

## ZONING NOTICE

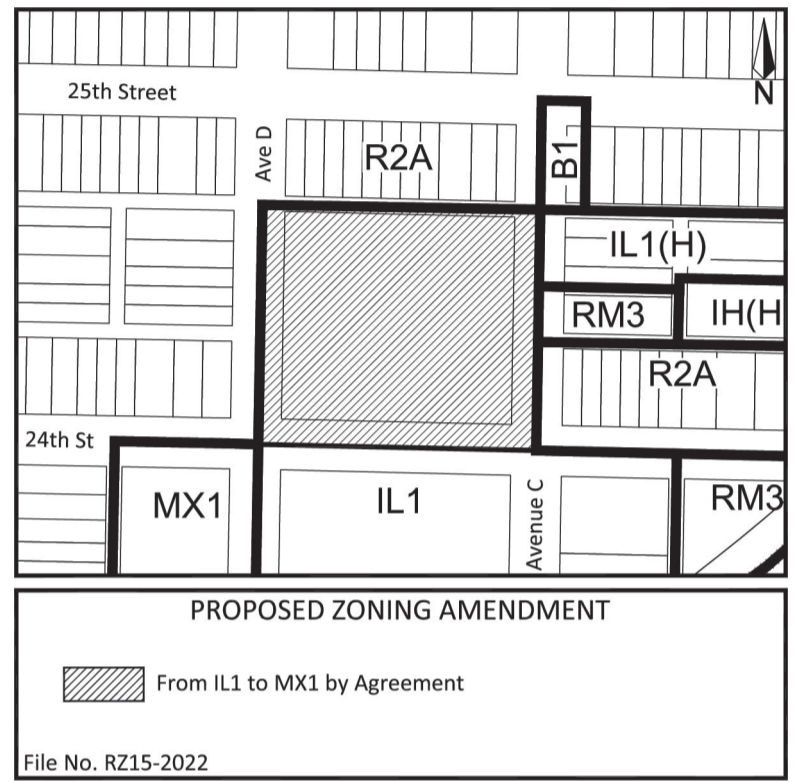
### CASWELL HILL NEIGHBOURHOOD

#### PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 10025 THE ZONING AMENDMENT BYLAW, 2024 (NO. 21)

Saskatoon City Council will consider an amendment to Bylaw No. 8770, Zoning Bylaw, 2009 proposed by Saskatoon Land to rezone 321 Ave C North in the Caswell Hill Neighbourhood. By way of Bylaw No. 10025, The Zoning Amendment Bylaw, 2024 (No. 21), the subject site is proposed to be rezoned from IL1 – General Light Industrial District to MX1 – Mixed Use District 1, subject to a Zoning Agreement.

#### LEGAL DESCRIPTION

- Lots 13 – 36 Block 19 Plan G582 Ext 0
- Lots A, B and C, Block 19, Plan G582 Ext 0



**REASON FOR THE AMENDMENT** – The proposed rezoning will facilitate the reuse of the former Saskatoon Transit bus maintenance building and create a mixed-use development for the remainder of the site, consisting of a three-storey residential building, a three-storey commercial building, and on-site parking. A Zoning Agreement is proposed for the site, which is a legal agreement that establishes site-specific regulations for how a property may be developed and used.

Additional information on the proposal may be viewed on the Engage page on the City of Saskatoon website at [saskatoon.ca/engage/south-caswell-redevelopment](http://saskatoon.ca/engage/south-caswell-redevelopment).

**INFORMATION** – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge during regular business hours:  
Community Services Division, Planning and Development Department  
Phone: 306-986-2061 (Robyn Rechenmacher, Senior Planner)

**PUBLIC HEARING** – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Wednesday, July 31, 2024 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

Should you wish to provide comments to City Council, please visit [saskatoon.ca/write-letter-councilcommittees](http://saskatoon.ca/write-letter-councilcommittees). If you are requesting to speak in person or remotely, please indicate this in your submission and you will be contacted by a representative of the City Clerk's Office with further information.

Written submissions for City Council's consideration may also be forwarded to:  
His Worship the Mayor and Members of City Council  
c/o City Clerk's Office, City Hall  
222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by **5:00 p.m. on Monday, July 29, 2024** will be forwarded to City Council.

The Public Hearing is broadcast live on Shaw TV - Channel 10, Shaw BlueSky - Channel 105 and video-streamed on the City's website at [saskatoon.ca/meetings](http://saskatoon.ca/meetings) starting at 6:00 p.m. on the scheduled day.

## CARBON MONOXIDE ALARMS SAVE LIVES

Carbon monoxide (CO) is an odourless, colourless, tasteless, deadly gas. Elevated levels of carbon monoxide can cause illness or death before people even know it is there. A carbon monoxide alarm will alert you if dangerous levels of carbon monoxide are accumulating. Carbon monoxide alarms should be installed outside each sleeping area and are most effective when interconnected throughout your home.

If your carbon monoxide alarm sounds or you suspect carbon monoxide in your home, immediately move to a location with fresh air and call 9-1-1.

For more information, visit [saskatoon.ca/fire](http://saskatoon.ca/fire).



