



## **REVISED AGENDA PUBLIC HEARING MEETING OF CITY COUNCIL**

**Monday, December 17, 2018, 6:00 p.m.  
Council Chamber, City Hall**

**Pages**

**1. CALL TO ORDER**

**2. CONFIRMATION OF AGENDA**

***Recommendation***

1. That the letter from Brian Guran be added to Items 6.1.2 and 6.1.3;
2. That the following letters be added to Item 7.1:
  1. Joyce Arthur, Abortion Rights Coalition of Canada, dated December 16, 2018;
  2. Stephen Urquhart, dated December 16, 2018;
  3. Christine Varnam, dated December 17, 2018;
3. That the request for Proclamation from Shelley Dodds, Manager, Children's Wish Foundation of Canada, Saskatchewan, be added as Item 7.2; and
4. That the agenda be approved as amended.

**3. DECLARATION OF CONFLICT OF INTEREST**

**4. ADOPTION OF MINUTES**

***Recommendation***

That the minutes of the Public Hearing meeting of City Council held on November 19, 2018 be approved.

## **5. PUBLIC ACKNOWLEDGEMENTS**

## **6. PUBLIC HEARINGS**

### **6.1 Land Use, etc.**

#### **6.1.1 Proposed Rezoning from M1 by Agreement to M1 – 2402 7th Street East – Brevoort Park [File No. CK 4351-018-024] 5 - 14**

The following documents are provided:

- Proposed Bylaw No. 9544;
- Report of the A/General Manager, Community Services Department dated November 20, 2018;
- Letter from Committee Assistant, Municipal Planning Commission dated December 4, 2018; and
- Notice that appeared in the local press on December 1 and 3, 2018.

#### **Recommendation**

That City Council consider Bylaw No. 9544.

#### **6.1.2 Proposed Official Community Plan Bylaw Amendment - Riel Industrial Sector [File No. CK 4351-018-010, x4110-40 and PL 4350-Z4/18] 15 - 33**

The following documents are provided:

- Proposed Bylaw No. 9535;
- Report of the General Manager, Community Services Department dated June 26, 2018;
- Letter from Committee Assistant, Municipal Planning Commission dated July 12, 2018; and
- Notice that appeared in the local press on December 1 and 3, 2018.
- Letter - Brian Guran, dated December 14, 2018

#### **Recommendation**

That City Council consider Bylaw No. 9535.

#### **6.1.3 Proposed Rezoning – Riel Industrial Sector [File No. CK 4351-018-010, x4110-40 and PL 4350-Z4/18] 34 - 43**

The following documents are provided:

- Proposed Bylaw No. 9536;
- Report of the General Manager, Community Services Department dated June 26, 2018 (see Item 6.1.2)
- Letter from Committee Assistant, Municipal Planning Commission dated July 12, 2018 (See Item 6.1.2)
- Notice that appeared in the local press on December 1 and 3, 2018; and
- Letter - Brian Guran, dated December 14, 2018.

**Recommendation**

That City Council consider Bylaw No. 9536.

<b>6.1.4</b>	<b>Zoning Bylaw Text Amendments – Garden and Garage Suite Regulations [File No. CK 4350-63]</b>	<b>44 - 85</b>
--------------	---	----------------

The following documents are provided:

- Proposed Bylaw No. 9542;
- Report of the General Manager, Community Services Department dated November 20, 2018;
- Letter from Committee Assistant, Municipal Planning Commission dated December 4, 2018;
- Notice that appeared in the local press on December 1 and 3, 2018; and
- Request to speak from Jeff Nattress and Crystal Bueckert, dated December 10, 2018.

**Recommendation**

That City Council consider Bylaw No. 9542.

<b>6.1.5</b>	<b>Corman Park - Saskatoon Planning District Official Community Plan Amendments [File No. CK 4240-5 and PL 4240-5]</b>	<b>86 - 113</b>
--------------	--	-----------------

The following documents are provided:

- Proposed Bylaw No. 9543;
- Report of the A/General Manager, Community Services Department dated December 17, 2018; and
- Notices that appeared in the local press December 1,

3, 8 and 10, 2018.

**Recommendation**

That City Council consider Bylaw No. 9543.

**6.2 Public Notice Matters**

**7. PROCLAMATIONS AND FLAG RAISINGS**

- 7.1 Carol Tokaruk - Alliance for Life - January 21 - 29, 2019 -Respect for Life Week [File No. CK 205-5]** 114 - 130

Letters submitting comments:

- Joyce Arthur, Abortion Rights Coalition of Canada, dated December 16, 2018

- Stephen Urquhart, dated December 16, 2018

- Christine Varnam, dated December 16, 2018

**Recommendation**

That the information be received.

- 7.2 Shelley Dodds - Children's Wish Foundation of Canada, Saskatchewan - March 2019 - 'Wish Month' [File No. CK 205-5]** 131

Proclamation Request.

**Recommendation**

1. That City Council approve the proclamation request as set out in Item 7.2; and
2. That the City Clerk be authorized to sign the proclamation, in the standard form, on behalf of City Council.

**8. URGENT BUSINESS**

**9. ADJOURNMENT**



## **BYLAW NO. 9544**

### **The Zoning Amendment Bylaw, 2018 (No. 28)**

The Council of The City of Saskatoon enacts:

#### **Short Title**

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2018 (No. 28)*.


#### **Purpose**

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in this Bylaw from an M1 District by Agreement to an M1 District.

#### **Zoning Bylaw Amended**

3. The Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

#### **M1 District by Agreement to M1 District**

4. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an M1 District by Agreement to an M1 District:

- |     |                         |  |
|-----|-------------------------|--|
| (1) | Civic Address:          | 2402 7 <sup>th</sup> Street East   |
|     | Surface Parcel No.:     | 120195042  |
|     | Legal Land Description: | Lot 5 Blk/Par 413 Plan 61S10301 Ext 0<br>As described on Certificate of Title<br>85S42565(1) |
|     | Surface Parcel No.:     | 120195031  |
|     | Legal Land Description: | Lot 6 Blk/Par 413 Plan 61S10301 Ext 0<br>As described on Certificate of Title<br>85S42565(1) |

Surface Parcel No.: 120196841  
Legal Land Description: Lot 7 Blk/Par 413 Plan 61S10301 Ext 0  
As described on Certificate of Title  
85S42565(1).

## Coming into Force

5. This Bylaw shall come into force upon the day of its final passing.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

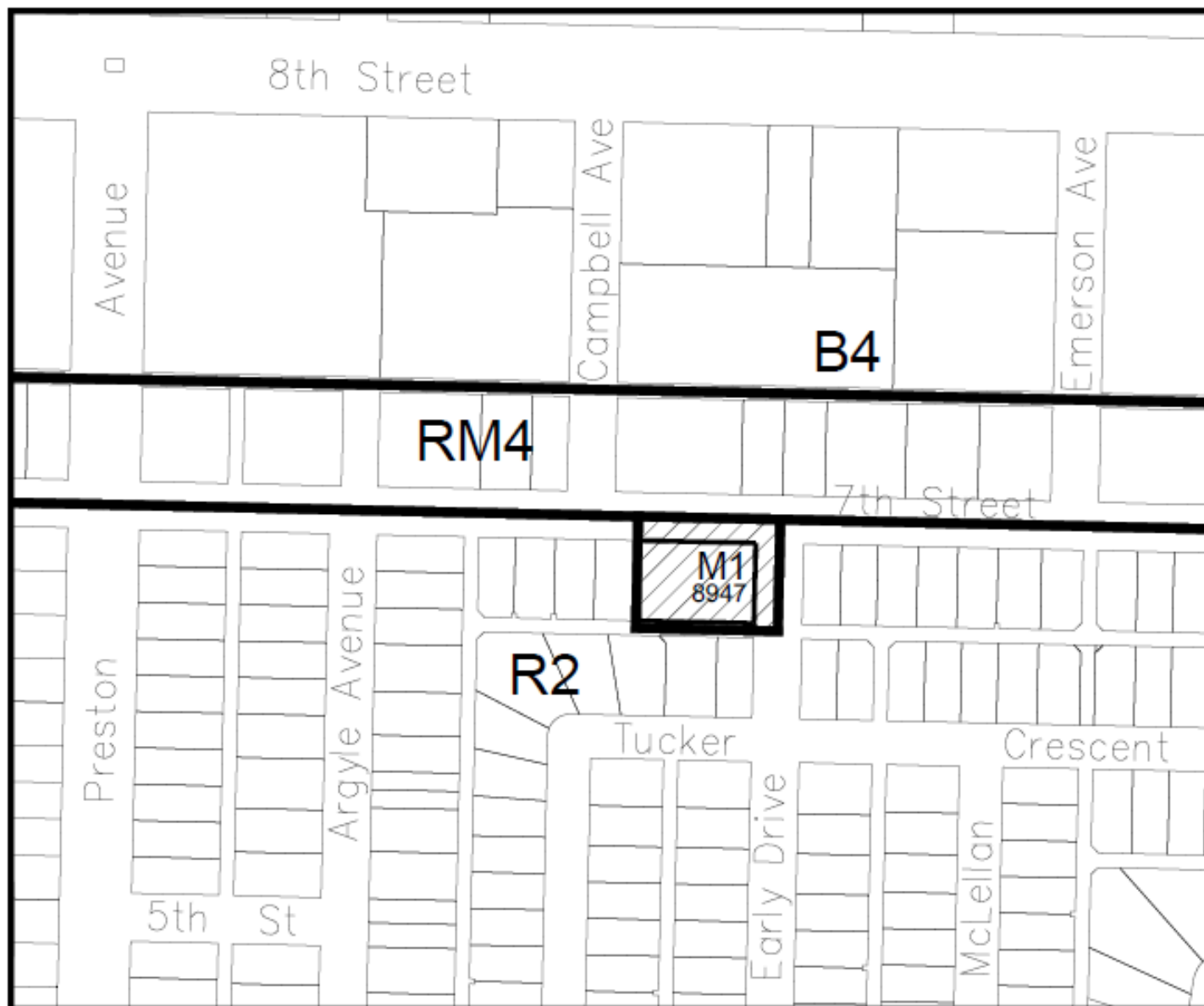
Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Mayor

City Clerk

## Appendix "A"



## ZONING AMENDMENT



From M1 by Agreement to M1

---

## Proposed Rezoning from M1 by Agreement to M1 – 2402 7th Street East – Brevoort Park

### Recommendation

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Bylaw No. 8770, Zoning Bylaw, to rezone land at 2402 7<sup>th</sup> Street East, as outlined in this report, be approved.

### Topic and Purpose

An application has been submitted by Kelly Foster to remove the zoning agreement currently applied to the site at 2402 7<sup>th</sup> Street East in the Brevoort Park neighbourhood. At present, this site is zoned M1 – Local Institutional Service District subject to an agreement. This agreement limits use of the site to a chiropractic clinic. The applicant has proposed to remove this agreement by way of a rezoning application to permit uses as prescribed by the M1 District.

### Report Highlights

1. The proposed rezoning removes the zoning agreement currently in effect and will permit uses prescribed by the M1 District.
2. No comments were received during the administrative referral process that would preclude this rezoning.

### Strategic Goal

Under the City of Saskatoon's Strategic Goal of Sustainable Growth, this report supports the creation of complete communities that feature a mix of housing types, land uses, community amenities, employment opportunities, and internal and external connectivity.

### Background

In May 2011, 2402 7<sup>th</sup> Street East was zoned M1 District, subject to an agreement, to limit use of the site to a chiropractic clinic. The building is a former place of worship and was converted to accommodate a medical clinic and currently operates as such.

### Report

#### Proposed Rezoning

The applicant is proposing to remove the zoning agreement currently applied to 2402 7<sup>th</sup> Street East by way of a rezoning application (see Attachment 1). Currently, the zoning agreement limits use of the site to a chiropractic clinic. The applicant wants to lease space in the existing building to other types of medical practitioners and private school uses such as a yoga studio. In order to do so, the existing agreement must be repealed. The proponent is proposing to maintain the M1 District zoning.

### **Comments from Other Departments**

No comments were received during the administrative referral process that would preclude this rezoning from being approved.

### **Options to the Recommendation**

City Council could choose to deny this application. This decision would maintain the current zoning agreement in place and not permit uses outside of the agreement.

### **Public and/or Stakeholder Involvement**

To solicit feedback on the proposal, notices were mailed out to property owners within a 75 metre radius of the site. Three phone calls were received from property owners; two expressed opposition citing parking and maintenance of the site as concerns, and one resident expressed support for the rezoning.

A Public Information Meeting was held on October 2, 2018, at Holliston School. See Attachment 2 for a summary of this meeting.

### **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.

### **Attachments**

1. Proposed Rezoning Location Map – 2402 7<sup>th</sup> Street East
2. Public Information Meeting Summary

### **Report Approval**

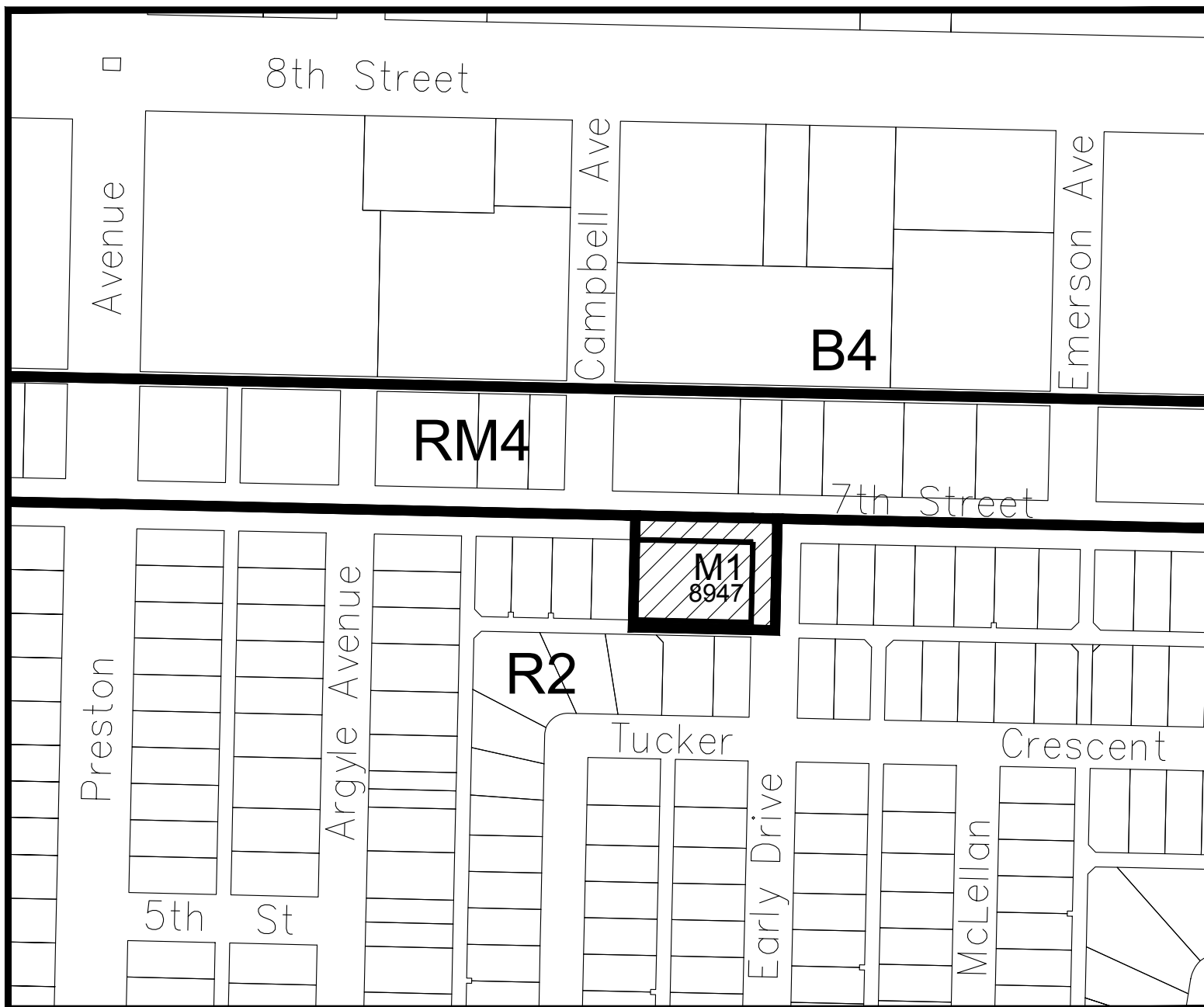
Written by: Jonathan Derworiz, Planner, Planning and Development

Reviewed and

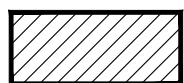
Approved by: Lesley Anderson, Acting General Manager, Community Services Department

S/Reports/2018/PD/MPC – Proposed Rezoning – M1 by Agreement to M1 – Brevoort Park/lc

Proposed Rezoning Location Map - 2402 7th Street East



## ZONING AMENDMENT



From M1 by Agreement to M1



# Community Engagement Summary

Public information meeting for the proposed rezoning of 2402 7<sup>th</sup> Street East in Brevoort Park.

## **Applicant:**

Kelly Foster

## **File:**

PL 4350–Z10/17

## **Project Description:**

A public information meeting was held regarding the proposed rezoning of 2402 7<sup>th</sup> Street East. The meeting was held on October 2, 2018, from 7:00 p.m. until 8:00 p.m. at Holliston School (1511 Louise Avenue).

## **Community Engagement Strategy:**

### **Purpose:**

To inform and consult. Attendees were provided with an overview of the rezoning application process, the application to rezone 2402 7<sup>th</sup> Street East, and the proposed development.

Attendees were asked to provide comments on the above proposals.

### **Form of Community Engagement Used:**

Public information meeting. Attendees were provided the opportunity to speak directly with City of Saskatoon (City) staff and the applicants about the proposals and the rezoning process, and view the plans of the proposed development at 2402 7<sup>th</sup> Street East. Next steps and timeline were also discussed with attendees.

### **Level of Input or Decision Making Required from the Public:**

Comments, concerns, and opinions on the proposed rezoning were sought from the public.

### **Who was Involved:**

- Internal stakeholders. The standard referral process was followed, and relevant internal divisions of the City were contacted for comments. Councillor Gersher was also contacted.
- External stakeholders. In advance of the meeting, a flyer with details of the meeting was distributed to property owners within an approximate 75 metre radius of the subject site (a total of 170 notices).
- One member of the public attended.
- Kelly Foster, his partner, and Councillor Gersher were in attendance.

## Summary of Community Engagement Feedback:

- The attendee expressed great concern with regards to parking and traffic in the area. He owns a rental property immediately to the west of the subject site. The attendee and Mr. Foster conversed about potential ways to alleviate some of the parking on 7<sup>th</sup> Street East. It could not be confirmed that the parking was a direct result of the use occurring at 2402 7<sup>th</sup> Street East. Mr. Foster indicated that, going forward, he would notify patients and staff of 2402 7<sup>th</sup> Street East to utilize the parking lot provided and discourage parking on the street in front of neighbouring properties.

## Next Steps:

Action	Anticipated Timing
The Planning and Development Division prepares and presents to the Municipal Planning Commission (MPC). The MPC reviews proposal and recommends approval or denial to City Council.	October 30, 2018
Public Notice - Advertisements prepared and placed in <u>The Star Phoenix</u> , City Page (as per the City's Public Notice Policy).	November 3 to 17, 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.	November 19, 2018
City Council Decision - may approve or deny proposal.	November 19, 2018



December 4, 2018

City Clerk

Dear City Clerk:

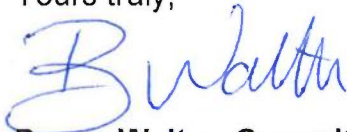
**Re: Proposed Rezoning from M1 by Agreement to M1 – 2402 7th Street East –  
Brevoort Park [File No. CK 4351-018-024]**

The Municipal Planning Commission, at its meeting held on November 20, 2018, considered a report of the A/General Manager, Community Services Department dated November 20, 2018, on the above application. After consideration, the Committee supports the following recommendation of the Community Services Department:

That the proposed amendment to Bylaw No. 8770, Zoning Bylaw, to rezone land at 2402 7<sup>th</sup> Street East, as outlined in the November 20, 2018 report of the A/General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above recommendation be considered by City Council at the time of the public hearing.

Yours truly,



**Penny Walter, Committee Assistant**  
Municipal Planning Commission

PW:

### ZONING NOTICE

**BREVOORT PARK NEIGHBOURHOOD**  
**PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9544**

Saskatoon City Council will consider an amendment to the City’s Zoning Bylaw (No. 8770) regarding land in the Brevoort Park neighbourhood. By way of Bylaw No. 9544, The Zoning Amendment Bylaw, 2018 (No. 28), the site at 2402 7th Street East will be rezoned from M1 – Local Institutional Service District by Agreement to M1 – Local Institutional Service District. Removal of the Zoning Agreement will result in the M1 – Local Institutional Service District zoning being applied to the subject property.

**LEGAL DESCRIPTION** – Plan No. 61S10301 Ext 0, Block 413, Lots 5-7.

#### PROPOSED ZONING AMENDMENT

From M1 by Agreement to M1

File No. RZ10-2017

**REASON FOR THE AMENDMENT** – The Zoning Agreement currently in place restricts the use of 2402 7th Street East to a medical clinic. The proposed rezoning will remove the Zoning Agreement and to allow for all uses under the M1 District to be developed on the site, subject to meeting the M1 District regulations.

**INFORMATION** – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:  
 Community Services Department, Planning and Development  
 Phone: 306-986-0902 (Jonathan Derworiz)

**PUBLIC HEARING** – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, December 17, 2018 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

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

All submissions received by the City Clerk by 10:00 a.m. on December 17, 2018 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

Page 14

## **BYLAW NO. 9535**

### **The Official Community Plan Amendment Bylaw, 2018 (No. 4)**

The Council of The City of Saskatoon enacts:

#### **Short Title**

1. This Bylaw may be cited as *The Official Community Plan Amendment Bylaw, 2018 (No. 4)*.


#### **Purpose**

2. The purpose of this Bylaw is to amend the Official Community Plan Land Use Map to change the land use designation for the lands described in the Bylaw from Control of the Corman Park-Saskatoon Planning District to Urban Holding, Light Industrial and Heavy Industrial.

#### **Bylaw No. 8769 Amended**

3. The Official Community Plan, which is annexed as Schedule “A” to Bylaw No. 8769 and forms part of the Bylaw, is amended in the manner set forth in this Bylaw.

#### **Control of the Corman Park-Saskatoon Planning District to Urban Holding**

4. The Land Use Map, which forms part of the Official Community Plan, is amended to change the land use designation of the lands described in this Section and shown as  on Appendix “A” to this Bylaw from the Control of the Corman Park-Saskatoon Planning District to Urban Holding Area:

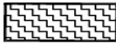
- |     |                         |   |
|-----|-------------------------|---|
| (1) | Surface Parcel No.:     | 162054783   |
|     | Legal Land Description: | Blk/Par E Plan 96S06853 Ext 1<br>As described on Certificate of Title 96S06853; |
| (2) | Surface Parcel No.:     | 162054794   |
|     | Legal Land Description: | Blk/Par E Plan 96S06853 Ext 2<br>As described on Certificate of Title 96S06853; |

- (3) Surface Parcel No.: 131836899  
Legal Land Description: SE 29-37-05-3 Ext 228  
As described on Certificate of Title ST100431498, description 228;
- (4) Surface Parcel No.: 118974820  
Legal Land Description: SE 29-37-05-3 Plan 74S32644 Ext 1  
As described on Certificate of Title 74S32644;
- (5) Surface Parcel No.: 136171469  
Legal Land Description: LSD 2-30-37-05-3 Ext 27  
As described on Certificate of Title 83S39327, description 27;
- (6) Surface Parcel No.: 136171481  
Legal Land Description: LSD 7-30-37-05-3 Ext 28  
As described on Certificate of Title 83S39327, description 28;
- (7) Surface Parcel No.: 118974785  
Legal Land Description: Blk/Par D Plan 88S16885 Ext 0  
As described on Certificate of Title 88S19126;
- (8) Surface Parcel No.: 118974796  
Legal Land Description: Blk/Par C Plan 88S16885 Ext 0  
As described on Certificate of Title 88S16885;
- (9) Surface Parcel No.: 135907623  
Legal Land Description: SW 29-37-05-3 Ext 60  
As described on Certificate of Title ST100460323, description 60;
- (10) Surface Parcel No.: 135806632  
Legal Land Description: Blk/Par A Plan 101459561 Ext 125  
As described on Certificate of Title 97S31013, description 125;
- (11) Surface Parcel No.: 135907308  
Legal Land Description: LSD 12-20-37-05-3 Ext 71  
As described on Certificate of Title 99SA12775A, description 71;
- (12) Surface Parcel No.: 135907320  
Legal Land Description: LSD 13-20-37-05-3 Ext 72  
As described on Certificate of Title 99SA12775A, description 72;

- (13) Surface Parcel No.: 153324817  
Legal Land Description: LSD 14-20-37-05-3 Ext 75  
As shown on Plan 101837965;
- (14) Surface Parcel No.: 165291947  
Legal Land Description: SE 29-37-05-3 Plan 102061695 Ext 0;
- (15) Surface Parcel No.: 119090763  
Legal Land Description: SW 31-37-05-3 Ext 0  
As described on Certificate of Title 86S24003;
- (16) Surface Parcel No.: 118975270  
Legal Land Description: SE 31-37-05-3 Ext 0  
As described on Certificate of Title 82S25786;
- (17) Surface Parcel No.: 119090774  
Legal Land Description: SW 32-37-05-3 Ext 0  
As described on Certificate of Title 90S27991;
- (18) Surface Parcel No.: 131862214  
Legal Land Description: Blk/Par Y Plan 101219611 Ext 0;
- (19) Surface Parcel No.: 131862225  
Legal Land Description: Blk/Par Z Plan 101219611 Ext 0;
- (20) Surface Parcel No.: 135918490  
Legal Land Description: NW 30-37-05-3 Ext 24  
As described on Certificate of Title 74S11360,  
description 24;
- (21) Surface Parcel No.: 203004548  
Legal Land Description: LSD 11-30-37-05-3 Ext 24;
- (22) Surface Parcel No.: 203004526  
Legal Land Description: LSD 12-30-37-05-3 Ext 26;
- (23) Surface Parcel No.: 118975269  
Legal Land Description: NE 30-37-05-3 Ext 0  
As described on Certificate of Title 74S11360;
- (24) Surface Parcel No.: 118975225  
Legal Land Description: NW 29-37-05-3 Ext 0  
As described on Certificate of Title  
ST100460322;

- (25) Surface Parcel No.: 118975236  
Legal Land Description: NE 29-37-05-3 Ext 0  
As described on Certificate of Title ST100460322;
- (26) Surface Parcel No.: 118975292  
Legal Land Description: NE 31-37-05-3 Ext 0  
As described on Certificate of Title 82S25785;
- (27) Surface Parcel No.: 131585801  
Legal Land Description: NW 32-37-05-3 Ext 0  
As described on Certificate of Title 00SA06195;
- (28) Surface Parcel No.: 131862258  
Legal Land Description: Blk/Par X Plan 101219611 Ext 0; and
- (29) Surface Parcel No.: 203131572  
Legal Land Description: Blk/Par W Plan 101219611 Ext 1.

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


5. The Land Use Map, which forms part of the Official Community Plan, is amended to change the land use designation of the lands described in this Section and shown as  on Appendix "A" to this Bylaw from the Control of the Corman Park-Saskatoon Planning District to Light Industrial:

- (1) Surface Parcel No.: 118974471  
Legal Land Description: Blk/Par K Plan 76S32975 Ext 0  
As described on Certificate of Title 77S21365;
- (2) Surface Parcel No.: 118974482  
Legal Land Description: Blk/Par L Plan 76S32975 Ext 0  
As described on Certificate of Title 99SA23379;
- (3) Surface Parcel No.: 118974831  
Legal Land Description: Blk/Par C Plan 79S43549 Ext 0  
As described on Certificate of Title 96S14302;
- (4) Surface Parcel No.: 118974673  
Legal Land Description: Blk/Par C Plan 59S01639 Ext 0  
As described on Certificate of Title 99SA03843;



- (5) Surface Parcel No.: 118974684  
Legal Land Description: Blk/Par D Plan 60S05428 Ext 0  
As described on Certificate of Title 99SA03844;
- (6) Surface Parcel No.: 203004537  
Legal Land Description: Blk/Par G Plan 102166354 Ext 0;
- (7) Surface Parcel No.: 166021466  
Legal Land Description: Blk/Par F Plan 102069389 Ext 0;
- (8) Surface Parcel No.: 131590616  
Legal Land Description: Blk/Par A Plan 101459572 Ext 47  
As described on Certificate of Title 94S48084,  
description 47; and
- (9) Surface Parcel No.: 164612763  
Legal Land Description: Blk/Par A Plan 77S09024 Ext 1  
As shown on Plan 77S09024.

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

6. The Land Use Map, which forms part of the Official Community Plan, is amended to change the land use designation of the lands described in this Section and shown as  on Appendix "A" to this Bylaw from the Control of the Corman Park-Saskatoon Planning District to Heavy Industrial:

- (1) Surface Parcel No.: 118974853  
Legal Land Description: Blk/Par G Plan 71S11158 Ext 0  
As described on Certificate of Title 98SA34204;
- (2) Surface Parcel No.: 118974864  
Legal Land Description: Blk/Par M Plan 83S00430 Ext 0  
As described on Certificate of Title 90S49950;
- (3) Surface Parcel No.: 118974460  
Legal Land Description: Blk/Par J Plan 76S32975 Ext 0  
As described on Certificate of Title 96S34432;  
and

(4) Surface Parcel No.: 203131561  
Legal Land Description: Blk/Par A Plan 102194669 Ext 0.

**Coming into Force**

7. This Bylaw shall come into force upon receiving the approval of the Minister of Government Relations.

Read a first time this                      day of                      , 2018.

Read a second time this                      day of                      , 2018.

