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## **Land Use Application Received for the Period from July 17, 2019, to September 30, 2019**

The purpose of this report is to provide detailed information on land use applications received by the Community Services Department. The following types of applications are received:

### **1) Neighbourhood Concept Plan Amendment**

A Neighbourhood Concept Plan is a neighborhood-level land use plan that guides the development of a new neighbourhood in Saskatoon. It outlines the land uses, densities, transportation network, parks system, and community facilities intended for a neighbourhood as it grows.

As a new neighbourhood is built out, circumstances often necessitate amendments to a Neighbourhood Concept Plan. Proposed amendments are vetted through a review and community engagement process prior to being considered by City Council for a decision.

### **2) Condominium**

Property owners may apply to the City for approval for condominium status of new buildings or conversion of existing buildings. City approval is required to provide condominium status to a property, pursuant to The Condominium Property Act, administered by the Province of Saskatchewan.

The application will be examined to determine conformance with The Condominium Property Act, City of Saskatoon Policy for Condominium Approvals, and Zoning Bylaw, and any other applicable policies and regulations. Comments from other civic departments and other government agencies may be requested where applicable.

### **3) Discretionary Use Application**

All property in the City of Saskatoon is assigned a zoning designation. Within each zoning designation, specific land uses are either permitted, prohibited, or discretionary. A discretionary use is a land use that is generally consistent with the permitted uses in a zoning district, however, further review is undertaken to evaluate how the proposed use relates to the surrounding properties and uses.

A discretionary use may be approved, approved with conditions or denied by City Council, and select discretionary uses may be approved by the City Administration.

**4) Official Community Plan Amendment**

The Official Community Plan provides the policy framework to define, direct and evaluate development in Saskatoon to a population of 500,000. The plan ensures that development takes place in an orderly and rational manner, balancing the environmental, social and economic needs of the community.

Amendments to the Official Community Plan may be applied for and are reviewed on a case-by-case basis to ensure compliance with relevant policies and bylaws.

**5) Rezoning Application**

There are two types of Zoning Bylaw amendments:

- 1) Text Amendment: An amendment to the text of the Zoning Bylaw may involve adding a specific land use designation to a particular zoning district or changing the development standards within a zoning district to accommodate certain aspects of a particular use.
- 2) Map Amendment: An amendment to the Zoning Bylaw Map involves changing the zoning designation of a particular parcel or area of land to allow the development of a specific land use not permitted by the present zoning designation.

Rezoning Applications are reviewed on a case-by-case basis and evaluated for consistency with existing land uses, the City of Saskatoon's Official Community Plan, the Plan for Growth, Local Area Plans, and other applicable bylaws and policies. A final decision on a proposed Zoning Bylaw amendment is made by City Council.

**6) Subdivision**

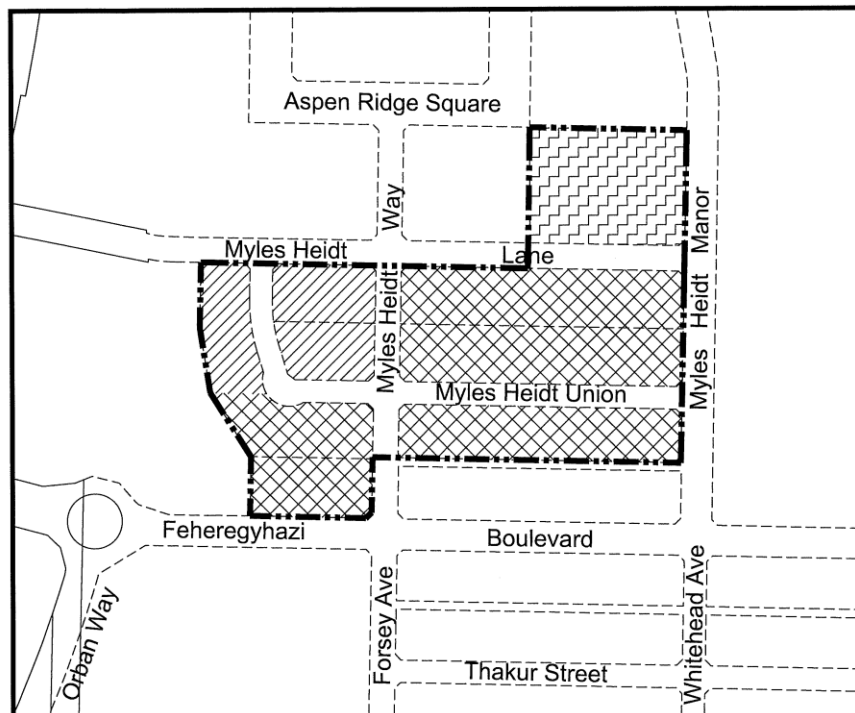
Property owners may apply to the City for approval to subdivide their property. A subdivision is used to divide the land into smaller parcels for the purpose of legally registering separate ownership titles for the parcels with the provincial Information Services Corporation.

Details on recently received applications are as follows.

**LAND USE APPLICATIONS RECEIVED FOR THE PERIOD FROM  
JULY 17, 2019 TO SEPTEMBER 30, 2019**

**Concept Plan Amendment**

Application No:	PL 4131-41-1
Applicant:	Saskatoon Land
Civic Address:	Aspen Ridge
Legal Description:	Not specified
Neighbourhood:	Aspen Ridge
Purpose of Amendment:	Amend concept plan to provide single-unit parcels closer to core neighbourhood amenities.
Date Received:	July 28, 2019



**CONCEPT PLAN AMENDMENT**  
Aspen Ridge

- From Medium Density Multi Unit to Single Unit Dwelling
- From Low/Medium Density Multi Unit to Single Unit Dwelling
- From Low Density Multi Unit to Medium Density Multi Unit
- Re-design

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**LAND USE APPLICATIONS RECEIVED FOR THE PERIOD FROM  
JULY 17, 2019 TO SEPTEMBER 30, 2019**

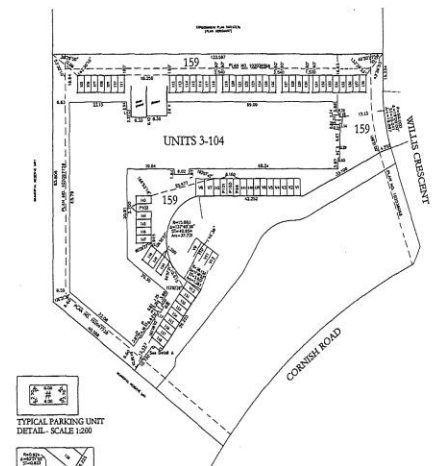
**Condominium**

Application No:	5/19
Applicant:	The 105 Developments Ltd.
Civic Address:	105 Willis Crescent
Zoning Designation:	M2 – Community Institutional Service District
Legal Description:	Unit 28, Plan No. 102243383
Neighbourhood:	Stonebridge
Proposed Use:	To amend a drafting error with the unit boundary of Unit 28.
Date Received:	July 22, 2019

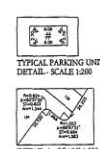
Proposed Condominium No. 5/1

Change Order No. 100021971  
Marked on 27-May-2018  
Professional No. 1341 201805 Unit 2184  
Professional No. 1341 201805 Unit 183

RE-DIVISION SITE PLAN  
SCALE: 1:500



TYPICAL PARKING UNIT  
DETAIL - SCALE 1:200



DETAIL A - SCALE 1:200

PLAN OF SURVEY SHOWING  
RE-DIVISION OF  
BARE LAND CONDOMINIUM UNIT 1  
IN ACCORDANCE WITH  
SECTION 25 OF THE CONDOMINIUM  
PROPERTY ACT, 1993 INTO BUILDING  
CONDOMINIUM UNITS 3-104 INCLUSIVE  
AND PARKING UNITS 105-158 INCLUSIVE  
AND SERVICE UNIT 159  
BY: T.R. WEBB, S.L.S.  
DATE: JULY 2018  
SCALE: AS SHOWN

