

# ZONING/ADDRESS MAPS

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Land Use regulation is done under authority of the Provincial Planning and Development Act, which empowers City Council to adopt an **Official Community Plan** and a **Zoning Bylaw**. The Official Community Plan sets the long-term use of land according to broad designations like Residential or Industrial while the Zoning Bylaw provides specific detail about uses and site development standards. In the City of Saskatoon, the Official Community Plan is Bylaw No. 9700 and the Zoning Bylaw is No. 8770.

Decisions about what use can take place on city land must be based on whether the land has the appropriate designation in the Official Community Plan and a complimentary designation in the Zoning Bylaw. The designations under both Bylaws must correspond for development and building permits to be issued. The Planning and Development Act stipulates that when the Official Community Plan and Zoning Bylaw are incongruent, the Official Community Plan Policy takes precedence. The Official Community Plan and the Zoning Bylaw may be viewed at the Community Services Division, Planning & Development Department or purchased from the City Clerk's Office. The Official Community Plan and Zoning Bylaw and the corresponding Land Use map and the Zoning maps may also be viewed online at [www.saskatoon.ca](http://www.saskatoon.ca). Copies of the Land Use map and the Zoning maps may be purchased from the Planning & Development Department.

## General Information

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## Online Zoning & Address Maps (ZAMs)

These maps are created to be used online for optimum results. They contain a lot of data and are prepared in colour as 11x17 (Ledger) PDFs, which can be zoomed into for maximum legibility. Therefore, information such as lot dimensions are not easily legible on printed versions. **Printed versions will no longer be available for purchase.**

## Map Layout

This system uses the city's official neighbourhood boundary divisions to divide the map sheets. In addition, Management and Development areas were created to incorporate those lands within our city limits that do not fall in any neighbourhood boundary jurisdiction. The maps are formatted with north either up or to the left (as indicated by the north symbol at the bottom right hand corner of the sheet) and map text is oriented based on that rotation.

A unique three-digit number references each of these areas. The maps are arranged numerically according to their area or neighbourhood number. On the Legal Data Maps, a dashed green line defines the neighbourhood boundaries with the green numbers of adjacent areas. Adjacent areas are hatched out by diagonal grey lines.

## Maps Sets

Each neighbourhood map set includes one **Legal Data Map** and one or more corresponding **Address Maps** which are to be used in conjunction with one another (refer to KEY MAP on page 13).

The **Legal Data Maps** have a zero following its three-digit neighbourhood number. For example, the Legal Data Map of Nutana neighbourhood would be 026-0. Each Legal Data Map depicts one entire neighbourhood or area. The map scales vary in order to show the whole neighbourhood on one map sheet. These maps contain legal data such as lot, block, and registered plan information as well as zoning boundaries and designations. The corresponding Address Maps grid, defined by a dashed green line, is also shown on this map along with the Address Map reference number.

The **Address Maps** have a dash one, two, etc. following the three-digit neighbourhood number. For example, the address maps for Nutana neighbourhood are 026-1, 026-2, and 026-3. Each address map depicts part or all of a neighbourhood depending on the size of the area. Whenever possible, these maps are at a scale of 1:4000. The address maps contain ownership parcels, civic addresses, lots and lot dimensions, as well as zoning boundaries and designations.

**Please note:** the dimensions shown are of the legally surveyed lot and not necessarily of the ownership parcel. Lot dimensions from ISC may not be updated immediately for new areas therefore these ZAM documents are to be used for reference only and exact dimensions should be taken from the registered plan.

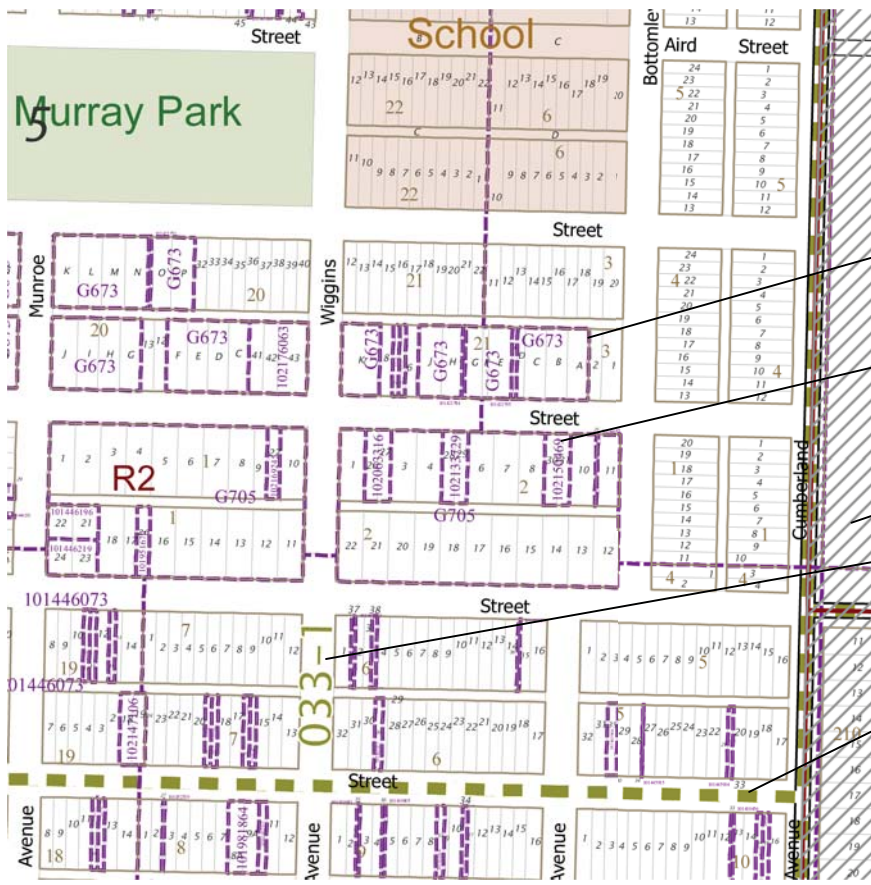
## Updates

Amendments to the Zoning Bylaw, which result in map revisions, are done on an ongoing basis, as are revisions to site and ownership parcels. The maps are current to the date printed on the bottom right corner.

**This data is for reference purposes only.** Please do not copy or disseminate this information without the written consent of the Community Services Division, Planning & Development Department, Long Range Planning Section – Mapping. When using the Zoning information contained herein, the original bylaw (<https://www.saskatoon.ca/city-hall/city-bylaws-policies/city-bylaws>) should be consulted for the purpose of interpretation and application of the law. When using the Legal information contained herein, Information Services Corporation (<http://www.isc.ca/>) should be consulted.

