



REVISED PUBLIC AGENDA MUNICIPAL PLANNING COMMISSION

Tuesday, August 28, 2018, 12:00 p.m.
Committee Room E, Ground Floor, City Hall

Members:

Mr. J. Jackson, Chair (Public)
Mr. R. Mowat, Vice-Chair (Public)
Councillor M. Loewen
Mr. N. Anwar (Public)
Mr. D. Bazylak (Saskatoon Greater Catholic Schools)
Ms. D. Bentley (Public)
Mr. S. Betker (Public)
Dr. C. Christensen (Public)
Ms. D. Fracchia (Public)
Mr. S. Laba (Saskatoon Public Schools)
Ms. M. Schwab (Public)
Ms. S. Smith (Public)
Mr. G. White (Public)

Pages

1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

Recommendation

1. That the 2018 Wicìhitowin Aboriginal Engagement Conference be added as Item 6.1; and
2. That the agenda be approved as amended.

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

Recommendation

That the minutes of Regular Meeting of the Municipal Planning Commission held on July 31, 2018 be adopted.

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

6.1 2018 Wicahitowin Aboriginal Engagement Conference [File No. CK 175-16]

6 - 6

The 2018 Wicahitowin Aboriginal Engagement Conference information is provided.

Recommendation

That the information be received.

7. REPORTS FROM ADMINISTRATION

7.1 Discretionary Use Application – Private School – 2333 Herman Avenue [File No. CK 4355-018-005 and PI 4355-D4/18]

7 - 14

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the application submitted by Danza Morena Latin Dance Academy requesting permission to operate a private school at 2333 Herman Avenue, be approved, subject to the following conditions:

1. That the applicant obtain a development permit and all other relevant permits and licenses (including a building permit and business license); and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this discretionary use application.

7.2 Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – IH by Agreement – Overpass Farms Inc. [File No. CK 4351-018-015, PL 4115-OCP 49/16 and PL 4350 Z20/16]

15 - 22

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

1. That the proposed amendment to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, Land Use Map, to redesignate land in the Riel Industrial Sector from Corman Park–Saskatoon Planning District to Heavy Industrial, be approved; and
2. That the proposed amendment to Bylaw No. 8770, Zoning Bylaw, to rezone land in the Riel Industrial Sector from D – Regional Waste Management 1 District to IH – Heavy Industrial District, subject to a Rezoning Agreement, as outlined in the August 28, 2018 report of the General Manager, Community

Services Department, be approved.

- 7.3 Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – IL1 by Agreement – Cervus Equipment John Deere [File No. CK 4351-018-016, PL 4115-OCP 35/16 and PL 4350 Z38/16]** 23 - 29

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

1. That the proposed amendments to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, Land Use Map, to redesignate land in the Riel Industrial Sector from Corman Park–Saskatoon Planning District to Light Industrial, be approved; and
2. That the proposed amendments to Bylaw No. 8770, Zoning Bylaw, to rezone land in the Riel Industrial Sector from DAG 1 - D – Agricultural 1 District to an IL1 – Light Industrial District, subject to a Rezoning Agreement, as outlined in the August 28, 2018 report of the General Manager, Community Services Department, be approved.

- 7.4 Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – IL1 by Agreement – Saskatoon Co-op Agro Centre [File No. CK 4351-018-017, PL 4115-OCP 30/16 and PL 4350 Z31/16]** 30 - 36

Recommendation

That Municipal Planning Commission recommend to City Council at the time of the public hearing:

1. That the proposed amendments to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, Land Use Map, to redesignate land in the Riel Industrial Sector from Corman Park–Saskatoon Planning District to Light Industrial, be approved; and
2. That the proposed amendments to Bylaw No. 8770, Zoning Bylaw, to rezone land in the Riel Industrial Sector from DAG 1 - D – Agricultural 1 District to an IL1 – Light Industrial District, subject to a Rezoning Agreement, as outlined in the August 28, 2018 report of the General Manager, Community Services Department, be approved.

- 7.5 Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – IL1 by Agreement – Flaman Sales and Rentals [File No. CK 4351-018-018, PL 4115-OCP 33/16 and PL 4350 Z34/16]** 37 - 43

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the Public Hearing:

1. That the proposed amendments to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, Land Use Map, to redesignate land in the Riel Industrial Sector from Corman Park–Saskatoon Planning District to Light Industrial, be approved; and
2. That the proposed amendments to Bylaw No. 8770, Zoning Bylaw, to rezone land in the Riel Industrial Sector from DAG 1 - D – Agricultural 1 District to an IL1 – Light Industrial District, subject to a Rezoning Agreement, as outlined in the August 28, 2018 report of the General Manager, Community Services Department, be approved.

7.6 Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – IL1 by Agreement – Redhead Equipment Ltd. [File No. CK 4351-013-014, PL 4115-OCP 49/16 and PL 4350 Z20/16]

44 - 50

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing:

1. That the proposed amendments to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, Land Use Map, to redesignate land in the Riel Industrial Sector from Corman Park–Saskatoon Planning District to Light Industrial, be approved; and
2. That the proposed amendments to Bylaw No. 8770, Zoning Bylaw, to rezone land in the Riel Industrial Sector from D – Agricultural 1 District to IL1 – General Light Industrial District, subject to a Rezoning Agreement, as outlined in the August 28, 2018 report of the General Manager, Community Services Department, be approved.

7.7 Land Use Applications Received for the Period from May 15, 2018 to July 25, 2018 [File No. CK 4000-5 and PL 4350-1]

51 - 74

Recommendation

That the report of the General Manager, Community Services Department, dated August 14, 2018, be received as information.

8. REPORTS FROM COMMISSION

8.1 Update on the Items Previously Considered by the Commission and Considered by City Council at its meeting on August 27, 2018 [File No. CK. 175-16]

75 - 75

Recommendation

That the information be received.

9. ADJOURNMENT

October 17-18 - SAVE THE DATE!

TCU Place, 35-22nd Street East, Saskatoon, SK
Treaty 6 and Homeland of the Métis

2018

WĪCHITOWIN

Aboriginal Engagement Conference

*Voices of the people –
past, present and future*

**Early Bird Registration: \$200
(deadline September 17, 2018)**


Organizations with 8 or more registrants will get the Early Bird price.


The 4th Annual Wīchitowin Aboriginal Engagement Conference will focus on issues concerning Aboriginal engagement and human service delivery issues. If you're working towards respectful Aboriginal engagement and inclusion within a community-based setting, this conference is for you.

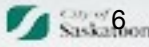
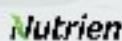
To register, visit
www.afcs.ca/pages/wichitowin

For more information:
Phone AFCS at (306) 955-0762 or
email: wichitowinyxe@gmail.com

Follow us on Facebook and Twitter:

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Discretionary Use Application – Private School – 2333 Herman Avenue

Recommendation

That this report be submitted to City Council recommending that at the time of the public hearing, the application submitted by Danza Morena Latin Dance Academy requesting permission to operate a private school at 2333 Herman Avenue, be approved, subject to the following conditions:

1. That the applicant obtain a development permit and all other relevant permits and licenses (including a building permit and business license); and
2. That the final plans submitted be substantially in accordance with the plans submitted in support of this discretionary use application.

Topic and Purpose

The purpose of this report is to consider a discretionary use application from Carmen Gonza, owner of Danza Morena Latin Dance Academy, to operate a private school, consisting of a dance studio with one classroom and a maximum of 20 students at any one time, at 2333 Herman Avenue.

Report Highlights

1. The proposed private school, consisting of a dance studio with one classroom and a maximum of 20 students at any one time, meets all applicable Zoning Bylaw No. 8770 (Zoning Bylaw) requirements.
2. This proposal is not anticipated to have a significant impact on the surrounding land uses.

Strategic Goal

This application supports the City of Saskatoon's (City) Strategic Goal of Quality of Life as the proposal offers recreational opportunities within a neighbourhood setting.

Background

The property located at 2333 Herman Avenue, Courts of Praise Foursquare Gospel Church, is an existing place of worship in the Exhibition neighbourhood and is zoned R2 – One- and Two-Unit Residential District under the Zoning Bylaw (see Attachment 1). In this district, a private school is a discretionary use.

Report

An application has been submitted by Danza Morena Latin Dance Academy requesting City Council's approval to operate a private school, consisting of a dance studio with one classroom and a maximum of 20 students at any one time.

Zoning Bylaw Requirements

The Zoning Bylaw defines a private school as “a facility which meets Provincial requirements for elementary, secondary, post-secondary or other forms of education or training, and which does not secure the majority of its funding from taxation or any governmental agency, and may include vocational and commercial schools, music or dance schools and other similar schools.”

This property will continue to be used as a place of worship. The applicant is proposing to operate the private school in the evenings, between the hours of 4 p.m. to 8 p.m., seven days a week. The classes will take place on the main floor of the building.

Seven hard-surfaced parking spaces are required for the proposed private school. The parking requirement is based on one classroom space and a maximum of 20 students at any one time. The required parking spaces have been provided for on site, as shown on the site plan (see Attachment 2).

Conclusion

The property is located on a corner site at the intersection of Herman Avenue and Ruth Street. Surrounding properties consist of one-unit dwellings and Prairieland Park.

The proposed private school meets all applicable Zoning Bylaw regulations and is not anticipated to have any significant impact on the surrounding land uses. No concerns were noted by other divisions that would preclude this application from proceeding (see Attachment 3).

Options to the Recommendation

City Council could choose to deny this discretionary use application. The Administration does not recommend this option as the proposal complies with all applicable Zoning Bylaw requirements and has been evaluated as a discretionary use, subject to the provisions in Section 4.7 of the Zoning Bylaw.

Public and/or Stakeholder Involvement

Notices to property owners within a 75 metre radius of the site, as well as the Queen Elizabeth/Haultain/Exhibition Community Association, were mailed out in July 2018 to solicit feedback on the proposal. To date, no concerns have been expressed. A communication engagement summary is included as Attachment 4.

Communication Plan

No further communication is planned beyond the stakeholder involvement noted above and the required notice for the public hearing.

Other Considerations/Implications

There are no policy, financial, environmental, privacy, or CPTED implications or considerations

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public notice is required for consideration of this matter, pursuant to Section 11(b) of Policy No. C01-021, Public Notice Policy. Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Community Services Department will give notice of the public hearing date, by mail, to assessed property owners within 75 metres of the subject site, as well as the Queen Elizabeth/Haultain/Exhibition Community Association. A notification poster will be placed on the subject site.

Attachments

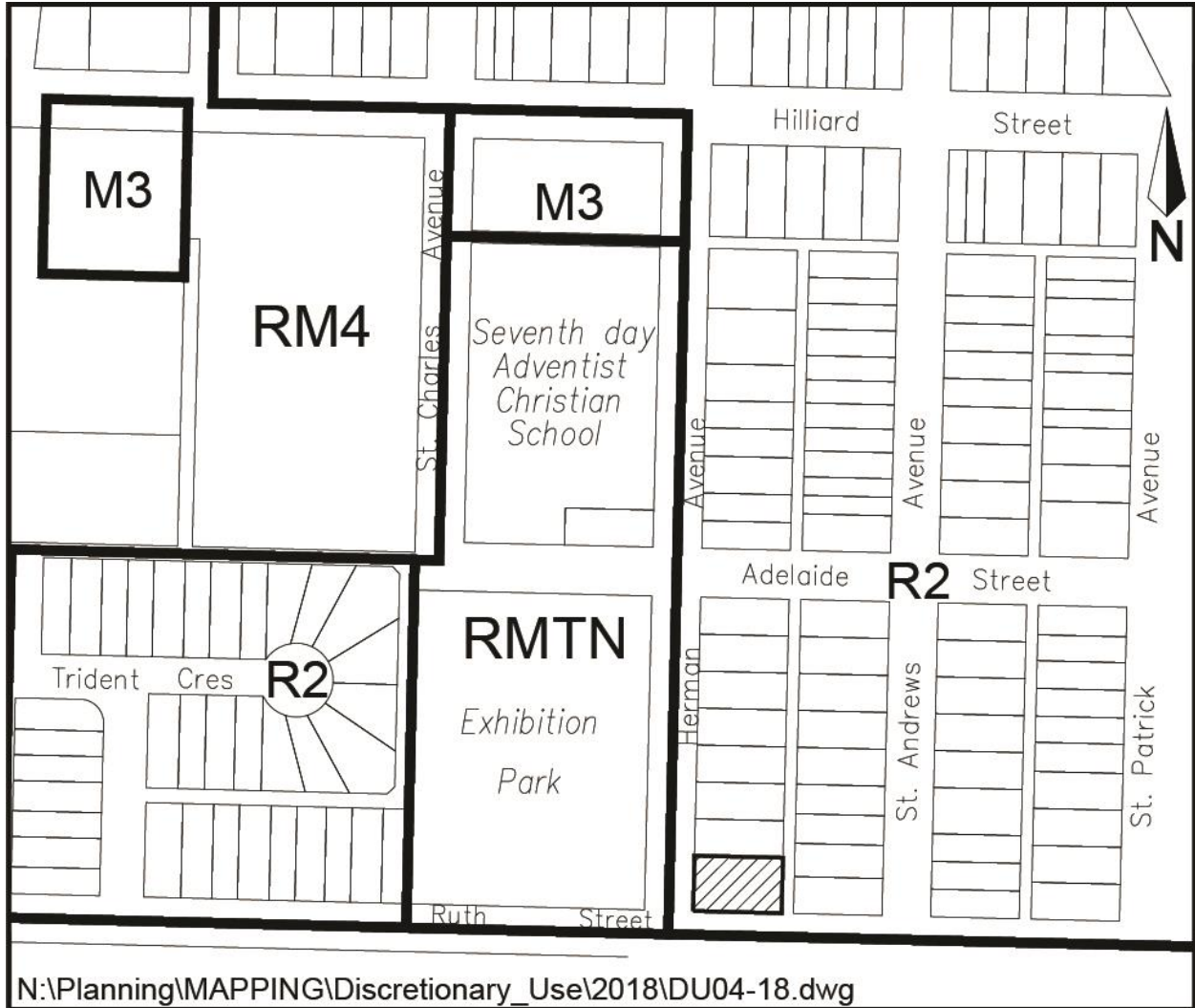
1. Location Plan – 2333 Herman Avenue
2. Site Plan – 2333 Herman Avenue
3. Department Comments for Discretionary Use Application – 2333 Herman Avenue
4. Community Engagement Summary

Report Approval

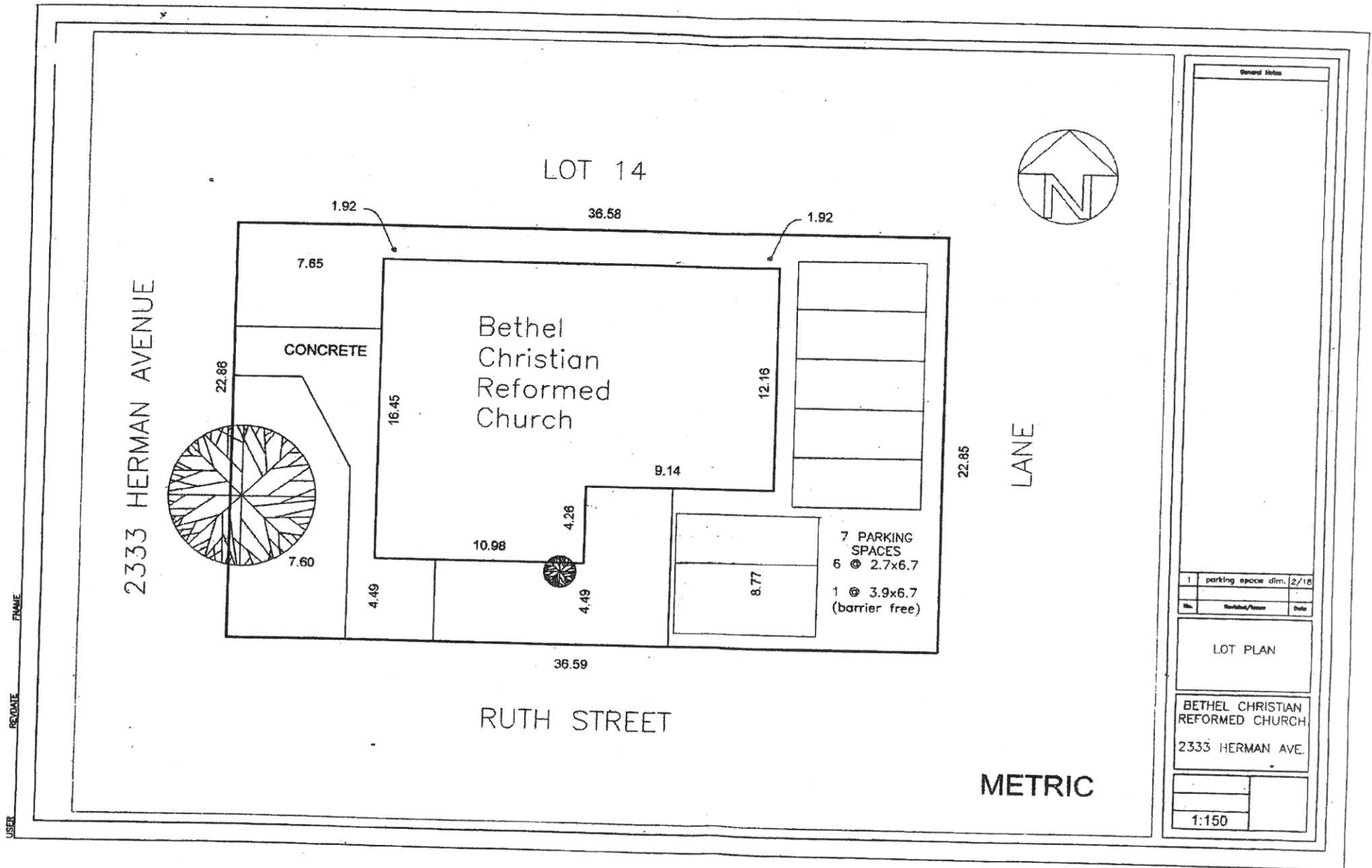
Written by: Ashley Kostyniuk, Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2018/PD/MPC - DUA - Private School - 2333 Herman Avenue/ks

Location Plan (2333 Herman Avenue)



Site Plan
(2333 Herman Avenue)



Department Comments for Discretionary Use Application
(2333 Herman Avenue)

1. Transportation and Utilities Department

The proposed discretionary use application is acceptable to the Transportation and Utilities Department.

Saskatoon Transit Services has reviewed the proposal and has no comments regarding the proposed discretionary use application.

2. Building Standards, Community Services Department

The Building Standards Division of the Community Services Department has no objection to the above referenced discretionary use application requesting approval to operate a private school (dance studio) in the Exhibition neighbourhood, provided a building and development permit is obtained for the new use.

Under The National Building Code of Canada 2015, a dance studio is required to be designed under Part 3 - Building.

Please note that no plans or documentation have been submitted in support of this application, and no plans have been reviewed for compliance with the requirements of The National Building Code of Canada 2015.

Note: The applicant has been informed of, and agrees to, the above requirements.



Shaping Saskatoon

Bridging to Tomorrow... for a 21st Century City



Community Engagement Summary Proposed Discretionary Use – Private School 2333 Herman Avenue

Project Description

The Community Services Department has received a discretionary use application to operate a private school (Danza Morena Latin Dance Academy) at 2333 Herman Avenue in the Courts of Praise Foursquare Gospel Church. Property owners in the Exhibition neighbourhood, specifically those within 75 metres of the subject site, have the opportunity to learn about the proposed development and the discretionary use process, and have the opportunity to comment on the proposal and ask any questions they may have.

Community Engagement Strategy

Notices to property owners within a 75 metre radius of the subject site were sent out on July 10, 2018. Notices were also sent to the Queen Elizabeth/Haultain/Exhibition Community Association, the Ward Councillor, and the Community Consultant.

The purpose of the notice was to inform, and consult with, the nearby property owners and commercial business owners. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration.

Summary of Community Engagement Feedback

No responses were received from the notice provided to nearby property owners.

Next Steps

All feedback from the public notification process will be summarized and presented as part of the report to the Municipal Planning Commission (MPC) and City Council.

Once this application has been considered by the MPC, a date for a public hearing will be set, and notices will be sent to property owners within 75 metres of the subject site and to the Queen Elizabeth/Haultain/Exhibition Community Association. A notification poster will also be placed on the subject site. No other public engagement is planned.



ACTION	ANTICIPATED TIMING
The Planning and Development Division prepares and presents to the MPC. The MPC reviews proposal and recommends approval or denial to City Council.	August 28, 2018
Public Notice – The Community Consultant, Ward Councillor, Community Association, and property owners were notified previously. A notification poster sign will be placed on site.	August 31 to September 24, 2018
Public Hearing – Public hearing conducted by City Council, with opportunity provided to interested persons or groups to present. Proposal considered together with the reports of the Planning and Development Division, the MPC, and any written or verbal submissions received by City Council.	September 24, 2018
Council Decision - May approve or deny proposal.	September 24, 2018

Prepared by:
Ashley Kostyniuk, Planner
Planning and Development
August 1, 2018

Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – IH by Agreement – Overpass Farms Inc.

Recommendation

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation:

1. That the proposed amendment to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, Land Use Map, to redesignate land in the Riel Industrial Sector from Corman Park–Saskatoon Planning District to Heavy Industrial, be approved; and
2. That the proposed amendment to Bylaw No. 8770, Zoning Bylaw, to rezone land in the Riel Industrial Sector from D – Regional Waste Management 1 District to IH – Heavy Industrial District, subject to a Rezoning Agreement, as outlined in this report, be approved.

Topic and Purpose

The purpose of this report is to consider amendments to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, and Bylaw No. 8770, Zoning Bylaw, relating to lands located in the Riel Industrial Sector. These lands were brought into the City of Saskatoon by boundary alterations and are currently designated under the Corman Park–Saskatoon Planning District Official Community Plan and Zoning Bylaw.

Report Highlights

1. Overpass Farms Inc. operates a facility that stores and distributes concrete, concrete with steel, granite, asphalt, dirt, and gravel.
2. The subject site is still under the control of the Corman Park–Saskatoon Planning District Bylaw and, in order to facilitate the existing development, an Official Community Plan Bylaw No. 8769 (Official Community Plan) amendment and rezoning by agreement are proposed.
3. The Rezoning Agreement contains provisions to dictate the manner in which the site will be developed and to ensure that the potential for land use conflicts is minimized.

Strategic Goal

This report supports the City of Saskatoon's (City) Strategic Goal of Sustainable Growth. Saskatoon is known for smart, sustainable growth. The long-term strategy is to plan for development collaboratively with regional partners and stakeholders.

Background

The subject site is located in the Riel Industrial Sector at the southwest corner of the intersection of Highway 12 and Township Road 380 (see Attachment 1). Lands in the

Riel Industrial Sector were located in the Rural Municipality (RM) of Corman Park until the boundary alteration brought them into the City. The boundary alteration was approved by the Minister of Municipal Affairs in 2015. While the ministerial approval altered the corporate limits of the City and removed these lands from the RM of Corman Park, the boundary alteration does not provide for land use control of the annexed area. The annexed area remains under the control of the Corman Park–Saskatoon Planning District Official Community Plan and Zoning Bylaw until designated under the City's Official Community Plan and Zoning Bylaw.

At its November 23, 2015 meeting, City Council approved the Riel Industrial Sector Plan. Sector plans allow the City to undertake detailed land use and servicing plans that are needed before urban development can occur. The objective of the Riel Industrial Sector Plan is to facilitate economic development opportunities, accommodate a wide range of industrial development, and provide goods and services for the City the surrounding region. In terms of land use, the Riel Industrial Sector will accommodate fully-serviced light and heavy industrial areas.

Official Community Plan Land Use Map amendments and rezoning of the surrounding lands in this portion of the Riel Industrial Sector are the subject of separate reports that will be considered by City Council. The majority of the lands are proposed Urban Holding Area land use designation and rezoned to FUD – Future Urban Growth District. There are also four established agricultural-related businesses located in this area; these sites are proposed to be a Light Industrial land use designation and rezoned to IL1- General Light Industrial District subject to a rezoning agreement.

Report

Overpass Farms Inc.

Overpass Farms Inc. has established a facility that stores, processes, and redistributes concrete, concrete with steel, granite, and asphalt. This development was approved by the RM of Corman Park in 2015 by Zoning Agreement with a permitted use of short-term storage, processing and redistribution of concrete, concrete with steel, granite, and asphalt. The site is currently under development.

The operations of Overpass Farms Inc. constitute a heavy industrial use and, in order to accommodate the existing development, a heavy industrial land use designation is required. It is proposed to be rezoned to IH – Heavy Industrial District subject to a Rezoning Agreement. Adjacent uses include agricultural land.

Official Community Plan Amendment

An amendment to the Official Community Plan Land Use Map is required to redesignate the subject parcel to Heavy Industrial District to accommodate the proposed zoning (see Attachment 1). Heavy Industrial Districts are intended to facilitate industrial development, including manufacturing and processing that have the potential to create land use conflicts in the normal course of operations.

Rezoning by Agreement

Rezoning to IH, subject to a Rezoning Agreement is proposed (see Attachment 2). Terms of the Rezoning Agreement will recognize the existing agreement with the RM of Corman Park and dictate the manner in which the site may be developed and used, as well as ensure the potential for land use impacts are minimized.

Proposed terms of the Rezoning Agreement pertain to the following:

- a) permitted use of the land;
- b) building setbacks;
- c) landscaping requirements;
- d) location of driveway access;
- e) location of parking; and
- f) screening of outdoor storage.