NOTES

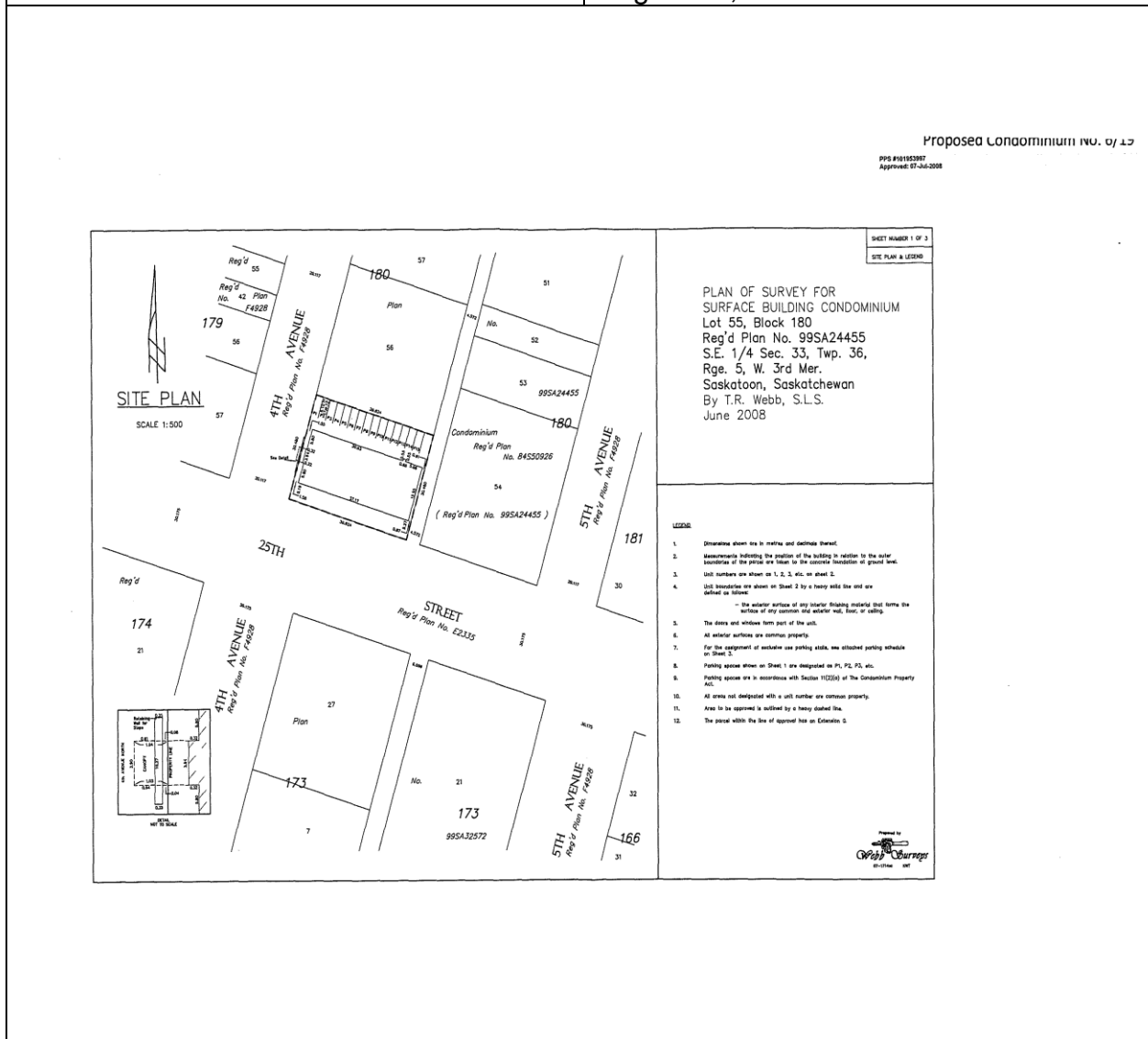
- Dimensions shown are in meters and decimal thereof.
- Dimensions of the units are shown in the schedule hereunder in meters and decimal thereof.
- Unit numbers are shown as 3, 4, 5, etc.
- Unit numbers are shown as 105, 106, 107, etc.
- The boundary between units is shown as a line with the unit number on either side.
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Prepared by  
**Office of Surveyors**  
Professional No. 1341 201805 Unit 2184  
Professional No. 1341 201805 Unit 183

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JULY 17, 2019 TO SEPTEMBER 30, 2019**

**Condominium**

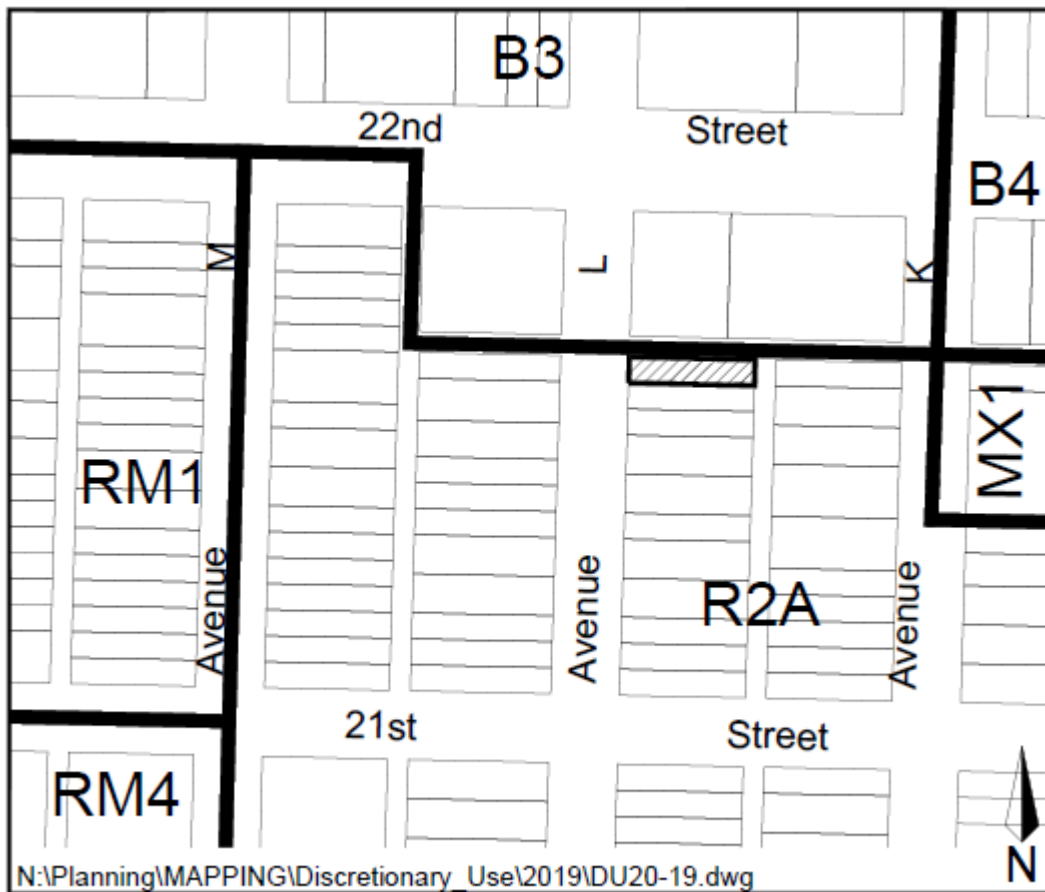
Application No:	6/19
Applicant:	Darrell, Brenda & Shane Buhler
Civic Address:	400 4 <sup>th</sup> Avenue North
Zoning Designation:	RM5 – High Density Multiple-Unit Dwelling District
Legal Description:	Units 3 & 5, Plan No. 101953997 into condominium units 44-45
Neighbourhood:	City Park
Purposed Use:	This is to accommodate a reconfiguration of a demising wall between units 3 & 5.
Date Received:	August 13, 2019



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**Discretionary Use**

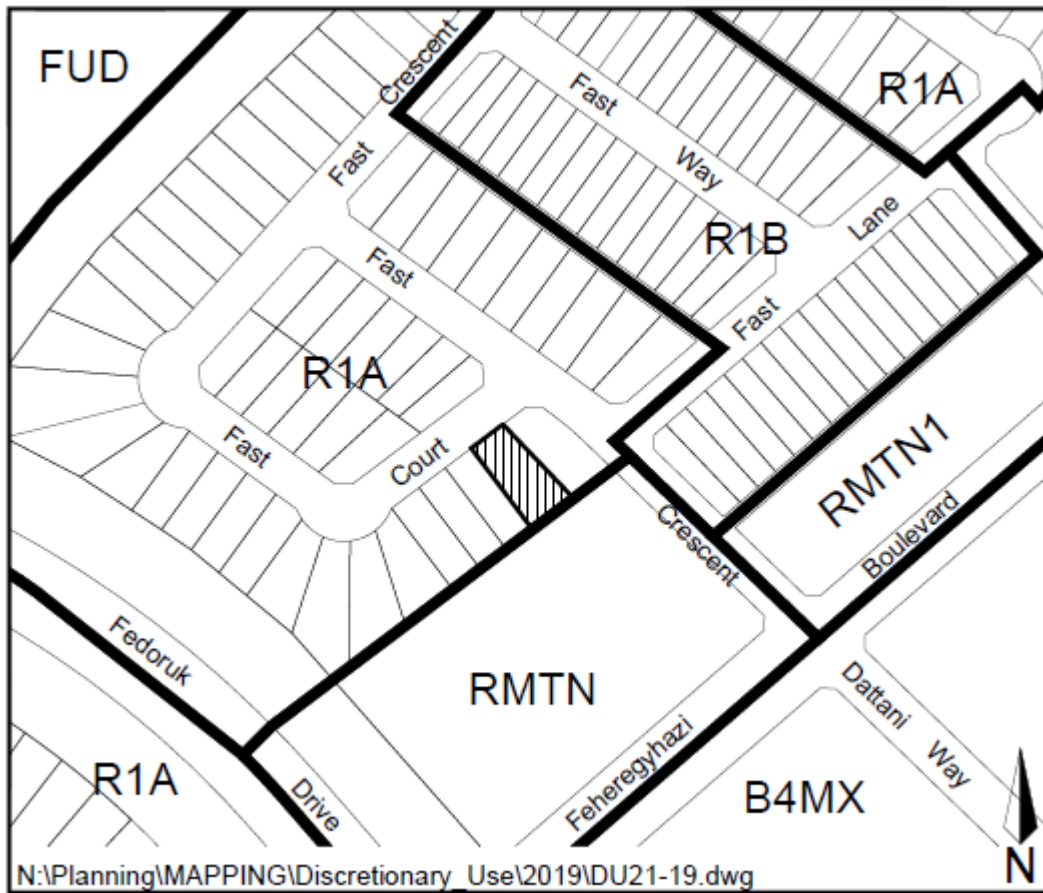
Application No:	D20/19
Applicant:	JT Investments Inc.
Civic Address:	112 Ave L South
Legal Description:	Lot 24, Block 14, Plan No. I774
Neighbourhood:	Pleasant Hill
Zoning Designation:	R2A – Low Density Residential Infill District
Proposed Use:	Parking Station
Date Received:	July 8, 2019



