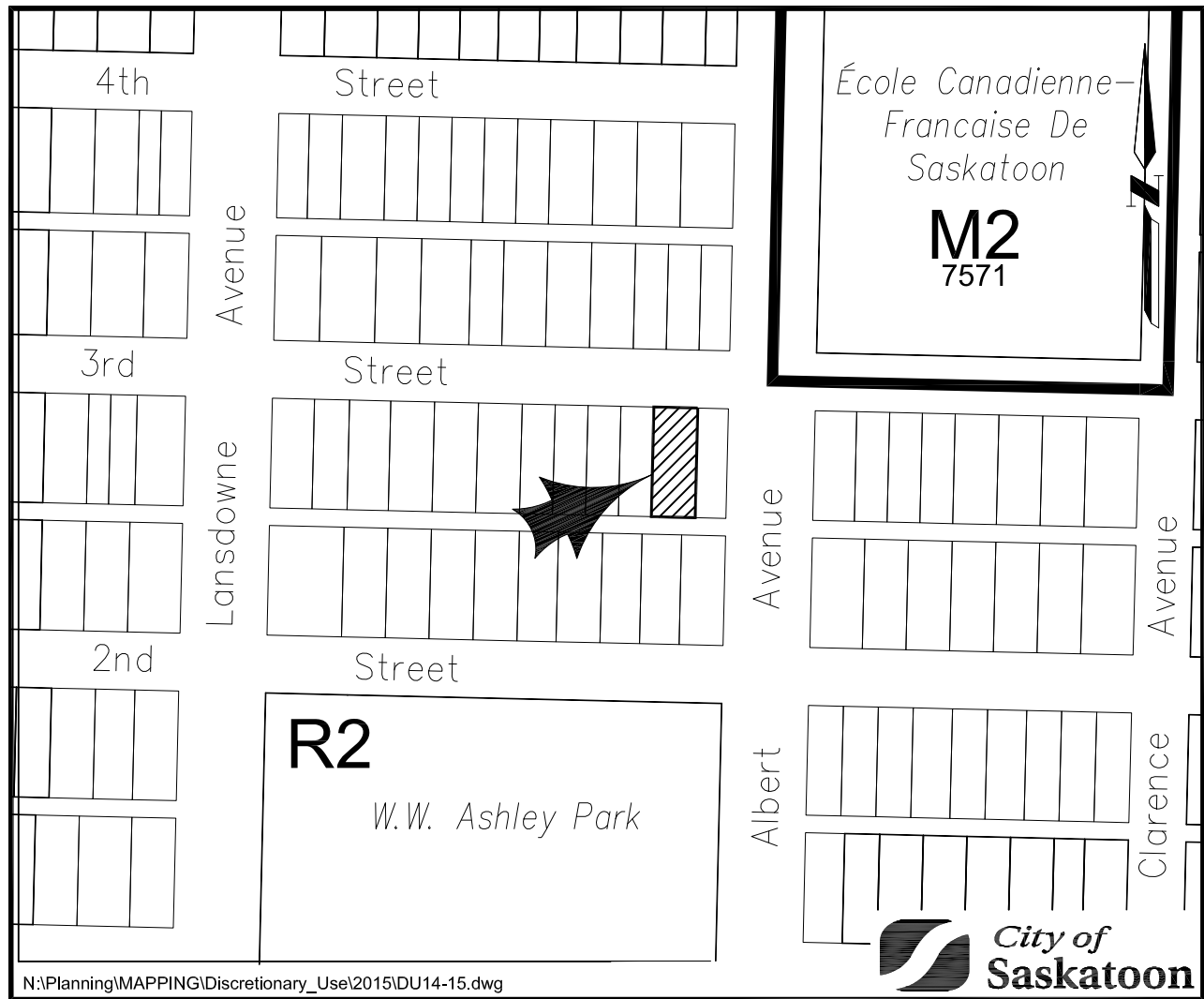
1. Location Plan – 838 3<sup>rd</sup> Street East
2. Site Plan – 838 3<sup>rd</sup> Street East
3. Comments from Other Divisions

**Report Approval**

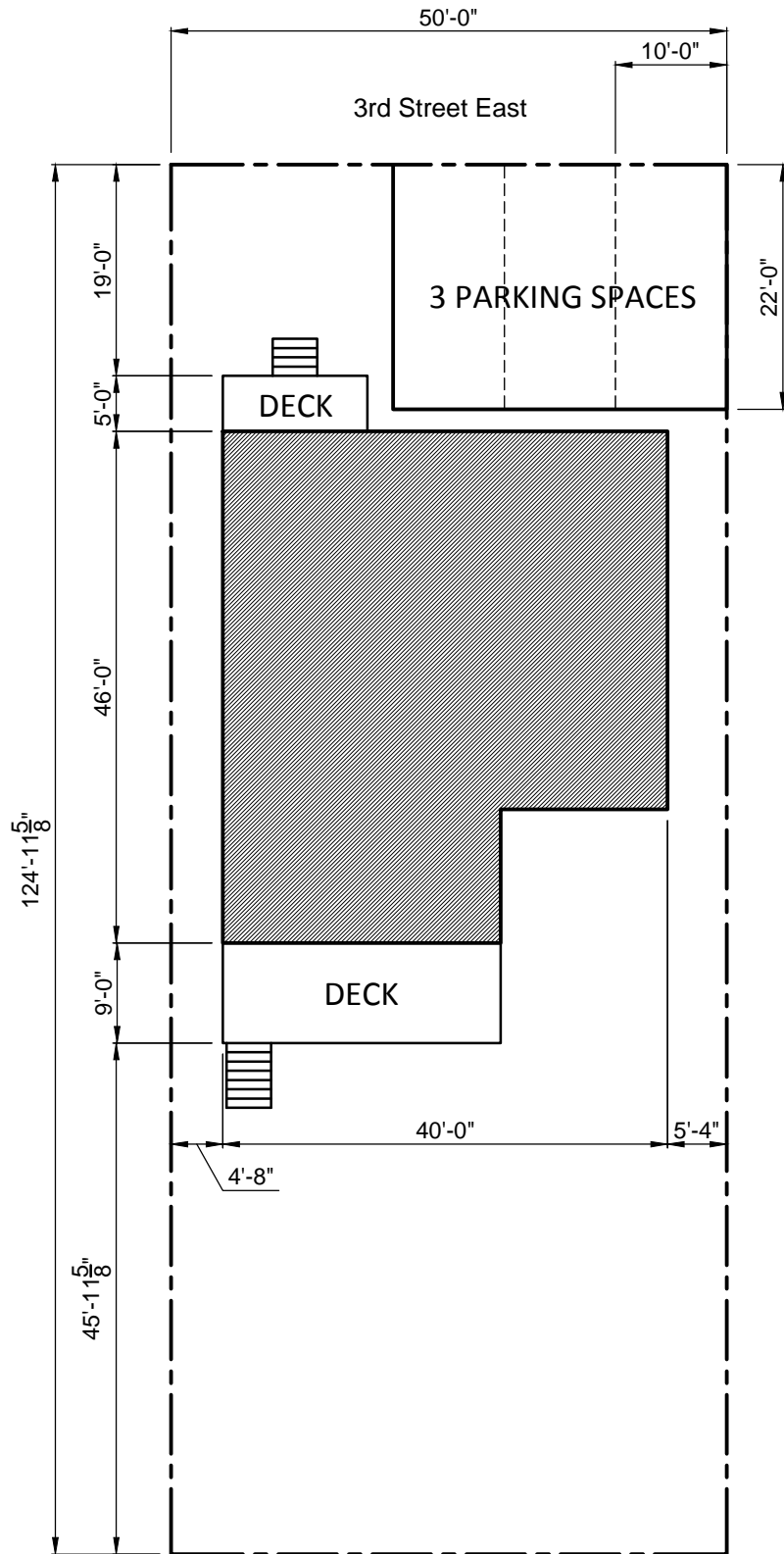
Written by: Daniel McLaren, Planner, Planning and Development Division  
Reviewed by: Alan Wallace, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/DS/2015/MPC – Discretionary Use Application – Bed and Breakfast Home – 838 3<sup>rd</sup> Street East/lc

### Location Plan - 838 3rd Street East



Site Plan - 838 3rd Street East



CIVIC DESCRIPTION    LEGAL DESCRIPTION

838 3rd Street East  
 Saskatoon, SK  
 S7H 1M5

Lot: 18 & 19  
 Block: 7  
 Plan: G186 EXT0

**Comments From Other Divisions**

1. Transportation and Utilities Department Comments  
The proposed Discretionary Use Application is acceptable to the Transportation and Utilities Department.
  