Attachment 3 includes the proposed terms of the Rezoning Agreement and Attachment 4 is the site plan that will be attached to the agreement. Development on the site must occur in substantial conformance with that shown on the site plan.

This development is adjacent to the proposed alignment for the Saskatoon Freeway, and an intersection at the Saskatoon Freeway and Highway 12 has been proposed. The Rezoning Agreement includes provisions to ensure that the development is separated from the intersection.

Comments from Other Departments

No comments or concerns were received through the administrative referral process.

Options to the Recommendation

City Council could choose to not approve this application. This option is not recommended as this proposal is recognizing an existing development that was previously approved by the RM of Corman Park. Further direction would be required.

Public and/or Stakeholder Involvement

Prior to the boundary alteration, meetings were held with affected land owners. In addition, an open house was held on June 2, 2016, specific to the land use and zoning changes. Notices were sent to property owners in the area. Those in attendance had concerns that were not related to the rezoning. The Planning and Development Division has consulted with the property owner who is agreeable to the terms of the Rezoning Agreement.

Other Considerations/Implications

There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – IH by Agreement – Overpass Farms Inc.

Public Notice

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with the Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing date.

Attachments

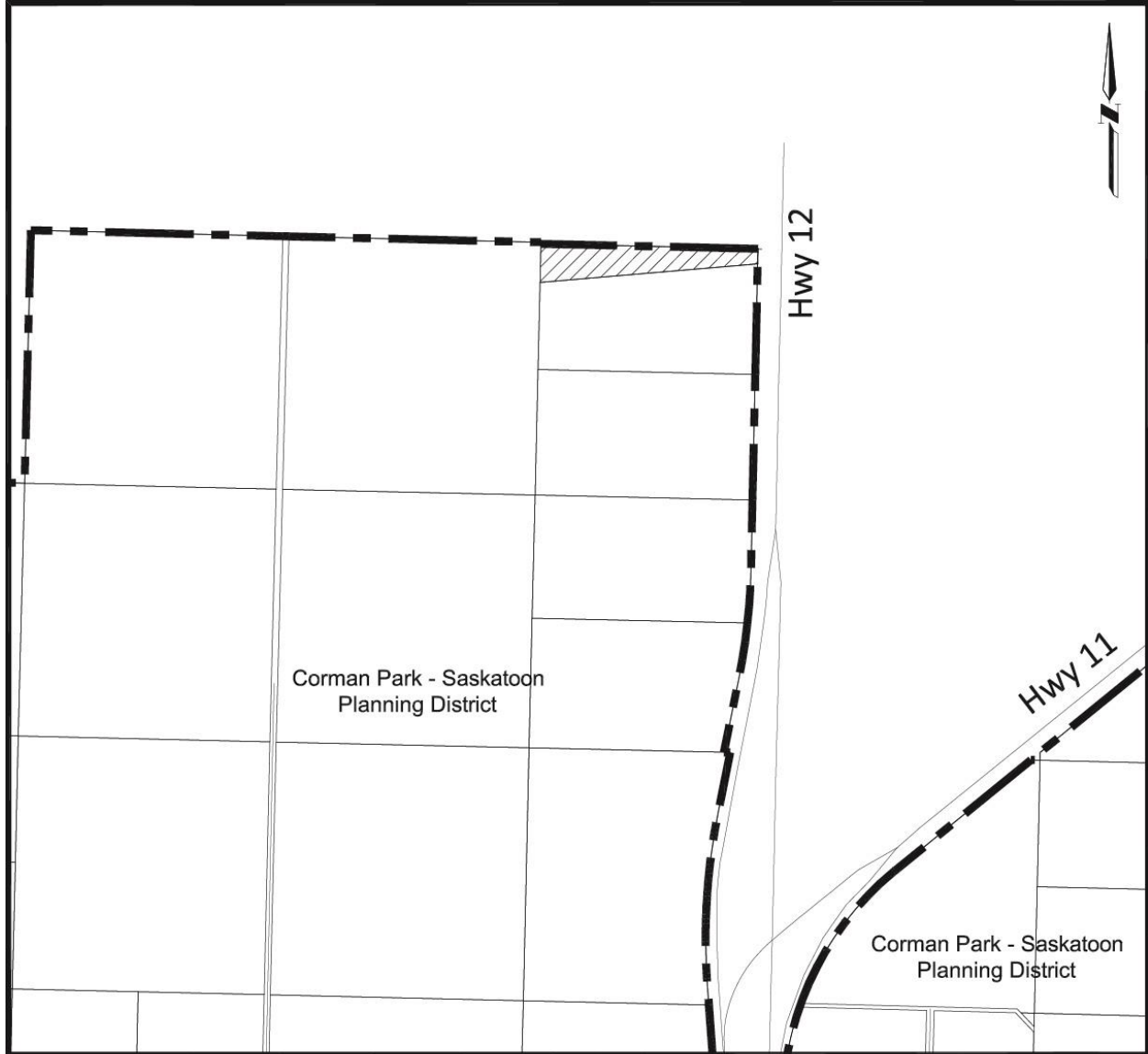
1. Location Map – Official Community Plan Amendment – Overpass Farms Inc.
2. Location Map – Zoning Amendment – Overpass Farms Inc.
3. Proposed Terms of Rezoning Agreement
4. Site Plan – Overpass Farms Inc.

Report Approval


Written by: Paula Kotasek-Toth, Senior Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2018/PD/MPC – Proposed OCP Amend – Rezoning Agreement – IH – Overpass Farms/lc

Location Map - Official Community Plan Amendment - Overpass Farms Inc.



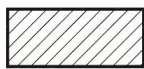
OFFICIAL COMMUNITY PLAN AMENDMENT

 From the Control of the Corman Park-Saskatoon Planning District to Heavy Industrial

Location Map - Zoning Amendment - Overpass Farms Inc.



ZONING AMENDMENT



From DAG1 to IH by Agreement

Proposed Terms of Rezoning Agreement

Overpass Farms Inc. – Riel Industrial Sector

Civic Address – n/a

Draft Terms of Zoning Agreement – Rezoning from D-Regional Waste Management 1 District (Corman Park-Saskatoon Planning District) to IH by Agreement

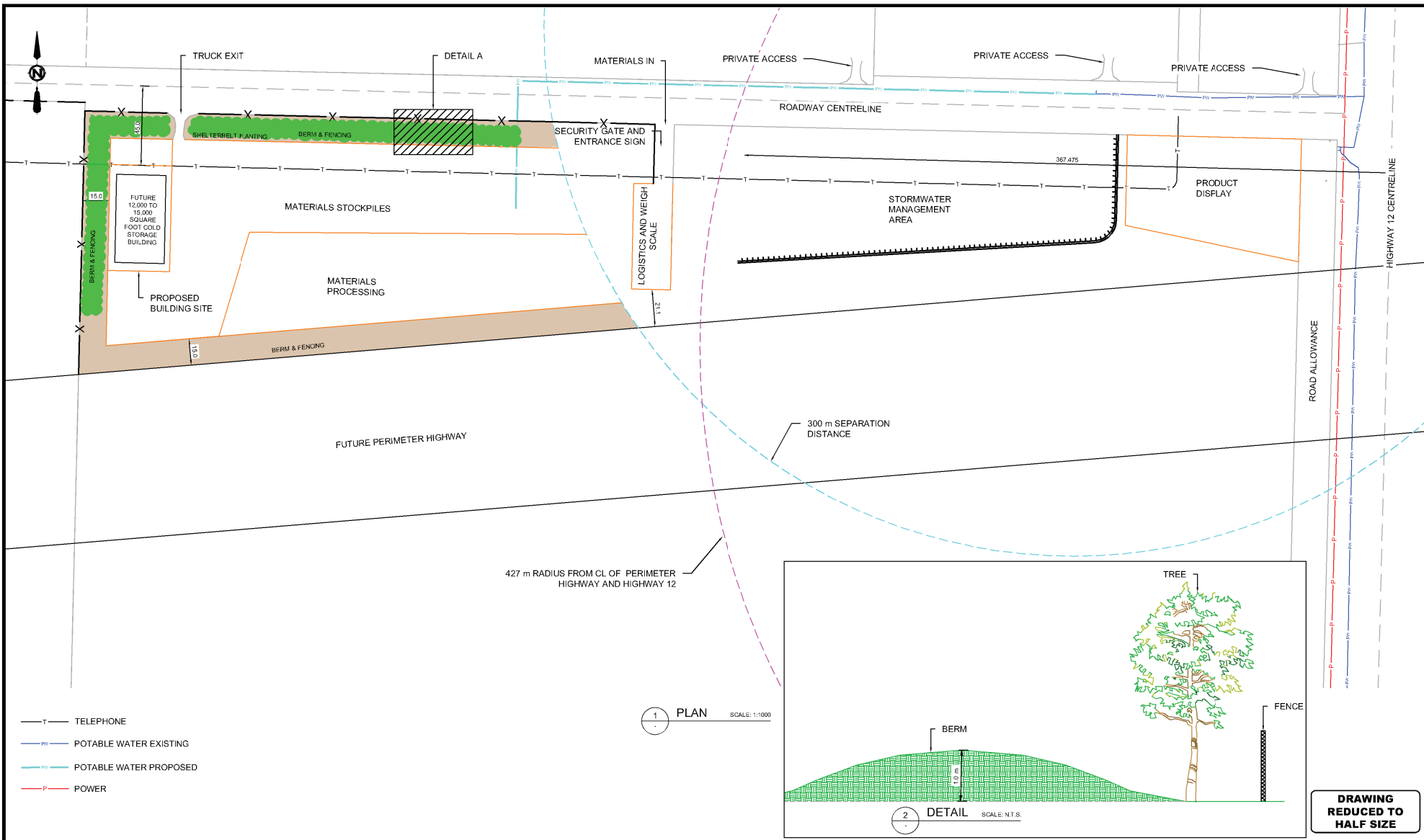
ISC Surface Parcel No. 203131561, Parcel A, Plan No. 102194669

1. **Use of Land:** Short-term storage, processing, and redistribution of concrete, concrete with steel, granite, asphalt, dirt, and gravel.
2. **Development Standards:**
 - a. Cold storage building shall have a maximum gross floor area of 1,400 square metres.
 - b. Buildings on the site shall be located:
 - i) 300 metres from any residential residence;
 - ii) 55 metres from any road right-of-way; and
 - iii) no buildings within 427 metres radius of the intersection of the proposed Saskatoon Freeway and Highway 12.
 - c. The site plan must be developed sustainably in accordance with the site plan attached to this agreement.
3. **Landscaping:**
 - a. Berming and landscaping shall be located within 15 metres of the north, west, and south property boundaries.
 - b. Trees and shrubs shall have a minimum setback of 55 metres from any road right-of-way.
 - c. Landscaping shall be done in accordance with the attached site plan.
4. **Driveway Access:** Driveway access shall be located a minimum of 368 metres from the intersection of Highway 12 and Township Road 380.
5. **Parking:** Parking of vehicles and equipment shall be located a minimum of 300 metres from any residential residence and shall be outside the 300 metre separation distance as shown on the site plan attached to this agreement.
6. **Outdoor Storage:** Outdoor storage is permitted and shall be suitably screened to the satisfaction of Development Officer.
7. **Signage:** Signage shall comply with Signage Group 5 of the Sign Regulations subject to the following: Billboards, Superboards, and Electronic Message Centres are not permitted.
8. **Site Drainage:** As the existing drainage is managed by land topography and roadside ditches, the development shall release stormwater to any ditches by only the pre-development flow rate.

All other provisions of the IH District shall apply.

Site Plan - Overpass Farms Inc.

This Drawing is For The Use Of The Client And Project Indicated. No Representations of Any Kind Are Made To Other Parties.



DRAWING REDUCED TO HALF SIZE

NO.	DATE	ENG.	BY	SUBJECT
A	2016.06.09	D.R.	M.P.	ISSUED FOR REVIEW
A	2014.02.24	D.R.	K.M.	ISSUED FOR REVIEW
REVISIONS				

PRELIMINARY NOT FOR CONSTRUCTION



PROJECT No.	20124098
SCALE	AS SHOWN
DRAWN	M. PAWLUSKI
DESIGNED	D. RINAS

OVERPASS FARMS INC
L.K. BRADLEY
 CIVIL SITE PLAN

OVERPASS FARMS INC.		
PARCEL W		
NE 32-37-5-W3M		
DRAWING NUMBER	REV. NO.	SHEET
4809-00-SK1	A	1 / 1

Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – IL1 by Agreement – Cervus Equipment John Deere

Recommendation

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation:

1. That the proposed amendments to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, Land Use Map, to redesignate land in the Riel Industrial Sector from Corman Park–Saskatoon Planning District to Light Industrial, be approved; and
2. That the proposed amendments to Bylaw No. 8770, Zoning Bylaw, to rezone land in the Riel Industrial Sector from DAG 1 - D – Agricultural 1 District to an IL1 – Light Industrial District, subject to a Rezoning Agreement, as outlined in this report, be approved.

Topic and Purpose

The purpose of this report is to consider amendments to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, and Bylaw No. 8770, Zoning Bylaw, relating to lands located in the Riel Industrial Sector. These lands were brought into the City of Saskatoon by boundary alterations and are currently designated under the Corman Park–Saskatoon Planning District Official Community Plan and Zoning Bylaw.

Report Highlights

1. Cervus Equipment John Deere operates a business that provides the sales and service of agricultural equipment and products.
2. The subject site is still under the control of the Corman Park–Saskatoon Planning District Bylaw and, in order to facilitate this existing development, an Official Community Plan Bylaw No. 8769 (Official Community Plan) amendment and rezoning by agreement are proposed.
3. The Rezoning Agreement contains provisions to dictate the manner in which the site will be developed and to ensure that the potential for land use conflicts are minimized.

Strategic Goal

This report supports the City of Saskatoon's (City) Strategic Goal of Sustainable Growth. Saskatoon is known for smart, sustainable growth. The long-term strategy is to plan for development collaboratively with regional partners and stakeholders.

Background

The subject site is located in the Riel Industrial Sector at 1125 North Service Road, which is adjacent to Highway 16, as shown on Attachment 1. Lands in the Riel Industrial Sector were located in the Rural Municipality (RM) of Corman Park until the boundary alteration

brought them into the City. The boundary alteration was approved by the Minister of Municipal Affairs in 2015. While the ministerial approval altered the corporate limits of the City, and removed these lands from the RM of Corman Park, the boundary alteration does not provide for land use control of the annexed area. The annexed area remains under the control of the Corman Park–Saskatoon Planning District Official Community Plan and Zoning Bylaw until the lands are designated under the City’s Official Community Plan and Zoning Bylaw.

At its November 23, 2015 meeting, City Council approved the Riel Industrial Sector Plan. Sector plans allow the City to undertake detailed land use and servicing plans that are needed before urban development can occur. The objective of the Riel Industrial Sector Plan is to facilitate economic development opportunities, accommodate a wide range of industrial development, and provide goods and services for the City and surrounding region. In terms of land use, the Riel Industrial Sector will accommodate fully-serviced light and heavy industrial areas.

There are four established agricultural-related businesses located adjacent to Highway 16 in the Riel Industrial Sector: Cervus Equipment John Deere, Saskatoon Co-op Agro Centre, Flaman Sales and Rentals, and Redhead Equipment Ltd. These businesses were previously approved by the RM of Corman Park. Cervus Equipment John Deere was initially approved to operate at this location by the RM of Corman Park in 2011, as an agricultural support service for an equipment dealership.

Report

Cervus Equipment John Deere

Cervus Equipment John Deere has established a facility that provides sales and service of agricultural equipment and products. This is a light industrial use and, in order to accommodate the existing development, a light industrial land use designation is required. It is proposed to be rezoned to an IL1 – General Light Industrial District subject to a Rezoning Agreement. Adjacent uses include other agricultural equipment dealerships and agricultural land.

Official Community Plan Amendment

An amendment to the Official Community Plan Land Use Map is required to redesignate the subject parcel to Light Industrial District to accommodate the proposed zoning (see Attachment 1). The Light Industrial District designation is intended to facilitate industrial development that does not create land use conflicts in the normal course of operations.

Rezoning by Agreement

A rezoning to IL1 – General Light Industrial District, subject to a Rezoning Agreement, is proposed (see Attachments 2 and 3). Terms of the Rezoning Agreement will recognize the existing agreement with the RM of Corman Park and allow the business to continue operating.

Proposed terms of the Rezoning Agreement pertain to the following:

- a) permitted use of the land;

- b) maximum gross floor area;
- c) building setbacks; and
- d) landscaping, parking, outdoor storage, and outdoor lighting requirements.

See Attachment 4 for the site plan that will be attached to the Rezoning Agreement.

Comments from Other Departments

No comments or concerns were received through the administrative referral process.

Options to the Recommendation

City Council could choose to deny this application. This option is not recommended as this proposal is recognizing an existing development that was previously approved by the RM of Corman Park.

Public and/or Stakeholder Involvement

Prior to the boundary alteration, meetings were held with affected land owners. An open house was held on June 2, 2016, specific to the land use and zoning changes. Notices were sent to property owners in the area. Those in attendance had concerns that were not related to the rezoning. The Planning and Development Division has consulted with the property owner who is agreeable to the terms of the Rezoning Agreement.

Other Considerations/Implications

There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with the Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing date.

Attachments

1. Location Map – Official Community Plan Amendment – Cervus Equipment John Deere
2. Location Map – Zoning Amendment – Cervus Equipment John Deere
3. Proposed Terms of Rezoning Agreement
4. Site Plan – Cervus Equipment John Deere

Report Approval

Written by: Paula Kotasek-Toth, Senior Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

Location Map – Official Community Plan Amendment – Cervus Equipment John Deere



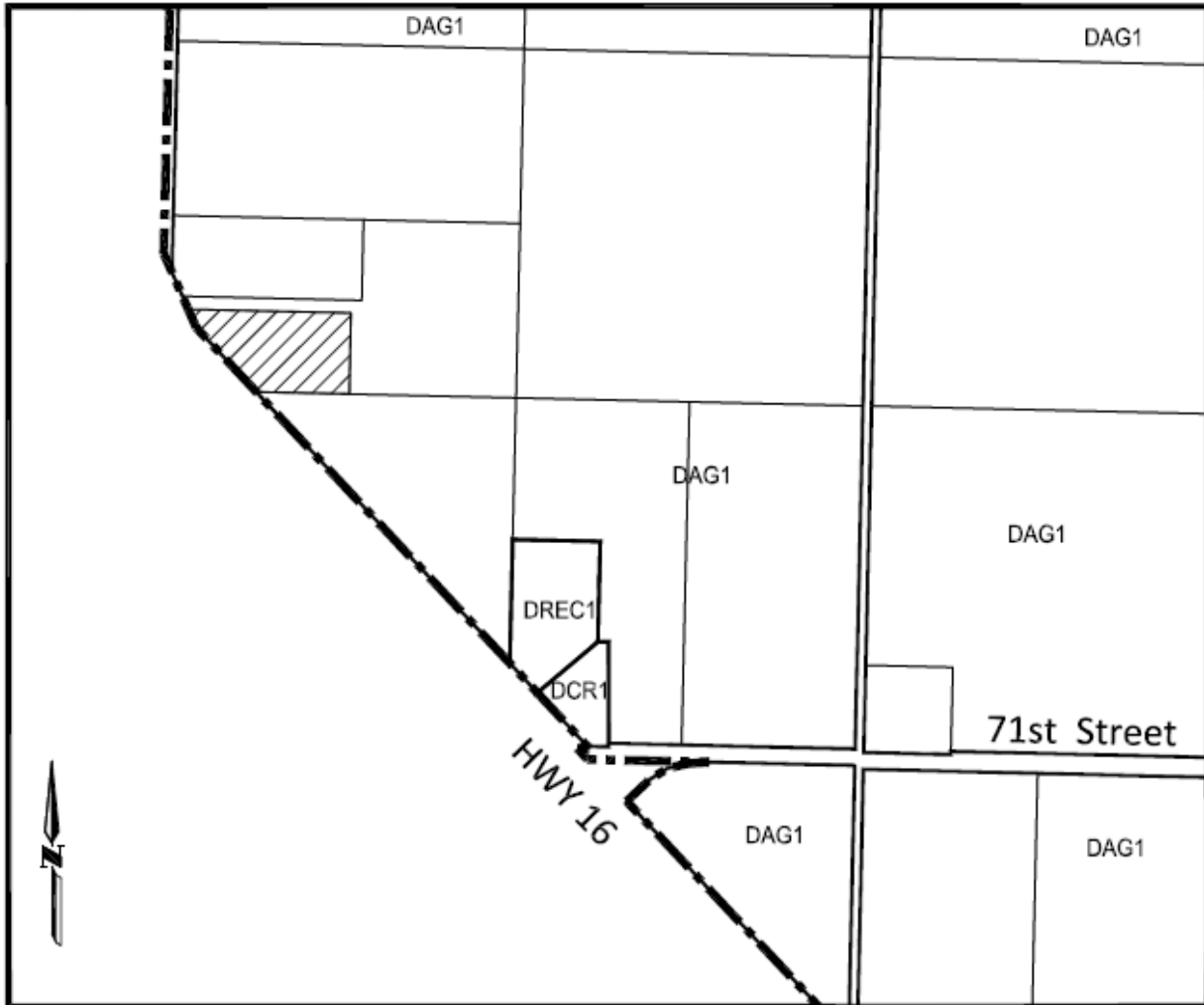
OFFICIAL COMMUNITY PLAN AMENDMENT

LAND USE MAP




From the Control of the Corman Park-Saskatoon Planning District to Light Industrial

Location Map – Zoning Amendment – Cervus Equipment John Deere



ZONING AMENDMENT

 From DAG1 to IL1 by Agreement

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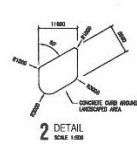
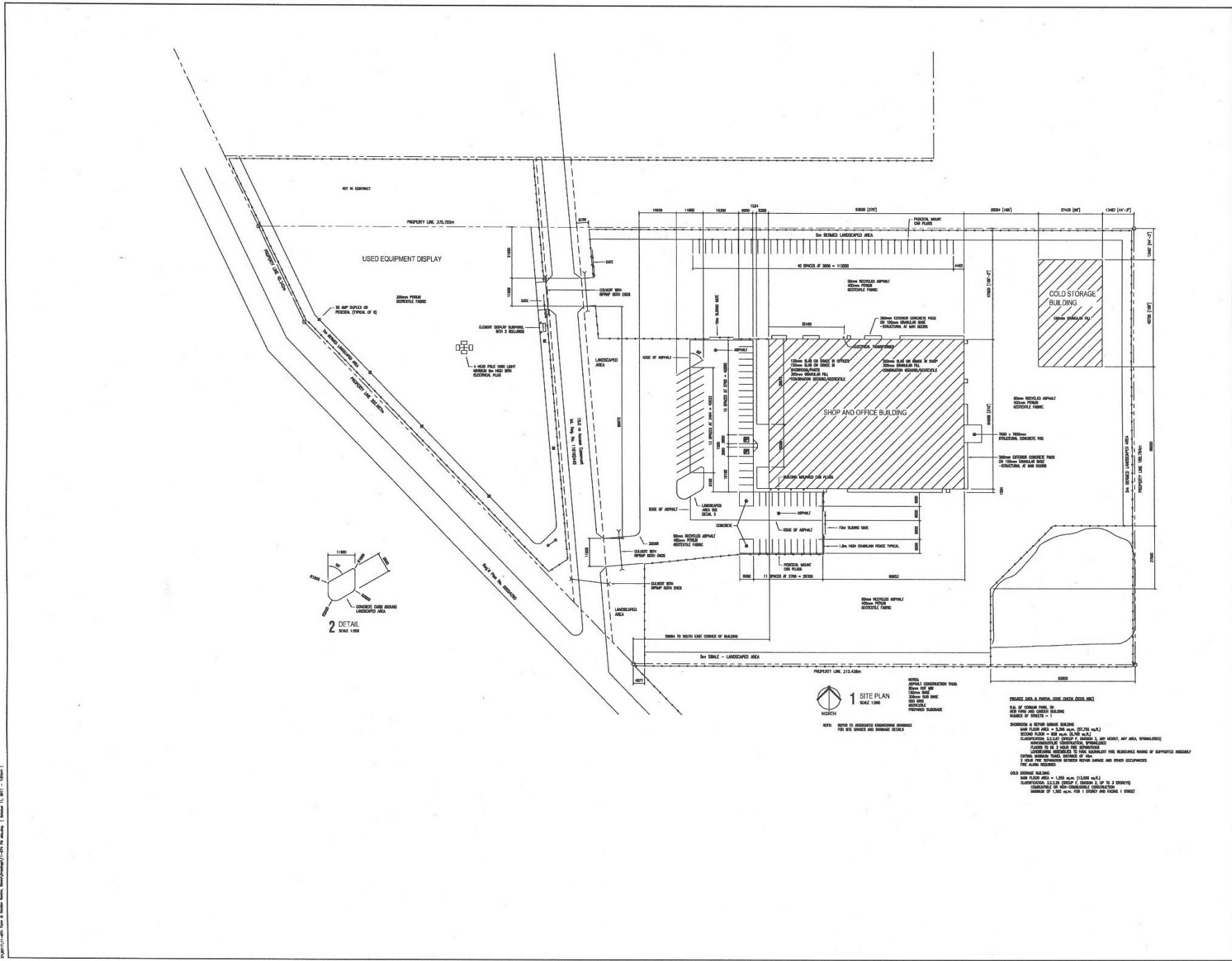
Proposed Terms of Rezoning Agreement

Cervus Equipment John Deere– Riel Industrial Sector
Address – 1125 North Service Road
Surface Parcel No. 166021466, Block F, Plan No. 102069389
Draft Terms of Zoning Agreement – DAG 1 (Corman Park–Saskatoon Planning District) to IL1 by Agreement

1. **Use of Land:** Sales and service of agricultural equipment and products.
2. **Development Standards:**
 - a. Buildings shall be located as per attached site plan. The total maximum gross floor area for all buildings shown on the site plan shall not exceed 6,600 square metres:
 - i) Shop and office building – Building A; and
 - ii) Cold storage – Building B.
 - b. Expansions, warehouse, or storage uses shall not exceed 10% of the maximum gross floor area for all buildings on site.
 - c. Building Setbacks:
 - i) Front yard – Existing front yard setback, as shown on site plan shall be maintained;
 - ii) Side yard – 15 metres; and
 - iii) Rear yard - 15 metres.
 - d. The site must be substantially developed in accordance with the site plan attached to this agreement.
3. **Accessory Buildings:** Accessory buildings shall be permitted.
4. **Parking:** On-site parking shall be provided per attached site plan.
5. **Landscaping:** Landscaping shall be provided to the satisfaction of the Development Officer.
6. **Outdoor Storage:** Outdoor display and storage of equipment is permitted and shall be suitably screened to the satisfaction of the Development Officer.
7. **Outdoor Lighting:** All outdoor lighting must be of an appropriate arrangement and intensity that does not unduly interfere with the adjacent land uses or interfere with the safe operation of nearby roadways and traffic control devices.
8. **Signage:** Signage shall comply with Signage Group 5 of the Sign Regulations subject to the following: Billboards, Superboards, and Electronic Message Centres are not permitted.