*Community Services Division  
Planning & Development Department  
Long Range Planning Section - Mapping  
City Hall - 222 3rd Avenue North  
Saskatoon, SK S7K 0J5  
Phone (306) 975-2645  
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# ZONING & ADDRESS MAPS - LEGEND



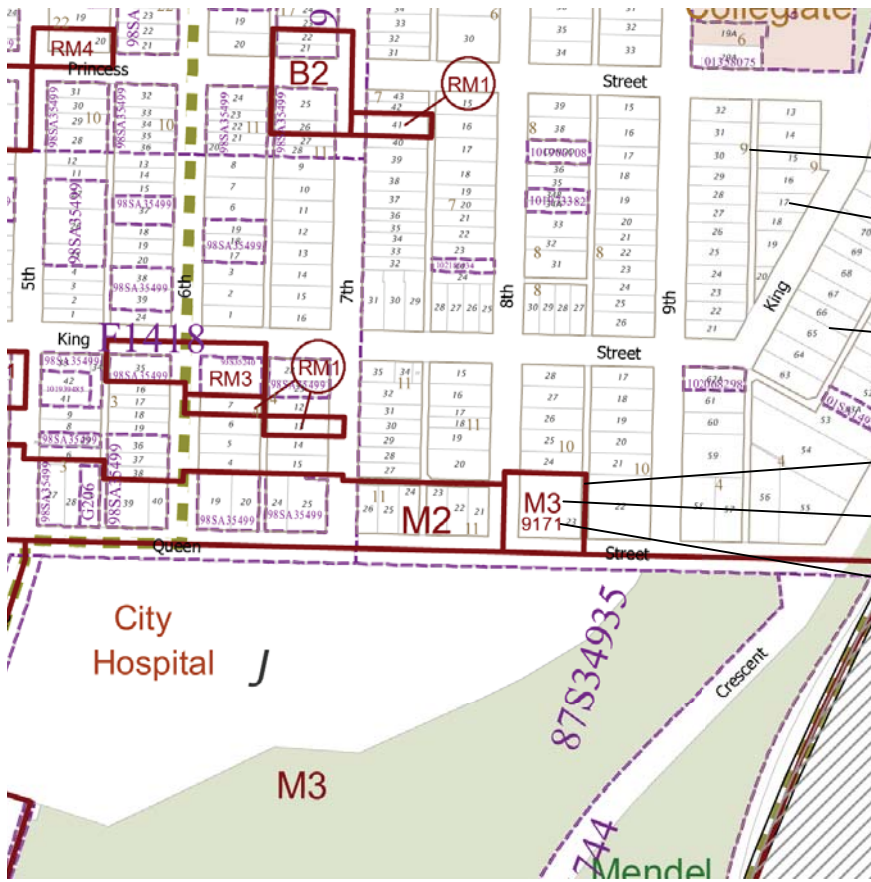
REGISTERED PLAN BOUNDARY  
(ONLY ON ZONING MAPS)

REGISTERED PLAN NUMBER  
(ONLY ON ZONING MAPS)

AREA COVERED BY ADJACENT MAP

ADDRESS MAP NUMBER

ADDRESS MAP BOUNDARY



BLOCK NUMBER

LOT NUMBER

LOT LINE

ZONING BOUNDARY

ZONING DESIGNATION

ZONING BY AGREEMENT  
BYLAW NUMBER



CIVIC ADDRESS  
(ONLY ON ADDRESS MAPS)

OWNERSHIP POLYGON  
(ONLY ON ADDRESS MAPS)

LOT DIMENSION  
(ONLY ON ADDRESS MAPS AND NOT  
NECESSARILY THE DIMENSION OF THE  
OWNERSHIP POLYGON)

## REGISTERED PLANS CROSS REFERENCE LIST

90	(AN)		
2265	(CM)	G 2704	(EN)
3112	(CR)	G 2958	(ER)
4587	(AT)	G 3042	(Q10)
4816	(BV)	G 3607	(Q11)
5485	(FH)	G 3820	(FD)
5705	(CR)	G 3845	(ER1)
6748	(FF)	G 3978	(FF)
7725	(CG)	G 4228	(FJ)
A 955	(Q24)	G 4295	(Q14)
A 2333	(Q22)	G 4296	(FK)
A 7072	(Q23)	G 4461	(FN)
A 7252	(Q25)	G 4947	(FZ)
A 7476	(Q26)	G 4995	(FF1)
B 1856	(Q)	G 5720	(GD)
B 1858	(Q1)	G 5801	(EL1)
C 195	(Q2)	G 6263	(EL2)
E 2335	(Q3)	H 341	(DJ3)
E 5618	(CE)	H 771	(GF)
F 1418	(DE)	H 1017	(GH)
F 2006	(DJ1)	H 1323	(DE2)
F 2392	(Q4)	H 1377	(GK)
F 2926	(Q5)	H 1416	(GL)
F 3346	(EL)	H 2894	(GR)
F 3855	(Q8)	H 3572	(GS)
F 3864	(Q9)	H 4128	(GV)
F 4207	(EW)	H 5245	(Q18)
F 4570	(Q12)	H 5589	(Q19)
F 4928	(Q13)	I 353	(GM)
F 5425	(Q15)	I 106	(GJ)
F 5478	(FT)	I 196	(FZ1)
F 5509	(FU)	I 567	(GO)
F 5527	(FW)	I 774	(GP)
F 5554	(FV)	I 852	(FN1)
F 6162	(CE2)	I 1143	(GQ)
G 537	(DJ2)	I 1242	(EL3)
G 582	(DJ)	I 1279	(GL1)
G 670	(DK)	I 1852	(CE3)
G 891	(DK1)	I 2123	(Q16)
G 1221	(DK2)	I 2359	(GJ1)
G 1322	(DE1)	I 2414	(ER2)
G 1412	(DZ)	I 4208	(Q17)
G 1684	(CE1)	I 5611	(HA)
G 1776	(EF)	K 510	(Q20)
G 1777	(EF1)	K 964	(Q21)
G 2390	(Q6)	K 4652	(HJ)
G 2619	(Q7)	L 1618	(GV1)

## SUMMARY OF CITY OF SASKATOON - ZONING BYLAW NO. 8770

updated October 2023

THIS IS AN INFORMAL GUIDE TO ASSIST USERS IN UNDERSTANDING THE STRUCTURE AND CONTENT OF THE PRESENT ZONING BYLAW. THIS GUIDE IS NOT TO BE CONSIDERED AS PART OF THE BYLAW AND, THEREFORE, SHOULD NOT BE GIVEN ANY LEGAL STATUS. THE ORIGINAL BYLAW SHOULD BE CONSULTED FOR ALL PURPOSES OF INTERPRETATION AND APPLICATION OF THE LAW.

