

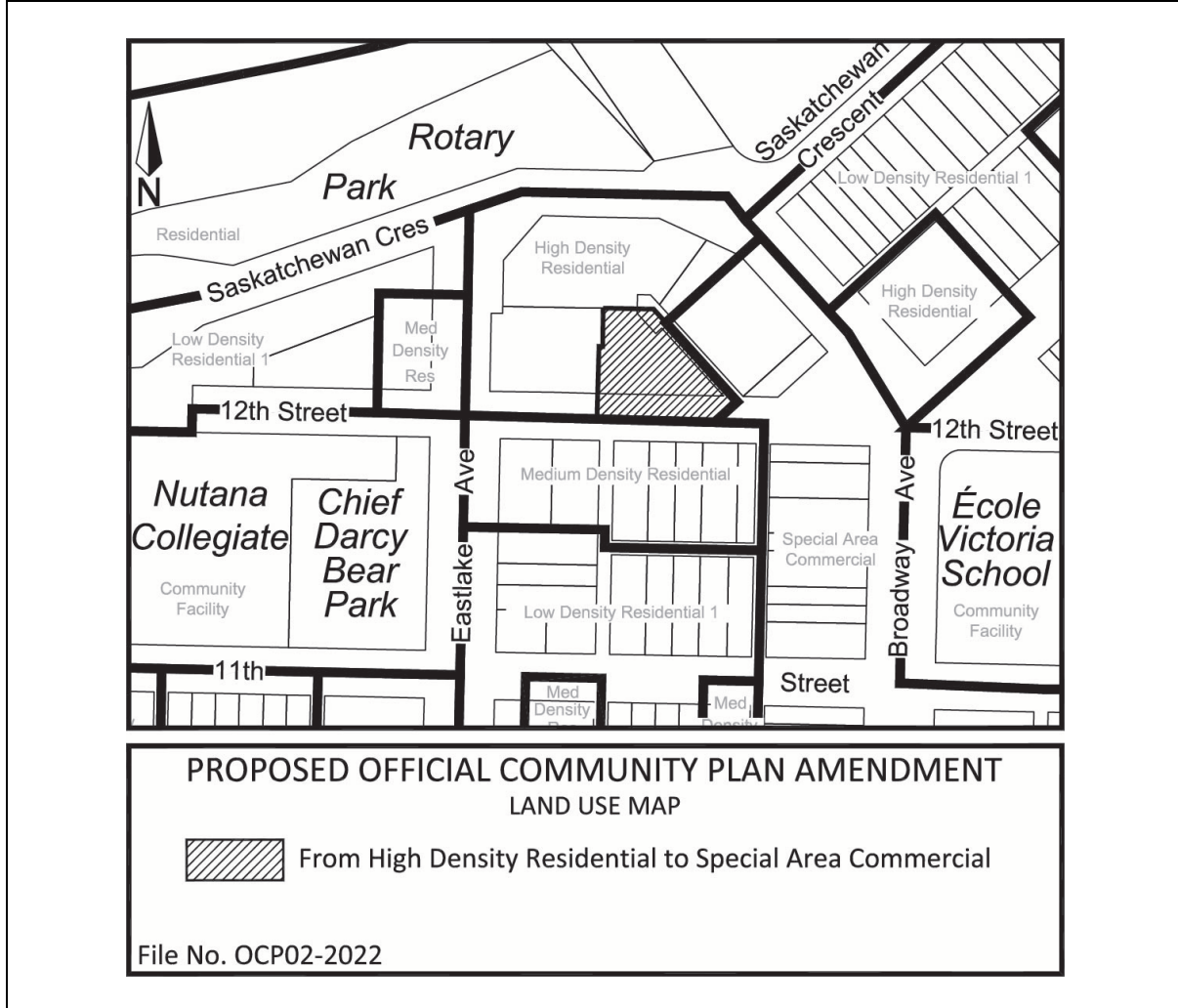
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LAND USE APPLICATIONS
 April 1 – September 30, 2022

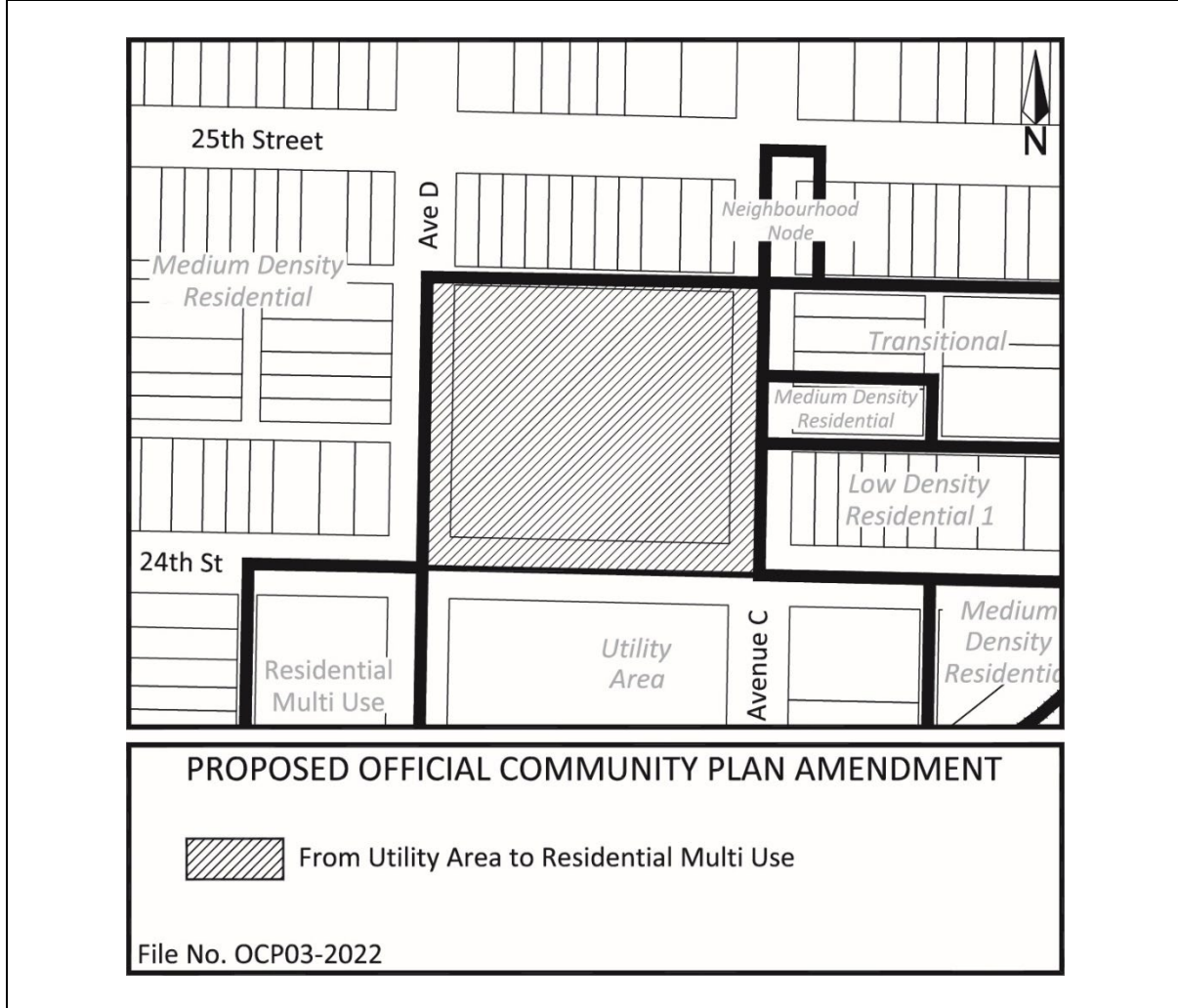
1. Official Community Plan Applications:

Application/Amendment No:	OCP 01/22
Applicant:	Modus Ventures Corp.
Civic Address:	509 12 th St E
Legal Description:	Lot D, Blk/Par A2 Plan No. 101429175
Purposed Use:	Commercial / Office
Current Land Use Designation:	High Density Residential
Proposed Land Use Designation:	Special Area Commercial
Neighbourhood:	Nutana
Date Received:	April 12, 2022



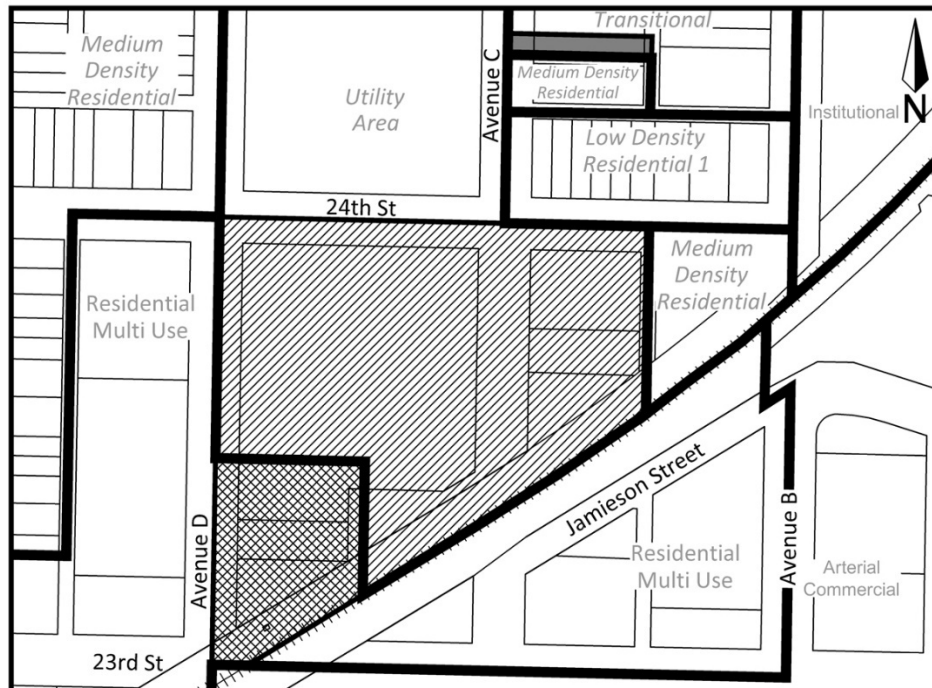
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application/Amendment No:	OCP 03/22
Applicant:	Saskatoon Land
Civic Address:	321 Ave C N
Legal Description:	Lots 13-36, Parcels A, B, C, All on Block 19, Plan G582
Purposed Use:	Mixed Use
Current Land Use Designation:	Utility Area
Proposed Land Use Designation:	Residential Multi Use
Neighbourhood:	Caswell Hill
Date Received:	July 19, 2022






LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application/Amendment No:	OCP 04/22
Applicant:	Saskatoon Land
Civic Address:	301 24th St W; 230, 232, 240 & 316 Ave C N
Legal Description:	Lot 14A, Block 14, Plan 101352169; Lot 44, Block 14, Plan 101352192; Lot 45, Block 14, Plan 101352204; Lots 1-13, 30-41, Block 14, Plan G582; Lots 34-40, Block 15, Plan G582; Lots 63, Block 15, Plan 101339580; Lots 64-67, Block 15, Plan 101339603; Lot 52, Block 18, Plan 101339692; Lot 16, Block 18, Plan G582
Purposed Use:	Mixed Use
Current Land Use Designation:	Utility Area; Transitional; Residential Multi Use
Proposed Land Use Designation:	TBD
Neighbourhood:	Caswell Hill
Date Received:	July 19, 2022



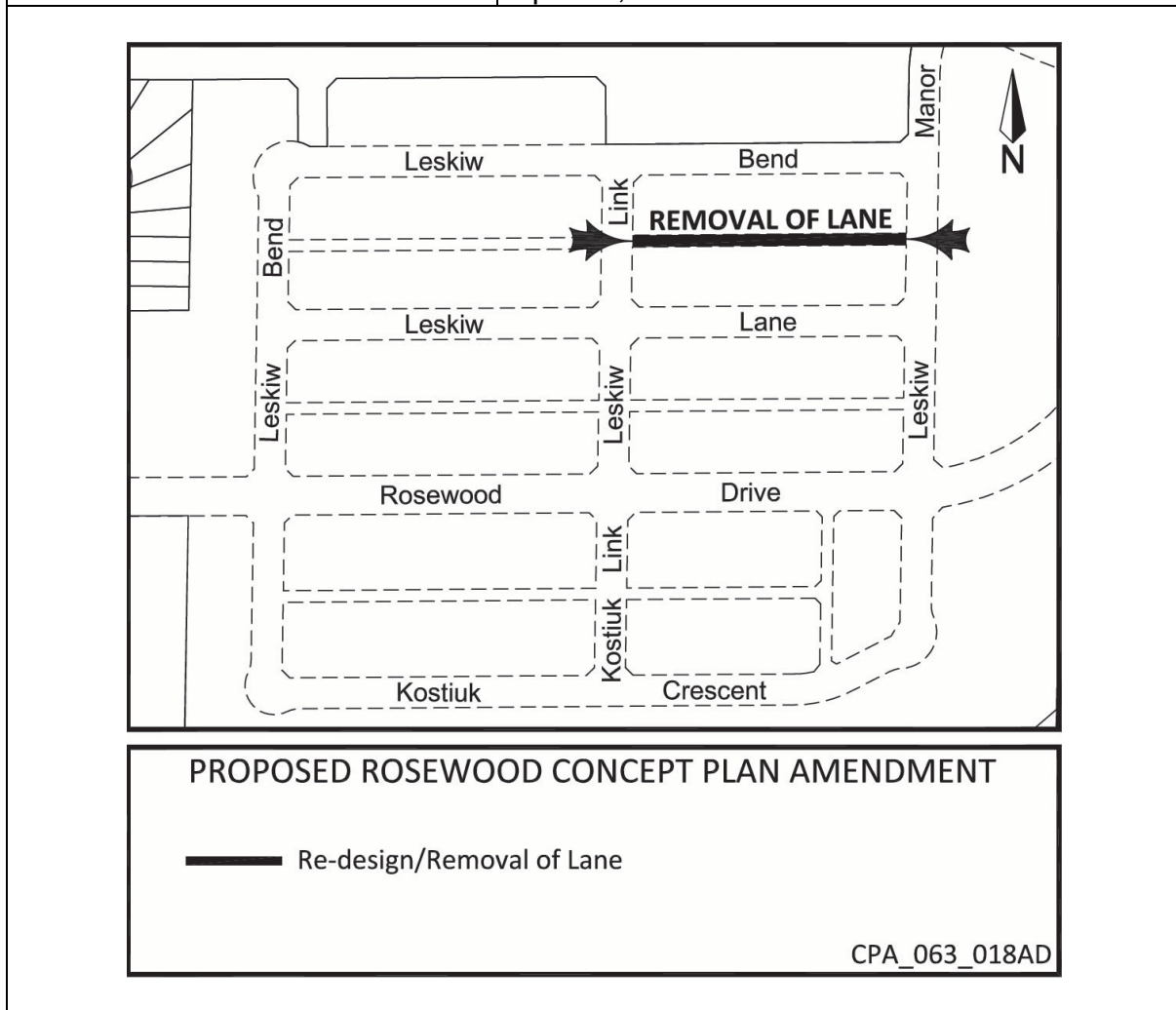
PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT

-  From Utility Area to TBD
-  From Residential Multi Use to TBD
-  From Transitional to TBD

File No. OCP04-2022

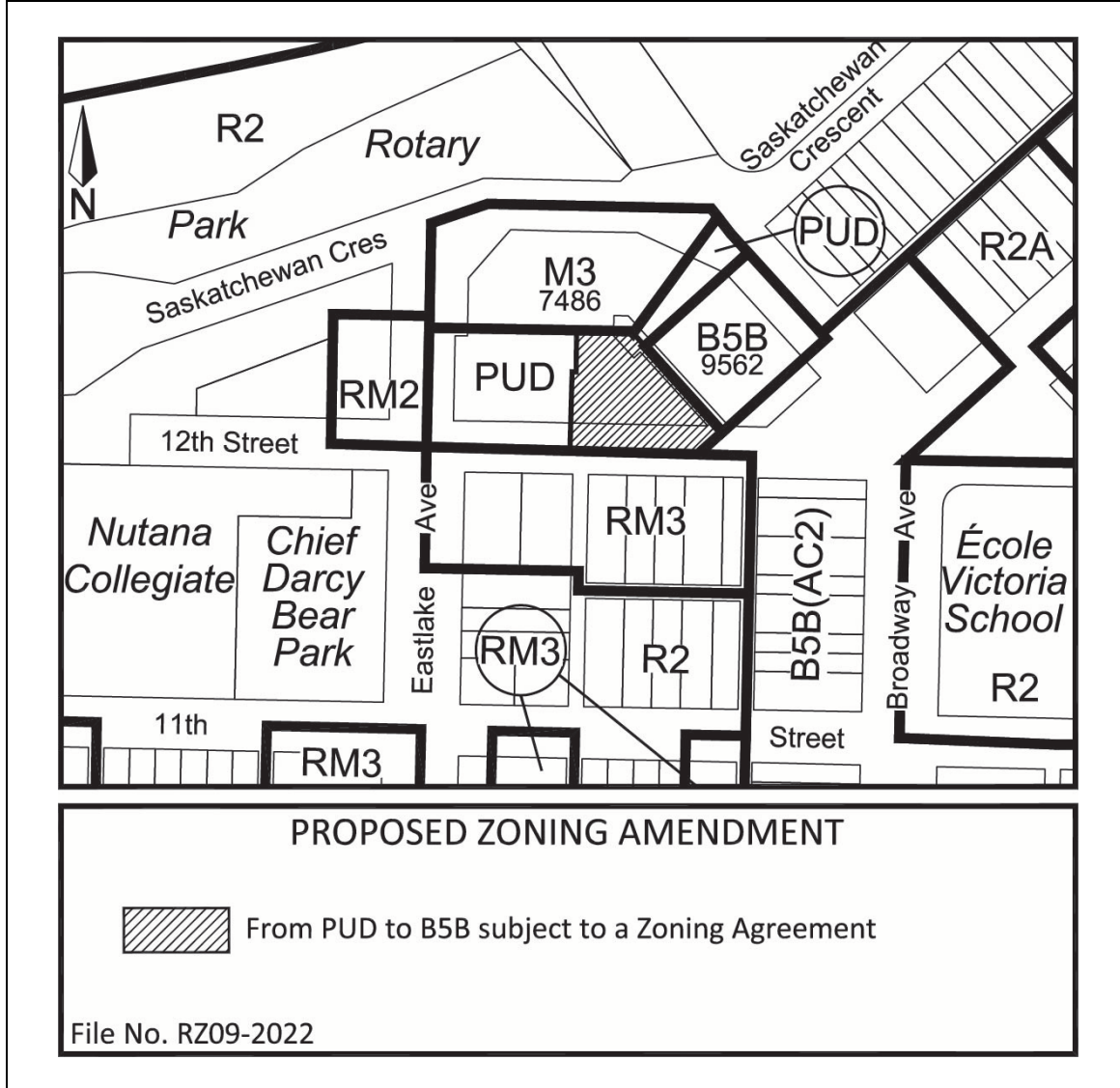
2. Concept Plan Amendments:

Application No:	Z12/22
Address/Location:	Leskiw Manor
Applicant:	Arbutus Meadows Partnership
Legal Description:	Parcel EE, Plan 102028586, SW 1/4 Sec. 17, TWP 36, RGE 4, W.3 MER
Purpose of Amendment:	To remove a lane
Neighbourhood:	Rosewood
Date Received:	April 25, 2022



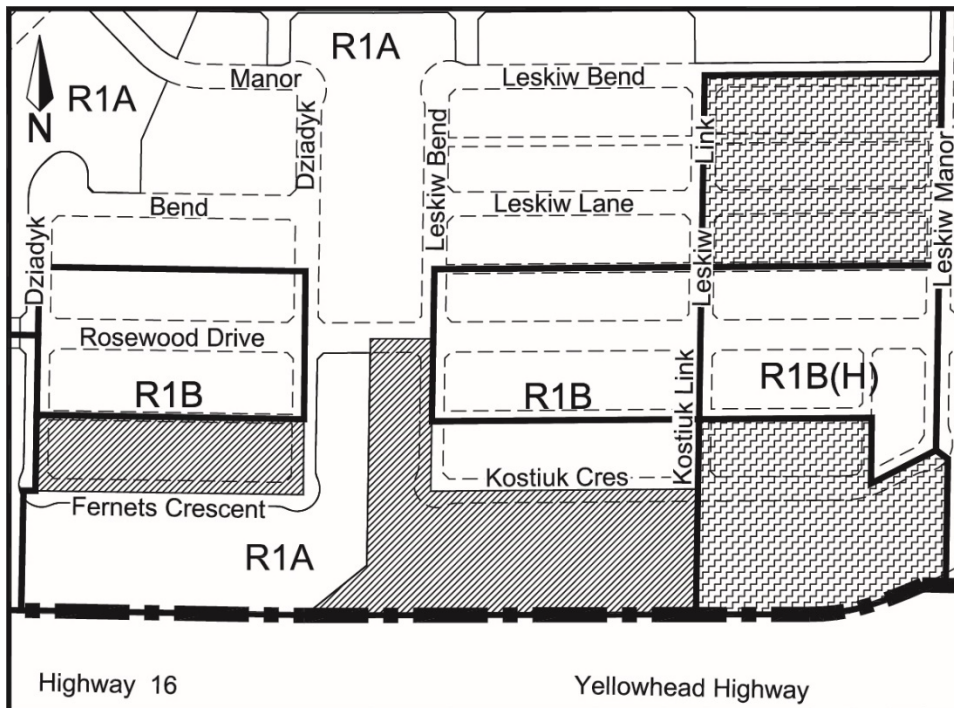
3. Rezoning Applications:

Application No:	Z9/22
Applicant:	Modus Ventures Corp.
Civic Address:	509 12 th St E
Legal Description:	Lot D, Blk/Par A2 Plan No. 101429175
Neighbourhood:	Nutana
Existing Zoning:	PUD – Planned Unit Development
Proposed Zoning:	B5B – Broadway Commercial, subject to a Zoning Agreement
Proposed Use:	Commercial / Office
Date Received:	April 12, 2022



LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	Z12/22
Applicant:	Arbutus Meadows Partnership
Civic Address:	Rezoning & CPA - South portion of Blocks 83 & 86, Blocks 79, 82, 85 & 87
Legal Description:	Parcel EE, Plan 102028586, SW 1/4 Sec. 17, TWP 36, RGE 4, W.3 MER
Neighbourhood:	Rosewood
Existing Zoning:	R1A & R1B(H)
Proposed Zoning:	R1B
Proposed Use:	Small lot one-unit residential
Date Received:	April 25, 2022



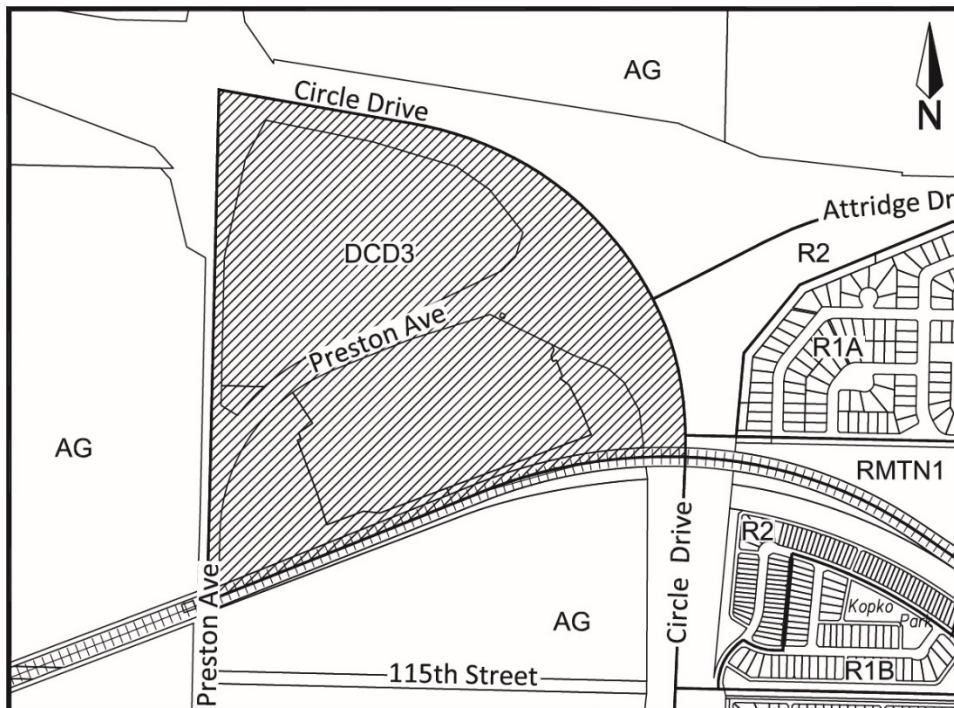
PROPOSED ZONING AMENDMENT

From R1A to R1B
 From R1A(H) to R1B(H)

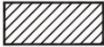
File No. RZ12-2022

LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	Z13/22
Applicant:	City of Saskatoon - Zoning Bylaw Review (ZBR)
Civic Address:	N/A
Legal Description:	N/A
Neighbourhood:	UofS Lands Management Area
Existing Zoning:	N/A
Proposed Zoning:	N/A
Proposed Use:	Changes to parking regulations for the DCD3 (Preston Crossing)
Date Received:	July 21, 2022



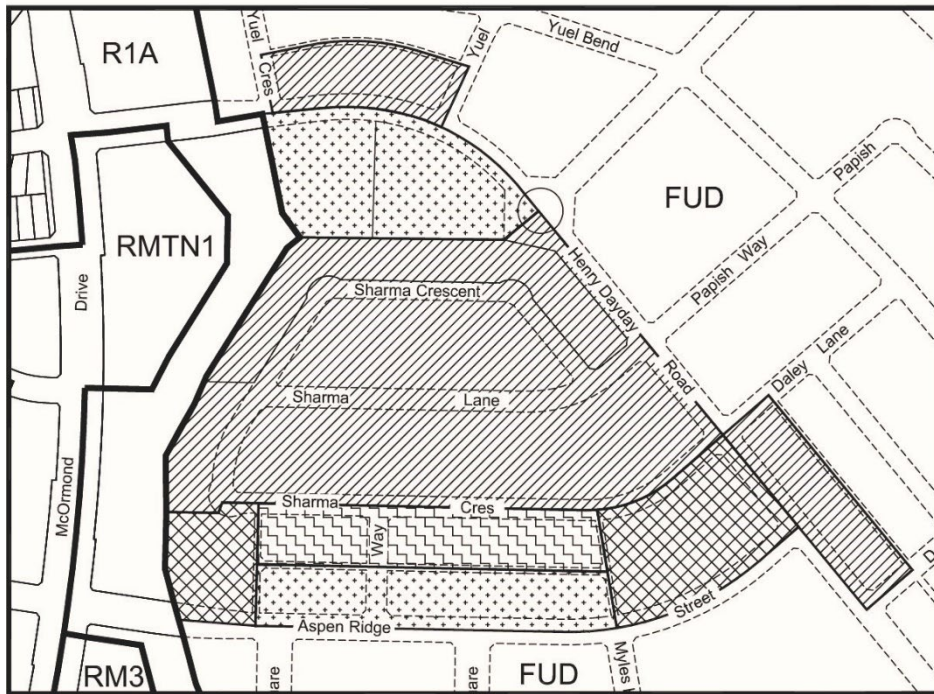
PROPOSED AMENDMENT TO DIRECT CONTROL DISTRICT

 DCD3 - Preston Crossing

File No. RZ13-2022

LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	Z14/22
Applicant:	Saskatoon Land
Civic Address:	Rezoning - Aspen Ridge Phase 3
Legal Description:	ISC Surface Parcels: 203746226, 203746204, 203932920, 203932133 (NW1/4 Sec17-37-4W3M Ext 14, LS5 Sec17-37-4W3M Ext.25, LS6 Sec17-37-4W3M Ext.24)
Neighbourhood:	Aspen Ridge
Existing Zoning:	FUD
Proposed Zoning:	R1B/R2/RMTN/RM3/M2
Proposed Use:	Rezoning in line with approved concept plan
Date Received:	July 6, 2022



PROPOSED ZONING AMENDMENT

From FUD to R1B	From FUD to RM3
From FUD to R2	From FUD to RMTN

File No. RZ14-2022

LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	Z15/22
Applicant:	Saskatoon Land
Civic Address:	321 Ave C N
Legal Description:	Lots 13 to 36, and Parcels A, B, and C, All on Block 19 Plan G582
Neighbourhood:	Caswell Hill
Existing Zoning:	IL1
Proposed Zoning:	MX1 by Zoning Agreement
Proposed Use:	Mixed Use & townhouse residential
Date Received:	July 19, 2022



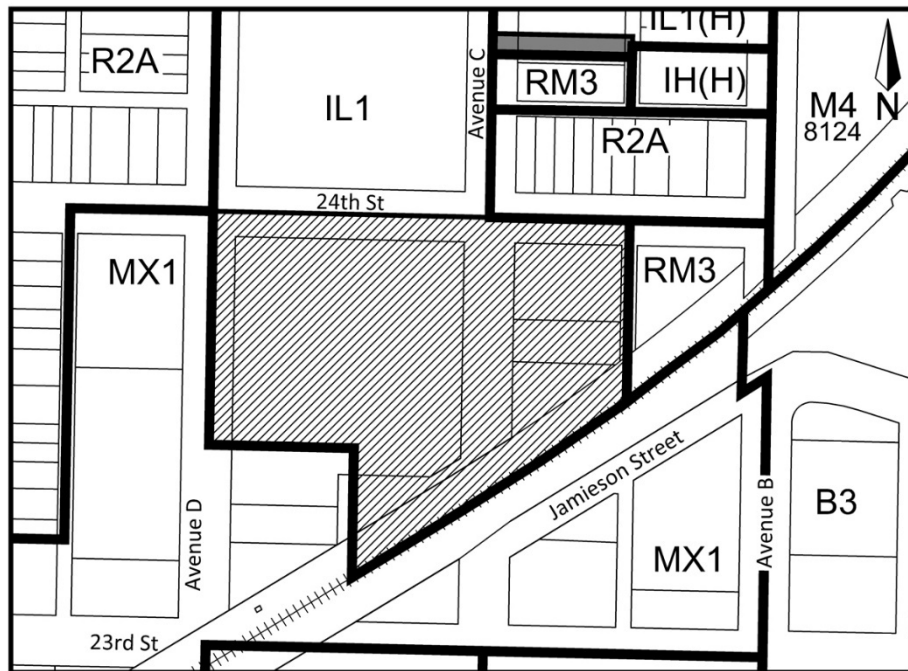
PROPOSED ZONING AMENDMENT

 From IL1 to MX1 by Agreement



File No. RZ15-2022

LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	Z16/22
Applicant:	Saskatoon Land
Civic Address:	301 24th St W; 230, 232, 240 & 316 Ave C N; 204, 210 & 216 Ave D N;
Legal Description:	Lot 14A, Block 14, Plan 101352169; Lot 44, Block 14, Plan 101352192; Lot 45, Block 14, Plan 101352204; Lots 1-13, 30-41, Block 14, Plan G582; Lots 34-40, Block 15, Plan G582; Lots 63, Block 15, Plan 101339580; Lots 64-67, Block 15, Plan 101339603; Lot 52, Block 18, Plan 101339692; Lot 16, Block 18, Plan G582
Neighbourhood:	Caswell Hill
Existing Zoning:	IL1
Proposed Zoning:	MX1
Proposed Use:	Mixed Use
Date Received:	July 19, 2022



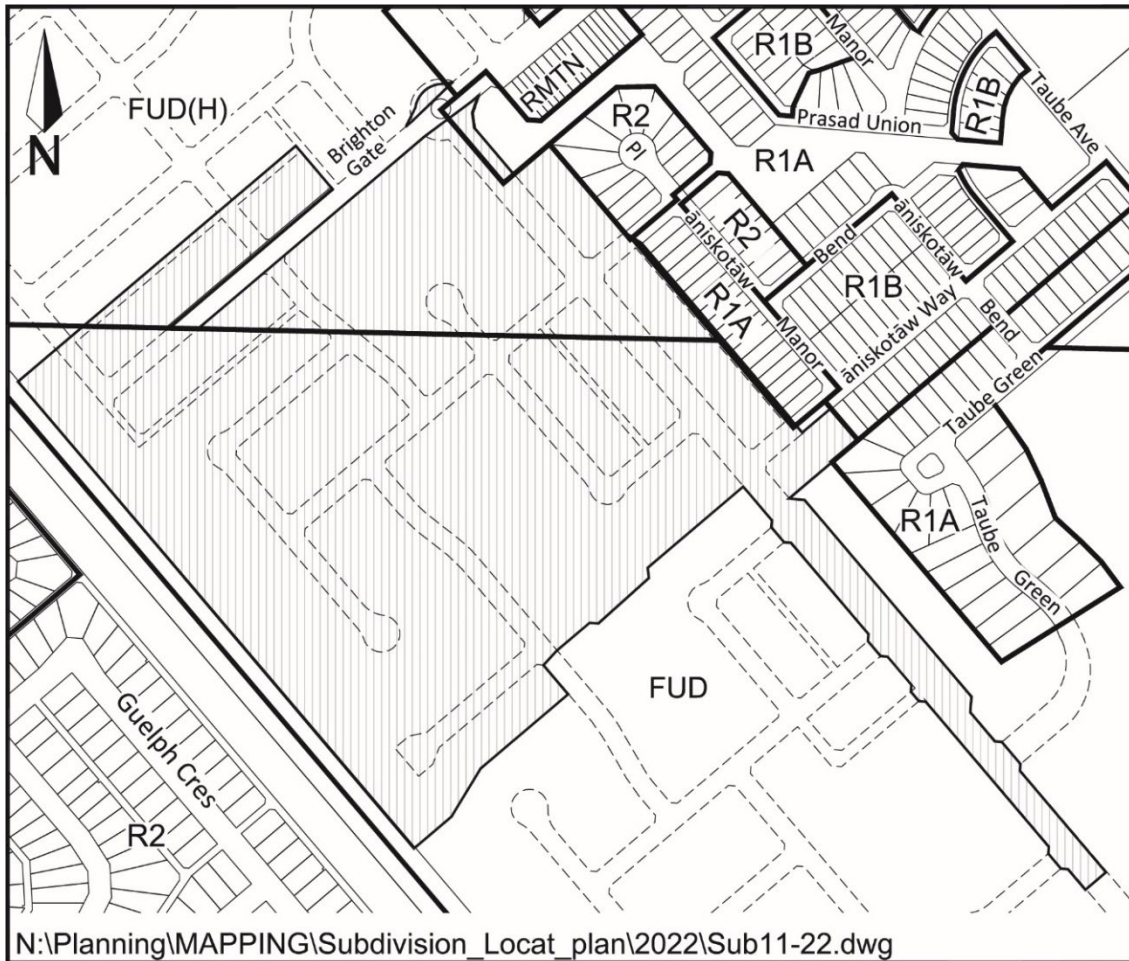
PROPOSED ZONING AMENDMENT

	From IL1 to MX1
	From IL1(H) to MX1

File No. RZ16-2022

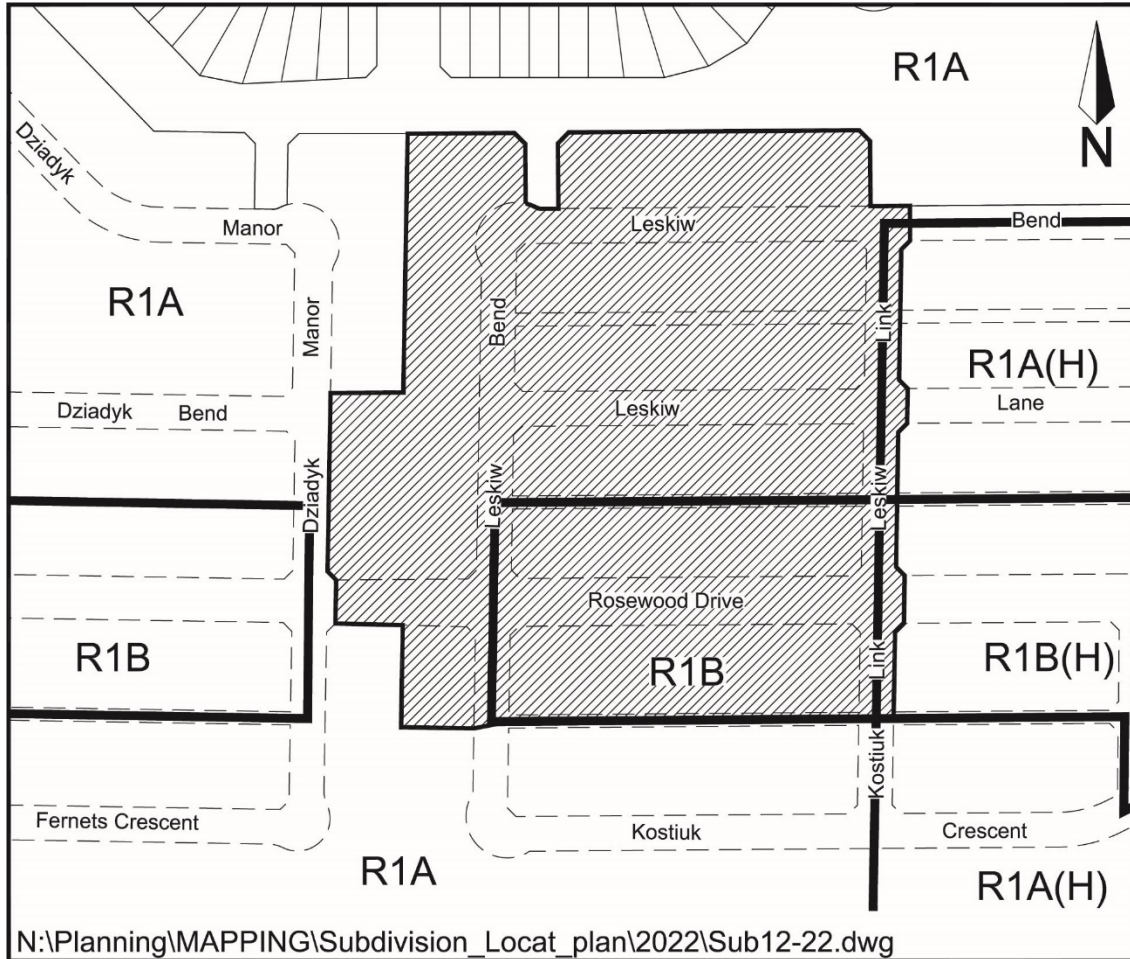
4. Subdivision Applications:

Application No:	11-22
Applicant:	Dream Asset Management Corporation
Civic Address:	Brighton Phase 8
Legal Description:	Parcels LL1, LL4, M1, M2, M3, Plan No. 102343979 in N ½ SEC. 30- TWP. 36- RGE. 4- W3M & part of S ½ SEC. 30- TWP. 36- RGE. 4- W3M
Neighbourhood:	Brighton
Zoning Designation:	FUD
Proposed Use:	Created 303 Lots
Date Received:	March 29, 2022



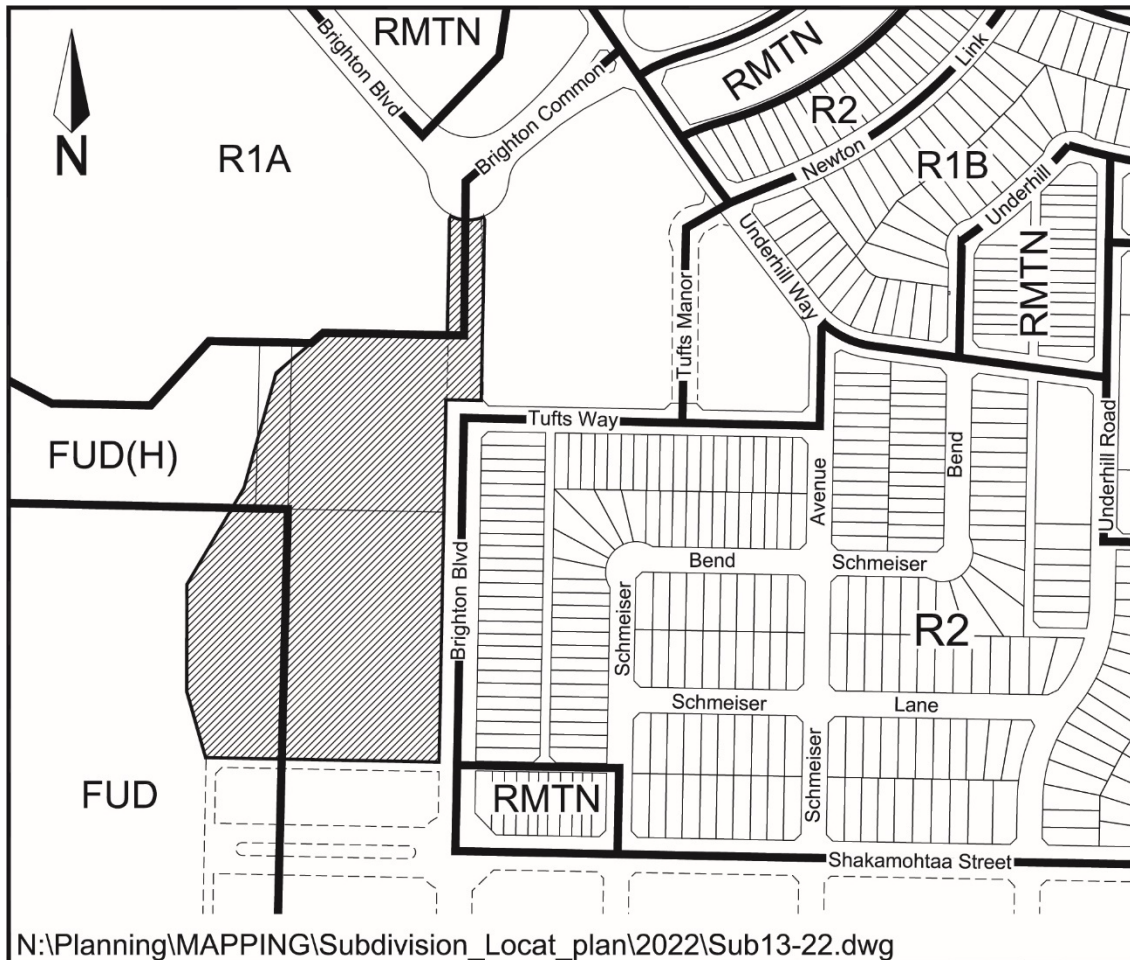
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	12-22
Applicant:	Arbutus Meadows Partnership
Civic Address:	Meadows Phase 7
Legal Description:	Parcel EE, Ext. 11, Plan 102028586
Neighbourhood:	Rosewood
Zoning Designation:	R1A & R1B
Proposed Use:	To create 111 residential lots and MR23
Date Received:	March 21, 2022



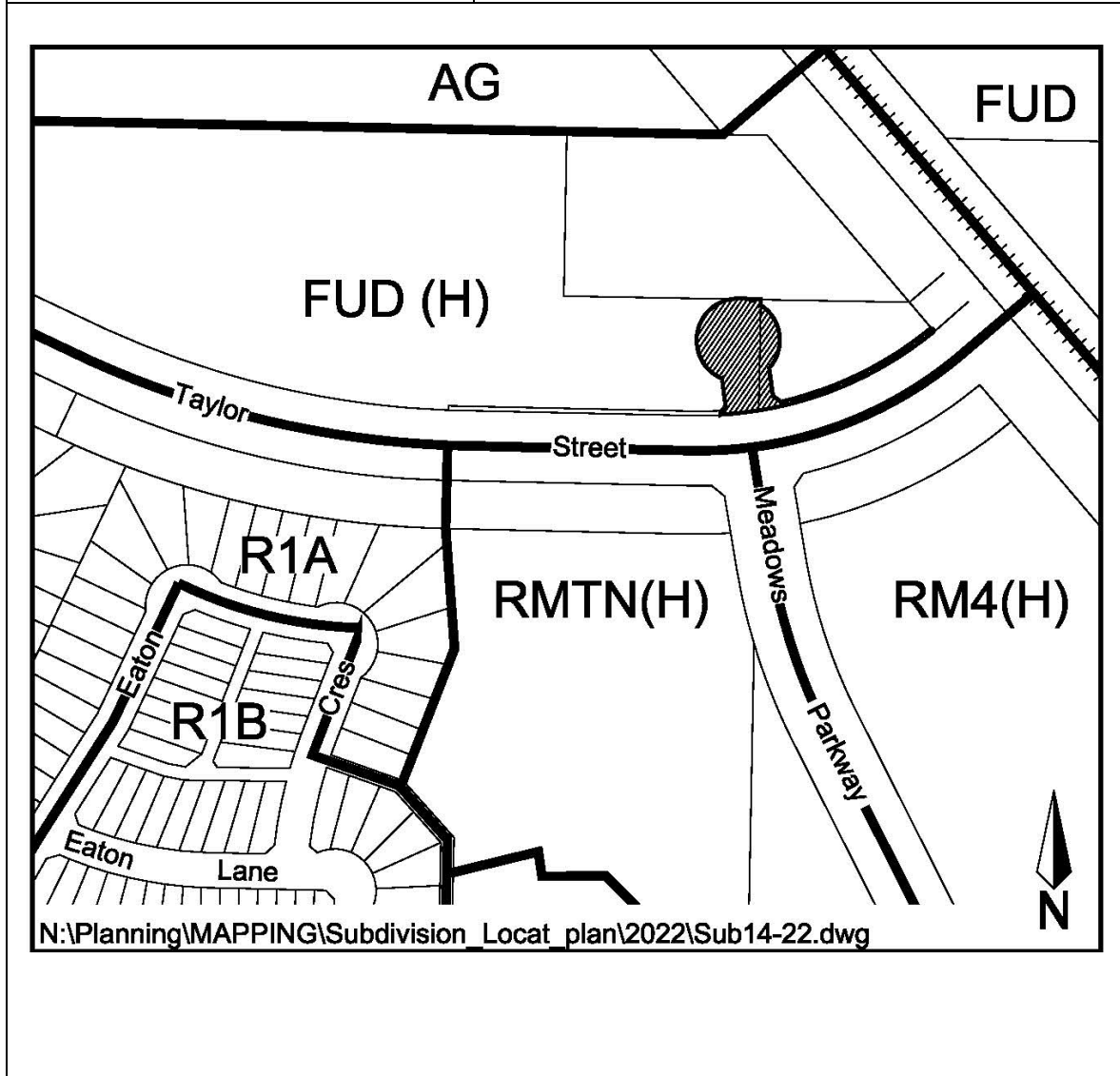
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	13-22
Applicant:	Dream Asset Management Corporation
Civic Address:	Brighton Phase 11-3
Legal Description:	SW1/4 29-36-4 W3, Plan No. 102367920
Neighbourhood:	Brighton
Zoning Designation:	FUD (H)
Proposed Use:	To create parcel T, part of Brighton Boulevard, and to close the Road Allowance
Date Received:	March 23, 2022



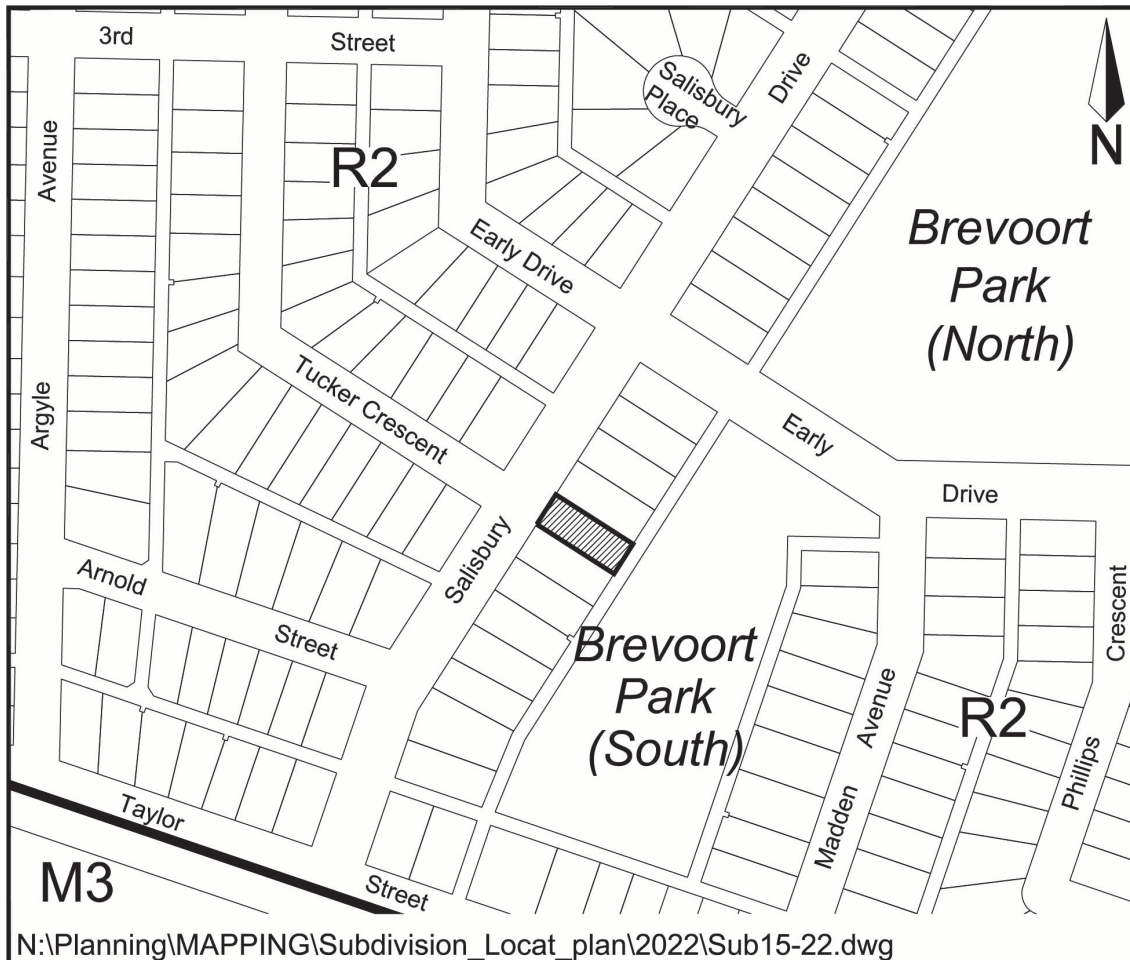
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	14-22
Applicant:	Arbutus Meadows Partnership
Civic Address:	Rosewood Lift Station Turnaround
Legal Description:	Parcel A, Plan No. 101317474 in NE SEC. 17- TWP. 36- RGE. 4- W3M & part of NW SEC. 17- TWP. 36- RGE. 4- W3M in Saskatoon- Lift Station
Neighbourhood:	Rosewood
Zoning Designation:	FUD
Proposed Use:	To create the turn around as access to the Par. A, Plan 101317474
Date Received:	March 29, 2022



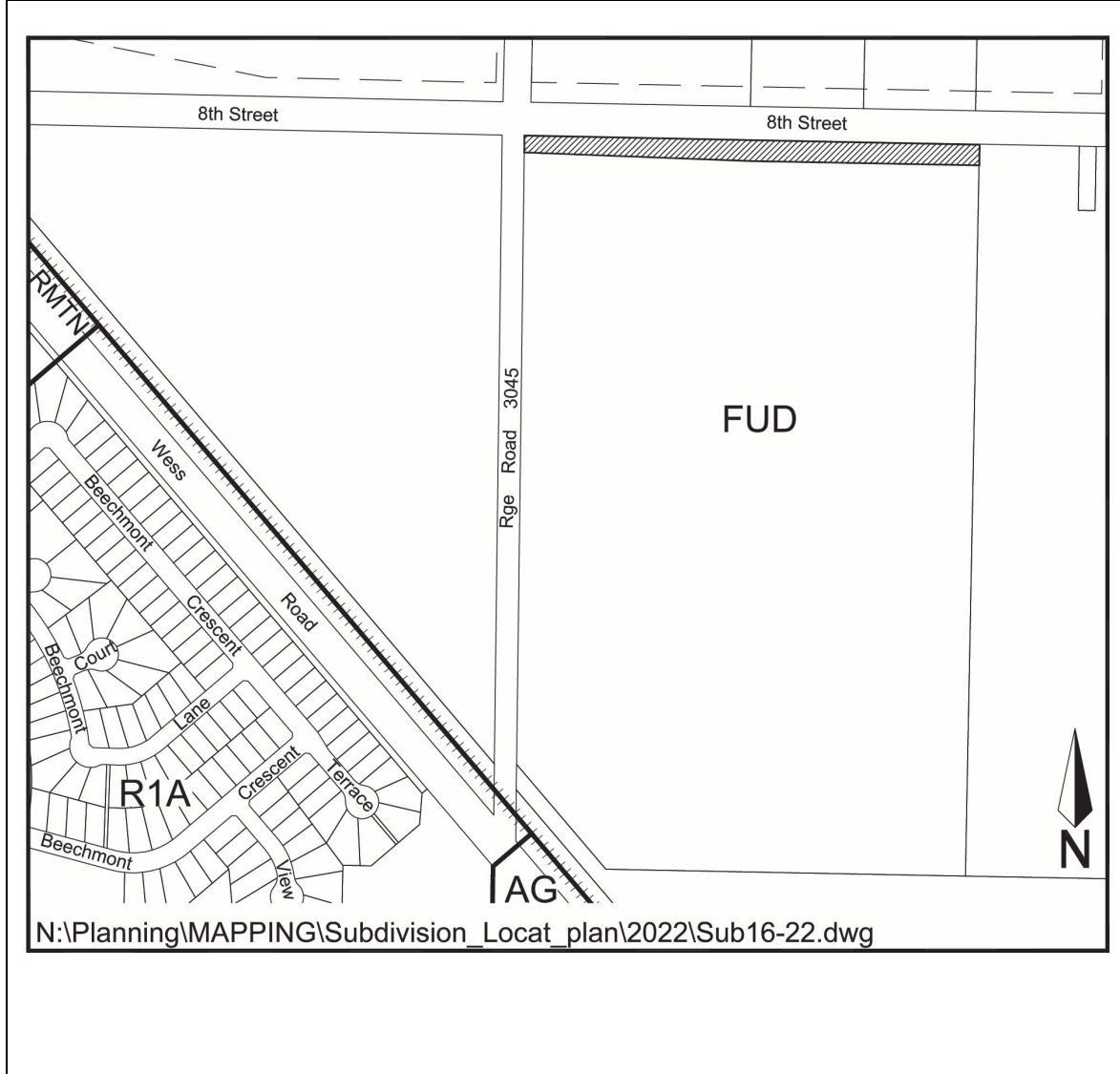
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	15-22
Applicant:	Yu Cen
Civic Address:	29 Salisbury Drive
Legal Description:	Lot 5 EX N 5 FT, Block 417, Plan No. 63S06751
Neighbourhood:	Brevoort Park
Zoning Designation:	R2
Proposed Use:	To subdivide one residential lot into two
Date Received:	April 14, 2022