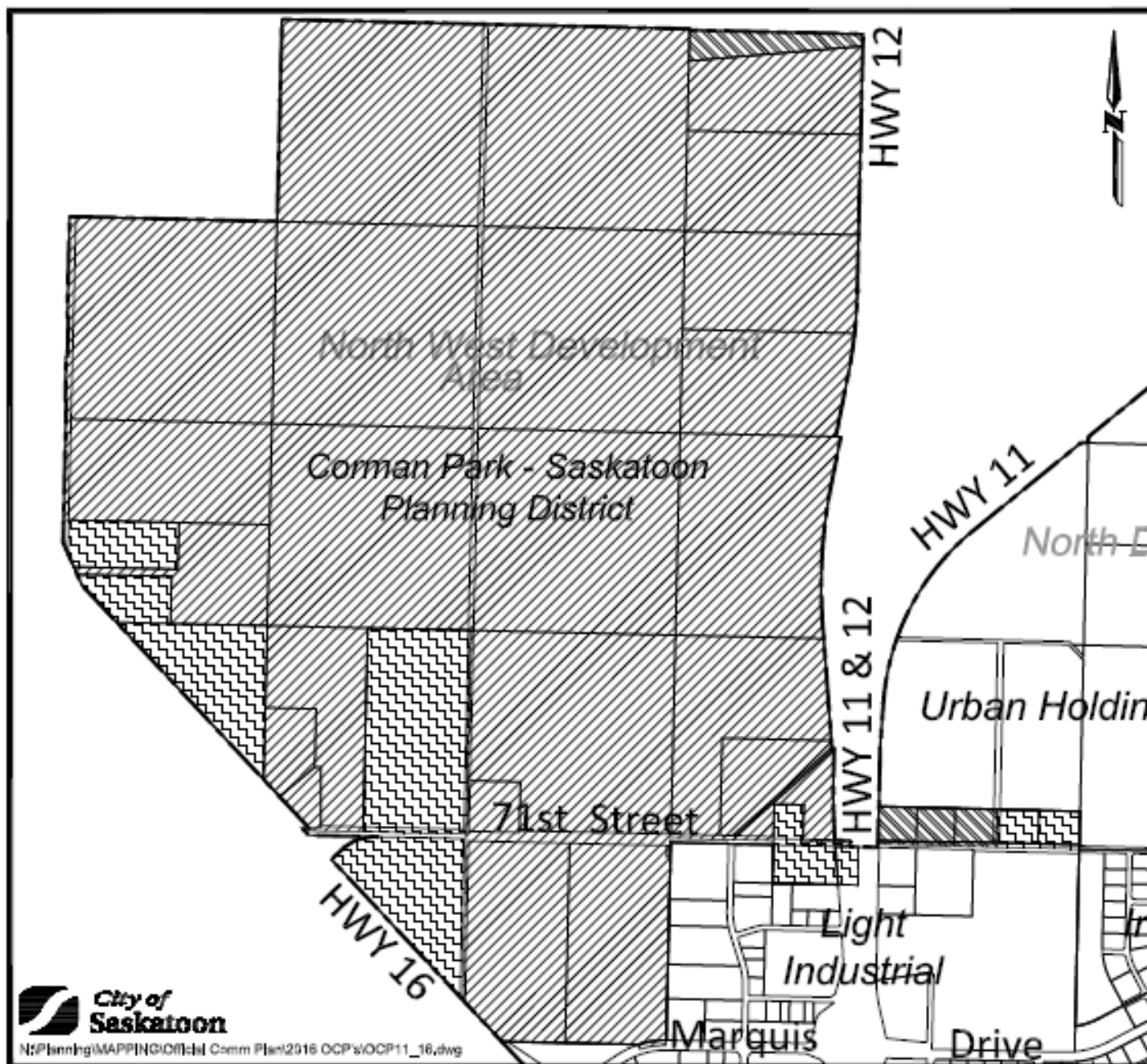
Read a third time and passed this                      day of                      , 2018.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



# Appendix "A"



---

## Proposed Official Community Plan Bylaw Amendment and Proposed Rezoning – Riel Industrial Sector

### 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 Urban Holding Area, Light Industrial, and Heavy Industrial, as outlined in this report, be approved; and
2. That the proposed amendments to Bylaw No. 8770, Zoning Bylaw, to rezone land in the Riel Industrial Sector from DAG1 - D - Agricultural 1 District, DCR1 - D - Country Residential District 1, and DREC1 – D - Recreational 1 District to FUD - Future Urban Development District; DM3 – D - Industrial 3 District to IL1 – Light Industrial District and IH – Heavy Industrial District; and DC1 – D - Commercial 1 District to IL1 – Light Industrial District, 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 proposed amendments to Bylaw No. 8769, The Official Community Plan Bylaw, 2009, (Official Community Plan) Land Use Map and Bylaw No. 8770, Zoning Bylaw (Zoning Bylaw), are required, as lands annexed into the City of Saskatoon (City) remain designated under the Corman Park – Saskatoon Planning District Official Community Plan and Zoning Bylaw.
2. The proposed amendments to the Official Community Plan Land Use Map and Zoning Bylaw are consistent with the Growth Plan to Half a Million and the Riel Industrial Sector Plan.

### Strategic Goal

This report supports the City's Strategic Goal of Sustainable Growth by ensuring orderly and sustainable growth.

## **Background**

The subject lands are located in the Riel Industrial Sector, west of Highway No. 11 and east of Highway No. 16, adjacent to 71<sup>st</sup> Street East. These lands were formerly located in the Rural Municipality (RM) of Corman Park and became part of the City with the boundary alterations that were approved in 2015 by the Minister of Municipal Affairs. While the ministerial approval altered the corporate limits of the City and removed these lands from the RM of Corman Park, the boundary alterations did not change the land use controls for these lands. As such, the land use controls for these lands remain under the Corman Park – Saskatoon Planning District Official Community Plan and Zoning Bylaw.

The approved Riel Industrial Sector Plan provides a broad framework for future development, including key land uses and transportation networks. The plan also identifies servicing components that will need to be addressed for future development. The proposed amendments will apply the appropriate land use designation and zoning under the City's bylaws to facilitate existing industrial development and provide for future urban development. The proposed amendments are consistent with the Riel Industrial Sector Plan.

This area contains several existing industrial businesses located along 71<sup>st</sup> Street East. The remainder of the area in the Riel Industrial Sector, for which the proposed amendments apply, contains agricultural lands, residences, and an existing campground (Recreation Vehicle Park).

## **Report**

### **Official Community Plan Land Use Map Amendments**

Amendments to the Official Community Plan Land Use Map are required, as shown on Attachment 1, to redesignate the areas identified in the Riel Industrial Sector Plan from the "Corman Park – Saskatoon Planning District" to the following land use designations:

1. "Urban Holding Area" – the Urban Holding Area land use designation is used to identify areas within City limits where the future of land or timing of development is uncertain due to issues of servicing, transitional use, or market demand;
2. "Light Industrial" – the Light Industrial land use designation is used to identify industrial lands that do not create land use conflicts as part of the normal course of operations. This designation is being applied to existing light industrial sites in the area that include an auction facility, grain bin manufacturer, and a trucking terminal. This designation is consistent with the Riel Industrial Sector Plan.
3. "Heavy Industrial" – the Heavy Industrial land use designation is used to identify industrial land uses, including manufacturing and processing, that may create land use conflicts as part of their normal operations. This designation is being applied to the existing metal salvage yard and the adjacent site. This designation is consistent with the Riel Industrial Sector Plan.

### Proposed Zoning Bylaw Amendments

Rezoning of the subject lands is required to put land use controls in place that are consistent with the land use designations. As such, there are three zoning districts proposed for this area (see Attachment 2):

1. FUD – Future Urban Development District – the purpose of the FUD District is to provide for interim land uses where the future use of land or timing of development is uncertain due to issues of servicing, transitional use, or market demand. This is being applied to the majority of the area.
2. IL1 – General Light Industrial District – the purpose of the IL1 District is to provide for a variety of activities that do not create land use conflicts or nuisance conditions beyond the boundaries of the site. The IL1 District is being applied to existing light industrial uses located along 71<sup>st</sup> Street.
3. IH – Heavy Industrial District – the purpose of the IH District is to provide for industrial uses that may have the potential to create nuisance conditions beyond the boundaries of the site. The IH District is being applied to existing heavy industrial uses located along 71<sup>st</sup> Street.

### Comments from Other Divisions

No comments or concerns were received through the administrative referral process

### **Options to the Recommendation**

City Council could choose to deny the proposed amendments. This option is not recommended as the amendments would apply land use controls under the City's bylaws.

### **Public and/or Stakeholder Involvement**

Prior to the boundary alteration, extensive consultation occurred with affected land owners.

In regard to the land use and zoning changes, notices were sent to all property owners in the area, and an open house was held on June 2, 2016. Questions regarding implications of the land use and zoning, long-term development plans, and timing of developments were addressed. See Attachment 3 for a summary.

Property owners were notified in March 2018 that proposed amendments to the Official Community Plan Land Use Map and Zoning Bylaw were proceeding to the Municipal Planning Commission and City Council. The Planning and Development Division met with property owners of the existing industrial businesses.

### **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 Policy No. C01-021, 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.

**Attachments**

1. Location Plan – Official Community Plan Land Use Map Amendment
2. Location Plan – Zoning Bylaw Amendment
3. Community Engagement Summary

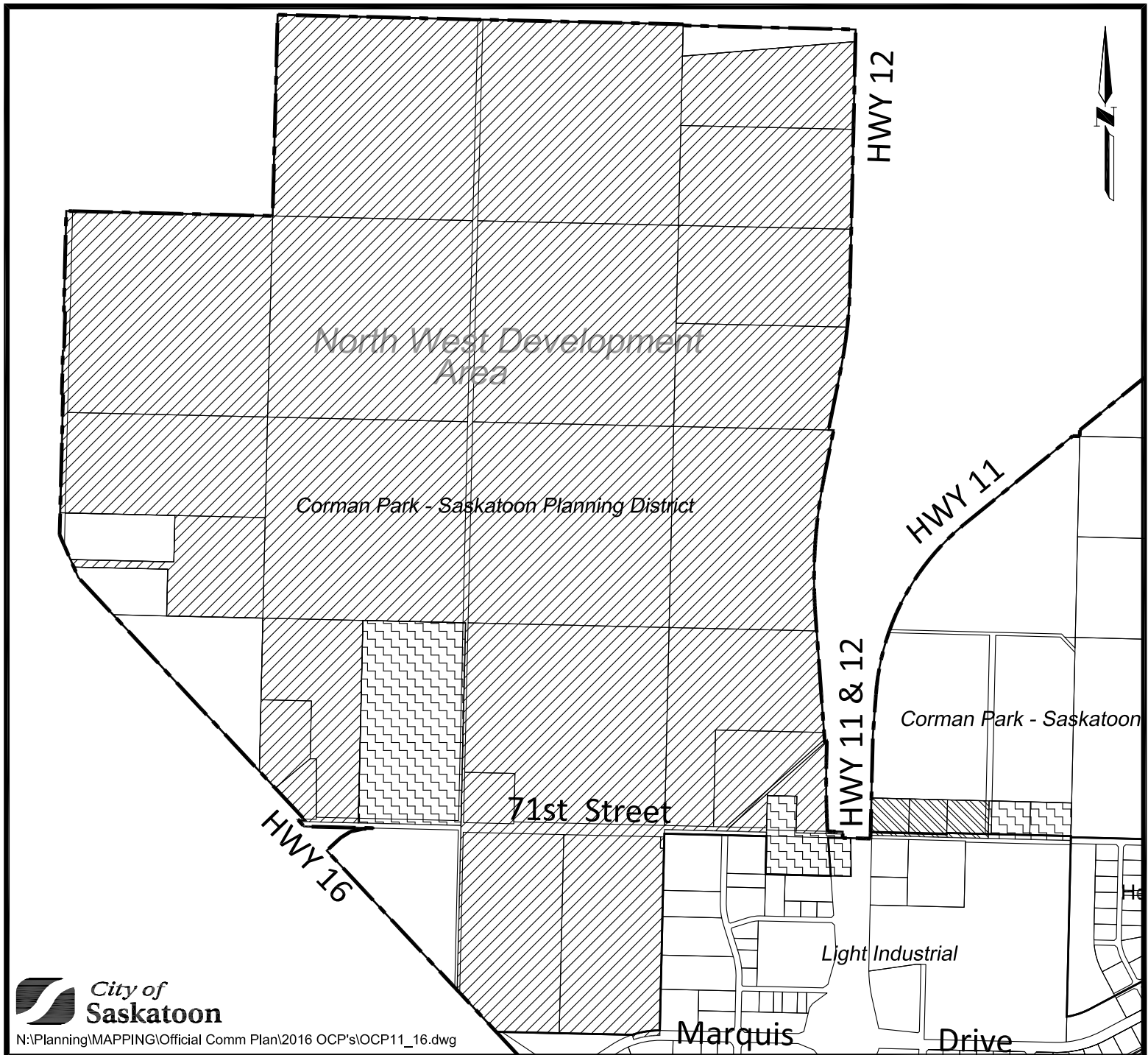
**Report Approval**

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

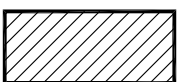
S/Reports/2018/PD/MPC – Proposed OCP Bylaw Amendment and Proposed Rezoning – Riel Industrial Sector/ks

Location Plan  
Official Community Plan  
Land Use Map Amendment  
(Riel Industrial Sector)

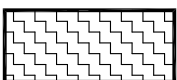
ATTACHMENT 1



## OFFICIAL COMMUNITY PLAN AMENDMENT - LAND USE MAP



From the Control of the Corman Park-Saskatoon Planning District to Urban Holding

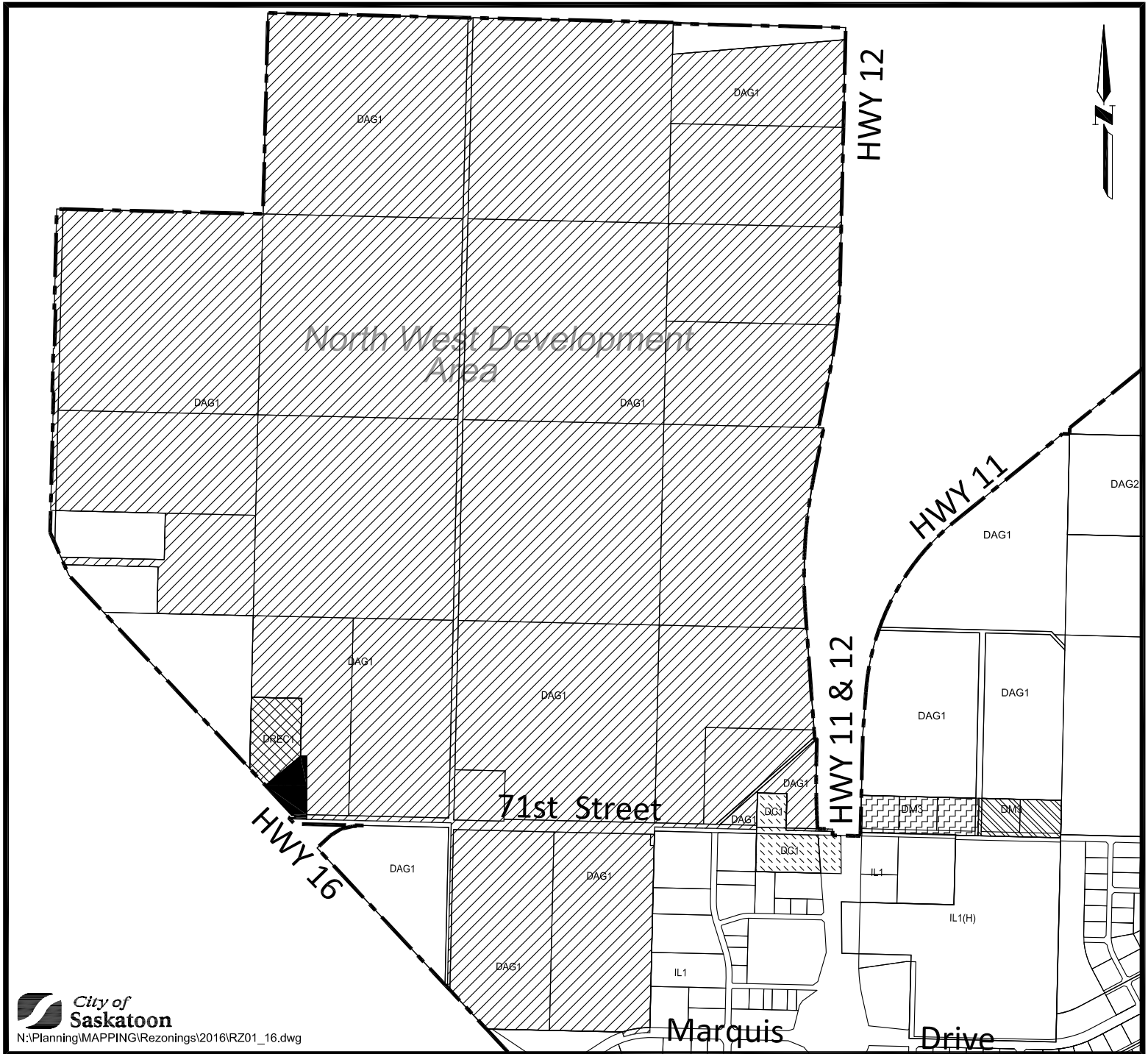


From the Control of the Corman Park-Saskatoon Planning District to Light Industrial



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

Location Plan  
Zoning Bylaw Amendment  
(Riel Industrial Sector)



City of  
Saskatoon  
N:\Planning\MAPPING\Rezoning\2016\RZ01\_16.dwg

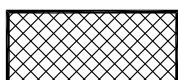
ZONING AMENDMENT



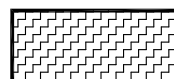
From DAG1 to FUD



From DCR1 to FUD



From DREC to FUD



From DM3 to IH



From DC1 to IL1



From DM3 to IL1



# Shaping Saskatoon

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



## Community Engagement Summary Official Community Plan Land Use Map Amendment and Rezoning Riel Industrial Sector

### Project Description

The Community Services Department is pursuing land use and zoning changes to lands brought into the City of Saskatoon (City) through a boundary alteration. Property owners in the affected areas have the opportunity to learn about the proposed changes and the approval process, comment on the proposal, and ask any questions they may have.

The open house was held at Alice Turner Library on Tuesday, June 2, 2016, from 5 p.m. to 8 p.m.

### Community Engagement Strategy

Notices were sent to property owners in the Riel Industrial Sector.

The purpose of the notice was to inform, and consult with, property owners and other interested parties. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration. The Development Review Section staff were in attendance to answer questions regarding the land use and zoning changes, and the Long Range Planning Section staff were in attendance to provide information on the Riel Industrial Sector Plan.

### Summary of Community Engagement Feedback

The meeting was a come-and-go open house format and was attended by approximately 20 people. The land use and zoning changes were well received and few concerns were expressed. There were questions regarding the implications of rezoning their properties. The Administration provided information regarding continuing the current use of their properties.

In relation to future urban development, there were questions regarding:

- a) the City's long-term development plans for the area;
- b) the uses that can be accommodated;
- c) the timing of when urban development will occur;
- d) the timing of infrastructure improvement, including roadways and other services; and
- e) the North Commuter Parkway Bridge and the proposed Saskatoon Freeway.

Staff from the Long Range Planning Section provided information on the roadway locations and the Riel Industrial Sector Plan, as well as the timing of future urban development.





Those in attendance also expressed immediate concerns that were not related to the land use and zoning changes. These included:

- a) drainage, environmental contamination, and localized flooding; and
- b) the quality of municipal services since annexation and taxation.

In regard to these concerns, the Administration provided contact information for the specific division responsible for these areas.

Staff also met with representatives from the two chemical plants located on Wanuskewin Road to discuss the land use and zoning amendments. The representatives did not express concerns with the amendments.

Property owners were notified in March 2018 that the proposed amendments to the Official Community Plan Land Use Map and Zoning Bylaw were proceeding to Municipal Planning Commission (MPC) and City Council. To date, no concerns have been expressed

## Next Steps

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

Once this application has been considered by MPC, a date for a public hearing will be set, and notices will be sent to affected property owners. No other public engagement is planned.

ACTION	ANTICIPATED TIMING
The Planning and Development Division prepares and presents to MPC. MPC reviews proposal and recommends approval or denial to City Council.	June 25, 2018
Public Notice – Ward Councillor and property owners in the affected areas will be notified of the public hearing date. An advertisement is prepared and placed in <u>The StarPhoenix</u> .	August 11, 2018
Public Hearing – a public hearing was conducted by City Council, with an opportunity provided to interested persons or groups to present. Proposal considered together with the reports of the Planning and Development Division, MPC, and any written or verbal submissions received by City Council.	August 27, 2018
City Council Decision – may approve or deny proposal.	August 27, 2018

Prepared by:  
 Paula Kotasek-Toth, Senior Planner  
 Planning and Development  
 January 2, 2018

July 12, 2018

City Clerk

Dear City Clerk:

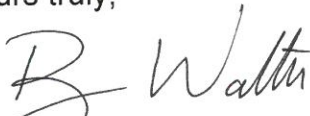
**Re: Proposed Official Community Plan Bylaw Amendment and Proposed Rezoning – Riel Industrial Sector [File No. CK 4351-018-010, x4110-40 and PL 4350-Z4/18]**

The Municipal Planning Commission, at its meeting held on June 26, 2018, considered a report of the General Manager, Community Services Department dated June 26, 2018, on the above application and supports the following recommendation of the Community Services Department:

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 Urban Holding Area, Light Industrial, and Heavy Industrial, as outlined in the June 26, 2018 report of the General Manager, Community Services Department, be approved; and
2. That the proposed amendments to Bylaw No. 8770, Zoning Bylaw, to rezone land in the Riel Industrial Sector from DAG1 - D - Agricultural 1 District, DCR1 - D - Country Residential District 1, and DREC1 – D - Recreational 1 District to FUD - Future Urban Development District; DM3 – D - Industrial 3 District to IL1 – Light Industrial District and IH – Heavy Industrial District; and DC1 – D - Commercial 1 District to IL1 – Light Industrial District, as outlined in the June 26, 2018 report of the General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

Yours truly,



**Penny Walter, Committee Assistant**  
Municipal Planning Commission

PW:



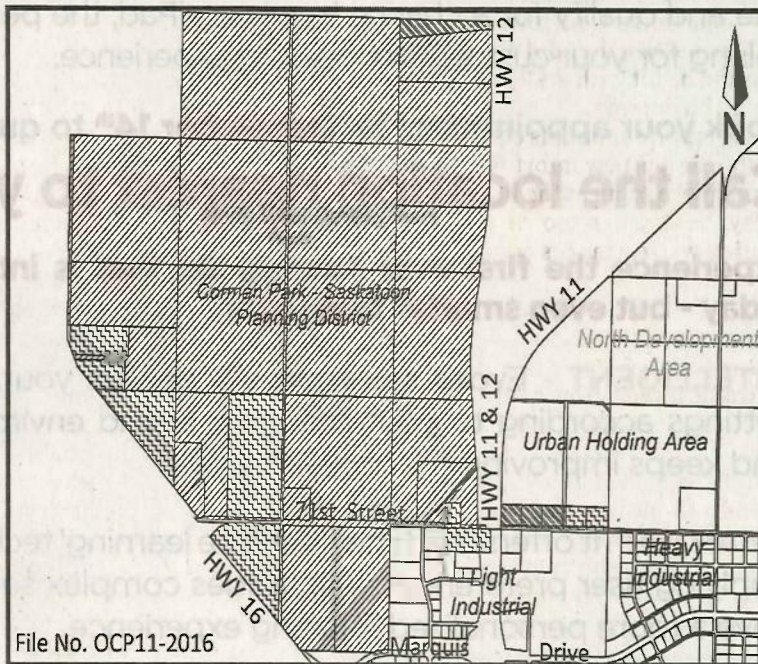
**OFFICIAL COMMUNITY PLAN NOTICE**

**RIEL INDUSTRIAL SECTOR**




**PROPOSED AMENDMENT TO THE OFFICIAL COMMUNITY PLAN – LAND USE MAP –  
BYLAW NO. 9535**

Saskatoon City Council will consider an amendment to the Official Community Plan, Bylaw (No. 8769), regarding lands in the Riel Industrial Sector. By way of Bylaw No. 9535, The Official Community Plan Amendment Bylaw, 2018 (No. 4) the subject sites are proposed to be re-designated from Corman Park – Saskatoon Planning District to Urban Holding Area, Light Industrial, and Heavy Industrial.

**LEGAL DESCRIPTION** – LSD 1,2,7,8,11 & 12 Sec. 30 Twp. 37 Rge. 05 W3, LSD 12,13 & 14 Sec. 20 Twp. 37 Rge. 05 W3, NE, NW, SE & SW Sec. 29 Twp. 37 Rge. 05 W3, NE & NW Sec. 30 Twp. 37 Rge. 05 W3, NE, SE & SW Sec. 31 Twp. 37 Rge. 05 W3, NW & SW Sec. 32 Twp. 37 Rge. 05 W3, Parcel A Plan 101459561, Parcel C Plan 59S01639, Parcel C Plan 79S43549, Parcel C & D Plan 88S16885, Parcel D Plan 60S05428, Parcel E Plan 96S06853, Parcel G Plan 71S11158, Parcel J, K and L Plan 76S32975, Parcel M Plan 83S00430, Parcel W, X, Y & Z Plan 101219611, Parcel A Plan 102194669, Parcel G Plan 102166354, Parcel F Plan 102069389, Parcel A Plan 101459572 and Parcel A 77S09024.



**PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT - LAND USE MAP**

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

**REASON FOR THE AMENDMENT** – The proposed amendment includes lands in the Riel Industrial Sector that 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. The proposed Land Use and Zoning Amendments are consistent with the Riel Industrial Sector Plan which provides the development framework for future growth in this area.

**INFORMATION** – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw the City of Saskatoon Official Community Plan and Zoning Bylaw may be directed to the following without charge:

Community Services Department, Planning and Development  
Phone: 306-975-7621 (Paula Kotasek-Toth)

**PUBLIC HEARING** - City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, December 17, 2018 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:

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

All submissions received by the City Clerk by 10:00 a.m. on Monday, December 17, 2018 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

## Bryant, Shellie (Clerks)

---

**From:** City Council  
**Subject:** FW: Bylaw No. 9595 & 9536

---

**From:** Brian Guran [REDACTED]  
**Sent:** Friday, December 14, 2018 2:05 PM  
**To:** Web E-mail - City Clerks <[City.Clerks@Saskatoon.ca](mailto:City.Clerks@Saskatoon.ca)>  
**Subject:** FW: Bylaw No. 9595 & 9536

To whom it may concern:

I am writing to express my concerns regarding proposed amendments to City of Saskatoon Official Community Plan that will affect the land I own (City of Saskatoon Site [REDACTED])

This land has been a multi-generational agricultural operation for over 60 years that was recently annexed by the city. My concerns regarding this new rezoning pertain to: i) our ability to maintain the existing operation, ii) our ability to expand the operation, and iii) effect on property taxes and approvals for expansions.

The land has been cultivated for grain farming and has most recently been seeded into alfalfa. The primary agricultural operation on this property, however, has been a beekeeping operation. There is currently a Quonset used to store beekeeping equipment, a honey extraction facility, a shop used for farm vehicle storage and mechanical repairs and a home where my parents still reside. I will note that since being annexed, there has been zero change to the amenities afforded to us by the city while my property tax has skyrocketed. We still do not have a hook-up to city water or sewer, no garbage pick-up and road maintenance is identical to what we have been accustomed to when the land was within Cory Park jurisdiction.

My questions/concerns are as follows:

- 1) Will we be able to continue with operating our existing farming operation as it has been over the last several decades? Will there eventually be a forced change to how we operate the commercial beekeeping business and grain farm? You will note that my father still receives revenue from this operation and it is also my son's primary source of income. Any changes to our ability to continue to run this operation will have severe implications to the livelihood of many individuals. For this reason, I would oppose any changes to rezoning that would adversely affect our ability to maintain the livelihood of my son, father and employees for now and into the future.
- 2) Will the city unduly restrict our ability to expand our beekeeping operation in the future should we wish to do so? For example, if we wish to build a larger extraction/packaging facility and/or storage building, will the city make it impossible, difficult or more costly to do so? In addition to expanding beekeeping, we may also consider creating a market garden, orchard or some other agricultural operation. Will these concepts be impeded by the proposed rezoning? As indicated, I would be opposed to the proposed rezoning if it had any negative implications to our ability to pursue opportunities.
- 3) What will be the changes to my property tax bill be as a result of the proposed rezoning? As mentioned, we have not incurred any incremental benefits as a result of being annexed by the city. I would be opposed to any rezoning change if it results in a larger tax bill with no increase in amenities.
- 4) Is it possible to obtain an exemption from the proposed rezoning in order to accommodate my concerns listed above? As mentioned, we take pride in and are running a multi-generational operation which we intend to do so for the foreseeable future. Will the city facilitate our ability to do this without increasing our costs while not

adding any more barriers to maintaining or expanding our operation? I would be opposed to rezoning if there is to be any changes affecting our future plans for our farm. While I can appreciate some of the benefits of being zoned for urban development, I am very concerned about implications to maintaining/growing our ongoing business. Can there be a mutual accommodation where these concerns are mitigated?

I have placed a call into Paula Kotasek-Toth and am awaiting her reply to discuss this further. I can be reached at [REDACTED] and look forward to receiving a written reply to this note, answering all of my questions. Unfortunately, I am unable to attend the Public Hearing but would appreciate receiving a copy of the minutes.

Thanks for your consideration.

Brian Guran

## **BYLAW NO. 9536**

### **The Zoning Amendment Bylaw, 2018 (No. 23)**

The Council of The City of Saskatoon enacts:

#### **Short Title**

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2018 (No. 23)*.


#### **Purpose**

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Bylaw from DAG1 District to FUD District, DCR1 District to FUD District, DREC District to FUD District, DM3 District to IH District, DC1 District to IL1 District and DM3 District to IL1 District.