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**Discretionary Use**

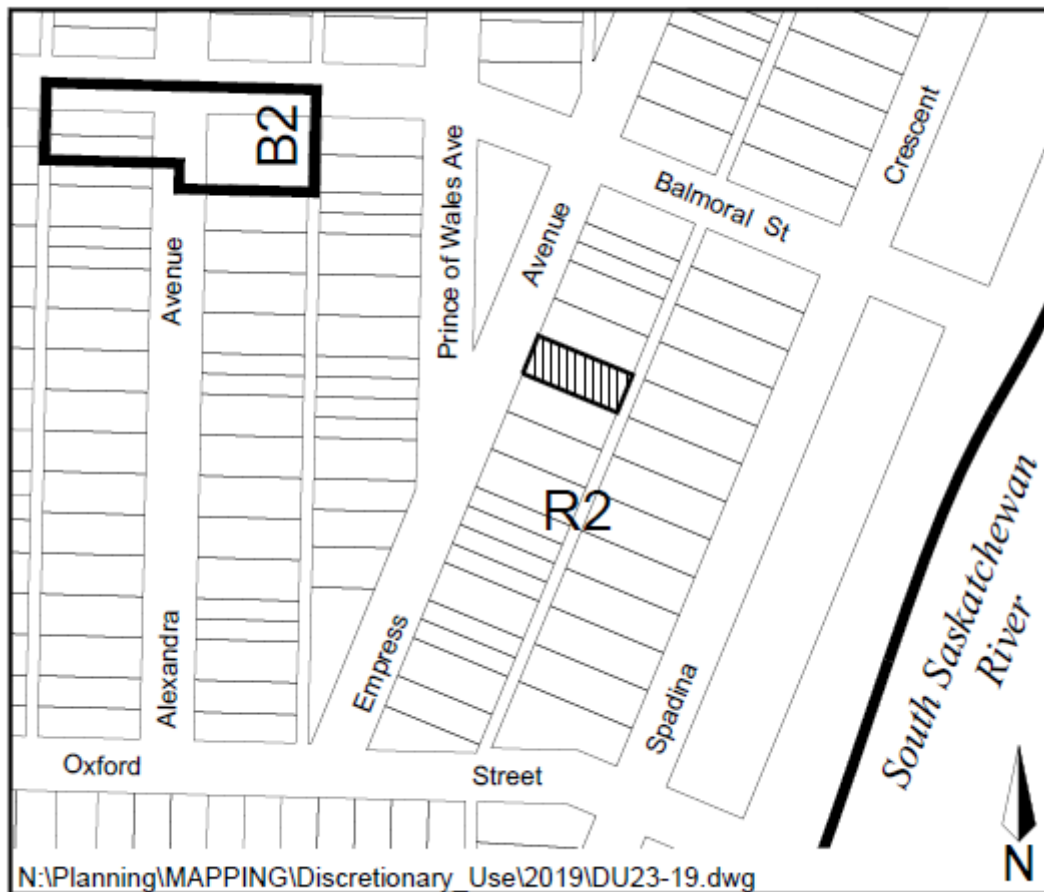
Application No:	D21/19
Applicant:	Ezajul Chowdhury
Civic Address:	307 Fast Court
Legal Description:	Lot 2, Block 701, Plan No. 102201769
Neighbourhood:	Aspen Ridge
Zoning Designation:	R1A – One unit Residential District
Proposed Use:	Residential Care Home II (15 residents)
Date Received:	July 8, 2019



**LAND USE APPLICATIONS RECEIVED FOR THE PERIOD FROM  
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**Discretionary Use**

Application No:	D23/19
Applicant:	Sheila Pernada
Civic Address:	1406 Empress Avenue
Legal Description:	Lot 12, Block 3, Plan No. I196
Neighbourhood:	North Park
Zoning Designation:	R2 – One and Two Unit Residential District
Proposed Use:	Child Care Centre (12 children)
Date Received:	July 17, 2019

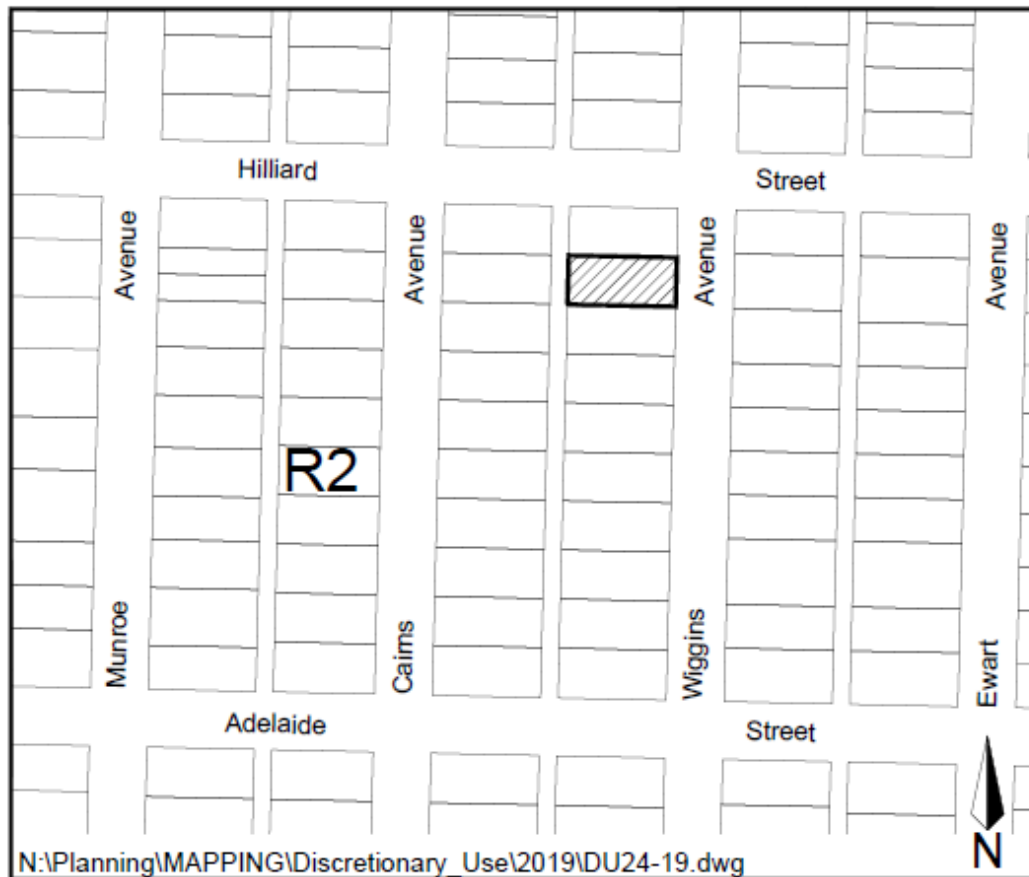




**LAND USE APPLICATIONS RECEIVED FOR THE PERIOD FROM  
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**Discretionary Use**