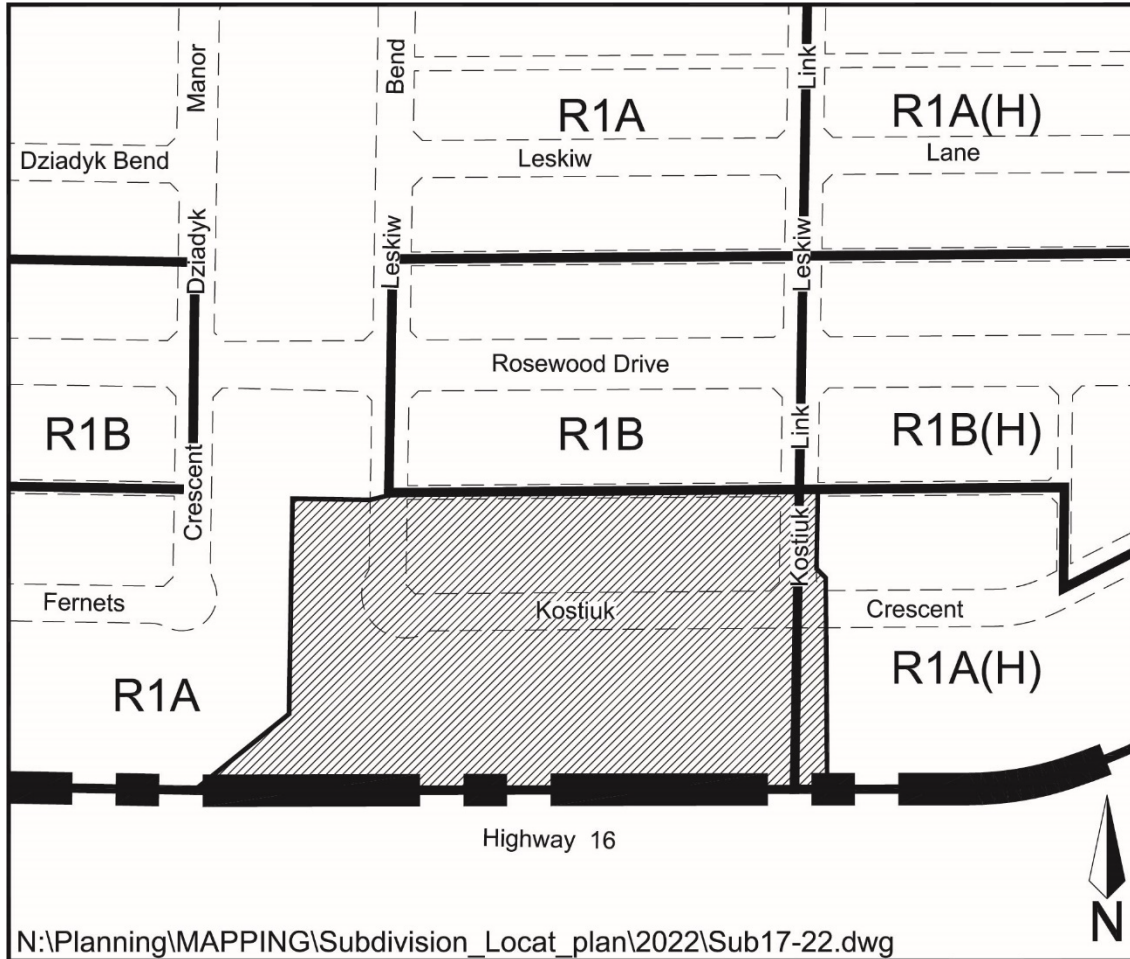
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	16-22
Applicant:	Saskatoon Land
Civic Address:	8th St Right of Way
Legal Description:	Parcel C Plan 96S43026
Neighbourhood:	Holmwood Dev Area
Zoning Designation:	FUD
Proposed Use:	To widen a portion of 8 th Street right-of-way
Date Received:	April 21, 2022



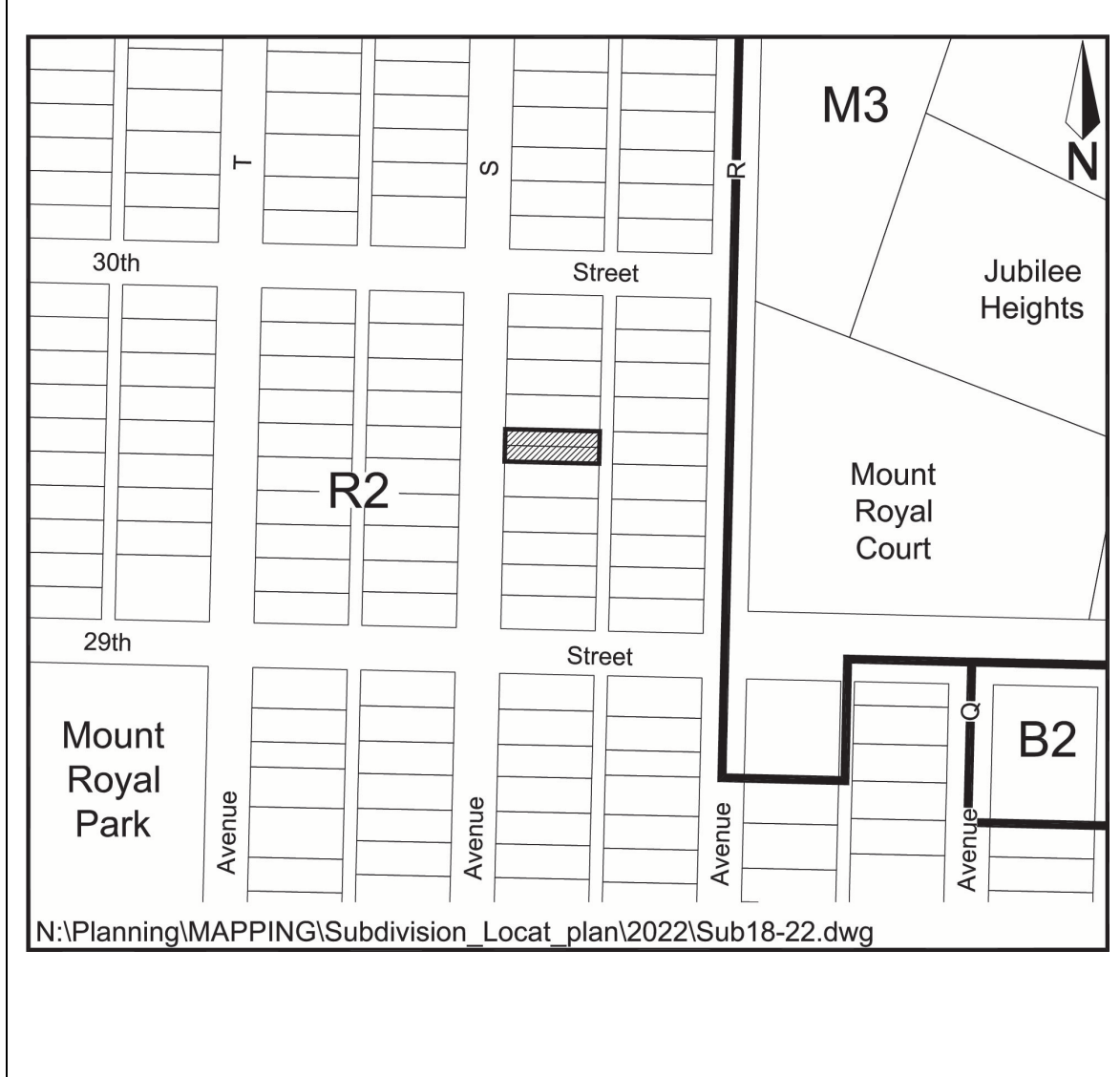
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	17-22
Applicant:	Arbutus Meadows Partnership
Civic Address:	N/A
Legal Description:	N/A
Neighbourhood:	Rosewood
Zoning Designation:	R1A
Proposed Use:	To create 21 residential lots
Date Received:	May 2, 2022



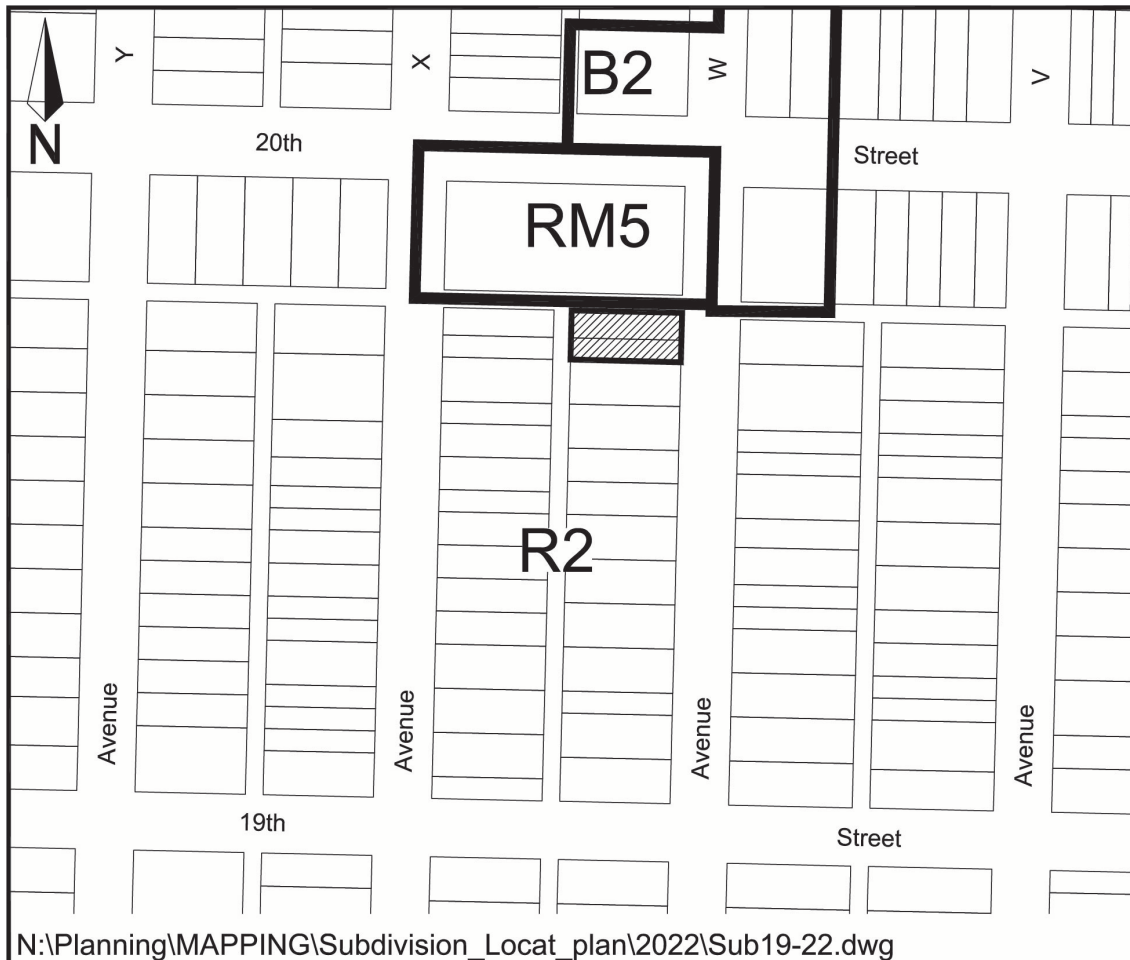
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	18-22
Applicant:	J-Frame Construction Ltd.
Civic Address:	820/822 Ave S N
Legal Description:	Lot 28,60 Block 12 Plan G165, 101317058
Neighbourhood:	Mount Royal
Zoning Designation:	R2
Proposed Use:	To remove parcel tie from two lots to allow for individual ownership
Date Received:	May 17, 2022



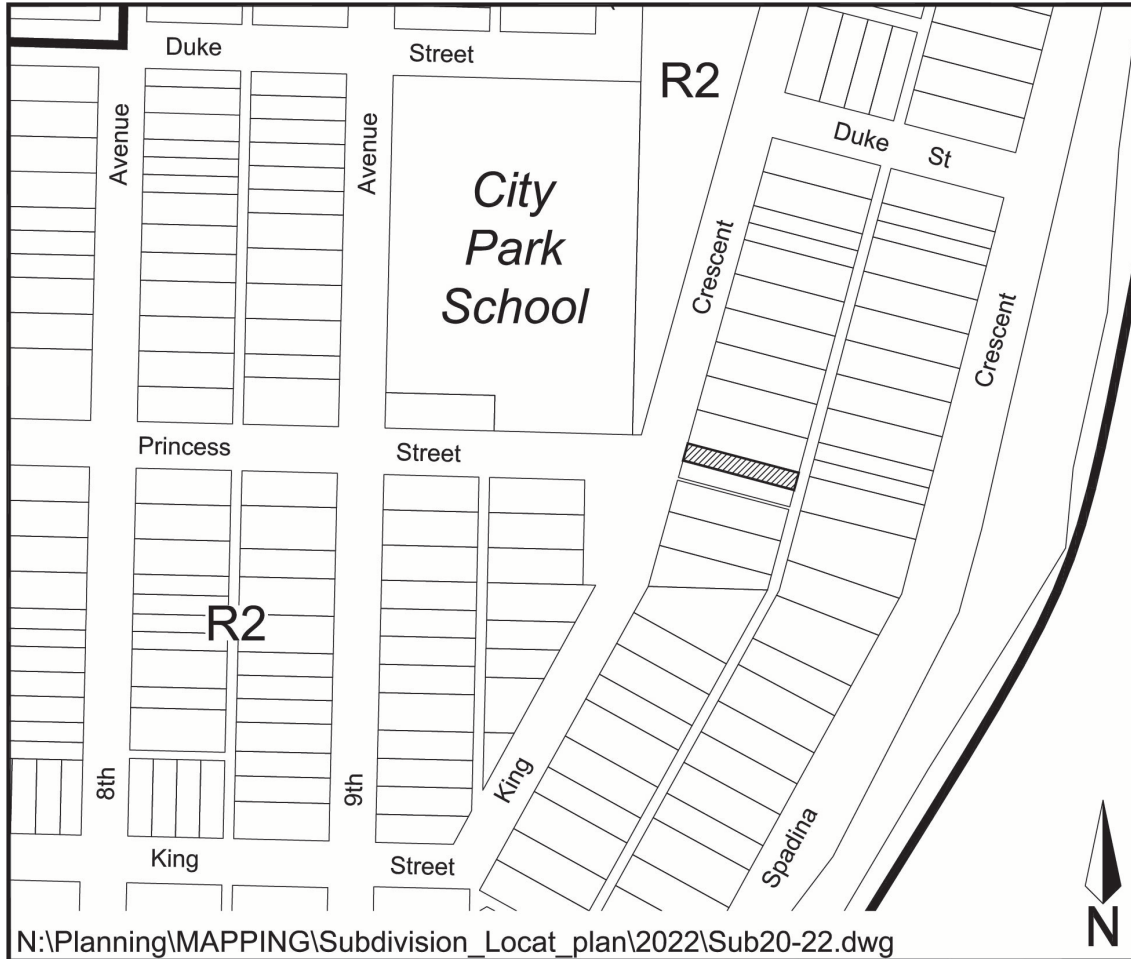
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	19-22
Applicant:	Habitat for Humanity Saskatchewan
Civic Address:	311/313 Ave W S
Legal Description:	Lot 43,44 Block 30, Plan G198
Neighbourhood:	Meadowgreen
Zoning Designation:	R2
Proposed Use:	To create two separate titles for existing two-unit dwelling to allow for individual sale
Date Received:	May 17, 2022



LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	20-22
Applicant:	Howard Larson
Civic Address:	1050 King Cres
Legal Description:	Lot 76, Block 4, Plan 99SA06423
Neighbourhood:	City Park
Zoning Designation:	R2
Proposed Use:	To subdivide one residential lot into two
Date Received:	May 26, 2022



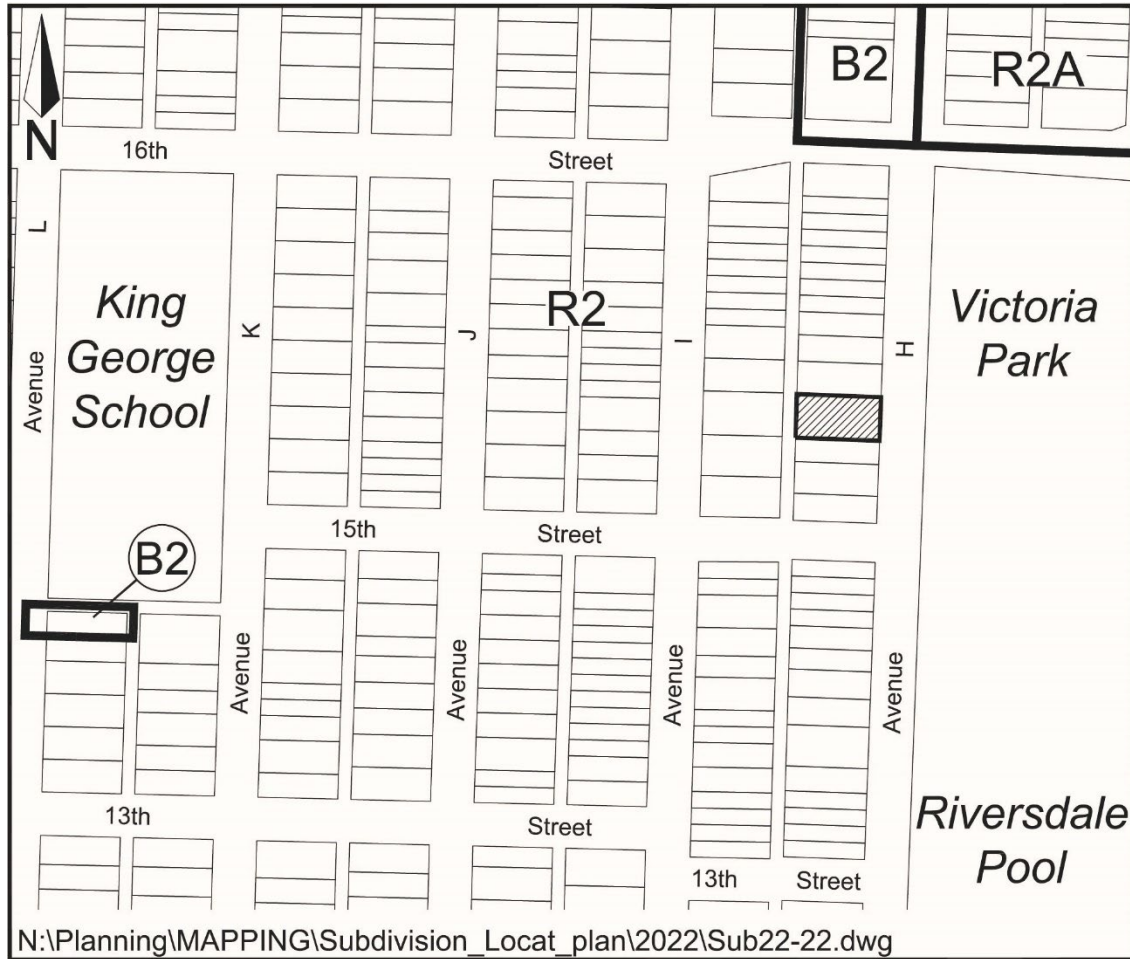
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	21-22
Applicant:	Saskatoon Land
Civic Address:	N/A
Legal Description:	Block A Plan G230
Neighbourhood:	Blairmore Development Area
Zoning Designation:	FUD
Proposed Use:	To close a portion of Langham Road
Date Received:	June 8, 2022