All other provisions of the IL1 District shall apply.

Site Plan - Cervus Equipment John Deere



1 SITE PLAN
SCALE 1:500

NOTE: REFER TO APPROVED DIMENSIONS DRAWINGS FOR THE SIZES AND DIMENSION SIZES

PERMITS AND A PARTIAL CHECK CHECK LISTING
ALL OF CONCRETE, ASPHALT, AND LANDSCAPED AREAS TO BE CHECKED BY THE CONTRACTOR. REPORT AND APPROVED BY THE CONTRACTOR BEFORE PROCEEDING.
THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND THE POSITION OF THE CONSTRUCTION OF THE WORK SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND THE POSITION OF THE CONSTRUCTION OF THE WORK SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND THE POSITION OF THE CONSTRUCTION OF THE WORK SHOWN ON THIS PLAN.

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NOTES:
1. Do not scale drawings.
2. All dimensions and details are to be checked by the Contractor. Report and approved by the Contractor before proceeding.
3. The accuracy of the dimensions of the work and the position of the construction of the work is the responsibility of the Contractor and shall be represented only with their written permission. It is not to be used for any other project work. Copyright protected.

REVISIONS		
NO.	DESCRIPTION	DATE
9	FORWARD AND SELL PERMITS	SEP 1, 2011
1	BUILD FOR CONSTRUCTION	OCT 11, 2011

Quorex CONSTRUCTION

ROBB H KULLMAN ENGINEERING LLP
STRUCTURAL CONSULTANTS
3020 OLIVE STREET SASKATOON, SASKATCHEWAN S7N 0R7
P: 306.948.2400 F: 306.948.2401

PROFESSIONAL ENGINEER
REGISTERED IN THE PROVINCE OF SASKATCHEWAN
2011 09 01

CORPORATE
ASSOCIATION OF PROFESSIONAL ENGINEERS OF SASKATCHEWAN
CERTIFICATE OF AUTHORIZATION
ROBB H KULLMAN ENGINEERING LLP
NUMBER C1422
PROFESSIONAL ENGINEER
CORPORATE

PROJECT
FARM AND GARDEN CENTER

IN CHARGE OF CORVAN PARAL SASKATCHEWAN

DRAWING NAME
SITE PLAN

DESIGNER: P. S. 2011
DATE: JULY 2011
FILE: 11474
CHECKED: S.G. 1008
DRAWING NO: P0
REV: 1

Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – IL1 by Agreement – Saskatoon Co-op Agro Centre

Recommendation

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation:

1. That the proposed amendments to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, Land Use Map, to redesignate land in the Riel Industrial Sector from Corman Park–Saskatoon Planning District to Light Industrial, be approved; and
2. That the proposed amendments to Bylaw No. 8770, Zoning Bylaw, to rezone land in the Riel Industrial Sector from DAG 1 - D – Agricultural 1 District to an IL1 – Light Industrial District, subject to a Rezoning Agreement, as outlined in this report, be approved.

Topic and Purpose

The purpose of this report is to consider amendments to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, and Bylaw No. 8770, Zoning Bylaw, relating to lands located in the Riel Industrial Sector. These lands were brought into the City of Saskatoon by boundary alterations and are currently designated under the Corman Park–Saskatoon Planning District Official Community Plan and Zoning Bylaw.

Report Highlights

1. The Saskatoon Co-op Agro Centre is a business that provides the sales of agricultural products.
2. The subject site is still under the control of the Corman Park–Saskatoon Planning District Bylaw and, in order to facilitate this existing development, an Official Community Plan Bylaw No. 8769 (Official Community Plan) amendment and rezoning by agreement are proposed.
3. The Rezoning Agreement contains provisions to dictate the manner in which the site will be developed and to ensure that the potential for land use conflicts is minimized.

Strategic Goal

This report supports the City of Saskatoon's (City) Strategic Goal of Sustainable Growth. Saskatoon is known for smart, sustainable growth. The long-term strategy is to plan for development collaboratively with regional partners and stakeholders.

Background

The subject site is located in the Riel Industrial Sector at 1327 North Service Road, which is adjacent to Highway 16, as shown on Attachment 1. Lands in the Riel Industrial Sector were located in the Rural Municipality (RM) of Corman Park until the boundary alteration

brought them into the City. The boundary alteration was approved by the Minister of Municipal Affairs in 2015. While the ministerial approval altered the corporate limits of the City, and removed these lands from the RM of Corman Park, the boundary alteration does not provide for land use control of the annexed area. The annexed area remains under the control of the Corman Park–Saskatoon Planning District Official Community Plan and Zoning Bylaw until the lands are designated under the City’s Official Community Plan and Zoning Bylaw.

At its November 23, 2015 meeting, City Council approved the Riel Industrial Sector Plan. Sector plans allow the City to undertake detailed land use and servicing plans that are needed before urban development can occur. The objective of the Riel Industrial Sector Plan is to facilitate economic development opportunities, accommodate a wide range of industrial development, and provide goods and services for the City and surrounding region. In terms of land use, the Riel Industrial Sector will accommodate fully-serviced light and heavy industrial areas.

There are four established agricultural-related businesses located adjacent to Highway 16 in the Riel Industrial Sector: Cervus Equipment John Deere, Saskatoon Co-op Agro Centre, Flaman Sales and Rentals, and Redhead Equipment Ltd. These businesses were previously approved by the RM of Corman Park. The Saskatoon Co-op Agro Centre was initially approved to operate at this location by the RM of Corman Park in 2009, as an agricultural support service centre.

Report

Saskatoon Co-op Agro Centre

Saskatoon Co-op Agro Centre is an established facility that provides sales of agricultural products. This is a light industrial use and, in order to accommodate the existing development, a light industrial land use designation is required. It is proposed to be rezoned to an IL1 – General Light Industrial District subject to a Rezoning Agreement. Adjacent uses include agricultural equipment dealerships and agricultural land.

Official Community Plan Amendment

An amendment to the Official Community Plan Land Use Map is required to redesignate the subject parcel to Light Industrial District to accommodate the proposed zoning (see Attachment 1). The Light Industrial District designation is intended to facilitate industrial development that does not create land use conflicts in the normal course of operations.

Rezoning by Agreement

A rezoning to IL1 – General Light Industrial District, subject to a Rezoning Agreement, is proposed (see Attachments 2 and 3). Terms of the Rezoning Agreement will recognize the existing agreement with the RM of Corman Park and allow the business to continue operating.

Proposed terms of the Rezoning Agreement pertain to the following:

- a) permitted use of the land;
- b) maximum gross floor area;

- c) building setbacks and height; and
- d) landscaping, parking, outdoor storage, and outdoor lighting requirements.

See Attachment 4 for the site plan that will be attached to the Rezoning Agreement.

Comments from Other Departments

No comments or concerns were received through the administrative referral process.

Options to the Recommendation

City Council could choose to deny this application. This option is not recommended as this proposal is recognizing an existing development that was previously approved by the RM of Corman Park.

Public and/or Stakeholder Involvement

Prior to the boundary alteration, meetings were held with affected land owners. In addition, an open house was held on June 2, 2016, specific to the land use and zoning changes. Notices were sent to property owners in the area. Those in attendance had concerns that were not related to the rezoning. The Planning and Development Division has consulted with the property owner who is agreeable to the terms of the Rezoning Agreement.

Other Considerations/Implications

There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with the Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing date.

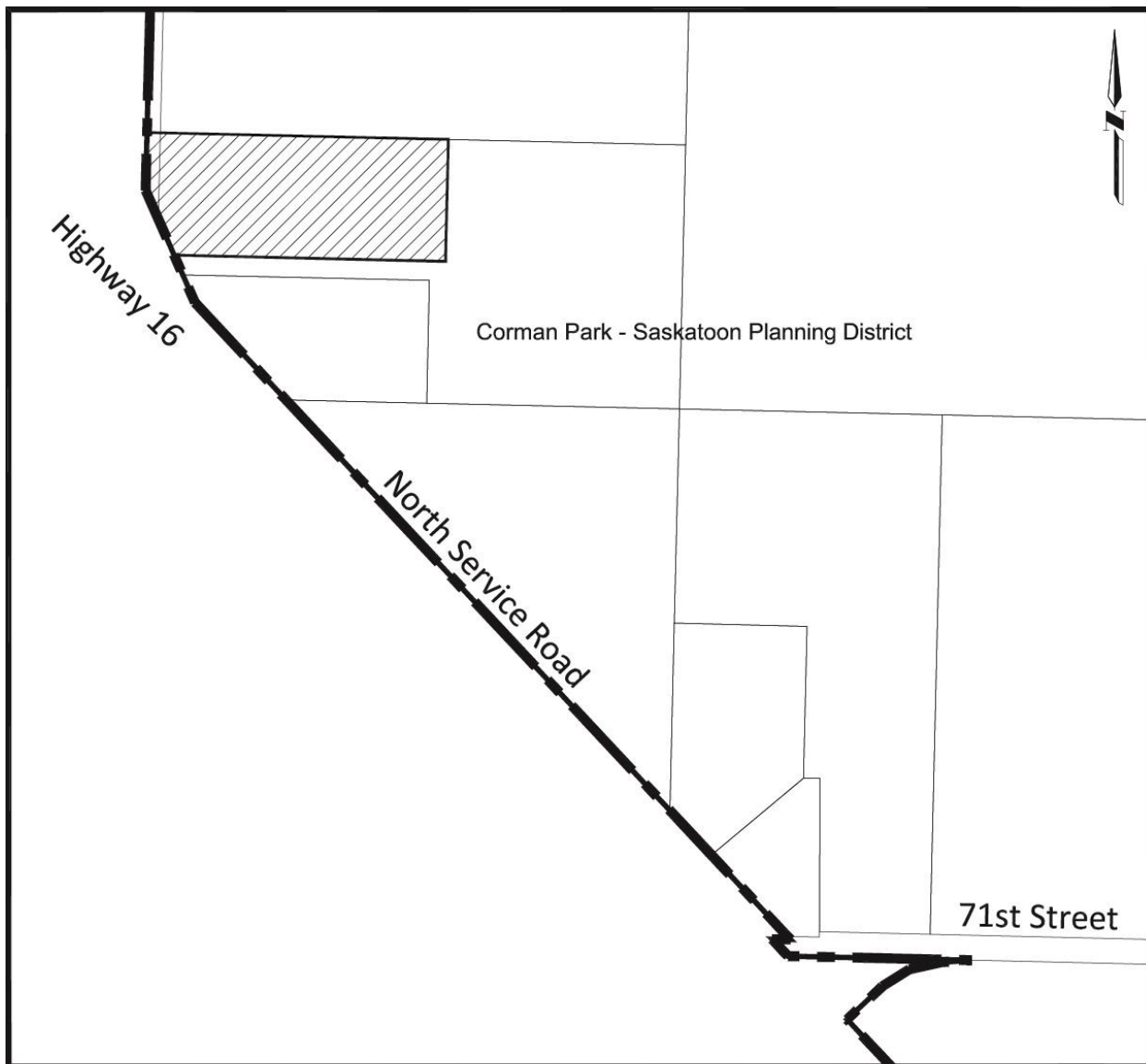
Attachments

1. Location Map – Official Community Plan Amendment – Saskatoon Co-op Agro Centre
2. Location Map – Zoning Amendment – Saskatoon Co-op Agro Centre
3. Proposed Terms of Rezoning Agreement
4. Site Plan – Saskatoon Co-op Agro Centre

Report Approval

Written by: Paula Kotasek-Toth, Senior Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

Location Map – Official Community Plan Amendment – Saskatoon Co-op Agro Centre

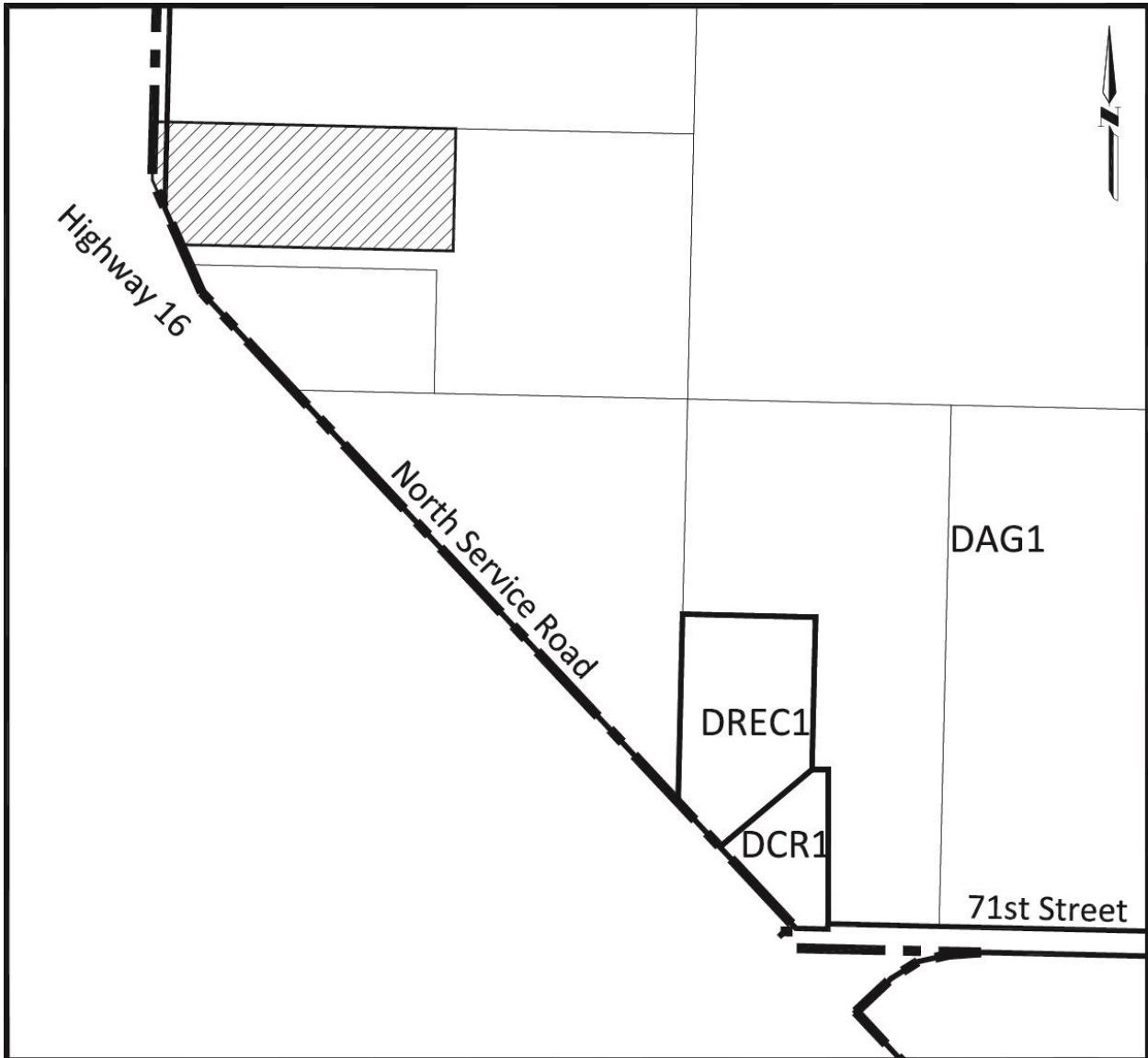


OFFICIAL COMMUNITY PLAN AMENDMENT
LAND USE MAP

 From Control of the RM of Corman Park (Saskatoon Planning District) to Light Industrial



Location Map – Zoning Amendment – Saskatoon Co-op Agro Centre



ZONING AMENDMENT



From DAG1 to IL1 by Agreement

Proposed Terms of Rezoning Agreement

Co-op Agro Centre – Riel Industrial Sector

Address – 1327 North Service Road

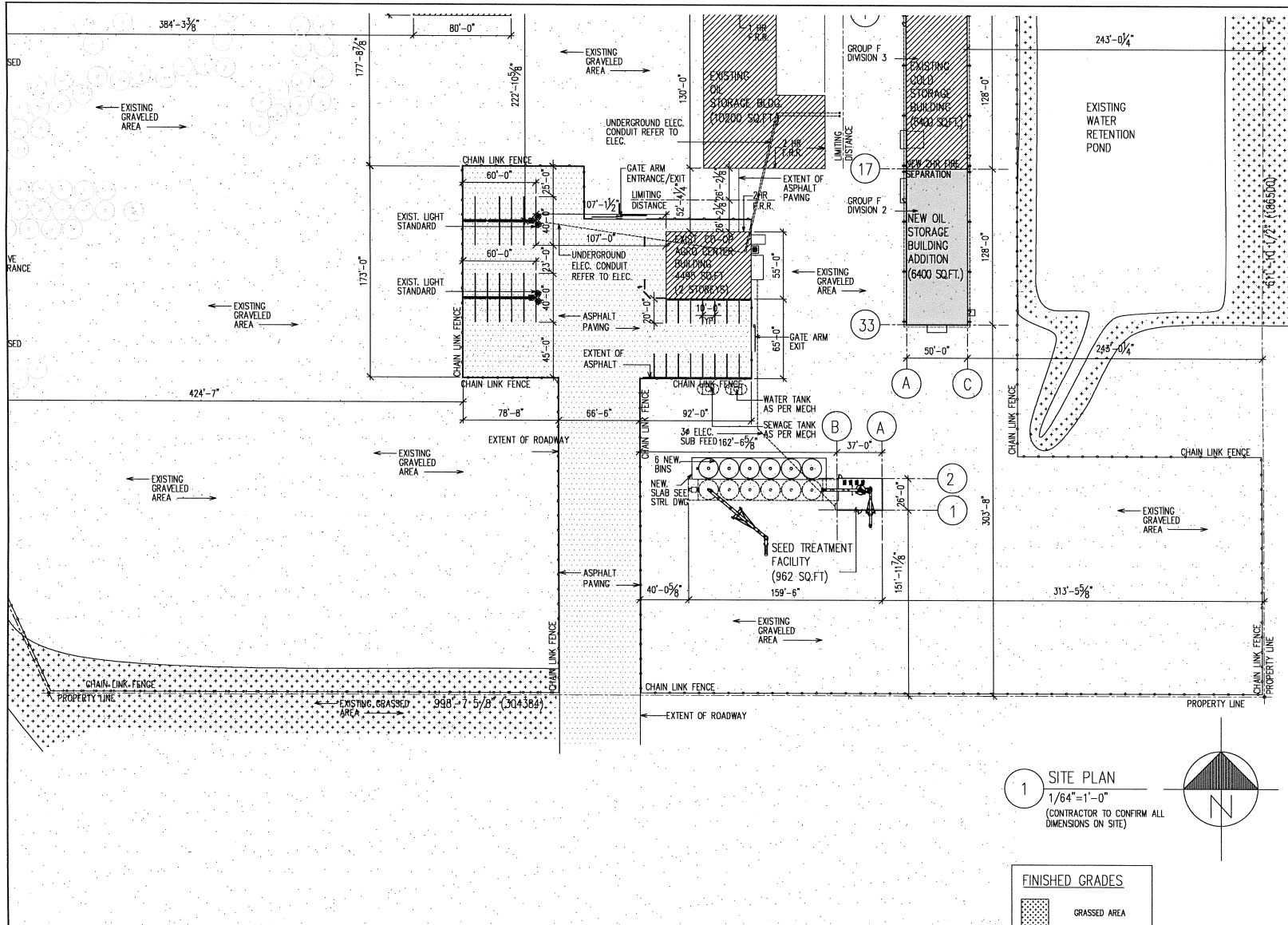
Surface Parcel No. 203004537, Parcel G, Plan No. 102166354

Draft Terms of Zoning Agreement – DAG 1 (Corman Park–Saskatoon Planning District to IL1 by Agreement

1. **Use of Land:** Sales and service of agricultural equipment and products.
2. **Development Standards:**
 - a. Buildings shall be located as per attached site plan. The total maximum gross floor area for all buildings are shown on the site plan shall not exceed 3,500 square metres, excluding bins used for storage of seed and fertilizer.
 - b. Expansion, warehouse, or storage uses shall not exceed 10% of the maximum gross floor area for all buildings on site.
 - c. Building setbacks for all buildings shall be provided as follows:
 - i) Front yard - 45 metres;
 - ii) Side yard - 15 metres; and
 - iii) Rear yard - 15 metres.
 - d. Building Height:
 - i) The maximum building height of the “seed plant” as shown on the site plan shall be 46 metres; and
 - ii) All other buildings shall conform to the maximum building height in the IL1 Zoning District.
 - e. The site must be developed substantially in accordance with the site plan attached to this agreement.
3. **Accessory buildings:** Accessory buildings shall be permitted.
4. **Parking:** On-site parking shall be provided per attached site plan.
5. **Landscaping:** Landscaping shall be provided to the satisfaction of the Development Officer.
6. **Outdoor Storage:** Outdoor display and storage of equipment is permitted and shall be suitably screened to the satisfaction of the Development Officer.
7. **Signage:** Signage shall comply with Signage Group 5 of the Sign Regulations subject to the following: Billboards, Superboards, and Electronic Message Centres are not permitted.
8. **Site Access:** No new access from Highway 16 is permitted.

All other provisions of the IL1 District shall apply.

Site Plan – Saskatoon Co-op Agro Centre



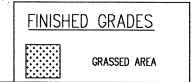
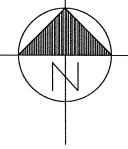
NOTES
 1. THIS DRAWING IS FOR REFERENCE ONLY: ALL DIMENSIONS SHALL BE CONFIRMED, ON SITE, BY THE ARCHITECT BEFORE COMMENCING WORK OR ORDERING MATERIALS.
 2. CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA.

RETAIL:
 SASKATOONCO-OPERATIVES ASSOCIATION LIMITED
 BRANCH:
 HWY #16
 FACILITY:
 AGRO CENTRE

DRAWING:
 PROPOSED SITE PLAN

DATE: NOVEMBER 4, 2017
DRAWN BY: NV
SCALE: NTS
REVISION: A

1 SITE PLAN
 1/64"=1'-0"
 (CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE)



Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – IL1 by Agreement – Flaman Sales and Rentals

Recommendation

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation:

1. That the proposed amendments to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, Land Use Map, to redesignate land in the Riel Industrial Sector from Corman Park–Saskatoon Planning District to Light Industrial, be approved; and
2. That the proposed amendments to Bylaw No. 8770, Zoning Bylaw, to rezone land in the Riel Industrial Sector from DAG 1 - D – Agricultural 1 District to an IL1 – Light Industrial District, subject to a Rezoning Agreement, as outlined in this report, be approved.

Topic and Purpose

The purpose of this report is to consider amendments to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, and Bylaw No. 8770, Zoning Bylaw, relating to lands located in the Riel Industrial Sector. These lands were brought into the City of Saskatoon by boundary alterations and are currently designated under the Corman Park–Saskatoon Planning District Official Community Plan and Zoning Bylaw.

Report Highlights

1. Flaman Sales and Rentals operates a business that provides the sales and rental of agricultural equipment and products.
2. The subject site is still under the control of the Corman Park–Saskatoon Planning District Bylaw and, in order to facilitate this existing development, an Official Community Plan Bylaw No. 8769 (Official Community Plan) amendment and rezoning by agreement are proposed.
3. The Rezoning Agreement contains provisions to dictate the manner in which the site will be developed and to ensure that the potential for land use conflicts is minimized.

Strategic Goal

This report supports the City of Saskatoon's (City) Strategic Goal of Sustainable Growth. Saskatoon is known for smart, sustainable growth. The long-term strategy is to plan for development collaboratively with regional partners and stakeholders.