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### **Section   District**

- 8.1     R1 - Large Lot One-Unit Residential District**  
To provide for large lot residential development in the form of one-unit dwellings as well as related community uses.
- 8.2     R1A - One-Unit Residential District**  
To provide for residential development in the form of one-unit dwellings as well as related community uses.
- 8.3     R1B – Small Lot One-Unit Residential District**  
To provide for small lot residential development in the form of one-unit dwellings as well as related community uses.
- 8.4     R2 - One and Two-Unit Residential District**  
To provide for residential development in the form of one and two-unit dwellings as well as related community uses.
- 8.5     R2A - Low Density Residential Infill District**  
To provide for residential development in the form of one and two-unit dwellings, while facilitating certain small scale conversions and infill developments, as well as related community uses.
- 8.6     RMHC - Mobile Home Court District**  
To provide for residential development in the form of mobile home courts.
- 8.7     RMHL - Mobile Home Lot District**  
To provide for residential development in the form of mobile homes on individual sites.
- 8.8     RMTN - Townhouse Residential District**  
To provide for comprehensively planned low to medium density multiple-unit dwellings in the form of townhouses, dwelling groups, and other building forms, as well as related community uses.
- 8.9     RMTN1 - Townhouse Residential District 1**  
To provide for comprehensively planned medium density multiple-unit dwellings in the form of townhouses, dwelling groups, and other building forms, as well as related community uses.
- 8.10    RM1 - Low Density Multiple-Unit Dwelling District**  
To provide for residential development in the form of one to four-unit dwellings, while facilitating certain small and medium scale conversions and infill developments, as well as related community uses.
- 8.11    RM2 - Low/Medium Density Multiple-Unit Dwelling District**  
To provide for a variety of residential developments in a low to medium density form as well as related community uses.
- 8.12    RM3 - Medium Density Multiple-Unit Dwelling District**  
To provide for a variety of residential developments in a medium density form as well as related community uses.
- 8.13    RM4 - Medium/High Density Multiple-Unit Dwelling District**  
To provide for a variety of residential developments in a medium to high density form as well as related community uses.
- 8.14    RM5 - High Density Multiple-Unit Dwelling District**  
To provide for a variety of residential developments, including those in a high density form, as well as related community uses, and certain limited commercial development opportunities.
- 
- 9.1     M1 - Local Institutional Service District**  
To facilitate a limited range of institutional and community activities that are generally compatible with low density residential uses and capable of being located within a neighborhood setting. Typical uses include one and two-unit dwellings, offices and office buildings, places of worship, private schools, medical clinics, public parks and playgrounds.
- 9.2     M2 - Community Institutional Service District**  
To facilitate a moderate range of institutional and community activities, as well as medium density residential uses, that are

generally compatible with residential land uses, and capable of being located in a neighbourhood setting subject to appropriate site selection. Typical uses include one, two and multiple-unit dwellings, dwelling groups, offices and office buildings, places of worship, private schools, medical clinics, public parks and playgrounds.

**9.3 M3 - General Institutional Service District**

To facilitate a wide range of institutional and community activities, as well as medium and high density residential uses, within suburban centres and other strategically located areas. Typical uses include one-unit and multiple-unit dwellings, dwelling groups, offices and office buildings, places of worship, private schools, medical clinics, public parks and playgrounds, radio and television studios, financial institutions, research laboratories, private clubs and banquet halls.

**9.4 M4 - Core Area Institutional Service District**

To facilitate a wide range of institutional, office and community activities, as well as high density residential uses within and near the downtown area. Typical uses include one, two and multiple-unit dwellings, dwelling groups, offices and office buildings, places of worship, private schools, medical clinics, public parks and playgrounds, radio and television studios, financial institutions, research laboratories, private clubs, banquet halls and commercial parking lots.

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**10.1 B1A - Limited Neighbourhood Commercial District**

To permit commercial uses which serve the daily convenience needs of the residents of the neighbourhood while being compatible with the surrounding residential uses. Typical uses include convenience stores, drug stores, pharmacies, beauty parlours and barber shops, and community centres.

**10.2 B1B - Neighbourhood Commercial - Mixed Use District**

To facilitate mixed use development which may include a limited range of commercial and institutional uses, as well as medium density residential uses, that are generally compatible with residential land uses and which are intended to serve the needs of residents within a neighbourhood. Typical uses include restaurants, retail stores, offices and office buildings, financial institutions, medical clinics and dwelling units or multiple unit dwellings in conjunction with and attached to any other permitted use.

**10.3 B1 - Neighbourhood Commercial District**

To permit commercial uses which serve the daily convenience needs of the residents in the neighbourhood. Typical uses include retail stores, beauty parlours and barber shops, dry cleaning pick-up depots, offices and office buildings, financial institutions, and community centres.

**10.4 B2 - District Commercial District**

To provide an intermediate range of commercial uses to serve the needs of two to five neighbourhoods. Typical uses include one and two-unit dwellings, places of worship, retail stores, offices and office buildings, financial institutions, service stations, bakeries, shopping centres, restaurants, medical clinics, dry cleaners, photography studios and veterinary clinics.

**10.5 B3 - Medium Density Arterial Commercial District**

To facilitate arterial commercial development providing a moderate to wide range of commercial uses on small to medium sized lots. Typical uses include retail stores, shopping centres, offices and office buildings, financial institutions, medical clinics, service stations, theatres, bakeries, restaurants and lounges, commercial recreational uses, private clubs, banquet halls, hotels, motels, public garages, private schools, motor vehicle sales, dry cleaners, and alcohol establishments – type I. (Alcohol Establishments – type II and III are Discretionary Uses).

**10.6 B4 - Arterial and Suburban Commercial District**

To facilitate arterial and suburban commercial development providing a wide range of commercial uses serving automobile oriented consumers. Typical uses include retail stores, shopping centres, offices and office buildings, financial institutions, medical clinics, service stations, bakeries, restaurants and lounges, commercial recreational uses, private clubs, banquet halls, hotels, motels, public garages, private schools, motor vehicle sales, dry cleaners, and alcohol establishments – type I. (Alcohol Establishments – type II and III are Discretionary Uses).

**10.6 B4A - Special Suburban Centre and Arterial Commercial District**

To facilitate suburban centre and arterial commercial development, including mixed-use commercial/multiple-unit residential development, where appropriate. Typical uses include retail stores, shopping centres, offices and office buildings, financial institutions, medical clinics, service stations, restaurants and lounges, private clubs, photography studios, banquet halls, hotels, motels, public garages, private schools, dry cleaners, and alcohol establishments – type I. (Alcohol Establishments – type II and III are Discretionary Uses).

**10.7A B4MX - Integrated Commercial Mixed-Use District**

To facilitate mixed-use development on principal streets in this district. It provides for a range of medium to high-density residential uses, commercial and institutional uses in a manner that encourages retail and service-based uses at grade level. The district promotes a compact, pedestrian-oriented built form that

supports transportation options, street-oriented buildings and active uses at grade level. Typical uses include bakeries, banquet halls, commercial recreational uses, community centres, financial institutions, medical clinics, multiple unit dwellings, private clubs, private schools, restaurants and lounges, retail stores, shopping centres, cannabis retail stores, alcohol establishments – type I, and microbreweries – type II. (Alcohol Establishments – Type II and III are Discretionary Uses).