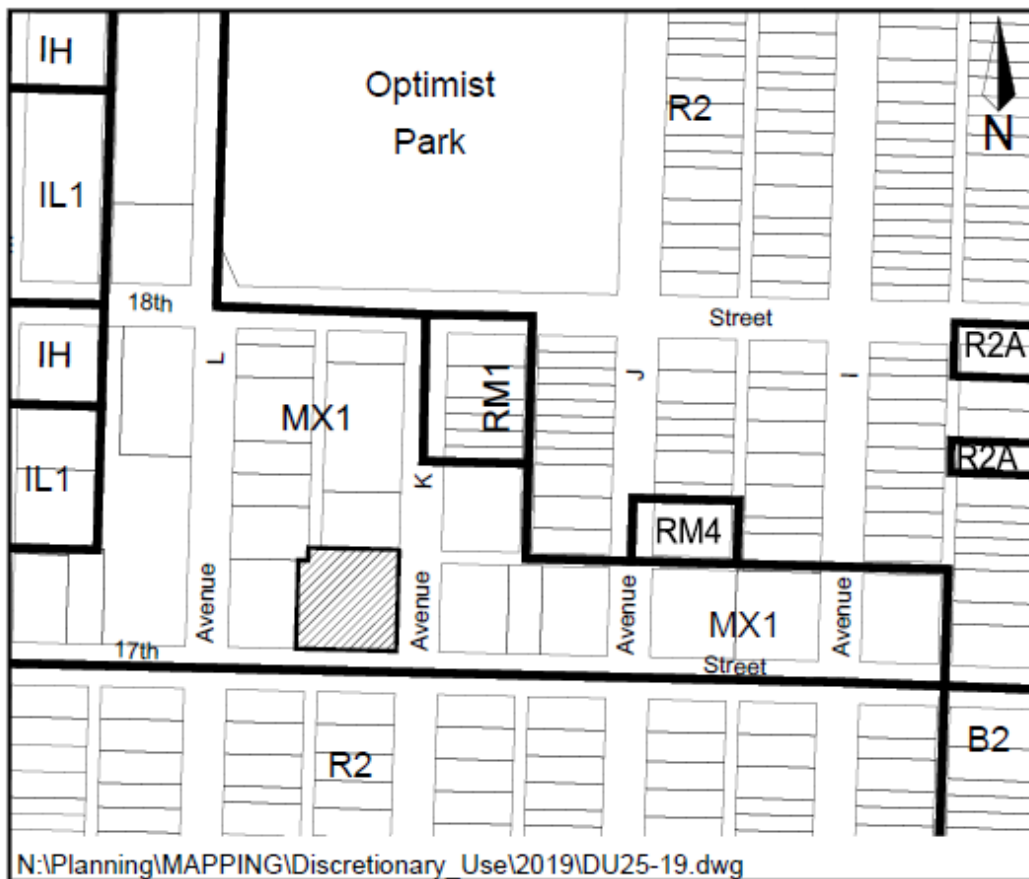
Application No:	D24/19
Applicant:	Michelle & Brad McAvoy
Civic Address:	2206 Wiggins Avenue
Legal Description:	Lots 40 & 41, Block 13, Plan No. G177 Lot 60, Block 13, Plan No. 10275635
Neighbourhood:	Adelaide/Churchill
Zoning Designation:	R2 – One and Two Unit Residential District
Proposed Use:	Garden Suite
Date Received:	August 30, 2019



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**Discretionary Use**

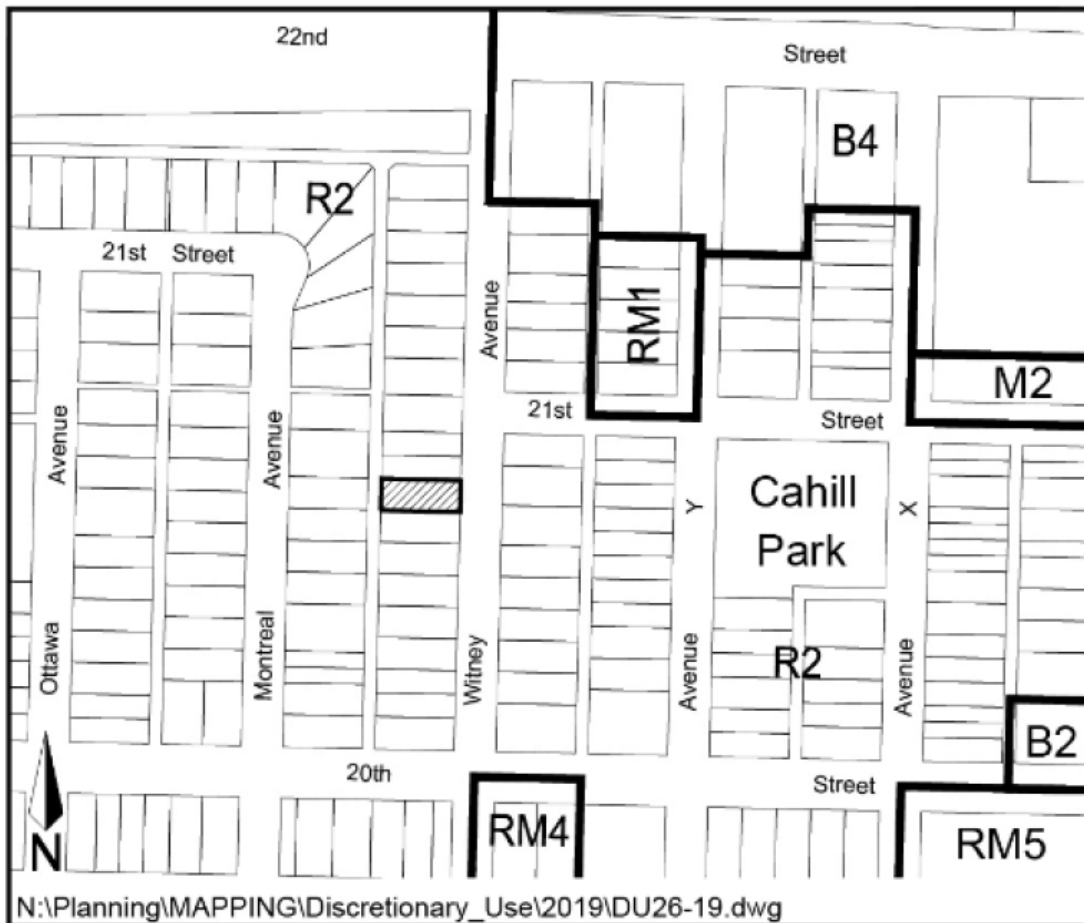
Application No:	D25/19
Applicant:	101195901 Saskatchewan Ltd.
Civic Address:	1102 17 <sup>th</sup> Street West
Legal Description:	Lot 11, Block 14, Plan No. 102005479
Neighbourhood:	West Industrial
Zoning Designation:	MX1 – Mixed Use District 1
Proposed Use:	Car Dealership
Date Received:	August 19, 2019



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**Discretionary Use**

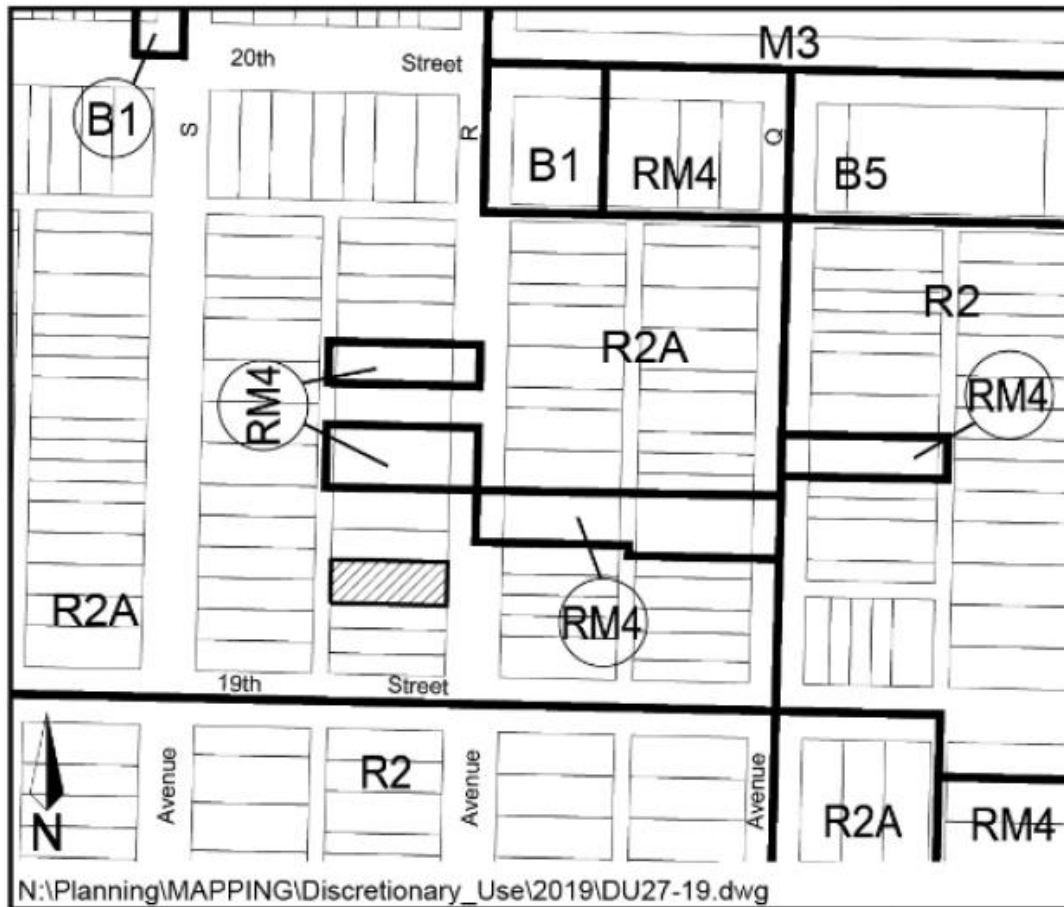
Application No:	D26/19
Applicant:	Nenita Famini
Civic Address:	207 Witney Avenue South
Legal Description:	Lot 36, Block 42, Plan No. G116
Neighbourhood:	Meadowgreen
Zoning Designation:	R2 – One and Two Unit Residential District
Proposed Use:	Child Care Centre (10 children)
Date Received:	August 22, 2019