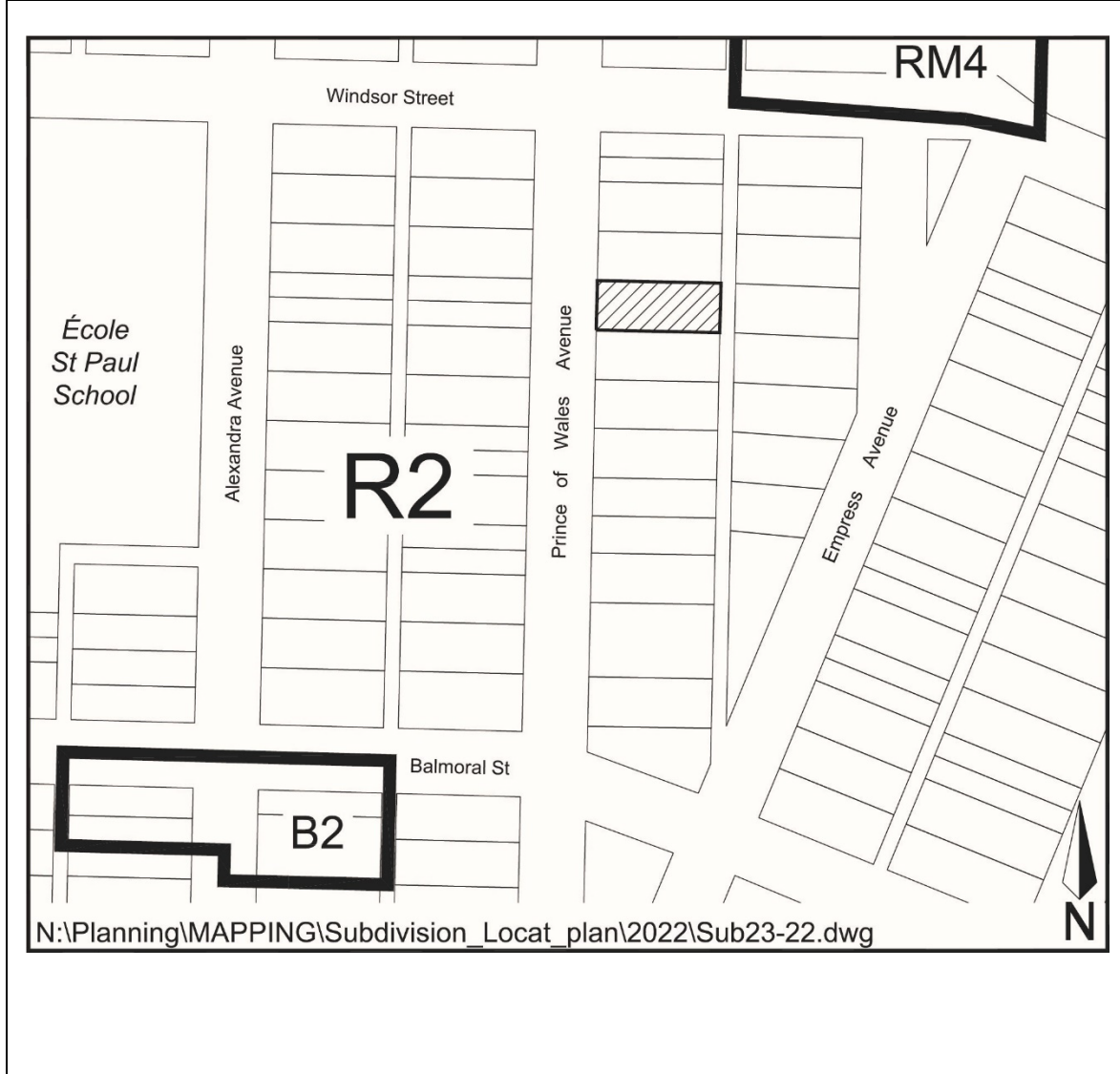
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	22-22
Applicant:	C & D Developments Ltd.
Civic Address:	731 Ave H S
Legal Description:	Lot 1, Block 39, Plan G1684
Neighbourhood:	King George
Zoning Designation:	R2
Proposed Use:	To subdivide one residential lot into two
Date Received:	June 27, 2022



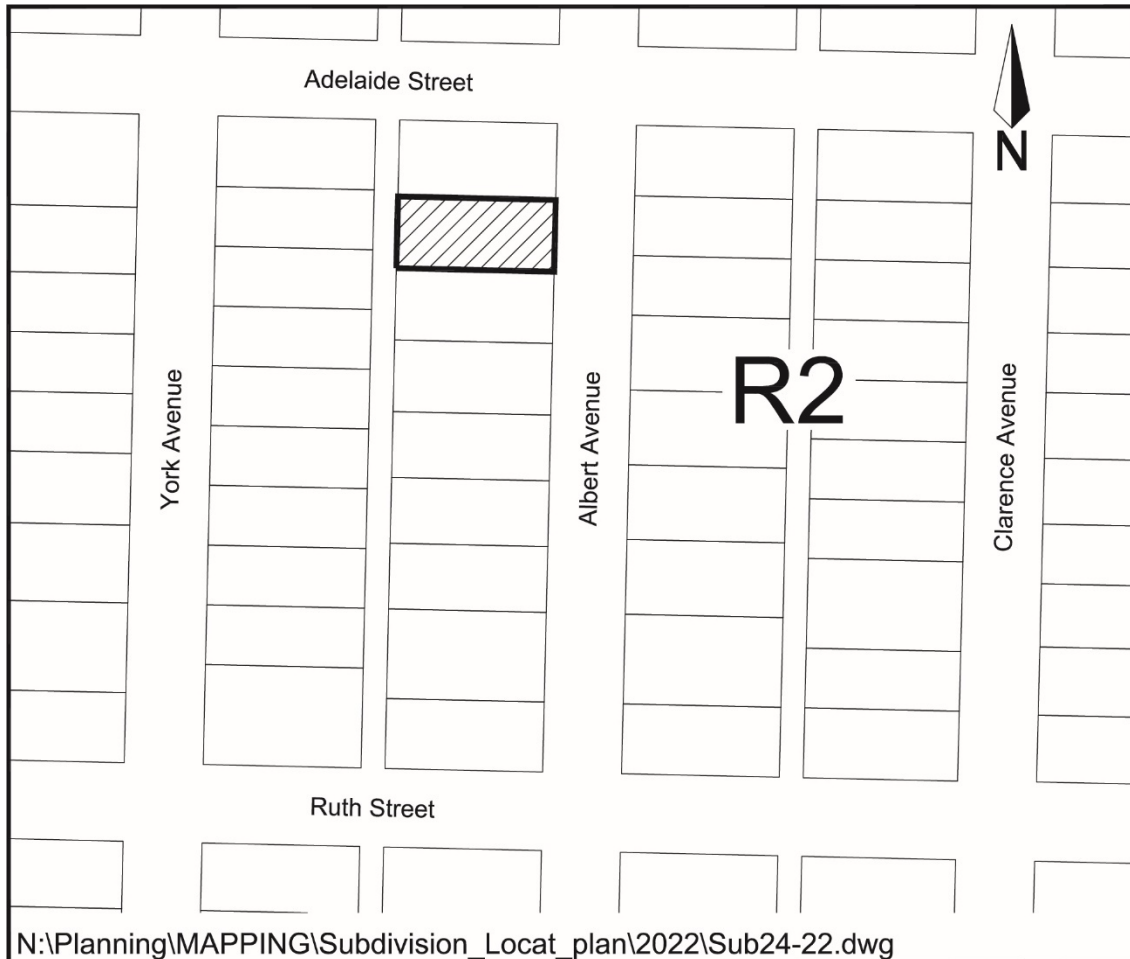
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	23-22
Applicant:	Howard Larson
Civic Address:	1534 Prince of Wales Ave
Legal Description:	Lot 10, Block 5, Plan G4947
Neighbourhood:	North Park
Zoning Designation:	R2
Proposed Use:	To subdivide one residential lot into two
Date Received:	July 7, 2022



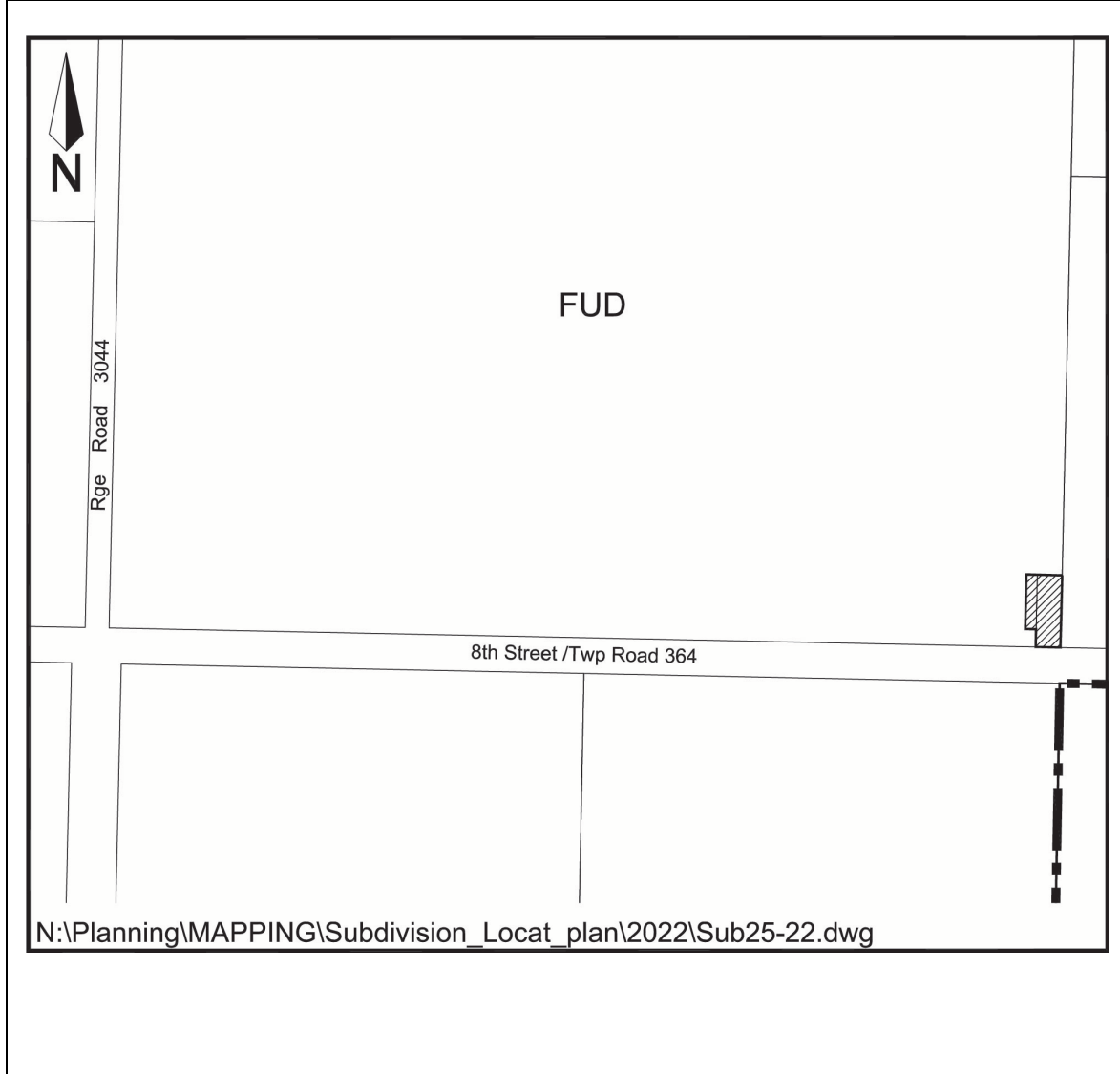
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	24-22
Applicant:	Webb Surveys
Civic Address:	2306 Albert Ave
Legal Description:	Lot 38,46,47 Block 39 Plan G191 & 101302243
Neighbourhood:	Queen Elizabeth
Zoning Designation:	R2
Proposed Use:	To create two lots to accommodate a semi-detached dwelling
Date Received:	July 12, 2022



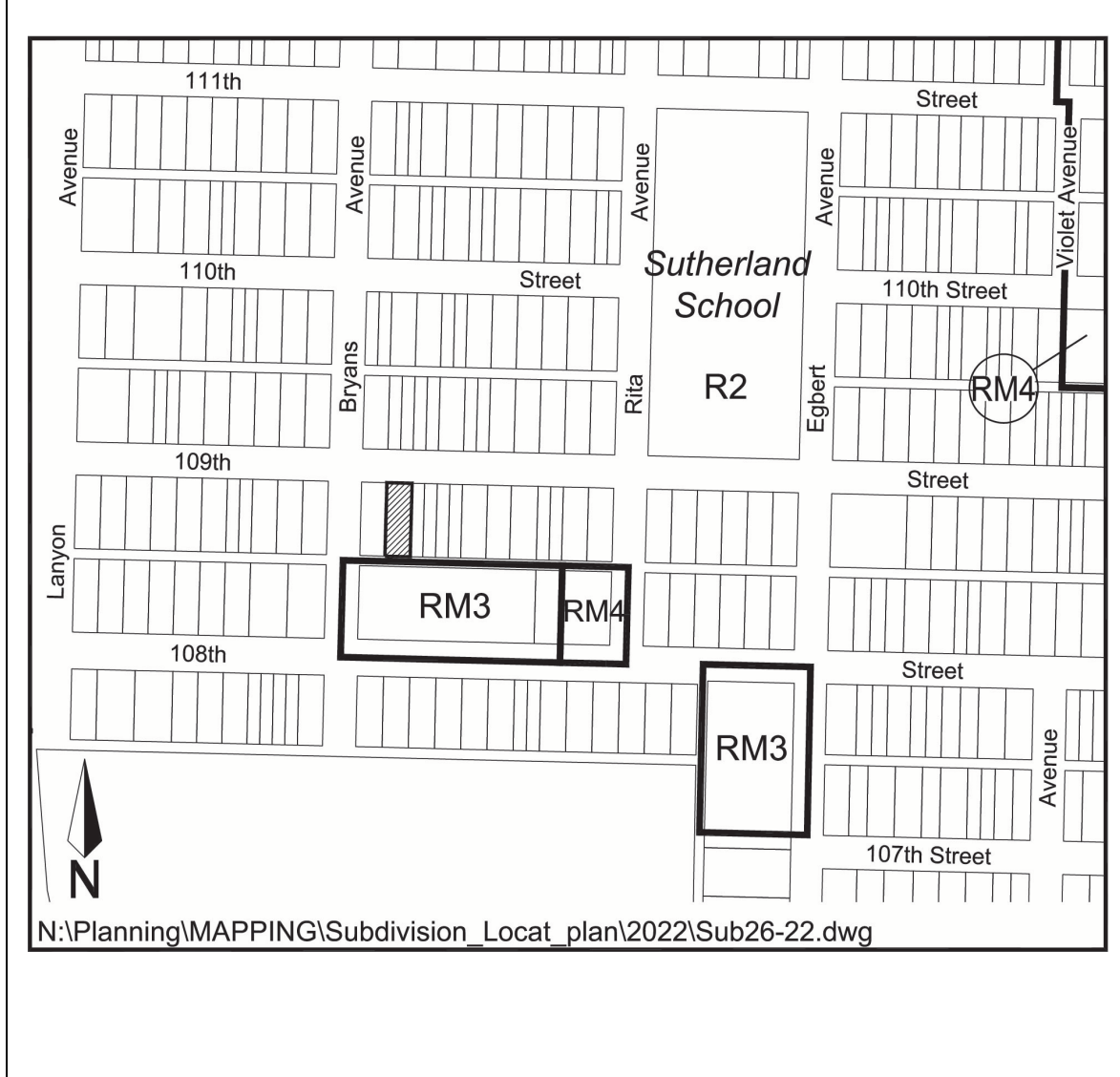
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	25-22
Applicant:	Ernest Muller
Civic Address:	N/A
Legal Description:	Block A Plan 78S04841
Neighbourhood:	Holmwood Development Area
Zoning Designation:	DAG1
Proposed Use:	SaskEnergy, Regulator Station
Date Received:	August 4, 2022



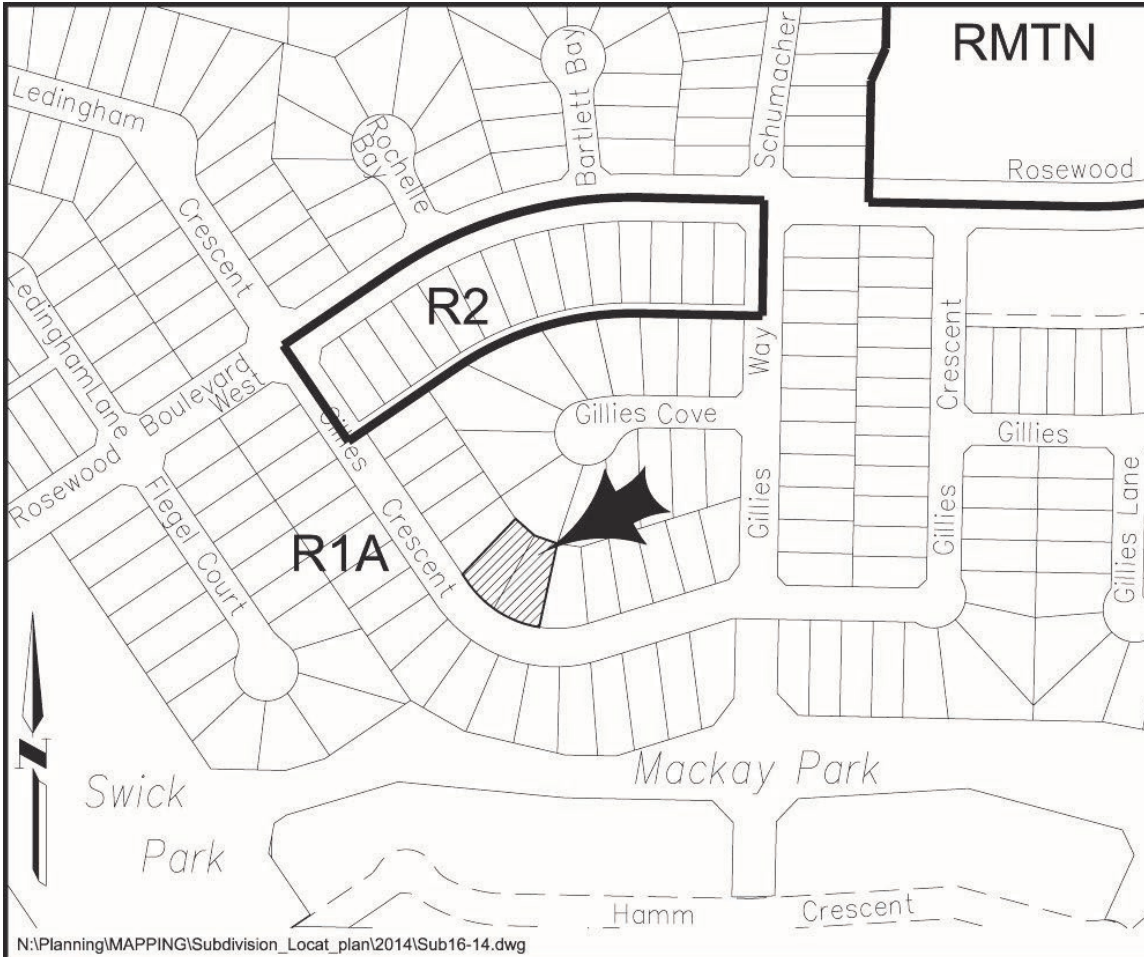
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	26-22
Applicant:	Webb Surveys
Civic Address:	317 109th St W
Legal Description:	Lot 12, Block 9, Plan G8
Neighbourhood:	Sutherland
Zoning Designation:	R2
Proposed Use:	To create 2 lots to accommodate a semi-detached dwelling
Date Received:	August 4, 2022