Background

The subject site is located in the Riel Industrial Sector at 535 71st Street West, which is adjacent to Highway 16, as shown on Attachment 1. Lands in the Riel Industrial Sector were located in the Rural Municipality (RM) of Corman Park until the boundary alteration brought them into the City. The boundary alteration was approved by the Minister of

Municipal Affairs in 2015. While the ministerial approval altered the corporate limits of the City, and removed these lands from the RM of Corman Park, the boundary alteration does not provide for land use control of the annexed area. The annexed area remains under the control of the Corman Park–Saskatoon Planning District Official Community Plan and Zoning Bylaw until the lands are designated under the City’s Official Community Plan and Zoning Bylaw.

At its November 23, 2015 meeting, City Council approved the Riel Industrial Sector Plan. Sector plans allow the City to undertake detailed land use and servicing plans that are needed before urban development can occur. The objective of the Riel Industrial Sector Plan is to facilitate economic development opportunities, accommodate a wide range of industrial development, and provide goods and services for the City and surrounding region. In terms of land use, the Riel Industrial Sector will accommodate fully-serviced light and heavy industrial areas.

There are four established agricultural-related businesses located adjacent to Highway 16 in the Riel Industrial Sector: Cervus Equipment John Deere, Saskatoon Co-op Agro Centre, Flaman Sales and Rentals, and Redhead Equipment Ltd. These businesses were previously approved by the RM of Corman Park. Flaman Sales and Rentals was initially approved to operate at this location by the RM of Corman Park in 2004 as a commercial agricultural use.

Report

Flaman Sales and Rentals

Flaman Sales and Rentals has established a facility that provides sales and rental of agricultural equipment and products. This is a light industrial use and, in order to accommodate the existing development, a light industrial land use designation is required. It is proposed to be rezoned to an IL1 – General Light Industrial District subject to a Rezoning Agreement. Adjacent uses include other agricultural equipment dealerships and agricultural land.

Official Community Plan Amendment

An amendment to the Official Community Plan Land Use Map is required to redesignate the subject parcel to Light Industrial District to accommodate the proposed zoning (see Attachment 1). The Light Industrial District designation is intended to facilitate industrial development that does not create land use conflicts in the normal course of operations.

Rezoning by Agreement

A rezoning to IL1 – General Light Industrial District, subject to a Rezoning Agreement, is proposed (see Attachments 2 and 3). Terms of the Rezoning Agreement will recognize the existing agreement with the RM of Corman Park and allow the business to continue operating.

Proposed terms of the Rezoning Agreement pertain to the following:

- a) permitted use of the land;
- b) maximum gross floor area;

- c) building setbacks; and
- d) landscaping, parking, outdoor storage, and outdoor lighting requirements.

See Attachment 4 for the site plan that will be attached to the Rezoning Agreement.

Comments from Other Departments

No comments or concerns were received through the administrative referral process.

Options to the Recommendation

City Council could choose to deny this application. This option is not recommended as this proposal is recognizing an existing development that was previously approved by the RM of Corman Park.

Public and/or Stakeholder Involvement

Prior to the boundary alteration, meetings were held with affected land owners. In addition, an open house was held on June 2, 2016, specific to the land use and zoning changes. Notices were sent to property owners in the area. Those in attendance had concerns that were not related to the rezoning. The Planning and Development Division has consulted with the property owner who is agreeable to the terms of the Rezoning Agreement.

Other Considerations/Implications

There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with the Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing date.

Attachments

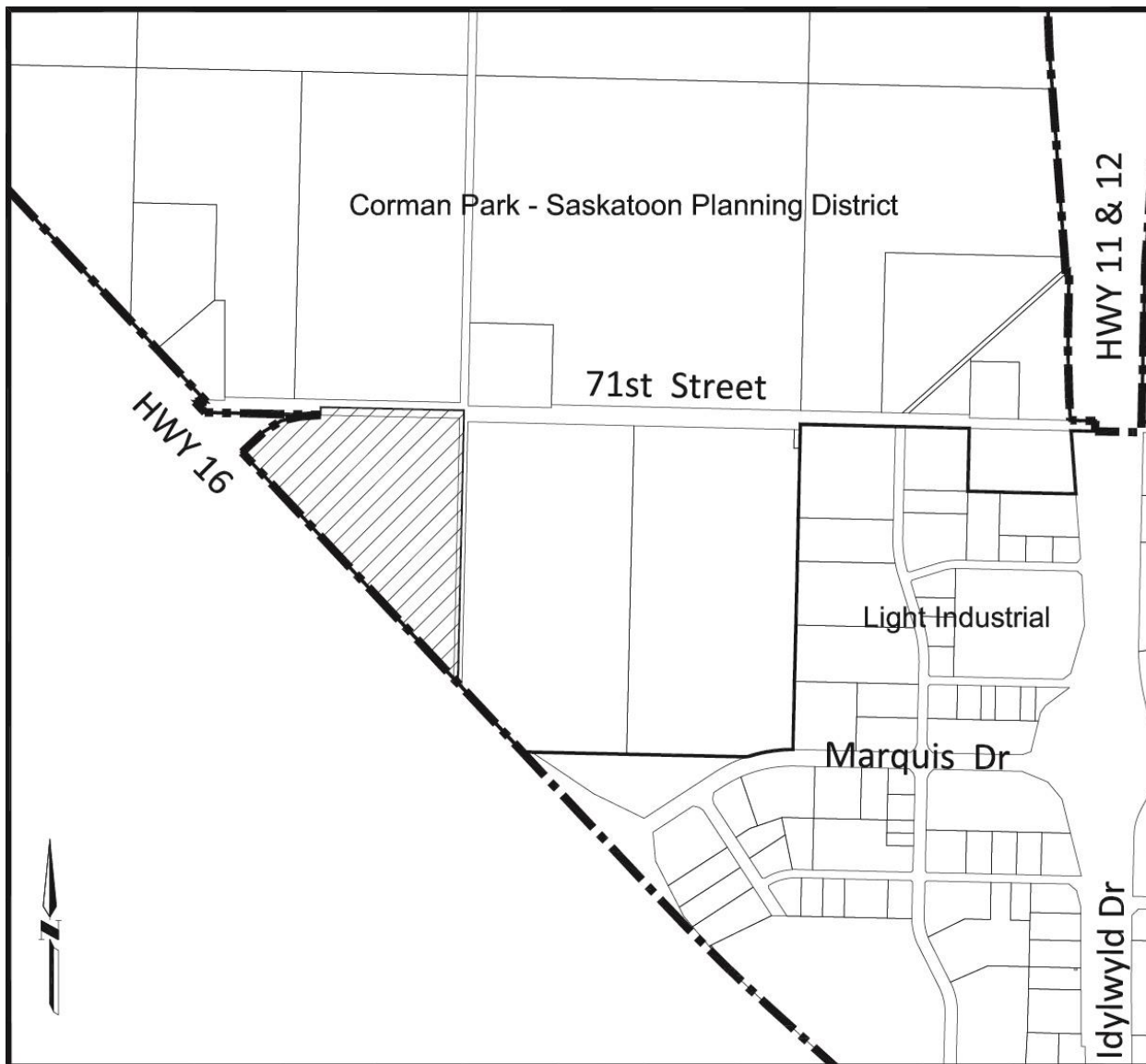
1. Location Map – Official Community Plan Amendment – Flaman Sales and Rentals
2. Location Map – Zoning Amendment – Flaman Sales and Rentals
3. Proposed Terms of Rezoning Agreement
4. Site Plan – Flaman Sales and Rentals

Report Approval

Written by: Paula Kotasek-Toth, Senior Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2018/PD/MPC – Proposed OCP Amend – Rezoning Agreement – IL1 – Flaman/lc

Location Map – Official Community Plan Amendment – Flaman Sales and Rentals

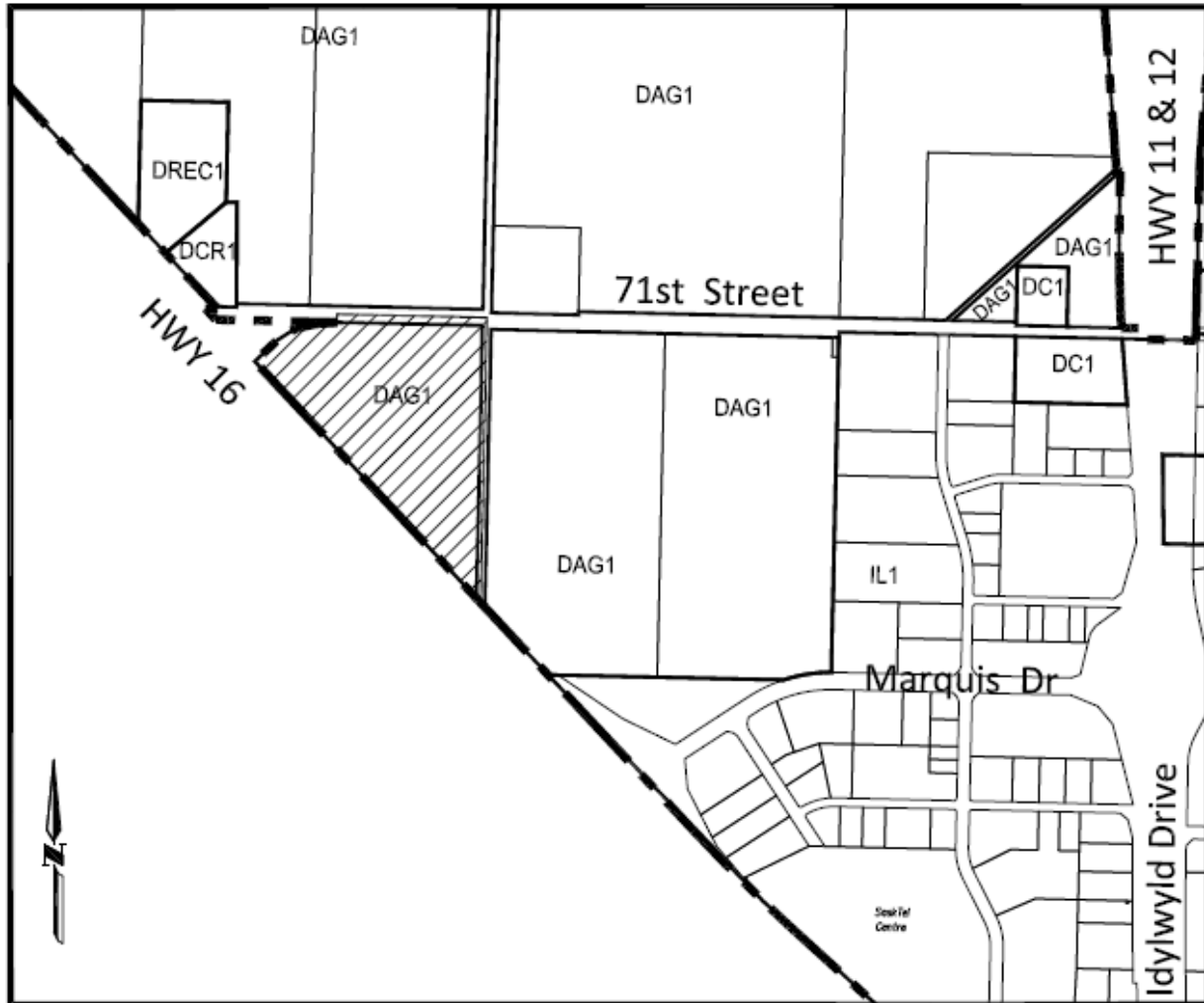


OFFICIAL COMMUNITY PLAN AMENDMENT
LAND USE MAP



From the Control of the Corman Park-Saskatoon Planning District
to Light Industrial

Location Map – Zoning Amendment – Flaman Sales and Rentals



ZONING AMENDMENT

 From DAG1 to IL1 by Agreement

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Proposed Terms of Rezoning Agreement

Flaman Sales Ltd – Riel Industrial Sector

Address – 535 71st Street West

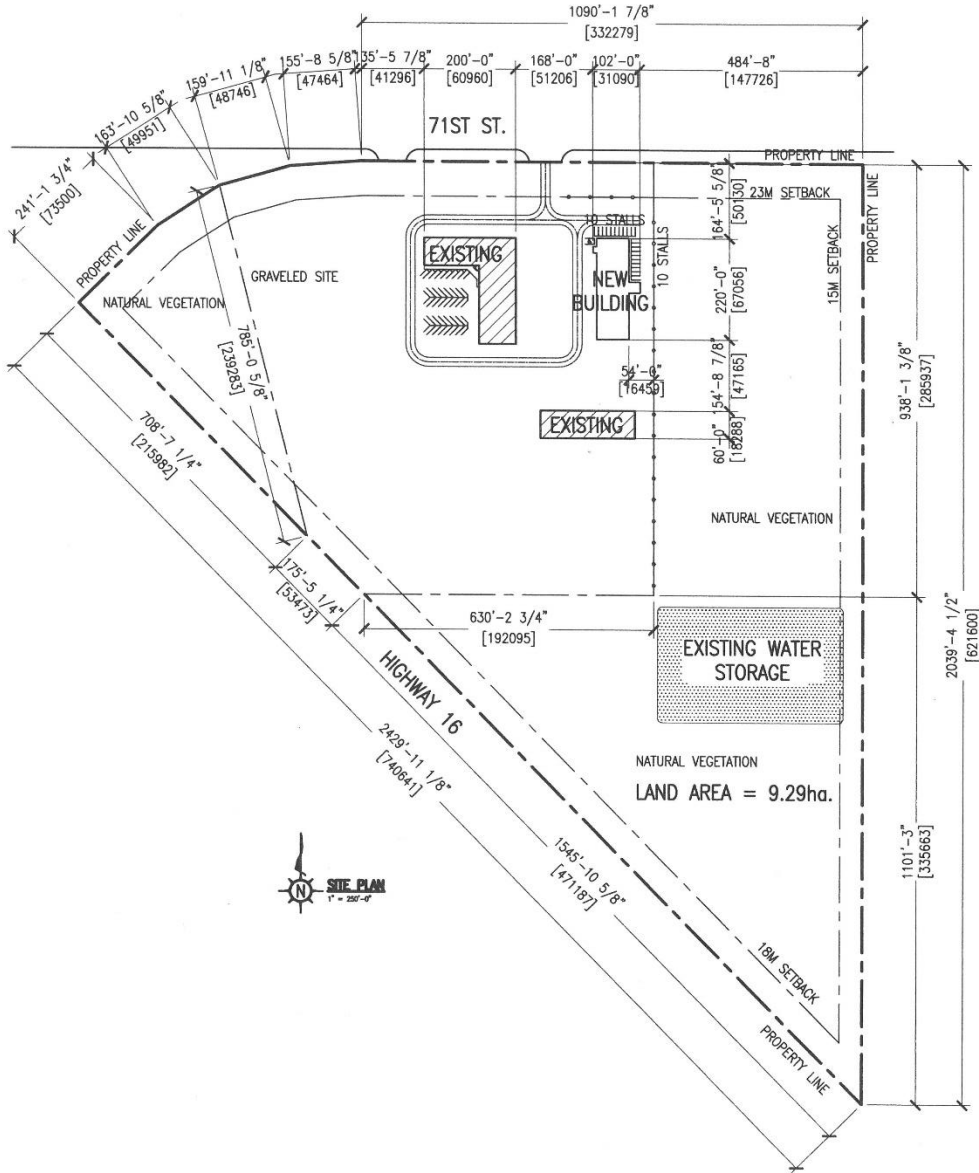
Surface Parcel No. 164612763, Block A, Plan No. 77S09024

Draft Terms of Zoning Agreement – DAG 1 (Corman Park- Saskatoon Planning District to IL1 by Agreement

1. **Use of Land:** The sales and service of agricultural equipment and products
2. **Development Standards:**
 - a. Buildings shall be located as per attached site plan. The total floor area for all building shall not exceed 5,500 square metres.
 - b. Expansions, warehouse, or storage uses shall not exceed 10% of the maximum gross floor area for all buildings.
 - c. Building setbacks shall be provided as follows:
 - i) Front yard – 45 metres;
 - ii) Side yard – 15 metres; and
 - iii) Rear yard - 15 metres.
 - d. The site must be substantially developed in accordance with the site plan attached to this agreement.
3. **Accessory Buildings:** Accessory buildings shall be permitted
4. **Parking:** Shall be provided as per attached site plan.
5. **Landscaping:** Landscaping must be provided to the satisfaction of the Development Officer.
6. **Outdoor Storage:** Outdoor display and storage of equipment is permitted and shall be suitably screened to the satisfaction of the Development Officer.
7. **Outdoor Lighting:** All outdoor lighting must be of an appropriate arrangement and intensity that does not unduly interfere with the adjacent land uses or interfere with the safe operation of nearby roadways and traffic control devices.
8. **Signage:** Signage shall comply with Signage Group 5 of the Sign Regulations subject to the following: Billboards, Superboards, and Electronic Message Centres are not permitted.
9. **Site Access:** No new access on Highway 16 or 71st Street West.

All other provisions of the IL1 Zoning District shall apply.

Site Plan – Flaman Sales and Rentals



CONSULTANT:
REM
Rempel Engineering & Management Ltd
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REV.	DATE	COMMENTS
0	NOV. 20/17	ISSUED FOR INFO

CLIENT:
FLAMAN SALES & RENTALS SASKATOON
 SASKATOON, SASKATCHEWAN

PROJECT:
200x70' SHOP
 SASKATOON, SASKATCHEWAN

DRAWING NAME:
SITE PLAN

PROJECT No.: 17-9630	DRAWN/DESIGNED BY: MF
SCALE: AS NOTED	DWG. No. B1.1

Monday, November 20, 2017 1:22:13 PM

Proposed Official Community Plan Bylaw Amendment and Rezoning by Agreement – IL1 by Agreement – Redhead Equipment Ltd.

Recommendation

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation:

1. That the proposed amendments to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, Land Use Map, to redesignate land in the Riel Industrial Sector from Corman Park–Saskatoon Planning District to Light Industrial, be approved; and
2. That the proposed amendments to Bylaw No. 8770, Zoning Bylaw, to rezone land in the Riel Industrial Sector from D – Agricultural 1 District to IL1 – General Light Industrial District, subject to a Rezoning Agreement, as outlined in this report, be approved.

Topic and Purpose

The purpose of this report is to consider amendments to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, and Bylaw No. 8770, Zoning Bylaw, relating to lands located in the Riel Industrial Sector. These lands were brought into the City of Saskatoon by boundary alterations and are currently designated under the Corman Park–Saskatoon Planning District Official Community Plan and Zoning Bylaw.

Report Highlights

1. Redhead Equipment Ltd. operates a business that provides sales and service of agricultural, commercial, and industrial equipment and products.
2. The subject site is still under the control of the Corman Park–Saskatoon Planning District Bylaw and, in order to facilitate this existing development, an Official Community Plan Bylaw No. 8769 (Official Community Plan) amendment and rezoning by agreement are proposed.
3. The Rezoning Agreement contains provisions to dictate the manner in which the site will be developed and to ensure that the potential for land use conflicts are minimized.

Strategic Goal

This report supports the City of Saskatoon's (City) Strategic Goal of Sustainable Growth. Saskatoon is known for smart, sustainable growth. The long-term strategy is to plan for development collaboratively with regional partners and stakeholders.

Background

The subject site is located in Riel Industrial Sector at 1045 North Service Road, which is adjacent to Highway 16 (see Attachment 1). Lands in the Riel Industrial Sector were located in the Rural Municipality (RM) of Corman Park until the boundary alteration

brought them into the City. The boundary alteration was approved by the Minister of Municipal Affairs in 2015. While the ministerial approval altered the corporate limits of the City and removed these lands from the RM of Corman Park, the boundary alteration does not provide for land use control of the annexed area. The annexed area remains under the control of the Corman Park-Saskatoon Planning District Official Community Plan and Zoning Bylaw until the lands are designated under the City's Official Community Plan and Zoning Bylaw.

At its November 23, 2015 meeting, City Council approved the Riel Industrial Sector Plan. Sector plans allow the City to undertake detailed land use and servicing plans that are needed before urban development can occur. The objective of the Riel Industrial Sector Plan is to facilitate economic development opportunities, accommodate a wide range of industrial development, and provide goods and services for the city and surrounding region. In terms of land use, the Riel Industrial Sector will accommodate fully-serviced light and heavy industrial areas.

There are four established agricultural-related businesses located adjacent to Highway 16 in the Riel Industrial Sector: Cervus Equipment John Deere, Saskatoon Co-op Agro Centre, Flaman Sales and Rentals, and Redhead Equipment Ltd. These businesses were previously approved by the RM of Corman Park. Redhead Equipment Ltd. was initially approved to operate at this location by the RM of Corman Park in 2006, by Zoning Agreement, with a permitted use of agricultural/industrial equipment dealership.

Report

Redhead Equipment Ltd.

Redhead Equipment Ltd. has established a facility that provides sales and service of agricultural, commercial, and industrial equipment and products. This is a light industrial use and, in order to accommodate the existing development, a light industrial land use designation is required. It is proposed to be rezoned to an IL1 – General Light Industrial District subject to a Rezoning Agreement. Adjacent uses include other agricultural equipment dealerships and agricultural land.

Official Community Plan Amendment

An amendment to the Official Community Plan Land Use Map is required to redesignate the subject parcel to Light Industrial District to accommodate the proposed zoning (see Attachment 1). The Light Industrial District designation is intended to facilitate industrial development that does not create land use conflicts in the normal course of operations.

Rezoning by Agreement

A rezoning to IL1 – General Light Industrial District, subject to a Rezoning Agreement, is proposed (see Attachments 2 and 3). Terms of the Rezoning Agreement will recognize the existing agreement with the RM of Corman Park and allow the business to continue operating.

Proposed terms of the Rezoning Agreement pertain to the following:

- a) permitted use of the land;

- b) maximum gross floor area;
- c) building setbacks; and
- d) landscaping, parking, outdoor storage, and outdoor lighting requirements.

See Attachment 4 for the site plan that will be attached to the Rezoning Agreement.

Comments from Other Departments

No comments or concerns were received through the administrative referral process.

Options to the Recommendation

City Council could choose to deny this application. This option is not recommended as this proposal is recognizing an existing development that was previously approved by the RM of Corman Park.

Public and/or Stakeholder Involvement

Prior to the boundary alteration, meetings were held with affected land owners. An open house was held on June 2, 2016, specific to the land use and zoning changes. Notices were sent to property owners in the area. The Planning and Development Division has consulted with the property owner who is agreeable to the terms of the Rezoning Agreement.

Other Considerations/Implications

There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with the Public Notice Policy and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing date.

Attachments

1. Location Map – Official Community Plan Amendment – Redhead Equipment Ltd.
2. Location Map – Zoning Amendment – Redhead Equipment Ltd.
3. Proposed Terms of Rezoning Agreement
4. Site Plan – Redhead Equipment Ltd.

Report Approval

Written by: Paula Kotasek-Toth, Senior Planner, Planning and Development
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

Location Map – Official Community Plan Amendment – Redhead Equipment Ltd.



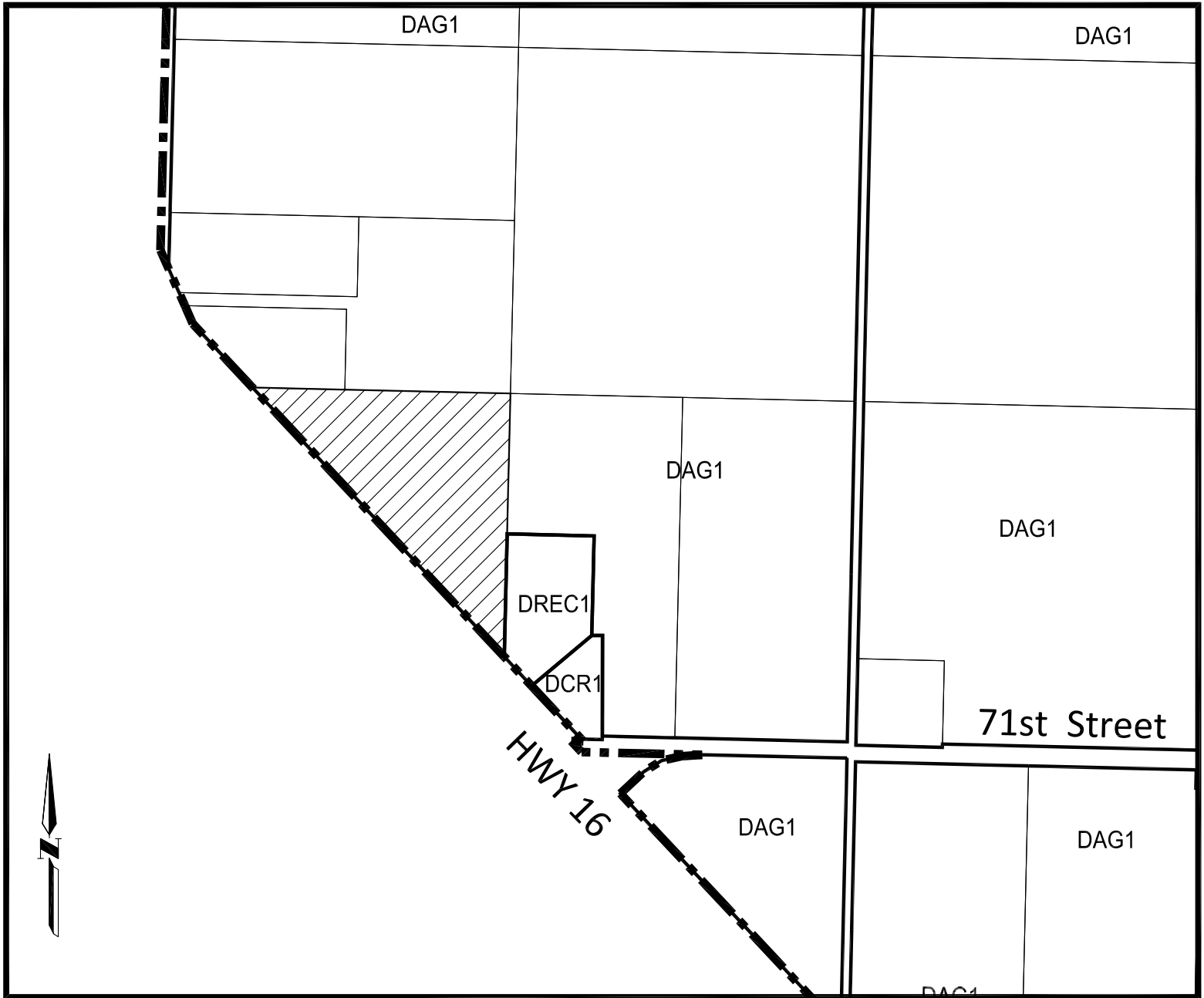
OFFICIAL COMMUNITY PLAN AMENDMENT

LAND USE MAP

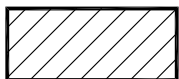


From the Control of the Corman Park-Saskatoon Planning District to Light Industrial

Location Map - Zoning Amendment - Redhead Equipment Ltd.