#### **Zoning Bylaw Amended**

3. The Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

#### **DAG1 District to FUD District**

4. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from a DAG1 District to a FUD District:

- |     |                         |  |
|-----|-------------------------|--|
| (1) | Surface Parcel No.:     | 162054794  |
|     | Legal Land Description: | Blk/Par E Plan 96S06853 Ext 2<br>As described on Certificate of Title 96S06853;                |
| (2) | Surface Parcel No.:     | 131836899  |
|     | Legal Land Description: | SE 29-37-05-3 Ext 228<br>As described on Certificate of Title<br>ST100431498, description 228; |
| (3) | Surface Parcel No.:     | 118974820  |
|     | Legal Land Description: | SE 29-37-05-3 Plan 74S32644 Ext 1<br>As described on Certificate of Title 74S32644;            |

- (4) Surface Parcel No.: 162054783  
Legal Land Description: Blk/Par E Plan 96S06853 Ext 1  
As described on Certificate of Title 96S06853;
- (5) Surface Parcel No.: 136171469  
Legal Land Description: LSD 2-30-37-05-3 Ext 27  
As described on Certificate of Title 83S39327,  
description 27;
- (6) Surface Parcel No.: 136171481  
Legal Land Description: LSD 7-30-37-05-3 Ext 28  
As described on Certificate of Title 83S39327,  
description 28;
- (7) Surface Parcel No.: 135907623  
Legal Land Description: SW 29-37-05-3 Ext 60  
As described on Certificate of Title  
ST100460323, description 60;
- (8) Surface Parcel No.: 135806632  
Legal Land Description: Blk/Par A Plan 101459561 Ext 125  
As described on Certificate of Title 97S31013,  
description 125;
- (9) Surface Parcel No.: 135907308  
Legal Land Description: LSD 12-20-37-05-3 Ext 71  
As described on Certificate of Title  
99SA12775A, description 71;
- (10) Surface Parcel No.: 135907320  
Legal Land Description: LSD 13-20-37-05-3 Ext 72  
As described on Certificate of Title  
99SA12775A, description 72;
- (11) Surface Parcel No.: 153324817  
Legal Land Description: LSD 14-20-37-05-3 Ext 75  
As shown on Plan 101837965;
- (12) Surface Parcel No.: 165291947  
Legal Land Description: SE 29-37-05-3 Plan 102061695 Ext 0;
- (13) Surface Parcel No.: 119090763  
Legal Land Description: SW 31-37-05-3 Ext 0  
As described on Certificate of Title 86S24003;




- (14) Surface Parcel No.: 118975270  
Legal Land Description: SE 31-37-05-3 Ext 0  
As described on Certificate of Title 82S25786;
- (15) Surface Parcel No.: 119090774  
Legal Land Description: SW 32-37-05-3 Ext 0  
As described on Certificate of Title 90S27991;
- (16) Surface Parcel No.: 131862214  
Legal Land Description: Blk/Par Y Plan 101219611 Ext 0;
- (17) Surface Parcel No.: 131862225  
Legal Land Description: Blk/Par Z Plan 101219611 Ext 0;
- (18) Surface Parcel No.: 135918490  
Legal Land Description: NW 30-37-05-3 Ext 24  
As described on Certificate of Title 74S11360,  
description 24;
- (19) Surface Parcel No.: 203004548  
Legal Land Description: LSD 11-30-37-05-3 Ext 24;
- (20) Surface Parcel No.: 203004526  
Legal Land Description: LSD 12-30-37-05-3 Ext 26;
- (21) Surface Parcel No.: 118975269  
Legal Land Description: NE 30-37-05-3 Ext 0  
As described on Certificate of Title 74S11360;
- (22) Surface Parcel No.: 118975225  
Legal Land Description: NW 29-37-05-3 Ext 0  
As described on Certificate of Title  
ST100460322;
- (23) Surface Parcel No.: 118975236  
Legal Land Description: NE 29-37-05-3 Ext 0  
As described on Certificate of Title  
ST100460322;
- (24) Surface Parcel No.: 118975292  
Legal Land Description: NE 31-37-05-3 Ext 0  
As described on Certificate of Title 82S25785;
- (25) Surface Parcel No.: 131585801  
Legal Land Description: NW 32-37-05-3 Ext 0  
As described on Certificate of Title 00SA06195;




- (26) Surface Parcel No.: 131862258  
Legal Land Description: Blk/Par X Plan 101219611 Ext 0; and
- (27) Surface Parcel No.: 203131572  
Legal Land Description: Blk/Par W Plan 101219611 Ext 1.


#### **DCR1 District to FUD District**

- 5. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from a DCR1 District to a FUD District:
  - (1) Surface Parcel No.: 118974796  
Legal Land Description: Blk/Par C Plan 88S16885 Ext 0  
As described on Certificate of Title 88S16885.

#### **DREC District to FUD District**


- 6. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from a DREC District to a FUD District:
  - (1) Surface Parcel No.: 118974785  
Legal Land Description: Blk/Par D Plan 88S16885 Ext 0  
As described on Certificate of Title 88S19126.

#### **DM3 District to IH District**

- 7. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from a DM3 District to an IH District:
  - (1) Surface Parcel No.: 118974853  
Legal Land Description: Blk/Par G Plan 71S11158 Ext 0  
As described on Certificate of Title 98SA34204;
  - (2) Surface Parcel No.: 118974864  
Legal Land Description: Blk/Par M Plan 83S00430 Ext 0  
As described on Certificate of Title 90S49950;  
and


- (3) Surface Parcel No.: 118974460  
 Legal Land Description: Blk/Par J Plan 76S32975 Ext 0  
 As described on Certificate of Title 96S34432.

**DC1 District to IL1 District**

8. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from a DC1 District to an IL1 District:

- (1) Surface Parcel No.: 118974831  
 Legal Land Description: Blk/Par C Plan 79S43549 Ext 0  
 As described on Certificate of Title 96S14302;
- (2) Surface Parcel No.: 118974673  
 Legal Land Description: Blk/Par C Plan 59S01639 Ext 0  
 As described on Certificate of Title 99SA03843;  
 and
- (3) Surface Parcel No.: 118974684  
 Legal Land Description: Blk/Par D Plan 60S05428 Ext 0  
 As described on Certificate of Title 99SA03844.

**DM3 District to IL1 District**

9. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from a DM3 District to an IL1 District:

- (1) Surface Parcel No.: 118974471  
 Legal Land Description: Blk/Par K Plan 76S32975 Ext 0  
 As described on Certificate of Title 77S21365;  
 and

(2) Surface Parcel No.: 118974482  
Legal Land Description: Blk/Par L Plan 76S32975 Ext 0.  
As described on Certificate of Title 99SA23379.

## Coming Into Force

10. This Bylaw shall come into force upon the approval of Bylaw No. 9535, *The Official Community Plan Amendment Bylaw, 2018 (No. 4)* by the Minister of Government Relations.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

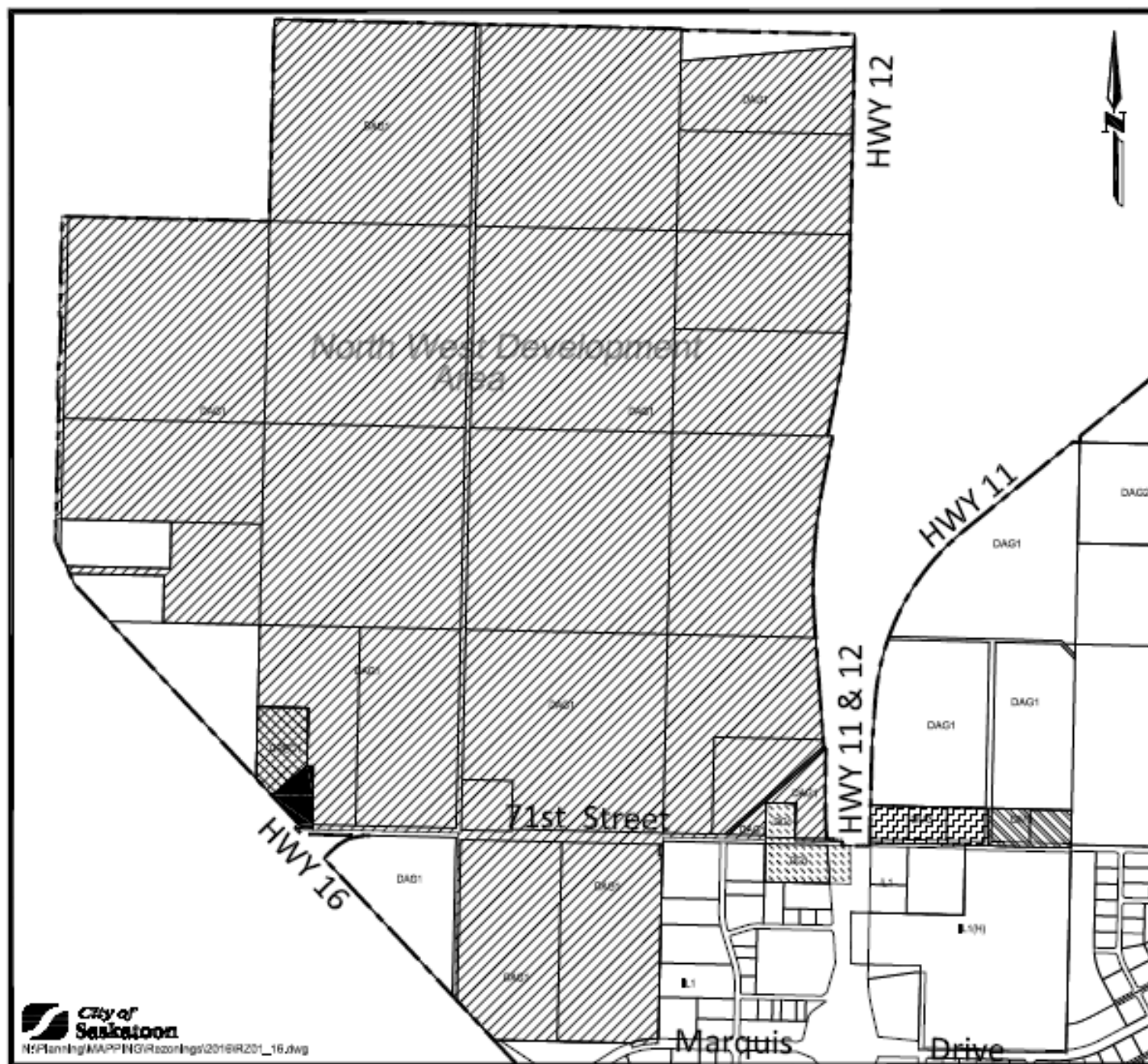
Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Mayor

City Clerk

# Appendix "A"



City of  
Saskatoon  
N:\Planning\MAPPING\Rezoning\2016\201\_16.dwg

## ZONING AMENDMENT



From DAG1 to FUD



From DCR1 to FUD



From DREC to FUD



From DM3 to IH



From DC1 to IL1



From DM3 to IL1

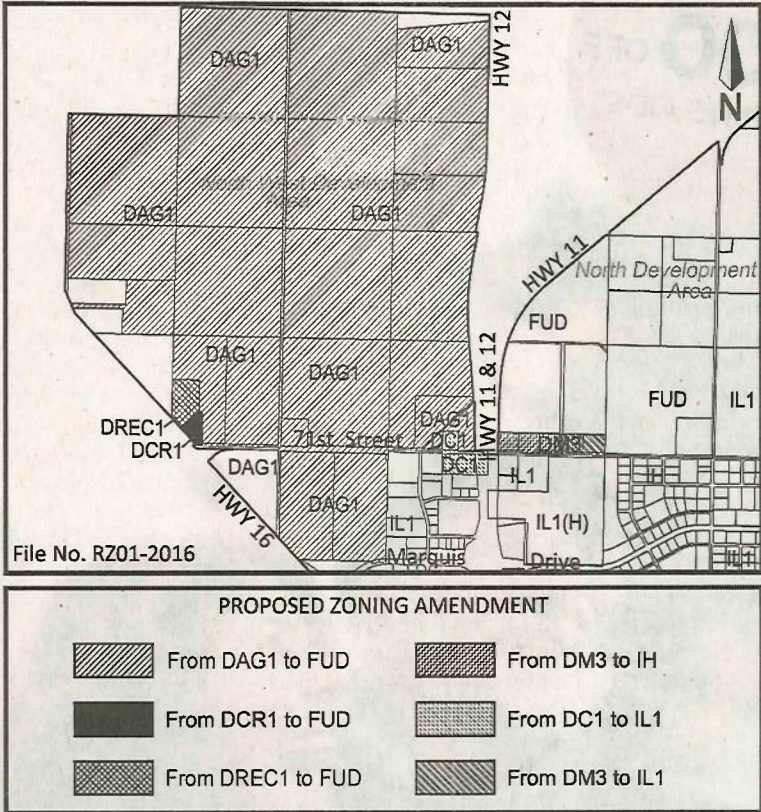


**ZONING NOTICE**

**RIEL INDUSTRIAL SECTOR**  
**PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9536**

Saskatoon City Council will consider an amendment to the City’s Zoning Bylaw (No. 8770) regarding lands in the Riel Industrial Sector. By way of Bylaw No. 9536, The Zoning Amendment Bylaw, 2018 (No. 23), the subject sites are proposed to be rezoned from DAG1 – D – Agricultural 1 District, DCR1 – D – Country Residential District 1, and DREC1 – D – Recreational 1 District to FUD – Future Urban Development District; DM3 – D – Industrial 3 District to IL1 – Light Industrial District and IH – Heavy Industrial District; and DC1 – D – Commercial 1 District to IL1 – Light Industrial District.

**LEGAL DESCRIPTION** – LSD 1,2,7,8,11 &12 Sec. 30 Twp. 37 Rge. 05 W3, LSD 12,13 &14 Sec. 20 Twp. 37 Rge. 05 W3, NE, NW, SE & SW Sec. 29 Twp. 37 Rge. 05 W3, NE & NW Sec.30 Twp.37 Rge.05 W3 , NE, SE & SW Sec.31 Twp.37 Rge.05 W3, NW & SW Sec. 32 Twp. 37 Rge. 05 W3, Parcel A Plan 101459561, Parcel C Plan 59S01639, Parcel C Plan 79S43549, Parcel C & D Plan 88S16885, Parcel D Plan 60S05428, Parcel E Plan 96S06853, Parcel G Plan 71S11158, Parcel J, K and L Plan 76S32975, Parcel M Plan 83S00430, Parcel W, X, Y & Z Plan 101219611,



**REASON FOR THE AMENDMENT** – The proposed amendment includes lands in the Riel Industrial Sector that were brought into the City of Saskatoon by boundary alteration in 2015 and are currently designated under the Corman Park – Saskatoon Planning District Zoning Bylaw. The proposed amendments in conjunction with the Official Community Plan Land Use Map amendment are required to place lands under the City’s Zoning Bylaw. The proposed Land Use and Zoning Amendments are consistent with the Riel Industrial Sector Plan which provides the development framework for future growth in this area.

- The FUD District is required to put land use controls and provide interim land uses and regulations for this area until such time as urban development occurs.
- The IL1 - Light Industrial and IH - Heavy Industrial Districts will be applied to sites with existing industrial development located along 71st Street.

**INFORMATION** – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:  
 Community Services Department, Planning and Development  
 Phone: 306-975-7621 (Paula Kotasek-Toth)

**PUBLIC HEARING** – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, December 17th, 2018 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council’s consideration must be forwarded to:  
 His Worship the Mayor and Members of City Council  
 c/o City Clerk’s Office, City Hall  
 222 Third Avenue North, Saskatoon SK S7K 0J5

All submissions received by the City Clerk by 10:00 a.m. on Monday, December 17th, 2018 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

## Bryant, Shellie (Clerks)

---

**From:** City Council  
**Subject:** FW: Bylaw No. 9595 & 9536

---

**From:** Brian Guran [REDACTED]  
**Sent:** Friday, December 14, 2018 2:05 PM  
**To:** Web E-mail - City Clerks <[City.Clerks@Saskatoon.ca](mailto:City.Clerks@Saskatoon.ca)>  
**Subject:** FW: Bylaw No. 9595 & 9536

To whom it may concern:

I am writing to express my concerns regarding proposed amendments to City of Saskatoon Official Community Plan that will affect the land I own (City of Saskatoon Site [REDACTED])

This land has been a multi-generational agricultural operation for over 60 years that was recently annexed by the city. My concerns regarding this new rezoning pertain to: i) our ability to maintain the existing operation, ii) our ability to expand the operation, and iii) effect on property taxes and approvals for expansions.

The land has been cultivated for grain farming and has most recently been seeded into alfalfa. The primary agricultural operation on this property, however, has been a beekeeping operation. There is currently a Quonset used to store beekeeping equipment, a honey extraction facility, a shop used for farm vehicle storage and mechanical repairs and a home where my parents still reside. I will note that since being annexed, there has been zero change to the amenities afforded to us by the city while my property tax has skyrocketed. We still do not have a hook-up to city water or sewer, no garbage pick-up and road maintenance is identical to what we have been accustomed to when the land was within Cory Park jurisdiction.

My questions/concerns are as follows:

- 1) Will we be able to continue with operating our existing farming operation as it has been over the last several decades? Will there eventually be a forced change to how we operate the commercial beekeeping business and grain farm? You will note that my father still receives revenue from this operation and it is also my son's primary source of income. Any changes to our ability to continue to run this operation will have severe implications to the livelihood of many individuals. For this reason, I would oppose any changes to rezoning that would adversely affect our ability to maintain the livelihood of my son, father and employees for now and into the future.
- 2) Will the city unduly restrict our ability to expand our beekeeping operation in the future should we wish to do so? For example, if we wish to build a larger extraction/packaging facility and/or storage building, will the city make it impossible, difficult or more costly to do so? In addition to expanding beekeeping, we may also consider creating a market garden, orchard or some other agricultural operation. Will these concepts be impeded by the proposed rezoning? As indicated, I would be opposed to the proposed rezoning if it had any negative implications to our ability to pursue opportunities.
- 3) What will be the changes to my property tax bill be as a result of the proposed rezoning? As mentioned, we have not incurred any incremental benefits as a result of being annexed by the city. I would be opposed to any rezoning change if it results in a larger tax bill with no increase in amenities.
- 4) Is it possible to obtain an exemption from the proposed rezoning in order to accommodate my concerns listed above? As mentioned, we take pride in and are running a multi-generational operation which we intend to do so for the foreseeable future. Will the city facilitate our ability to do this without increasing our costs while not

adding any more barriers to maintaining or expanding our operation? I would be opposed to rezoning if there is to be any changes affecting our future plans for our farm. While I can appreciate some of the benefits of being zoned for urban development, I am very concerned about implications to maintaining/growing our ongoing business. Can there be a mutual accommodation where these concerns are mitigated?

I have placed a call into Paula Kotasek-Toth and am awaiting her reply to discuss this further. I can be reached at [REDACTED] and look forward to receiving a written reply to this note, answering all of my questions. Unfortunately, I am unable to attend the Public Hearing but would appreciate receiving a copy of the minutes.

Thanks for your consideration.

Brian Guran

## **BYLAW NO. 9542**

### **The Zoning Amendment Bylaw, 2018 (No. 25)**

The Council of The City of Saskatoon enacts:

#### **Short Title**

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2018 (No. 25)*.

#### **Purpose**

2. The purpose of this Bylaw is to amend the Zoning Bylaw to improve the functionality, provide for design flexibility and potentially reduce the costs of construction for garden and garage suites.

#### **Zoning Bylaw Amended**

3. The Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

#### **Section 5.0 Amended**

4. (1) Clause 5.43(14) is amended by:
  - (a) striking out “80 m<sup>2</sup>” and substituting “100 m<sup>2</sup>” in subclause (b);
  - (b) striking out “.” and substituting “;” at the end of subclause (f); and
  - (c) adding the following after subclause (f):

“(g) when the garden or garage suite has two storeys, the gross floor area of the second storey shall not exceed 80% of the gross floor area of the first storey.”
- (2) Clause 5.43(19) is amended by adding the following subclause:

“(a) dormers are permitted in category 1 neighbourhoods, but shall not exceed 50% of the length of the roof.”
- (3) Clause 5.43(21) is amended by:



- (a) repealing the chart and substituting the following:

<b>Garden Suites</b>								
<b>Development Standard</b>	Side Yard (min)	Rear Yard (min)	Rear Yard Coverage (max)	Building Height (max)	Distance from Principal Dwelling (min)	Side Wall Height (Max)	Building Length (max)	Number of Storeys (max)
<b>Category 1</b>	0.75 <sup>1</sup>	2 <sup>2</sup>	50%	5.8 <sup>3</sup>	4.0		9.0	2
<b>Category 2</b>	3	2	50%	3.5	4.0	3.2	9.0	1 <sup>4</sup>

- (b) striking out “1.0” and substituting “1.2” in Note 1.

- (4) Clause 5.43(22) is amended by:

- (a) repealing the chart and substituting the following:

<b>Garage Suites</b>								
<b>Development Standard</b>	Side Yard (min)	Rear Yard (min)	Rear Yard Coverage (max)	Building Height (max)	Distance from Principal Dwelling (min)	Side Wall Height (Max)	Building Length (max)	Number of Storeys (max)
<b>Category 1</b>	0.75 <sup>1</sup>	2 <sup>2</sup>	50%	6.0 <sup>3</sup>	4.0		9.0	2
<b>Category 2</b>	0.75 <sup>1</sup>	2	50%	5.0	4.0	4.0	9.0	1 <sup>4</sup>

- (b) striking out “1.2” and substituting “1.0” in Note 1; and

- (c) striking out “6.0” and substituting “6.2” in Note 3.

## Coming into Force

5. This Bylaw shall come into force on the day of its final passing.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

---

## **Zoning Bylaw Text Amendments – Garden and Garage Suite Regulations**

### **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 that the proposed text amendments to the Garden and Garage Suite regulations contained in Bylaw No. 8770, The Zoning Bylaw, as outlined in this report, be approved.

### **Topic and Purpose**

This report proposes amendments to the Garden and Garage Suite Regulations contained within Bylaw No. 8770, The Zoning Bylaw. The amendments are based on feedback from industry professionals.

### **Report Highlights**

1. Proposed zoning bylaw amendments specific to two-storey garden and garage suites in Category 1 Established Neighbourhoods will provide for increased functionality of the suite and design flexibility.
2. The Administration is recommending an amendment to increase the allowable gross floor area for garage suites to 100 m<sup>2</sup> (1,076 ft<sup>2</sup>) to provide for a functionally-sized suite and garage area.

### **Strategic Goal**

This report supports the City of Saskatoon's (City) Strategic Goal of Sustainable Growth by allowing for an additional form of infill development. Increasing infill development opportunities is a key strategy for achieving the Strategic Goal of Sustainable Growth.

### **Background**

At its May 5, 2014 meeting, City Council approved amendments to the Zoning Bylaw to allow for garden and garage suites, as an alternative form of secondary suites, when accessory to a one-unit dwelling. The Zoning Bylaw regulations were developed based on recommendations contained in the Neighbourhood Level Infill Development Strategy. The Zoning Bylaw allows for garden and garage suites as a discretionary use in residential zoning districts city-wide, with discretionary use approval delegated to the Administration.

A report titled "Industry Feedback on Saskatoon's Garden and Garage Suite Program" (Industry Feedback) was submitted to the Standing Policy Committee on Planning, Development and Community Services (Committee) at its May 1, 2017 meeting. The report was submitted by Laneway Suites Ltd. and Bldg Studio Inc. and was compiled with feedback from other industry professionals familiar with the development of garden and garage suites.

The Committee resolved, in part:

- “2. That the report from Laneway Suites Ltd. be forwarded to the Administration to review and report back to the Committee on individual points raised and included with the pending report on the garden and garage suite program.”

At its October 1, 2018 meeting, the Committee received a report from the Administration in response to industry professionals regarding the approval process and the regulations contained in the Zoning Bylaw for garden and garage suites. This report, which includes a more detailed response to the issues identified, is included as Attachment 1.

## **Report**

### **Proposed Zoning Bylaw Amendments**

Based on industry feedback, amendments to the Zoning Bylaw are proposed to increase the functionality of the suite, increase design options, and potentially reduce the cost of construction. The proposed amendments are as follows:

Amendments specific to Category 1 neighbourhoods:

- increase in maximum building height by 0.2 metres for a two-storey structure to allow for additional headroom on the second storey (from 6.0 metres to 6.2 metres for peaked roofs and from 5.8 metres to 6.0 metres for flat roofs);
- remove the requirement to step back the second storey, which will allow for design flexibility and reduce design and construction costs; and
- include a new regulation to require that the second storey be smaller in area than the main floor to ensure that the massing of the structure is addressed. The regulation proposes that the second storey be 80% of the area of the main floor.

Amendments to both Category 1 and 2 neighbourhoods:

- allow for the gross floor area of the garage suite to not exceed the gross floor area of the main dwelling or 100 square metres, whichever is greater (previously provided for 80 square metres). This area includes both the suite and garage areas. This amendment will address a specific concern that was identified for narrow lots, and allow for the construction of a garage suite that can accommodate the required two parking spaces and a functional suite;
- decrease side yard setback on one side from 1.2 metres to 1.0 metres to allow for design flexibility for garden and garage suites on narrow lots; and

- include a regulation for roof dormers to allow for additional design options for peaked roof structures. The proposed amendment would limit dormers to 50% of the length of the roof.

Further details on the proposed amendments are also included in Attachment 1.

### **Options to the Recommendation**

City Council could decline the recommendation in this report. This option is not recommended as the proposed amendments are intended to provide for additional design options for garden and garage suites.

### **Public and/or Stakeholder Involvement**

The Administration collaborated with industry professionals to develop the proposed amendments.

Industry consultation was held on May 8, 2018, with design professionals and builders. Those in attendance were supportive of the proposed Zoning Bylaw amendments. Those in attendance continue to have concerns with the servicing and drainage requirements but were generally in agreement with the proposed Zoning Bylaw amendments.

The Administration also presented the proposed amendments to the Saskatoon & Region Home Builders' Association Build Committee. The committee did not have concerns regarding the proposed Zoning Bylaw amendments.

### **Communication Plan**

The proposed Zoning Bylaw amendments will be communicated to the industry professionals and to the Saskatoon & Region Home Builders' Association.

### **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(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 Policy No. C01-021, Public Notice Policy, and a date for the public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing. The Planning and Development Division will notify industry professionals of the public hearing date by letter.

**Attachment**

1. Report dated October 1, 2018 - Industry Feedback on Saskatoon's Garden and Garage Suite Program - Response

**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 – Zoning Bylaw Text Amendments – G&G Suite Regs/ks

Report dated October 1, 2018

## Industry Feedback on Saskatoon's Garden and Garage Suite Program - Response

### Recommendation

That the report of the General Manager, Community Services Department, dated October 1, 2018, be received as information.

### Topic and Purpose

The purpose of this report is to provide a response to industry professionals regarding the approval process and the regulations contained in Bylaw No. 8770, The Zoning Bylaw, for garden and garage suites.

### Report Highlights

1. Industry professionals have reviewed and provided feedback regarding the amendments to Bylaw No. 8770, The Zoning Bylaw (Zoning Bylaw) regulations and the discretionary use approval process for garden and garage suites.
2. The Administration is recommending amendments to the Zoning Bylaw for garden and garage suites to increase the functionality of the suite, provide for design flexibility, and potentially reduce the cost of construction.
3. The Administration does not recommend the removal of the discretionary use approval process for garden and garage suites at this time.
4. The Administration does not recommend to allow the occupation of a secondary suite during the construction of a garden or garage suite.

### Strategic Goal

This report supports the City of Saskatoon's (City) Strategic Goal of Sustainable Growth by allowing for an additional form of infill development. Increasing infill development opportunities is a key strategy for achieving the Strategic Goal of Sustainable Growth.

### Background

At its May 5, 2014 meeting, City Council approved amendments to the Zoning Bylaw to allow for garden and garage suites, as an alternative form of secondary suite, when accessory to a one-unit dwelling. The Zoning Bylaw regulations were developed based on recommendations contained in the Neighbourhood Level Infill Development Strategy. The Zoning Bylaw allows for garden and garage suites as a discretionary use in residential zoning districts city-wide, with discretionary use approval delegated to Administration. Attachment 1 includes the Zoning Bylaw regulations for garden and garage suites.

A report titled "Industry Feedback on Saskatoon's Garden and Garage Suite Program" (Industry Feedback) was submitted to the Standing Policy Committee on Planning,

Development and Community Services at its May 1, 2017 meeting. The report was submitted by Laneway Suites Ltd. and Bldg Studio Inc. and was compiled with feedback from other industry professionals familiar with the development of garden and garage suites (see Attachment 2).

The Committee resolved, in part:

- “2. That the report from Laneway Suites Ltd. be forwarded to the Administration to review and report back to the Committee on individual points raised and included with the pending report on the garden and garage suite program.”

## **Report**

The Administration has collaborated with the authors of the Industry Feedback report to explore solutions to the issues identified. The report identified concerns with three specific areas: Zoning Bylaw regulations, the discretionary use approval process, and project costs. Attachment 3 provides a summary of the issues identified in the report and an Administrative response to each issue.

The sections below discuss each specific area of concern.

### Current Zoning Bylaw Regulations

The Zoning Bylaw regulations for garden and garage suites have been developed with the objective that, when developed, garden and garage suites fit into existing neighbourhood character. As garden and garage suites are an accessory use to a one-unit dwelling, the regulations ensure that the development is subordinate in area, extent, and purpose to a principal dwelling.

Due to significant differences in existing housing patterns and physical characteristics, two categories of neighbourhoods have been developed. The zoning regulations for garden and garage suites are specific to Category 1 and Category 2 neighbourhoods and provide for different forms of development. Category 1 generally refers to pre-war neighbourhoods and includes City Park, Caswell Hill, Westmount, Riversdale, Pleasant Hill, King George, Nutana, Varsity View, Buena Vista, North Park, Haultain, and Exhibition. The Zoning Bylaw regulations allow for a two-storey structure in these neighbourhoods. For the purposes of garden and garage suites, all other residential neighbourhoods in the entire City are considered Category 2, and the regulations only allow for one storey.

The building form and area of garden and garage suites are regulated by building wall length, maximum gross floor area, building height, sidewall height, stepback of second floor where permitted, on-site parking requirements, and building setbacks. The site dimensions and size of the principal dwelling also affect the form and size of garden or garage suite that can be built.

### Proposed Zoning Bylaw Amendments

Based on industry feedback, amendments to the Zoning Bylaw are proposed to increase the functionality of the suite, increase design options, and potentially reduce the cost of construction (see Attachment 4). The proposed amendments are as follows:

Amendments specific to Category 1 neighbourhoods:

- increase in maximum building height by 0.2 metres for a two-storey structure to allow for additional headroom on the second storey;
- remove the requirement to step back the second storey, which will allow for design flexibility and reduce design and construction costs; and
- include a new regulation to require that the second storey be smaller in area than the main floor to ensure that the massing of the structure is addressed.