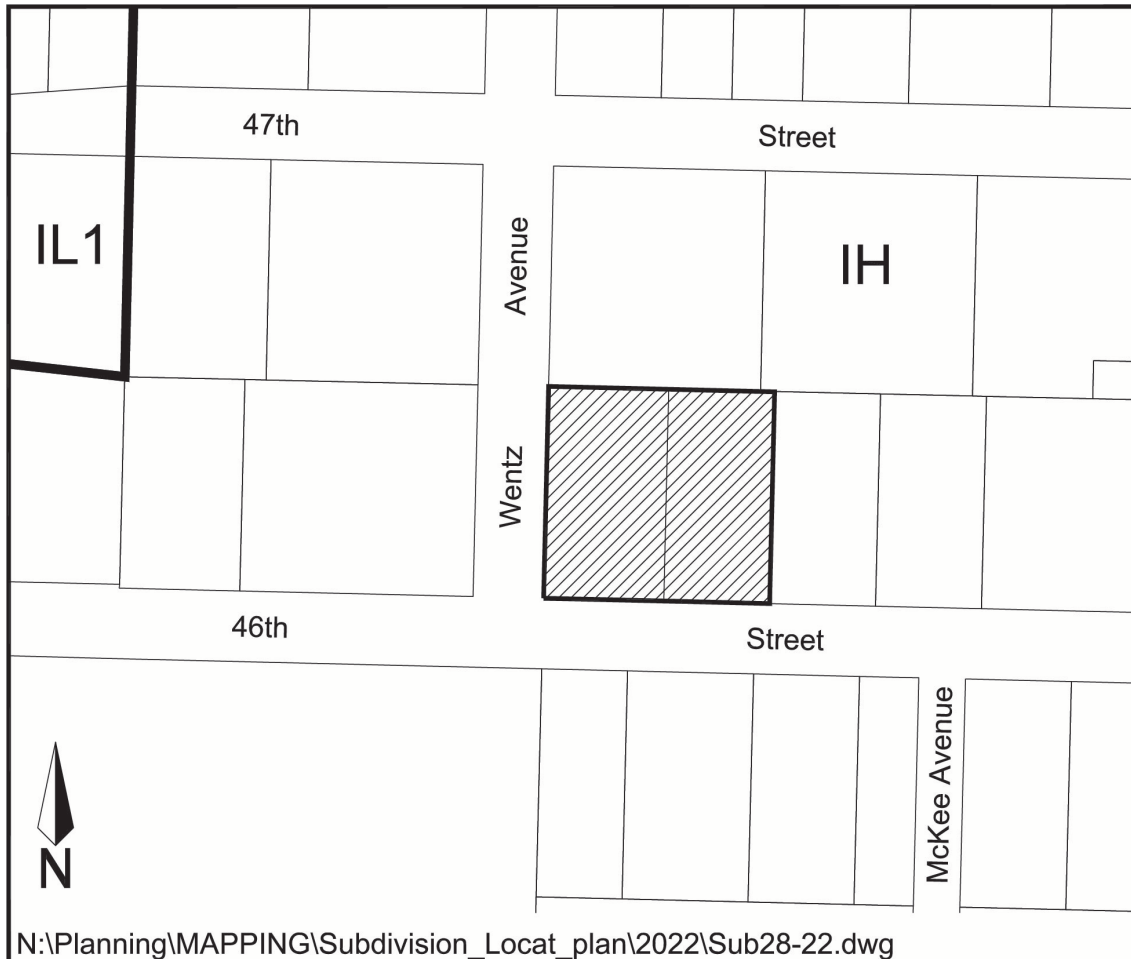
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	27-22
Applicant:	Newpoint Construction Group Ltd.
Civic Address:	134 109th St W
Legal Description:	Lot 20, Block 2, Plan I5611
Neighbourhood:	Sutherland
Zoning Designation:	R2
Proposed Use:	To subdivide one residential lot into two
Date Received:	August 8, 2022



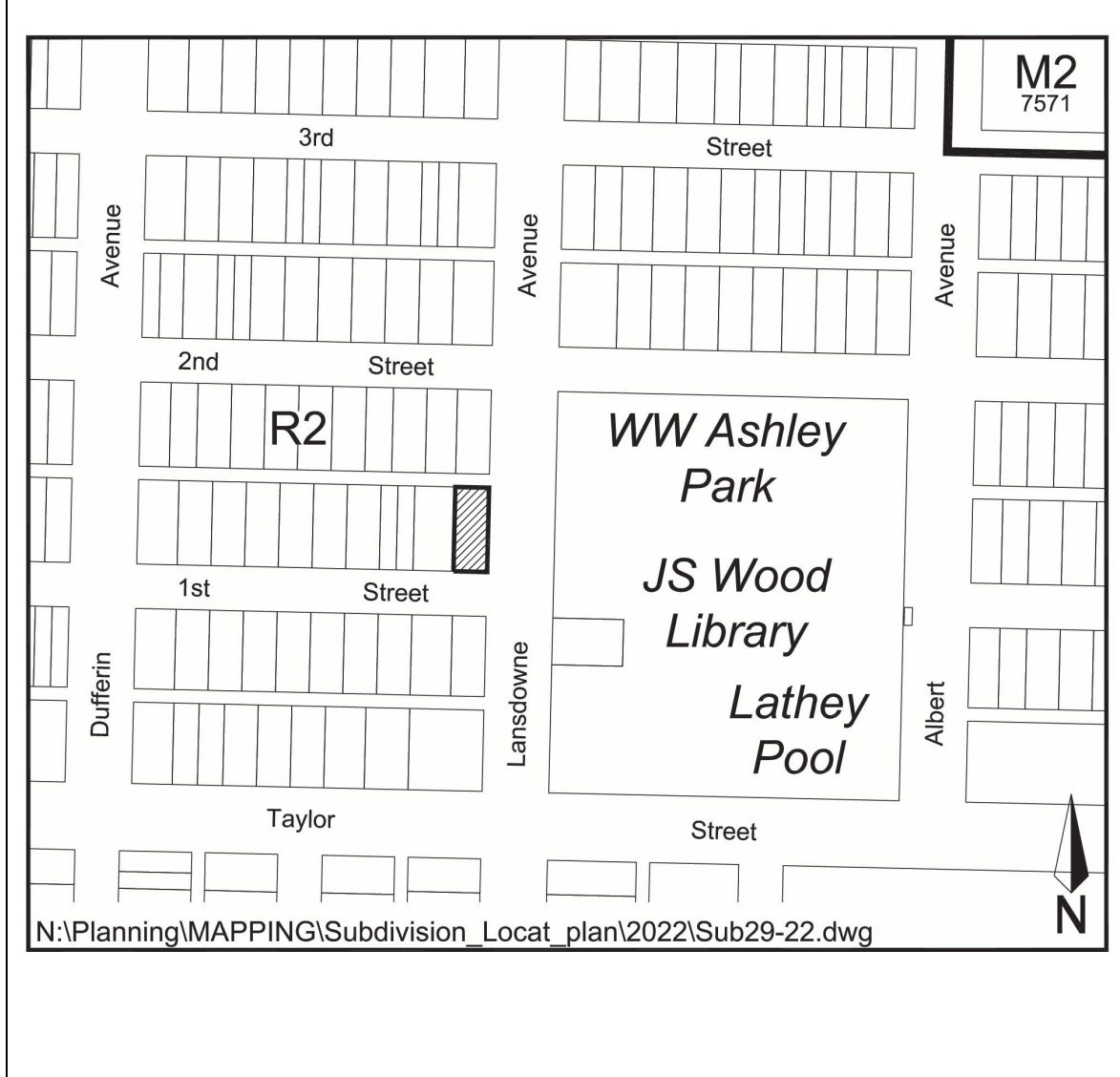
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	28-22
Applicant:	Webb Surveys
Civic Address:	804 46th St E
Legal Description:	Lot 1, Block 446, Plan61S20645
Neighbourhood:	North Industrial
Zoning Designation:	IH
Proposed Use:	To subdivide a portion of Lot 6 and consolidate it with Lot 1 to accommodate clear access to the rear of the property
Date Received:	September 6, 2022



LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	29-22
Applicant:	Howard Larson
Civic Address:	737 1st St E
Legal Description:	Lot 21&22 Block 13 Plan G186
Neighbourhood:	Haultain
Zoning Designation:	R2
Proposed Use:	To create two lots to accommodate a semi-detached dwelling
Date Received:	September 20, 2022



5. Condominium Applications:

Application No:	2/22
Applicant:	TRL Holdings Inc.
Civic Address:	405 Ave B S
Zoning Designation:	DCD1
Legal Description:	Unit 1, Plan No. 102225417
Neighbourhood:	Riversdale
Proposed Use:	Re-division of 1 main floor commercial unit into 2 commercial units
Date Received:	March 21, 2022

Change Order No. 10001123
 Made on 31 May 2016
 Re-division of Unit 25 into Units 246-248
 Re-division of Unit 25 into Units 246-248

Change Order No. 10001492
 Made on 18 Nov 2019
 Re-division of Unit 299 into Units 305&306

Change Order No. 10001914
 Made on 18 Feb 2019
 Re-division of Unit 24 into Units 300-301

Change Order No. 100032387
 Made on 20 Jul 2019
 Re-division of Unit 299 into Units 302-304

19TH STREET WEST

SOUTH AVENUE C SOUTH AVENUE B

SONNENSCHWEIN WAY

Plan No. 101977274
MR4
 Municipal Reserve

PDS PROCEEDING
 Approved 29 May 2016

SHEET NUMBER 1 OF 1 SHEETS
 SITE PLAN & LEGEND

SITE PLAN
 SCALE: 1:200

PLAN OF SURVEY SHOWING SURFACE BUILDING CONDOMINIUM FOR PARCEL A
 PLAN NO. 101977274
 N.E. 1/4 OF SEC. 29
 TWP. 36, RGE. S, W. 3rd MER.
 SASKATOON, SASKATCHEWAN
 BY: T.R. WEBB, S.L.S.
 DATE: FEBRUARY - MARCH 2016
 SCALE: AS SHOWN

NOTES:
 1. Measurements are in metres and decimal fractions.
 2. Dimensions are given in the order of the boundary to which they apply.
 3. Unshaded areas are shown on this plan, to show all adjacent lots.
 4. Residential and Commercial unit numbers are shown as 1, 2, 3, etc. for units 1 - 5.
 5. All other units are shown as 100, 200, etc.
 6. The names and addresses of the owners of the adjacent lots are shown on Sheet 2 - 4 of this series.
 7. The names and addresses of the owners of the adjacent lots are shown on Sheet 2 - 4 of this series.
 8. The names and addresses of the owners of the adjacent lots are shown on Sheet 2 - 4 of this series.
 9. The names and addresses of the owners of the adjacent lots are shown on Sheet 2 - 4 of this series.
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 18. The names and addresses of the owners of the adjacent lots are shown on Sheet 2 - 4 of this series.
 19. The names and addresses of the owners of the adjacent lots are shown on Sheet 2 - 4 of this series.
 20. The names and addresses of the owners of the adjacent lots are shown on Sheet 2 - 4 of this series.

SCHEDULE OF SHEET DESCRIPTIONS

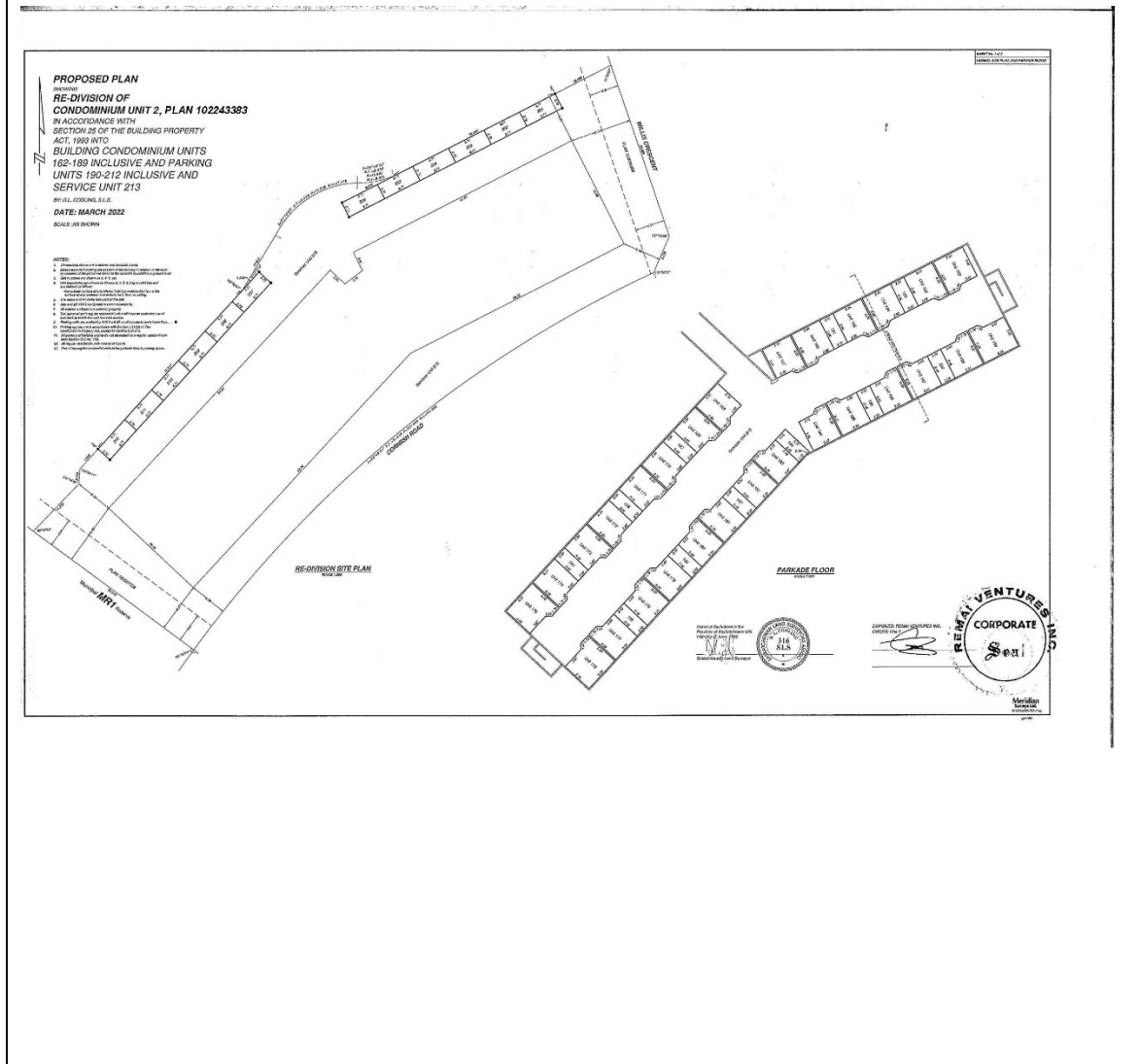
SHEET NO.	DESCRIPTION
1	Site Plan & Legend
2	Site Plan & Legend
3	Site Plan & Legend
4	Site Plan & Legend

Prepared by

 10-2016 1/1

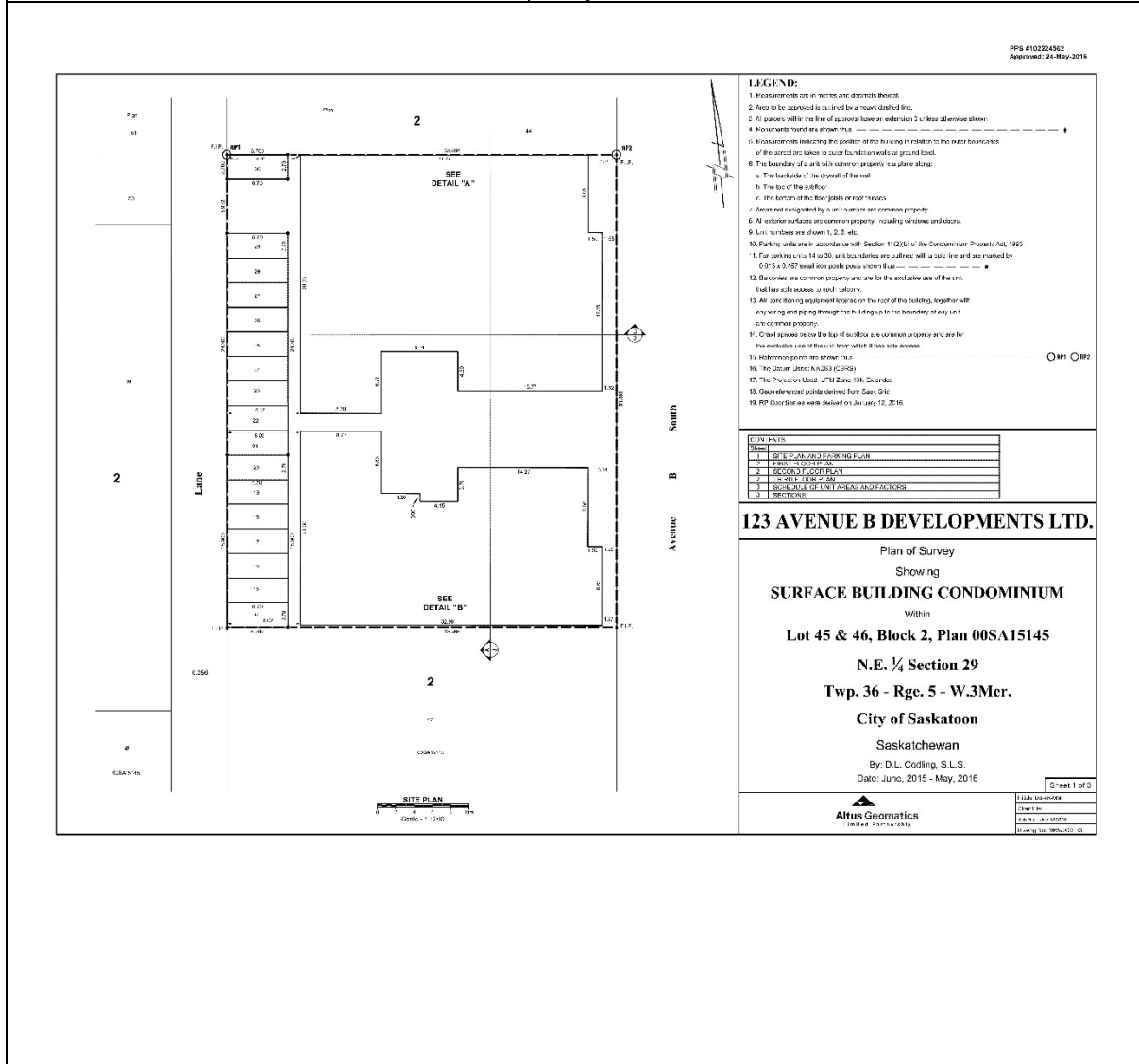
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	3/22
Applicant:	Remai Ventures Inc.
Civic Address:	103 Willis Cres
Zoning Designation:	M2
Legal Description:	Unit 2, Parcel 203316993
Neighbourhood:	Stonebridge
Proposed Use:	1 building containing 28 2-storey townhomes with heated underground parking under the entire building - condo conversion
Date Received:	June 22, 2022