ZONING AMENDMENT



From DAG1 to IL1 by Agreement

Proposed Terms of Rezoning Agreement

Redhead Equipment Ltd. – Riel Industrial Sector

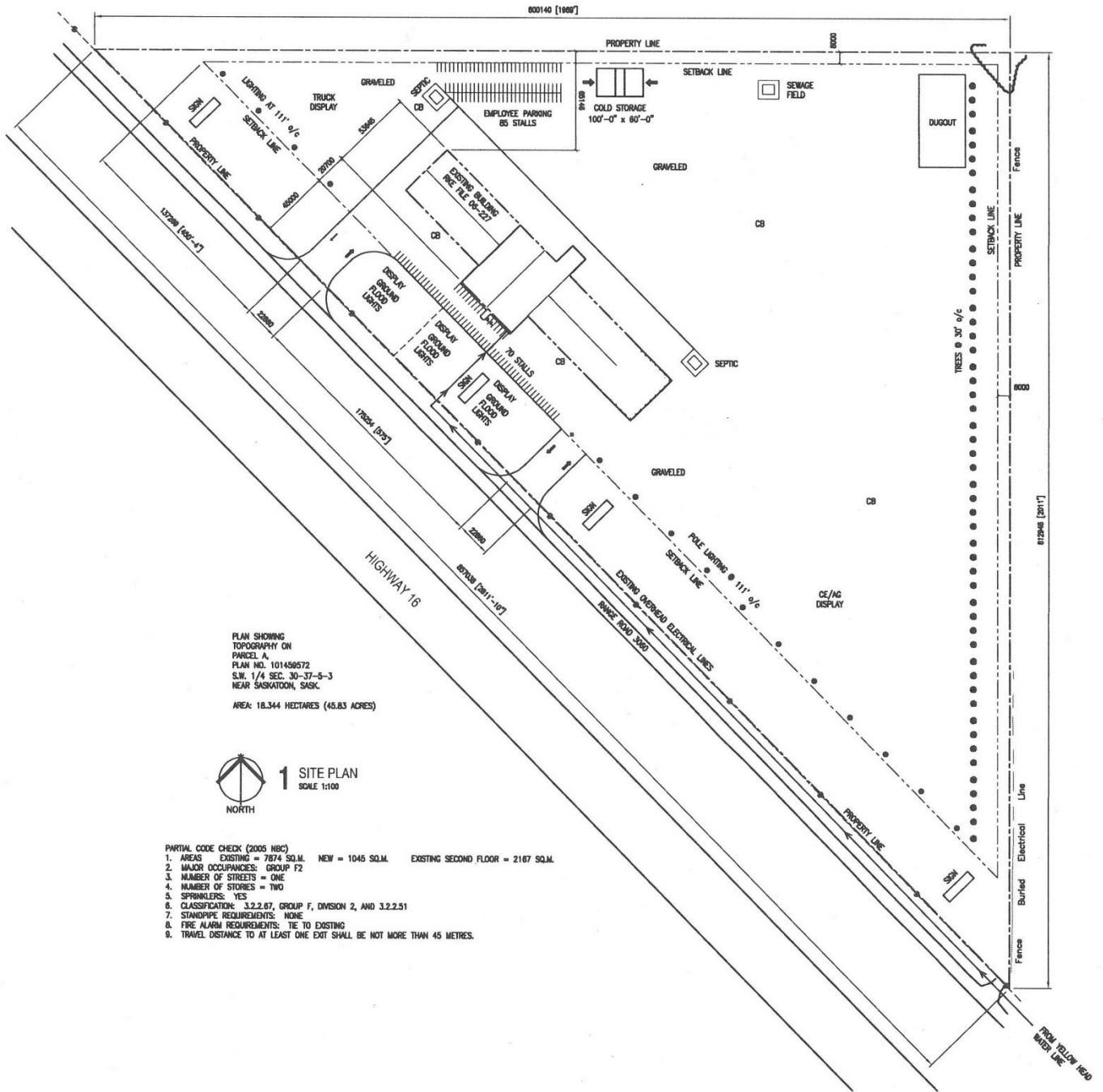
Address – 1045 North Service Road

Zoning Agreement from DAG1 - D-Agricultural 1 District (Corman Park-Saskatoon Planning District) to IL1 – Light Industrial by Agreement

1. **Use of Land:** Sales and service of agricultural, commercial, and industrial equipment and products.
2. **Development Standards:**
 - a) Buildings shall be located per the attached site plan. The total maximum gross floor area for all buildings shall not exceed 3,200 square metres.
 - b) Expansions of warehouse or storage uses shall not exceed 10% of the maximum gross floor area for all buildings on site.
 - c) Building setbacks shall be provided as follows:
 - i) Front yard - 45 metres;
 - ii) Side yards - 15 metres; and
 - iii) Rear yard - 15 metres.
 - d) The site must be substantially developed in accordance with the site plan attached to this agreement.
3. **Accessory buildings:** Accessory building shall be permitted.
4. **Parking:** Parking shall be provided as per attached site plan.
5. **Landscaping:** Landscaping shall be provided to the satisfaction of the Development Officer.
6. **Outdoor Storage:** Outdoor display and storage of equipment is permitted and shall be suitably screened to the satisfaction of the Development Officer.
7. **Outdoor Lighting:** All outdoor lighting must be of an appropriate arrangement and intensity that does not unduly interfere with the adjacent land uses or interfere with the safe operation of nearby roadways and traffic control devices.
8. **Signage:** Signage shall comply with Signage Group 5 of the Sign Regulations, subject to the following: Billboards, Superboards, and Electronic Message Centres are not permitted.
9. **Site Access:** Access to the site shall be provided from the North Service Road.

All other provisions of the IL1 District shall apply.

Site Plan – Redhead Equipment Ltd.



PLAN SHOWING TOPOGRAPHY ON PARCEL A.
 PLAN NO. 101458672
 S.W. 1/4 SEC. 30-37-5-3
 NEAR SASKATOON, SASK.
 AREA: 18.344 HECTARES (45.83 ACRES)

1 SITE PLAN
 SCALE 1:100

- PARTIAL CODE CHECK (2005 NBC)
1. AREAS EXISTING = 7874 SQ.M. NEW = 1045 SQ.M. EXISTING SECOND FLOOR = 2167 SQ.M.
 2. MAJOR OCCUPANCIES: GROUP F2
 3. NUMBER OF STREETS = ONE
 4. NUMBER OF STOREYS = TWO
 5. SPRINKLERS: YES
 6. CLASSIFICATION: 3.2.2.67, GROUP F, DIVISION 2, AND 3.2.2.51
 7. STANDPIPE REQUIREMENTS: NONE
 8. FIRE ALARM REQUIREMENTS: TIE TO EXISTING
 9. TRAVEL DISTANCE TO AT LEAST ONE EXIT SHALL BE NOT MORE THAN 45 METRES.

Land Use Applications Received for the Period from May 15, 2018 to July 25, 2018

Recommendation

That the report of the General Manager, Community Services Department, dated August 14, 2018, be received as information.

Topic and Purpose

The purpose of this report is to provide detailed information on land use applications received by the Community Services Department for the period from May 15, 2018, to July 25, 2018.

Report

Land use applications are received and processed by the Community Services Department; see Attachment 1 for a detailed description of these applications.

Public Notice

Public notice, pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

Attachment

1. Land Use Applications

Report Approval

Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2018/PD/Land Use Apps/PDCS – Land Use Apps – August 14, 2018/ks

Land Use Applications Received for the Period from May 15, 2018 to July 25, 2018

The following applications have been received and are being processed:

Condominium

- | | |
|-------------------------|--------------------------------------|
| • Application No. 8/18: | 4060 Langar Avenue |
| Applicant: | Van den Berghe Holdings Inc. |
| Legal Description: | Lot 4, Block 950, Plan No. 102175714 |
| Proposed Use: | 6-bay commercial building |
| Current Zoning: | N/A |
| Neighbourhood: | Marquis Industrial |
| Date Received: | June 5, 2018 |

- | | |
|-------------------------|---|
| • Application No. 9/18: | 475 Avenue L South |
| Applicant: | Radiance Cohousing Development Company Inc. |
| Legal Description: | Lots 16 to 20, Block 12, Plan No. F5554 |
| Proposed Use: | Two buildings – nine residential units |
| Current Zoning: | MX1 |
| Neighbourhood: | West Industrial |
| Date Received: | June 25, 2018 |

- | | |
|--------------------------|---|
| • Application No. 10/18: | 322 Saguenay Drive |
| Applicant: | Bentley Properties Ltd. |
| Legal Description: | Lots 7, 8, and 9, Block 911,
Plan No. 79S43800 |
| Proposed Use: | 67 residential units,
61 underground parking units, and
40 above-ground parking units |
| Current Zoning: | M3 |
| Neighbourhood: | Lawson Heights Suburban |
| Date Received: | June 27, 2018 |

Rezoning

- | | |
|---------------------------|------------------------------------|
| • Application No. Z10/18: | 15 Pony Trail, Riverside Estates |
| Applicant: | Carter Holdings Limited |
| Legal Description: | 330 Silverwood Road |
| Proposed Use: | Offices |
| Current Zoning: | B1A – commercial convenience store |
| Proposed Zoning: | B1 - offices |
| Neighbourhood: | Silverwood Heights |
| Date Received: | June 4, 2018 |

Rezoning

- Application No. Z11/18: 1006 College Drive
Applicant: North Prairie Developments
Legal Description: Parcel Y, Plan No. 101913296
Proposed Use: Residential-Condominium
Current Zoning: M2/RM4
Proposed Zoning: Residential-Condominium
Neighbourhood: Varsity View
Date Received: June 6, 2018
- Application No. Z12/18: 1501 8th Street East
Applicant: Concorde Group Corp.
Legal Description: ISC Parcel Nos. 120191745, 120191723,
120191712, and 120191756
Proposed Use: Shopping centre – mixed use
Current Zoning: B4
Proposed Zoning: B4A by agreement
Neighbourhood: Grosvenor Park
Date Received: June 13, 2018
- Application No. Z14/18: 438 Avenue H South
Applicant: 614225 Sask Ltd. c/o Carrie-Ann Allen
Legal Description: Lot 40, Block 26, E5618, Parcel No. 119896329
Proposed Use: Mixed-use residential and commercial
Current Zoning: B1
Proposed Zoning: B2 by agreement
Neighbourhood: Caswell
Date Received: June 22, 2018
- Application No. Z15/18: Brighton – Phase 4
Applicant: Dream Development
Legal Description: Brighton – Phase 4
Proposed Use: Not listed
Current Zoning: FUD
Proposed Zoning: R1A/R1A (H)
Neighbourhood: Brighton
Date Received: June 29, 2018

Subdivision

- Application No. 25/18:
Applicant: Rosewood Gates/Olson Lane East
Casablanca Holdings Inc.
c/o Meridian Surveys Ltd.
Legal Description: Parcel DD and Parcel EE of
Plan No. 102028586; and
Parcel B2 of Plan No. 102197167
Proposed Use: To create a new parcel
Current Zoning: B6
Neighbourhood: Central Business District
Date Received: May 28, 2018
- Application No. 26/18:
Applicant: Olson Lane/Jeanneau Way
Casablanca Holdings Inc.
c/o Meridian Surveys Ltd.
Legal Description: Part of BB, Plan No. 102028586; and
B1, Plan No. 102197167; Part of EE,
Plan No. 102028586
Proposed Use: To create Municipal Reserve MR20
Current Zoning: R1A
Neighbourhood: Rosewood
Date Received: June 5, 2018
- Application No. 27/18:
Applicant: McFaul Lane/Crescent/Way,
Germain Manor/Court, and Westfield Road
Dream Asset Management Corp.
c/o Meridian Surveys Ltd.
Legal Description: Part of C, Plan Nos. 102194759 and 93S04586;
and Part of Parcel B, Plan No. 102194759
Proposed Use: To create a new subdivision
Current Zoning: N/A
Neighbourhood: Brighton
Date Received: May 30, 2018
- Application No. 29/18:
Applicant: 702 29th Street West
DSTP Assets Inc.
c/o Webb Surveys Ltd.
Legal Description: Lot 13, Block 13, Plan No. G4296
Proposed Use: To subdivide lot into a new single-family dwelling
Current Zoning: R2
Neighbourhood: Caswell Hill
Date Received: June 7, 2018

Subdivision

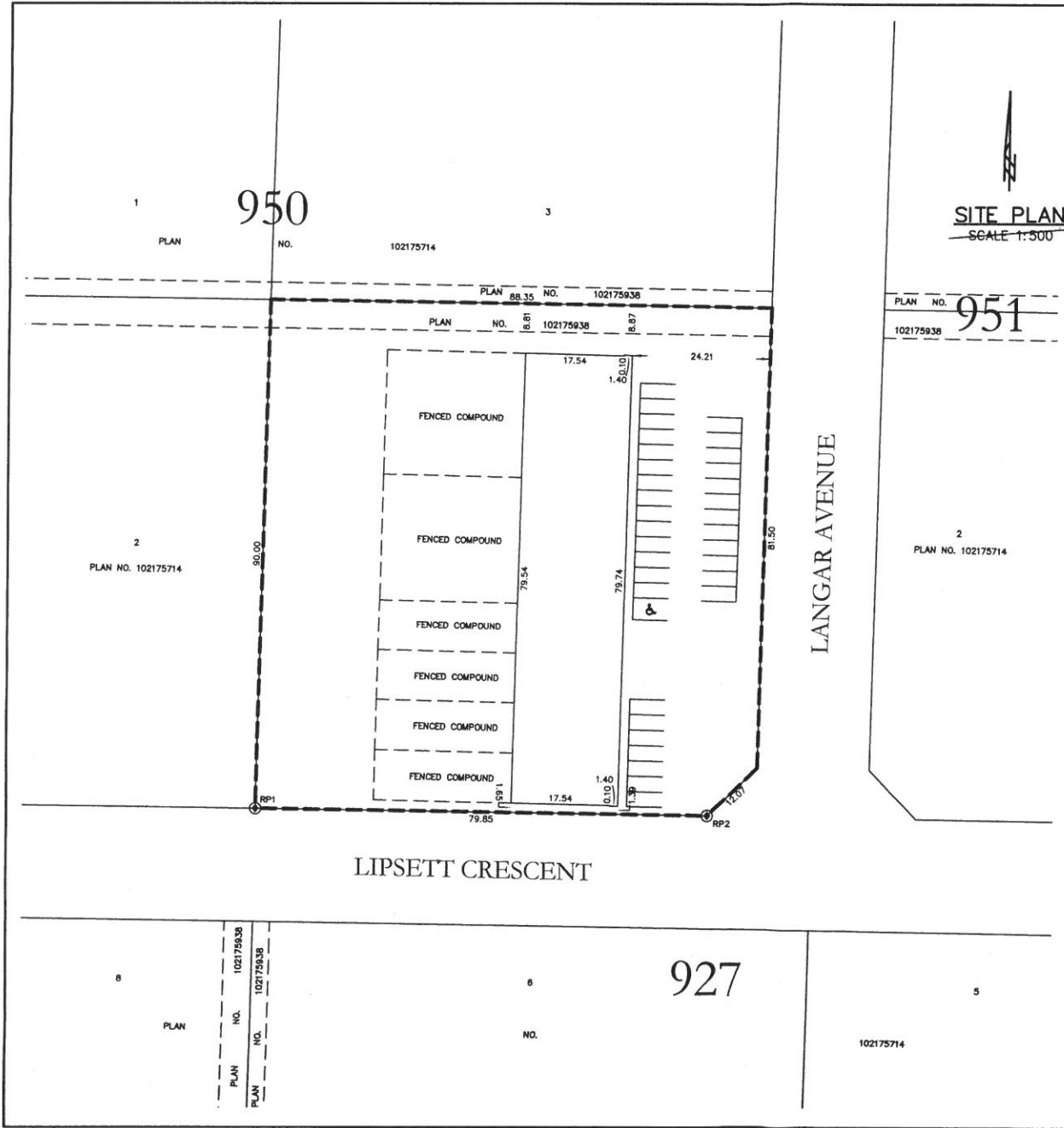
- Application No. 30/18:
Applicant: 1532 Avenue C North
Milano Homes Ltd.
c/o Webb Surveys Ltd.
Legal Description: Lots 24, 25, and 26, Block 26,
Plan No. F5509
Proposed Use: To create two lots for single-family use
Current Zoning: R2
Neighbourhood: Caswell Hill
Date Received: June 11, 2018
- Application No. 31/18:
Applicant: Wenz Avenue
City of Saskatoon
c/o Altus Geomatics Limited Partnership
Legal Description: Lot 11, Block 464, Plan No. 78S32542
Proposed Use: To subdivide spurline and tie code new
parcels to adjacent property owners
Current Zoning: N/A
Neighbourhood: North Industrial
Date Received: June 14, 2018
- Application No. 34/18:
Applicant: Brighton Common/Circle
Dream Asset Management Corp.
c/o Meridian Surveys Ltd.
Legal Description: Parcel 114, Plan No. 102218228
Proposed Use: Commercial
Current Zoning: DCD8
Neighbourhood: Brighton
Date Received: June 25, 2018
- Application No. 35/18:
Applicant: 919 Avenue F North
Machnze Developments Inc.
c/o Larson Surveys Ltd.
Legal Description: Lot 4, Block 18, Plan No. G4296
Proposed Use: Residential
Current Zoning: R2
Neighbourhood: Caswell
Date Received: June 28, 2018
- Application No. 36/18:
Applicant: 1503 Fletcher Road
Cameco Corporation
c/o Webb Surveys Ltd.
Legal Description: Lot 7, Block 187, Plan No. 80S31337
Proposed Use: Light industrial use
Current Zoning: IL1
Neighbourhood: South West Industrial
Date Received: June 29, 2018

Subdivision

- Application No. 38/18: 810 60th Street East
Applicant: Congebec Inc.
c/o Webb Surveys Ltd.
Legal Description: Parcel F, Plan No. 101646659
Proposed Use: New parcel for industrial use
Current Zoning: IH
Neighbourhood: Marquis Industrial
Date Received: July 20, 2018

Attachments

1. Proposed Condominium No. 8/18
2. Proposed Condominium No. 9/18
3. Proposed Condominium No. 10/18
4. Plan of Proposed Rezoning No. Z10/18
5. Plan of Proposed Rezoning No. Z11/18
6. Plan of Proposed Rezoning No. Z12/18
7. Plan of Proposed Rezoning No. Z14/18
8. Plan of Proposed Rezoning No. Z15/18
9. Proposed Subdivision No. 25/18
10. Proposed Subdivision No. 26/18
11. Proposed Subdivision No. 27/18
12. Proposed Subdivision No. 29/18
13. Proposed Subdivision No. 30/18
14. Proposed Subdivision No. 31/18
15. Proposed Subdivision No. 34/18
16. Proposed Subdivision No. 35/18
17. Proposed Subdivision No. 36/18
18. Proposed Subdivision No. 38/18



SITE PLAN
SCALE 1:500

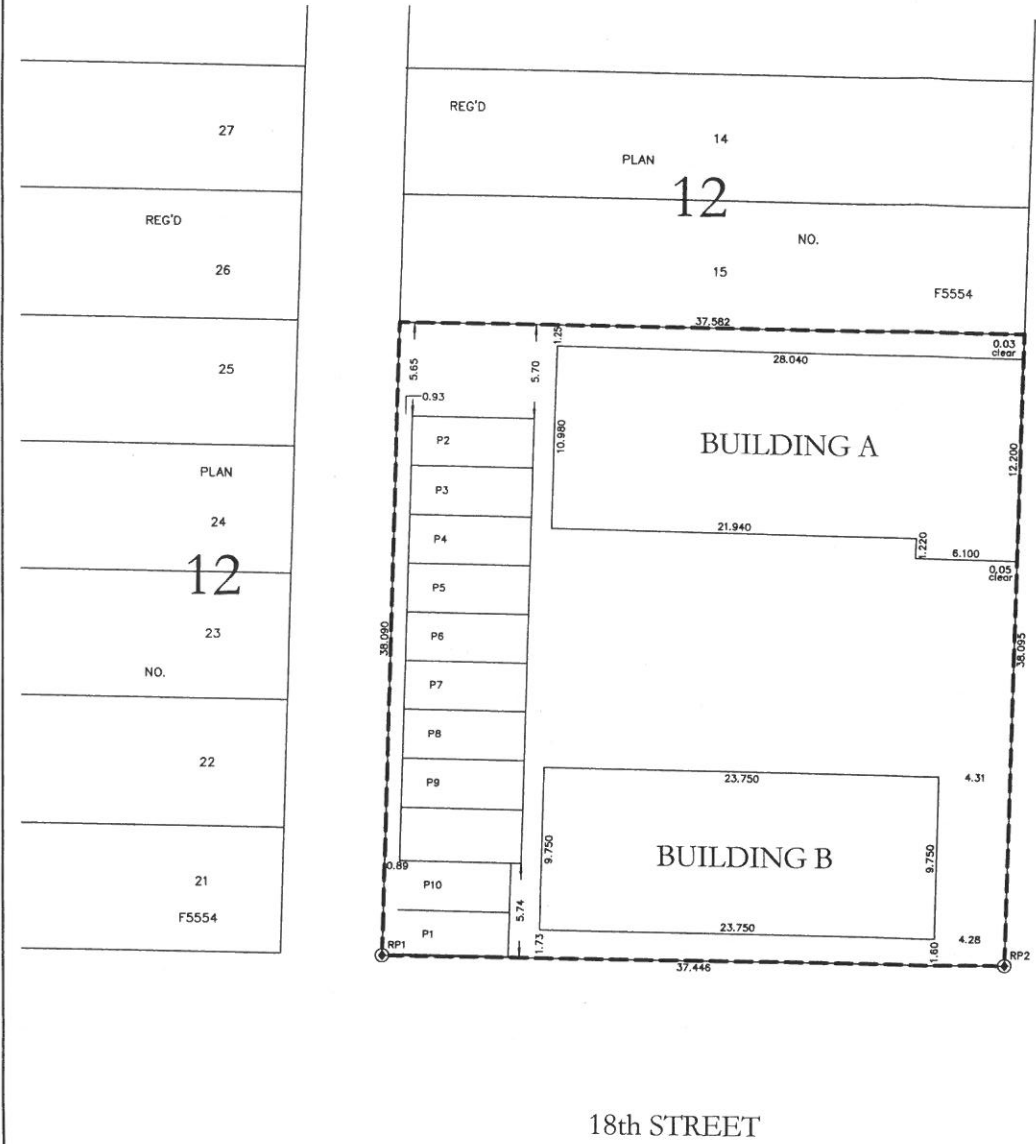
PLAN NO. **951**
102175936

PLAN OF SURVEY SHOWING SURFACE BUILDING CONDOMINIUM FOR LOT 4, BLOCK 950
PLAN NO. 102175714
N.W. 1/4 OF SEC. 22
TWP. 37, RGE. 5, W. 3rd MER.
SASKATOON, SASKATCHEWAN
BY: T.R. WEBB, S.L.S.
DATE: APRIL 2018
SCALE: AS SHOWN

LEGEND

1. Measurements are in metres and decimals thereof.
2. Measurements indicating the position of the building in relation to the outer boundaries of the parcel are taken to the concrete foundation at ground level.
3. Commercial unit numbers are shown as 1, 2, 3, etc. on sheet 2.
4. Regular commercial unit boundaries are shown on Sheet 2 by a heavy solid line and are defined as follows:
 - Unit boundaries between units and exterior walls is the exterior surface of any interior finishing material that forms the surface of any exterior wall, floor, or ceiling.
 - Unit boundaries between units is the centerline of wall.
5. The doors and windows form part of the regular commercial units.
6. All exterior surfaces are common property.
7. The owner of each regular commercial unit shall have exclusive use of that fenced compound to which that unit has sole access.
8. Parking spaces are in accordance with Section 11(2)(c) of The Condominium Property Act.
9. All areas not designated with a unit number are common property.
10. Area to be approved is outlined by a heavy dashed line.
11. The parcel within the line of approval has an Extension 0.
12. Standard iron posts found are shown *thus* unless otherwise shown.
13. Reference Points are shown thus: ○ RP1 ○ RP2
14. The Datum used: NAD83 (CSRS98)
15. The Projection used: UTM Zone 13N extended
16. Geo-referenced points were derived from SaskGrid (STS)
17. RP Coordinates are current as of September 20, 2016

Prepared by
Webb Surveys
18-3278ev B.F.