Amendments to both Category 1 and 2 neighbourhoods:

- allow for the gross floor area of the suite to not exceed the gross floor area of the main dwelling or 100 square metres, whichever is greater. This area includes both the suite and garage areas. This amendment will address a specific concern that was identified for narrow lots, and allow for the construction of a garage suite that can accommodate the required two parking spaces and a functional suite; and
- decrease side yard setback on one side from 1.0 metre to 0.75 metres to allow for design flexibility for garden and garage suites on narrow lots.

The Industry Feedback report recommended removing neighbourhood categories as there are both one- and two-storey houses in every neighbourhood, and that neighbourhood categories are arbitrary and may cause resentment among citizens between categories. The Administration does not recommend that the categories be removed in order to ensure that the garden or garage suite fits into existing neighbourhood character. Furthermore, the option for a two-storey garden or garage suite on corner sites in Category 2 neighbourhoods was removed from the Zoning Bylaw in 2015 due to concerns raised from property owners.

### Discretionary Use Approval Process

Discretionary use approval is required for garden and garage suites, with approval delegated to the Administration. The discretionary use application process ensures that the technical requirements are met, including drainage and servicing. Issues identified in the Industry Feedback report include the following:

#### 1. Drainage and Servicing Plans

The Industry Feedback report identified that the requirement to submit a drainage plan should be removed as it increases design costs. The report also identified that new suburban development does not require a drainage plan, and garden and garage suites are treated unfairly.



The Neighbourhood Level Infill Development Strategy contained a recommendation that lot grading plans be required for all infill developments, including garden and garage suites, as infill development may change the existing drainage pattern in older neighbourhoods. The drainage plan ensures that the development of a garden or garage suite does not negatively affect neighbouring properties. The Zoning Bylaw regulations for garden and garage suites require that a drainage plan be submitted with the discretionary use application. The drainage plan is then circulated to the Community Standards Division for approval. Currently, garden and garage suites are the only development which requires the submission of a drainage plan.

The discretionary use process allows the Administration to request that an applicant submit additional material that is not typically required for a permitted use. The requirement for a drainage plan has been included to ensure that the development of a garden or garage suite does not negatively affect neighbouring property owners.

The Community Standards Division is currently undertaking a project to develop a regulatory compliance model to control drainage. The project is being funded by Capital Project No. 2604 – CY Drainage Regulation. The project is expected to be completed in 2019, and the Community Standards Division will report out at that time. This may, in part, determine the future need for discretionary use approval for garden and garage suites.

The Industry Feedback report also recommended the removal of the requirement for a servicing plan for water and sewer connections. At the time when Zoning Bylaw amendments that allowed for garden and garage suites were initially approved, it became apparent to the Administration that servicing of water and sewer for garden and garage suites was more complex than for a primary infill dwelling. Therefore, a servicing plan would be required, with the discretionary use application, to identify any issues, thus providing assurance that a garden or garage suite can be serviced before further design work is done. The cost of water and sewer connections can be cost prohibitive to developing a garden or garage suite.

The Administration is therefore of the opinion that the requirement of both a drainage plan and a servicing plan with the discretionary use application be maintained.

2. Allow as a Permitted Use

The Industry Feedback report recommended allowing garden and garage suites accessory to a one-unit dwelling as a permitted use rather than a discretionary use.

Garden and garage suites are a discretionary use with approval delegated to the Administration. The discretionary use approval process ensures that the technical requirements are met, and helps address privacy concerns from neighbouring property owners. A similar approach was used when secondary suites were initially allowed throughout the city. When Zoning Bylaw regulations were first implemented for secondary suites, they were a discretionary use. The discretionary use process

allows for additional evaluation of the development. Over time, this use became acceptable within the community, and as a result this use became permitted.

Upon the completion of Capital Project No. 2604 – CY Drainage Regulation, the Planning and Development Division will evaluate amendments to the Zoning Bylaw to allow garden and garage suites as a permitted use accessory to a one-unit dwelling.

#### Use of an Existing Secondary Suite during Construction of a Garden or Garage Suite

The Zoning Bylaw allows one secondary suite, including a garden or garage suite accessory to a one-unit dwelling. At the onset of allowing for garden and garage suites, the Administration required that any existing secondary suite on site be removed prior to submission of an application for discretionary use approval. Due to concerns raised by homeowners regarding loss of income from the suite, the process was changed to allow the secondary suite to remain during the discretionary use application process and that it be removed prior to issuance of the building permit. This process ensures that the suite is removed and that the enforcement will not have to commence, which is the most efficient use of resources.

The Administration has been requested to review this requirement to allow for the secondary suite to be occupied during construction of the garden or garage suite. Occupation of the secondary suite could be problematic for the following reasons:

- during construction of the garden or garage suite, the required parking for the secondary suite would be removed, which would likely cause parking to spillover onto streets;
- suites that are not completely removed can be easily re-established, resulting in two secondary suites;
- existing suites may be illegal and pose life safety concerns; and
- bylaw enforcement may be required for removal of the suite if the homeowner is unwilling to evict tenants and remove the suite. This would result in increased administrative costs.

The Administration has explored alternatives to the current practice, including a higher discretionary use application fee to cover the costs of enforcement when an existing secondary suite exists in the dwelling, and issuance of an order to remedy for removal of the suite at the onset of the application process. If the suite was not removed, enforcement on the order would begin. However, after this review, the Administration does not recommend changing the current practice to allow a secondary suite to remain occupied during the construction of the garden or garage suite. Attachment 5 illustrates the steps in the enforcement required to remove the suite.

#### **Public and/or Stakeholder Involvement**

Staff collaborated with industry professionals to develop the proposed amendments.

Industry consultation was held on May 8, 2018, with design professionals and builders. Those in attendance were supportive of the proposed Zoning Bylaw amendments. Those in attendance continue to have concerns with the servicing and drainage requirements but were generally in agreement with the proposed Zoning Bylaw amendments.

The Administration also presented the proposed amendments to the Saskatoon and Region Home Builders' Association Build Committee. The Committee did not have concerns regarding the proposed Zoning Bylaw amendments.

### **Other Considerations/Implications**

There are no options, 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**

A further report will be considered by the Municipal Planning Commission regarding the Zoning Bylaw amendments that will be forwarded to City Council for consideration at a future public hearing. A report will be provided by the Community Standards Division following completion of the review of drainage regulations in 2019.

### **Public Notice**

Public notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, will be required for the Zoning Bylaw amendments prior to the public hearing at City Council.

### **Attachments**

1. Zoning Bylaw Regulations for Garden and Garage Suites – Neighbourhood Level Infill Development Strategy
2. Industry Feedback on Saskatoon's Garden and Garage Suite Program
3. Planning and Development Division Response to Industry Feedback on Saskatoon's Garden and Garage Suite
4. Proposed Zoning Bylaw Amendments – Garden and Garage Suite Regulations
5. Discretionary Use and Zoning Bylaw Enforcement Processes

### **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/PDCS – Industry Feedback on Stoon G&G Suite Program – Response/ks/gS  
FINAL/APPROVED – R. Grauer – September 24, 2018

# Zoning Bylaw Regulations for Garden and Garage Suites

## DEFINITIONS

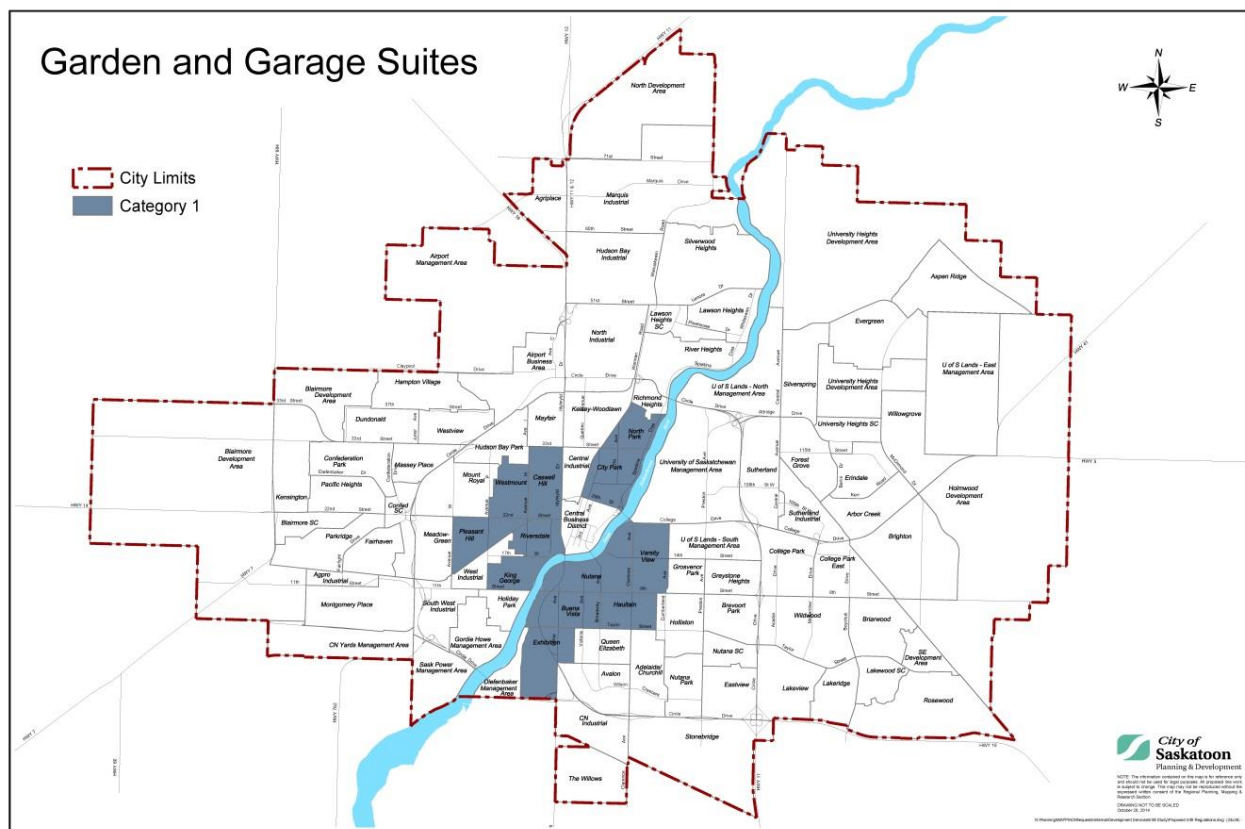
**Garden Suite** means a small, self-contained, ground-oriented dwelling unit that is accessory to a one-unit dwelling. It is located in the rear yard of a one-unit dwelling and has cooking, food preparation, sleeping and sanitary facilities which are separate from those of the one-unit dwelling.

**Garage Suite** means a building containing both a garden suite and an area used as a private garage and is accessory to a one-unit dwelling. It is located in the rear yard of a one-unit dwelling.

Garden and Garage Suites have distinct regulations depending on the neighbourhood in which they are located. For these purposes residential neighbourhoods are designated either Category 1 or Category 2 as follows:

**Category 1 Neighbourhoods** include King George, Pleasant Hill, Riversdale, Westmount, Caswell Hill, Nutana, Buena Vista, Haultain, Exhibition, Varsity View, City Park and North Park.

**Category 2 Neighbourhoods** include all other neighbourhoods in the City of Saskatoon.



## MINIMUM DEVELOPMENT STANDARDS

### GARDEN SUITES

Development Standard	Side Yard (min)	Rear Yard (min)	Rear Yard Coverage (max)	Building Height (max)	Distance From Principle Dwelling (min)	Side Wall Height (max)	Building Length (max)	Stepback of 2 <sup>nd</sup> Storey (min)	Number Of Stories (max)
<b>Category 1</b>	0.75 <sup>1</sup>	2 <sup>2</sup>	50%	5.8 <sup>3</sup>	4.0	3.2	9.0	0.6	2
<b>Category 2</b>	3	2	50%	3.5	4.0	3.2	9.0	n/a	1

#### *Notes to Development Standards for Garden Suites*

<sup>1</sup> A minimum side yard setback of 1.2 metres shall be provided on one side of the site.

<sup>2</sup> The minimum rear yard setback may be reduced to 1.2 metres on sites with a rear lane in category 1 neighbourhoods.

<sup>3</sup> The maximum building height can be increased to 6.0 metres to the mean height level between eaves and ridge on buildings with a gable, hip or gambrel roof which are located in category 1 neighbourhoods.

### GARAGE SUITES

Development Standard	Side Yard (min)	Rear Yard (min)	Rear Yard Coverage (max)	Building Height (max)	Distance From Principle Dwelling (min)	Side Wall Height (max)	Building Length (max)	Stepback of 2 <sup>nd</sup> Storey (min)	Number Of Stories (max)
<b>Category 1</b>	0.75 <sup>1</sup>	2 <sup>2</sup>	50%	5.8 <sup>3</sup>	4.0	3.2	9.0	0.6	2
<b>Category 2</b>	0.75 <sup>1</sup>	2	50%	5.0	4.0	4.0	9.0	n/a	1

#### *Notes to Development Standards for Garage Suites*

<sup>1</sup> A minimum side yard setback of 1.2 metres shall be provided on one side of the site.

<sup>2</sup> The minimum rear yard setback may be reduced to 1.2 metres on sites with a rear lane.

<sup>3</sup> The maximum building height can be increased to 6.0 metres to the mean height level between eaves and ridge on buildings with a gable, hip or gambrel roof which located in category 1 neighbourhoods.



## Other Regulations

A garden or garage suites can be developed as an accessory use to a one-unit dwelling. The following regulations apply to the development of a garden or garage suite:

- 1 A one-unit dwelling may have a maximum of one secondary suite – either within the dwelling (i.e. basement suite) or a garden or garage suite.
- 2 No garden or garage suite may be constructed, erected or moved on to any site prior to the time of construction of the principal building to which it is accessory.
- 3 No basements will be allowed in a garden or garage suite.
- 4 The site plan submitted with the application must indicate the location of all City-owned trees and details regarding utility service connections. The site plan must be approved by the City and by all utility agencies which provide service to the site prior to the issuance of a building permit.
- 5 Garden and garage suites shall have a full bathroom containing toilet, sink and shower or tub, a kitchen and a maximum of two bedrooms.
- 6 The site must be adequately drained. A storm water management plan is required.
- 7 A building permit is required prior to construction of a garden or garage suite.
- 8 Two hard-surfaced on-site parking spaces are required. The parking space for the garden or garage suite may be in the front yard if the site does not have a rear lane. On corner sites, the parking for the garden or garage suite may be accessed from the flanking street.
- 9 An internal walking path is required for the garden or garage suite to access both the front and rear of the property.
- 10 The preferred location of the main entrance should be directly accessible and visible from the back lane where lanes exist.
- 11 Windows and doors shall be of a size and in locations which will not result in the loss of privacy for neighbouring properties.



- 12** The following apply to the gross floor area of the garden or garage suite that can be developed:
- a** The gross floor area of the primary dwelling includes all areas above grade including an attached garage.
  - b** The gross floor area of a garden or garage suite includes all areas above grade (including a garage).
  - c** The gross floor area of a garden suite cannot exceed 77 m<sup>2</sup> (828 ft<sup>2</sup>) or the area of the principal dwelling; whichever is less.
  - d** The gross floor area of a garage suite shall not exceed the gross floor area of the principal dwelling or 80 m<sup>2</sup> (861 ft<sup>2</sup>) whichever is greater, and in no case shall the gross floor area of a garage suite, including both the area of the suite and the garage, exceed 164 m<sup>2</sup> (1,765 ft<sup>2</sup>).
  - e** The gross floor area intended for use as a private garage in a garage suite shall not exceed 87 m<sup>2</sup> (936 ft<sup>2</sup>).
  - f** Where detached accessory building currently exists, the gross floor area of the existing detached accessory building need not be considered in the gross floor area calculation where:
    - The depth of site is greater than 60 metres; and
    - The existing detached accessory building is located entirely within 25 metres of the rear wall of the principal dwelling.
- 13** Balconies can be provided on the second storey facing a lane, or on corner sites, facing a side street in Category 1 neighbourhoods. Balconies shall be screened to maintain privacy for neighbours.
- 14** The garden or garage suite may have rear yard decks and porches.
- 15** Mechanical units such as air conditioners and vents shall be located so that they are not a nuisance to adjacent properties.





## **Industry Feedback on Saskatoon's Garden and Garage Suite Program**

**Prepared For:**  
City of Saskatoon

**Prepared By:**  
Laneway Suites Ltd.  
and  
Bldg Studio Inc.

**March 2017**

**Laneway Suites** 

**BLDG • STUDIO**



The following report was compiled with contributions from several industry representatives including:

Sherry Bentley of **Country by Design**

Krista Martens of **Beyond Measure Design**

Crystal Bueckert of **Bldg Studio Inc.**

Ian Loughran of **Vereco Homes**

Dustin Bueckert of **Haven Builders**

Trina Schmid, **Garage Suite Owner**

Josh Quintal, **Homeowner**

Anonymous architect

Mark Kelleher of **Black Rock Homes**

Jeff Nattress of **Laneway Suites**

A previous report was written and submitted to the City of Saskatoon Planning and Development department in 2015 which outlined a set of recommendations for the revisions to the Garden and Garage Suite Regulations. The report was received and select recommendations were considered by the City of Saskatoon. The original regulations from 2014 have been revised several times since they were first issued.

*This report was prepared by Laneway Suites Ltd. and Bldg Studio Inc. The material in it reflects their best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Laneway Suites and Bldg Studio Inc. accept no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.*

City of Saskatoon  
City Council  
222 - 3rd Avenue South  
Saskatoon, SK S7K 0J5

**RE: Industry Feedback on Saskatoon's Garden and Garage Suite Program**

Date: March 2017

**Attention: Saskatoon City Council & Planning Committee**

This report is a compilation of feedback from Saskatoon's design and building specialists. The professionals who have contributed to this report have all been involved in designing and building garden and garage suites in Saskatoon over the past several years.

According to the Planning and Development department, the City of Saskatoon had planned to complete a review of the garden and garage suite program in early 2017; the purpose being to make any improvements or changes deemed necessary and report findings back to City Council. We are not aware if this review is being completed.

Working in this field, we have noticed a common theme from around the industry; the program needs improvement. Since it's inception in 2014, there has been a large interest from residents, but a slow uptake in actual building permits issued and construction starts.

In an attempt to determine what is contributing to this, a group of industry specialists were invited to give their feedback. The purpose of this report is to offer the feedback to Saskatoon City Council on the garden and garage suite program in the hopes that Council will guide the Administration to make positive changes to the bylaw.

After reading the report, if you have any further questions, please contact us.

Sincerely,

Crystal Bueckert and Jeff Nattress  
Crystal Bueckert | Arch. Tech., B.F.A.  
**BLDG STUDIO INC.**  
t: 306 241 6643 | [www.bldgstudio.ca](http://www.bldgstudio.ca)

Jeff Nattress P.Eng.  
Laneway Suites Ltd.  
306 881 9985 | [lanewaysuites.com](http://lanewaysuites.com)

## INTRODUCTION

Garden and garage suites (GGS) present a unique opportunity: to create a hidden fabric of low impact infill housing within our City. Unfortunately, this opportunity is being lost due to factors which are hindering this type of development. To better understand areas where improvement is needed, we looked to Saskatoon's building and design industry for input.

The following is a report on feedback we've received from several Saskatoon building professionals regarding **Saskatoon's Garden and Garage Suite Regulations**.


The feedback is grouped into three main categories in order to be easily understood.

**The categories are as follows:**

1. TECHNICAL
2. PROCESS
3. COST

**Each feedback area is given the following format:**

 PROBLEM

 DID YOU KNOW

 WAYS TO IMPROVE

We have compiled the following information to support City Administration's review of and revisions to the current **Garden and Garage Suite Regulations**. This report outlines difficulties encountered and suggested areas of improvement by those who have endeavoured to design and build garden and garage suites in Saskatoon.

## RECOMMENDATIONS

The following is a summary of recommendations:

### **1. Remove the Discretionary Use Application process**

Apparently only 2% of DUA's are denied per year. This is inclusive of all zones and building classifications, not just the Garden and Garage Suites. The cost, effort, confusion, and broken neighbour relations have resulted in only a few GGS buildings being constructed. Removing the DUA process could have resulted in over 220 GGS built in the last three years with an annual increase of 30% property tax (an estimated \$232,000). This would also save many working hours for the Planning Department, Transportation and Utility Department and Building Standards. None of the items requested during the DUA process can prevent the construction of a GGS as long as the bylaw and requirements are followed, just like any other residential building. Removing the process is non-detrimental.

We suggest changing the requirement to a Development Permit. This would cost less time and money for both the City and the homeowner and would still ensure that all bylaws, requirements and building codes are followed.

### **2. Remove the size comparison to principal house**

This is an undemocratic requirement. Homeowners with small houses should not be penalized. Homeowners with large houses can build large GGS but their neighbours with small houses have to build small GGS. This is an unfair comparison. There are already nine restrictions in the bylaw that determine the size of the GGS, it is not necessary to add this requirement as well.

### **3. Remove requirement for a drainage plan**

Principal buildings (including residential and commercial) are not required to provide a drainage plan in order to get a building permit. Requiring this drawing is extra time and money and is a misplaced effort for such a small building.

# 1 TECHNICAL

The feedback received highlights that there are technical aspects being applied to garden and garage suites which don't necessarily match the intent of the **Infill Guidelines**. It has been suggested that there are too many bylaw calculations for the building. Reducing the amount of technical requirements would likely encourage and promote this type of building to the average Saskatoon person.

The following areas offer insight into technical feedback and ways to improve.

## Building Height

### ✕ PROBLEM

Architecturally, it is difficult to meet heritage value due to the requirement for limited building heights.

### ? DID YOU KNOW

Currently in Saskatoon, garages can be taller than one storey garden and garage suites. The opposite would make more sense considering there is a living space on one or both levels.

### + WAYS TO IMPROVE

Consider increasing the building height, even slightly as this would allow for greater flexibility and improved design, both interior and exterior.

## Green Design

### ✕ PROBLEM

Energy efficient living spaces often consist of thicker walls to provide better insulation. It is suggested that the bylaw is too restrictive on a 25' lot for a GGS with thick, insulated walls.

### ? DID YOU KNOW

The way the bylaw is currently written, buildings with thicker walls are actually penalized because the square footage calculation includes walls. Basement suite calculations do not include the foundation wall.

### + WAYS TO IMPROVE

Look to cities like Vancouver where they have taken steps to



encourage green building by changing the way square footage is calculated.

## Suite Size

### PROBLEM

Currently, the suite plus garage space must not be larger than the house. The consensus is that comparing the suite to the primary house is restrictive and it penalizes people with small houses. It is suggested that this comparison be removed and the suite size will be dictated by the other nine size constraints. Another suggestion is that the allowable area of the GGS should be a percentage of the lot.

### DID YOU KNOW

A two storey garage suite is by far the most popular building type as it satisfies the parking requirement (2 stalls) and allows living space above. To build a modest suite with 428 square feet of living area above 546 square feet of garage space, the primary residence must be at least 974 square feet ( $428+546=974$  ft<sup>2</sup>). In this case, the only way to have more living area in the suite is to have a larger primary residence.

Having an upper floor setback of 24" is actually causing the main floor garage to be bigger, not the suite to be smaller.

### WAYS TO IMPROVE

- Consider allowing lofts in garden suites while keeping building height consistent. This suggestion offers good "invisible" space.
- Remove the requirement for "suite + garage" to be smaller than house.
- Remove the 24" setback requirement on the second floor as the structural requirements for this are onerous and expensive.

## Neighbourhood

### PROBLEM

Currently, Saskatoon neighbourhoods are split into Category 1 and 2 (Pre + Post War). Category 1 allows both one and two storey and Category 2 allows only single storey.

### DID YOU KNOW

It has been seen in other cities that occupied residences on the lane improves neighbourhood safety and increases vibrancy. And there are both one and two storey houses in every neighbourhood.

- Consider removing the neighbourhood categories as it is arbitrary and causes resentment among citizens between categories.

### WAYS TO IMPROVE

Page 7

- Consider allowing basements under garden suites as this is considered “invisible” space in a neighbourhood.
- Put the emphasis on the lane and forming a lane community as this is a great way to improve safety. See **Regina’s Greens on Gardiner** neighbourhood for good examples.
- Look to the built neighbourhood for precedence.

## 2 PROCESS

The feedback on the development process revealed that there is a strong need for improvement when City Administration reviews applications.

It has become apparent that the intent of the infill guidelines has become lost in red tape. In particular, the feedback is that process should be more flexible, more consistent, and more positive. There are currently many obstacles to building GGS which deters many people from doing so.

The following areas offer insight into feedback on process and ways to improve.

### Discretionary Use Application (DUA)

#### PROBLEM

Currently, it costs \$1950 to submit a DUA application for a GGS to the City of Saskatoon. This is the fee for “complex” application and is only to find out if you can or cannot build a GGS.

#### DID YOU KNOW

- The DUA process is redundant because the GGS rules are written into the Zoning Bylaw. If the bylaw is followed, then there is no need for the DUA. Apparently only 2% of all DUA brought to the City (all buildings, not just GGS) are declined.

#### WAYS TO IMPROVE

- A concerned or complaining neighbour cannot halt a GGS development.

Consider changing to a Development Permit instead of DUA or allow GGS to become a standard permitted type of development.

## Letters to Neighbours



### PROBLEM

Currently, letters are sent to neighbours in a radius around the proposed GGS development.



### DID YOU KNOW

The feedback is that these letters are **written in a negative tone** and are creating nasty neighbours before the project even begins. Therefore, the process is creating frictions between neighbours at the outset, whereas it should be doing the opposite.



### WAYS TO IMPROVE

Instead of sending negative letters to the neighbours regarding the project or the DUA, **consider issuing positive communications** regarding GGS to a wider audience.

## Infill Design



### PROBLEM

Currently, there is a requirement for a **substantial amount of drafting, design, and engineering work** which must be completed before a GGS can be built.



### DID YOU KNOW

It is much simpler and quicker to build house in a suburban green field site or an infill house than it is to build a GGS. The opposite should be true to encourage additional infill.

The submission requirements for GGS is above and beyond what is required for an average home. The engineering and drainage drawings required for a GGS is not required for the exact same structure if it was the main house.

Drainage plans are standardized in new subdivisions yet require survey and engineering for GGS.



### WAYS TO IMPROVE

Consider standardizing the process to avoid extensive design and engineering. Provide standard drawings for grade beams, piles, drainage plan and water and sewer connection as is done in suburban development.



Suggest to only include a site plan and size of suite for preliminary approval much like a Development Permit. Then the Building Permit phase can contribute the rest of the information.  
Look to other cities such as Vancouver for good examples as laneway housing is very successful there.

### 3 COST

The financial aspect of garden and garage suites is possibly the most important consideration as it seems to be the main deterrent to developing GGS. Industry feedback has revealed that there are many ways to improve the affordability of these developments.

#### Construction Costs



##### PROBLEM

Designers, developers, and individuals have found the process too onerous and expensive (\$250,000) to build therefore very few people are building. Feedback includes the following

- Up front costs are too high and process takes too long (approximately \$4000 for all application requirements)
- The City raised the application fee from \$1,500 to \$1,950.
- The size is restrictive for the build costs (ie. high \$/sqft cost).
- The City requirements result in high construction costs.
- Solutions needed to reduce costs to make GGS attainable.
- The bylaw requirements are generating high initial costs.



##### DID YOU KNOW

- It costs more to build a garden or garage suite than it does to build the exact same building in the front yard.
- Basement suites are much easier and cost-efficient at \$50,000.



##### WAYS TO IMPROVE

- Consider changing height constraints as it increases costs.
- Consider removing the 24" setback requirement on the second floor as structural requirements are expensive.
- As Edmonton and Vancouver are doing, consider subdivision of lots between house and suite as this would improve affordability and promote increased density.
- Do a cost comparison between the same structure as a garage suite or the main house. It is assumed that a garage suite will cost more.

## Incentives to Build



### PROBLEM

Currently there is very little incentive to develop GGS besides people's own personal interest and patience with the process.

### DID YOU KNOW

Edmonton offers incentives of **up to \$20,000** for laneway housing. People choose to develop GGS for generational/family housing, rental income, and lifestyle choices.



### WAYS TO IMPROVE

- Offer green building and energy efficiency incentives.
- Remove the comparison to house size because it penalizes people with small houses. Rely only upon the other [9] size constraints.
- Allow properties with garden and garage suites to be eligible for tax abatement/exemption/deferral of 5 years as is done in Regina.
- Introduce affordable housing incentives for GGS.

## **CONCLUSION**

### **Implementation**

We suggest that feedback be received and the proposed changes be compiled into a report by City Administration to be used as a guide for implementation.

We feel it is important for Saskatoon's City Council to hold City Administration accountable to infill targets and the path that infill development will take in Saskatoon in the years to come.

The City of Saskatoon started the GGS process over nine years ago. It was initially conceived as a way to revitalize the lanes of Nutana with the intentions of paving the laneways and providing services to rear yards. The City hired Brook McIlroy (a planning firm) in 2013 to develop an Infill Strategy which included Garage and Garden Suites. Infill development is important to the City's growth and density and as such should be further encouraged by examining the short-comings of the bylaw and process.

### **Closing Remarks**

This report is written from the point of view of several industry professionals who have been heavily involved in both City and public consultations since Garden and Garage Suite Regulations came into place.

The community appreciates the City's willingness to continue to work with the industry for solutions to issues that have arisen out of this first few years of garden and garage suite development. As such, the above recommendations reflect the opportunities to improve the program and create more affordable garden and garage suites. We look forward to further discussion with the City of Saskatoon on this topic.

## SASKATOON'S GARDEN & GARAGE SUITES BYLAW:

### Issues and Recommended Changes

The following is a summary of a few of the issues and suggestions around Saskatoon's bylaw for Garden and Garage suites.

