

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



PROPOSED ZONING AMENDMENT

 From IL1 to MX1 by Agreement

File No. RZ15-2022

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.

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. 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 starting at 6:00 p.m. on the scheduled day.