## ZONING NOTICE

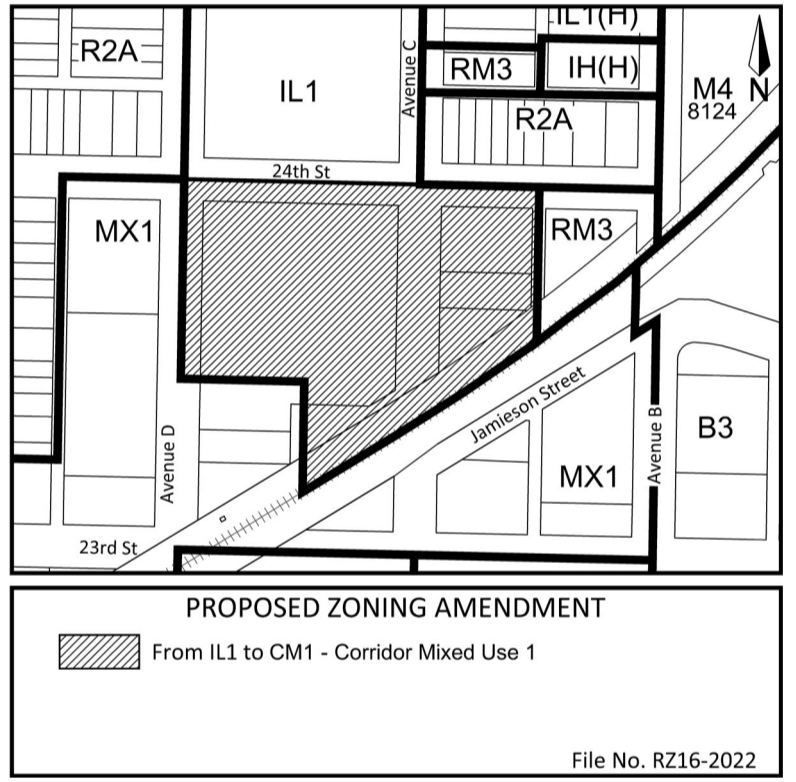
### CASWELL HILL NEIGHBOURHOOD

#### PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 10026 THE ZONING AMENDMENT BYLAW, 2024 (NO. 22)

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) proposed by Saskatoon Land to rezone 301 24th Street West, 232, 240 and 230 Avenue C North, and the existing Right-of-Way south of 24th Street West in the Caswell Hill Neighbourhood. By way of Bylaw No. 10026, The Zoning Amendment Bylaw, 2024 (No.22), the subject sites are proposed to be rezoned from IL1 – General Light Industrial District to CM1 - Corridor Mixed-Use 1 District.

#### LEGAL DESCRIPTION

- Lots 1 – 13 and 30 – 40, Block 14, Plan G582 Ext 0
- Lot 41, Block 14, Plan G582 Ext 1
- Lot 34, Block 15, Plan G582 Ext 30
- Lots 35-40, Block 15, Plan G582 Ext 0
- Lot 45 Block 14, Plan 101352204 Ext 18
- Lot 44, Block 14, Plan 101352192 Ext 17
- Lot 42, Block 14, Plan 101352170 Ext 3
- Lot 14A, Block 14, Parcel 101352169 Ext 8
- Lot 64, Block 15, Plan 101339603 Ext 13
- Lot 65, Block 15, Plan 101339603 Ext 14
- Lot 66, Block 15, Plan 101339603 Ext 15
- Lot 67, Block 15, Plan 101339603 Ext 16
- Lot 63 Block 15, Plan 101339580 Ext 12
- Portion of Lane 5, Plan G582 Ext 0



**REASON FOR THE AMENDMENT** – The proposed rezoning to Corridor Mixed-Use 1 District would facilitate redevelopment of approximately three-to-six storey mixed-use development on the subject sites in alignment with the Corridor Land Use plan for the 22nd Street plan area. There is currently no development proposal associated with this rezoning.

Additional information on the proposed rezoning may be viewed on the Engage page on the City of Saskatoon website at [saskatoon.ca/engage/south-caswell-redevelopment](http://saskatoon.ca/engage/south-caswell-redevelopment).

**INFORMATION** – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge during regular business hours:

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## PUBLIC MEETINGS

(\*Closed meetings will be noted if there are any scheduled, otherwise all meetings are open to the public).

**City Council and its Committees hold in-person meetings, including public attendance except where stated "teleconference meeting". Virtual attendance will be accommodated. Submissions providing comments and/or requesting to speak will be accepted for public meetings using the online form at [Saskatoon.ca/write-letter-councilcommittees](http://Saskatoon.ca/write-letter-councilcommittees). If your submission includes a request to speak, you will be contacted by a representative from the City Clerk's Office with further information.**

**WEDNESDAY, JULY 17, 2024**

### Governance and Priorities Committee

Council Chamber, City Hall, at 9:30 a.m. (live streamed at [saskatoon.ca/meetings](http://saskatoon.ca/meetings))

\*In Camera session included as part of agenda.

**The next Regular Business and Public Hearing Meetings of City Council are scheduled for Wednesday, July 31, 2024, beginning at 9:30 a.m. and 6:00 p.m., respectively.**

Regular and Public Hearing meetings of City Council are broadcast live on Shaw TV - Channel 10 and Shaw BlueSky - Channel 105, starting at 9:30 a.m. and 6:00 p.m., respectively. Public meetings of City Council, including public meetings of the Governance and Priorities Committee and Standing Policy Committees, are also live streamed on the City's website, as well as archived for future viewing. Go to [saskatoon.ca/meetings](http://saskatoon.ca/meetings).

Agendas for public meetings may be viewed by visiting our website at [saskatoon.ca/meetings](http://saskatoon.ca/meetings).

For further information regarding these meetings or information on communicating with City Council or its Committees, visit our website at [saskatoon.ca/city-hall](http://saskatoon.ca/city-hall).

## \*CLOSED MEETINGS

Closed meetings may be held but are not open to the public because they deal with issues that are sensitive in nature and meet the requirements of Part III of The Local Authority Freedom of Information and Protection of Privacy Act. No final decisions may be made at closed meetings. If there are closed meetings, they will be noted in the above listing.

## NEIGHBOURHOOD CONCEPT PLAN NOTICE

### ROSEWOOD CONCEPT PLAN – PROPOSED AMENDMENT

Saskatoon City Council will consider an amendment to the Rosewood Concept Plan proposed by Arbutus Developments. The proposed amendment to the Concept Plan Land Use Map will redesignate a portion of land west of Zimmerman Road and south of Meadows Parkway in the Rosewood neighbourhood from:

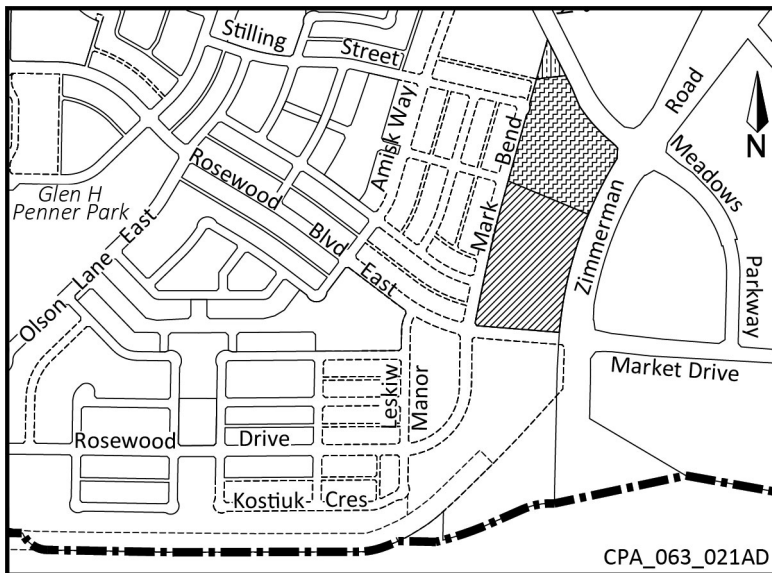
- 'Mixed Use' to 'Multi Family', and
- 'Commercial' to 'Multi Family (Medium Density)', and
- 'Multi Family' to Multi Family (Medium Density)

#### Civic Address

N/A

#### LEGAL DESCRIPTION

- Part of NW 17 36 04 3 Ext 19.
- Part of Blk/Par A-Plan 101317474 Ext 20,
- Part of Blk/Par EE-Plan 102028586 Ext 17.
- Part of SE 17 36 04 3 Ext 6 As described on Certificate of Title 96533174, description 6.



CPA\_063\_021AD

### PROPOSED ROSEWOOD CONCEPT PLAN AMENDMENT LAND USE MAP

- From Mixed Use to Multi-Family Residential
- From Commercial to Multi-Family (Medium Density) Residential
- From Multi Family to Multi-Family (Medium Density) Residential

**REASON FOR THE AMENDMENT** – The area is currently undeveloped and the proposed Rosewood Concept Plan amendment, in conjunction with an Official Community Plan Land Use Map amendment (Bylaw No.10021) and Zoning Bylaw amendment (Bylaw No. 10022), would provide for further medium density residential development in the Rosewood neighbourhood.

Additional information on the proposed amendment may be viewed on the Engage page on the City of Saskatoon website at [saskatoon.ca/engage/rosewood-phase-11-14](http://saskatoon.ca/engage/rosewood-phase-11-14).

**INFORMATION** – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge during regular business hours:

Community Services Division, Planning and Development Department  
Phone: (306-975-2482) (Sarah Adair)

**PUBLIC HEARING** – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Wednesday, July 31, 2024 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

Should you wish to provide comments to City Council, please visit [saskatoon.ca/writetocouncil](http://saskatoon.ca/writetocouncil). If you are requesting to speak in person or remotely, please indicate this in your submission and you will be contacted by a representative of the City Clerk's Office with further information.

Written submissions for City Council's consideration may also be forwarded to:

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222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by **5:00 p.m. on Monday, July 29, 2024**, will be forwarded to City Council.

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## OFFICIAL COMMUNITY PLAN NOTICE

### PROPOSED OFFICIAL COMMUNITY PLAN MAP AMENDMENT – BYLAW NO.10021, THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2024 (No. 11)

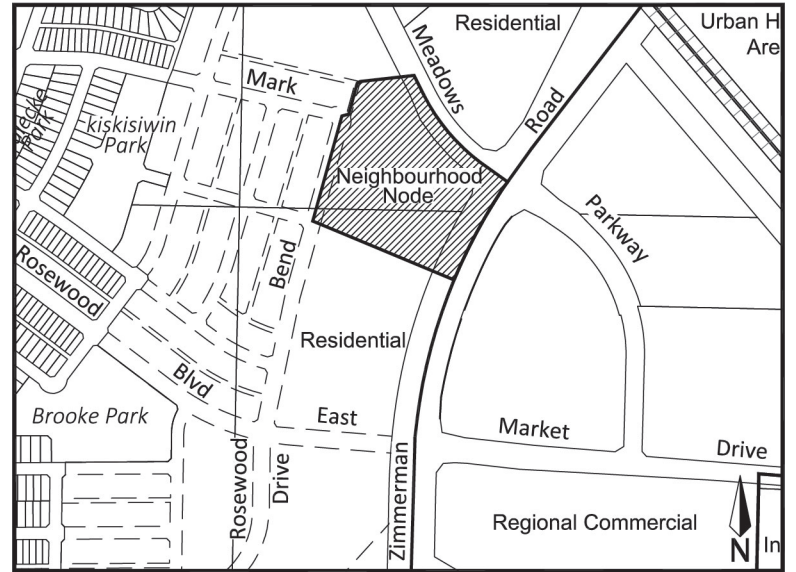
Saskatoon City Council will consider an amendment to Bylaw No. 9700, the Official Community Plan, proposed by Arbutus Developments. By way of Bylaw No.10021, The Official Community Plan Amendment Bylaw, 2024 (No. 11), will provide for a portion of land in the Rosewood neighbourhood to be redesignated from 'Neighbourhood Node' to 'Residential' on the Official Community Plan Land Use Map, west of Zimmerman Road and south of Meadows Parkway, as shown on the map below.

#### Civic Address

N/A

#### Legal Description

- Part of NW 17 36 04 3 Ext 19.
- Part of Blk/Par A-Plan 101317474 Ext 20,
- Part of Blk/Par EE-Plan 102028586 Ext 17.
- Part of SE 17 36 04 3 Ext 6 As described on Certificate of Title 96533174, description 6.



### PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE MAP

- From Neighbourhood Node to Residential

File No. OCP4-2023

**REASON FOR THE AMENDMENT** – The area is currently undeveloped and the proposed amendment would provide for the land to be re-designated from 'Neighbourhood Node' to 'Residential', which in conjunction with the Rosewood Concept Plan Amendment and Zoning Bylaw amendment (Bylaw No.10022), will provide for the potential for residential development and community uses compatible within a neighbourhood setting.

Additional information on the proposed amendment may be viewed on the Engage page on the City of Saskatoon website at [saskatoon.ca/engage/rosewood-phase-11-14](http://saskatoon.ca/engage/rosewood-phase-11-14).

**INFORMATION** – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge during regular business hours:

Community Services Division, Planning and Development Department  
Phone: (306-975-2482) (Sarah Adair)

**PUBLIC HEARING** – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Wednesday, July 31, 2024 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

Should you wish to provide comments to City Council, please visit [saskatoon.ca/writetocouncil](http://saskatoon.ca/writetocouncil). If you are requesting to speak in person or remotely, please indicate this in your submission and you will be contacted by a representative of the City Clerk's Office with further information.