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**Discretionary Use**

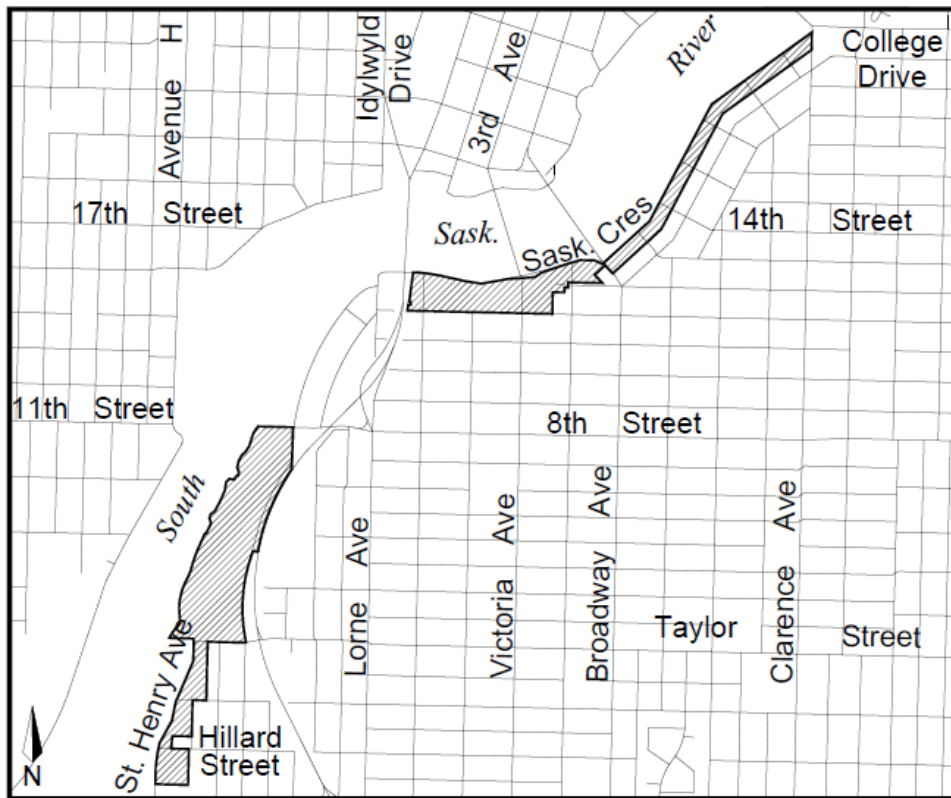
Application No:	D27/19
Applicant:	Bluebell BD Enterprise Ltd.
Civic Address:	343 Ave R South
Legal Description:	Lots 29-31, Block 11, Plan No. G3978
Neighbourhood:	Pleasant Hill
Zoning Designation:	R2A – Low Density Residential Infill District
Proposed Use:	Boarding House
Date Received:	September 3, 2019



**LAND USE APPLICATIONS RECEIVED FOR THE PERIOD FROM  
JULY 17, 2019 TO SEPTEMBER 30, 2019**


**Official Community Plan**

Amendment No:	OCP 1/19 Riverbank Slope and Overlay District
Date Received:	August 1, 2019
Proposed Use:	To provide policy and regulations in the form of an overlay zoning district to regulate development of specific sites adjacent to the South Saskatchewan River.



**OFFICIAL COMMUNITY PLAN AMENDMENT**

**LAND USE MAP**

 Amendment Area

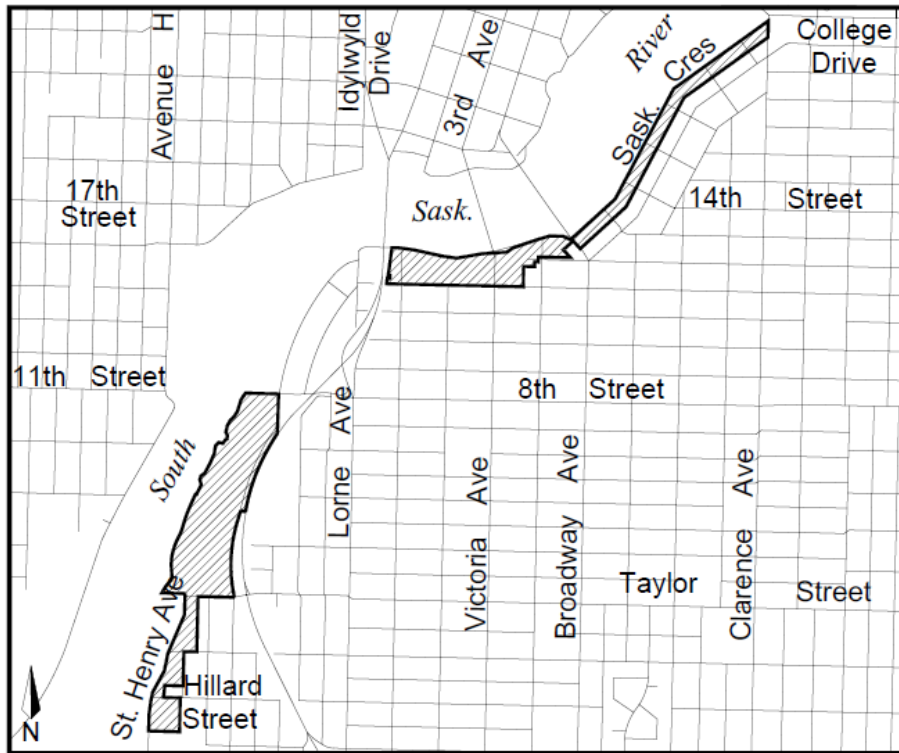
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**LAND USE APPLICATIONS RECEIVED FOR THE PERIOD FROM  
JULY 17, 2019 TO SEPTEMBER 30, 2019**

**Rezoning**

Application No:	Z5/19
Applicant:	City of Saskatoon
Civic Address:	Riverbank Slope Policy & Overlay District
Legal Description:	Not Specified
Date Received:	August 1, 2019
Proposed Use:	To provide policy and regulations in the form of an overlay zoning district to regulate development of specific sites adjacent to the South Saskatchewan River.



**ZONING AMENDMENT**

 Amendment Area

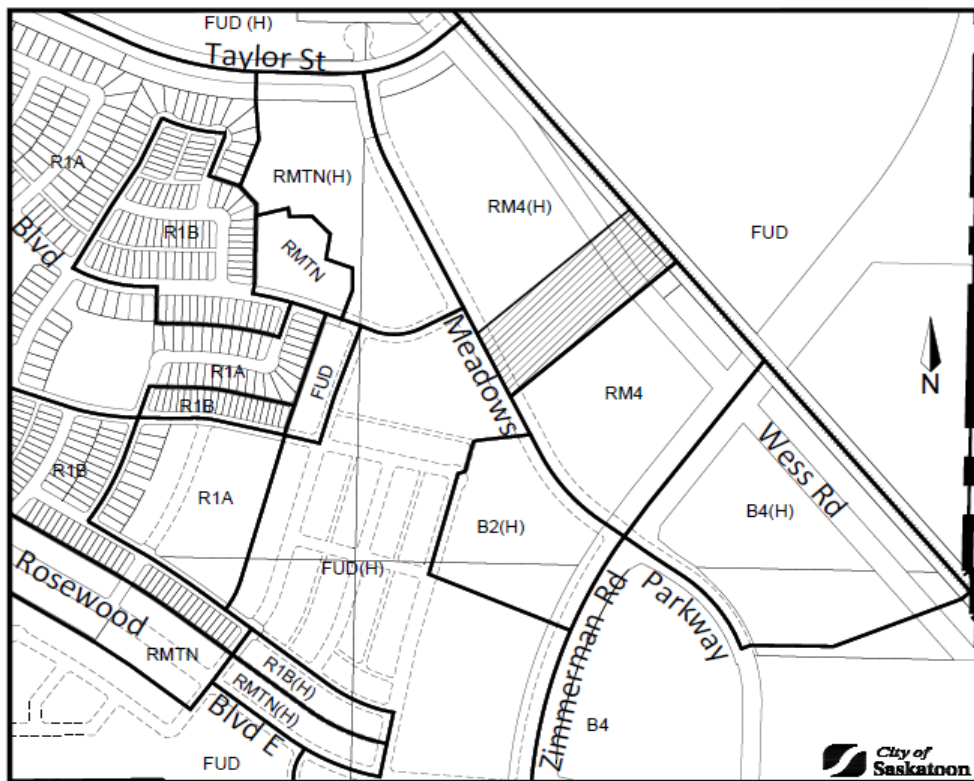
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**LAND USE APPLICATIONS RECEIVED FOR THE PERIOD FROM  
JULY 17, 2019 TO SEPTEMBER 30, 2019**

