

# ZONING NOTICE

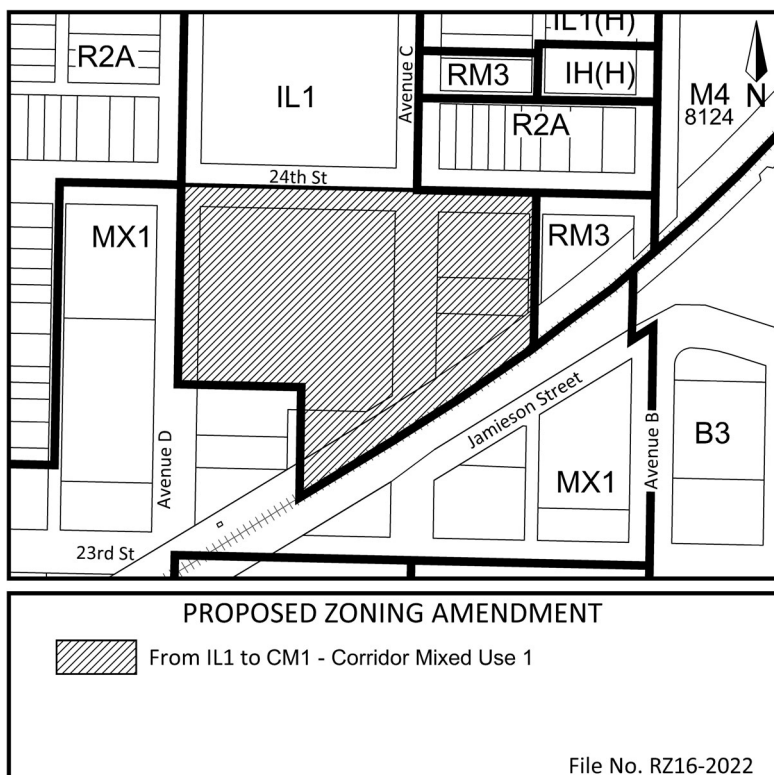
## CASWELL HILL NEIGHBOURHOOD

### 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](https://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/writetocouncil](https://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 at [saskatoon.ca/meetings](https://saskatoon.ca/meetings) starting at 6:00 p.m. on the scheduled day.