2. Building Standards Division, Community Services Department Comments  
The Building Standards Division of the Community Services Department has no objection to the proposed Discretionary Use Application provided that:
  - a) A special inspection by a City of Saskatoon building official is conducted, and the recommendations of their report (if any) are carried out under the authority of building and plumbing permits;
  - b) If necessary, a Building Permit is obtained before any construction begins on this parcel; and
  - c) If necessary, a Plumbing Permit is obtained before the installation of plumbing systems on this parcel.

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## Land Use Applications Received by the Community Services Department For the Period Between October 15, 2015, to November 12, 2015

### Recommendation

That the information be received.

### Topic and Purpose

The purpose of this report is to provide detailed information on land use applications received by the Community Services Department from the period between October 15, 2015, to November 12, 2015.

### Report

Each month, land use applications within the city of Saskatoon are received and processed by the Community Services Department. See Attachment 1 for a detailed description of these applications.

### Public Notice

Public notice, pursuant to Section 3 of Public Notice Policy No. C01-02, is not required.

### Attachment

1. Land Use Applications

### Report Approval

Reviewed by: Alan Wallace, Director of Planning and Development

Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/DS/2015/PDCS – Land Use Apps – Dec. 2, 2015/ks

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## Land Use Applications Received by the Community Services Department For the Period Between October 15, 2015, to November 12, 2015

The following applications have been received and are being processed:

### Condominium

- |                          |  |
|--------------------------|--|
| • Application No. 17/15: | 415 Willowgrove Square (25 Units)                        |
| Applicant:               | Webb Surveys for M & A Groups Ltd.                       |
| Legal Description:       | Condo Unit 1, Plan No. 102199888                         |
| Proposed Use:            | 8 residential-unit and 17 commercial-unit<br>condominium |
| Current Zoning:          | B1B  |
| Neighbourhood:           | Willowgrove  |
| Date Received:           | October 16, 2015   |
  
- |                          |  |
|--------------------------|--|
| • Application No. 18/15: | 415 Maningas Bend (63 Units)               |
| Applicant:               | Webb Surveys for Brixton Development Corp. |
| Legal Description:       | Condominium Unit 1, Plan No. 102202748     |
| Proposed Use:            | 63 residential-unit condominium            |
| Current Zoning:          | RM3  |
| Neighbourhood:           | Evergreen                                  |
| Date Received:           | October 29, 2015                           |
  
- |                          |   |
|--------------------------|---|
| • Application No. 19/15: | 545 Hassard Close   |
| Applicant:               | Webb Surveys for<br>Innovative Residential Investments Inc. |
| Legal Description:       | Block B, Plan No. 102164475                                 |
| Proposed Use:            | 63 residential-unit condominium                             |
| Current Zoning:          | RM3   |
| Neighbourhood:           | Kensington  |
| Date Received:           | November 2, 2015  |

### Discretionary Use

- |                           |  |
|---------------------------|--|
| • Application No. D14/15: | 838 3 <sup>rd</sup> Street East                |
| Applicant:                | Froese Seeds Ltd.                              |
| Legal Description:        | Lots 18 and 19, Block 7, Plan No. G186, Ext. 0 |
| Current Zoning:           | R2   |
| Proposed Use:             | Bed and Breakfast                              |
| Neighbourhood:            | Haultain                                       |
| Date Received:            | October 15, 2015                               |

## Subdivision

- Application No. 64/15: 1134 - 1136 1<sup>st</sup> Street East  
Applicant: Webb Surveys for Aquifer Distribution Ltd.  
Legal Description: Lot O, Block 2, Plan No. G780  
Proposed Use: Convert two-unit dwelling to semi-detached dwelling  
Current Zoning: R2  
Neighbourhood: Haultain  
Date Received: October 15, 2015
- Application No. 65/15: 3214 11<sup>th</sup> Street West  
Applicant: Webb Surveys for Highlander Ridge Developments Ltd. c/o Northridge Developments  
Legal Description: Parcel H, Plan No. 102184972  
Proposed Use: 22 townhouse-style bare-land condominium units  
Current Zoning: RM4  
Neighbourhood: Montgomery  
Date Received: October 22, 2015
- Application No. 66/15: 211 Slimmon Road  
Applicant: Webb Surveys for Habitat for Humanity  
Legal Description: Lot 10, Block 433, Plan No. 01SA29464  
Proposed Use: 12 bare-land condominium units  
Current Zoning: M3  
Neighbourhood: Lakewood Suburban Centre  
Date Received: October 22, 2015
- Application No. 67/15: 1620 Avenue C North  
Applicant: Webster Surveys for Duc Dao Chau  
Legal Description: Lots 19, 20, and 21, Block 29, Plan No. F5509  
Proposed Use: To split site into two new lots  
Current Zoning: R2  
Neighbourhood: Mayfair  
Date Received: October 26, 2015
- Application No. 68/15: 1174 Spadina Crescent East  
Applicant: Larson Surveys Ltd. for 101101827 Sask. Ltd.  
Legal Description: Lot 11, Block 2, Plan No. G1322  
Proposed Use: To convert two-unit dwelling to semi-detached dwelling  
Current Zoning: R2  
Neighbourhood: City Park  
Date Received: October 26, 2015

Subdivision

- Application No. 69/15: Rosewood Boulevard East  
Applicant: Webster Surveys for Casablanca Holdings Inc.  
Legal Description: Part of NW and SW ¼ 17-36-4 W3M; and  
Part of Parcel EE, Plan No. 102028586  
Proposed Use: Create blocks for future development  
Current Zoning: FUD  
Neighbourhood: Rosewood  
Date Received: November 9, 2015

**Attachments**

1. Plan of Proposed Condominium No. 17/15
2. Plan of Proposed Condominium No. 18/15
3. Plan of Proposed Condominium No. 19/15
4. Plan of Proposed Discretionary Use No. D14/15
5. Plan of Proposed Subdivision No. 64/15
6. Plan of Proposed Subdivision No. 65/15
7. Plan of Proposed Subdivision No. 66/15
8. Plan of Proposed Subdivision No. 67/15
9. Plan of Proposed Subdivision No. 68/15
10. Plan of Proposed Subdivision No. 69/15



**aodbt**  
 architecture + interior design

225 Ave D West  
 Saskatoon, SK  
 S4N 1V1  
 306.922.3181  
 www.aodbt.com



**RECEIVED**  
 AUG 11 2014  
 CITY OF SASKATOON  
 COMMERCIAL PERMIT OFFICER

PROJECT NAME: THE MYRIAD A  
 PROJECT NUMBER: 13.222  
 419 Willowgrove Square  
 SASKATOON, SK  
 PROJECT NAME: SITE PLAN  
 DATE: 2014.07.21