#### DEFINITIONS:

GGS: Garden and Garage Suites

DUA: Discretionary Use Application

#### ISSUES:

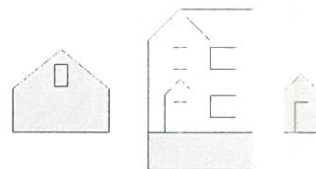
1. Homeowners want to build a house for **their elderly parents, or move into the garage suite** while they renovate, or **rent to students** for extra income.
2. **There are already nine restrictions on the size of a GGS**, this does not need to include size comparisons to the principle dwelling.
3. **A GGS is considered a COMPLEX DISCRETIONARY USE.** Apparently only 2% of Discretionary Use Applications are rejected per year. Is it necessary for the extended process and costs for a DUA?
4. **The DUA letter is sent out to the neighbours and is worded in the negative.** A neighbour cannot stop a building from being built, as long as it conforms to the bylaw. Therefore it is not necessary to **give** a letter to the neighbours.
5. **If you already have a basement suite, you have to rip it out BEFORE YOU CAN EVEN APPLY for a DUA for a GGS.** It would make sense to rip out the basement suite **AFTER** the GGS suite is built.
6. **Garage suites increase the tax base more than basement suites.** This is a direct financial incentive for The City of Saskatoon.

March 2017

### DID YOU KNOW?

A

Homeowners are deciding to do basement suites instead of garage suites due to the cost.



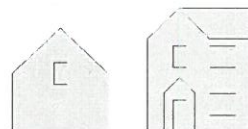
GARAGE SUITE  
\$150,000

BASEMENT SUITE  
\$50,000

TINY HOUSE PAD +  
HOOKUP  
\$15,000

B

GGS are compared to the principal dwelling for determining its size. **This is not democratic.** If Joe's house is large then he can build a full sized GGS and if his neighbour Jane's house is small, she is limited to 80m2.



JOE'S GGS

JOE'S HOUSE



JANE'S GGS

JANE'S HOUSE

C

The required 24" step-back of the second floor was intended to reduce "massing". But it is creating structural expense, and people are actually just making the garages 48" wider to recover the lost 24". It isn't working as intended.



D

An accessory building (garage) can be taller than a Category 1 garden suite. A Category 2 garage suite is the largest a GGS can be.



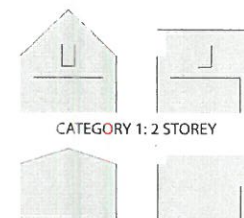
NORMAL ACCESSORY  
BUILDING HEIGHT

CATEGORY 1  
GARDEN SUITE

CATEGORY 2  
GARAGE SUITE

E

Height comparisons of Category 1 & 2 GGS. The Categories are arbitrary. Suggest only have one bylaw, the same as the bylaw for One Unit Dwellings.



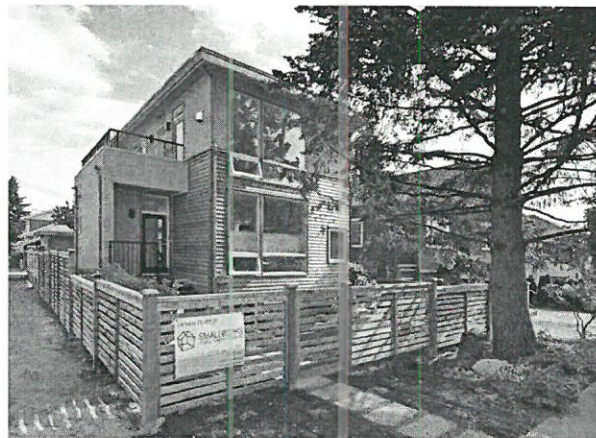
CATEGORY 1: 2 STOREY

CATEGORY 2: 1 STOREY





honomobo.com | Vancouver



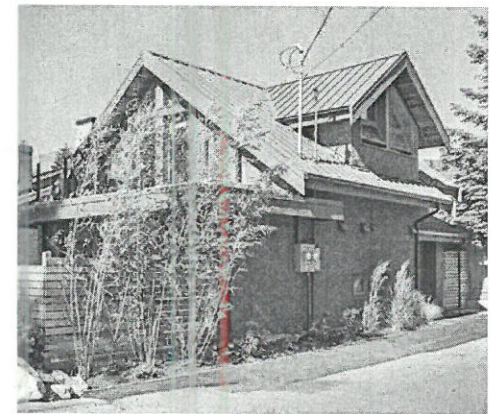
smallworks.ca | Vancouver



The City of Regina

## An Inter-City Snapshot

Laneway Housing, or Garage & Garden Suites (GGS) have been successfully implemented with higher uptake in Canadian cities like Vancouver, Edmonton, and even our friends in The City of Regina.



lanefab.com | Vancouver



lanefab.com | Vancouver



The City of Regina

## Planning and Development Division Response to Industry Feedback on Saskatoon's Garden and Garage Suite

### **ZONING BYLAW REGULATIONS**

#### **Building Height**

##### **Industry Feedback**

*Architecturally, it is difficult to meet heritage value due to the requirement for limited building heights. Currently in Saskatoon, garages can be taller than one storey garden and garage suites. The opposite would make more sense considering there is a living space on one or both levels. Consider increasing the building height, even slightly as this would allow for greater flexibility and improved design, both interior and exterior.*

##### **Administrative Response**

Amendments to the Zoning Bylaw include a small increase in height of 0.2 metres (approximately 8 inches) for two-storey structures to provide additional headroom.

The height of a one-storey garden or garage suite accommodates a one-storey residence. The regulation regarding height of a detached accessory building is not related to this regulation.

#### **Green Design**

##### **Industry Feedback**

*Energy efficient living spaces often consist of thicker walls to provide better insulation. It is suggested that the bylaw is too restrictive on a lot with a width of 25 feet for a garden or garage suite with thick, insulated walls. The way the bylaw is currently written, buildings with thicker walls are actually penalized because the square footage calculation includes walls. Basement suite calculations do not include the foundation wall. Look to cities like Vancouver where they have taken steps to encourage green building by changing the way square footage is calculated.*

##### **Administrative Response**

The Administration will explore ways to accommodate green design elements when they are proposed.

#### **Suite Size**

##### **Industry Feedback**

*Currently, the suite plus garage space must not be larger than the house. The consensus is that comparing the suite to the primary house is restrictive and it penalizes people with small houses. It is suggested that this comparison be removed and the suite size will be dictated by the other nine size constraints. Another suggestion is that the allowable area of the garden or garage suite should be a percentage of the lot. A two storey garage suite is by far the most popular building type as it satisfies the parking requirement (2 stalls) and allows living space above. To build a modest suite with 428 square feet of living area above 546 square feet of garage space, the primary*

*residence must be at least 974 square feet (428+546=974 square feet). In this case, the only way to have more living area in the suite is to have a larger primary residence.*

### **Administrative Response**

Garden and garage suites are an accessory use to a one-unit dwelling. An accessory building or use is subordinate to and serves the principal building and is subordinate in area, extent, and purpose to the principal building. Therefore, the garden or garage suite must be subordinate in area and extent.

This provision is applied consistently to the review and approval of accessory uses. An exception is for detached accessory building which can be built with an area of 54 square metres regardless of the area of the principal dwelling.

The Zoning Bylaw was previously amended to allow for a garage suite to be a maximum of 80 square metres regardless of the area of the dwelling. However, through consultation with the industry it was determined that this area does not allow for a functional size suite and garage, particularly on narrow lots where there is not adequate area to provide off-street parking.

It is proposed that this regulation be amended to allow for a garage suite to be a maximum of 100 square metres. This would allow for a garage larger enough to accommodate required parking of two spaces and a functional size suite.

The area of a garden suite is not proposed to be changed from a maximum of 77 square metres.

### **2<sup>nd</sup> Storey Stepback**

#### **Industry Feedback**

*Having an upper floor setback of 24" is actually causing the main floor garage to be bigger, not the suite to be smaller.*

- *Consider allowing lofts in garden suites while keeping building height consistent. This suggestion offers good "invisible" space.*
- *Remove the requirement for "suite + garage" to be smaller than house.*
- *Remove the 24" setback requirement on the second floor as the structural requirements for this are onerous and expensive.*

### **Administrative Response**

The Zoning Bylaw regulations for garden and garage suites require a side yard stepback of 0.6 metres for the second storey. The intent of this regulation is to decrease the perceived massing of the sidewall of the structure. However, based on feedback from the industry, this regulation has proved to be impractical and costly as it increases design and construction costs, forces the garage area to be larger, and does not allow for a diverse building form.

It is proposed that this regulation be removed to decrease construction costs and enhance design flexibility. Proponents of two-storey garden and garage suites will be encouraged to include design elements that break up the massing of the side wall.

## **Neighbourhood**

### **Industry Feedback**

*Currently, Saskatoon neighbourhoods are split into Category 1 and 2 (Pre and Post War). Category 1 allows both one and two storey and Category 2 allows only single storey. It has been seen in other cities that occupied residences on the lane improves neighbourhood safety and increases vibrancy. And there are both one and two storey houses in every neighbourhood.*

- Consider removing the neighbourhood categories as it is arbitrary and causes resentment among citizens between categories.*
- Consider allowing basements under garden suites as this is considered “invisible” space in a neighbourhood.*
- Put the emphasis on the lane and forming a lane community as this is a great way to improve safety. See Regina’s Greens on Gardiner neighbourhood for good examples.*
- Look to the built neighbourhood for precedence.*

### **Administrative Response**

The neighbourhood categories were created based on recommendations in the Neighbourhood Level Infill Development Strategy based on the existing built form. The Planning and Development Division is not recommending changes at this time.

Allowing basements is not being considered for garden and garage suites as it would have the potential to create enforcement issues.

## **PROCESS**

### **Discretionary Use Application**

#### **Industry Feedback**

*Currently, it costs \$1950 to submit a DUA application for a garden or garage suite to the City of Saskatoon. This is the fee for “complex” application and is only to find out if you can or cannot build a garden or garage suite. The DUA process is redundant because the garden or garage suite rules are written into the Zoning Bylaw. If the bylaw is followed, then there is no need for the Discretionary Use Application. Apparently only 2% of all Discretionary Use Application brought to the City (all buildings, not just garden or garage suite) are declined. A concerned or complaining neighbour cannot halt a garden or garage suite development. Consider changing to a Development Permit instead of Discretionary Use Application or allow garden or garage suite to become a standard permitted type of development.*



## **Administrative Response**

When the regulations of garden and garage suites were initially approved, the Administration was directed by City Council that they be a discretionary use rather than a fully permitted use. The rationale was that garden and garage suites were a new form of development, and potential issues were identified that needed to be dealt with through the discretionary use process. Some of those issues include drainage, servicing for water and sewer, and the presence of an existing secondary suite. The discretionary use application process allows for the City to require additional information that cannot be requested when the use is fully permitted.

Servicing of infill developments can be challenging when there is an existing dwelling. Servicing can be done by connecting to the existing servicing at the dwelling or running a new line from the front street. Due to the complex nature, applications must submit a servicing plan with the discretionary use application. The reason for this is to ensure that the applicants have considered servicing early in the process. Detailed drawings must be submitted for the plumbing permit.

The Administration is not recommending that garden and garage suites become permitted at this time. Bylaw No 8379, The Drainage Bylaw, 2005, is currently under review. Once this review has been completed and a regulatory regime is in place, the Planning and Development Division will review this issue.

## **Letters to Neighbours**

### **Industry Feedback**

*Currently, letters are sent to neighbours in a radius around the proposed garden or garage suite development. The feedback is that these letters are written in a negative tone and are creating nasty neighbours before the project even begins. Therefore, the process is creating frictions between neighbours at the outset, whereas it should be doing the opposite. Instead of sending negative letters to the neighbours regarding the project or the Discretionary Use application, consider issuing positive communications regarding garden or garage suite to a wider audience.*

## **Administrative Response**

Letters will be reworded in a positive tone, and additional information will be provided with the letter outlining the details of the proposal.

The discretionary use process includes notifications to neighbouring property owners within a 75 metre radius of the site, informing them that an application has been received. This is done for all discretionary use applications.

## **Infill Design – Drainage**

*Currently, there is a requirement for a substantial amount of drafting, design, and engineering work which must be completed before a garden or garage suite can be built. It is much simpler and quicker to build a house in a suburban green field site or an infill house than it is to build a garden or garage suite. The opposite should be true to encourage additional infill. The submission requirements for garden or garage suite is*

*above and beyond what is required for an average home. The engineering and drainage drawings required for a garden or garage suite is not required for the exact same structure if it was the main house. Drainage plans are standardized in new subdivisions yet require survey and engineering for garden or garage suite. Consider standardizing the process to avoid extensive design and engineering. Provide standard drawings for grade beams, piles, drainage plan and water and sewer connection as is done in suburban development. Suggest to only include a site plan and size of suite for preliminary approval much like a Development Permit. Then the Building Permit phase can contribute the rest of the information. Look to other cities such as Vancouver for good examples as laneway housing is very successful there.*

### **Administrative Response**

The Neighbourhood Level Infill Development Strategy contained a recommendation that lot grading plans be required for all infill developments, including garden and garage suites. The Zoning Bylaw regulations for garden and garage suites require that a drainage plan be submitted with the discretionary use application. Infill development changes the existing drainage pattern in older neighbourhoods. The drainage plan ensures that the development of a garden or garage suite does not negatively affect neighbouring property owners.

## **COST**

### **Construction Costs**

#### **Industry Feedback**

*Designers, developers, and individuals have found the process too onerous and expensive (\$250,000) to build therefore very few people are building. Feedback includes the following:*

- Up front costs are too high and process takes too long (approximately \$4,000 for all application requirements)*
- The City raised the application fee from \$1,500 to \$1,950.*
- The size is restrictive for the build costs (i.e. high \$/square foot cost).*
- The City requirements result in high construction costs.*
- Solutions needed to reduce costs to make garden or garage suite attainable.*
- The bylaw requirements are generating high initial costs.*
- It costs more to build a garden or garage suite than it does to build the exact same building in the front yard.*
- Basement suites are much easier and cost-efficient at \$50,000.*
- Consider changing height constraints as it increases costs.*
- Consider removing the 24" setback requirement on the second floor as structural requirements are expensive.*
- As Edmonton and Vancouver are doing, consider subdivision of lots between house and suite as this would improve affordability and promote increased density.*
- Do a cost comparison between the same structure as a garage suite or the main house. It is assumed that a garage suite will cost more.*

### **Administrative Response**

The discretionary use application fee is required for cost recovery. The application is circulated to other civic departments. The proposed Zoning Bylaw amendments are anticipated to decrease construction costs.

### **Incentives to Build**

#### **Industry Feedback**

*Currently there is very little incentive to develop garden or garage suites besides people's own personal interest and patience with the process. Edmonton offers incentives of up to \$20,000 for laneway housing. People choose to develop garden or garage suites for generational/family housing, rental income, and lifestyle choices.*

- Offer green building and energy efficiency incentives.*
- Remove the comparison to house size because it penalizes people with small houses. Rely only upon the other (9) size constraints.*
- Allow properties with garden and garage suites to be eligible for tax abatement/exemption/deferral of 5 years as is done in Regina.*
- Introduce affordable housing incentives for garden or garage suite.*

### **Administrative Response**

Incentives for the construction and legalization of secondary suites (including garden and garage suites) are offered as a part of the Housing Business Plan. Building permit and plumbing permit fees for the construction of new secondary suites are refunded upon completion of the work.

## Proposed Zoning Bylaw Amendments Garden and Garage Suite Regulations

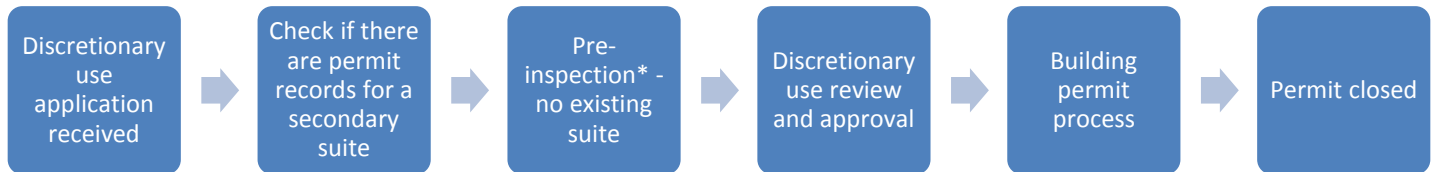
Category 1 Neighbourhoods			
Regulation	Current Regulation	Proposed Regulation	Rationale
<b>Maximum Building Height</b>			
Peaked Roof	6.0 metres (m) to mean level between the ridge and the eaves of a peaked roof	Increase by 0.2 m to 6.2 m	To allow for extra headroom on the 2 <sup>nd</sup> storey
Flat Roof	5.8 m to the top of the roof	Increase by 0.2 m to 6.0 m to the top of the roof	To allow for extra headroom on the 2 <sup>nd</sup> storey
<b>Building Form</b>			
Category 1 – Stepback of 2 <sup>nd</sup> Storey	The 2 <sup>nd</sup> storey must be setback 0.6 m on each side	Remove	Reduce design and construction costs
Sidewall Height	3.2 m sidewall height for 1 <sup>st</sup> storey	Remove	This regulation was to ensure that the 1 <sup>st</sup> storey was a maximum of 3.2 m in height and that the setback of the 2 <sup>nd</sup> storey would occur at this height. This regulation is not required due to the removal of the 2 <sup>nd</sup> storey setback
Garden and Garage Suites – Gross Floor Area of 2 <sup>nd</sup> Storey	No current regulation	Allow 80% of area of main floor	To decrease the massing of the 2 <sup>nd</sup> storey.  Allows for design flexibility

## Category 1 and 2 Neighbourhoods

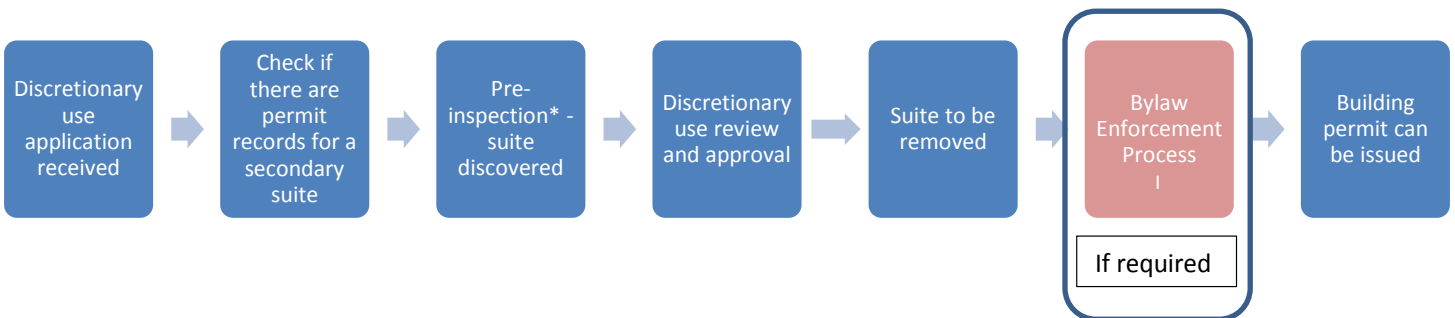
Regulation	Current Regulation	Proposed Regulation	Rationale
<b>Floor Area</b>			
Gross Floor Area of Garage Suite	Shall not exceed the gross floor area of the dwelling or 80 m <sup>2</sup> ,whichever is greater	Shall not exceed the gross floor area of the dwelling or 100 m <sup>2</sup> , whichever is greater	To allow for both a functional size of suite and garage.  Allow for a size of garage that can accommodate two required parking spaces
<b>Other Regulations</b>			
Length of Dormers	No current regulation	Maximum 50% of length of roof	Add current practice to the regulations
Side Yard Setbacks	0.75 m and 1.2 m	Reduce 1.2 m to 1.0 m	On 7.62 m, 25-foot wide lots allow for a garage that can accommodate two required parking spaces

## Discretionary Use and Zoning Bylaw Enforcement Processes

When there is no existing suite, an application for a Garden and Garage Suite – Discretionary Use goes through the following process:



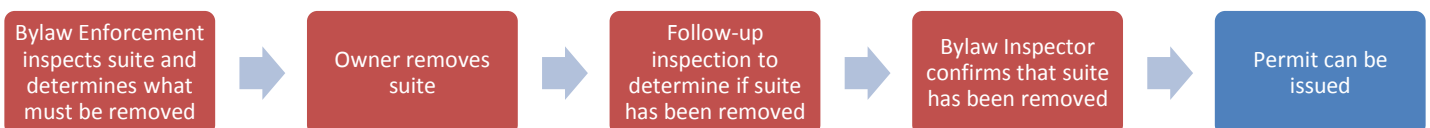
When an existing suite (legal or illegal) is discovered during the Garden and Garage Suite – Discretionary Use process, the following steps occur:



The typical Bylaw Enforcement Process would see the following steps occur:



If the Bylaw Enforcement Process is required, and the suite is removed promptly, the following steps would be typical:



\*Pre-inspection done by Planner 13 and Bylaw Inspector

December 4, 2018

City Clerk

Dear City Clerk:

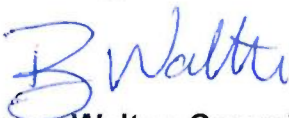
**Re: Zoning Bylaw Text Amendments – Garden and Garage Suite Regulations  
[File No. CK 4350-63]**

The Municipal Planning Commission, at its meeting held on November 20, 2018, considered a report of the A/General Manager, Community Services Department dated November 20, 2018, on the above application. Concerns were expressed regarding the proposed side yard setback meeting fire code standards. The Commission was informed all applications received are circulated to the Fire Department for review. After consideration, the Committee supports the following recommendation of the Community Services Department:

That the proposed text amendments to the Garden and Garage Suite regulations contained in Bylaw No. 8770, The Zoning Bylaw, as outlined in the November 20, 2018 report of the General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above recommendation be considered by City Council at the time of the public hearing.

Yours truly,



**Penny Walter, Committee Assistant**  
Municipal Planning Commission

PW:



**THE STARPHOENIX, SATURDAY, DECEMBER 1, 2018**  
**THE STARPHOENIX, MONDAY, DECEMBER 3, 2018**

**ZONING NOTICE**

**GARDEN AND GARAGE SUITES**

**PROPOSED ZONING BYLAW TEXT AMENDMENT – BYLAW NO. 9542**

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770). By way of Bylaw No. 9542, The Zoning Amendment Bylaw, 2018 (No. 25), the regulations contained in Section 5.43 for garden and garage suites are proposed to be amended as follows:

**Amendments specific to Category 1 neighbourhoods:**

- Increase the maximum building height by 0.2 metres for a two-storey structure to allow for additional headroom on the second storey (from 6.0 metres to 6.2 metres for peaked roofs and from 5.8 metres to 6.0 metres for flat roofs);
- Remove the regulations to step back the second storey and the maximum height of the sidewall of the first storey. Removal of these regulations will allow for design flexibility and reduce design and construction costs; and
- Require that the second storey be smaller in area than the main floor to ensure that the massing of the structure is addressed. The regulation proposes that the second storey be a maximum of 80% of the gross floor area of the main floor.

**Amendments to both Category 1 and 2 neighbourhoods:**

- Increase the maximum allowable gross floor area for a garage suite from 80 square metres to 100 square metres, regardless of the size of the principal dwelling. This area includes both the suite and garage areas. This amendment will address a specific concern that was identified for narrow lots;
- Decrease the side yard setback on one side from 1.2 metres to 1.0 metres to allow for design flexibility for garden and garage suites on narrow lots; and
- Include a regulation for roof dormers to allow for additional design options for peaked roof structures; dormers would be limited to 50% of the length of the roof.

**REASON FOR THE AMENDMENT** – The proposed changes are in response to feedback received from designers and builders of garden and garage suites. The amendments will increase the functionality of the suite, increase design options and potentially reduce the cost of construction.

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

Community Services Department, Planning and Development  
Phone: 306-975-7621 (Paula Kotasek-Toth)

**PUBLIC HEARING** – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, December 17, 2018 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:

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

All submissions received by the City Clerk by 10:00 a.m. on December 17, 2018 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.



**From:** [City Council](#)  
**To:** [City Council](#)  
**Subject:** Form submission from: Write a Letter to Council  
**Date:** Monday, December 10, 2018 2:31:09 PM

---

Submitted on Monday, December 10, 2018 - 14:31  
Submitted by anonymous user: 184.69.58.74  
Submitted values are:

Date: Monday, December 10, 2018  
To: His Worship the Mayor and Members of City Council  
First Name: Jeff  
Last Name: Nattress  
Email: [REDACTED]  
Address: [REDACTED] Empress Ave  
City: Saskatoon  
Province: Saskatchewan  
Postal Code: [REDACTED]  
Name of the organization or agency you are representing (if applicable):  
Subject: Garden & Garage Suite - Zoning Bylaw Amendments  
Meeting (if known): Council Meeting on December 17th, 2018

Comments:

Hello,

Crystal Bueckert and/or I would like to request to speak at the upcoming Council meeting on Monday, December 17th, 2018 at 6:00pm. We would like to address the proposed zoning bylaw text amendment pertaining to garden and garage suites.

Quick Background:

Along with designers and developers from around Saskatoon, Crystal and I developed a report recommending changes to the garden and garage suite rules. We submitted this report to Council in April 2017 which prompted the proposed amendments being presented to Council in this meeting. We generally agree with the amendments being proposed by City Administration however we feel there are some key recommendations that have been left out. We would like to respectfully bring these to the attention of Council. Thank you for the opportunity to speak.

Sincerely,

Jeff Nattress

Attachments:

The results of this submission may be viewed at:  
<https://www.saskatoon.ca/node/398/submission/269744>

## **BYLAW NO. 9543**

### **The Corman Park – Saskatoon Planning District Official Community Plan Amendment Bylaw, 2018**

The Council of The City of Saskatoon enacts:

#### **Short Title**

1. This Bylaw may be cited as *The Corman Park – Saskatoon Planning District Official Community Plan Amendment Bylaw, 2018*.

#### **Purpose**

2. The purpose of this Bylaw is to amend The Corman Park – Saskatoon Planning District Official Community Plan to:
  - (a) address interim development applications in advance of the adoption of the future P4G Regional Plan;
  - (b) provide for development to be designed to allow for a transition to urban development and require agreements to allow for future cost recovery within the Saskatoon Future Growth Sector;
  - (c) update references to provincial agencies referred to in the Plan; and
  - (d) replace the Future Land Use Map to reflect land use classifications consistent with the future P4G Regional Plan.

#### **Bylaw No. 8844 Amended**

3. The Corman Park – Saskatoon Planning District Official Community Plan, being Schedule “A” to Bylaw No. 8844 and forming part of that Bylaw, is amended in the manner set forth in this Bylaw.

#### **Section 2.1 Amended**

4. Section 2.1 is amended:
  - (a) by repealing Subsection 1 and substituting:

***“Future Growth Sectors***

1. Future growth sectors of Saskatoon have been designated within the mutually endorsed, Future Growth Study, 1999 and P4G Regional Plan, which are identified on the Future Land Use Map attached to this plan as Appendix B.”;

(b) by adding the following sentence at the end of Subsection 3:

“Any proposed industrial or commercial development within designated future growth sectors of Saskatoon is subject to the policies of this Plan.”;

(c) by adding the following after Subsection 3:

***“New and Expansion of Regulated Land Uses in Future Growth Sectors***

4. Where a proposed commercial or industrial development is located within a Saskatoon Future Growth Sector it shall:
  - a. be designated to allow for a transition to urban development; and
  - b. require an agreement acceptable to Corman Park and Saskatoon for servicing and infrastructure costs, including consideration for future cost recovery for urban infrastructure.”; and

(d) by renumbering the subsequent Subsections accordingly.

## Section 3.1 Amended

5. Section 3.1 is amended:

(a) by repealing Subsection 1 and substituting the following:

***“Designation on Future Land Use Map***

1. Industrial development shall be located in those areas identified as ‘Industrial Areas’ on the Future Land Use Map attached to this plan as Appendix B.”

(b) by repealing Subsection 2;

(c) by repealing Subsection 3 and substituting the following:

***“Designation on Future Land Use Map***

2. Notwithstanding 12.2.3., where a proposed industrial development would require an amendment to the Future Land Use Map, and a Concept Plan for the area has not been adopted, an amendment to the Future Land Use Map to provide for industrial development may be considered if the proponent prepares and submits a Comprehensive Development Review in accordance with the policies herein and Corman Park and Saskatoon agree that:
  - a. the proposed development provides a significant economic benefit to the Saskatoon Region; or
  - b. the proposed development will not be detrimental to Saskatoon’s future growth plans or place pressure on

Saskatoon to develop, expand or update services and infrastructure including consideration of:

- i. compatibility with existing joint planning undertaken by the municipalities including Concept Plans and the endorsed P4G Regional Plan;
- ii. the compatibility of the proposal with surrounding land uses;
- iii. the overall quality of site and building design, including parcel sizes and infrastructure planning; and
- iv. the location and timing of future urban development.”; and

(d) by renumbering the subsequent Subsections accordingly.

#### **Paragraph 4.4.1c Repealed**

6. Paragraph 4.4.1c is repealed.

#### **Subsections 4.7.5, 5.2.1, 5.2.2, 8.3.2 and 10.1.6 Amended**

7. Subsections 4.7.5, 5.2.1, 5.2.2, 8.3.2 and 10.1.6 are amended by striking out “Saskatoon District Health Region” in each Subsection and substituting “Saskatchewan Health Authority”.

#### **Section 5.8 Amended**

8. Section 5.8 is amended:

(a) by repealing Subsections 1 and 2 substituting the following:

***“Designation on Future  
Land Use Map***

1. Multi-parcel country residential subdivisions shall be located in those areas identified as ‘Residential Areas’ on the Future Land Use Map attached to this plan as Appendix B.

***Future Land Use  
Map Amendment –  
No Concept Plan***

2. Notwithstanding 12.2.3., where a proposed country residential development would require an amendment to the Future Land Use Map, and a Concept Plan for the area has not been adopted, an amendment to the Future Land Use Map to provide for country residential development may be considered if:

- a. the proponent prepares and submits a Comprehensive Development Review in accordance with the policies herein; and
- b. Corman Park and Saskatoon agree that the proposed development will not be detrimental to Saskatoon’s future growth plans or place pressure on Saskatoon to develop, expand or upgrade services and infrastructure including consideration of:

- i. compatibility with existing joint planning undertaken by the municipalities including Concept Plans and the endorsed P4G Regional Plan;
  - ii. the compatibility of the proposal with surrounding land uses;
  - iii. the overall quality of site and building design, including parcel sizes and infrastructure planning; and
  - iv. the location and timing of future urban development.”; and
- (b) by striking out “provincial department” in Subsection 8 and substituting “Saskatchewan Ministry of Parks, Culture and Sport”.