**10.8 B5 - Inner-City Commercial Corridor District**

To recognize historic commercial areas which include a wide range of commercial uses in a medium to high density form. Typical uses include retail stores, shopping centres, offices and office buildings, financial institutions, medical clinics, service stations, theatres, bakeries, restaurants and lounges, commercial recreational uses, private clubs, banquet halls, hotels, motels, public garages, private schools, motor vehicle sales, dry cleaners, libraries, galleries, and parking stations, custodial care facilities – type I and II, boarding houses and apartments, alcohol establishments – type I, and microbreweries – type II. (Custodial Care Facilities – type III and Alcohol Establishments – type II and III are Discretionary Uses).

**10.8A B5B - Broadway Commercial District**

To recognize the historic Broadway Commercial area and facilitate mixed use development including a range of commercial, institutional and residential uses in medium to high density form. Typical uses include hotels, motels, restaurants and lounges, bakeries, retail stores, medical clinics, financial institutions, places of worship, custodial care facilities – type I and II, shopping centres, alcohol establishments – type I and microbreweries – type II. (Custodial care facilities – type III and Alcohol establishments – type II and III are Discretionary Uses).

**10.8B B5C - Riversdale Commercial District**

To recognize historic commercial areas which include a wide range of commercial uses in a medium to high density form. It is intended to promote redevelopment which includes residential uses where appropriate. Typical uses include hotels, motels, restaurants and lounges, bakeries, commercial recreational uses, service stations, financial institutions, retail stores, medical clinics, private clubs, commercial parking lots, custodial care facilities – type I and II, alcohol establishments – type I and microbreweries – type II. (Custodial care facilities – type III and Alcohol establishments – type II and III are Discretionary Uses).

**10.9 B6 - Downtown Commercial District**

To facilitate a wide range of commercial, institutional and residential uses in a high-density form, in the downtown area. Typical uses include retail stores, restaurants and lounges, medical clinics, hotels, motels, bakeries, commercial recreational uses, service stations, financial institutions, custodial care facilities – type I and II, alcohol establishments – type I, II and III, and microbreweries – type II. (Custodial care facilities – type III are Discretionary Uses. Microbrewery – type I is a prohibited use).

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**11.1 IL1 - General Light Industrial District**

To facilitate economic development through a wide variety of light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations. Typical uses include retail stores less than 5000m<sup>2</sup> in leasable gross floor area, restaurants and lounges, commercial recreational uses, service stations, financial institutions, and alcohol establishments – type I. (Alcohol establishments – type II and III and retail stores greater than 5000m<sup>2</sup> in leasable gross floor area are Discretionary Uses).

**11.2 IL2 - Limited Intensity Light Industrial District**

To facilitate economic development through certain light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations, as well as to limit activities oriented to public assembly due to the proximity of the district to hazardous substance storage or manufacturing. Typical uses include warehouses, shipping facilities, public garages, bulk mail sorting, contractors offices, farm implement sales and service, industrial complexes, ambulance stations, offices and office buildings, and wholesale establishments.

**11.3 IL3 - Limited Light Industrial District**

To facilitate economic development through limited light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations, as well as to limit activities oriented to public assembly due to the proximity of the district to hazardous substance storage or manufacturing. Typical uses include warehouses, shipping facilities, public garages, bulk mail sorting, industrial equipment and vehicle sales, farm implement sales and services, wholesale establishments, offices and office buildings, industrial complexes, ambulance stations and contractors offices.

**11.4 IB - Industrial Business District**

To facilitate business and light industrial activities that are seeking a high quality, comprehensively planned environment. Typical uses include private schools, educational institutions, offices and office buildings, medical clinics, personal service trades, research laboratories, radio or television studios, private clubs, hotels, motels, industrial complexes, warehouses, shipping facilities, pharmacies and ambulance stations. (Service

stations, car washes and convenience stores in connection with service stations or car washes are Discretionary Uses).

**11.5 IH - Heavy Industrial District**

To facilitate economic development through industrial activities that may have the potential for creating nuisance conditions during the normal course of operations. Typical uses include warehouses, shipping facilities, bulk mail sorting, public garages, farm implement sales and services, wholesale establishments, industrial complexes, and ambulance stations.

**11.6 IH2 – Limited Intensity Heavy Industrial District**

To facilitate economic development through certain heavy industrial activities that may have the potential for creating nuisance conditions during the normal course of operations, as well as to limit activities oriented to public assembly due to the proximity of the district to hazardous substance storage or manufacturing. Typical uses include warehouses, shipping facilities, public garages, bulk mail sorting, industrial equipment and vehicle sales, contractors offices, farm implement sales and service, wholesale establishments, industrial complexes, ambulance stations and offices and office buildings.

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**12.1 AG - Agricultural District**

To provide for certain large scale specialized land uses as well as certain rural oriented uses on the periphery of the City. Typical uses include one and two unit dwellings, agricultural uses, market gardens, zoos, equestrian centres, outdoor recreational uses, parks, golf courses and driving ranges, airports, hospitals, and places of worship. (Agricultural research stations and parking stations are Discretionary Uses).

**12.2 FUD - Future Urban Development District**

To provide for interim land uses where the future use of land or the timing of development is uncertain due to issues of servicing, transitional use or market demand. Typical uses include one unit dwellings, agricultural uses, outdoor commercial recreational uses and public parks. (Farm implement machinery assembly and sales lots and recreational vehicle and equipment storage are Discretionary Uses).

**12.3 APD - Airport District**

To designate and conserve land for uses associated with the orderly operations of the Airport. Typical uses include airport terminals and related storage and maintenance, aircraft runways, aviation transport terminals, aviation related government services, and car rentals.

**12.4 PUD - Planned Unit Development District**

To recognize existing Planned Unit Developments.

**12.5 AM - Auto Mall District**

To provide for motor vehicle sales and service and other directly related uses in a high quality, comprehensively planned environment which is conveniently located to serve automobile customers.

**12.6 MX1 - Mixed Use District 1**

To facilitate reinvestment in core neighbourhoods, corridor infill sites and historic industrial areas of the city by encouraging mixed uses in new development, as well as promoting the rehabilitation of existing structures. The MX1 District is intended to facilitate a broad range of compatible commercial, light industrial, institutional, cultural, and residential uses. Typical uses include art galleries, bakeries, banquet halls, boarding houses and apartments, commercial parking lots, commercial recreational uses, community centres, dwelling groups, hostels – type I, hotels, motels, residential care homes – type I, custodial care facilities – type I, alcohol establishments – type I and microbreweries – type I and II. (Alcohol establishments – type II and III, hostels – type II, and residential care homes – type II are Discretionary Uses).

**12.7 MX2 - Downtown Warehouse Mixed Use District**

To encourage growth in Downtown's Warehouse District by facilitating mixed uses and flexible zoning standards, as well as promoting the rehabilitation of existing structures. The MX2 District is intended to facilitate a broad range of compatible industrial, commercial, cultural, entertainment and residential uses, including live/work units. Typical uses include multiple unit dwellings, boarding houses and apartments, bakeries, banquet halls, and live/work units.