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222 Third Avenue North, Saskatoon, SK S7K 0J5.

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## PROPERTY FOR SALE BY PUBLIC TENDER

### UNDER THE TAX ENFORCEMENT ACT

Sealed tenders addressed to the Sales Section, Saskatoon Land, 200 4th Avenue North, Saskatoon, SK S7K 0K1, and plainly marked on the envelope "Tender for Purchase of Property Under the Tax Enforcement Act" will be received until **2:00 p.m. CST, on Thursday, August 1, 2024**, for the following property:

NEIGHBOURHOOD: Meadowgreen  
PROPERTY TYPE: Residential (Vacant Land-not a developable site, see sales package)  
CIVIC ADDRESS: 431 Vancouver Avenue South  
LEGAL DESCRIPTION: Lot 40, Block 60, Plan G198 Extension 0  
PARCEL DIMENSIONS: 25' width x 135' length  
ISC SURFACE PARCEL: 120310636  
ZONING DISTRICT: R2  
RESERVE BID: \$7,500.00

To receive a sales package, including property information and submission requirements, please contact Saskatoon Land by phone at 306-975-3278; or by e-mail at [land@saskatoon.ca](mailto:land@saskatoon.ca). Packages can also be downloaded from the Saskatoon Land website at [saskatoonland.ca](http://saskatoonland.ca).

## SEIZED VEHICLE FOR PUBLIC AUCTION

McDougall Auctioneers Ltd  
203 60th Street East, Saskatoon, SK  
[mcdougallauction.com](http://mcdougallauction.com)

By virtue of Bylaw No. 8640, Section 7, Power Unit may be sold. Tractor maybe claimed prior to July 26, 2024 at the Municipal Lot located at 150 Jonathon Avenue.

#### Vehicle of Interest:

Year	Make	Model	Color	VINS
2015	Freightliner	Power Unit	White	3AKJGLD51FSGK7465

The Commissionaire's physical vehicle check, mortgage and other searches are complete.

## ZONING NOTICE

### VARSITY VIEW, HAULTAIN, AND KELSEY-WOODLAWN NEIGHBOURHOODS

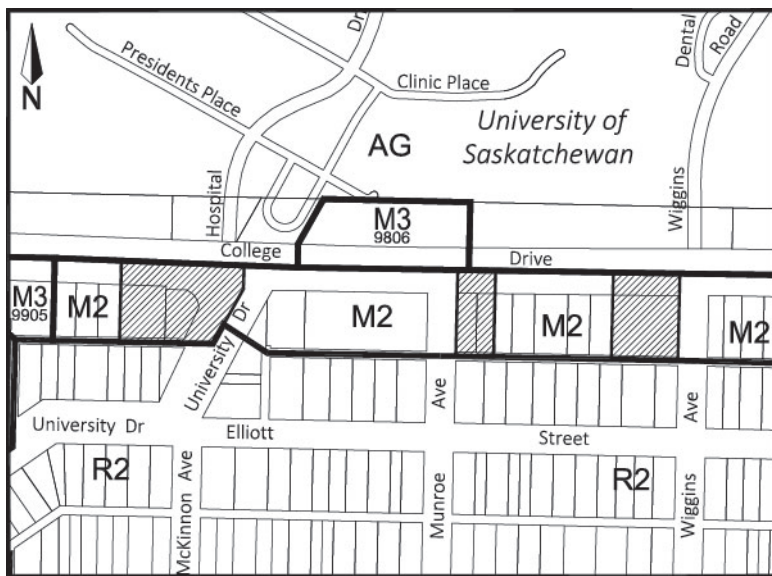
#### PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 10024, THE ZONING AMENDMENT BYLAW, 2024 (NO. 20)

Saskatoon City Council will consider an amendment to Bylaw No. 8770, Zoning Bylaw, 2009 proposed by City of Saskatoon - Planning and Development Department to rezone nine sites across three neighbourhoods by way of Bylaw No. 10024, The Zoning Amendment Bylaw, 2024 (No. 20).

1036 College Drive, ISC Surface Parcel 203980125, 1202 College Drive, 1204 College Drive, and 1236 College Drive in the Varsity View neighbourhood are proposed to be rezoned from M2 - Community Institutional Service District to CS1 - Corridor Station Mixed-Use 1 District.

#### LEGAL DESCRIPTION

- Lots 37 through 40, Block 14, Plan F5527
- Lot A, Block 14, Plan CM2265
- Blocks M & N, Plan 101399193
- Block P, Plan 102392513
- Lots 21 through 23, Block 35, Plan F5527
- Lots 43 & 44, Block 35, Plan 101356253
- Lots 35 through 40, Block 35, Plan F5527



#### PROPOSED ZONING AMENDMENT

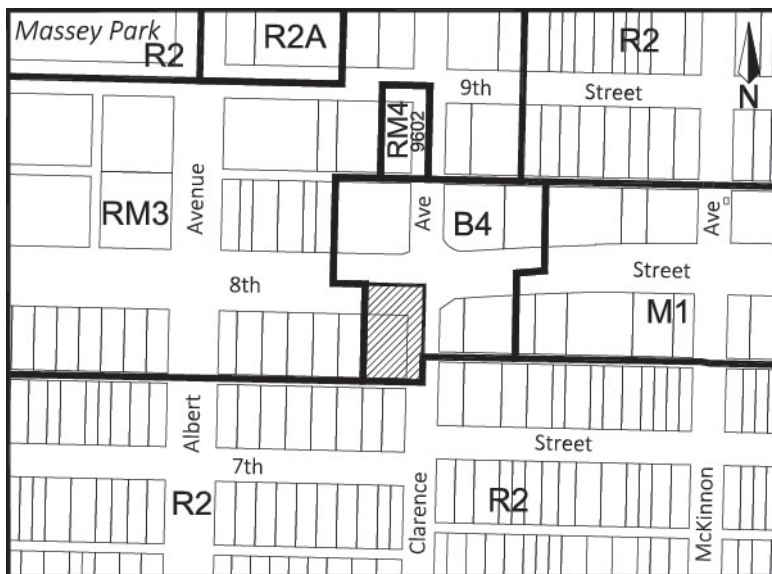
From M2 to CS1 (Corridor Station Mixed-Use District 1)

File No. RZ11-2024

928 8th Street East in the Haultain neighbourhood is proposed to be rezoned from B4 - Arterial and Suburban Commercial District to CS1 - Corridor Station Mixed-Use 1 District.