1 PROJECT NUMBER  
 2 FOUNDATION  
 3 EXTERIOR FINISHES  
 4 DATE

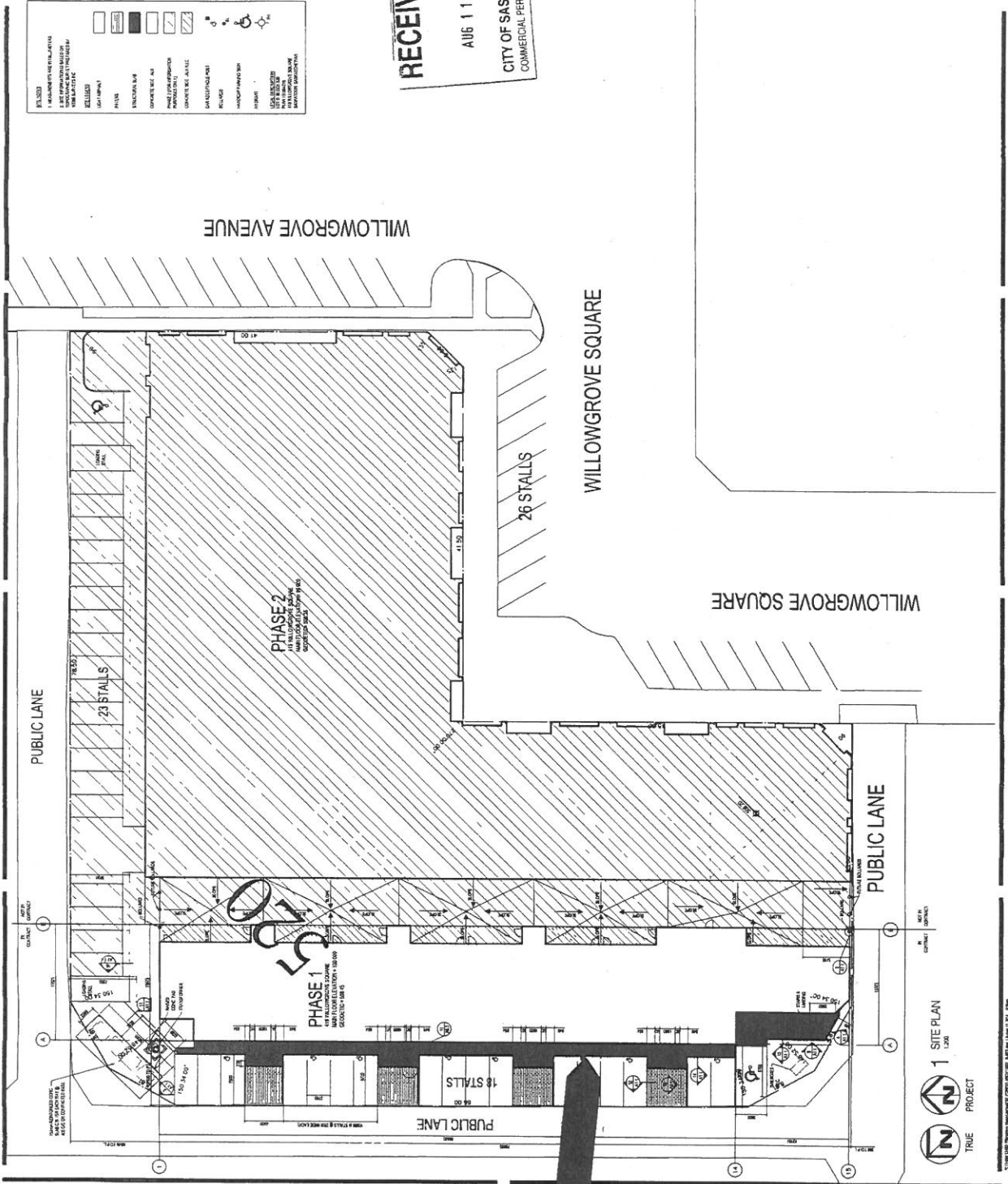
OWNER: [redacted]  
 DATE: 2014.07.21  
 CHECKED: J.S. CH  
 A1.0

**LEGEND**

1. WALLS AND PARTITION WALLS  
 2. FLOOR FINISHES  
 3. CEILING FINISHES  
 4. MECHANICAL  
 5. ELECTRICAL  
 6. PLUMBING  
 7. FURNITURE  
 8. CONCRETE  
 9. ASPHALT  
 10. GRAVEL  
 11. LANDSCAPE  
 12. EXISTING  
 13. PROPOSED

14. ACCESSIBLE ROUTE  
 15. ACCESSIBLE ENTRY  
 16. ACCESSIBLE WALKWAY  
 17. ACCESSIBLE RAMP  
 18. ACCESSIBLE STAIR

19. ACCESSIBLE TOILET  
 20. ACCESSIBLE SHOWER  
 21. ACCESSIBLE BATH  
 22. ACCESSIBLE KITCHEN  
 23. ACCESSIBLE DINING  
 24. ACCESSIBLE LIVING  
 25. ACCESSIBLE BEDROOM  
 26. ACCESSIBLE STORAGE



1 SITE PLAN  
 TRUE PROJECT

PPS #102202748  
Approved: 01-Oct-2015

SHEET NUMBER 1 OF 1

## PLAN OF SURVEY SHOWING SURFACE BARE LAND CONDOMINIUM FOR PARCEL AA

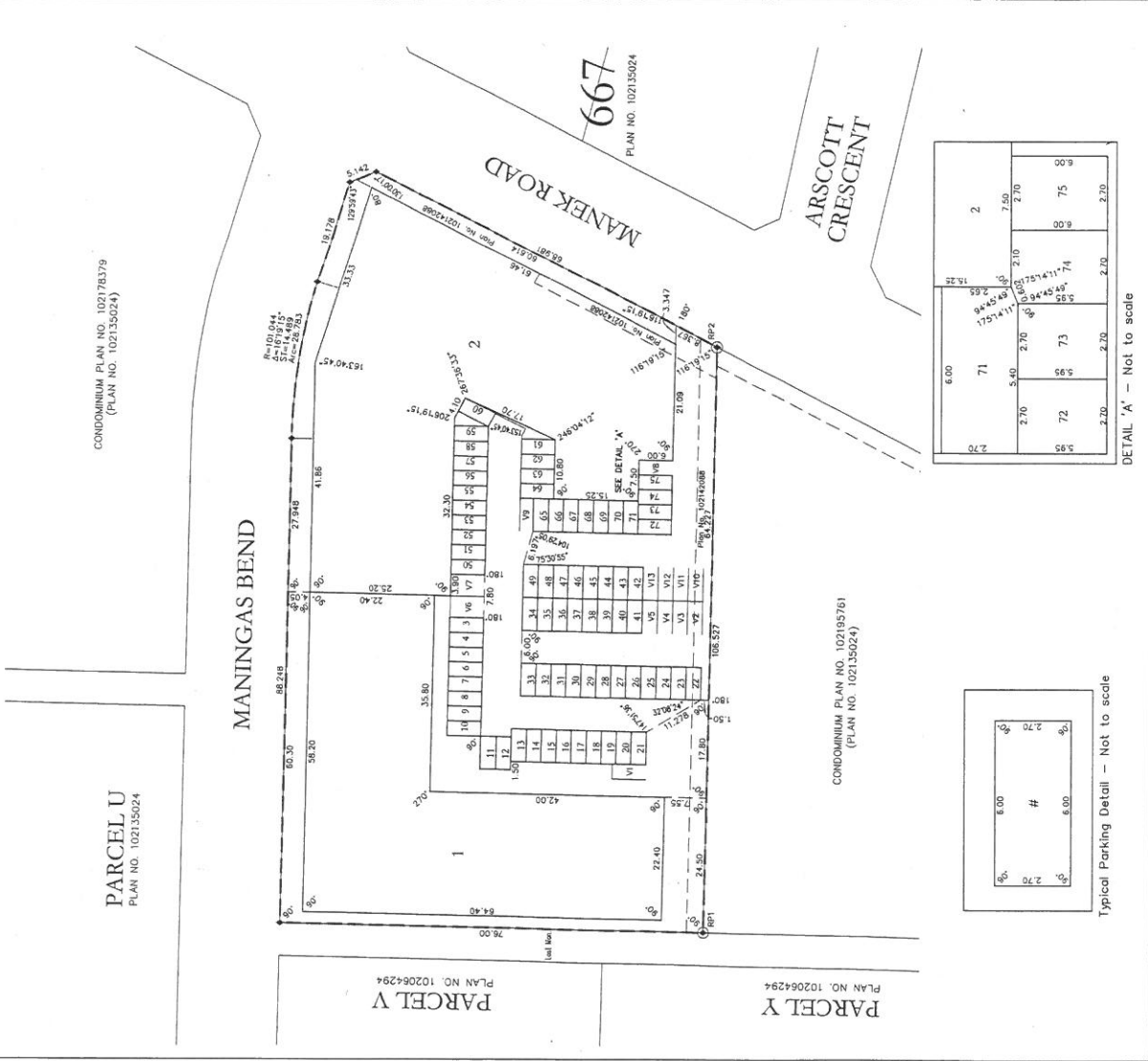
PLAN NO. 102135024  
W. 1/2 SEC. 7  
TWP. 37, RGE. 4, W. 3RD MER.  
SASKATOON, SASKATCHEWAN  
BY: T.R. WEBB, S.L.S.  
DATE: AUGUST 2015  
SCALE: 1:500