SITE PLAN
 SCALE 1:200

PLAN OF SURVEY SHOWING SURFACE
 BUILDING CONDOMINIUM FOR
 LOTS 16-20, BLOCK 12
 REG'D PLAN NO. F5554
 N.W. 1/4 OF SEC. 29
 TWP. 36, RGE. 5, W. 3rd MER.
 SASKATOON, SASKATCHEWAN
 BY: T.R. WEBB, S.L.S.
 DATE: APRIL 2018
 SCALE: AS SHOWN

- LEGEND**
1. Measurements are in metres and decimals thereof.
 2. Measurements indicating the position of the building in relation to the outer boundaries of the parcel are taken to the concrete foundation at ground level.
 3. Residential unit numbers are shown as 1, 2, 3, etc. on sheet 2.
 4. Regular residential unit boundaries are shown on Sheet 2 by a heavy solid line and are defined as follows:
 - the exterior surface of any interior finishing material that forms the surface of any common and exterior wall, floor, or ceiling.
 5. The doors and windows form part of the regular residential units.
 6. All exterior surfaces are common property.
 7. Parking spaces are in accordance with Section 11(1)(a) of The Condominium Property Act.
 8. Parking spaces shown on Sheet 1 are designated P1, P2, P3, etc.
 9. All areas not designated with a unit number are common property.
 10. Area to be approved is outlined by a heavy dashed line.
 11. The parcels within the line of approval has an Extension 1.
 12. Standard iron posts found are shown thus unless otherwise shown... ♦
 13. Reference Points are shown thus... ○ RP1 ○ RP2
 14. The Datum used: NAD83 (CSRS98)
 15. The Projection used: UTM Zone 13N extended
 16. Geo-referenced points were derived from GNSS and post processed from the Precise Point Positioning Service from Natural Resources Canada
 17. RP Coordinates are derived as of August 5, 2016

Prepared by

 17-3165r B.S.

The Bentley
 Proposed Surface Building Condominium Plan
 Lots 7, 8 and 9, Blk. 911, Plan No. 79543800
 in the N.E. 1/4 Sec. 11, Twp. 37, Rge. 5, W. 3 Mer.
 Saskatoon, Saskatchewan
 Howard A. Larson S.L.S.
 February, 2018

Legend:

1. Measurements are in metres and decimals thereof.
2. Measurements based are shown from +
3. Measurements are shown to the exterior of the building at ground level.
4. Condominium unit boundaries are shown thus — — — — —
5. Measurements shown on Page 2 are to the condominium unit boundaries.
6. Condominium unit boundaries are to the outside of the strand of wall and ceiling and the top of the concrete or granite base.
7. All exterior surfaces and finishes are common property, including windows and doors.
8. Suite entry doors are common property.
9. The owner of each unit has exclusive use of the balcony to which that unit has access.
10. Bats in the subdivision for Bldg. 10.
11. All conditioning equipment located on the roof of the building, together with any wiring and piping through the building up to the boundary of any unit, are common property.
12. Parking is in accordance with Section 11(1)(b) of the Condominium Property Act, 1983.
13. New Units 1 - 47 are Angular Residential Units.
14. New Units 48 - 180 are Parking Units.
15. All portions of the building and lands not designated as a regular unit are common property.
16. Exterior parking unit boundaries are defined by monumentation in accordance with the Land Survey Act, 2000.
17. Exterior parking units, unless otherwise indicated, are marked by 0.30 x 0.450 long small iron pipes shown thus x
18. Visitor parking spaces shown on the plan are non-exclusive use common property and are designated 15.75 etc.
19. Parking Unit boundaries within the parks are defined by measurements to Stone, wall and/or settings.

List of Plans

1. Site Plan
2. Floor Plans
3. Elevations
4. Schedule of Unit Factors and Areas

Dated at Saskatoon, in the Province of Saskatchewan, this 19th day of June, 2018

Howard A. Larson
 Saskatchewan Land Surveyor

Larson Surveys Ltd. Saskatoon

Drawn by	Checked by	Color by	Field sheet by
V.A.B.	K.A.L.	K.A.L.	R.E.

Examined: City of Saskatoon

Approved under the provisions of the Bylaw No. 8537 of the City of Saskatoon

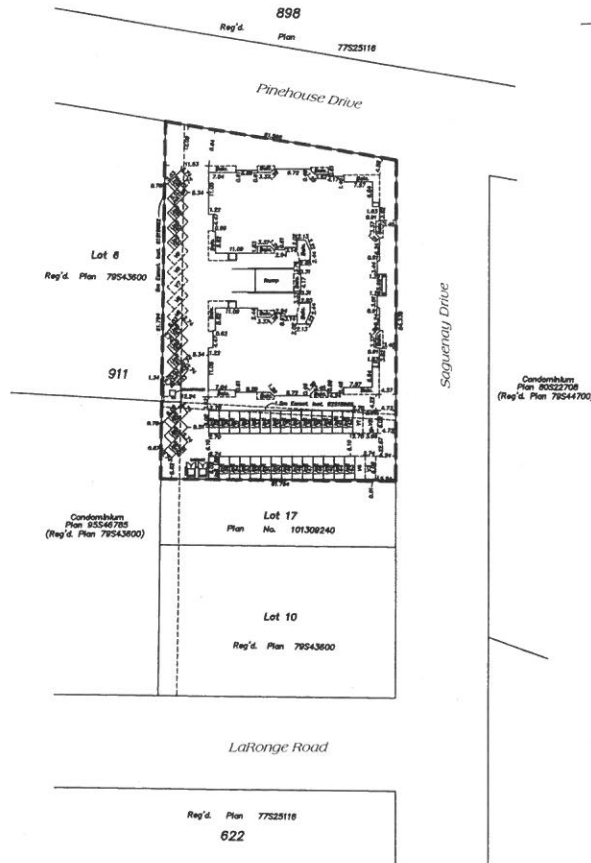
General Manager of the Community Services Department
 Date: _____, 2018

City of Saskatoon

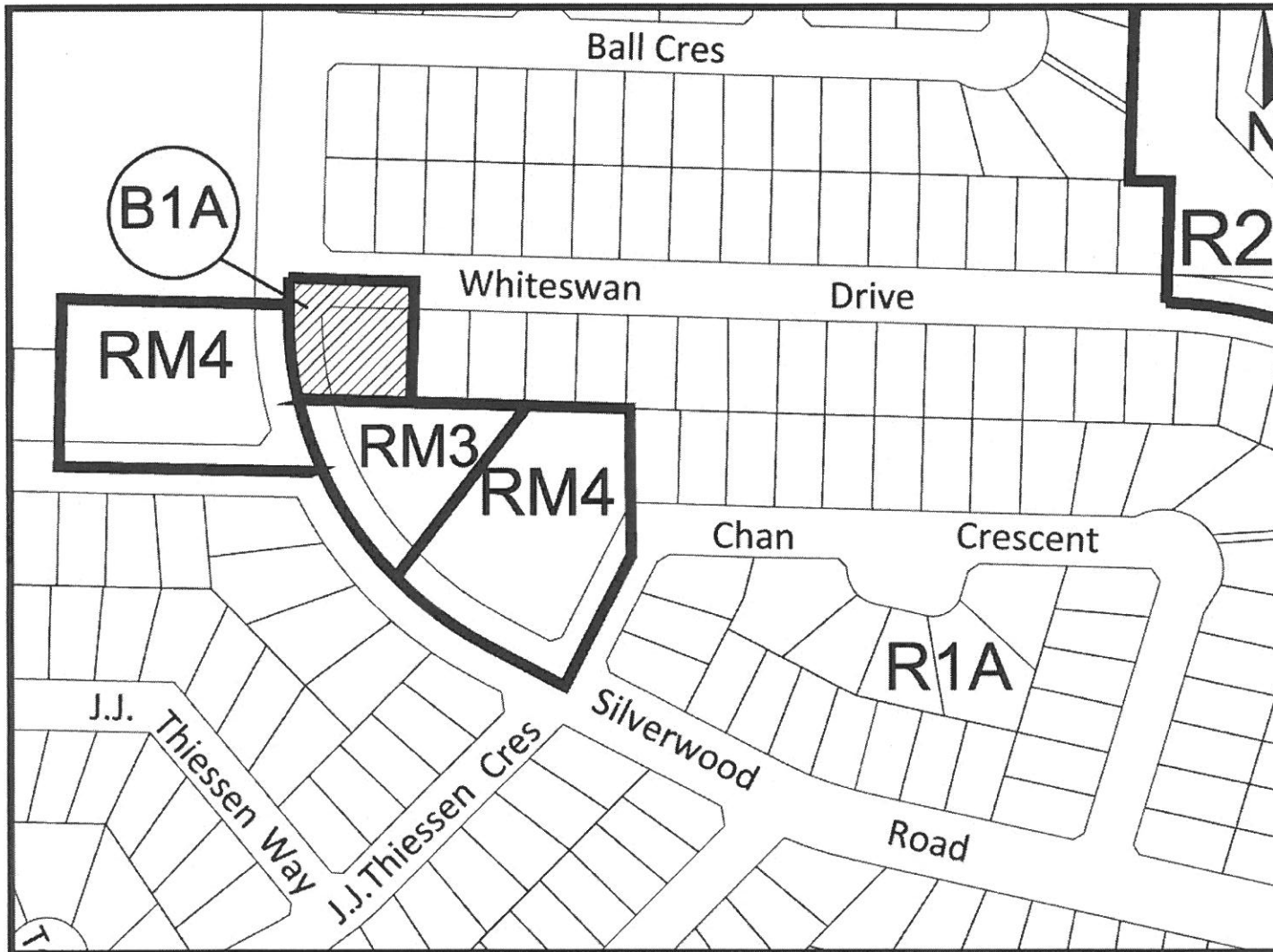
This is to certify that the proposed subdivision of the buildings shown on this plan has been approved in accordance with Section 11(1)(b) of The Condominium Property Act, 1983.

Dated at Saskatoon, in the Province of Saskatchewan, this _____ day of _____, 2018