#### LEGAL DESCRIPTION

- Lots 12, 13 & 14, Block 24, Plan G103



#### PROPOSED ZONING AMENDMENT

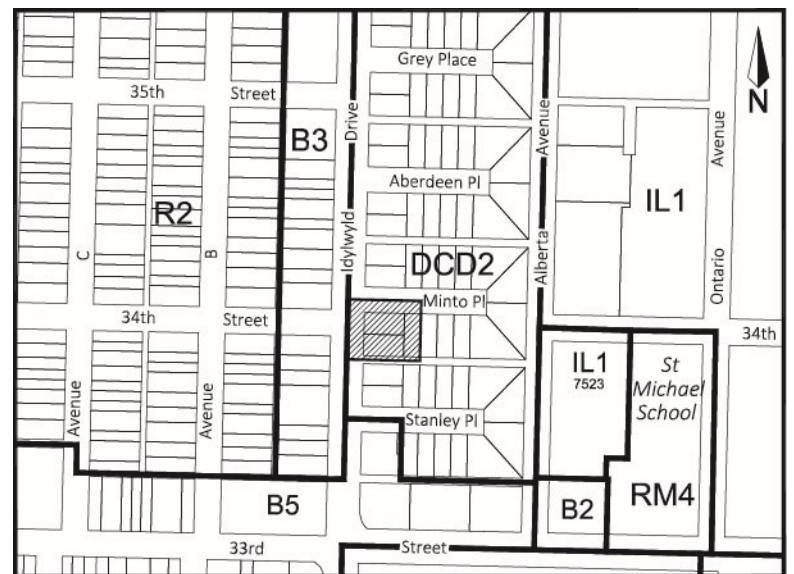
From B4 to CS1 (Corridor Station Mixed-Use District 1)

File No. RZ11-2024

1232 Idylwyld Drive North, 1236 Idylwyld Drive North, and 1 Minto Place in the Kelsey-Woodlawn neighbourhood are proposed to be rezoned from DCD2 - Direct Control District 2 to CS1 - Corridor Station Mixed-Use 1 District. This also includes text amendments for the DCD2 zoning district removing location reference to the sites listed and consolidating separate maps addressing location, phasing of sub-units and access into a combined map.

#### LEGAL DESCRIPTION

- Lots 14, 15 & 16, Block 4, Plan G679



#### PROPOSED ZONING AMENDMENT

From DCD2 to CS1 (Corridor Station Mixed-Use 1 District)

File No. RZ12-2024

**REASON FOR THE AMENDMENT** – The proposed rezonings to CS1 - Corridor Station Mixed-Use 1 District would facilitate redevelopment for approximately three-to-six storey mixed-use development along major transportation corridors near key transit station locations in the Corridor Growth Area. These rezonings support the City of Saskatoon's goal to accelerate an increase in housing supply close to the planned Bus Rapid Transit (BRT) in established neighbourhoods. Additional information may be viewed on the City of Saskatoon website at [saskatoon.ca/engage/station-mixed-use-rezoning](http://saskatoon.ca/engage/station-mixed-use-rezoning).

**INFORMATION** – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge during regular business hours:  
Community Services Division, Planning and Development Department  
Phone: 306-986-1663 (Pamela Brotzel)

**PUBLIC HEARING** – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Wednesday, July 31, 2024 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.** Should you wish to provide comments to City Council, please visit [saskatoon.ca/writetocouncil](http://saskatoon.ca/writetocouncil). If you are requesting to speak in person or remotely, please indicate this in your submission and you will be contacted by a representative of the City Clerk's Office with further information.

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## REPLACE SMOKE ALARMS EVERY 10 YEARS

Smoke alarms do not last forever. Check the manufacture date on your smoke alarms. If the alarms are 10 years old or older, replace them with new alarms.

To keep your smoke alarms in good working order, they need to:

- Be tested at least every three months
- Have the batteries replaced yearly or when the detector is chirping
- Be replaced every 10 years, even if they are hard-wired

For more information, visit [saskatoon.ca/fire](http://saskatoon.ca/fire).

# City PAGE

Visit [saskatoon.ca](https://saskatoon.ca)



## OFFICIAL COMMUNITY PLAN NOTICE

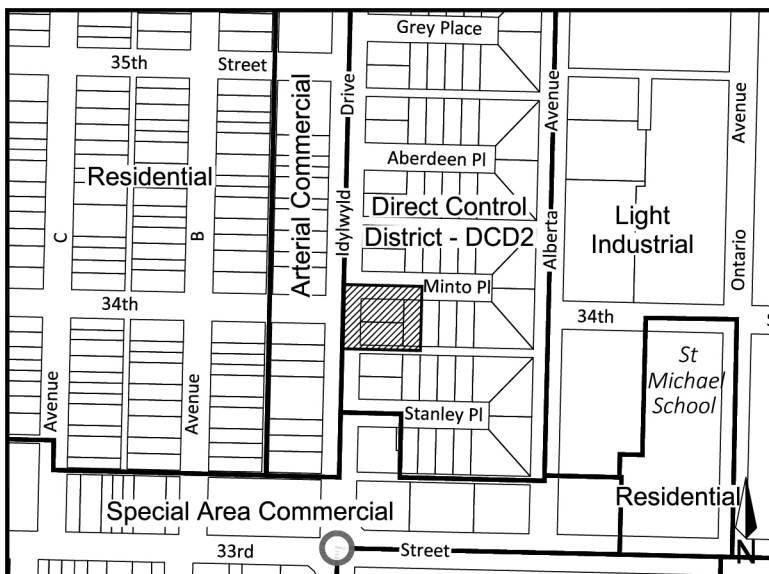
KELSEY-WOODLAWN NEIGHBOURHOOD

PROPOSED OFFICIAL COMMUNITY PLAN MAP AMENDMENT – BYLAW NO. 10023, THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2024 (NO. 12)



Saskatoon City Council will consider an amendment to Bylaw No. 9700, the Official Community Plan, proposed by City of Saskatoon - Planning and Development Department to redesignate 1232 Idylwyld Drive North, 1236 Idylwyld Drive North, and 1 Minto Place in the Kelsey-Woodlawn neighbourhood from 'Direct Control District 2' to 'Station Mixed Use' by way of Bylaw No. 10023, The Official Community Plan Amendment Bylaw, 2024 (No. 12).