**Legend**

- Measurements are in metres and decimal thereof.
- Units are shown in bold.
- Unit numbers are shown as 1, 2, 3, etc. on the plan.
- Unit boundaries are defined by the information in accordance with The Land Survey Act, R.S.O. 1990, Chapter S40, Section 27(2) and (3).
- Area to be approved is outlined by a heavy dashed line.
- All areas not designated with a unit number are common property.
- Parking spaces are shown in accordance with Section 11 (2)(b) of the Condominium Property Act.
- Other parking areas are designated V1, V2, etc.
- Reference points are shown (RP1, RP2).
- Unit corners are marked by 0.013 x 0.650 small iron pins.
- The Projection used: UTM (Zone 18) extended.
- Non-referenced points were derived from GNSS and just processed from the Pinhole Point.
- IR Coordinates are derived as of February 22, 2015.

UNIT FACTOR SCHEDULE		
UNIT #	UNIT TYPE	AREA OF UNIT
1	PARKING	18.18
2	PARKING	18.18
3	PARKING	18.18
4	PARKING	18.18
5	PARKING	18.18
6	PARKING	18.18
7	PARKING	18.18
8	PARKING	18.18
9	PARKING	18.18
10	PARKING	18.18
11	PARKING	18.18
12	PARKING	18.18
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37	PARKING	18.18
38	PARKING	18.18
39	PARKING	18.18
40	PARKING	18.18
41	PARKING	18.18
42	PARKING	18.18
43	PARKING	18.18
44	PARKING	18.18
45	PARKING	18.18
46	PARKING	18.18
47	PARKING	18.18
48	PARKING	18.18
49	PARKING	18.18
50	PARKING	18.18
51	PARKING	18.18
52	PARKING	18.18
53	PARKING	18.18
54	PARKING	18.18
55	PARKING	18.18
56	PARKING	18.18
57	PARKING	18.18
58	PARKING	18.18
59	PARKING	18.18
60	PARKING	18.18
<b>TOTAL</b>	<b>18,000</b>	

UNIT FACTOR SCHEDULE		
UNIT #	UNIT TYPE	AREA OF UNIT
1	PARKING	18.18
2	PARKING	18.18
3	PARKING	18.18
4	PARKING	18.18
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7	PARKING	18.18
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55	PARKING	18.18
56	PARKING	18.18
57	PARKING	18.18
58	PARKING	18.18
59	PARKING	18.18
60	PARKING	18.18



**DETAIL 'A' - Not to scale**

6.00	71	2
2.70	2.70	2.70
2.70	2.70	2.70
2.70	2.70	2.70

**Typical Parking Detail - Not to scale**

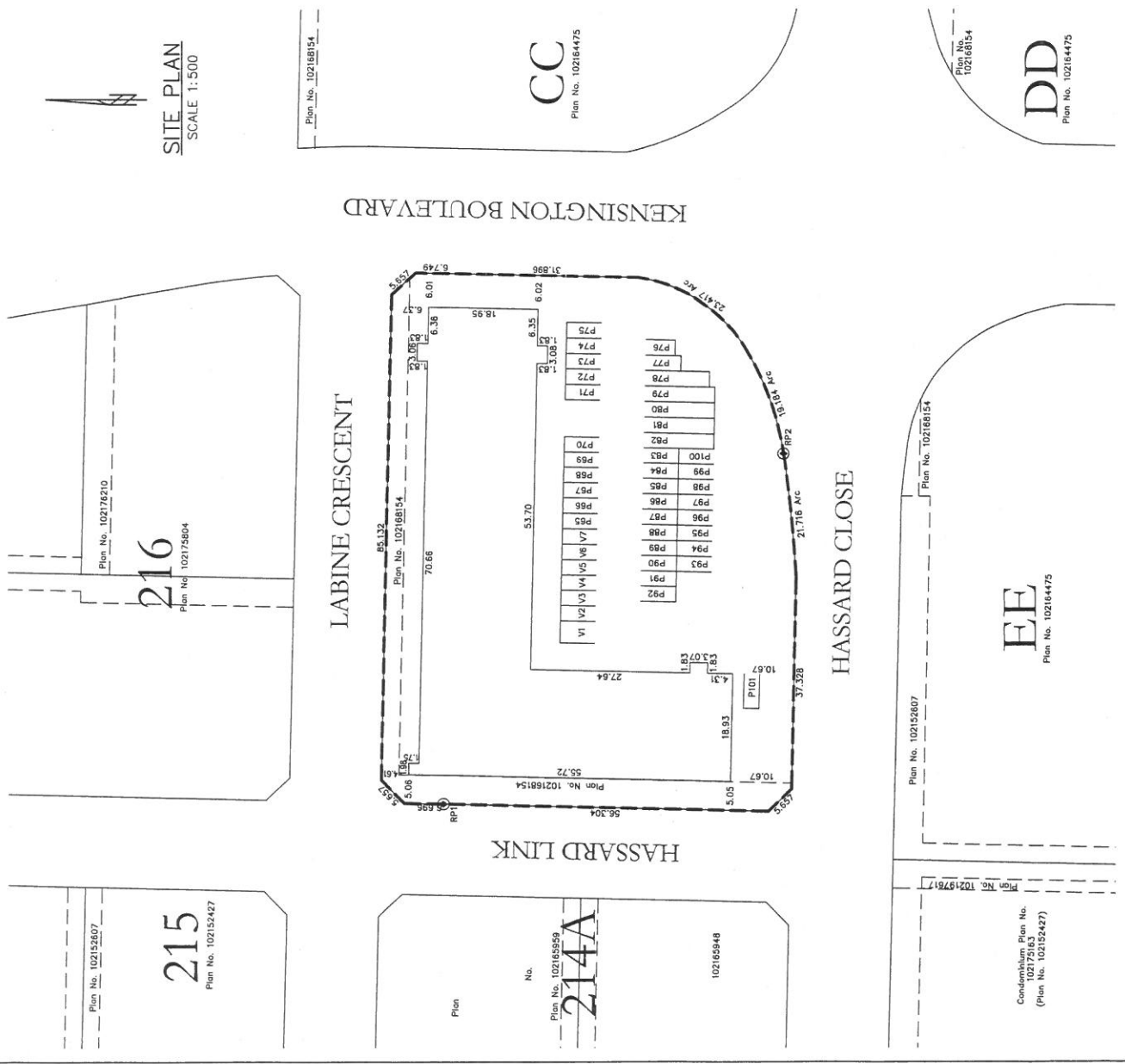
6.00	#	6.00
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2.70	2.70	2.70
2.70	2.70	2.70