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**13.1 DCD1 - Direct Control District 1 - South Downtown Area**

**13.2 DCD2 - Direct Control District 2 - North East of Idylwyld Drive and 33<sup>rd</sup> Street**

**13.3 DCD3 - Direct Control District 3 - Preston Crossing**

**13.4 DCD4 - Direct Control District 4 - Willow's Golf Course Community**

**13.5 DCD5 - Direct Control District 5 - Stonegate Retail Development**

**13.6 DCD6 - Direct Control District 6 - Blairmore Retail Development**

**13.7 DCD7 - Direct Control District 7 - College Quarter**

**13.8 DCD8 - Direct Control District 8 - Brighton Village Centre**



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- 14.1 FP - Flood-Plain Overlay District**  
To provide appropriate development standards in order to prevent injury and minimize property damage within the South Saskatchewan River flood hazard area
- 14.2 AC - Architectural Control Overlay District**  
To provide appropriate development standards in order to preserve the physical character of an area or to promote a selected design theme for an area.
- 14.3 B5A - Sutherland Commercial Overlay District**  
To implement the building height and off-street parking policies of the Sutherland Neighbourhood Local Area Plan as they apply to the commercial lands on the west side of Central Avenue, described as 706 to 1204 inclusive, Central Avenue.
- 14.4 AC1 - DCD1 - Architectural Control Overlay District**  
The purpose of this section is to establish an Architectural Control District (“ACD”) overlay in the DCD1- Direct Control District 1 (“DCD1”). The primary purpose of this ACD is to promote a selected design theme for the DCD1.
- 14.5 AC2 - B5B Architectural Control Overlay District**  
The purpose of this section is to establish an Architectural Control District (“ACD”) overlay in the B5B - Broadway Commercial District. The primary purpose of this ACD is to ensure that new buildings reinforce and enhance the best qualities of the Broadway Area.
- 14.6 Riverbank Slope Overlay District**  
To apply appropriate development standards and regulations to avoid or minimize potential impacts of slope instability and subsidence on development, and to prevent injury and minimize property damage related to publicly and privately owned properties adjacent to the South Saskatchewan River.
- 
- 15.1 CR1 - Corridor Residential 1 District**  
The purpose of the CR1 District is to provide for intensification opportunities and support infill development within the Corridor Growth Area in a range of ground-oriented, low-rise residential building forms and related community uses. The CR1 District is intended to accommodate a transition between one-and two-unit dwellings and multi-unit development. The CR1 District provides for density increases by allowing incremental intensification of neighbourhoods. Typical uses include accessory buildings and uses, boarding houses, day cares and preschools accessory to a place of worship or community centre, multiple unit dwellings, municipal public works yard – type I, one-unit dwellings, places of worship and residential care home – type I. (Day cares and preschools and residential care home – type II are Discretionary Uses).
- 15.2 CR2 – Corridor Residential 2 District**  
The purpose of the CR2 District is to provide intensification opportunities and support infill development within the Corridor Growth Area in a range of ground-oriented residential building forms, limited neighbourhood commercial uses and related community uses. The CR2 District is intended to accommodate a transition between one-and two-unit dwellings and multi-unit and mixed-use development. The CR2 District provides for density increases by allowing incremental intensification of neighbourhoods. The CR2 District is intended for development on corner sites, on sites adjacent to arterial or collector streets, or on sites adjacent to an existing commercial, institutional, or mixed-use zoning district. Typical uses include accessory buildings and uses, community centres, day cares and preschools accessory to a place of worship, residential day cares, dwelling groups, garden and garage suites, hostels – type I, municipal public works yard – type I and residential care home – type I and II. (Day cares and preschools, restaurants, retail stores, and special care homes are Discretionary Uses).
- 15.3 CM1 – Corridor Mixed-Use 1 District**  
The purpose of the CM1 District is to facilitate approximately two- to -four storey residential and mixed-use development along major transportation corridors in the Corridor Growth Area. The CM1 District provides a range of residential and mixed-use developments containing residential, commercial and institutional uses in mid-rise buildings that promote a compact, pedestrian-oriented form. The CM1 District encourages a variety of transportation options and buildings incorporating Transit-Oriented Development principles, including street-facing buildings with active frontages and ground-oriented uses. Typical uses include alcohol establishments – type II, art galleries, bakeries, commercial recreation uses, day cares and preschools, hostels – type I and II, medical clinics, offices, photography studios and private schools. (Alcohol establishments – type III are a Discretionary Use).
- 15.4 CS1 – Corridor Station Mixed-Use 1 District**  
The purpose of the CS1 District is to facilitate approximately three-to-six storey mixed-use development along major transportation corridors near key transit station locations in the Corridor Growth Area. The CS1 District provides for a range of mixed-use developments containing residential, commercial and institutional uses in mid-rise buildings that promote a compact, pedestrian-oriented form. The CS1 District encourages a variety

of transportation options and buildings incorporating Transit-Oriented Development principles, including street-facing buildings with active frontages and ground-oriented uses. Typical uses include alcohol establishments – type II, art galleries, bakeries, commercial recreation uses, financial institutions, hostels – type I and II, microbreweries, multiple unit dwellings, offices, photography studios, and private schools. (Alcohol establishments – type III are Discretionary Uses).

October 2023

*s:\baskets\pl\lists\ZoningDistrictSummary#8770-23*

# **AREA LIST - ALPHABETICAL**

## **NEIGHBOURHOODS**

Adelaide/Churchill – 038  
Arbor Creek – 059  
Aspen Ridge – 070  
Avalon – 029  
Blairmore Urban Centre – 020  
Brevoort Park – 042  
Briarwood – 064  
Brighton – 080  
Buena Vista – 027  
Caswell Hill – 017  
City Park – 050  
College Park – 046  
College Park East – 047  
Confederation Park – 006  
Confederation Urban Centre – 057  
Downtown – 025  
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Eastview – 040  
Erindale – 060  
Evergreen – 069  
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Forest Grove – 049  
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Hampton Village – 010  
Haultain – 032  
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King George – 012  
Lakeridge – 058  
Lakeview – 044  
Lakewood Urban Centre – 068

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Lawson Heights Urban Centre – 054  
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Meadowgreen – 011  
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Diefenbaker Management Area – 710  
Gordie Howe Management Area – 713  
Hillcrest Management Area – 719  
SaskPower Management Area – 712  
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North Development Area – 905  
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South East Development Area – 901  
South West Development Area – 907  
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# AREA LIST - NUMERICAL