### LEGAL DESCRIPTION

- Lots 14, 15 & 16, Block 4, Plan G679



### PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE MAP

-  From DCD2 to Station Mixed Use
-  Proposed BRT Station

File No. OCP02-2024

**REASON FOR THE AMENDMENT** – The proposed redesignation to 'Station Mixed Use' provides the potential for medium density, generally three to six storey mixed use development that incorporates transit-oriented development principles and a broad range of residential, commercial, institutional, cultural, and community uses, on lands that are located on the planned Bus Rapid Transit (BRT) routes near to a BRT station. The BRT station nearest to the subject sites is at Idylwyld Drive North and 33rd Street. Additional information may be viewed on the City of Saskatoon website at [saskatoon.ca/engage/station-mixed-use-rezoning](https://saskatoon.ca/engage/station-mixed-use-rezoning).

**INFORMATION** – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view the City of Saskatoon Official Community Plan may be directed to the following without charge during regular business hours:

Community Services Division, Planning and Development Department  
Phone: 306-986-1663 (Pamela Brotzel)

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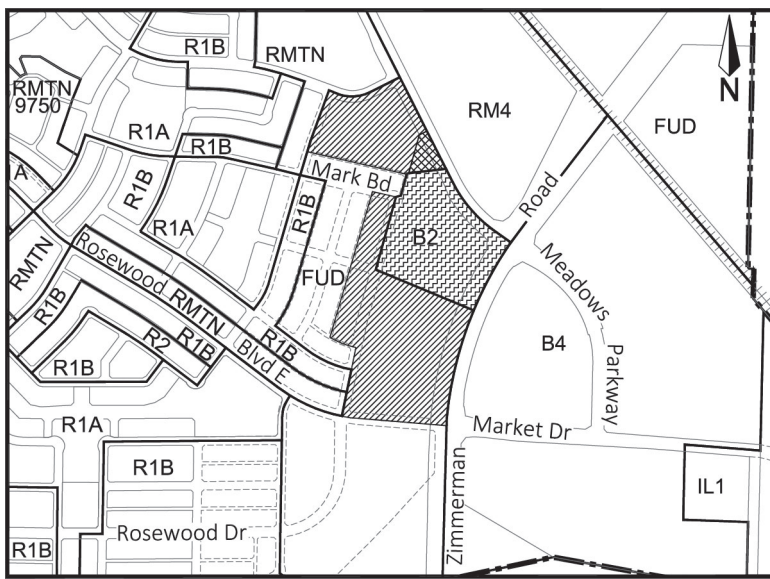
### ROSEWOOD NEIGHBOURHOOD PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 10022 THE ZONING AMENDMENT BYLAW, 2024 (No. 19)

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) proposed by Arbutus Developments to rezone land in the Rosewood Neighbourhood. By way of Bylaw No. 10022, The Zoning Amendment Bylaw, 2024 (No.19), a portion of land west of Zimmerman Road south of Meadows Parkway is proposed to be rezoned from FUD – Future Urban Development District to RMTN1 – Medium Density Townhouse Residential District 1; and from FUD – Future Urban Development District and B2 – District Commercial District to RM4 – Medium/High Density Multiple-Unit Dwelling District.

**Civic Address**  
N/A

#### Legal Description

- Part of NW 17 36 04 3 Ext 19.
- Part of Blk/Par A-Plan 101317474 Ext 20,
- Part of Blk/Par EE-Plan 102028586 Ext 17.
- Part of SE 17 36 04 3 Ext 6 As described on Certificate of Title 96S33174, description 6.



**PROPOSED ZONING AMENDMENT**

From FUD to RMTN1	From FUD to RM4
From B2 to RM4	

File No. RZ20-2023

**REASON FOR THE AMENDMENT** – The area is currently undeveloped and the proposed amendment will rezone the subject land from from FUD – Future Urban Development District to RMTN1 – Medium Density Townhouse Residential District 1; and from FUD – Future Urban Development District and B2 – District Commercial District to RM4 – Medium/High Density Multiple-Unit Dwelling District. The proposed rezoning, in conjunction with the Rosewood Concept Plan Amendment and Official Community Plan Land Use Map Amendment (Bylaw No.10021) will provide for further medium density residential development in the Rosewood Neighbourhood.

Additional information on the proposed rezoning may be viewed on the Engage page on the City of Saskatoon website at [saskatoon.ca/engage/rosewood-phase-11-14](http://saskatoon.ca/engage/rosewood-phase-11-14).

**INFORMATION** – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge during regular business hours:

Community Services Division, Planning and Development Department  
Phone: (306-975-2482) (Sarah Adair)

**PUBLIC HEARING** – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Wednesday, July 31, 2024 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

Should you wish to provide comments to City Council, please visit [saskatoon.ca/writetocouncil](http://saskatoon.ca/writetocouncil). If you are requesting to speak in person or remotely, please indicate this in your submission and you will be contacted by a representative of the City Clerk's Office with further information.

Written submissions for City Council's consideration may also be forwarded to:

His Worship the Mayor and Members of City Council  
c/o City Clerk's Office, City Hall  
222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by **5:00 p.m. on Monday, July 29, 2024**, will be forwarded to City Council.

The Public Hearing is broadcast live on Shaw TV - Channel 10, Shaw BlueSky – Channel 105 and video-streamed on the City's website - [saskatoon.ca/meetings](http://saskatoon.ca/meetings) starting at 6:00 p.m. on the scheduled day.

## NEIGHBOURHOOD CONCEPT PLAN NOTICE

### BRIGHTON NEIGHBOURHOOD CONCEPT PLAN – PROPOSED AMENDMENT

Saskatoon City Council will consider an amendment to the Brighton Neighbourhood Concept Plan proposed by Dream Asset Management Corporation. The proposed amendment would alter the boundary of an undeveloped low density multiple-unit dwelling site on Brighton Boulevard and pre-designate five sites on asokan Street, asokan Bend, Brighton Gate, Cockcroft Place, and Cockcroft Bend as Residential Care Homes.