**Rezoning**

Application No:	Z6/19
Applicant:	Arbutus Properties
Civic Address:	Meadows Parkway
Legal Description:	Part of Parcel A, Plan No. 101317474
Neighbourhood:	Rosewood
Existing Zoning :	RM4(H) – Medium/High Density Multiple-Unit Dwelling District with Holding Symbol
Proposed Zoning and Use:	RM4 – Medium/High Density Multiple-Unit Dwelling District; Multi-unit dwelling
Date Received:	August 16, 2019



**ZONING AMENDMENT**

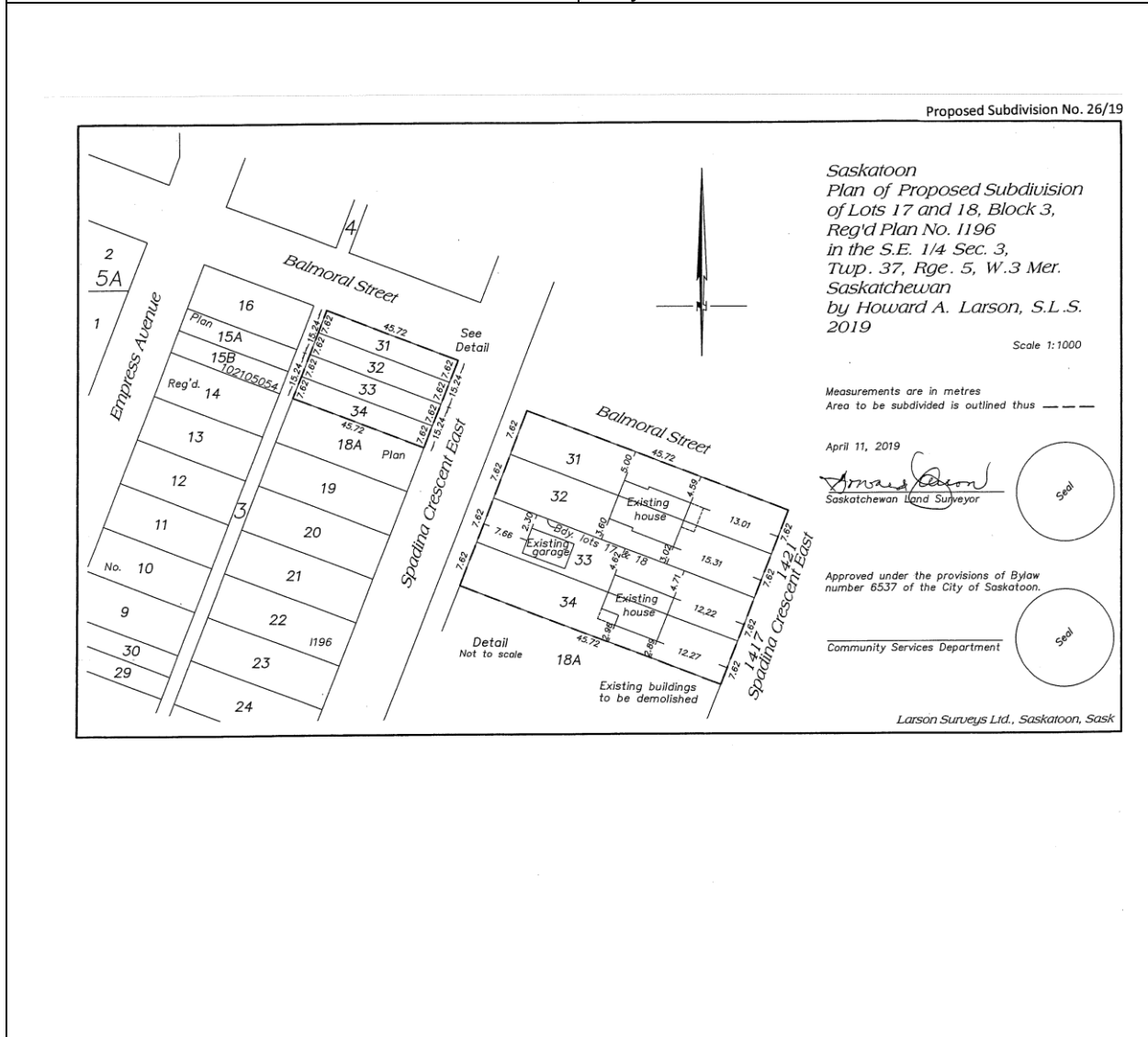
 From RM4(H) to RM4

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**LAND USE APPLICATIONS RECEIVED FOR THE PERIOD FROM  
JULY 17, 2019 TO SEPTEMBER 30, 2019**

**Subdivision**

Application No:	26/19
Applicant:	James McCulloch & CNS Developments Inc. c/o Larson Surveys Ltd.
Civic Address:	1417 & 1421 Spadina Cres East
Legal Description:	Lots 17 & 18, Block 3, Plan No. 1196
Neighbourhood:	North Park
Zoning Designation:	R2 – One and Two Unit Residential District
Proposed Use:	To split the 2 lots into 4 with separate titles, construct 4 detached houses
Date Received:	July 22, 2019

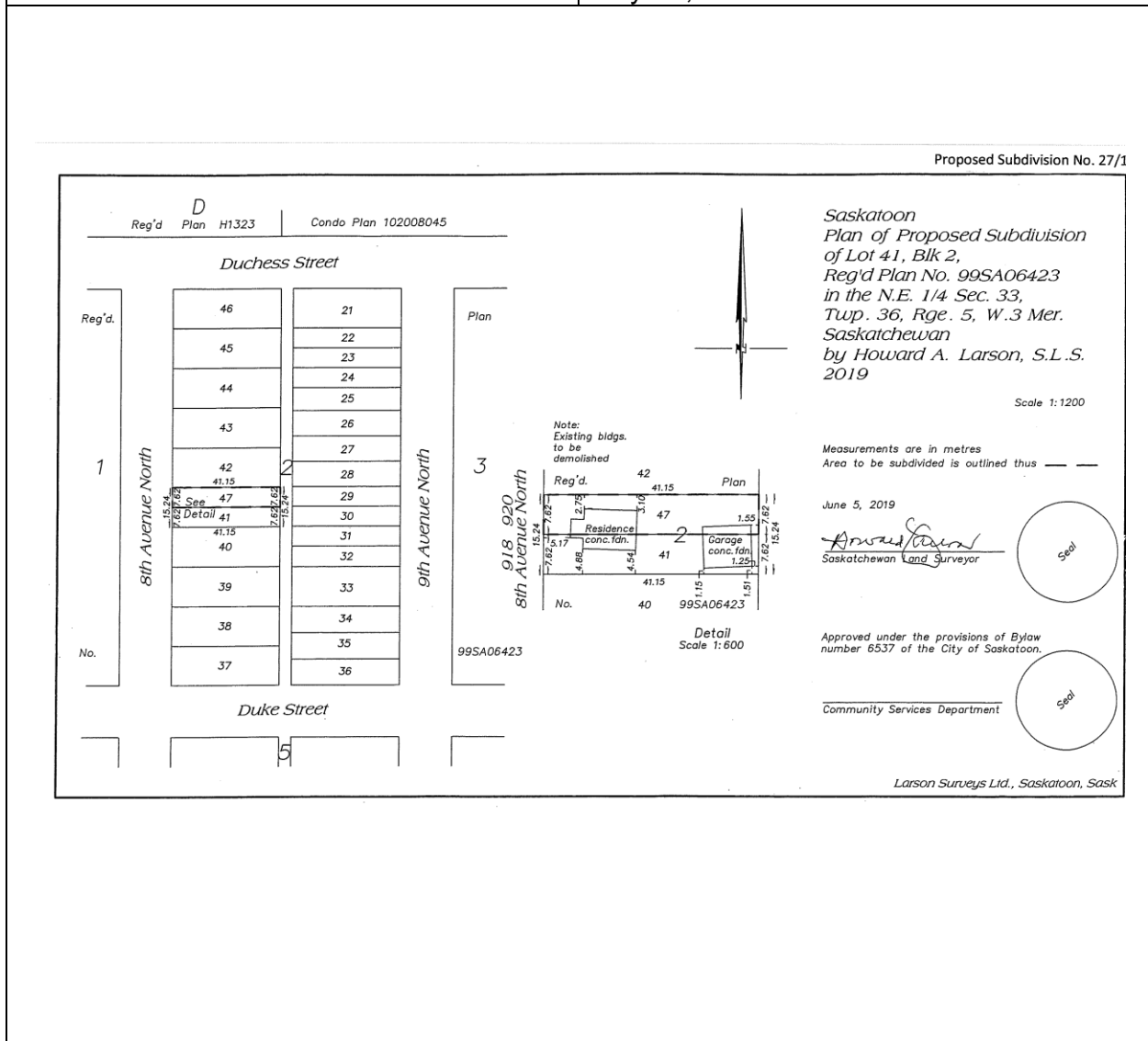




**LAND USE APPLICATIONS RECEIVED FOR THE PERIOD FROM  
JULY 17, 2019 TO SEPTEMBER 30, 2019**

**Subdivision**

Application No:	27/19
Applicant:	Timothy Dombowsky c/o Larson Surveys Ltd.
Civic Address:	918 8 <sup>th</sup> Avenue North
Legal Description:	Lot 41, Block 2, Plan No. 99SA06423
Neighbourhood:	City Park
Zoning Designation:	R2 – One and Two Unit Residential District
Proposed Use:	Two separate title for new construction or two separate houses
Date Received:	July 22, 2019