### Heading “Location and Access Policies” Amended

9. The heading “Location and Access Policies” following Subsection 7.2 is amended by adding “7.3” at the beginning of the heading and the subsequent Subsections are renumbered accordingly.

### Section 7.3 Amended

10. Section 7.3 is amended:

- (a) by repealing Subsection 1 and substituting the following:

***“Designation on Future Land Use Map***

1. Arterial commercial development shall be located in those areas identified as ‘Commercial Areas’ on the Future Land Use Map attached to this plan as Appendix B.”;

- (b) by repealing Subsections 2 and 3 and substituting the following:

***“Future Land Use Map Amendment - No Concept Plan***

2. Notwithstanding 12.2.3., where a proposed arterial commercial development would require an amendment to the Future Land Use Map, and a Concept Plan for the area has not been adopted, an amendment to the Future Land Use Map to provide for arterial commercial development may be considered if the proponent prepares and submits a Comprehensive Development Review in accordance with the policies herein and Corman Park and Saskatoon agree that:
- a. the proposed development provides a significant economic benefit to the Saskatoon Region; or
  - b. the proposed development will not be detrimental to Saskatoon’s future growth plans or place pressure on Saskatoon to develop, expand or upgrade services and infrastructure including consideration of:
    - i. compatibility with existing joint planning undertaken by the municipalities including Concept plans and the endorsed P4G Regional Plan;
    - ii. the compatibility of the proposal with surrounding land uses;

- iii. the overall quality of site and building design, including parcel sizes and infrastructure planning; and
- iv. the location and timing of future urban development.”; and

(c) by renumbering the subsequent Subsections accordingly.

### **Clause 10.2.b.1 Amended**

11. Clause 10.2.b.1 is amended by striking out “Watershed Authority” and substituting “Water Security Agency”.

### **Section 12.2 Amended**

12. Section 12.2 is amended:

- (a) by striking out “existing and potential future” in Subsection 1;
- (b) by repealing Subsection 4 and substituting the following:

***“Designation Prior to  
Concept Plan***

4. Notwithstanding 12.2.3., where a proposed country residential, arterial commercial development or industrial development would require an amendment to the Future Land Use Map, and a Concept Plan for the area has not been adopted, an amendment to the Future Land Use Map to provide for the development may be considered if the proponent prepares and submits a Comprehensive Development Review in accordance with the policies herein.
5. Where a proposed industrial or commercial development is located within a Saskatoon Future Growth Sector on the Future Land Use Map attached to this plan as Appendix B, it shall:
  - a. be designed to allow for a transition to urban development; and
  - b. require an agreement acceptable to Corman Park and Saskatoon for servicing and infrastructure costs, including future cost recovery for urban infrastructure.”; and

(c) by renumbering the subsequent Subsections accordingly.

### **Appendix A Repealed**

13. Appendix A: Corman Park – Saskatoon Planning District Boundary is repealed and replaced with the Appendix A: Corman Park – Saskatoon Planning District Boundary attached as Schedule “A” to this Bylaw.

## Appendix B Repealed

14. Appendix B: Future Land Use Map is repealed and replaced with the Appendix B: Future Land Use Map attached as Schedule "B" to this Bylaw.

## Appendix C Repealed

15. Appendix C: Flood Hazard Area Map 1 is repealed and replaced with the Appendix C: Flood Hazard Area Map 1 attached as Schedule “C” to this Bylaw.

## Appendix D Repealed

16. Appendix D: Flood Hazard Area Map 2 is repealed and replaced with Appendix D: Flood Hazard Area Map 2 attached as Schedule “D” to this Bylaw.

## Coming into Force

17. This Bylaw shall come into force upon receiving the approval of the Minister of Government Relations.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

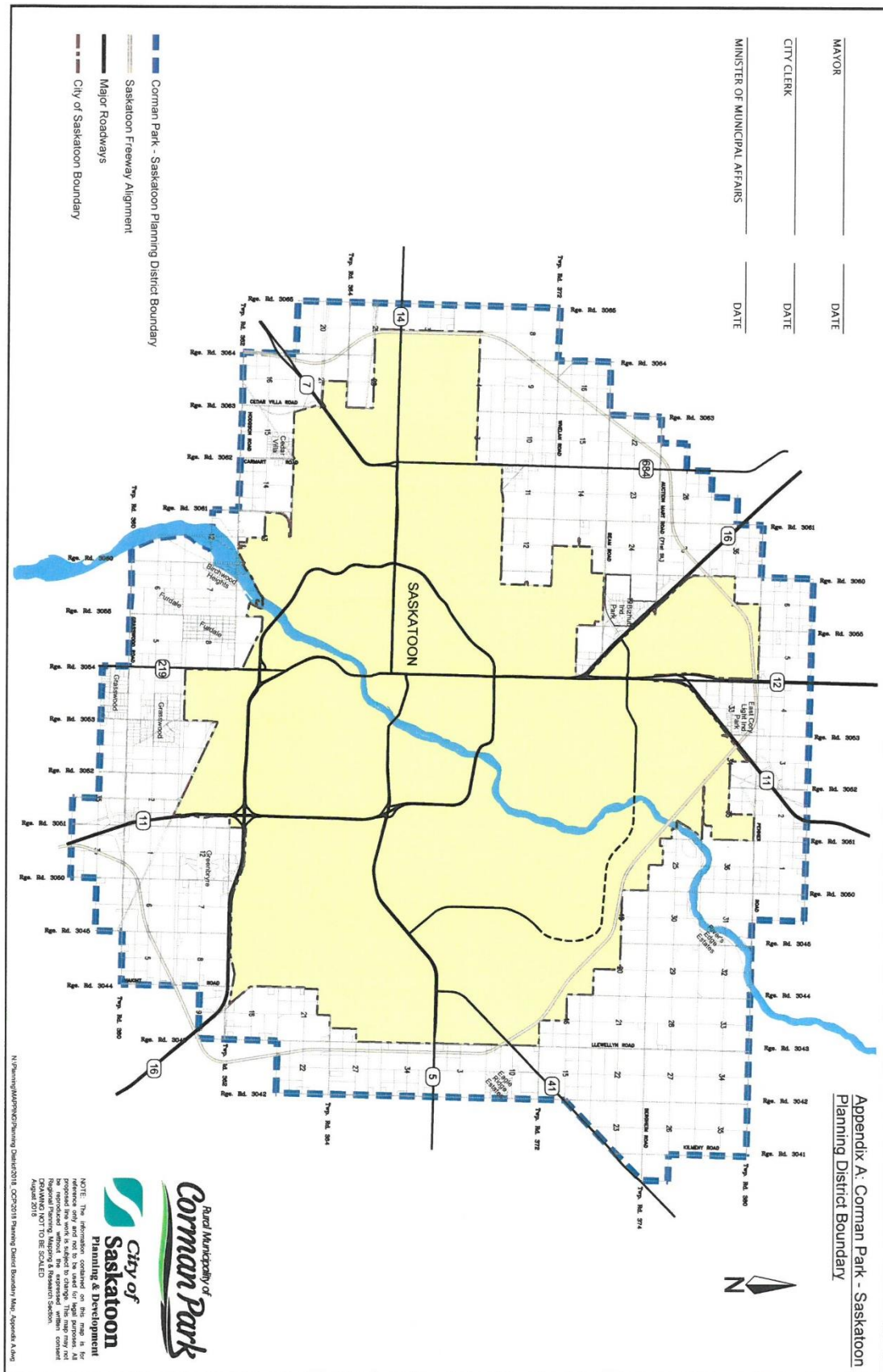
Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Mayor

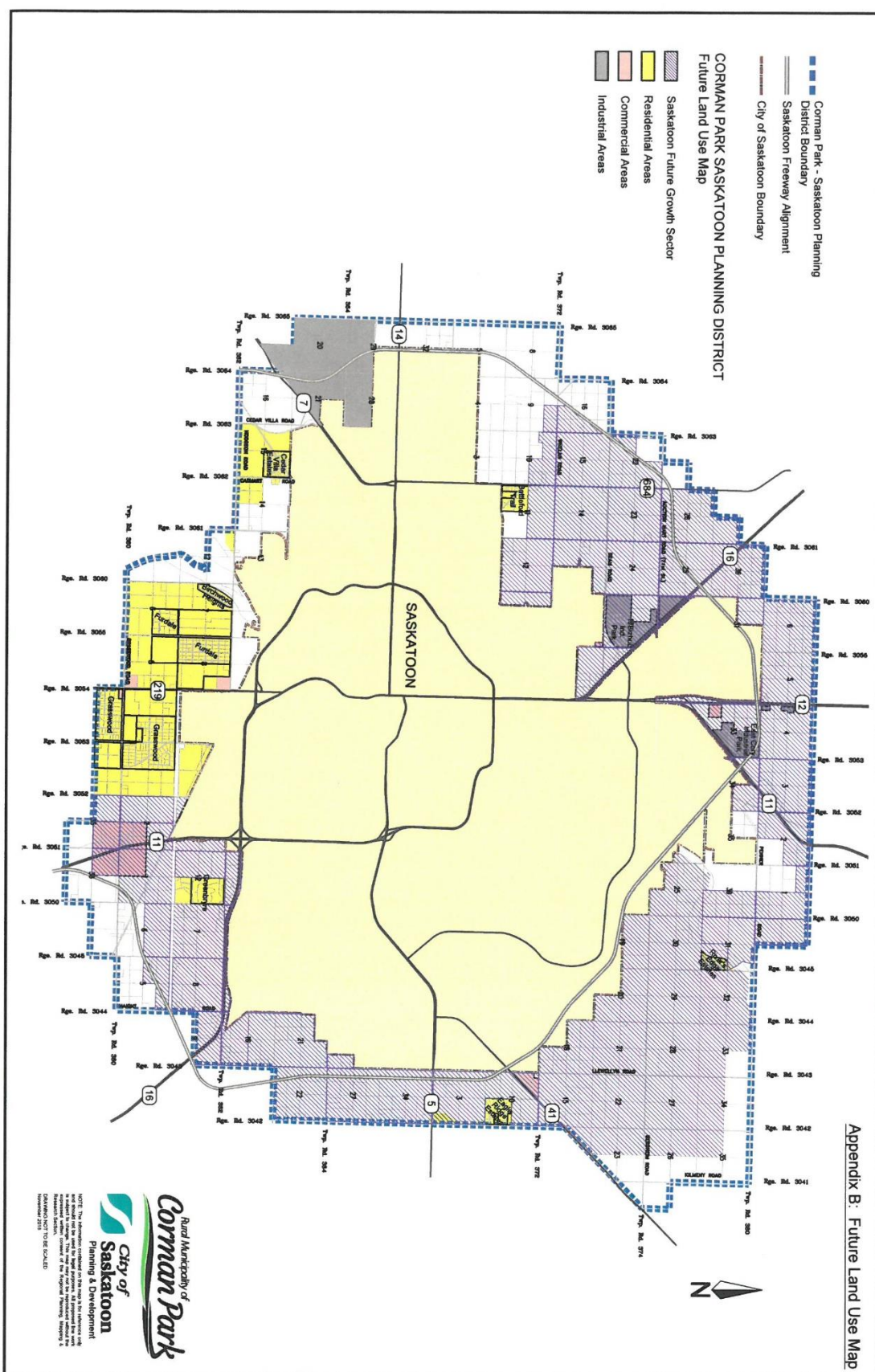
City Clerk

# Schedule "A"

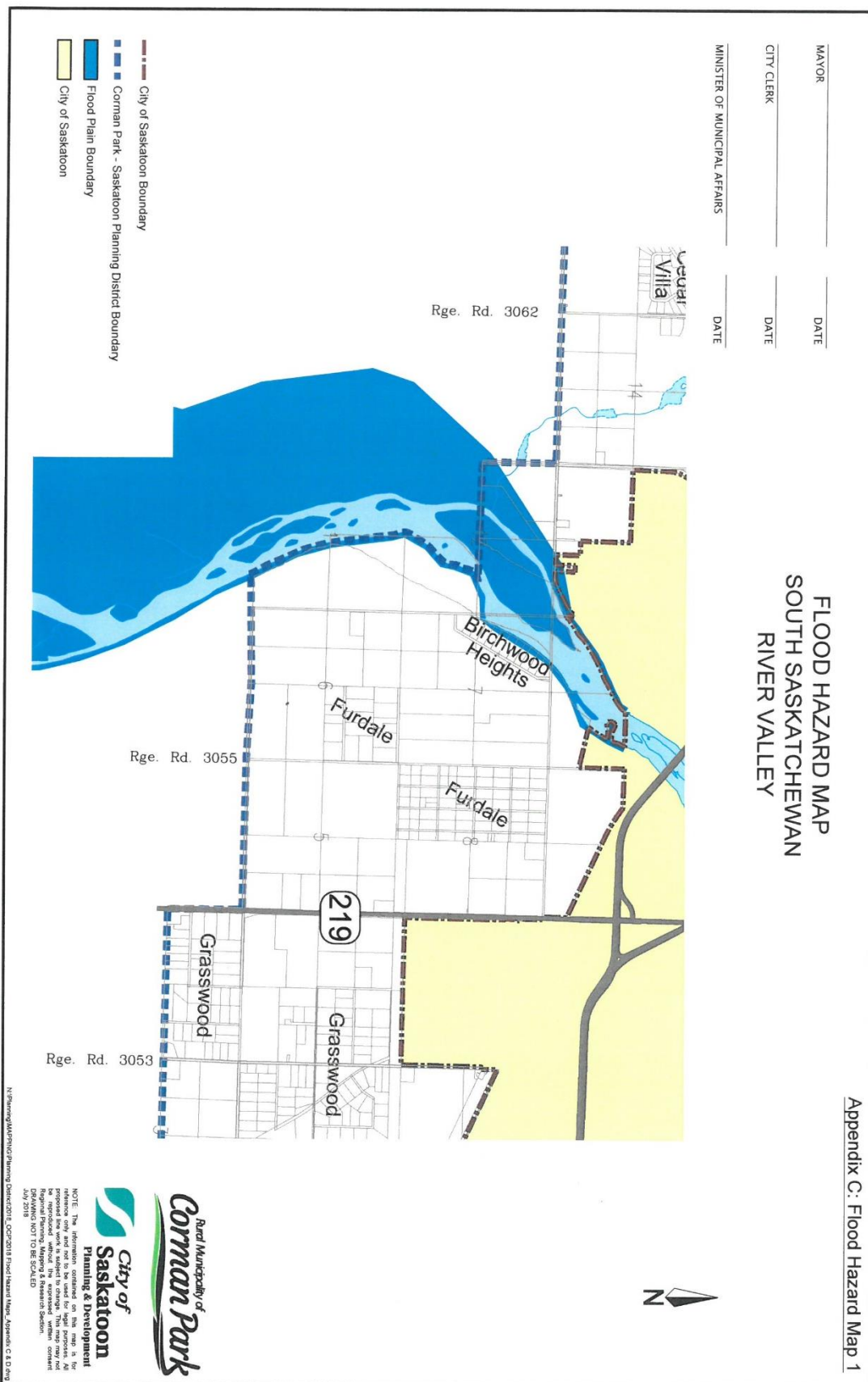




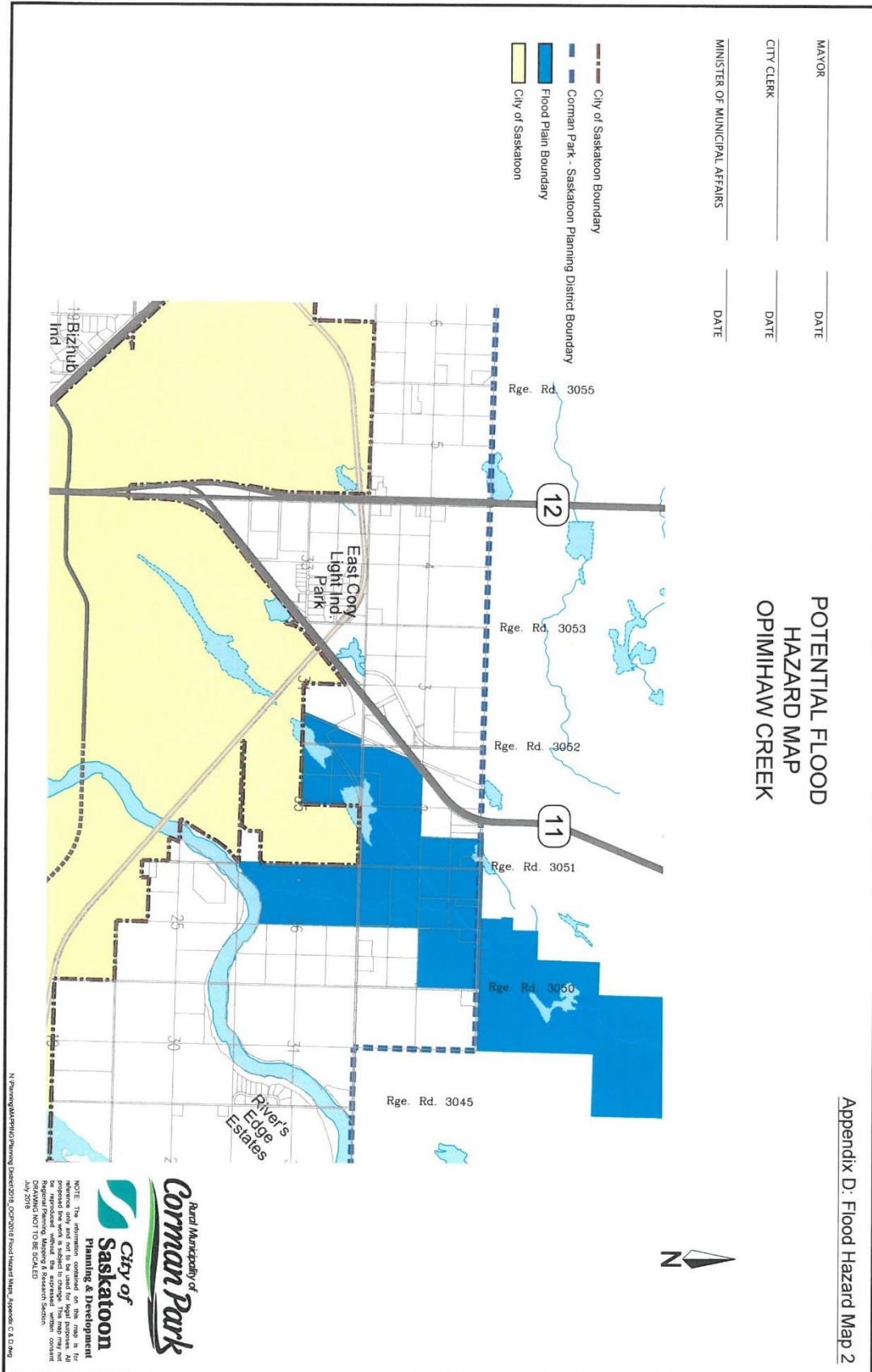
## Schedule “B”



## Schedule “C”



# Schedule "D"



---

## **Corman Park - Saskatoon Planning District Official Community Plan Amendments**

### **Recommendation**

That at the time of the public hearing, the Administration's recommendation that the proposed amendments to Corman Park – Saskatoon Planning District Official Community Plan Bylaw No. 8844, as outlined with the attached report, be approved.

### **Topic and Purpose**

The purpose of this report is to consider proposed amendments to Corman Park – Saskatoon Planning District Official Community Plan Bylaw No. 8844.

### **Report Highlights**

1. Text amendments to the Corman Park – Saskatoon Planning District (Planning District) Official Community Plan Bylaw No. 8844 (Official Community Plan) are proposed to provide a process, requirements and criteria for considering changes to the Future Land Use Map and development proposals located within a Saskatoon Future Growth Sector.
2. Map amendments to the Planning District Official Community Plan are proposed for the Future Land Use Map to reflect joint Rural Municipality (RM) of Corman Park and City of Saskatoon (City) planning efforts in addition to general housekeeping items.

### **Strategic Goal**

This report and recommendation support the Strategic Goal of Sustainable Growth through collaborative planning with regional partners, stakeholders, and rights holders.

### **Background**

The Planning District Official Community Plan is jointly adopted by the RM of Corman Park and the City to manage land use and development in the Planning District.

The Planning District Official Community Plan includes a Future Land Use Map that identifies commercial, industrial, and multi-parcel country residential land uses; a copy is provided as Attachment 1. The Planning District Official Community Plan has policies that prohibit an amendment to the Future Land Use Map unless the RM of Corman Park and the City have adopted a Concept Plan for the area, or they agree that the proposed development provides a significant economic benefit to the Saskatoon region.

In the fall of 2017, the partner Councils of the Saskatoon North Partnership for Growth (P4G) completed a P4G Regional Plan and endorsed it in principle. The P4G Regional Plan includes a Regional Land Use Map and policies to guide land use and development. To implement the P4G Regional Plan, a new P4G Planning District is being created, and the P4G Regional Plan is being prepared as a P4G District Official

Community Plan. This work is expected to be completed in late 2019. Subject to the P4G partners' capital budget approvals, Concept Plans for portions of the new P4G Planning District will be completed in early 2020.

## **Report**

### **Text Amendments**

Text amendments to the Planning District Official Community Plan are proposed in order to facilitate development before the new P4G Planning District and its bylaws are created.

The proposed text amendments will require proposed commercial and industrial development located within a Saskatoon Future Growth Sector to be designed to allow for a transition to urban development and require an agreement for servicing and infrastructure costs, including consideration for future cost recovery for urban infrastructure.

A process is proposed for the RM of Corman Park and the City to consider changes to the Future Land Use Map for new industrial, country residential, and arterial commercial growth when a Concept Plan has not been adopted or the proposal is not seen as economically significant to the Saskatoon region. Criteria to help guide these requests have been provided in the proposed policies.

### **Map Amendments**

The proposed amendments to the Future Land Use Map reflect the rural and urban growth areas that are shown on the P4G Regional Land Use Map; the proposed amended Future Land Use Map is provided as Attachment 2. All maps in the Planning District Official Community Plan would also be updated to reflect changes to the City boundaries that occurred in 2015.

Details regarding the proposed text and map amendments are noted in the report presented to the Corman Park – Saskatoon District Planning Commission at its November 2, 2018 meeting, which can be found in Attachment 3. The Corman Park – Saskatoon Planning Commission recommended that the RM of Corman Park and City Administrations prepare the appropriate bylaws for consideration by the RM of Corman Park Council and City Council based on the proposed amendments presented.

## **Options to the Recommendation**

City Council may choose to not consider the proposed amendments and the Corman Park – Saskatoon District Planning Commission's recommendation. Further direction would then be required.

## **Public and/or Stakeholder Involvement**

The public and stakeholders have not been involved in the proposed amendments to date. There was extensive public, rights holder, and stakeholder engagement as part of the P4G Regional Plan, on which the proposed amendments are based. Since the Planning District Official Community Plan is jointly adopted by the RM of Corman Park



and the City, each Council is required to hold a public hearing before the Planning District Official Community Plan can be amended.

### **Communication Plan**

The proposed amendments do not require a public communication plan beyond the public notice requirements described in the Public Notice Section.

### **Policy Implications**

The proposal is to amend the land use policies in the Planning District Official Community Plan.

### **Other Considerations/Implications**

There are no financial, environmental, privacy, CPTED implications or other considerations.

### **Due Date for Follow-up and/or Project Completion**

No specific follow-up actions are required.

### **Public Notice**

Public notice is required for consideration of this matter, pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is required. The public notice will appear in the December 1, 2018 and December 8, 2018 editions of The StarPhoenix.

### **Attachments**

1. Appendix B: Future Land Use Map (March 2010)
2. Appendix B: Future Land Use Map (November 2018)
3. District Planning Commission Report - Proposed Planning District Official Community Plan Bylaw Amendments

### **Report Approval**

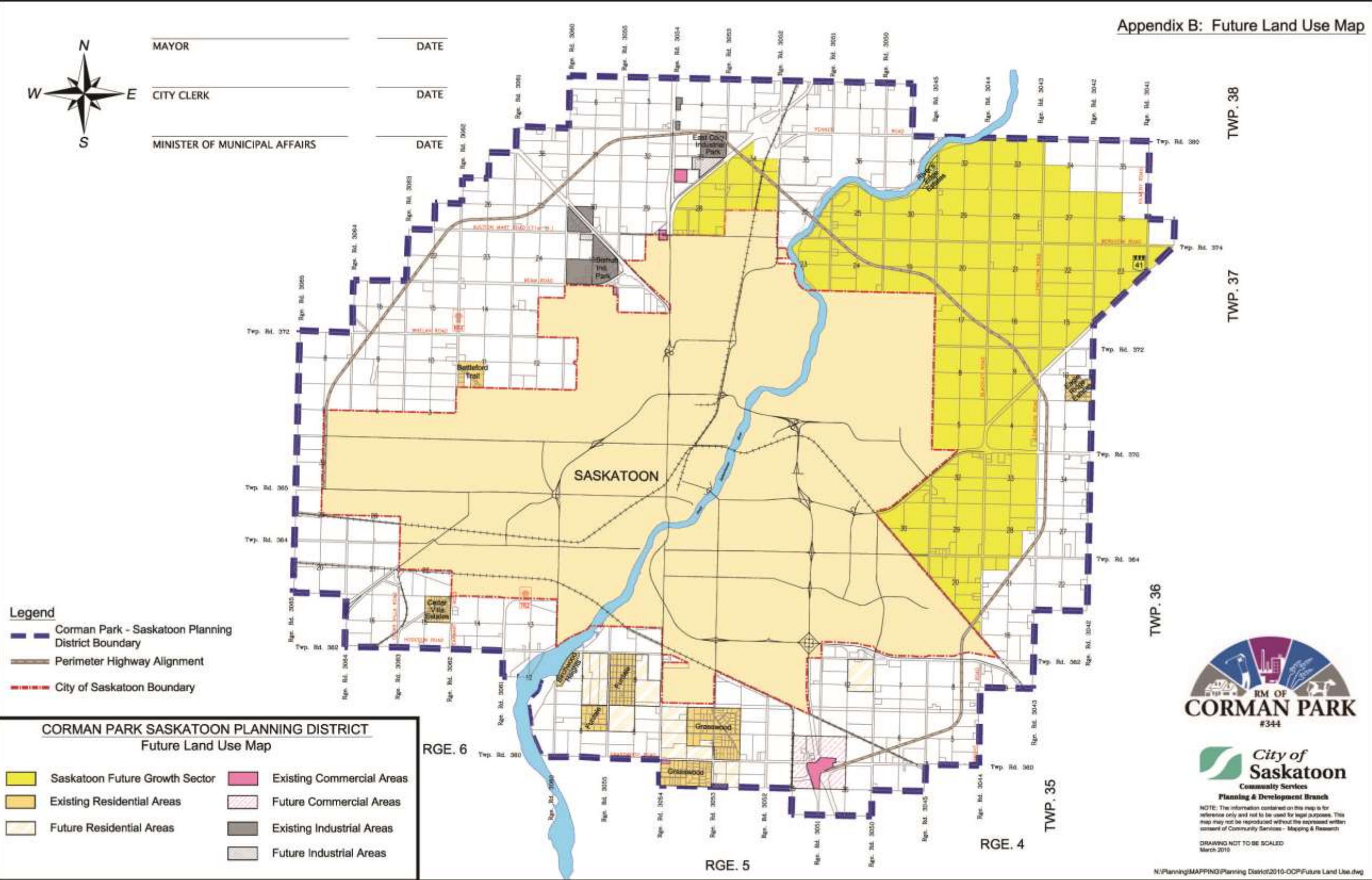
Written by: Ian Williamson, Senior Planner, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Lynne Lacroix, Acting General Manager, Community Services Department




S/Reports/2018/PD/Council - Corman Park - Saskatoon Planning District Official Community Plan Text Amendments/ks

Appendix B: Future Land Use Map (March 2010)



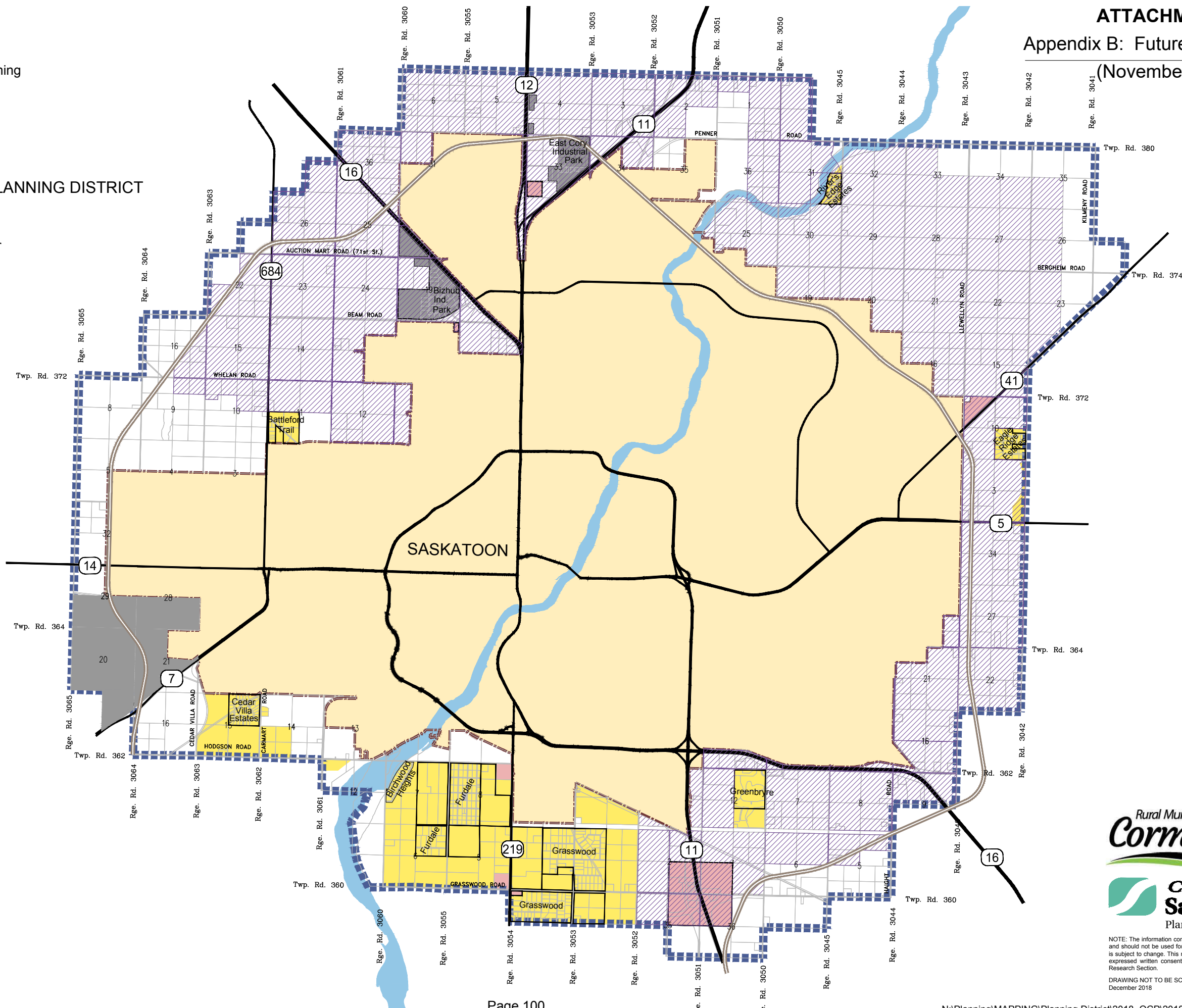
Corman Park – Saskatoon Planning District Official Community Plan



-  Corman Park - Saskatoon Planning District Boundary
-  Saskatoon Freeway Alignment
-  City of Saskatoon Boundary

**CORMAN PARK SASKATOON PLANNING DISTRICT**  
Future Land Use Map

-  Saskatoon Future Growth Sector
-  Residential Areas
-  Commercial Areas
-  Industrial Areas



## District Planning Commission Report Proposed Planning District Official Community Plan Bylaw Amendments

(blue text is proposed amendments; red text is proposed deletions)



### Council Planning Report – Item 9G1

#### **Proposed Textual Amendments – Corman Park – Saskatoon Planning District Official Community Plan & Zoning Bylaw – Bylaws 53/18 & 54/18**

##### **Background:**

The District Planning Commission (DPC) considered reports at the October 10 and November 2, 2018 meetings in relation to proposed textual and mapping amendments to the Corman Park-Saskatoon Planning District (District) Official Community Plan (OCP) and Zoning Bylaw.