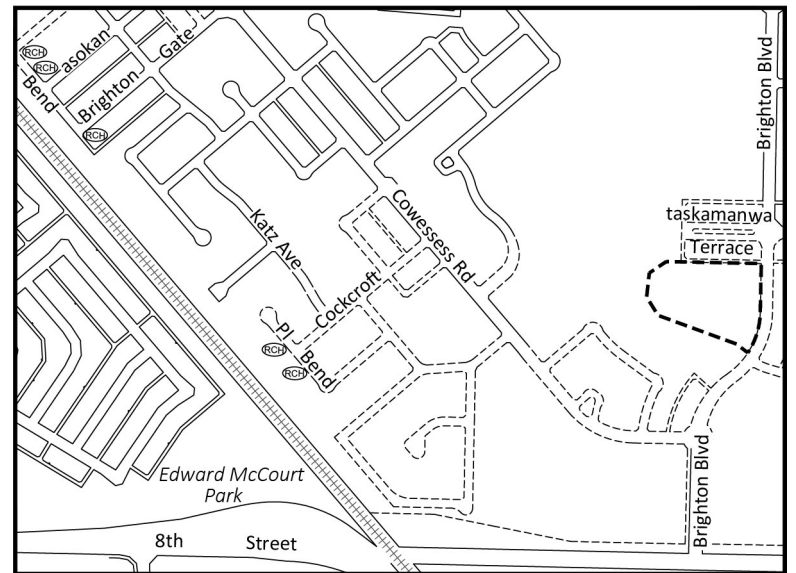
#### LEGAL DESCRIPTION

##### Parcel Boundary Alteration:

- Part of SE ¼ Sec 30 – Twp 36 – Rge 04 – W3M Ext 3
- Part of SW ¼ Sec 29 – Twp 36 – Rge 04 – W3M Ext 8

##### Residential Care Home Sites:

- Part of Parcel M3, Plan No. 102343979 Ext 2
- Lot 1, Block 190, Plan No. 102418927
- Lot 41, Block 192, Plan No. 102395651
- Part of S ½ Sec 30 – Twp 36 – Rge 04 – W3M



**PROPOSED BRIGHTON CONCEPT PLAN AMENDMENT**

	New Residential Care Home
	Boundary Adjustment of Low Density Multi Unit Dwelling Site

CPA\_080\_09AD

**REASON FOR THE AMENDMENT** – The land is currently undeveloped, and the proposed Brighton Neighbourhood Concept Plan amendment would accommodate residential development and provide opportunity for supportive housing in the South and West portions of the neighbourhood.

Additional information on the proposed amendment may be viewed on the Engage page on the City of Saskatoon website at [saskatoon.ca/engage/brighton-concept-plan-and-zoning-amendment](http://saskatoon.ca/engage/brighton-concept-plan-and-zoning-amendment).

**INFORMATION** – Questions regarding the proposed amendment, arrangements to review the City of Saskatoon Official Community Plan, the City of Saskatoon Zoning Bylaw and Zoning Map, or the Brighton Neighbourhood Concept Plan Map may be directed to the following without charge:

Community Services Division, Planning and Development Department  
Phone: 306-975-3596 (Zoe Hagen, Planner)

**PUBLIC HEARING** – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Wednesday, July 31, 2024 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

Should you wish to provide comments to City Council, please visit [saskatoon.ca/writetocouncil](http://saskatoon.ca/writetocouncil) if you are requesting to speak in person or remotely, please indicate this in your submission and you will be contacted by a representative of the City Clerk's Office with further information.

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222 Third Avenue North, Saskatoon, SK S7K 0J5.

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## IT'S YOUR DOODY!

Poop doesn't make friends. Every time you don't scoop the poop, you provide a reason for others to dislike dogs and their owners. Please be a good neighbour and clean up after your pet. Learn more about responsible pet ownership at [saskatoon.ca/animalservices](http://saskatoon.ca/animalservices)

## ZONING NOTICE

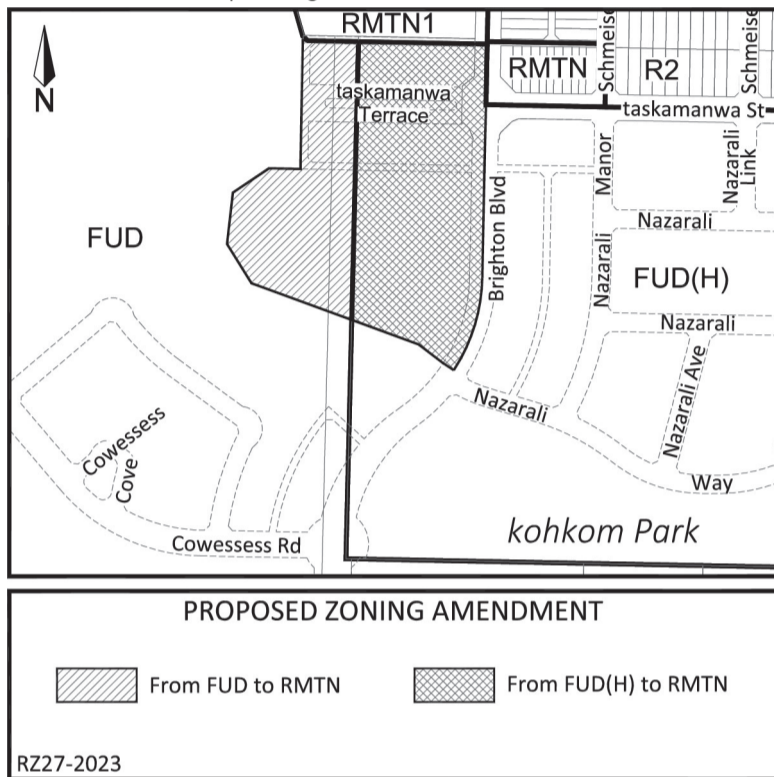
### BRIGHTON NEIGHBOURHOOD

#### PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 10020, THE ZONING AMENDMENT BYLAW, 2024 (No. 18)

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) proposed by Dream Asset Management Corporation to rezone land in the Brighton neighbourhood. By way of Bylaw No. 10020, The Zoning Amendment Bylaw, 2024 (No. 18), the subject land along Brighton Boulevard and taskamanwa Terrace is proposed to be rezoned from FUD – Future Urban Development District and FUD(H) – Future Urban Development District subject to the Holding Symbol to RMTN – Townhouse Residential District.