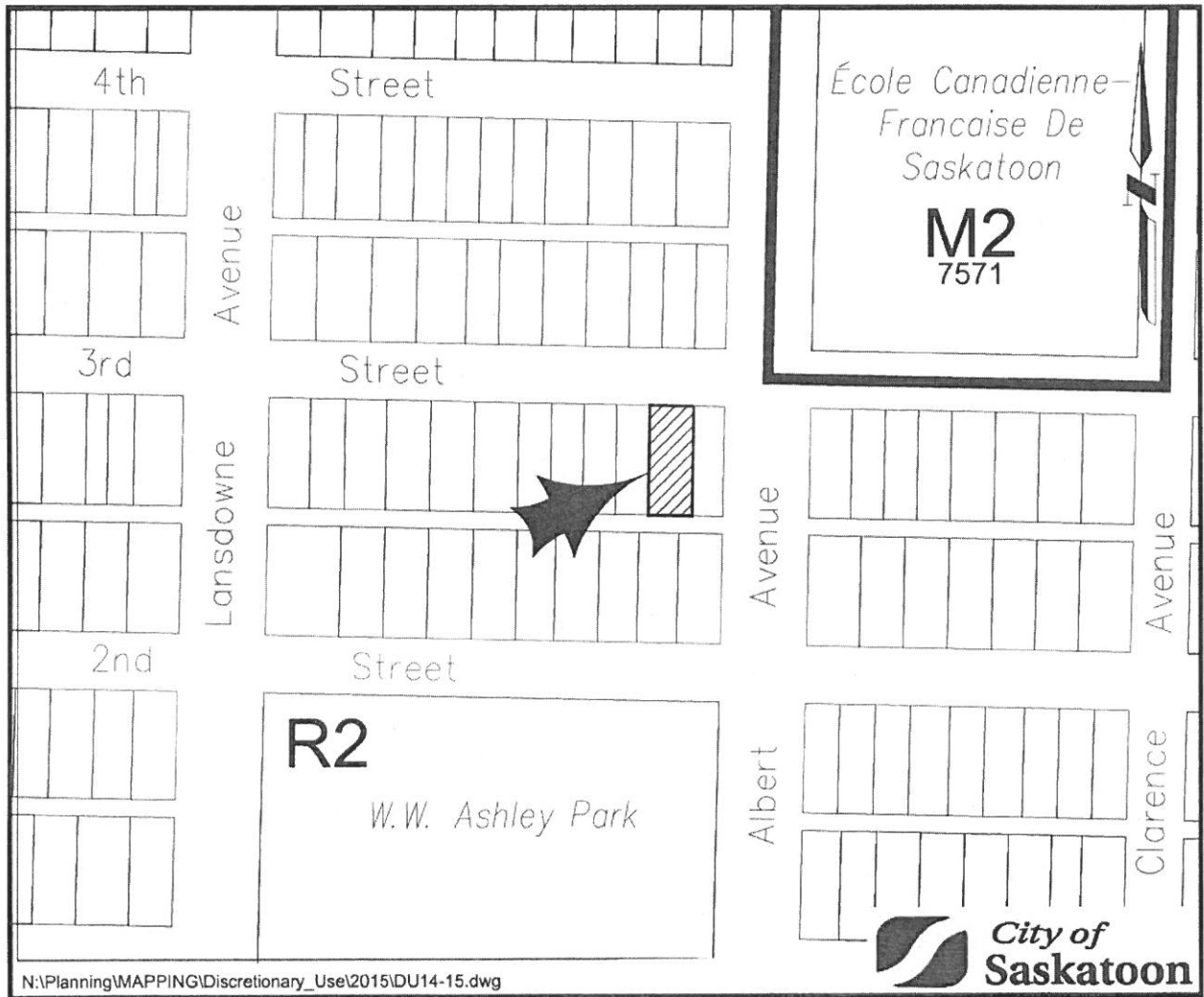
Prepared by  
 Webb Surveys  
 14-208410  
 (306) 240-8410

SHEET NUMBER 1 OF 5  
SITE PLAN & LEGEND

PLAN OF SURVEY SHOWING SURFACE BUILDING CONDOMINIUM FOR PARCEL BB  
PLAN NO. 102164475  
S.W. 1/4 OF SECTION 35  
TWP. 36, RGE. 6, W. 3rd MER.  
SASKATOON, SASKATCHEWAN  
BY: T.R. WEBB, S.L.S.  
DATE: SEPTEMBER - OCTOBER 2015  
SCALE: AS SHOWN

- LEGEND.**
- Measurements are in metres and decimals thereof.
  - Measurements indicating the position of the building in relation to the outer boundaries of the parcel are taken to the concrete foundation at ground level.
  - Residential unit numbers are shown as 1, 2, 3, etc. on sheets 3, 4 & 5.
  - Regular residential unit boundaries are shown on Sheets 3, 4 & 5 by a heavy solid line and are defined as follows:  
- the exterior surface of any interior finishing material that forms the surface of any common and exterior wall, floor, or ceiling.
  - The doors and windows form part of the regular residential units.
  - All exterior surfaces are common property.
  - The owner of each regular residential unit shall have exclusive use of that balcony, 1 that unit has sole access.
  - Parking spaces are in accordance with Section 11(1)(c) of The Condominium Property Act.
  - Parking spaces shown on Sheets 1 & 2 are designated P1, P2, P3, etc.
  - Visitor parking spaces shown on Sheet 1 are designated as V1, V2, V3 etc.
  - All areas not designated with a unit number are common property.
  - Area to be approved is outlined by a heavy dashed line.
  - The parcel within the line of approval has an Extension 0.
  - Standard iron posts found are shown thus unless otherwise shown.....◆
  - Reference Points are shown thus...○ RP1 ○ RP2
  - The Datum used: MDD83 (CGRS89)
  - The Projection used: UTM Zone13N extended
  - Geo referenced points are derived from GNSS and post processed from the Precise Positioning Service from Natural Resources Canada
  - RP Coordinates are derived as of October 27, 2015





N:\Planning\MAPPING\Discretionary\_Use\2015\DU14-15.dwg

PLAN OF PROPOSED  
SUBDIVISION OF  
LOT O, BLOCK 2  
REG'D PLAN NO. G780  
STREET ADDRESS  
SASKATOON, SASKATCHEWAN  
BY B.J. LUEY, S.L.S.  
SCALE 1:500

Dimensions shown are in metres and decimals thereof.

Portion of this plan to be approved is outlined with a bold, dashed line and contains 0.06± ha (0.14± ac.).

Distances shown are approximate and may vary from the final plan of survey by ± 0.5 m

*B. J. Luey*  
B.J. Luey, October 13, 2015  
Saskatchewan Land Surveyor

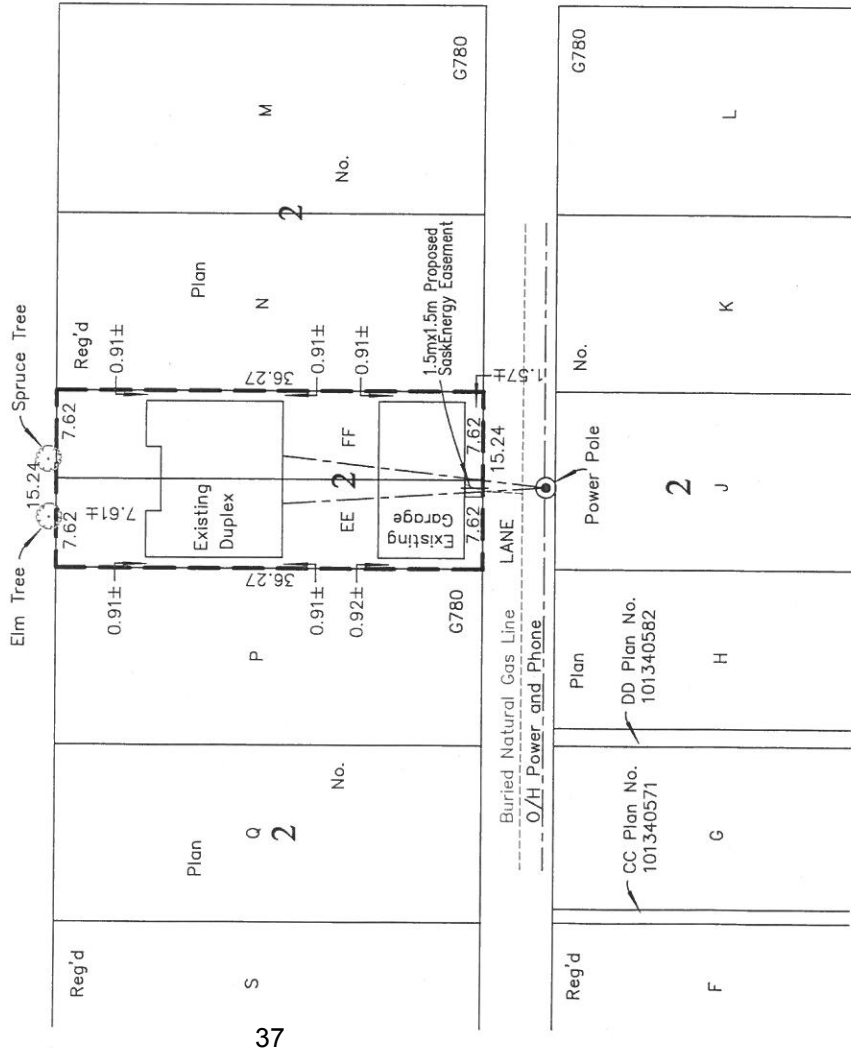
Prepared by  
*Webb*  
© 2015  
15-2899sa NI