Council will recall discussions in 2014-2015 related to proposed textual and mapping amendments to the District OCP and Zoning Bylaw to support development proposals in the region while the Saskatoon North Partnership for Growth (P4G) Regional Plan was being developed. At that time consensus could not be reached between the R.M. and City on the proposed amendments and they did not proceed forward.

Since that time, the P4G Regional Plan has been completed and includes draft policy language around some of the issues identified in 2014-2015 including balancing the needs and interests of both municipalities' growth plans and consideration of servicing and infrastructure impacts. In addition, the P4G Regional Plan process included the creation of an Interim Development Strategy (IDS) with the purpose to allow some proposals to come forward in parallel to development of the P4G Regional Plan.

As acknowledged at recent DPC meetings, R.M. and City Administrations have recognized a need for amendments to current District bylaws in order to facilitate development under the P4G IDS prior to the new P4G Planning District being created. This includes both text and map amendments to the District OCP and Zoning Bylaw. The text amendments are intended to provide mechanisms to consider changes to the District Future Land Use Map (FLUM) that align with, and are supported by the Regional Plan, including criteria to help guide the requests. The mapping amendments included updating the current City boundaries due to the recent annexation as well as simplifying how the various residential, commercial, industrial and future growth areas are identified on the FLUM.

At the October DPC meeting, proposed edits were presented to the DPC. A Commission member raised concerns with the proposed changes as they included language to the draft P4G Regional Plan land use map. It was questioned as whether or not this could be done legally and the difficulty in implementing the policy as an applicant would have to review the other map not just the District OCP and Zoning Bylaw. It was also suggested by the Commission member that the amendments should simply refer to a "case by case" scenario where the R.M. and City could decide instead of having criteria. There were also concerns raised around the requirement for a Servicing Agreement to consider future cost recovery for urban infrastructure in that it would make R.M.

developments too cumbersome to develop and the impact this would have on future phases of existing development.

After the October DPC meeting, R.M. and City Administrations sought legal advice on the proposed amendments. The advice suggested removing the references to the “draft” P4G land use map and referring to it as “endorsed” otherwise there was no major concerns with the wording. Solicitors also indicated that the proposed process is similar to the requested “case by case” approach but that the criteria provide guidance and transparency to the process.

Instead of appending the P4G Regional Plan maps as originally presented, it was decided to amend the current District FLUM to include a larger area shown as ‘Saskatoon Future Growth Sectors’. The City could ensure that transitional design and the requirement for servicing agreements was required in their known and proposed growth areas. In addition, rural industrial and country residential growth areas identified on the P4G Regional Plan map are being added to the District FLUM. The map provides for additional known rural growth areas and helps identify areas considered for interim development.

While both Administrations acknowledge the uncertainties with implementing the revised District OCP and FLUM, they both agree that amendments are needed in order to create a process for considering development proposals in the region.

### **Analysis:**

The following revisions are proposed to be made to the current District OCP policies; they are shown using track changes and include explanations on the intent after the policies.

### Section 2: Future Growth Sector Objectives and Policies:

2.1.1 Future growth sectors of Saskatoon have been designated within the mutually endorsed, Future Growth Study, 1999 and [P4G Regional Plan which](#) are identified on the Future Land Use Map attached to this plan as Appendix B.

This revision is made to reference that the Saskatoon growth sectors are identified using previous planning work.

2.1.3 Areas identified within designated future growth sectors of Saskatoon may be appropriate for considering large parcel commercial and/or industrial developments subject to review by Saskatoon for compliance with adopted Sector Plans. [Any proposed industrial or commercial development within designated future growth sectors of Saskatoon is subject to the policies of this Plan.](#)

This revision is made to ensure any other policy provisions included in other sections are addressed.

[2.1.4 Where a proposed commercial or industrial development is located within a Saskatoon Future Growth Sector it shall:](#)

[a. be designed to allow for a transition to urban development; and](#)

- b. require an agreement acceptable to Corman Park and Saskatoon for servicing and infrastructure costs, including consideration for future cost recovery for urban infrastructure.

These revisions were initially proposed in Section 3 (industrial policies) and Section 7 (commercial policies) in the October DPC textual amendment report but have been moved to Section 2 for clarity. The policies would apply to lands within Saskatoon Future Growth Sectors.

### Section 3: Industrial Sector Objectives and Policies:

3.1.1 Industrial development shall be located in those areas identified as 'Future-Industrial Areas' on the Future Land Use Map attached to this plan as Appendix B.

This revision is made in relation to the way areas are proposed to be identified on the FLUM.

~~3.1.2 No amendments to the Future Land Use Map shall be considered unless a Concept Plan for the area, as described herein, has been adopted by the municipal Councils, and any amendment to the Future Land Use Map shall be consistent with the adopted Concept Plans.~~

This deletion is proposed to be made for clarity and to eliminate redundancy with section 12.2.3.

3.1.3. Notwithstanding 12.2.3., where a proposed industrial development would require an amendment to the Future Land Use Map, and a Concept Plan for the area has not been adopted, an amendment to the Future Land Use Map to provide for industrial development may be considered if the proponent prepares and submits a Comprehensive Development Review in accordance with the policies herein and Corman Park and Saskatoon agree that:

- a. the proposed development provides a significant economic benefit to the Saskatoon Region; or and
- ~~b. the proponent prepares and submits a Comprehensive Development Review in accordance with the policies herein~~
- b. the proposed development will not be detrimental to Saskatoon's future growth plans or place pressure on Saskatoon to develop, expand or upgrade services and infrastructure including consideration of:
  - i. compatibility with existing joint planning undertaken by the municipalities including Concept Plans and the draft P4G Regional Plan;
  - ii. the compatibility of the proposal with surrounding land uses;
  - iii. the overall quality of site and building design, including parcel sizes and infrastructure planning; and
  - iv. the location and timing of future urban development.

These revisions are proposed to consider the P4G Regional Plan work and provide an opportunity for the municipalities to consider map changes without the need for a Concept Plan to be adopted or the use only to be considered as regionally significant. The proposed criteria are based on policies included in the P4G Regional Plan.

### Section 4: Agricultural Objectives and Policies:

4.4.1 Agriculturally related commercial and industrial development shall locate on lands:

- a. in or adjacent to existing and planned commercial or industrial areas as identified on the Future Land Use Map attached to this plan as Appendix B; and
- b. having existing road access to Municipality approved standards; ~~and~~
- c. ~~outside of designated future growth sectors of Saskatoon.~~

This revision is made to allow for the consideration of agriculturally related commercial and industrial development as per Section 2 of the District OCP as currently the policies are contradictory.

4.7.5 Agricultural residential development shall meet or exceed the onsite sewage treatment requirements as provided by the Saskatchewan Health Authority~~Saskatoon District Health Region~~ within the Review Process for Onsite Wastewater Disposal Systems for Developments and Subdivisions.

This revision is housekeeping to update the provincial agency.

#### Section 5: Residential Objectives and Policies:

5.2.1 The subdivision of land for country residential purposes shall meet all requisite government department requirements including but not limited to Saskatchewan Ministry of Environment and the Saskatchewan Health Authority~~Saskatoon District Health Region~~.

5.2.2 Residential development shall meet or exceed the onsite sewage treatment requirements as provided by the Saskatchewan Health Authority~~Saskatoon District Health Region~~ within the Review Process for Onsite Wastewater Disposal Systems for Developments and Subdivisions.

These revisions are housekeeping to update the provincial agency.

5.8.1 Multi-parcel country residential subdivisions shall be located in those areas identified as ~~'Future~~ Residential Areas' on the Future Land Use Map attached to this plan as Appendix B.

This revision is made in relation to the way areas are proposed to be identified on the FLUM.

5.8.2 Notwithstanding 12.2.3., where a proposed country residential development would require an amendment to the Future Land Use Map, and a Concept Plan for the area has not been adopted, an amendment to the Future Land Use Map to provide for country residential development may be considered if:

- a. the proponent prepares and submits a Comprehensive Development Review in accordance with the policies herein; and
- b. Corman Park and Saskatoon agree that the proposed development will not be detrimental to Saskatoon's future growth plans or place pressure on Saskatoon to develop, expand or upgrade services and infrastructure including consideration of:
  - i. compatibility with existing joint planning undertaken by the municipalities including Concept Plans and the draft P4G Regional Plan;
  - ii. the compatibility of the proposal with surrounding land uses;
  - iii. the overall quality of site and building design, including parcel sizes and infrastructure planning; and



iv. the location and timing of future urban development.

This is a new section from the October textual amendment report. These revisions are proposed to provide an opportunity for the municipalities to consider map changes without the need for a Concept Plan to be adopted. The proposed criteria are based on policies included in the P4G Regional Plan.

5.8.8 Where multi-parcel country residential subdivision is proposed on lands containing significant cultural or historical resources, the developer shall be required to demonstrate to the satisfaction of Council and the ~~provincial department~~ Saskatchewan Ministry of Parks, Culture and Sport, that the resource can be appropriately conserved if the lands are developed.

This revision is housekeeping to update the provincial agency.

Section 7: Commercial Sector Objectives and Policies:

7.3.1 Arterial commercial development shall locate in areas identified as '~~Future~~-Commercial Areas' on the Future Land Use Map attached to this plan as Appendix B.

~~7.3.2 No amendments to the Future Land Use Map shall be considered unless a Concept Plan for the area, as described herein, has been adopted by the municipal Councils, and any amendment to the Future Land Use Map shall be consistent with the adopted Concept Plans.~~

This deletion is proposed to be made for clarity and to eliminate redundancy with section 12.2.3.

7.3.3. Notwithstanding 12.2.3., where a proposed arterial commercial development would require an amendment to the Future Land Use Map, and a Concept Plan for the area has not been adopted, an amendment to the Future Land Use Map to provide for arterial commercial development may be considered if the proponent prepares and submits a Comprehensive Development Review in accordance with the policies herein and Corman Park and Saskatoon agree that:

a. the proposed development provides a significant economic benefit to the Saskatoon Region; or and

~~b. the proponent prepares and submits a Comprehensive Development Review in accordance with the policies herein~~

b. the proposed development will not be detrimental to Saskatoon's future growth plans or place pressure on Saskatoon to develop, expand or upgrade services and infrastructure including consideration of:

i. compatibility with existing joint planning undertaken by the municipalities including Concept Plans and the draft P4G Regional Plan;

ii. the compatibility of the proposal with surrounding land uses;

iii. the overall quality of site and building design, including parcel sizes and infrastructure planning; and

iv. the location and timing of future urban development.

These revisions are proposed to consider the P4G Regional Plan work and provide an opportunity for the municipalities to consider map changes without the need for a Concept Plan to be adopted or the use only to be considered as regionally significant. The proposed criteria are based on policies included in the P4G Regional Plan.

#### Section 8: Servicing and Transportation Objectives and Policies:

8.3.2 All multi-parcel country residential developments shall be required to provide evidence that a private wastewater treatment system has been approved as per regulations prescribed by the [Saskatchewan Health Authority](#) ~~Saskatoon District Health Region~~, and comply with standards set out within the General Regulations of the Zoning Bylaw.

This revision is housekeeping to update the provincial agency.

#### Section 10: Environmental and Heritage Resource Objectives and Policies:

10.1.6 Developments proposed in areas designated as Conservation Districts or in areas of the District that have been identified as environmentally significant, shall meet all requisite government department requirements including but not limited to Saskatchewan Ministry of Environment and ~~Saskatoon District Health Region~~ [Saskatchewan Health Authority](#).

10.2.b) The floodplain maps attached to this plan as Appendix C and Appendix D identify the floodplain risk areas within Corman Park. The floodplain policies shall not be limited to the areas identified by the attached maps and may be applied to areas of Corman Park deemed to be susceptible to regular flooding based upon historical data, high water marks, photographs of past flooding and in consultation with the Saskatchewan ~~Watershed Authority~~ [Water Security Agency](#).

These revisions are housekeeping to update the provincial agency.

#### Section 12: Plan Implementation:

12.2.1 The location of ~~existing and potential future~~ multi-parcel country residential development, arterial commercial development, and industrial development are shown on the Future Land Use Map attached to this plan as Appendix B.

12.2.4 Notwithstanding clause 12.2.3, where a proposed [country residential](#), arterial commercial development or industrial development would require an amendment to the Future Land Use Map, and a Concept Plan for the area has not been adopted, an amendment to the Future Land Use Map to provide for the development may be considered if:

~~a. the proposed development provides a significant economic benefit to the Saskatoon Region; and~~

the proponent prepares and submits a Comprehensive Development Review in accordance with the policies herein.

12.2.5 Where a proposed industrial or commercial development is located within a Saskatoon Future Growth Sector on the Future Land Use Map attached to this plan as Appendix B, it shall:

a. be designed to allow for a transition to urban development; and

b. require an agreement acceptable to Corman Park and Saskatoon for servicing and infrastructure costs, including future cost recovery for urban infrastructure.

These revisions are proposed for consistency in plan implementation with respect to the rest of the proposed District OCP amendments.

District Zoning Bylaw:

The following definition is proposed to be added to Section 6 of the current District Zoning Bylaw as section 12.6 of the District OCP suggests that the definitions contained in the Zoning Bylaw apply to the District OCP. The definition was initially proposed in the bylaw amendments from 2014 and was drafted with the assistance of the Saskatoon Regional Economic Development Authority.

***“Economic Benefit – means an economic gain to the region's economic activity resulting from a medium to long term activity. Economic gains may include both financial gains such as public income and expenditures or employment levels, as well as non-financial gains such as increased quality of life.”***

**Commission Recommendation:**

*“That Council supports First Reading of Bylaws 53/18 and 54/18.”*

Enclosures: Proposed Bylaws 53/18 & 54/18





**RURAL MUNICIPALITY OF CORMAN PARK NO. 344  
BYLAW 53/18**

A bylaw to amend Bylaw No. 22/10 known as the Corman Park – Saskatoon Planning District Official Community Plan.

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, enacts to amend Bylaw 22/10 as follows:

1. Repeal Section 2.1.1 and replace it with:

*“Future growth sectors of Saskatoon have been designated within the mutually endorsed, Future Growth Study, 1999 and P4G Regional Plan which are identified on the Future Land Use Map attached to this plan as Appendix B.”*

2. Amend Section 2.1.3 by adding the following wording at the end of the existing wording:

*“Any proposed industrial or commercial development within designated future growth sectors of Saskatoon is subject to the policies of this Plan.”*

3. Amend Section 2.1 by adding the following new subsection 2.1.4 in accordance with the numerical list and renumbering the other subsections accordingly:

*“2.1.4 Where a proposed commercial or industrial development is located within a Saskatoon Future Growth Sector it shall:*

- a. be designed to allow for a transition to urban development; and*
- b. require an agreement acceptable to Corman Park and Saskatoon for servicing and infrastructure costs, including consideration for future cost recovery for urban infrastructure.”*

4. Repeal Section 3.1.1 and replace it with:

*“Industrial development shall be located in those areas identified as ‘Industrial Areas’ on the Future Land Use Map attached to this plan as Appendix B.”*

5. Repeal Section 3.1.2 and renumber the other subsections accordingly.

6. Repeal Section 3.1.3 and replace it with:

*“Notwithstanding 12.2.3., where a proposed industrial development would require an amendment to the Future Land Use Map, and a Concept Plan for the area has not been adopted, an amendment to the Future Land Use Map to provide for industrial development may be considered if the proponent prepares and submits a Comprehensive Development Review in accordance with the policies herein and Corman Park and Saskatoon agree that:*

- c. the proposed development provides a significant economic benefit to the Saskatoon Region; or*
- d. the proposed development will not be detrimental to Saskatoon’s future growth plans or place pressure on Saskatoon to develop, expand or upgrade services and infrastructure including consideration of:*
  - i. compatibility with existing joint planning undertaken by the municipalities including Concept Plans and the endorsed P4G Regional Plan;*
  - ii. the compatibility of the proposal with surrounding land uses;*
  - iii. the overall quality of site and building design, including parcel sizes and infrastructure planning; and*
  - iv. the location and timing of future urban development.”*

7. Repeal Section 4.4.1.c).

8. Amend Sections 4.7.5, 5.2.1, 5.2.2, 8.3.2 and 10.1.6 by deleting the words “Saskatoon District Heath Region” and replace them with “Saskatchewan Health Authority”.

9. Repeal Section 5.8.1 and replace it with:

*“Multi-parcel country residential subdivisions shall be located in those areas identified as ‘Residential Areas’ on the Future Land Use Map attached to this plan as Appendix B.”*

10. Repeal Section 5.8.2 and replace it with:

*“Notwithstanding 12.2.3., where a proposed country residential development would require an amendment to the Future Land Use Map, and a Concept Plan for the area has not been adopted, an amendment to the Future Land Use Map to provide for country residential development may be considered if:*

- a. the proponent prepares and submits a Comprehensive Development Review in accordance with the policies herein; and*
- b. Corman Park and Saskatoon agree that the proposed development will not be detrimental to Saskatoon’s future growth plans or place pressure on Saskatoon to develop, expand or upgrade services and infrastructure including consideration of:*
  - i. compatibility with existing joint planning undertaken by the municipalities including Concept Plans and the endorsed P4G Regional Plan;*
  - ii. the compatibility of the proposal with surrounding land uses;*

- iii. *the overall quality of site and building design, including parcel sizes and infrastructure planning; and*
- iv. *the location and timing of future urban development.”*

11. Amend Section 5.8.8 by deleting the words “provincial department” and replace them with “Saskatchewan Ministry of Parks, Culture and Sport”.

12. Repeal Section 7.3.1 and replace it with:

*“Arterial commercial development shall be located in those areas identified as ‘Commercial Areas’ on the Future Land Use Map attached to this plan as Appendix B.”*

13. Repeal Section 7.3.2 and renumber the other subsections accordingly.

14. Repeal Section 7.3.3 and replace it with:

*“Notwithstanding 12.2.3., where a proposed arterial commercial development would require an amendment to the Future Land Use Map, and a Concept Plan for the area has not been adopted, an amendment to the Future Land Use Map to provide for arterial commercial development may be considered if the proponent prepares and submits a Comprehensive Development Review in accordance with the policies herein and Corman Park and Saskatoon agree that:*

- a. *the proposed development provides a significant economic benefit to the Saskatoon Region; or*
- b. *the proposed development will not be detrimental to Saskatoon’s future growth plans or place pressure on Saskatoon to develop, expand or upgrade services and infrastructure including consideration of:*
  - i. *compatibility with existing joint planning undertaken by the municipalities including Concept Plans and the endorsed P4G Regional Plan;*
  - ii. *the compatibility of the proposal with surrounding land uses;*
  - iii. *the overall quality of site and building design, including parcel sizes and infrastructure planning; and*
  - iv. *the location and timing of future urban development.”*

15. Amend Section 10.2.b).1 by deleting the words “Watershed Authority” and replace them with “Water Security Agency”.

16. Amend Section 12.2.1 by deleting the words “existing and potential future”.

17. Repeal Section 12.2.4 and replace it with:

*“Notwithstanding clause 12.2.3, where a proposed country residential, arterial commercial development or industrial development would require an amendment to the Future Land Use Map, and a Concept Plan for the area has*

*not been adopted, an amendment to the Future Land Use Map to provide for the development may be considered if the proponent prepares and submits a Comprehensive Development Review in accordance with the policies herein.”*

18. Amend Section 12.2 by adding the following new subsection 12.2.5 in accordance with the numerical list:

*“12.2.5 Where a proposed industrial or commercial development is located within the Saskatoon Future Growth Sector on the Future Land Use Map attached to this plan as Appendix B, it shall:*

- a. be designed to allow for a transition to urban development; and*
- b. require an agreement acceptable to Corman Park and Saskatoon for servicing and infrastructure costs, including future cost recovery for urban infrastructure.”*

19. Appendix A: Corman Park – Saskatoon Planning District Boundary is repealed and replaced with the revised Appendix A: Corman Park – Saskatoon Planning District Boundary, as attached to and forming part of this bylaw as Attachment 1.
20. Appendix B: Future Land Use Map is repealed and replaced with the revised Appendix B: Future Land Use Map, as attached to and forming part of this bylaw as Attachment 2.
21. Appendix C: Flood Hazard Area Map 1 is repealed and replaced with the revised Appendix C: Flood Hazard Area Map 1, as attached to and forming part of this bylaw as Attachment 3.
22. Appendix D: Flood Hazard Area Map 2 is repealed and replaced with the revised Appendix D: Flood Hazard Area Map 2, as attached to and forming part of this bylaw as Attachment 4.

This Bylaw shall come into force and take effect upon receiving the approval of the Minister of Government Relations.

---

REEVE, Judy Harwood

SEAL

---

ADMINISTRATOR, Adam Tittermore



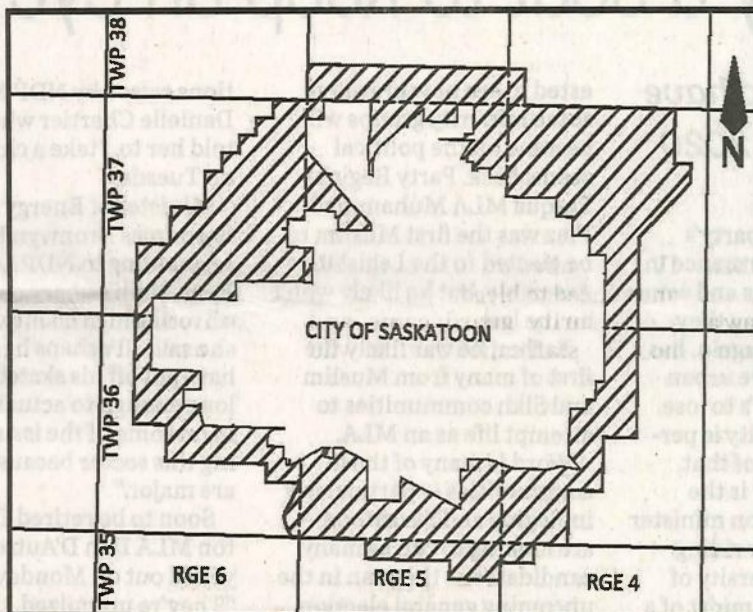
## OFFICIAL COMMUNITY PLAN NOTICE

CORMAN PARK – SASKATOON PLANNING DISTRICT

PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT – BYLAW NO. 9543

Public notice is hereby given that Saskatoon City Council and Rural Municipality (RM) of Corman Park Council will consider amendments under *The Planning and Development Act, 2007* to amend Bylaw No. 8844, known as the Corman Park – Saskatoon Planning District Official Community Plan.

**AFFECTED LANDS** – The affected lands are all lands contained within the Corman Park – Saskatoon Planning District, which is an area inside the RM of Corman Park that extends approximately one to five kilometres from the City of Saskatoon (City) Limits.



### PROPOSED CORMAN PARK-SASKATOON PLANNING DISTRICT OFFICIAL COMMUNITY PLAN AMENDMENT



Corman Park-Saskatoon Planning District

Bylaw No. 9543

**INTENT** – The proposed Bylaw No. 9543 will provide for textual and mapping amendments to the Corman Park – Saskatoon Planning District Official Community Plan Bylaw No. 8844. The amendments include:

- i. Amending Section 2 to require proposed commercial or industrial development located within a Saskatoon Future Growth Sector to be designed to allow for a transition to urban development and require an agreement for servicing and infrastructure costs, including consideration for future cost recovery for urban infrastructure;
- ii. Amending Sections 3, 5, and 7 to provide a process for the RM of Corman Park and the City of Saskatoon to consider changes to the Future Land Use Map for new industrial, country residential, and arterial commercial growth when a Concept Plan has not been adopted or the proposal is not seen as economically significant for the region. Criteria to help guide these requests have been provided in the proposed policies;
- iii. Removing Section 4.4.1.c) being the requirement for agriculturally related commercial and industrial development to locate on lands outside of Saskatoon Future Growth Sectors.
- iv. Terminology updates reflecting current agency and Ministry names including “Saskatchewan Health Authority”, “Saskatchewan Ministry of Parks, Culture and Sport”, and “Water Security Agency”;
- v. Repealing and replacing Appendix A: Corman Park – Saskatoon Planning District Boundary to reflect current City of Saskatoon boundaries;
- vi. Repealing and replacing Appendix B: Future Land Use Map to reflect consistent land use classifications with joint RM of Corman Park and City planning efforts, including the endorsed Saskatoon North Partnership for Growth (P4G) Regional Plan;
- vii. Repealing and replacing Appendix C: Flood Hazard Area Map 1 to reflect current City of Saskatoon boundaries; and
- viii. Repealing and replacing Appendix D: Flood Hazard Area Map 2 to reflect current City of Saskatoon boundaries.

**INFORMATION** – Questions regarding the proposed amendments or requests to view the proposed amending Bylaw and the Corman Park – Saskatoon Planning District Official Community Plan may be directed to the following without charge:

Community Services Department, Planning and Development  
Phone: 306-657-8640 (Ian Williamson)

The proposed Bylaw and maps indicating the current and proposed land use designations can be viewed on the RM of Corman Park website under “Public Notices”, at [rmcormanpark.ca](http://rmcormanpark.ca).

**PUBLIC HEARING** – Saskatoon City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, December 17, 2018, at 6:00 PM in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for the City Council’s consideration must be forwarded to:

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

All submissions received by the City Clerk by **Page 112** Monday, December 17, 2018, will be forwarded to City Council.



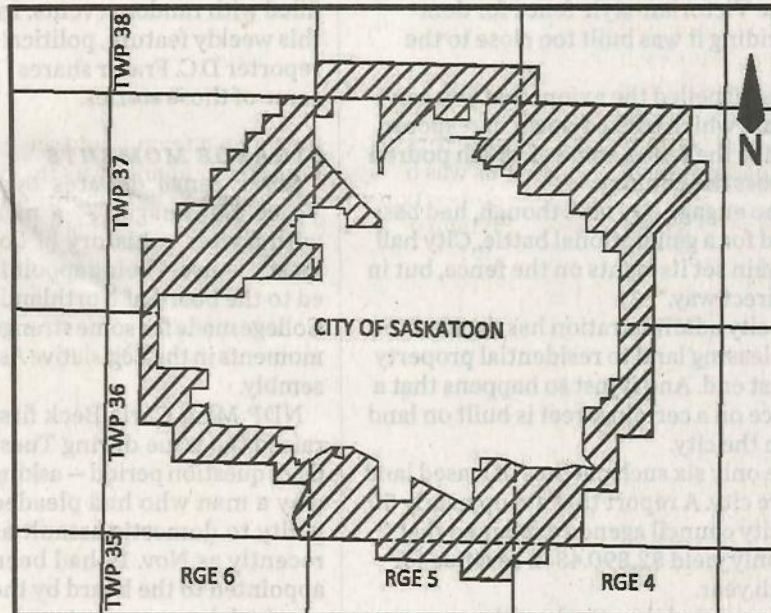
## **OFFICIAL COMMUNITY PLAN NOTICE**

**CORMAN PARK – SASKATOON PLANNING DISTRICT**


**PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT – BYLAW NO. 9543**

Public notice is hereby given that Saskatoon City Council and Rural Municipality (RM) of Corman Park Council will consider amendments under *The Planning and Development Act, 2007* to amend Bylaw No. 8844, known as the Corman Park – Saskatoon Planning District Official Community Plan.

**AFFECTED LANDS** – The affected lands are all lands contained within the Corman Park – Saskatoon Planning District, which is an area inside the RM of Corman Park that extends approximately one to five kilometres from the City of Saskatoon (City) Limits.