#### LEGAL DESCRIPTION

- Part of SE ¼ Sec 30 – Twp 36 – Rge 04 – W3M Ext 3
- Part of SW ¼ Sec 29 – Twp 36 – Rge 04 – W3M Ext 8



#### REASON FOR THE AMENDMENT

The RMTN District provides 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. Rezoning to RMTN District would facilitate the next phase of residential development.

Additional information on the proposed amendment may be viewed on the Engage page on the City of Saskatoon website at [saskatoon.ca/engage/brighton-concept-plan-and-zoning-amendment](http://saskatoon.ca/engage/brighton-concept-plan-and-zoning-amendment).

**INFORMATION** – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge during regular business hours:

Community Services Division, Planning and Development Department  
Phone: 306-975-3596 (Zoe Hagen, Planner)

**PUBLIC HEARING** – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on Wednesday, July 31, 2024 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.

Should you wish to provide comments to City Council, please visit [saskatoon.ca/writetocouncil](http://saskatoon.ca/writetocouncil) if you are requesting to speak in person or remotely, please indicate this in your submission and you will be contacted by a representative of the City Clerk's Office with further information.

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c/o City Clerk's Office, City Hall  
222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by **5:00 p.m. on Monday, July 29, 2024** will be forwarded to City Council.

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## IS YOUR DOG READY FOR THE DOG PARK?

Dog Parks can be a great place to get exercise and socialize. Although, not all dogs and owners are quite ready for the off-leash experience.

Before going to a Dog Park ensure your dog is well behaved around pets and people. Your dog should know and obey basic commands of come, sit and stay before visiting a Dog Park. Consider taking obedience classes or hiring a qualified dog trainer.

Once you're ready we look forward to seeing you at the Dog Park!

## ZONING NOTICE

### Proposed Zoning Bylaw Amendment – Bylaw No. 10019

Saskatoon City Council will consider amendments to the City's Zoning Bylaw (No. 8770) by way of Bylaw No. 10019, The Zoning Amendment Bylaw, 2024 (No. 17).

The City of Saskatoon is undertaking amendments to remove minimum parking requirements for standard parking spaces from the Zoning Bylaw for all developments. Information on the proposed amendments and project may be viewed on the City of Saskatoon website ([saskatoon.ca/engage/minimum-parking-requirements](http://saskatoon.ca/engage/minimum-parking-requirements)).

#### Amendments to Definitions (Section 2)

- Add definitions for hard surfacing and parking facility and amend existing definitions for landscaping and enclosed parking.
- Amendments for clarity and consistency.

#### Amendments to General Administration (Section 4)

- Add standards for the Development Officer to require minimum parking for discretionary use applications.

#### Amendments to General Provisions (Section 5)

- Remove parking requirements for day cares and preschools, custodial care facilities, residential care homes, home based businesses and multiple unit dwellings in the Transit Development Area.
- Remove references to required parking areas for carnivals and transient sales events and the density bonus for accessible dwelling units.
- Add short term bicycle parking spaces to the permitted obstructions section.
- Move provisions for parking stations to this section (previously in Section 6).

The current Section 6: Required Parking, Loading, and Vehicular Circulation Provisions will be repealed and replaced with a new section to reflect removal of minimum parking requirements. Information in this section will be re-organized for clarity and consistency. This new section will include requirements for:

- parking space size (standard, accessible and loading spaces), drive aisles and hard surfacing.
- the interface between a parking facility and the public right-of-way.
- site circulation, accessible parking space design, and design of parking facilities.
- circumstances where there are required parking quantities and how they are calculated, including accessible parking, passenger drop-off, and visitor parking.
- loading spaces.
- bicycle parking spaces consistent with current requirements, with the exception of bicycle parking for warehouse space within industrial complexes being removed.

#### Amendments to Landscaping (Section 7)

- Remove the term required from reference to parking and loading spaces.

#### Amendments to Residential Zoning Districts (Section 8)

- Update provisions to increase permitted site coverage exclusively for providing enclosed parking, as previously it was for a set proportion of required parking.
- Amendments for clarity and consistency.

#### Amendments to Institutional Zoning Districts (Section 9)

- Amendments for clarity and consistency.

#### Amendments to Commercial Zoning Districts (Section 10)

- Remove references to incentives to reduce required parking.
- Amendments for clarity and consistency.

#### Amendments to Specialized Zoning Districts (Section 12)

- Include a separate section within the AM – Auto Mall District for vehicle storage as separate from parking requirements, to include standards for vehicle repair and display.
- Amendments for clarity and consistency.

#### Amendments to Direct Control Districts (Section 13)

- DCD3, DCD5, and DCD6 (DCDs for regional retail): remove minimum parking requirements for standard parking spaces, and amendments for clarity and consistency.
- DCD4 (Willows neighbourhood): remove minimum parking requirements for standard parking spaces; the regulations contained within Section 6 apply.
- For DCD7 (College Quarter) and DCD8 (Brighton Village): remove minimum parking requirements for standard parking spaces and amendments for clarity and consistency.

#### Amendments to Overlay Districts (Section 14)

- Remove parking requirements from the B5A – Sutherland Commercial Overlay District.

**INFORMATION** – Questions regarding the proposed amendments or requests to view the proposed amending Bylaws, or the City of Saskatoon Zoning Bylaw may be directed to the following without charge: Community Services Division, Planning and Development  
Phone: 306-986-5788 (Andy Collin)

**PUBLIC HEARING** – City Council will consider all submissions and those that wish to speak on the proposed amendments at the City Council meeting on **Wednesday, July 31, 2024, at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

Should you wish to provide comments to City Council, please visit [saskatoon.ca/writetocouncil](http://saskatoon.ca/writetocouncil). If you are requesting to speak in person or remotely, please indicate this in your submission and you will be contacted by a representative of the City Clerk's Office with further information.

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