Approved under the provisions of  
Bylaw No. 65.37 of the  
City of Saskatoon

Date \_\_\_\_\_  
Director of Planning & Development Division

MUNROE AVENUE SOUTH

1ST STREET EAST

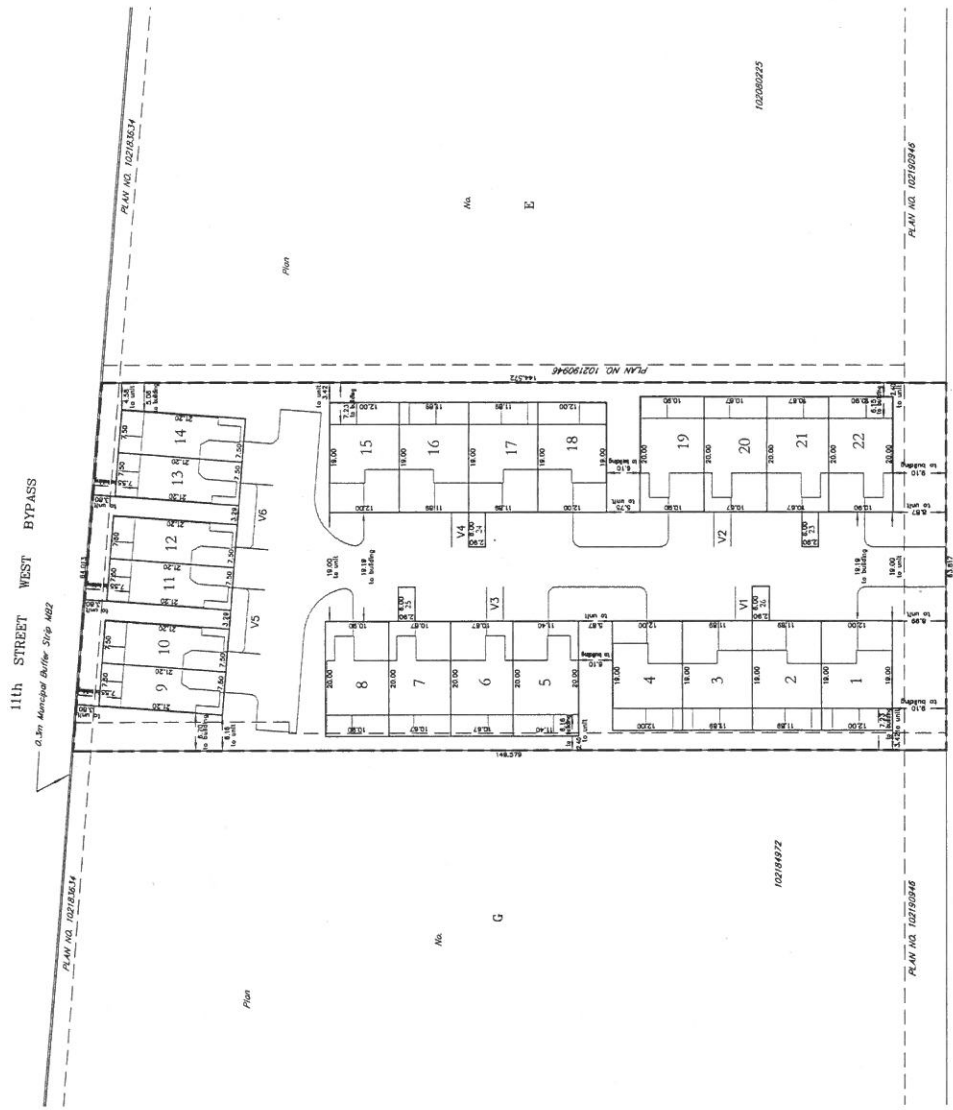


HIGHLANDER RIDGE  
 PLAN OF PROPOSED SURFACE  
 BARE LAND CONDOMINIUM FOR  
 PARCEL H  
 PLAN NO. 102184972  
 S.E. 1/4 SEC. 25  
 TWP. 36RGE. 6 W. 3RD MER.  
 3214 11th STREET WEST  
 SASKATOON, SASKATCHEWAN  
 BY T.R. WEBB, S.L.S.  
 -SCALE 1:500-

Dimensions shown are in metres and decimals thereof.  
 Constructed buildings or buildings to be constructed are  
 shown within the proposed unit boundaries as shown.  
 All areas not designated with a unit number are common  
 property.  
 Portion of this plan to be approved is outlined with a bold,  
 double line and contains 22 units (2,324 sq. m.).  
 Scale of survey is 1:500 and may vary from the  
 floor plan of survey by ± 0.2m.

Seal

*T.R. Webb*  
 T.R. Webb, October 27, 2015  
 Saskatchewan Land Surveyor



11th STREET WEST

Reg'd Plan No. ER 5101

Reg'd Plan No. ER 5101

**PLAN OF PROPOSED  
BARE LAND CODOMINIUM OF  
LOT 10, BLOCK 433  
REG'D PLAN NO. 01SA29464  
211 SLIMMON ROAD  
SASKATOON, SASKATCHEWAN  
BY T.R. WEBB, S.L.S.  
SCALE 1:500**



Dimensions shown are in metres and decimals thereof.

Portion of this plan to be approved is outlined with a bold, dashed line and contains 0.24± ha (0.60± ac.).