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001 Holiday Park  
002 Montgomery Place  
003 Fairhaven  
004 Parkridge  
005 Pacific Heights  
006 Confederation Park  
007 Dundonald  
008 Westview  
009 Massey Place  
010 Hampton Village  
011 Meadowgreen  
012 King George  
013 Pleasant Hill  
014 Riversdale  
015 Mount Royal  
016 Westmount  
017 Caswell Hill  
018 Hudson Bay Park  
019 Mayfair  
020 Blairmore Urban Centre  
021 Kensington  
025 Downtown  
026 Nutana  
027 Buena Vista  
028 Exhibition  
029 Avalon  
030 Queen Elizabeth  
031 The Willows  
032 Haultain  
033 Varsity View  
035 Grosvenor Park  
036 Holliston  
037 Stonebridge  
038 Adelaide/Churchill

039 Nutana Park  
040 Eastview  
041 Nutana Urban Centre  
042 Brevoort Park  
043 Greystone Heights  
044 Lakeview  
045 Wildwood  
046 College Park  
047 College Park East  
048 Sutherland  
049 Forest Grove  
050 City Park  
051 North Park  
052 Richmond Heights  
053 River Heights  
054 Lawson Heights Urban Centre  
055 Lawson Heights  
056 Silverwood Heights  
057 Confederation Urban Centre  
058 Lakeridge  
059 Arbor Creek  
060 Erindale  
061 Silverspring  
062 Willowgrove  
063 Rosewood  
064 Briarwood  
067 University Heights Urban Centre  
068 Lakewood Urban Centre  
069 Evergreen  
070 Aspen Ridge  
080 Brighton

## INDUSTRIAL AREAS

100 Agriplace  
101 Airport Business Area  
102 Central Industrial  
103 C.N. Industrial  
105 Kelsey/Woodlawn  
106 North Industrial  
107 Agpro Industrial  
108 South West Industrial  
109 Sutherland Industrial  
111 West Industrial  
112 Hudson Bay Industrial  
113 Marquis Industrial

## MANAGEMENT AREAS

710 Diefenbaker Management Area  
711 C.N. Yards Management Area  
712 SaskPower Management Area  
713 Gordie Howe Management Area  
714 U of S Lands North Management Area  
715 U of S Lands Management Area  
716 U of S Lands South Management Area  
717 Airport Management Area  
718 U of S East Management Area  
719 Hillcrest Management Area

## DEVELOPMENT AREAS

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902 University Heights Development Area  
903 Blairmore Development Area  
904 Holmwood Development Area  
905 North Development Area  
906 North West Development Area  
907 South West Development Area  
908 South Development Area











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Just the end point neighbourhoods are identified when streets run through numerous neighbourhoods

\* Indicates proposed (unregistered) street name.