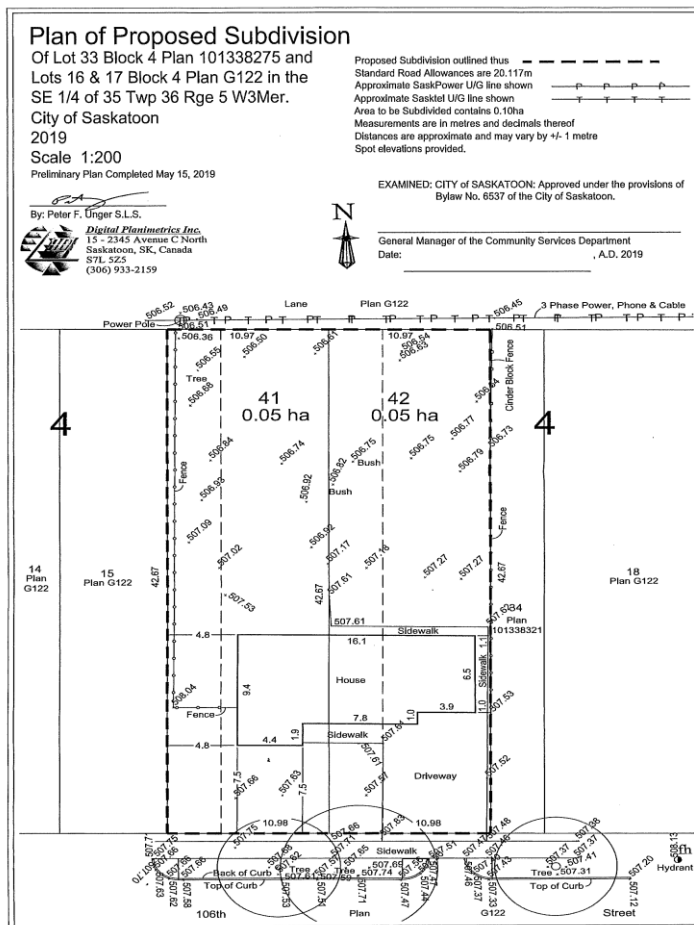


**LAND USE APPLICATIONS RECEIVED FOR THE PERIOD FROM  
JULY 17, 2019 TO SEPTEMBER 30, 2019**

**Subdivision**

Application No:	28/19
Applicant:	Norwood Developments Ltd. c/o Digital Planimetrics Inc.
Civic Address:	124 106th Street East
Legal Description:	Lot 33, Block 4, Plan No. 101338275 & Lots 16 & 17, Block 4, Plan No. G122
Neighbourhood:	Sutherland
Zoning Designation:	R2 – One and Two Unit Residential District
Proposed Use:	To create two equal sized lots out of the three pieces that create the existing residence.
Date Received:	August 7, 2019

Proposed Subdivision No. 28/19



**LAND USE APPLICATIONS RECEIVED FOR THE PERIOD FROM  
JULY 17, 2019 TO SEPTEMBER 30, 2019**

**Subdivision**

Application No:	29/19
Applicant:	Gary Brar c/o Meridian Surveys
Civic Address:	1304 East Centre
Legal Description:	Lot 9, Block 554, Plan No. 64S15314
Neighbourhood:	Eastview
Zoning Designation:	R2 – One and Two Unit Residential District
Proposed Use:	To subdivide the existing lots into 2 units
Date Received:	August 8, 2019

Proposed Subdivision No. 29/19

**PLAN OF PROPOSED  
BARELAND CONDOMINIUM**  
OF ALL OF  
**LOT 9 - BLOCK 544 - PLAN 64S15314**  
IN  
**N.W. ¼ SEC. 14-TWP.36-RGE.5-W.3MER.**  
**CITY OF SASKATOON, SK**

SCALE 1:250

NOTES  
PRELIMINARY SURVEY DONE ON MAY 16, 2019.  
PORTION TO BE SURVEYED IS OUTLINED IN A HEAVY DASHED LINE, AND CONTAINS  
0.038 AC (0.148 A) (0.037 AC & 0.001 AC)  
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.  
DISTANCES ARE APPROXIMATE AND MAY VARY BY 1 METRE.

EXAMINED / CITY OF SASKATOON  
Approved under the Provisions of Bylaw No. 6637 of the City of Saskatoon

General Manager of the Community Services Department

Date: \_\_\_\_\_, A.D. 2019

*Avtar Singh*  
AVTAR SINGH

*Arvinder Singh*  
ARVINDER SINGH

Approval: Owners LOT 9 - BLOCK 544 - PLAN 64S15314

REV	REVISIONS	DATE	APP'D	CHK'D
1	PRELIMINARY PLAN	JUNE 12, 2019		
2				

F.S. 512123      CWS 5187506V

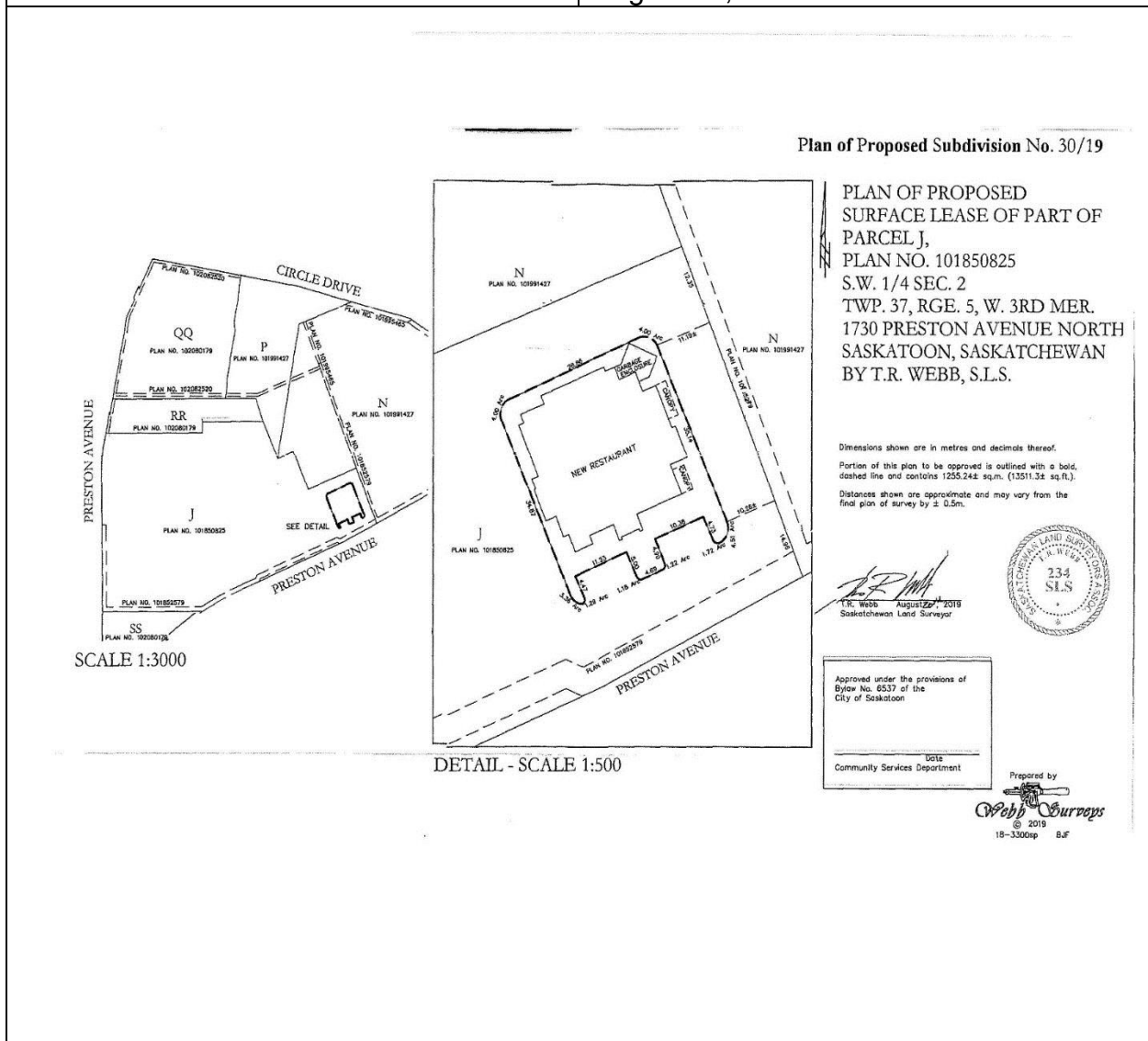
*Murphy C. Robinson*  
Murphy C. Robinson  
Saskatchewan Land Surveyor