Distances shown are approximate and may vary from the final plan of survey by ± .05 m

**Buildings to be constructed are wholly within the proposed unit boundaries as shown.**

*T.R. Webb*  
T.R. Webb October 19~~th~~ 2015  
Saskatchewan Land Surveyor

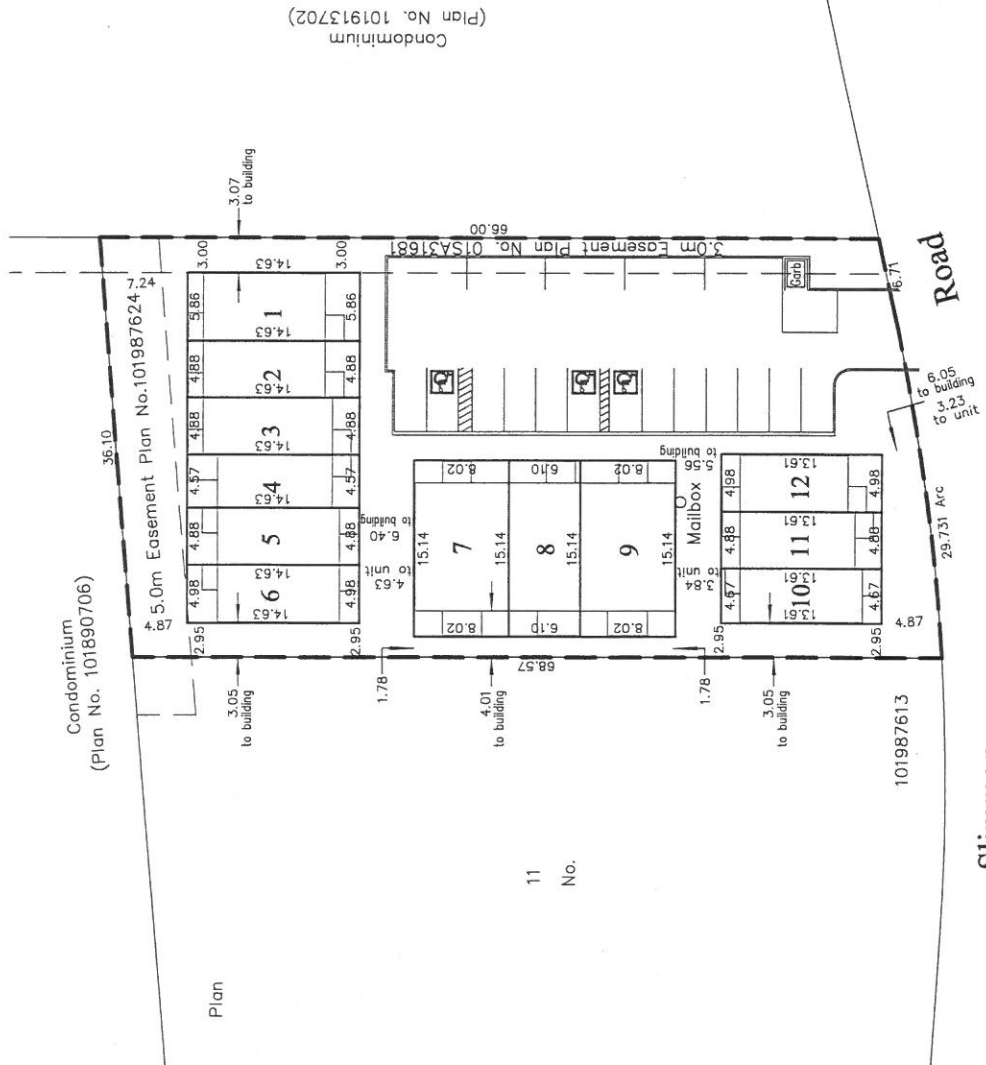
Se

Proposed Subdivision No. 66/15

Prepared by  
*T.R. Webb*  
© 2015  
15-2898sh NI

Approved under the provisions of  
Bylaw No. 6537 of the  
City of Saskatoon

Director of Planning & Development Division  
Date



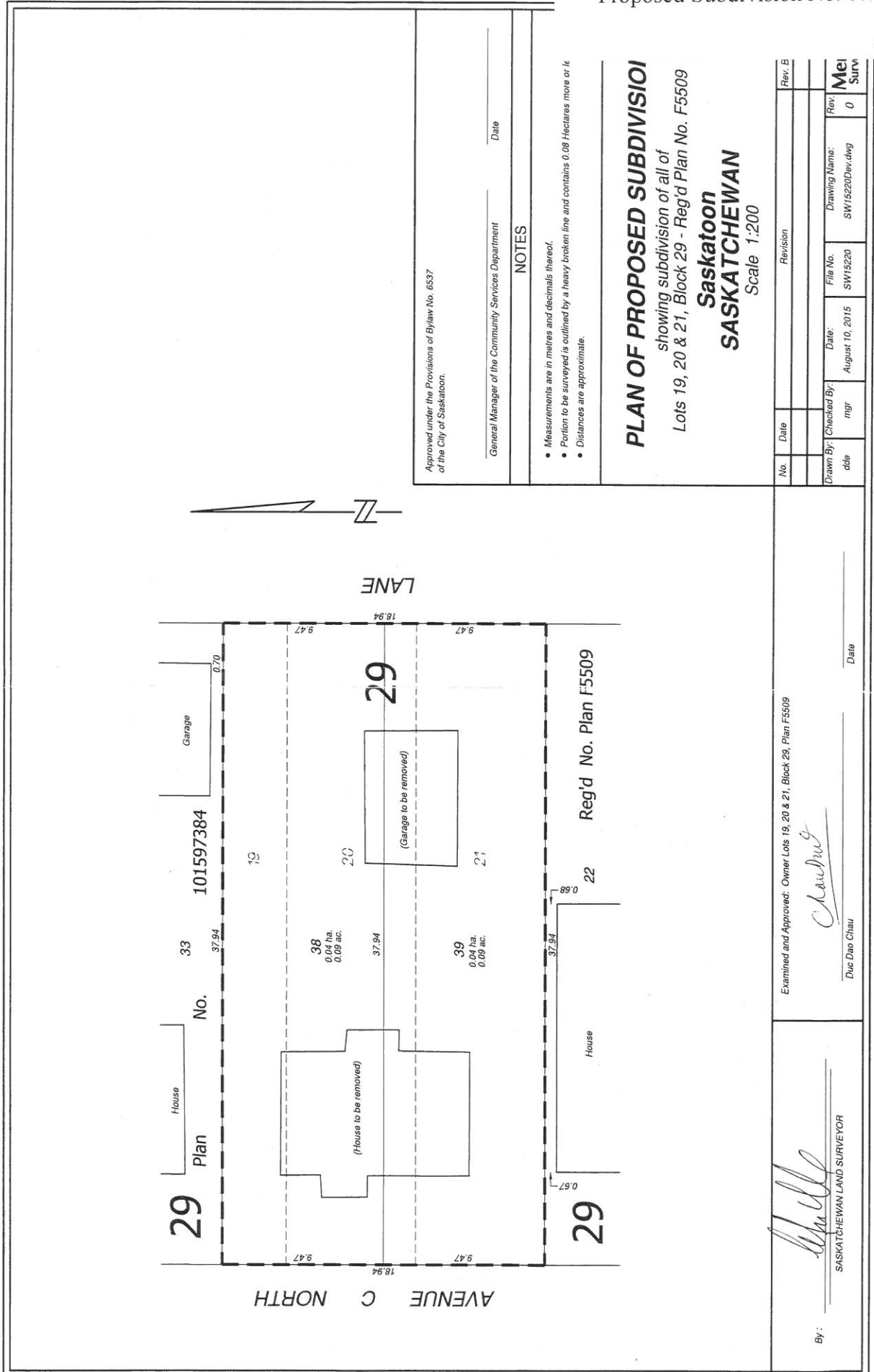
Condominium  
(Plan No. 101913702)

Condominium  
(Plan No. 101890706)

101987613

Slimmon

11  
No.





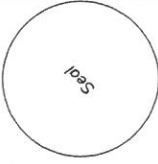
Saskatoon  
Plan of Proposed Subdivision  
of Part of Lot 11, Block 2,  
Reg'd Plan No. G1322  
in the N.W. 1/4 Sec. 34,  
Twp. 36, Rge. 5, W.3 Mer.  
Saskatchewan  
by Howard A. Larson, S.L.S.  
2015