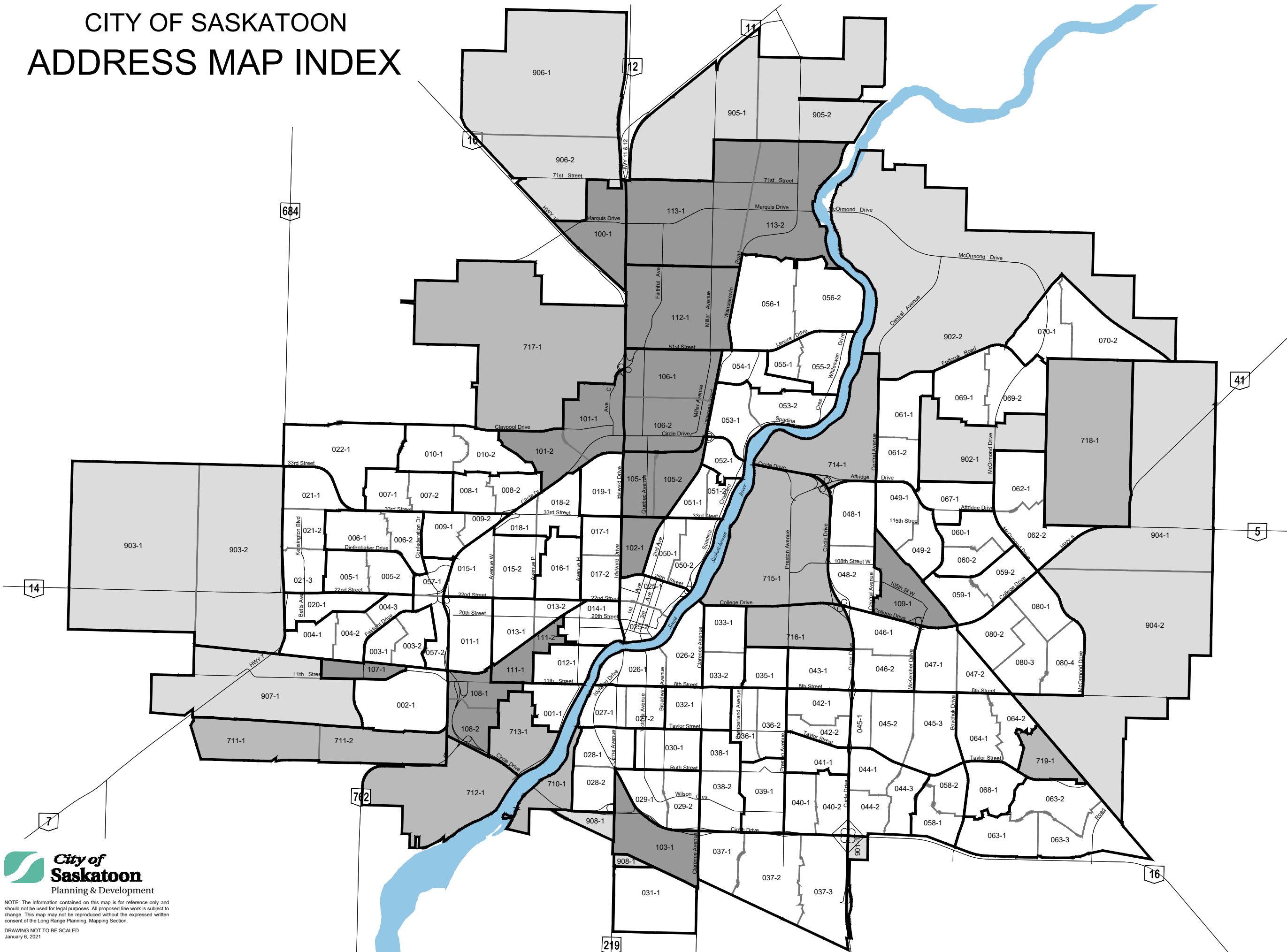
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VIDO COURT .....	U OF S MANAGEMENT AREA .....	715	WESOLOWSKI COVE .....	WILLOWGROVE .....	062	WILLOWGROVE BAY .....	WILLOWGROVE .....	062
VINCENT COURT .....	ERINDALE .....	060	WESS ROAD .....	HILLCREST MANAGEMENT AREA .....	719	WILLOWGROVE BLVD .....	WILLOWGROVE .....	062
VINCENT CRESCENT .....	ERINDALE .....	060	WEST HAMPTON BLVD .....	HAMPTON VILLAGE .....	010	WILLOWGROVE COURT .....	WILLOWGROVE .....	062
VIOLET AVENUE .....	SUTHERLAND .....	048	WESTERN CRESCENT .....	COLLEGE PARK EAST .....	047	WILLOWGROVE CRES .....	WILLOWGROVE .....	062
VOYAGEUR COURT .....	U OF S MANAGEMENT AREA .....	715	WESTERN PLACE .....	COLLEGE PARK EAST .....	047	WILLOWGROVE LANE .....	WILLOWGROVE .....	062
WAKABAYASHI CRES .....	SILVERWOOD HEIGHTS .....	056	WESTFIELD ROAD .....	BRIGHTON .....	080	WILLOWGROVE SQUARE .....	WILLOWGROVE .....	062
WAKABAYASHI WAY .....	SILVERWOOD HEIGHTS .....	056	WESTVIEW PLACE .....	WESTVIEW .....	008	WILLOWGROVE TERR .....	WILLOWGROVE .....	062
WAKAW BAY .....	LAKEVIEW .....	044	WEYAKWIN DRIVE .....	LAKEVIEW .....	044	WILSON CRESCENT .....	AVALON .....	029
WAKAW COURT .....	LAKEVIEW .....	044	WHALLEY CRESCENT .....	STONEBRIDGE .....	037	WINDSOR STREET .....	NORTH PARK .....	051
WAKAW CRESCENT .....	LAKEVIEW .....	044	WHEATON AVENUE .....	AIRPORT INDUSTRIAL .....	101	WINNIPEG AVENUE .....	MEADOWGREEN .....	011
WAKAW PLACE .....	LAKEVIEW .....	044	WHEELER AVENUE .....	MARQUIS INDUSTRIAL .....	113	WITNEY AVENUE .....	MOUNT ROYAL .....	015
WAKAW TERRACE .....	LAKEVIEW .....	044	WHEELER PLACE .....	MARQUIS INDUSTRIAL .....	113	WOLLASTON BAY .....	LAKEVIEW .....	044
WAKOOMA STREET .....	AGRI PLACE .....	100	WHEELER STREET .....	MARQUIS INDUSTRIAL .....	113	WOLLASTON COURT .....	LAKEVIEW .....	044
WALKER CRESCENT .....	WESTVIEW .....	008	WHELAN CRESCENT .....	CONFEDERATION PARK .....	006	WOLLASTON CRESCENT .....	LAKEVIEW .....	044
WALL STREET .....	DOWNTOWN .....	025	WHELAN LANE .....	CONFEDERATION PARK .....	006	WOLLASTON PLACE .....	LAKEVIEW .....	044
WALMER ROAD .....	WESTMOUNT .....	016	WHELAN WAY .....	CONFEDERATION PARK .....	006	WOLLASTON RISE .....	LAKEVIEW .....	044
WALPOLE AVENUE .....	BREVOORT PARK .....	042	WHITECAP CRESCENT .....	PARKRIDGE .....	004	WOLLASTON TERRACE .....	LAKEVIEW .....	044
WANUSKEWIN ROAD .....	SILVERWOOD HEIGHTS .....	056	WHITECAP PLACE .....	PARKRIDGE .....	004	WOODS COURT .....	ARBOR CREEK .....	059
WARBURTON STREET .....	CITY PARK .....	050	WHITECAP TERRACE .....	PARKRIDGE .....	004	WOODWARD AVENUE .....	NUTANA PARK .....	039
WARD COURT .....	DUNDONALD .....	007	WHITEHEAD AVENUE .....	ASPEN RIDGE .....	070	WOOLF BAY .....	ASPEN RIDGE .....	070
WARD ROAD .....	DUNDONALD .....	007	WHITESHORE BAY .....	LAKEVIEW .....	044	WOOLF BEND .....	ASPEN RIDGE .....	070
WARDER COVE .....	STONEBRIDGE .....	037	WHITESHORE COURT .....	LAKEVIEW .....	044	WOOLF PLACE .....	ASPEN RIDGE .....	070
WARDLOW CRESCENT .....	MEADOWGREEN .....	011	WHITESHORE CRESCENT .....	LAKEVIEW .....	044	WOROBETZ PLACE .....	CONFED PARK U.C .....	057
WARDLOW ROAD .....	MEADOWGREEN .....	011	WHITESHORE PLACE .....	LAKEVIEW .....	044	WRIGHT BAY .....	ARBOR CREEK .....	059
WARK PLACE .....	MEADOWGREEN .....	011	WHITESHORE WAY .....	LAKEVIEW .....	044	WRIGHT COURT .....	ARBOR CREEK .....	059
WARMAN ROAD .....	NORTH PARK .....	051	WHITESWAN DRIVE .....	LAWSON HEIGHTS .....	055	WRIGHT CRESCENT .....	ARBOR CREEK .....	059
WATERBURY ROAD .....	LAKERIDGE .....	058	WHITEWOOD BAY .....	LAKEVIEW .....	044	WRIGHT MANOR .....	ARBOR CREEK .....	059
WATERLOO CRESCENT .....	COLLEGE PARK EAST .....	047	WHITEWOOD COURT .....	LAKEVIEW .....	044	WRIGHT PLACE .....	ARBOR CREEK .....	059
WATERS CRESCENT .....	WILLOWGROVE .....	062	WHITEWOOD CRESCENT .....	LAKEVIEW .....	044	WRIGHT TERRACE .....	ARBOR CREEK .....	059
WATERS LANE .....	WILLOWGROVE .....	062	WHITEWOOD RISE .....	LAKEVIEW .....	044	WRIGHT WAY .....	ARBOR CREEK .....	059
WATHAMAN COURT .....	LAWSON HEIGHTS .....	055	WHITEWOOD ROAD .....	LAKEVIEW .....	044	WRIGLEY CRESCENT .....	PARKRIDGE .....	004
WATHAMAN CRESCENT .....	LAWSON HEIGHTS .....	055	WHITEWOOD TERRACE .....	LAKEVIEW .....	044	WRIGLEY PLACE .....	PARKRIDGE .....	004
WATHAMAN PLACE .....	LAWSON HEIGHTS .....	055	WHITEWOOD WAY .....	LAKEVIEW .....	044	WYANT LANE .....	EVERGREEN .....	069
WATHAMAN TERRACE .....	LAWSON HEIGHTS .....	055	WICKENDEN CRESCENT .....	ERINDALE .....	060	YALE CRESCENT .....	COLLEGE PARK .....	046
WAYNE HICKS LANE .....	AIRPORT MGMT AREA .....	717	WIGGINS AVENUE .....	VARSITY VIEW .....	033	YORATH AVENUE .....	AVALON .....	029
WEBB CRESCENT .....	BREVOORT PARK .....	042	WIGGINS ROAD .....	U OF S MANAGEMENT AREA .....	715	YORK AVENUE .....	AVALON .....	029
WEBSTER STREET .....	FOREST GROVE .....	049	WILKINS BAY .....	WILLOWGROVE .....	062	YOUNG CRESCENT .....	AVALON .....	029
WEDGE ROAD .....	DUNDONALD .....	007	WILKINS COURT .....	WILLOWGROVE .....	062	YUEL BEND* .....	ASPEN RIDGE .....	070
WEIR CRESCENT .....	GREYSTONE HEIGHTS .....	043	WILKINS CRESCENT .....	WILLOWGROVE .....	062	YUEL CRESCENT* .....	ASPEN RIDGE .....	070
WELDON AVENUE .....	KING GEORGE .....	012	WILKINS LANE .....	WILLOWGROVE .....	062	YUEL LANE* .....	ASPEN RIDGE .....	070
WELKER CRESCENT .....	BREVOORT PARK .....	042	WILKINS TERRACE .....	WILLOWGROVE .....	062	YUEL LINK* .....	ASPEN RIDGE .....	070
WELLINGTON STREET .....	HOLIDAY PARK .....	001	WILKINSON COURT .....	FOREST GROVE .....	049	YUEL WAY* .....	ASPEN RIDGE .....	070
WELLMAN CRESCENT .....	STONEBRIDGE .....	037	WILKINSON CRESCENT .....	FOREST GROVE .....	049	YUKON COURT .....	RIVER HEIGHTS .....	053
WELLMAN LANE .....	STONEBRIDGE .....	037	WILKINSON PLACE .....	FOREST GROVE .....	049	ZARY ROAD .....	EVERGREEN .....	069
WELLS AVENUE .....	HUDSON BAY INDUSTRIAL .....	112	WILKINSON WAY .....	FOREST GROVE .....	049	ZEMAN COURT .....	SILVERWOOD HEIGHTS .....	056
WENTWORTH CRESCENT .....	WESTVIEW .....	008	WILLIAM AVENUE .....	AVALON .....	029	ZEMAN CRESCENT .....	SILVERWOOD HEIGHTS .....	056
WENTZ AVENUE .....	NORTH INDUSTRIAL .....	106	WILLINGDON PLACE .....	CASWELL HILL .....	017	ZIMMER CRESCENT .....	WILLOWGROVE .....	062
WERSCHNER COURT .....	ROSEWOOD .....	063	WILLIS CRESCENT .....	STONEBRIDGE .....	037	ZIMMER TERRACE .....	WILLOWGROVE .....	062
WERSCHNER CRESCENT .....	ROSEWOOD .....	063	WILLIS WAY .....	STONEBRIDGE .....	037	ZIMMERMAN ROAD .....	SE DEVELOPMENT AREA .....	901