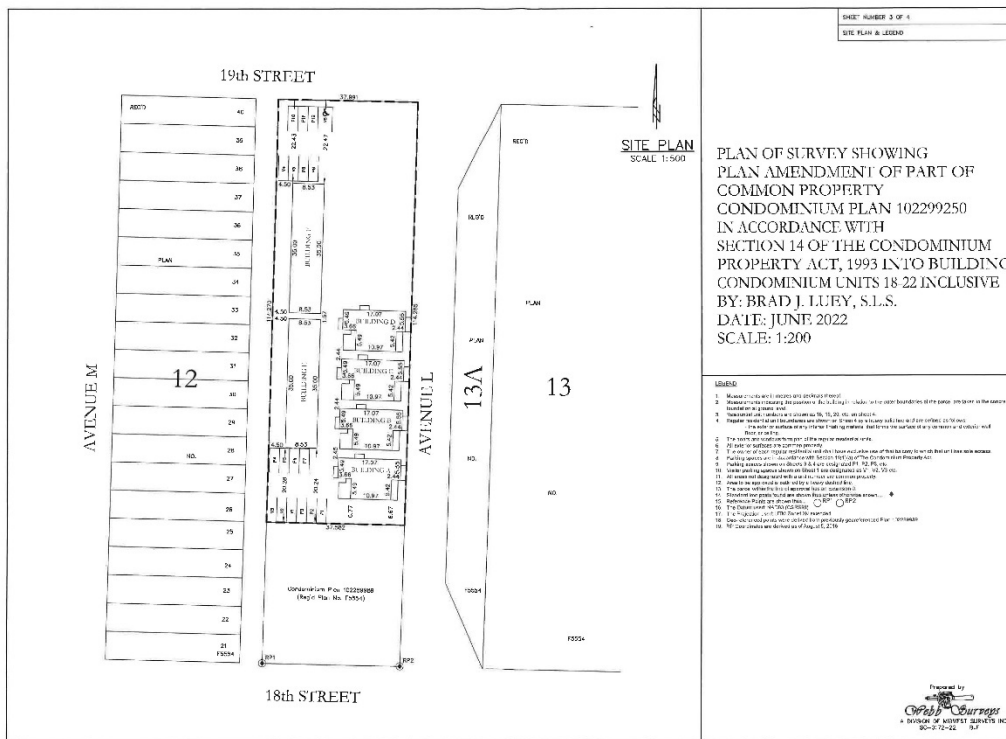
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	4/22
Applicant:	The Blok
Civic Address:	123 Ave B S
Zoning Designation:	B5C
Legal Description:	Lot 45 & 46, Block 2, Plan 00SA15145
Neighbourhood:	Riversdale
Proposed Use:	Amendment to plan legend
Date Received:	May 6, 2022



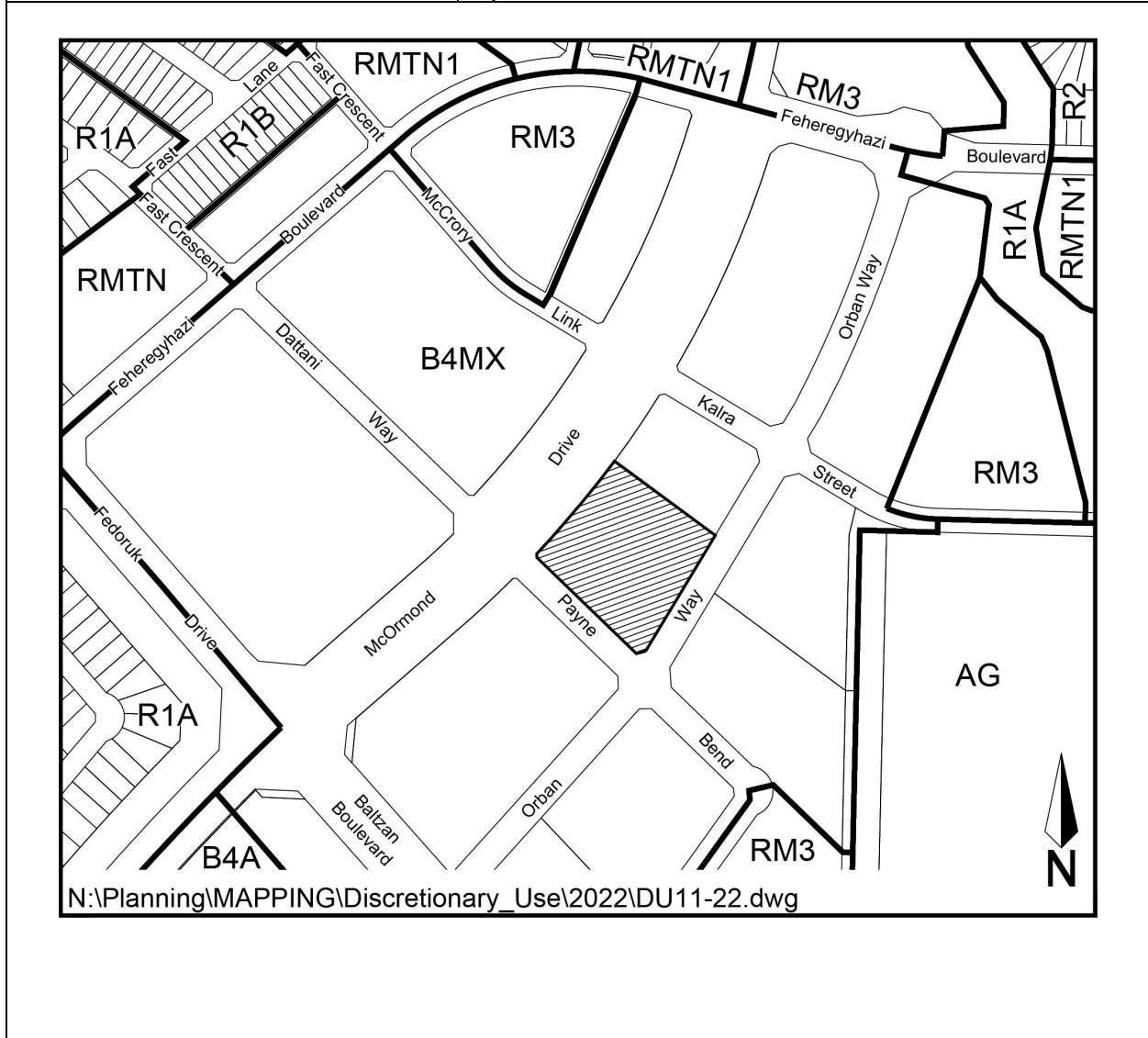
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	6/22
Applicant:	Avenue L Holdings Inc.
Civic Address:	401 Ave L S
Zoning Designation:	MX1
Legal Description:	Plan No. 102299250
Neighbourhood:	West Industrial
Proposed Use:	Amending an existing condo to add a 5-unit residential building
Date Received:	July 13, 2022



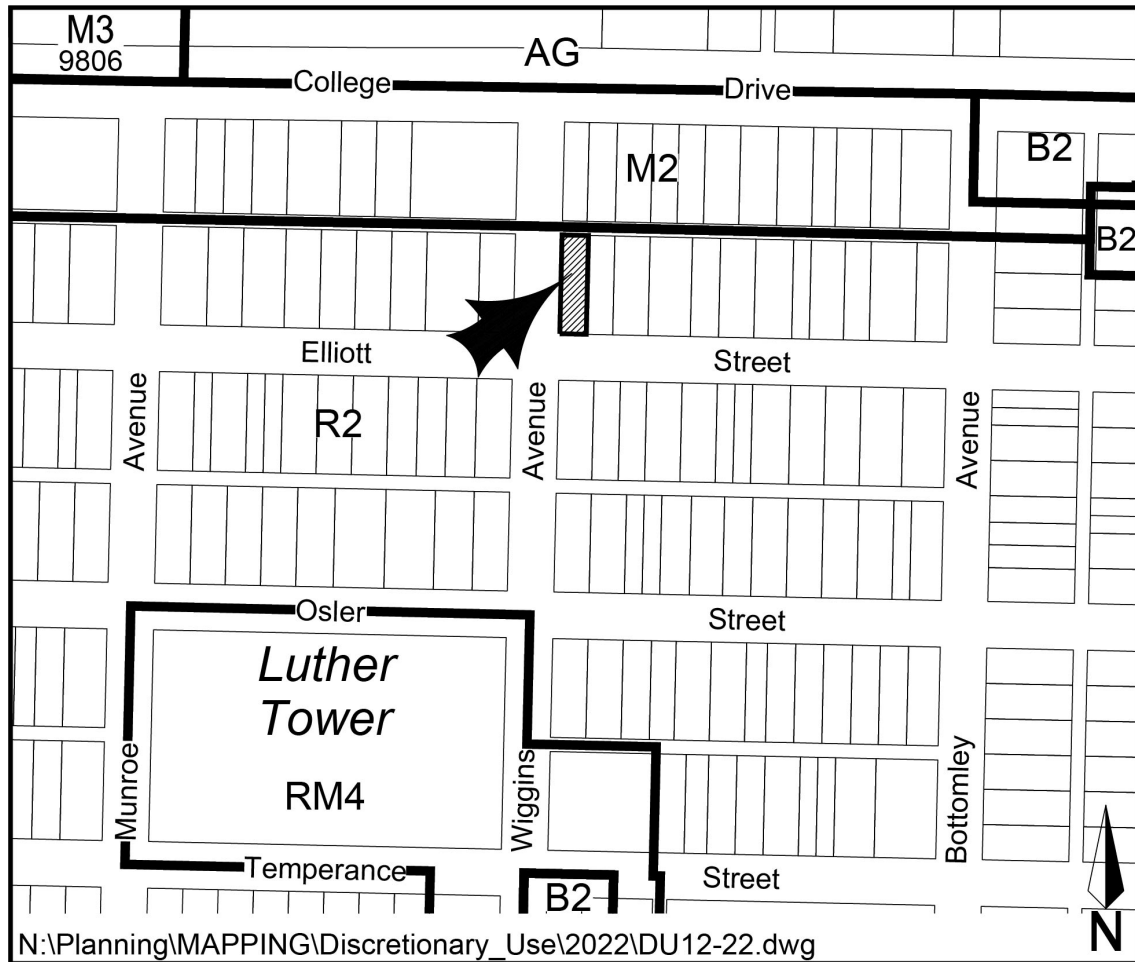
6. Discretionary Use Applications:

Application No:	D11/22
Applicant:	102067804 Saskatchewan Ltd.
Civic Address:	N/A
Legal Description:	Block/Parcel ZZ-Plan 102308082 Ext. 0
Neighbourhood:	Evergreen
Zoning Designation:	B4MX
Proposed Use:	Commercial Rental Units & Car Wash
Date Received:	April 5, 2022



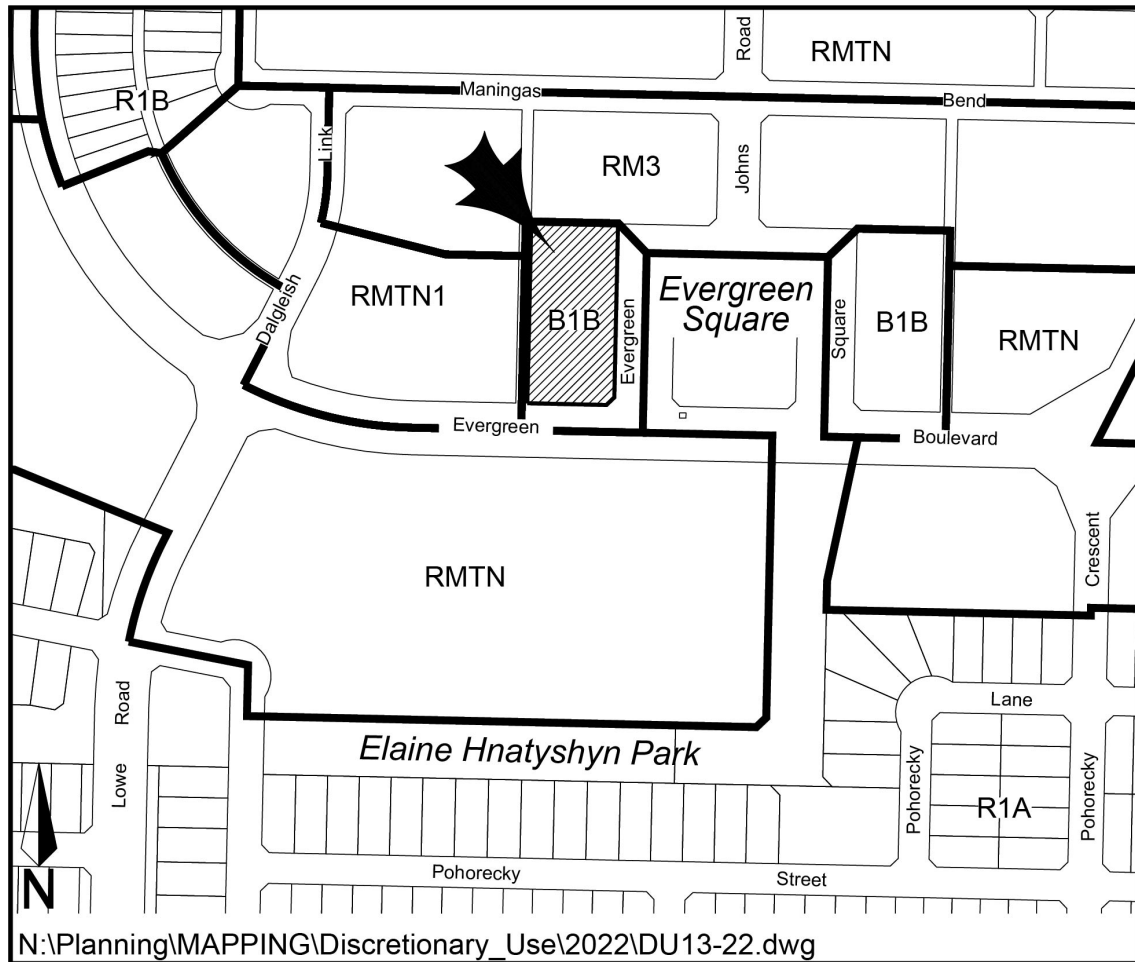
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	D12/22
Applicant:	Robert Peterson-Wakeman & Lisa Kirkham
Civic Address:	1301 Elliott Street
Legal Description:	Lot 11 & 23, Block 34, Plan F5527 & 101356343
Neighbourhood:	Varsity View
Zoning Designation:	R2
Proposed Use:	Short Term Rental Property
Date Received:	April 7, 2022



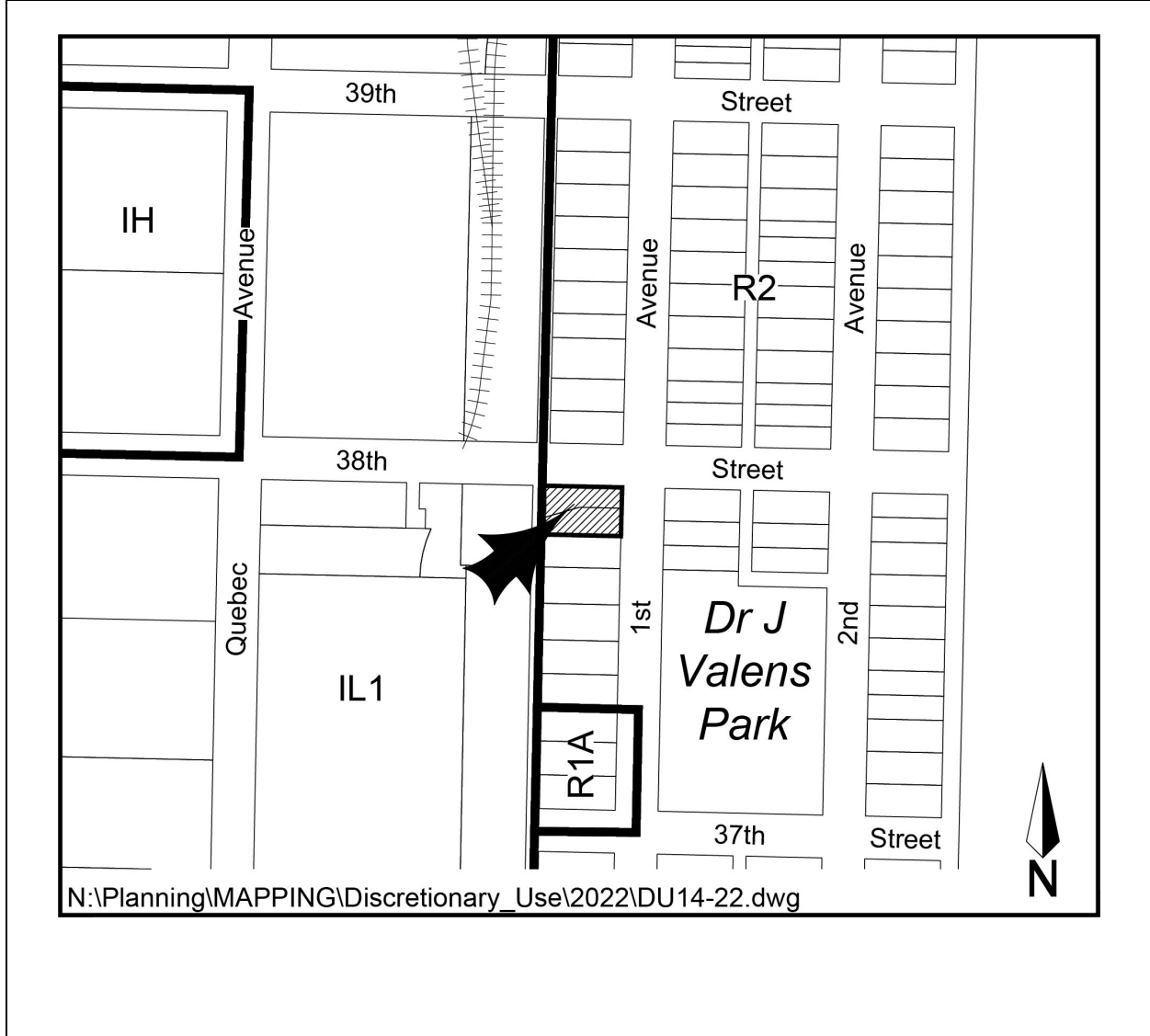
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	D13/22
Applicant:	Navjot Kaur & Manmohanjit Singh Jheetey
Civic Address:	Units 90, 100, and 110, 245 Evergreen Square
Legal Description:	Parcel/Block K, Plan 102064294
Neighbourhood:	Evergreen
Zoning Designation:	B1B
Proposed Use:	Day Care
Date Received:	May 13, 2022