### **PROPOSED CORMAN PARK-SASKATOON PLANNING DISTRICT OFFICIAL COMMUNITY PLAN AMENDMENT**

 **Corman Park-Saskatoon Planning District**

**Bylaw No. 9543**

**INTENT** – The proposed Bylaw No. 9543 will provide for textual and mapping amendments to the Corman Park – Saskatoon Planning District Official Community Plan Bylaw No. 8844. The amendments include:

- i. Amending Section 2 to require proposed commercial or industrial development located within a Saskatoon Future Growth Sector to be designed to allow for a transition to urban development and require an agreement for servicing and infrastructure costs, including consideration for future cost recovery for urban infrastructure;
- ii. Amending Sections 3, 5, and 7 to provide a process for the RM of Corman Park and the City of Saskatoon to consider changes to the Future Land Use Map for new industrial, country residential, and arterial commercial growth when a Concept Plan has not been adopted or the proposal is not seen as economically significant for the region. Criteria to help guide these requests have been provided in the proposed policies;
- iii. Removing Section 4.4.1.c) being the requirement for agriculturally related commercial and industrial development to locate on lands outside of Saskatoon Future Growth Sectors;
- iv. Terminology updates reflecting current agency and Ministry names including “Saskatchewan Health Authority”, “Saskatchewan Ministry of Parks, Culture and Sport”, and “Water Security Agency”;
- v. Repealing and replacing Appendix A: Corman Park – Saskatoon Planning District Boundary to reflect current City of Saskatoon boundaries;
- vi. Repealing and replacing Appendix B: Future Land Use Map to reflect consistent land use classifications with joint RM of Corman Park and City planning efforts, including the endorsed Saskatoon North Partnership for Growth (P4G) Regional Plan;
- vii. Repealing and replacing Appendix C: Flood Hazard Area Map 1 to reflect current City of Saskatoon boundaries; and
- viii. Repealing and replacing Appendix D: Flood Hazard Area Map 2 to reflect current City of Saskatoon boundaries.

**INFORMATION** – Questions regarding the proposed amendments or requests to view the proposed amending Bylaw and the Corman Park – Saskatoon Planning District Official Community Plan may be directed to the following without charge:

Community Services Department, Planning and Development  
Phone: 306-657-8640 (Ian Williamson)

The proposed Bylaw and maps indicating the current and proposed land use designations can be viewed on the RM of Corman Park website under “Public Notices”, at [rmcormanpark.ca](http://rmcormanpark.ca).

**PUBLIC HEARING** – Saskatoon City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, December 17, 2018, at 6:00 PM in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for the City Council’s consideration must be forwarded to:

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

All submissions received by the City Clerk by Monday, December 17, 2018, will be forwarded to City Council.

---

## Proclamation Request – Alliance for Life

### Recommendation

That the information be received.

### Topic and Purpose

The purpose of this report is to respond to City Council's referral of June 26, 2018 with respect to the above.

### Background

At its Public Hearing meeting held on June 26, 2018, City Council received the attached request from Ms. Carole Tokaruk for proclamation of January 21-28, 2019 as "Respect for Life Week", with the possibility of a flag raising ceremony and other activities not yet planned (Attachment 1).

This matter appeared on the Public Hearing agenda under the 'Proclamations and Flag Raisings' heading, with a recommendation for approval. City Council resolved that this item be referred to the Administration to provide more detail with respect to the flag raising request.

On September 26, 2018, Ms. Tokaruk further communicated through the City Clerk's Office stating that Alliance for Life would like to hold, in January 2019, a pro-life week from the 21<sup>st</sup>-28<sup>th</sup> and requested that the Mayor would proclaim that week "Respect for Life Week". The letter did not reference a flag-raising (Attachment 2).

### Report

The following information is provided for City Council's consideration in response to its referral of June 26, 2018:

- The issuance of proclamations is governed by Council Policy No. C01-004, *Proclamations* (Attachment 3) and section 1 of the Policy states that its purpose is "To obtain public recognition of select issues and events deemed to be of interest or benefit to the majority of people in Saskatoon." Similarly, Section 3.2(a) states "A proclamation is a formal pronouncement, issued at the discretion of Council, of a message of importance, interest and/or benefit to the community."
- Denying or approving similar requests in other municipalities has resulted in challenges based on *The Canadian Charter of Rights and Freedoms* and could result in challenges under *The Saskatchewan Human Rights Code*.
- Saskatoon has no official policy governing flag raising. The matter is at the discretion of Council. However, the Proclamation Policy is used as a guide to decisions on flag raising as it is similar in function and purpose.

- The initial application speaks to the “possibility” of a flag raising and does not provide detail. The follow-up request from Ms. Tokaruk does not make reference to a flag raising and appears to no longer be seeking permission for same. Similar flag raising requests have been made in other jurisdictions in the past:
  - The Prince Albert Right to Life Association is currently litigating its right to fly a pro-life flag at Prince Albert City Hall.
  - In 2017, the City of Yorkton reversed its decision to deny a request to proclaim “Respect for Life Week” following a formal request from the Justice Centre for Constitutional Freedoms.
  - In 2017, the City of Ottawa proclaimed Respect for Life Day and raised a pro-life flag. Following the flag raising, several Councillors signed a petition calling for the removal of the flag as the City of Ottawa’s policy on proclamation which led to the flag-raising states: “a proclamation will not be issued for matters that...represent individual conviction.” The flag was taken down.
- Respect for Life week has been approved by City Council in the past. The years it was approved were 1976, and 1980 to 2001.

### **Public Notice**

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

### **Attachment(s)**

1. Communication from Carol Tokaruk dated June 11, 2018
2. Communication from Carol Tokaruk received September 26, 2018
3. Council Policy No. C01-004, *Proclamations*

### **Report Approval**

Written by: Joanne Sproule, City Clerk  
Reviewed by: Patricia Warwick, City Solicitor  
Approved by: Joanne Sproule, City Clerk

Admin Report - Proclamation Request – Alliance for Life.docx



**From:** City Council  
**Sent:** June 11, 2018 1:29 PM  
**To:** City Council  
**Subject:** Form submission from: Write a Letter to Council



Submitted on Monday, June 11, 2018 - 13:28  
Submitted by anonymous user: 70.64.70.228  
Submitted values are:

Date: Monday, June 11, 2018  
To: His Worship the Mayor and Members of City Council  
First Name: Carole  
Last Name: Tokaruk  
Address: [REDACTED] Clearwater Place  
City: Saskatoon  
Province: Saskatchewan  
Postal Code: S7K [REDACTED]  
Email: [REDACTED]

Comments: Alliance for Life would like to hold in January 2019 a Pro - Life Week , from the 21st to the 28th and we are requesting that the mayor would proclaim this week as Respect for Life week with the possibility of a flag raising ceremony besides other activities not yet planned out yet. It is felt that since we are such a diverse and open minded city that this should not cause any concern for we are peaceful law abiding citizens besides. Please respond back as soon as possible. Thank you for you time

The results of this submission may be viewed at:  
<https://www.saskatoon.ca/node/398/submission/235696>

Dear Mayor Clarke

Alliance for Life Saskatoon would like to hold in January 2019 a pro-life week from the 21st to the 28th and so we are requesting that the Mayor would proclaim that week as a "Respect for Life" week. Details have not been put in place of what exactly will be taking place but there have been ideas passed around.

It is felt that since the city and mayor have such diverse and tolerant mindset, that should not be a cause for any concern or apprehension.

Alliance for Life's board members are peaceful, law abiding citizens. We want to draw people's attention to the plight of the unborn, disabled, elderly so we are hoping you will also see a need and allow us to promote this cause.

Awaiting your reply. Hope to hear from you soon. Thank you for your valuable time

Sincerely  
President: Carole Tokaruk

P.S. This will be my second attempt on contacting you in regards to this matter as I was told that for some unknown reason the email I sent never reached you so I am using a more reliable form of communication.



# CITY OF SASKATOON COUNCIL POLICY

---

**NUMBER**
*C01-004*


---

<b>POLICY TITLE</b> <i>Proclamations</i>	<b>ADOPTED BY:</b> <i>City Council</i>	<b>EFFECTIVE DATE</b> <i>May 23, 1978</i>
		<b>UPDATED TO</b> <i>March 22, 2010</i>
<b>ORIGIN/AUTHORITY</b> <i>Legislation and Finance Committee Reports 17-1978 and 11-1981; City Commissioner's Memo of May 8, 1989; A Committee of the Whole Council Report No. 5-1995; and Executive Committee Report No. 3-2010</i>	<b>CITY FILE NO.</b> <i>CK. 205-5</i>	<b>PAGE NUMBER</b> <i>1 of 3</i>

## 1. PURPOSE

To obtain public recognition of select issues and events deemed to be of interest or benefit to the majority of people in Saskatoon.

## 2. DEFINITIONS

2.1 Proclamation - a formal pronouncement, issued at the discretion of Council, of a message of importance, interest and/or benefit to the community.

## 3. POLICY

### 3.1 Procedure

- a) All requests for proclamations will be made in writing to the City Clerk's office at least three weeks before the day/week/month to be proclaimed.
- b) A section of the "Communications to Council" portion of the Council Agenda will be established, known as "PROCLAMATIONS". All letters requesting proclamations, which appear on their face to meet the criteria as described below, will be placed in this section. Other requests will not be included in this section.
- c) The City will not incur any expenses related to the advertising or promotion of proclamations, unless the proclamation is initiated by a civic department.

# CITY OF SASKATOON

## COUNCIL POLICY

NUMBER

C01-004

POLICY TITLE	EFFECTIVE DATE	UPDATED TO	PAGE NUMBER
<i>Proclamations</i>	<i>May 23, 1978</i>	<i>March 22, 2010</i>	<i>2 of 3</i>

### 3.2 Criteria

- a) A proclamation is a formal pronouncement, issued at the discretion of Council, of a message of importance, interest and/or benefit to the community.
- b) Proclamations may be issued to charitable and non-profit organizations to increase public awareness of their causes and/or to promote fund-raising activities, to support major sporting, cultural and entertainment programs of significance to the city, and civic initiatives. Proclamations may be issued in the names of individuals, provided that they are associated with the names of the charitable or non-profit organizations they have partnered with, and that the application is submitted by the organizations and not the individuals. Proclamations which involve commercial enterprises and political parties do not qualify.
- c) Proclamations will not be issued if they promote hatred of any person or class of persons, if they involve any illegal activity, or if they contain any inflammatory, obscene or libelous statement.

### 3.3 Council's Resolution

- a) The wording of Council's resolution will be as follows:
  - i) that City Council approve all proclamations as set out in the City Council Agenda; and
  - ii) that the City Clerk be authorized to sign the proclamations, in the standard form, on behalf of City Council.

## 4. RESPONSIBILITIES

- 4.1 Citizen(s), Group(s) or Organization(s) - may make application for proclamations of selected issues or events. The application should be addressed to Council and should contain the following:

- a) A clear and concise description of the event or issue.

# CITY OF SASKATOON

## COUNCIL POLICY

NUMBER

C01-004

POLICY TITLE	EFFECTIVE DATE	UPDATED TO	PAGE NUMBER
<i>Proclamations</i>	<i>May 23, 1978</i>	<i>March 22, 2010</i>	<i>3 of 3</i>

b) Why the event/issue is of importance to Saskatoon as a whole.

c) The name of a contact person for further information.

4.2 The City Clerk - responsible for administering and updating this policy.

## Bryant, Shellie (Clerks)

---

**From:** City Council  
**Sent:** December 16, 2018 11:03 AM  
**To:** City Council  
**Subject:** Form submission from: Write a Letter to Council  
**Attachments:** ppo-open\_letter\_to\_watson\_with\_signatories\_-\_final.pdf; april-2017-letter-prince-albert-mayor.pdf

Submitted on Sunday, December 16, 2018 - 11:02  
Submitted by anonymous user: 162.156.159.234  
Submitted values are:

Date: Sunday, December 16, 2018  
To: His Worship the Mayor and Members of City Council  
First Name: Joyce  
Last Name: Arthur  
Email: joyce@arcc-cdac.ca  
Address: POB 2663, Station Main  
City: Vancouver  
Province: British Columbia  
Postal Code: V6B 3W3  
Name of the organization or agency you are representing (if applicable): Abortion Rights Coalition of Canada  
Subject: URGENT: Please reject "Respect for Life" week proclamation and flag  
Meeting (if known): Dec 17 public hearing meeting at 6 p.m.  
Comments:  
Dear Mayor Charlie Clark and City Councillors of Saskatoon,

I'm the Executive Director of the Abortion Rights Coalition of Canada. We just learned through a Star Phoenix story (<https://thestarphoenix.com/news/local-news/pro-life-group-seeks-flag-raising-at-saskatoon-city-hall>) that you have been considering a request from an anti-abortion group to approve their flag and proclamation for a "Respect for life" week from Jan 21-28, 2019, and will make a final decision Monday at your Public Hearing meeting.

We ask that you PLEASE REJECT this request because it implicates the city in publicly opposing the Charter rights of women.

As a local government, you are obligated to respect and uphold the Charter rights of your citizens. It is wrong and discriminatory for the City of Saskatoon to fly a flag or issue a proclamation that espouses a cause that seeks to remove the constitutional rights of women and transgender people who can get pregnant. The group behind the request, Alliance for Life, seeks to criminalize abortion, but our Supreme Court and lower courts have found that restrictions on abortion compromise women's Charter rights to bodily security, as well as life, liberty, privacy, and conscience. (<http://www.arcc-cdac.ca/postionpapers/65-abortion-charter-right.pdf>)

The specific message of the anti-abortion slogan "Respect for Life" may appear benign on its face, but it's necessary to look deeper at the source and intended meaning of the message. For example, would you issue a proclamation from a local group for "European Heritage Week"? This happened in Regina in 2013 before the Mayor realized that the proclamation request came from a white supremacist group. He immediately rescinded the city's approval: <https://globalnews.ca/news/791999/regina-fooled-by-white-supremacist-group-into-declaring-european-heritage-week/>.

We expect cities to draw the line where it also respects women's rights, not just the rights of minorities. Under Canadian law and jurisprudence, women are considered to be an historically disadvantaged group. They are protected as a vulnerable group under human rights codes and the Charter, just like ethnic and other minorities.

For that reason, other cities no longer allow anti-abortion flags or proclamations:

KELOWNA BC:

- In 2016, the City of Kelowna, BC reversed its stance on proclamations that are against human rights. [https://www.kelownanow.com/watercooler/news/news/Kelowna/16/08/18/Kelowna\\_mayor\\_says\\_no\\_to\\_anti\\_choice\\_proclamations/](https://www.kelownanow.com/watercooler/news/news/Kelowna/16/08/18/Kelowna_mayor_says_no_to_anti_choice_proclamations/)  
The city stated that proclamations "are not approved if they cover matters of political controversy, ideological or religious beliefs, matters of individual conviction, or that advocate against human rights and freedoms under existing Canadian laws."

Kelowna's revised stance on the proclamation is believed to have been influenced by this letter from Westcoast LEAF, a law firm that takes women's equality cases. The letter spells out why cities should not approve anti-choice public messaging:

<http://www.westcoastleaf.org/wp-content/uploads/2014/11/2012-08-27-LETTER-TO-KELOWNA-CITY-HALL-RE-Proclamation-of-%E2%80%9CProtect-Human-Life-Week%E2%80%9D.pdf>

Further, the City of Kelowna voted in 2012 to stop flying anti-abortion flags at City Hall. <https://www.cbc.ca/news/canada/british-columbia/pro-life-flag-will-not-fly-at-kelowna-city-hall-1.1164488>

OTTAWA ON:

- In May 2017, the City of Ottawa removed a "March for Life" flag from City Hall after a flood of outrage from the public and some councillors. <https://www.ctvnews.ca/canada/anti-abortion-flag-taken-down-at-ottawa-city-hall-1.3409396>

Ottawa had also been approving an annual proclamation for the March for Life, but ended the practice in 2018 after numerous complaints and a campaign involving ourselves and many other groups. Please see our attached joint letter (PPo-Open letter to Watson) and media coverage: <https://ottawacitizen.com/news/local-news/egan-because-its-2018-pro-lifers-get-no-flag-no-city-proclamation-for-life-march-on-may-10>

PRINCE ALBERT SK

- Prince Albert, Saskatchewan was mired in controversy for several years because of its annual approval of an anti-abortion flag and proclamation. It finally decided to end its courtesy flag program after a campaign by our group and local activists, and due to a lawsuit by the anti-abortion group. Please see our attached letter (April 2017) and media coverage: <https://paherald.sk.ca/2018/05/08/flag-policy-on-the-way-out/>

We urge you to please follow the examples of these other cities and refuse to approve this discriminatory anti-abortion proclamation and flag, now and in the future. Thank you very much.

Best regards,

Joyce Arthur  
Executive Director  
Abortion Rights Coalition of Canada (ARCC)  
POB 2663, Station Main  
Vancouver, BC, V6B 3W3  
joyce@arcc-cdac.ca  
www.arcc-cdac.ca/  
Cell: 604-351-0867

Attachments:

ppo-open\_letter\_to\_watson\_with\_signatories\_-\_final.pdf: [https://www.saskatoon.ca/sites/default/files/webform/ppo-open\\_letter\\_to\\_watson\\_with\\_signatories\\_-\\_final.pdf](https://www.saskatoon.ca/sites/default/files/webform/ppo-open_letter_to_watson_with_signatories_-_final.pdf)

april-2017-letter-prince-albert-mayor.pdf: <https://www.saskatoon.ca/sites/default/files/webform/april-2017-letter-prince-albert-mayor.pdf>

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/271179>





May 23, 2017

His Worship, Mayor Jim Watson  
110 Laurier Avenue West  
Ottawa, ON, K1P 2J1

**RE: Canada's Capital City must promote Reproductive Rights**

Dear Mayor Watson:

We, the undersigned, are submitting this letter in support of the formal complaint lodged on May 12, 2017 by Planned Parenthood Ottawa.

**We were shocked to see a group associated with the May 11 anti-abortion march in Ottawa receive permission to fly their anti-choice flag on an official flagpole at City Hall.**

As expressed to you via Planned Parenthood Ottawa's opinion piece published by the Ottawa Citizen, your decision to once again issue a proclamation on behalf of the city recognizing the anti-choice march is very concerning to us.

To follow that decision with the flag raising – an event of even more symbolic significance to those who oppose reproductive rights – diminishes access to safe, secure sexual and reproductive health services in Ottawa.

Although the flag was taken down, our concerns about the raising of such a symbol of intolerance combined with the proclamation are two-fold:

First, in both instances, your actions appear to violate the city's policy of denying proclamations and flag raisings to groups involved in political or otherwise partisan activities. The Campaign Life Coalition self-describes as the "political arm of the pro-life movement" and actively endorses politicians on its website, most recently Brad Trost and Pierre Lemieux. This is unequivocally political and partisan activity.

Second, the subject of safe, secure access to sexual and reproductive health services in Ottawa has been a topic of much discussion in recent weeks. You and Councillor Catherine McKenney



took the very reasonable and responsible step of calling for a review of by-laws necessary to create protections around clinics in Ottawa.

Yet, according to a report from the [Ottawa Citizen](#), the very person who received approval for the anti-abortion flag is also a Morgantaler clinic protester. For the City to take these clearly contradictory positions - supporting enhanced safety for clinics on the one hand while issuing proclamations and raising flags in support of the very people threatening the reproductive rights on the other – suggest that neither position is sincere.

Mayor Watson, we are calling on you to take a clear, principled stand in support of reproductive rights so that people in Ottawa can safely access sexual and reproductive health services. This cannot be done while formally recognizing and endorsing organizations like the Campaign Life Coalition or events like the so-called March for Life.

As a result, we hope - and frankly expect - that you will issue a public statement declaring your support for reproductive rights and for access to safe sexual and reproductive health services, including a commitment to follow the Kelowna example and to no longer publicly recognize these anti-choice events or organizations.

We look forward to your timely response.

Planned Parenthood Ottawa

The MATCH International Women's Fund

The Canadian Centre for Gender & Sexual Diversity

Catholics for Choice – Canada

Alberta Pro-Choice Coalition

Youth Services Bureau of Ottawa

The Canadian Research Institute for the

Advancement of Women

Unifor Local 6004

Canadian Federation of Students

Women's March Canada - Ottawa

Abortion Rights Coalition of Canada

The Elizabeth Fry Society of Ottawa

Action Canada for Sexual Health and Rights

Clinique des femmes de l'Outaouais

Ottawa Rape Crisis Centre

Women's Initiatives for Safer Environments

Lanark County Interval House

Oxfam Canada

Ottawa Coalition To End Violence Against Women

Family Services Ottawa/Services à la famille Ottawa

Ottawa Victim Services

Sexual Assault Support Centre

Sexual Assault Network



Abortion Rights  
Coalition of Canada

Coalition pour le droit à  
l'avortement au Canada

*Your Voice for Choice*

*Canada's only national political pro-choice advocacy group*

POB 2663, Station Main, Vancouver, BC, V6B 3W3 • [info@arcc-cdac.ca](mailto:info@arcc-cdac.ca) • [www.arcc-cdac.ca](http://www.arcc-cdac.ca)

---

April 8, 2017

Mayor Greg Dionne and City Council  
1084 Central Avenue  
Prince Albert, SK  
S6V 7P3

Dear Mayor Dionne, and City Council,

Please do not approve the "Celebrate Life Week" proclamation, or raise an anti-abortion flag on the City's guest flagpole. The media is reporting that you intend to fly this flag again this year, in direct violation of the City's own flag policy. The mayor appears to be giving his personal and unilateral approval for the flag, but Section 6.07(c)(ii) of your Flag Protocol Policy states that "Flags of commercial, political, or religious organizations require City Council approval."

Further, the mayor is repeating the same mistaken ideas about the flag that he voiced last year, even though I had comprehensively rebutted his errors in my May 15, 2016 letter. I'm resending you this letter as an attachment, as it explains the problems with the flag and the "Celebrate Life Week" proclamation. In particular, the mayor is wrong to prioritize the right to freedom of expression. As I had explained, fundamental rights must be balanced with each other when they conflict, and depending on the circumstances (and usually restricted to a particular time, place or manner), the right of people to be free from discrimination can outweigh others' right to free speech.

In the PA Daily Herald on April 4, the mayor said the flag opponents had an incorrect definition of discrimination. In fact, as I explicitly noted in my 2016 letter, it's the mayor who does not understand what discrimination means under the law. I had explained why City approval of the flag and proclamation was gender discrimination under the *Canadian Human Rights Act* and *Saskatchewan Human Rights Code*. For greater clarity, the Canadian Human Rights Commission provides this definition:

"Discrimination is an action or a decision that treats a person or a group negatively for reasons such as their race, age or disability. These reasons are known as grounds of discrimination."

The 11 grounds under the *Canadian Human Rights Act* include sex and sexual orientation, which covers women including pregnant women, and transgender people who can get pregnant. When a government approves a flag that targets and intimidates women and challenges their Charter rights, that is clearly an "action or decision that treats a person or a group negatively." It therefore meets the definition of discrimination under the law.

Another issue explained in our 2016 letter, but which the mayor again gets wrong, is his suggestion of raising a pro-choice flag too. This would not resolve the issue because the anti-choice flag is still discriminatory and against city policy. The only correct action is to decline the application to fly the flag. Although a pro-choice flag would be an entirely appropriate way for the City to show support for and recognize women's rights, applying for such a flag in order to compensate for or compete with an anti-choice flag sends the wrong message. It implies a moral equivalency between the views when there is none. Perhaps local pro-choice activists in Prince Albert would consider submitting an application for a pro-choice flag once the City permanently disallows the anti-choice flag.

Once again, I urge the City of Prince Albert to take the decision to never again approve an anti-abortion proclamation or guest flag, and I also ask the Mayor to please issue a public apology for his continuing misinformed comments, and for the many years the flag was raised in contravention of City policy.

Thank you very much for your kind consideration.



Joyce Arthur  
Executive Director  
Abortion Rights Coalition of Canada  
604-351-0867  
[joyce@arcc-cdac.ca](mailto:joyce@arcc-cdac.ca)

Attachment: May 15, 2016 letter to Mayor and Council from Abortion Rights Coalition of Canada

## Bryant, Shellie (Clerks)

---

**From:** City Council  
**Sent:** December 16, 2018 9:30 PM  
**To:** City Council  
**Subject:** Form submission from: Write a Letter to Council

Submitted on Sunday, December 16, 2018 - 21:30  
Submitted by anonymous user: 198.245.113.153  
Submitted values are:

Date: Sunday, December 16, 2018  
To: His Worship the Mayor and Members of City Council  
First Name: Stephen  
Last Name: Urquhart  
Email: [REDACTED]  
Address: [REDACTED] 11th St E  
City: Saskatoon  
Province: Saskatchewan  
Postal Code: [REDACTED]  
Name of the organization or agency you are representing (if applicable):  
Subject: 'Alliance For Life' request  
Meeting (if known):  
Comments:  
Dear Mayor and Members of City Council,

I am writing to express my concern about the request by an anti-choice group, 'Alliance For Life', to raise a flag on the public square of Saskatoon City Hall.

I understand that the city must act in a fair and equitable manner in viewing these requests, and that the City of Saskatoon may have a policy that grants exceptions for proclamations that promote hatred or if they involve illegal activity or could be considered "inflammatory, obscene or libellous."

In weighing this request, the City of Saskatoon should respect the freedoms and the right to self determination of its residents. A simple test is this: is the group making the request seeking to encourage individuals to freely make a choice that the group prefers, or is the group's modus operandi to deny individuals their legal choices and to undermine their individual agency.

A pride flag celebrates individual and community identity; it does not seek to restrict how anyone identifies. Similarly, a flag of a cultural group celebrates their identity and kinship, it does not deny the identity and kinship of other groups. In contrast, the group 'Alliance For Life' has, as its clearly articulated mission, the goal of denying women agency over their bodies and restricting their reproductive freedom. Their goal - which they seek to further through this proclamation - is to promote and legalize misogyny. This is clearly the promotion of hatred against women.

I realize that the City of Saskatoon may be concerned about their legal exposure, as the City of Prince Albert is currently being sued by the Justice Centre for Constitutional Freedoms (JCCF) over a similar issue. It's worth remembering that a leader of the JCCP, John Carpay, recently compared the rainbow flag to swastikas and to the Hammer and Sickle flag (Note: I viewed the video of the remarks; I am considering Carpay's comments in their full context). While there may be a legal risk from this group, their credibility should be viewed with the contempt and disdain they have earned.

Sincerely

Stephen Urquhart

[REDACTED]

Attachments:

The results of this submission may be viewed at:  
<https://www.saskatoon.ca/node/398/submission/271298>

## Bryant, Shellie (Clerks)

---

**From:** City Council  
**Sent:** December 17, 2018 9:14 AM  
**To:** City Council  
**Subject:** Form submission from: Write a Letter to Council

Submitted on Monday, December 17, 2018 - 09:14  
Submitted by anonymous user: 198.245.113.153  
Submitted values are:

Date: Monday, December 17, 2018  
To: His Worship the Mayor and Members of City Council  
First Name: Christine  
Last Name: Varnam  
Email: [REDACTED]  
Address: [REDACTED] 11th St East  
City: Saskatoon  
Province: Saskatchewan  
Postal Code: [REDACTED]  
Name of the organization or agency you are representing (if applicable):  
Subject: against File No. CK 205-5  
Meeting (if known): Public Hearing Meeting, Dec 17  
Comments:  
Dear Saskatoon City Council,

I request that Saskatoon City Council rejects the proclamation request from Saskatoon Alliance for Life (SAL) to deem January 21-28, 2019 as "Respect for Life Week" in Saskatoon, including rejecting any flags from this group to be flown at City Hall. I also request that City Council rejects from approving proclamations from this group in the future.

Remember that proclamations by the City are for messages of importance, interest and/or benefit to Saskatoon residents. A "Respect for Life Week" proclamation harms women and all people with the biological potential to become pregnant in Saskatoon by having the City support discrimination against women and pregnant people. Therefore, because it harms women and especially pregnant people and is an attack on Canadian human rights and federal and provincial laws, City Council must reject this request.

The SAL uses progressive-sounding language in its request, noting that Saskatoon is a diverse and open city and claims that SAL members are peaceful and law-abiding. However, their goal generally, and specifically by gaining a city proclamation, is to limit and remove human rights and freedoms, which is harmful and not progressive.

SAL is an explicitly religious advocacy group which is antiabortion. SAL is affiliated with Saskatchewan Pro-Life Association (SPLA) which has as its primary objective "to change existing laws so as to protect innocent human life, especially the unborn." That is, the goal of both SAL and of SPLA is to remove a person's freedom to choose to terminate an unwanted pregnancy and to force persons to carry fetuses to term against individual choice and to remove constitutional rights to life, health, and privacy.

The report from the Saskatoon City Clerk to Council includes a concern that "denying or approving similar requests in other municipalities has resulted in challenges based on The Canadian Charter of Rights and Freedoms and could result in challenges under The Saskatchewan Human Rights Code." However, rejecting the "Respect for Life" proclamation request does not limit the freedom of the SAL anti-abortion group. It does not prevent the group or its members from celebrating its week, carrying out planned events outside of civic space, or speaking out in any legal way it wishes. There is no obligation for the City, as a government body, to

promote and support its message with a proclamation nor a flag-raising. Rejecting the proclamation and flag-raising requests would be a justified decision that rightly prioritizes the rights, health, and dignity of Saskatoon women over those that seek to limit the rights, health, and dignity of Saskatoon women and seek civic support to do so.

Thank you for your consideration and make the decision in this case that truly benefits Saskatoon residents.

Christine Varnam

Attachments:

The results of this submission may be viewed at:  
<https://www.saskatoon.ca/node/398/submission/271383>



To the City of Saskatoon City Council,

In March 2019, across Canada, the Children's Wish Foundation of Canada will be celebrating Wish Month in a number of ways. The various activities and events throughout the month of March will honor current and past Wish children and their families, friends of the Foundation – including donors, volunteers and various stakeholders who come together to grant wishes of hope and joy, along with a lifetime of precious memories.

We will be hosting our annual Saskatoon Blades Wish Game on February 23<sup>rd</sup>, 2019 at Sasktel Centre as part of our kick off to Wish Month. We have at least 150 people from our Saskatoon Wish community attend this game and watch our Wish Child Game Night ambassador drop the puck! As a result of the ongoing partnership with the Blades, there is a large exposure to our charity that evening for the Saskatoon community that joins us to cheer on the team.

Throughout the month of March 2019, there will be several community-based fundraising and awareness events throughout Saskatoon.

We would be more than excited if the City of Saskatoon could take the time to review our request and proclaim March 2019 as Wish Month in Saskatoon.

Sincerely,

A handwritten signature in blue ink that reads "Shelley Dodds".

Shelley Dodds, Manager, Resource Development  
Children's Wish Foundation of Canada, Saskatchewan