Scale 1:1050

Measurements are in metres  
Area to be subdivided is outlined thus - - - - -

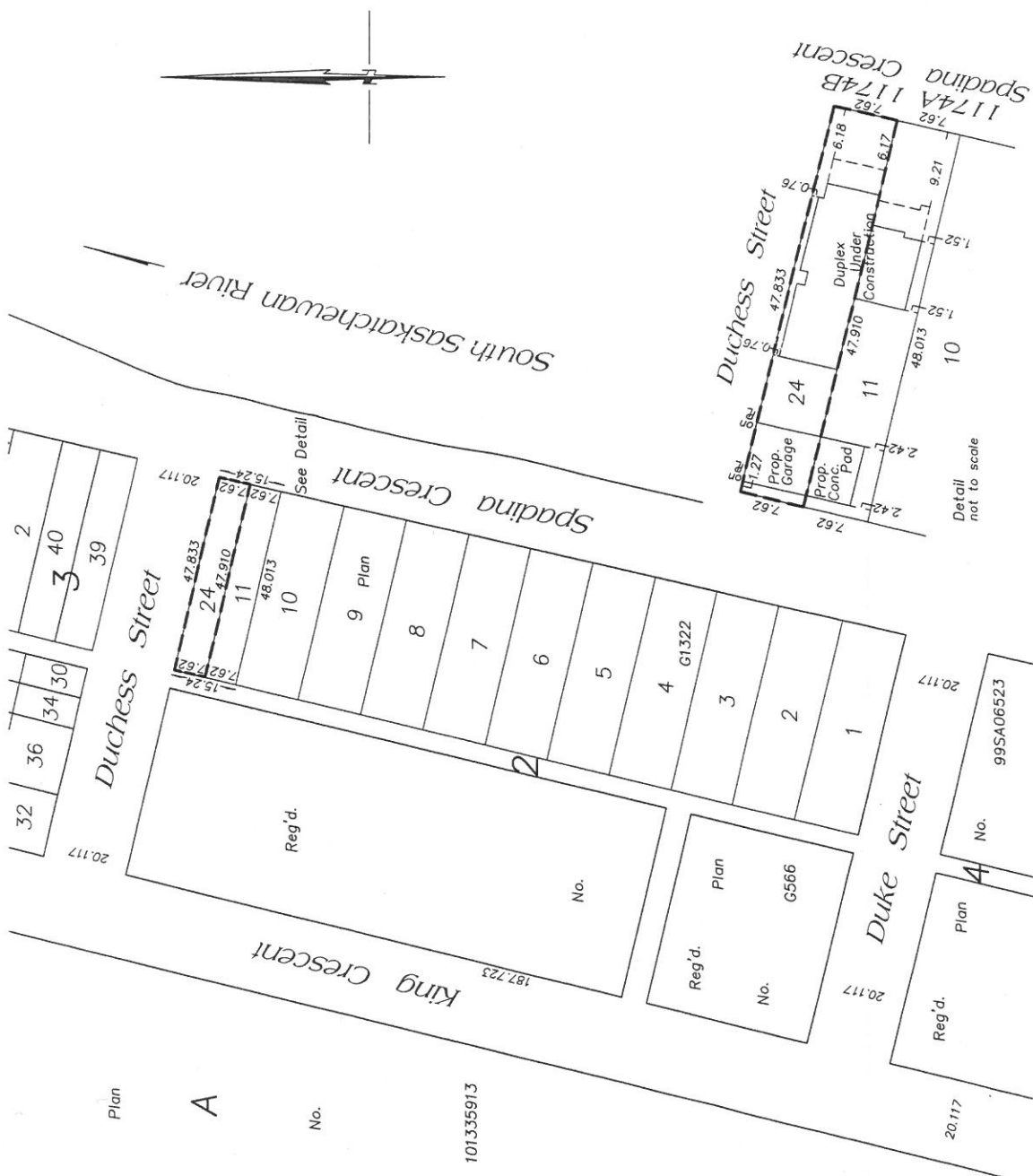
September 3, 2015

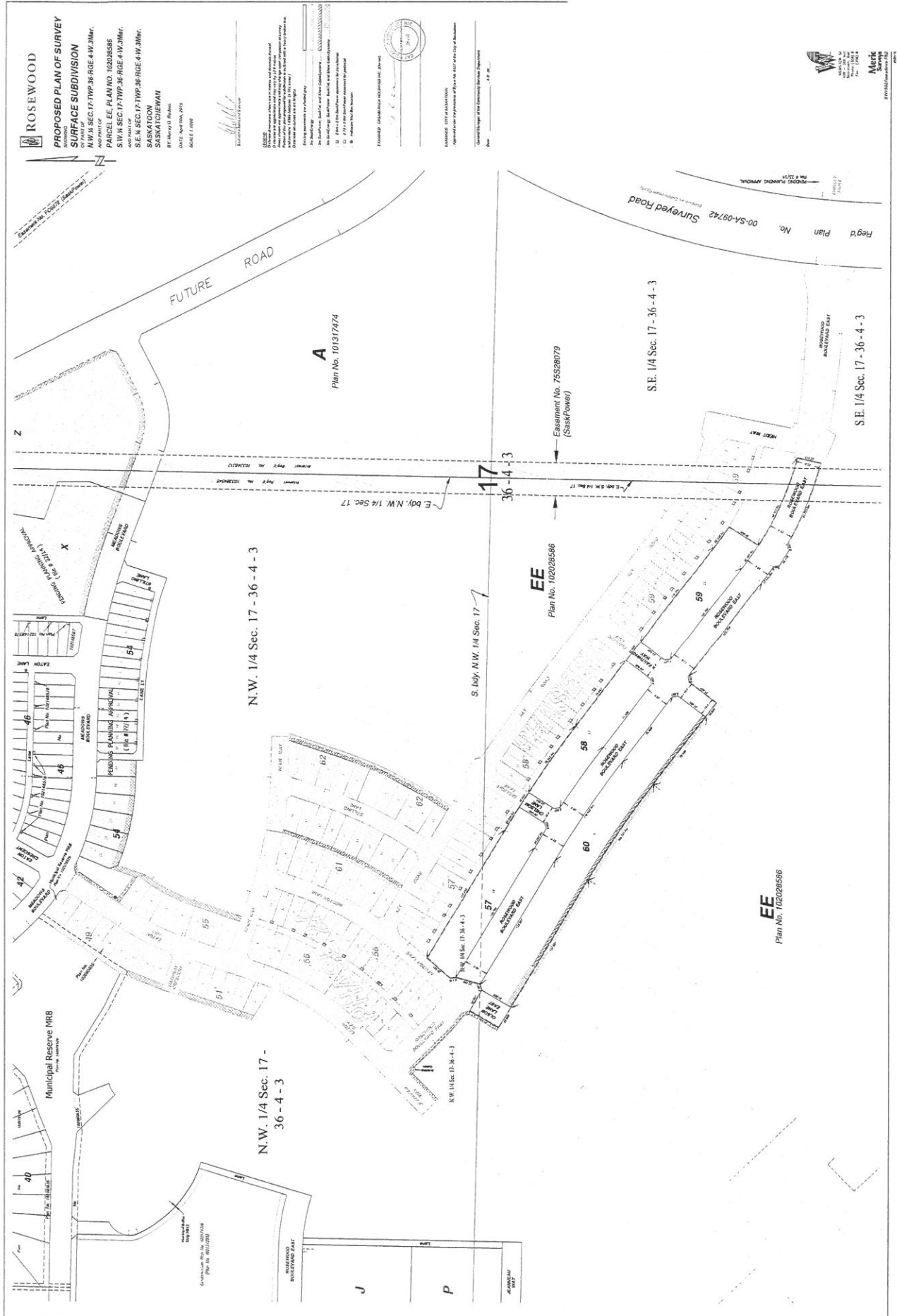
*Howard A. Larson*  
Saskatchewan Land Surveyor



Approved under the provisions of Bylaw  
number 6537 of the City of Saskatoon.

Community Services Department





## **8.1 UPDATE ON REPORTS TO COUNCIL**

The Chair will provide an update on the following items, previously considered by the Commission, and which were considered by City Council at its meeting held on Monday, December 14, 2015:

- a) Zoning Bylaw Text Amendment – B4MX Integrated Commercial Mixed-Use District - Bylaw No. 9326
- b) Zoning Bylaw Text Amendment – Garden and Garage Suites Bylaw No. 9332
- c) Rezoning from R2 to M1 – 1101 and 1103 Munroe Avenue South Bylaw No. 9337