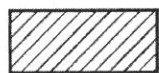
City Clerk



Site Plan
 Scale 1:500

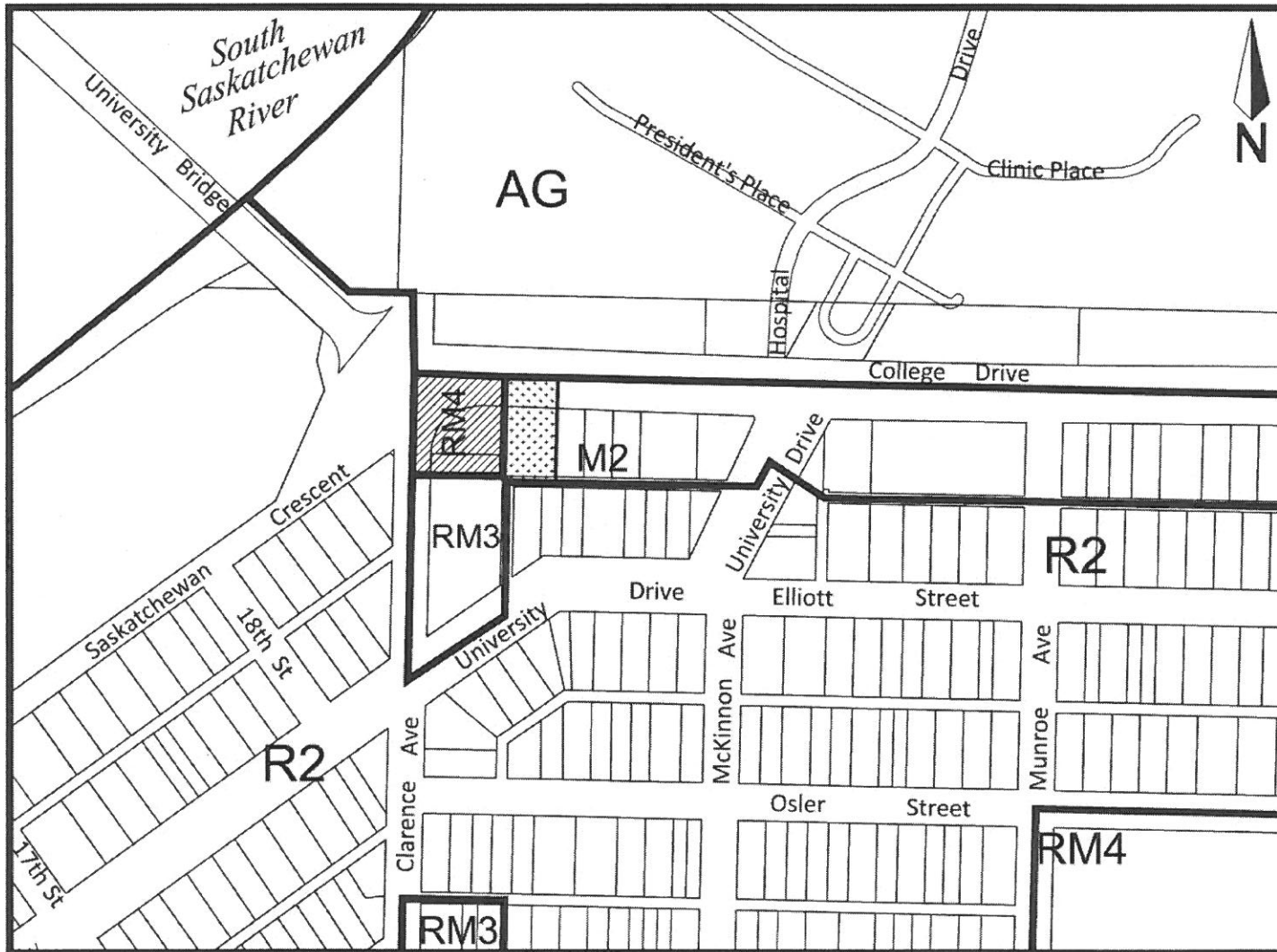


PROPOSED ZONING AMENDMENT

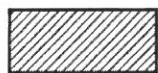


From B1A to B1

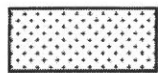
File No. RZ10-2018



PROPOSED ZONING AMENDMENT

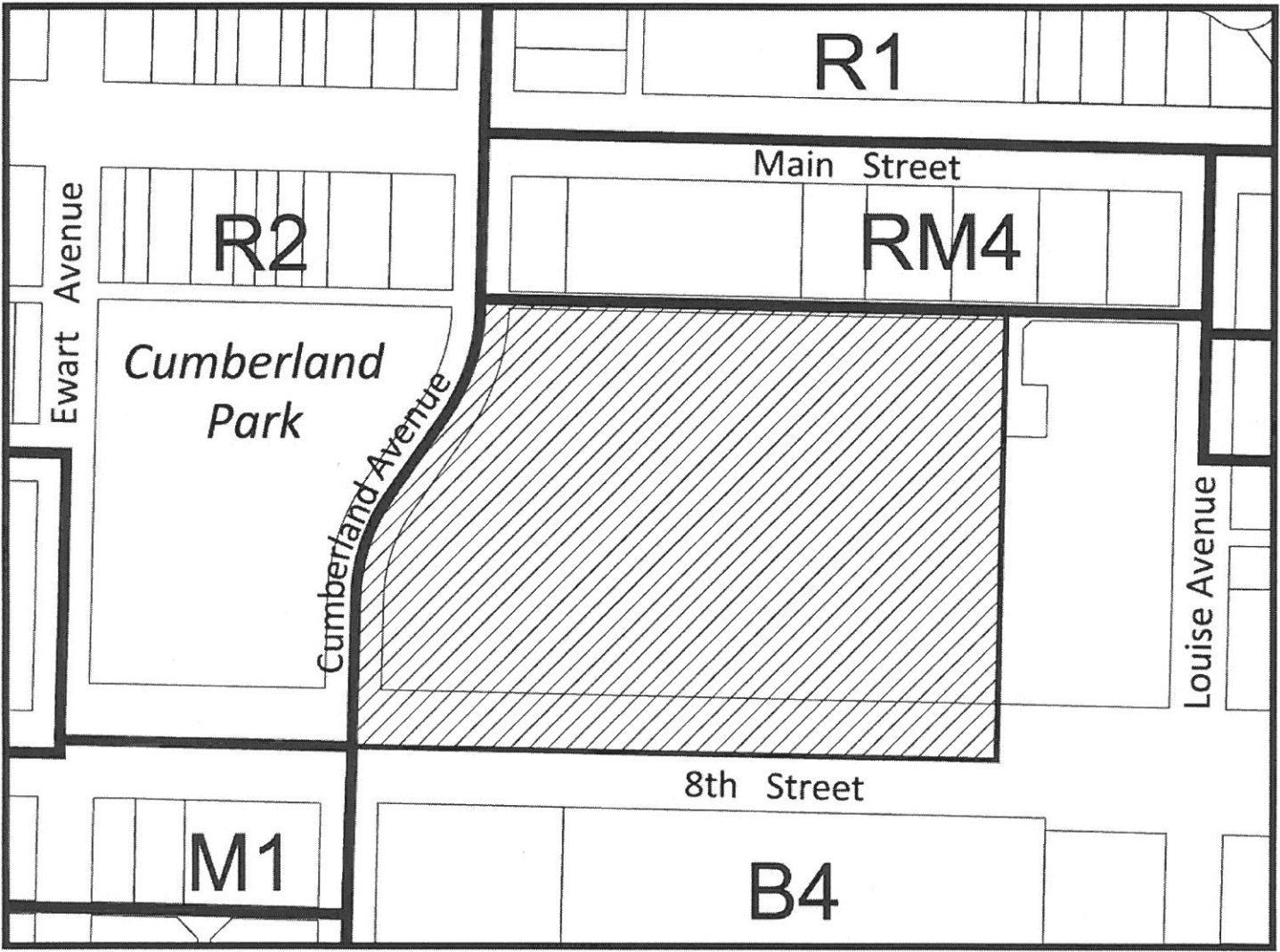


From RM4 to Proposed Rezoning by Agreement

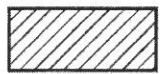


From M2 to Proposed Rezoning by Agreement

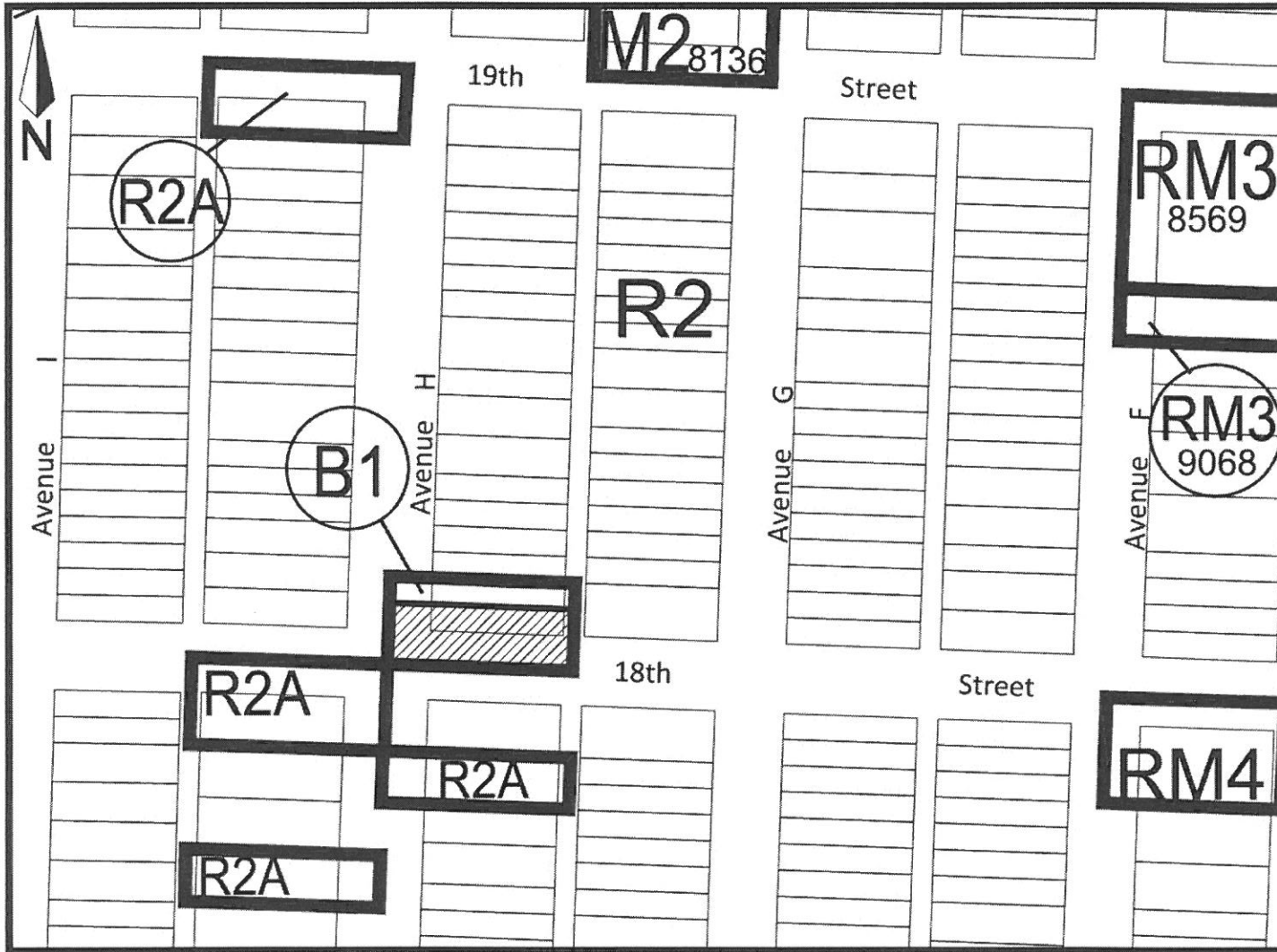
File No. RZ11-2018



PROPOSED ZONING AMENDMENT

 From B4 to B4A by Agreement

File No. RZ12-2018

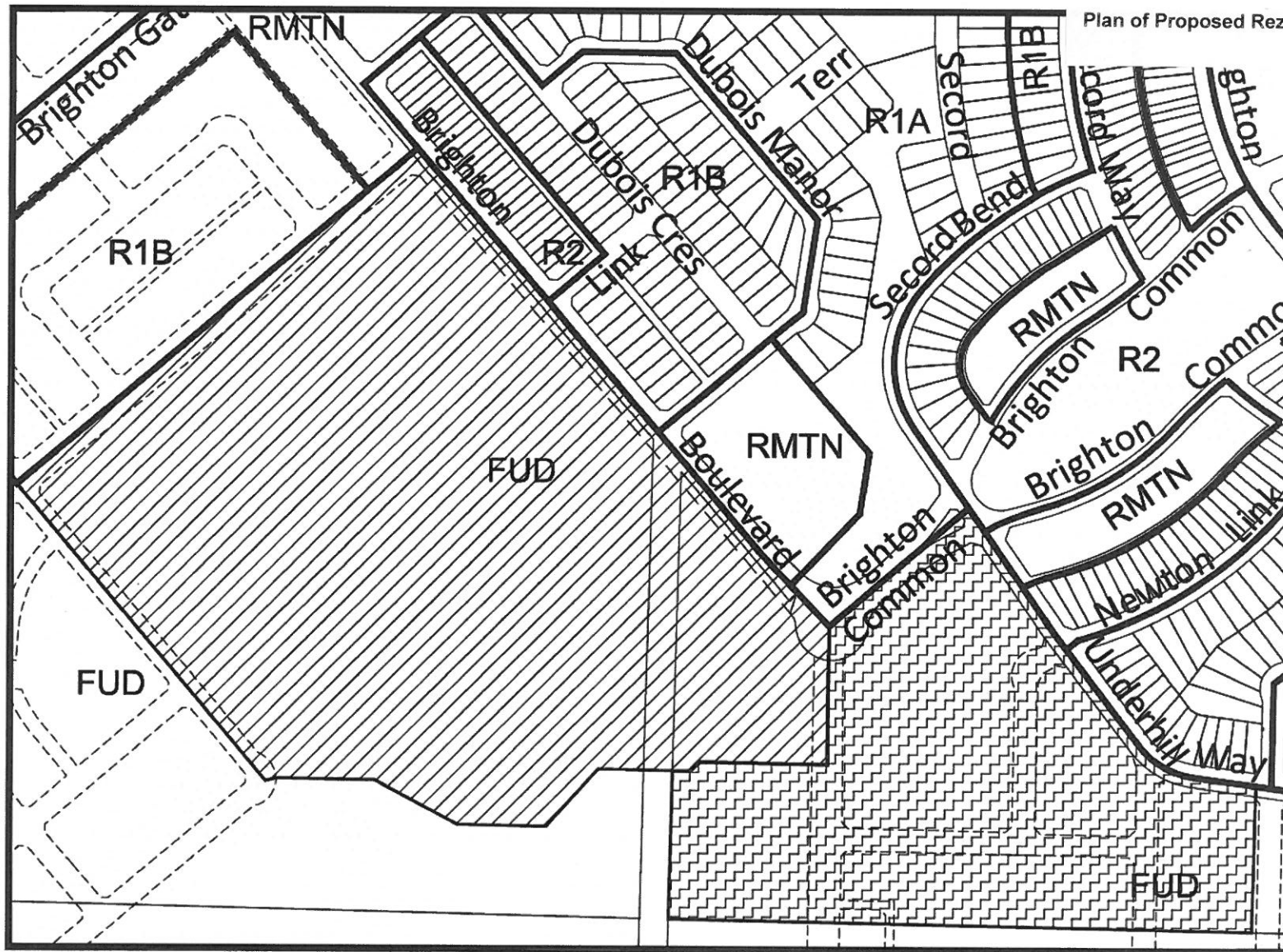


PROPOSED ZONING AMENDMENT

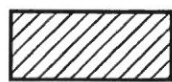


From B1 to B2 by Agreement

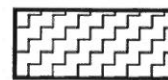
File No. RZ14-2018



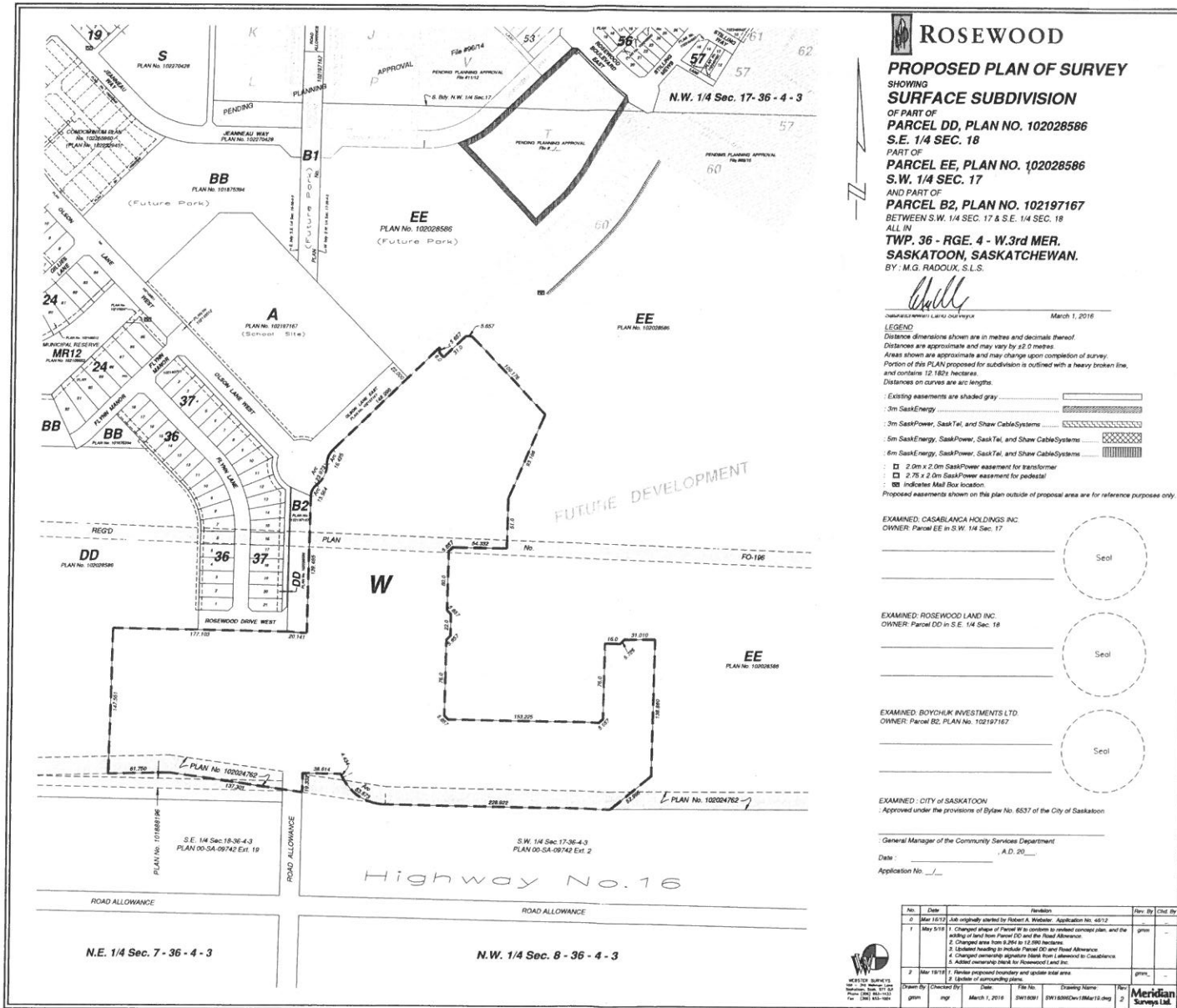
PROPOSED ZONING AMENDMENT



From FUD to R1A



From FUD to R1A (H)



ROSEWOOD
PROPOSED PLAN OF SURVEY
 SHOWING
SURFACE SUBDIVISION
 OF PART OF
PARCEL DD, PLAN NO. 102028586
S.E. 1/4 SEC. 18
 PART OF
PARCEL EE, PLAN NO. 102028586
S.W. 1/4 SEC. 17
 AND PART OF
PARCEL B2, PLAN NO. 102197167
 BETWEEN S.W. 1/4 SEC. 17 & S.E. 1/4 SEC. 18
 ALL IN
TWP. 36 - RGE. 4 - W.3rd MER.
SASKATOON, SASKATCHEWAN.
 BY: M.G. RADOUX, S.L.S.

Radoux
 March 1, 2016
LEGEND
 Distances shown are in metres and decimals thereof.
 Distances are approximate and may vary by ± 0.0 metres.
 Areas shown are approximate and may change upon completion of survey.
 Portion of this PLAN proposed for subdivision is outlined with a heavy broken line, and contains 12.16± hectares.
 Distances on curves are arc lengths.
 Existing easements are shaded gray
 3m SaskEnergy
 3m SaskPower, SaskTel, and Shaw Cable Systems
 5m SaskEnergy, SaskPower, SaskTel, and Shaw Cable Systems
 6m SaskEnergy, SaskPower, SaskTel, and Shaw Cable Systems
 2.0m x 2.0m SaskPower easement for transformer
 2.75 x 2.0m SaskPower easement for pedestal
 ☐ Indicates Mail Box location
 Proposed easements shown on this plan outside of proposal area are for reference purposes only.

EXAMINED: CASABLANCA HOLDINGS INC.
 OWNER: Parcel EE in S.W. 1/4 Sec. 17
 _____ Seal

EXAMINED: ROSEWOOD LAND INC.
 OWNER: Parcel DD in S.E. 1/4 Sec. 18
 _____ Seal

EXAMINED: BOYCHK INVESTMENTS LTD.
 OWNER: Parcel B2; PLAN NO. 102197167
 _____ Seal

EXAMINED: CITY OF SASKATOON
 Approved under the provisions of Bylaw No. 6537 of the City of Saskatoon
 General Manager of the Community Services Department
 Date: _____, A.D. 20____
 Application No. _____

No.	Date	Revision	Rev. By	Chief
0	Mar 16/16	Job originally started by Robert A. Webster. Application No. 45972		
1	May 16/16	1. Changed shape of Parcel W to conform to revised concept plan, and the adding of land from Parcel DD and the Road Allowance. 2. Changed area from 8.894 to 12.096 hectares. 3. Shaded heading to include Parcel DD and Road Allowance. 4. Changed ownership signature block from Lethemov to Casablanca. 5. Added ownership block for Rosewood Land Inc.	grm	
2	Mar 16/16	1. Added proposed boundary and update solar area. 2. Update of surrounding zone.	grm	

Drawn By: grm
 Checked By: sgr
 Date: March 1, 2016
 File No.: SW15091
 Drawing Name: SW15091DW16Mar16-04g
 Rev: 2
Meridian
 Surveys Ltd.



ROSEWOOD

PROPOSED PLAN OF SURVEY SHOWING SURFACE SUBDIVISION

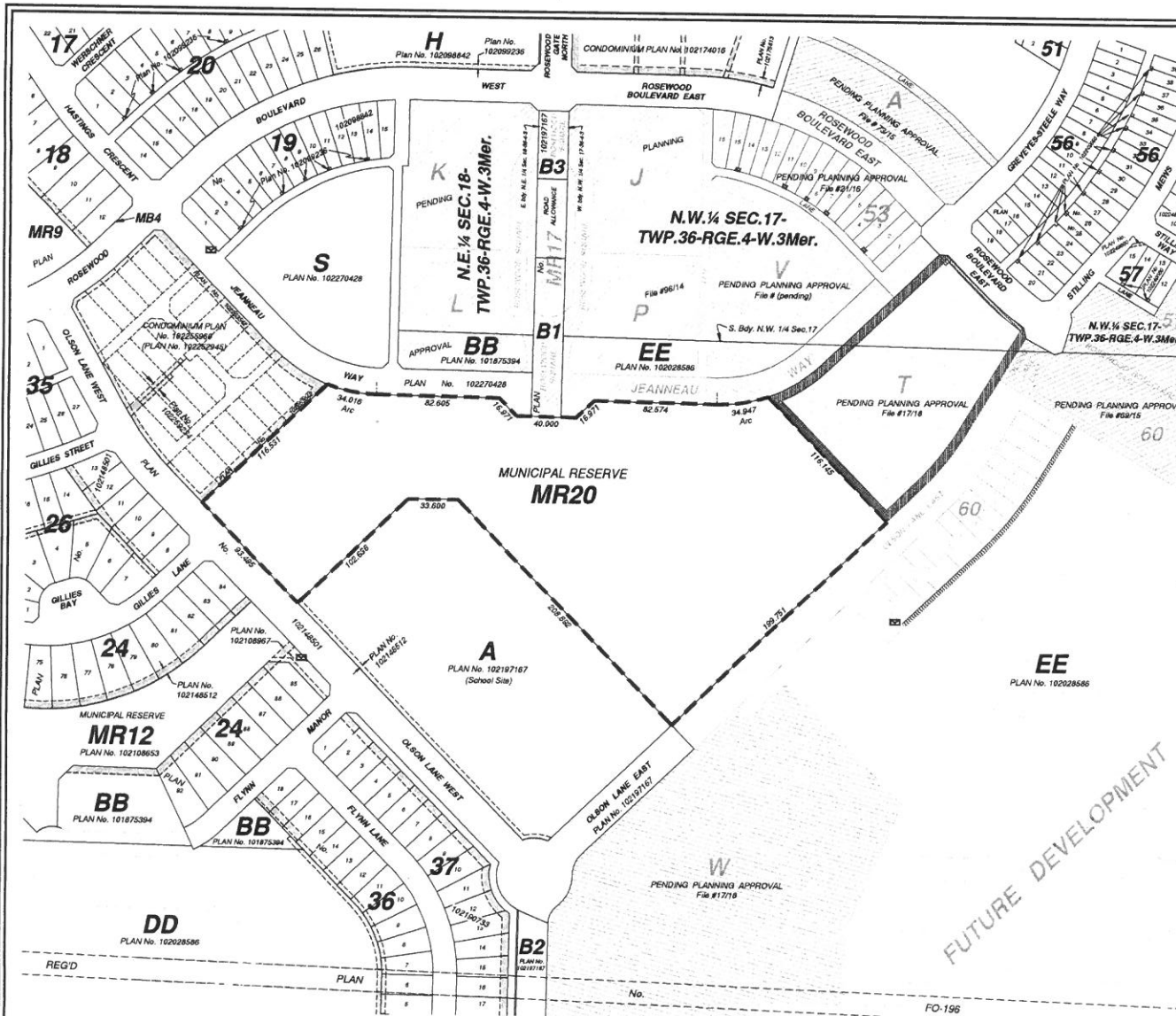
OF PART OF
PARCEL BB, PLAN NO. 102028586
S.E. 1/4 SEC. 18

PART OF
PARCEL EE, PLAN NO. 102028586
S.W. 1/4 SEC. 17

AND PART OF
PARCEL B1, PLAN NO. 102197167
ALL IN

TWP. 36 - RGE. 4 - W.3rd MER.
SASKATOON, SASKATCHEWAN.

BY: M.G. RADOUX, S.L.S.



Saskatchewan Land Surveyor May 1, 2018

LEGEND

Distance dimensions shown are in metres and decimals thereof.
Distances are approximate and may vary by ±1.0 metres.
Areas shown are approximate and may change upon completion of survey.
Portion of this plan proposed for subdivision is outlined with a heavy broken line, and contains 5.292± hectares.
Distances on curves are arc lengths.

- : Existing easements are shaded gray
 - : 3m SaskEnergy
 - : 3m SaskPower, SaskTel, and Shaw CableSystems
 - : 5m SaskEnergy, SaskPower, SaskTel, and Shaw CableSystems
 - : 8m SaskEnergy, SaskPower, SaskTel, and Shaw CableSystems
 - : 2.0m x 2.0m SaskPower easement for transformer
 - : 2.75 x 2.0m SaskPower easement for pedestal
 - : indicates centralized community mailbox locations.
- Proposed easements shown on this plan outside of proposal area are for reference purposes only.

EXAMINED: CITY OF SASKATOON
Approved under the provisions of Bylaw No. 6537 of the City of Saskatoon.

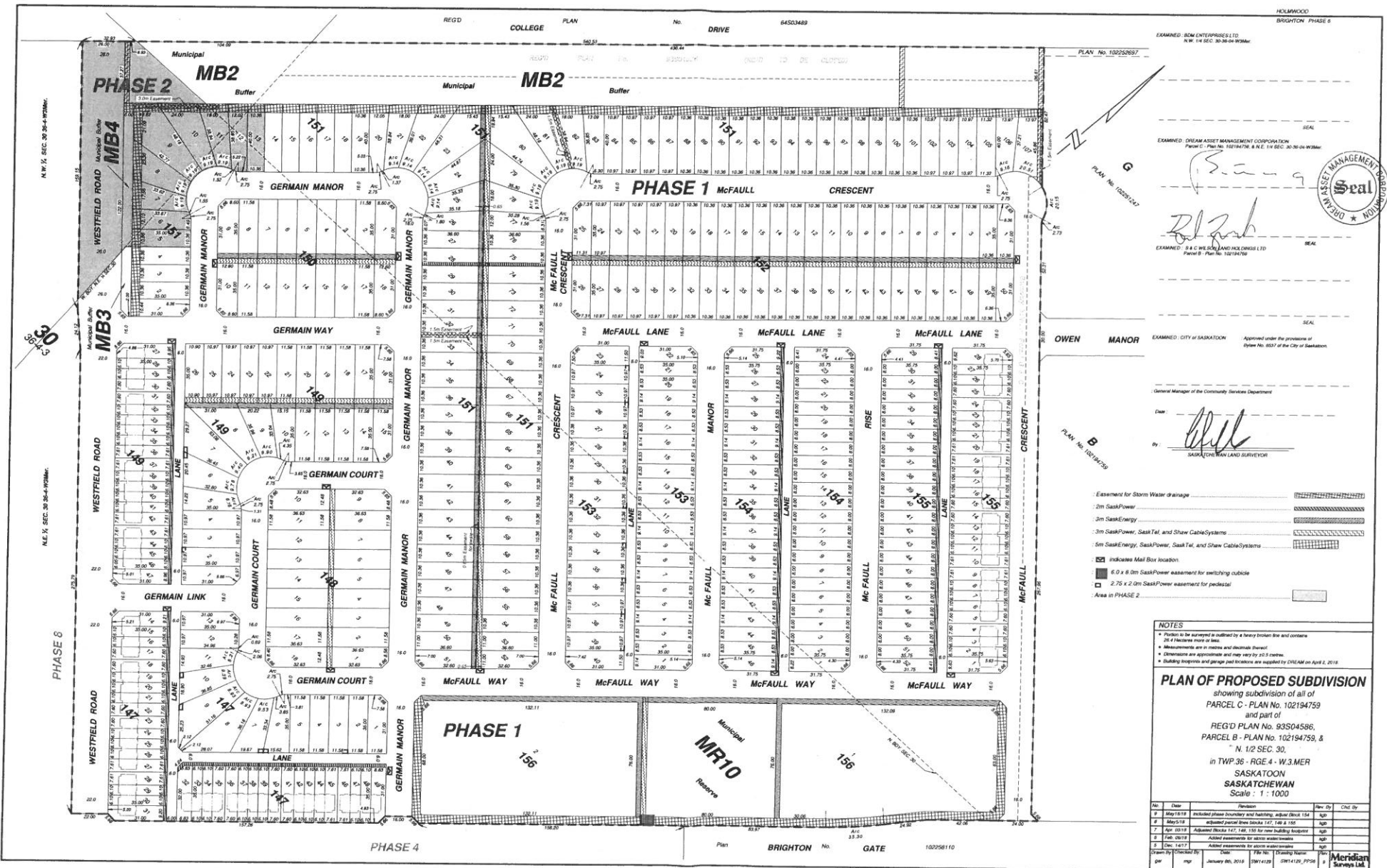
General Manager of the Community Services Department

Date: _____, A.D. 20__

Application No. ___

FUTURE DEVELOPMENT

EXAMINED: BOYCHUK INVESTMENTS LTD. OWNER: Parcel BB in S.E. 1/4 Sec. 18 <div style="text-align: center;">Seal</div>	EXAMINED: AUSTIN GLENN HOLDINGS LTD., CITY OF SASKATOON OWNER: Parcel B1, PLAN No. 102197167 <div style="text-align: center;">Seal</div>	EXAMINED: CASABLANCA HOLDINGS INC. OWNER: Parcel EE in S.W. 1/4 Sec. 17 <div style="text-align: center;">Seal</div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Revision</th> <th>Rev. By</th> <th>Chd. By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Date	Revision	Rev. By	Chd. By																																																		
No.	Date	Revision	Rev. By	Chd. By																																																						
Drawn By: gnm Checked By: mgr Date: May 1, 2018 File No.: S18094 Drawing Name: S18094Dev-18May01.dwg Rev: 0																																																										



HOLMWOOD BRIGHTON PHASE 8
 EXAMINED: BOM ENTERPRISES LTD
 PLAN No. 10225057

EXAMINED: DREAM ASSET MANAGEMENT CORPORATION
 PLAN No. 10225057
 EXAMINED: R & C WILSON LAND SURVEYORS LTD
 PLAN No. 102194759

EXAMINED: CITY OF SASKATOON
 Approved under the provisions of
 Bylaw No. 657 of the City of Saskatoon
 General Manager of the Community Services Department
 Date: _____
 By: _____
 SASKATOON LAND SURVEYOR

- Easement for Storm Water drainage
- 2m SaskPower
- 3m SaskEnergy
- 3m SaskPower, SaskTel, and Shaw Cable Systems
- 5m SaskEnergy, SaskPower, SaskTel, and Shaw Cable Systems
- Indicates Mail Box location
- 6.0 x 8.0m SaskPower easement for switching cubicle
- 2.75 x 2.0m SaskPower easement for pedestals
- Area in PHASE 2

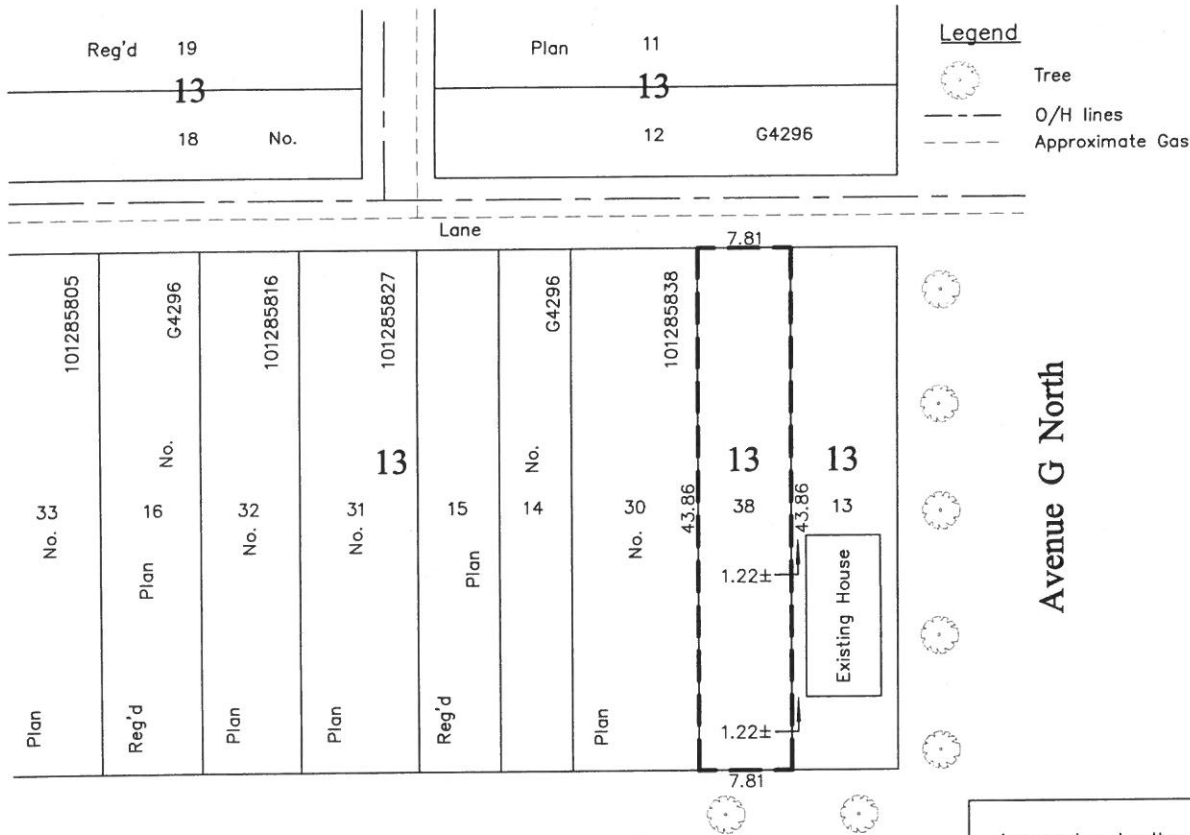
NOTES

- Property to be surveyed is outlined by a heavy broken line and corners are 20' Facilities more or less.
- Measurements are in metres and decimals thereof.
- Dimensions are approximate and may vary by ±0.5 metres.
- Building footprints and garage post locations are supplied by CREM on April 2, 2018.

PLAN OF PROPOSED SUBDIVISION
 showing subdivision of all of
 PARCEL C - PLAN No. 102194759
 and part of
 REG'D PLAN No. 93504586,
 PARCEL B - PLAN No. 102194759, &
 N. 1/2 SEC. 30,
 in TWP. 36 - RGE 4 - W.3.MER
 SASKATOON
 SASKATOON
 Scale: 1:1000

No.	Date	Revision	Prep. By	CHK. By
1	May 16/18	Included phase boundary and heating, adjust Block 154	SPJ	
2	May 17/18	Adjusted parcel lines blocks 147, 148 & 156	SPJ	
3	Apr 02/18	Adjusted Block 147, 148, 150 for new building footprint	SPJ	
4	Feb 06/18	Added easements for storm water drainage	SPJ	
5	Dec 14/17	Added easements for storm water drainage	SPJ	
6	Jan 02/18	Added easements for storm water drainage	SPJ	

Prepared by: SPJ
 Checked by: SPJ
 Date: January 06, 2018
 Project: 2961-038
 Drawing: DW14120_PP08
 Meridian
 Surveyors Ltd.



**PLAN OF PROPOSED
SUBDIVISION OF PART OF
LOT 13, BLOCK 13
REG'D PLAN NO. G4296
N.E. 1/4 SEC. 32
TWP. 36, RGE. 5, W. 3RD MER.
702 29TH STREET WEST
SASKATOON, SASKATCHEWAN
BY B.J. LUEY, S.L.S.
SCALE 1:500**

Dimensions shown are in metres and decimals thereof.

Portion of this plan to be approved is outlined with a bold, dashed line and contains 0.03± ha (0.09± ac.).