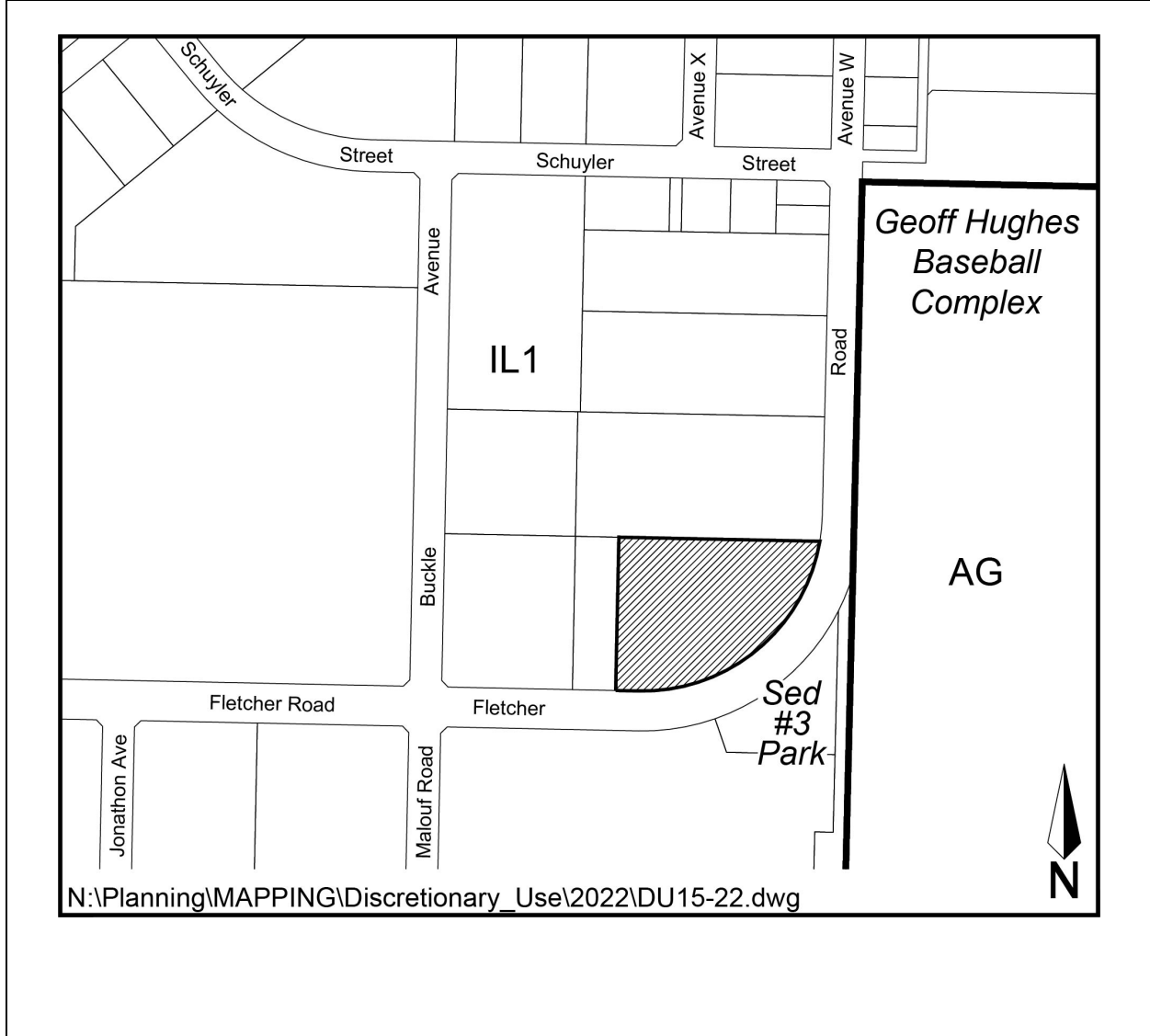
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	D14/22
Applicant:	Eagles Nest Youth Ranch
Civic Address:	1637 and 1639 1st Avenue North
Legal Description:	Lots BB and CC, Block 15, Plan 102082283
Neighbourhood:	Kelsey - Woodlawn
Zoning Designation:	R2
Proposed Use:	Type II Residential Care Home
Date Received:	May 9, 2022



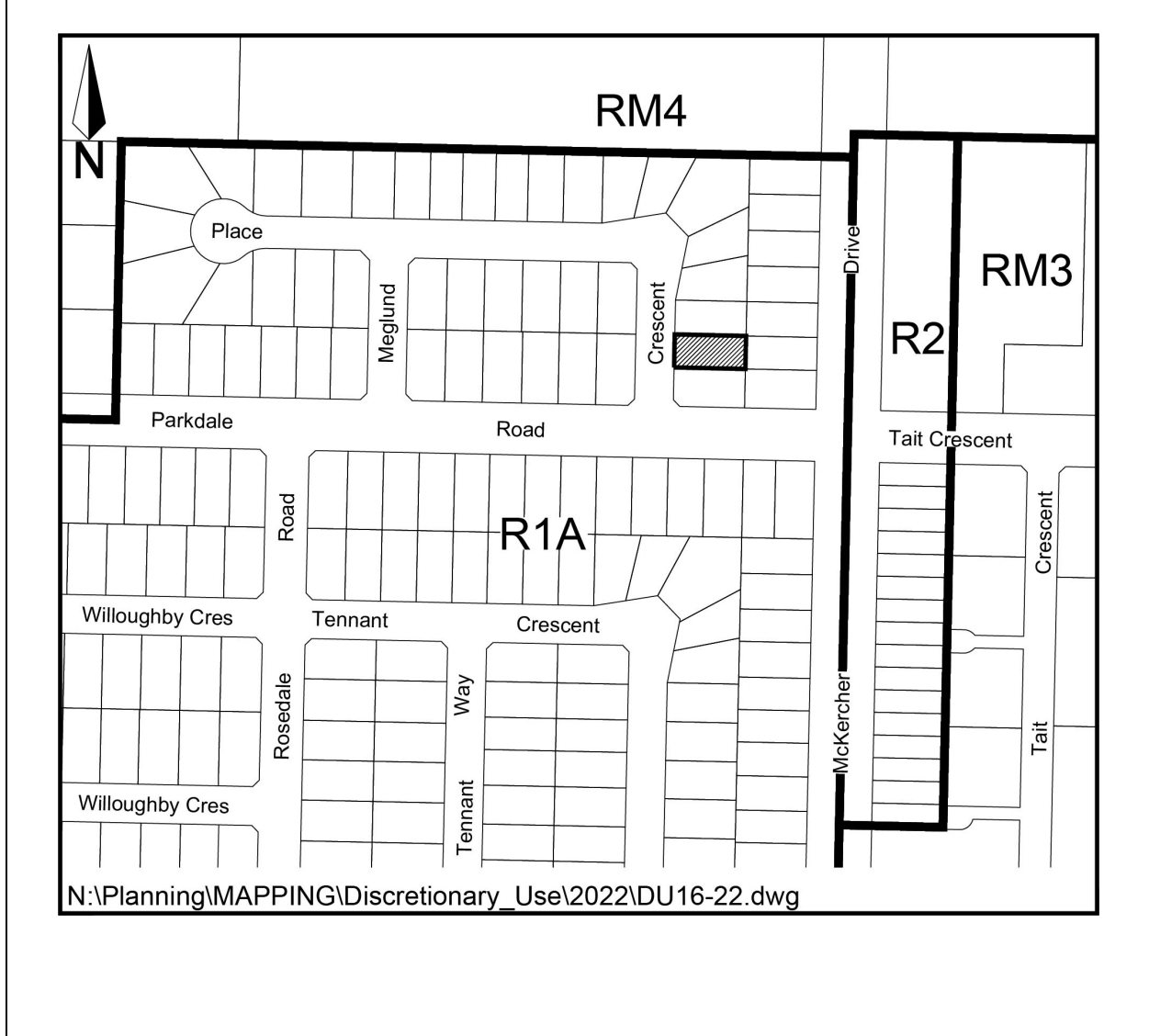
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	D15/22
Applicant:	Kristina Vainer - Happy Mouse Daycare
Civic Address:	1359 Fletcher Road
Legal Description:	Lots 12 & 13, Block 185, Plan 80S31337
Neighbourhood:	South West Industrial
Zoning Designation:	IL1
Proposed Use:	Day Care
Date Received:	June 9, 2022



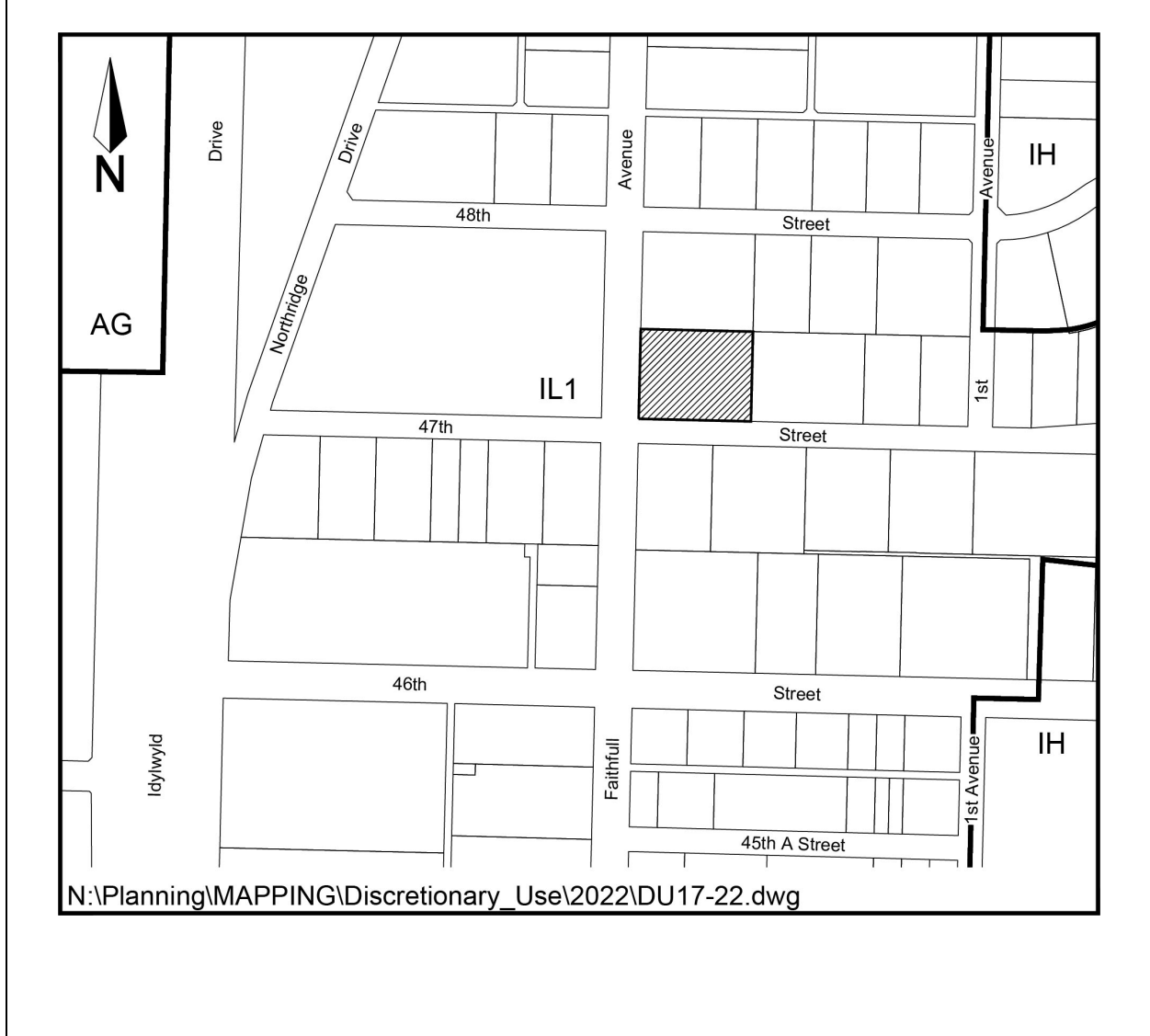
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	D16/22
Applicant:	Susan Walker & Jennifer Keystyniak (102133546 Saskatchewan Ltd.)
Civic Address:	254 Meglund Crescent
Legal Description:	Lot 31, Block 819, Plan 76S24786
Neighbourhood:	Wildwood
Zoning Designation:	R1A
Proposed Use:	Short Term Rental Property
Date Received:	June 6, 2022



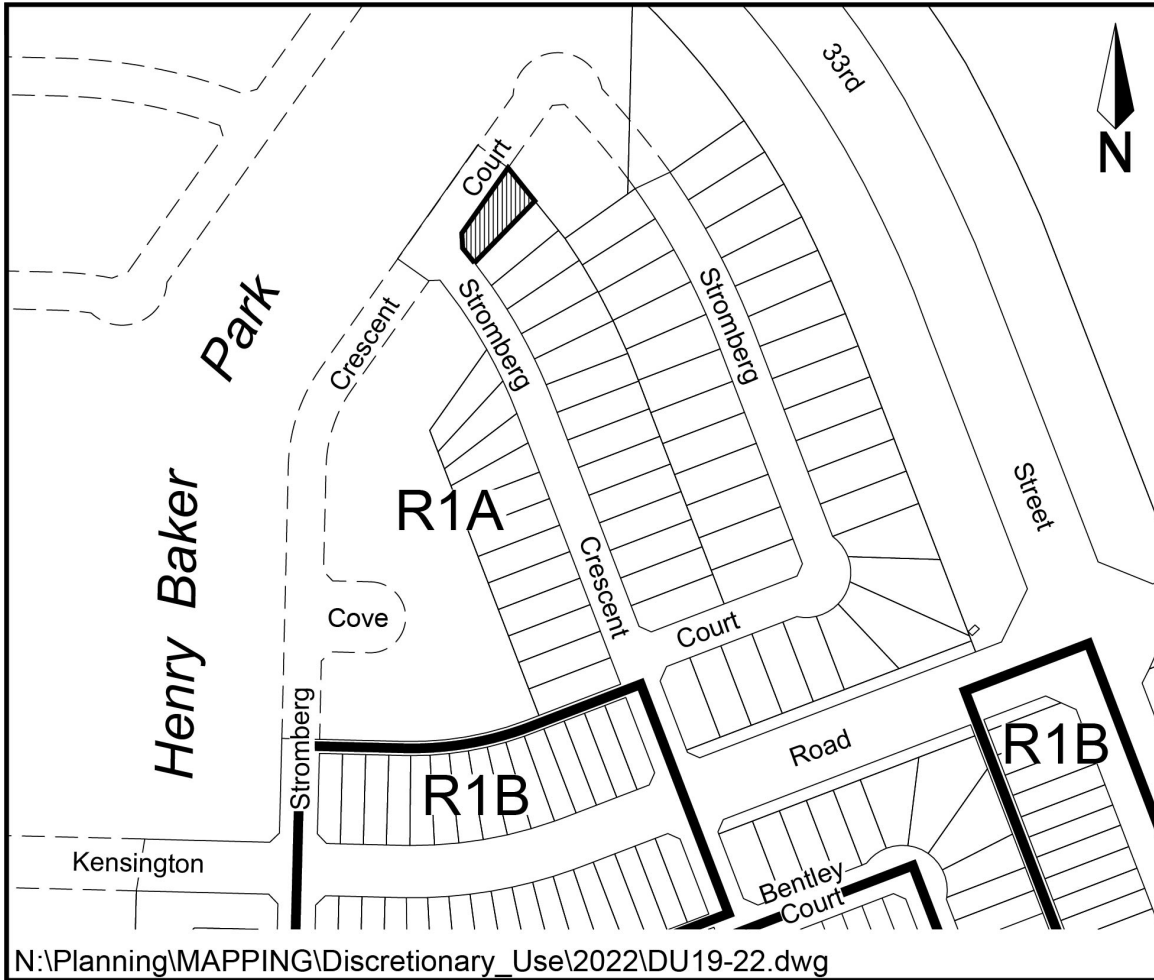
LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	D17/22
Applicant:	Kristina Vainer - Happy Mouse Daycare
Civic Address:	Units 7 and 9, 402 47th Street East
Legal Description:	Lots 9 and 10, Block 922, Plan 78S02781
Neighbourhood:	North Industrial
Zoning Designation:	IL1
Proposed Use:	Day Care
Date Received:	June 8, 2022



LAND USE APPLICATIONS
 April 1 – September 30, 2022

Application No:	D19/22
Applicant:	ABI Homes Inc.
Civic Address:	160 Stromberg Cres
Legal Description:	Lot 16, Block 112, Plan 102249446
Neighbourhood:	Kensington
Zoning Designation:	R1A
Proposed Use:	Type II Residential Care Home
Date Received:	September 6, 2022



7. Minor Variance Applications:

Applicant:	Jacob Semko & Jenny Ly
Civic Address:	915 Empress Street
Legal Description:	Lot 21 & 32, Block 7, Plan G5720 & 101352934
Neighbourhood:	North Park
Zoning Designation:	R2
Proposed Use:	ODU
Date Received:	June 24, 2022