**Meridian Surveys Ltd.**

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**Subdivision**

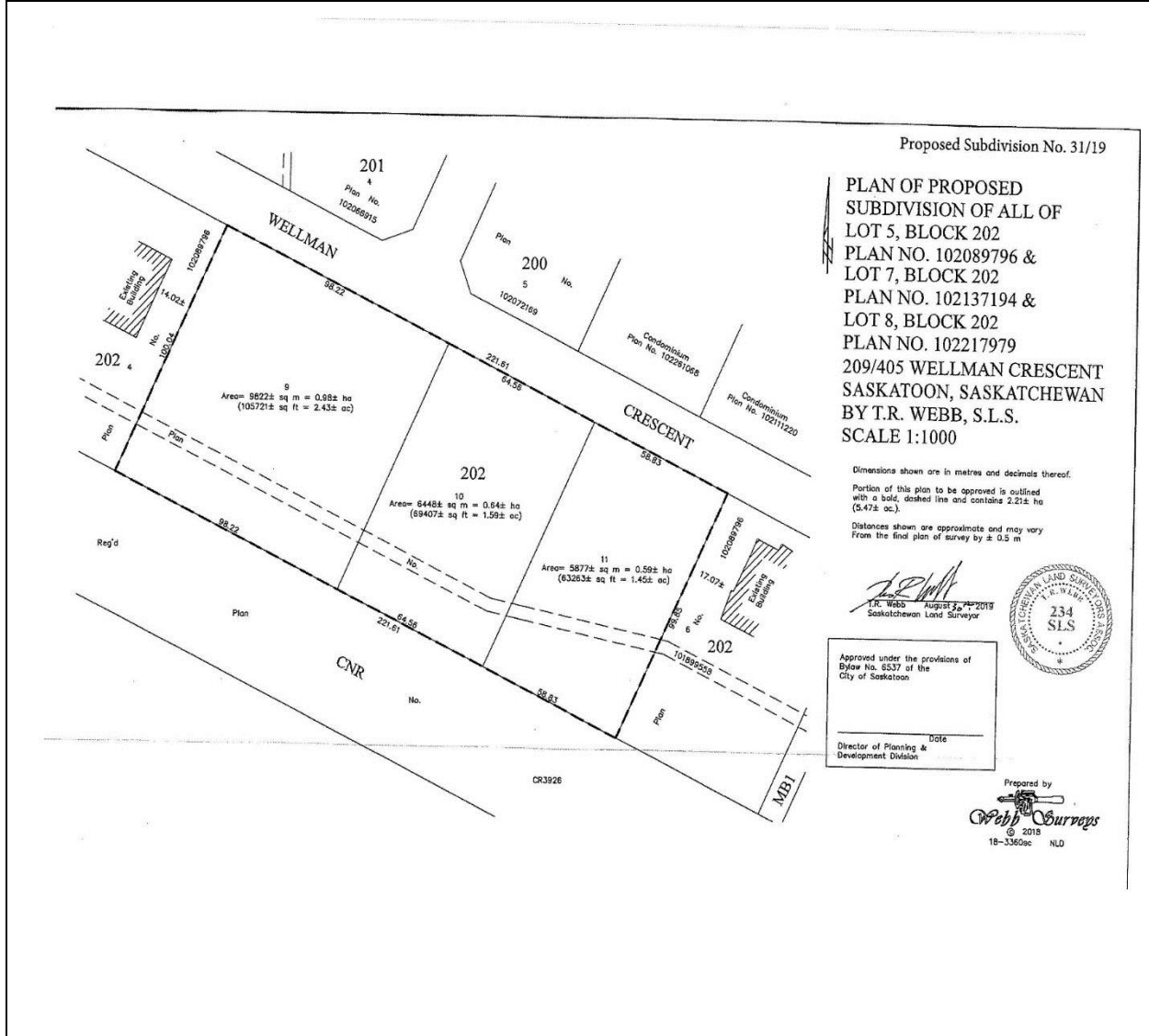
Application No:	30/19
Applicant:	University of Saskatchewan c/o Webb Surveys
Civic Address:	1718 Preston Ave N
Legal Description:	Block J, Plan No. 101850825
Neighbourhood:	U of S Lands Management Area
Zoning Designation:	DCD3 – Direct Control District 3
Proposed Use:	Surface lease that will be leased by Chandos for Olive Garden Restaurant
Date Received:	August 22, 2019



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**Subdivision**

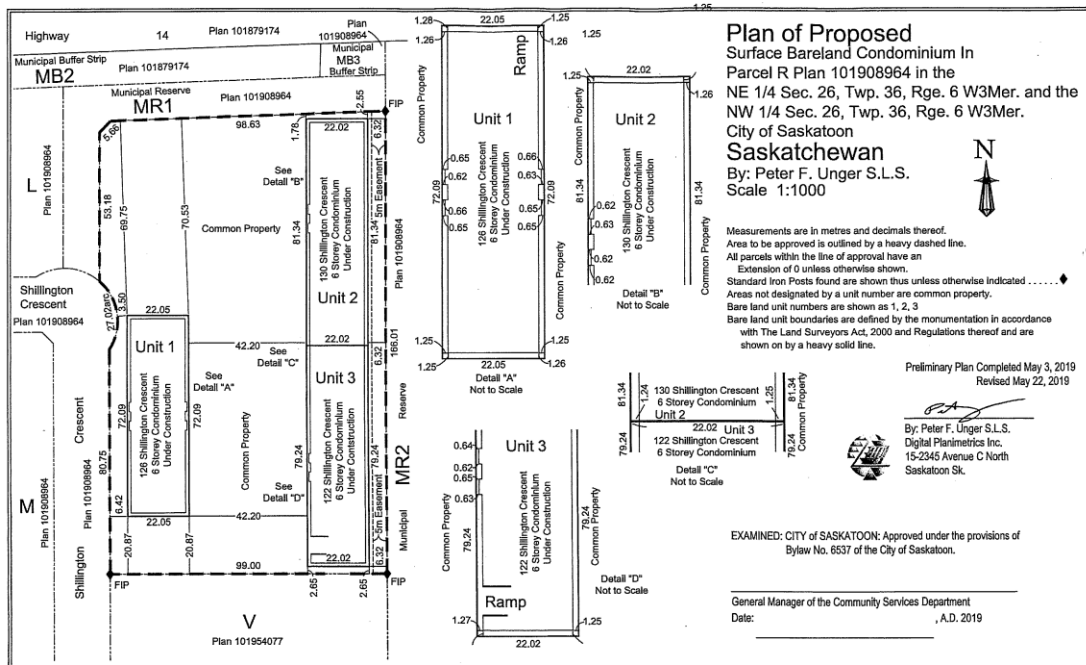
Application No:	31/19
Applicant:	Canwest Commercial & Land Corp. c/o Webb Surveys
Civic Address:	405 Wellman Crescent
Legal Description:	Lot 5, Block 202, Plan No. 102089796
Neighbourhood:	Stonebridge
Zoning Designation:	IB – Industrial Business District
Proposed Use:	Lots for possible sale
Date Received:	August 30, 2019



# LAND USE APPLICATIONS RECEIVED FOR THE PERIOD FROM JULY 17, 2019 TO SEPTEMBER 30, 2019

## Subdivision

Application No:	33/19
Applicant:	1995699 Alberta Ltd. c/o Webb Surveys
Civic Address:	126 Shillington Cres
Legal Description:	Parcel R, Plan 101908964
Neighbourhood:	Blairmore
Zoning Designation:	M3 – General Institutional Service District
Proposed Use:	To create a condo
Date Received:	September 3, 2019



# LAND USE APPLICATIONS RECEIVED FOR THE PERIOD FROM JULY 17, 2019 TO SEPTEMBER 30, 2019

## Subdivision

Application No:	34/19
Applicant:	Boychuk Investments Ltd. c/o Meridian Surveys
Civic Address:	Rosewood – Flynn Manor
Legal Description:	Parcel DD, Plan No. 10220285856 & Part of Parcel BB, Plan No. 101975394
Neighbourhood:	Rosewood
Zoning Designation:	M3 – General Institutional Service District
Proposed Use:	To create 28 residential lots and road
Date Received:	September 25, 2019