Distances shown are approximate and may vary from the final plan of survey by ± 0.5 m

29th Street West

Avenue G North

Approved under the provisions of
Bylaw No. 6537 of the
City of Saskatoon

_____ Date _____

Director of Planning &
Development Division

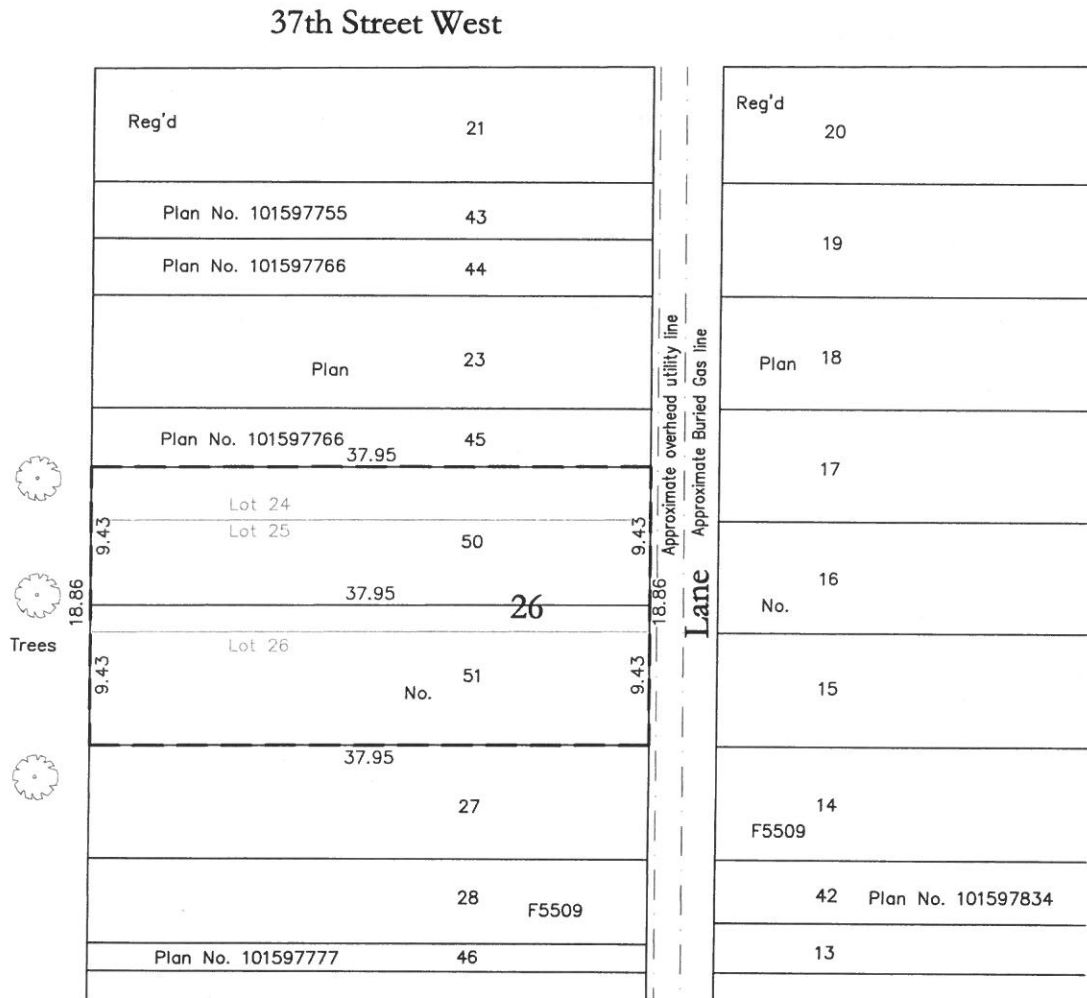
B. J. Luey
B.J. Luey April 6th 2018
Saskatchewan Land Surveyor

Seal

Prepared by

Webb Surveys
© 2018
18-3274sf NLD
sd

1532/1534 Avenue C North



**PLAN OF PROPOSED
SUBDIVISION OF
LOTS 24, 25 & 26, BLOCK 26
REG'D PLAN NO. F5509
S.E. 1/4 SEC. 5
TWP. 37, RGE. 5, W. 3MER.
1532/1534 AVENUE C NORTH
SASKATOON, SASKATCHEWAN
BY Brad J. Luey, S.L.S.
SCALE 1:400**

Dimensions shown are in metres and decimals thereof.

Portion of this plan to be approved is outlined with a bold, dashed line and contains 0.07± ha (0.18± ac.).

Distances shown are approximate and may vary from the final plan of survey by ± 0.5 m

Brad J. Luey
Brad J. Luey May 30th 2018
Saskatchewan Land Surveyor

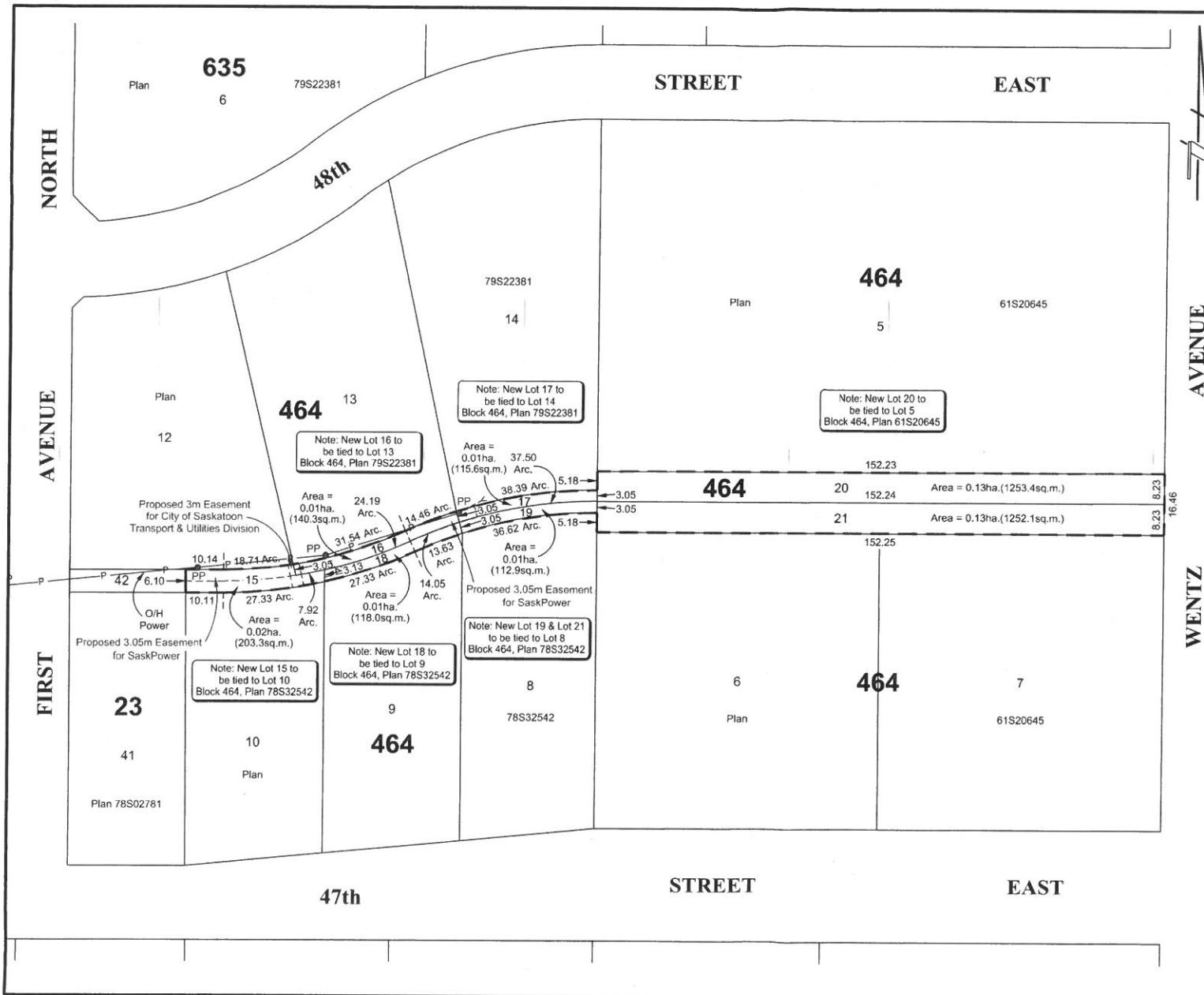
Seal

Approved under the provisions of Bylaw No. 6537 of the City of Saskatoon

Date

Community Services Department

Prepared by
Webb Surveys



PLAN OF PROPOSED SUBDIVISION
 of All of
 Surface Parcel # 118988229
 Lot 11, Block 464, Plan 78S32542
 City of Saskatoon
 Saskatchewan
 Mathieu M. Bourgeois, S.L.S.
 2017-2018
 Scale 1:1000

Measurements are in metres and decimals thereof.
 Measurements are approximate and may vary by ±0.5m.
 Area to be approved is outlined in bold dashed line
 and contains 0.32 ha (.79 acs).

REV.	REVISION	DATE	INITIALS
2	Updated proposed easement to 3.05m	May 10, 2018	AP-MB
1	Added proposed 10m SaskPower easement	Nov. 29, 2017	DS - TP- MB
0	Issued	Nov. 24, 2017	TP - MB

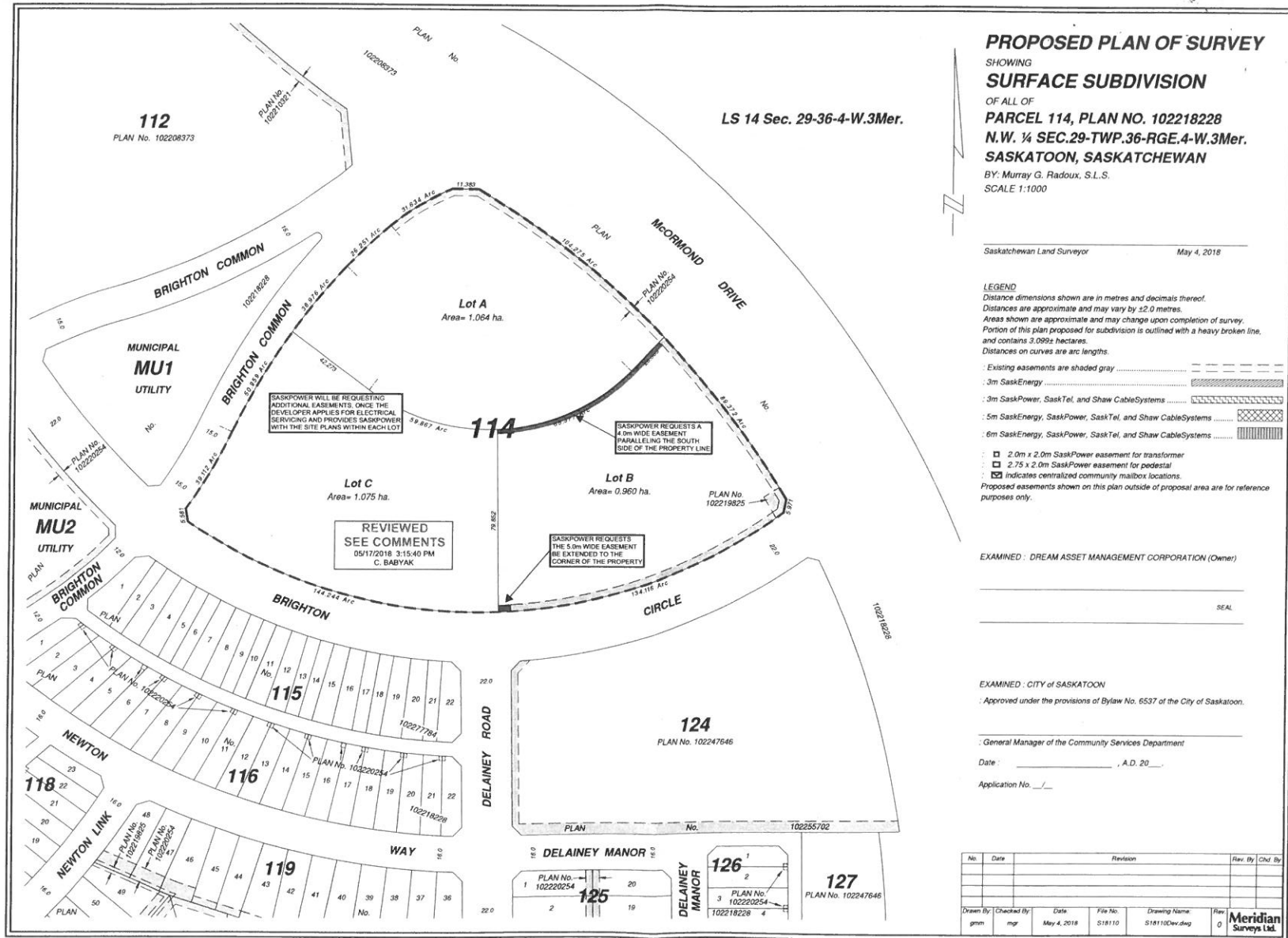
Dated at Saskatoon in the
 Province of Saskatchewan this
 10th day of May, 2018.



Saskatchewan Land Surveyor
Altus Geomatics
 Limited Partnership
 © 2017 Altus Geomatics
 Toll Free: 1-800-465-6233
 www.altusgeomatics.com

Examined: City of Saskatoon
 : Approved under the provisions of ByLaw No. 6537
 of the City of Saskatoon.

: General Manager of the Community
 Services Department
 Date: _____, A.D. 2018



PROPOSED PLAN OF SURVEY
 SHOWING
SURFACE SUBDIVISION
 OF ALL OF
PARCEL 114, PLAN NO. 102218228
N.W. ¼ SEC. 29-TWP. 36-RGE. 4-W. 3Mer.
SASKATOON, SASKATCHEWAN
 BY: Murray G. Radoux, S.L.S.
 SCALE 1:1000

Saskatchewan Land Surveyor May 4, 2018

LEGEND
 Distance dimensions shown are in metres and decimals thereof.
 Distances are approximate and may vary by ±2.0 metres.
 Areas shown are approximate and may change upon completion of survey.
 Portion of this plan proposed for subdivision is outlined with a heavy broken line, and contains 3.099x hectares.
 Distances on curves are arc lengths.

Existing easements are shaded gray

3m SaskEnergy

3m SaskPower, SaskTel, and Shaw CableSystems

5m SaskEnergy, SaskPower, SaskTel, and Shaw CableSystems

6m SaskEnergy, SaskPower, SaskTel, and Shaw CableSystems

2.0m x 2.0m SaskPower easement for transformer

2.75 x 2.0m SaskPower easement for pedestrian

Indicates centralized community mailbox locations.

Proposed easements shown on this plan outside of proposal area are for reference purposes only.

EXAMINED: DREAM ASSET MANAGEMENT CORPORATION (Owner)

SEAL

EXAMINED: CITY OF SASKATOON
 Approved under the provisions of Bylaw No. 6537 of the City of Saskatoon.

General Manager of the Community Services Department

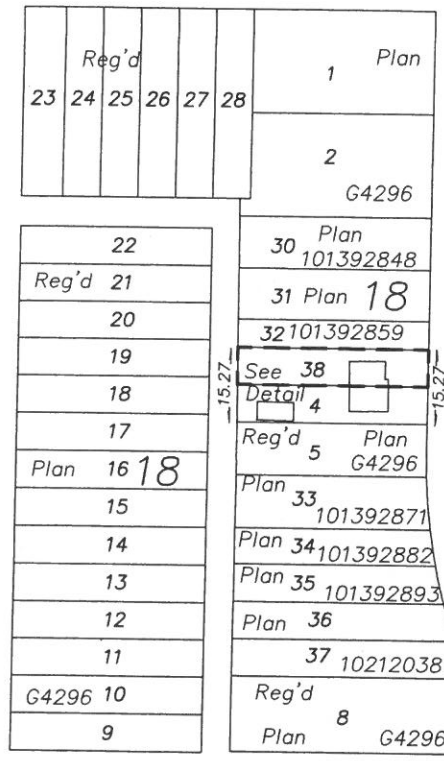
Date: _____, A.D. 20__

Application No. ___/___

No.	Date	Revision	Rev. By	Chd. By

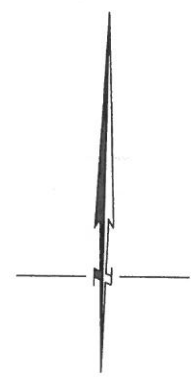
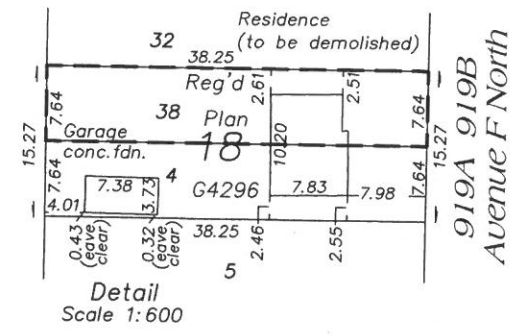
Drawn By: gmm	Checked By: mgr	Date: May 4, 2018	File No: S18110	Drawing Name: S18110Dev.dwg	Rev: 0	Meridian Surveys Ltd.

26
31st Street



Avenue F North

A



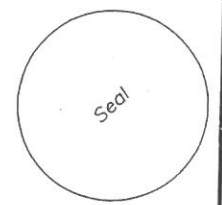
Saskatoon
Plan of Proposed Subdivision
of Part of Lot 4, Blk 18,
Reg'd Plan No. G4296
in the N.E. 1/4 Sec. 32,
Twp. 36, Rge. 5, W.3 Mer.
Saskatchewan
by Howard A. Larson, S.L.S.
2018

Scale 1:1200

Measurements are in metres
Area to be subdivided is outlined thus

May 17, 2018

Saskatchewan Land Surveyor

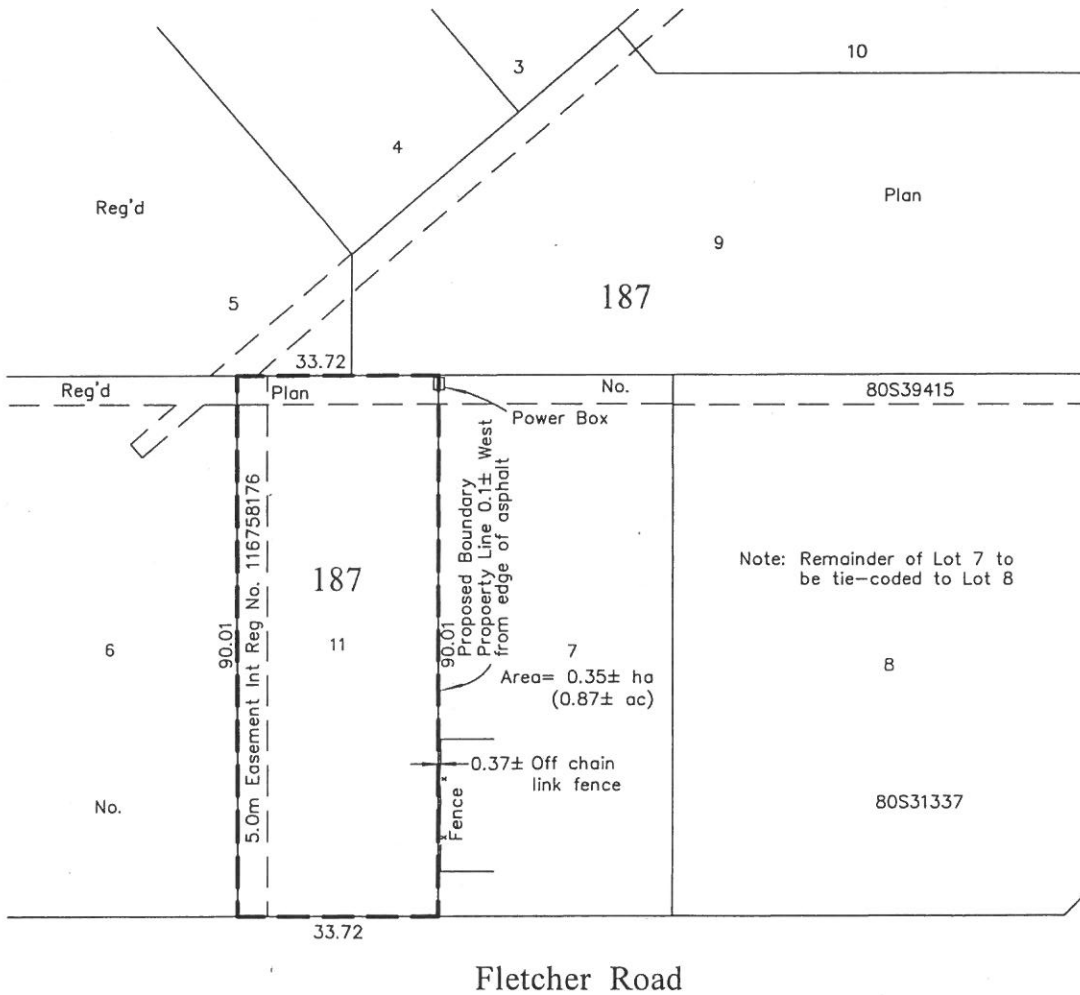


Approved under the provisions of Bylaw
number 6537 of the City of Saskatoon.

Community Services Department



Larson Surveys Ltd., Saskatoon, Sask



PLAN OF PROPOSED
 SUBDIVISION OF PART OF
 LOT 7, BLOCK 187
 REG'D PLAN NO. 80S31337
 N.W. 1/4 SEC. 19
 TWP. 36, RGE. 5, W. 3RD MER.
 1503 FLETCHER ROAD
 SASKATOON, SASKATCHEWAN
 BY T.R. WEBB, S.L.S.
 SCALE 1:1000

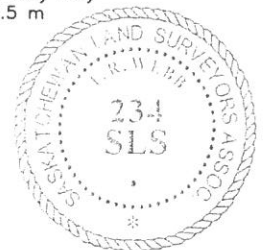
McLeod Avenue

Dimensions shown are in metres and decimals thereof.

Portion of this plan to be approved is outlined with a bold, dashed line and contains 0.30± ha (0.75± ac.).

Distances shown are approximate and may vary from the final plan of survey by ± 0.5 m

T.R. Webb
 T.R. Webb May 16, 2018
 Saskatchewan Land Surveyor



Approved under the provisions of
 Bylaw No. 6537 of the
 City of Saskatoon

 Date
 Director of Planning &
 Development Division

Prepared by

 © 2018
 18-3294sc NLD

- ⊙ Manhole
- ⊙ Power pole
- - - Buried electrical & phone lines
- - - Buried electrical line
- - - Gas line

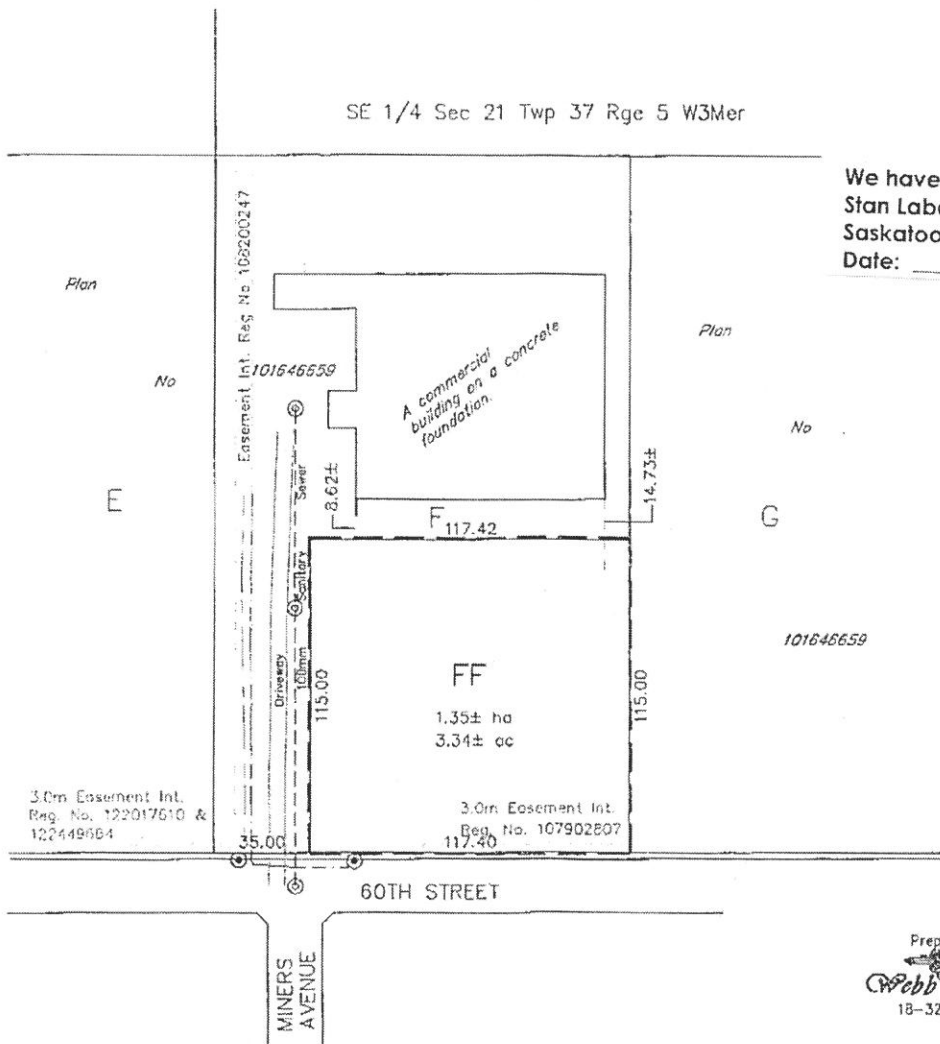


PLAN OF PROPOSED
 SUBDIVISION OF
 PART OF PARCEL F,
 PLAN NO 101646659
 IN SE 1/4 SEC 21-
 TWP 37-RGE 5-W 3rd MER
 810 60TH STREET EAST
 SASKATOON, SASK.
 BY B.J. LUEY, S.L.S.
 SCALE 1:2000

Approved under the provisions of
 Bylaw No. 6537 of the
 City of Saskatoon

Date _____
 Community Services Department

B. J. Luey
 B.J. Luey April 17th 2018 Seal
 Saskatchewan Land Surveyor
 Dimensions shown are in metres and decimals
 thereof and may vary from the final plan of
 survey by 0.5± metres.
 Portion of this plan to be registered is outlined in
 red with a bold, dashed line and contains 1.35± ha
 (3.34± ac.)



We have no objections or requirements.
 Stan Laba
 Saskatoon Public School
 Date: Apr 23/18

Prepared by

 18-3265c CAS

Update of Reports to Council

The Chair will provide an update on the following items previously considered by the Commission and which were considered by City Council at its meeting held on August 27, 2018:

- Discretionary Use Application – Child Care Centre – 2323 Louise Avenue
- Proposed Rezoning – From FUD to RMTN and R1B – Olson Lane – Rosewood
- Proposed Rezoning – FUD to R1A – MR18 and Stilling Manor – Rosewood
- Proposed Rezoning – R1B to R1A – Barrett Street – Aspen Ridge
- Proposed Rezoning – FUD to R1A – Linear Park and Drainage Swale – Aspen Ridge