Just the end point neighbourhoods are identified when streets run through numerous neighbourhoods

\* Indicates proposed (unregistered) street name.

# CITY OF SASKATOON ADDRESS MAP INDEX



- NEIGHBOURHOODS**
- 001 HOLIDAY PARK
  - 002 MONTGOMERY PLACE
  - 003 FAIRHAVEN
  - 004 PARKRIDGE
  - 005 PACIFIC HEIGHTS
  - 006 CONFEDERATION PARK
  - 007 DUNDONALD
  - 008 WESTVIEW
  - 009 MASSEY PLACE
  - 010 HAMPTON VILLAGE
  - 011 MEADOWGREEN
  - 012 KING GEORGE
  - 013 PLEASANT HILL
  - 014 RIVERSDALE
  - 015 MOUNT ROYAL
  - 016 WESTMOUNT
  - 017 CASWELL HILL
  - 018 HUDSON BAY PARK
  - 019 MAYFAIR
  - 020 BLAIRMORE URBAN CENTRE
  - 021 KENSINGTON
  - 022 ELK POINT
  - 025 DOWNTOWN
  - 026 NUTANA
  - 027 BUENA VISTA
  - 028 EXHIBITION
  - 029 AVALON
  - 030 QUEEN ELIZABETH
  - 031 THE WILLOWS
  - 032 HAULTAIN
  - 033 VARSITY VIEW
  - 035 GROSVENOR PARK
  - 036 HOLLISTON
  - 037 STONEBRIDGE
  - 038 ADELAIDE/CHURCHILL
  - 039 NUTANA PARK
  - 040 EASTVIEW
  - 041 NUTANA URBAN CENTRE
  - 042 BREVOORT PARK
  - 043 GREYSTONE HEIGHTS
  - 044 LAKEVIEW
  - 045 WILDWOOD
  - 046 COLLEGE PARK
  - 047 COLLEGE PARK EAST
  - 048 SUTHERLAND
  - 049 FOREST GROVE
  - 050 CITY PARK
  - 051 NORTH PARK
  - 052 RICHMOND HEIGHTS
  - 053 RIVER HEIGHTS
  - 054 LAWSON HEIGHTS URBAN CENTRE
  - 055 LAWSON HEIGHTS
  - 056 SILVERWOOD HEIGHTS
  - 057 CONFEDERATION URBAN CENTRE
  - 058 LAKERIDGE
  - 059 ARBOR CREEK
  - 060 ERINDALE
  - 061 SILVERSPRING
  - 062 WILLOWGROVE
  - 063 ROSEWOOD
  - 064 BRIARWOOD
  - 067 UNIVERSITY HEIGHTS URBAN CENTRE
  - 068 LAKEWOOD URBAN CENTRE
  - 069 EVERGREEN
  - 070 ASPEN RIDGE
  - 080 BRIGHTON

- INDUSTRIAL AREAS**
- 100 AGRIPPLACE
  - 101 AIRPORT BUSINESS AREA
  - 102 CENTRAL INDUSTRIAL
  - 103 C.N. INDUSTRIAL
  - 105 KELSEY / WOODLAWN
  - 106 NORTH INDUSTRIAL
  - 107 AGPRO INDUSTRIAL
  - 108 SOUTH WEST INDUSTRIAL
  - 109 SUTHERLAND INDUSTRIAL
  - 111 WEST INDUSTRIAL
  - 112 HUDSON BAY INDUSTRIAL
  - 113 MARQUIS INDUSTRIAL

- MANAGEMENT AREAS**
- 710 DIEFENBAKER M.A.
  - 711 C.N. YARDS M.A.
  - 712 SASK. POWER M.A.
  - 713 GORDIE HOWE M.A.
  - 714 U OF S LANDS NORTH M.A.
  - 715 UNIVERSITY OF SASKATCHEWAN M.A.
  - 716 U OF S LANDS SOUTH M.A.
  - 717 AIRPORT M.A.
  - 718 U OF S LANDS EAST M.A.
  - 719 HILLCREST M.A.

- DEVELOPMENT AREAS**
- 901 SOUTH EAST DEV. AREA
  - 902 UNIVERSITY HEIGHTS DEV. AREA
  - 903 BLAIRMORE DEV. AREA
  - 904 HOLMWOOD DEV. AREA
  - 905 NORTH DEV. AREA
  - 906 NORTH WEST DEV. AREA
  - 907 SOUTH WEST DEV. AREA
  - 908 SOUTH DEV. AREA



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January 6, 2021

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