

THE STARPHOENIX, SATURDAY, NOVEMBER 30, 2019

THE STARPHOENIX, MONDAY, DECEMBER 2, 2019

ZONING NOTICE

PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9655

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) to provide additional regulations for development of specific sites adjacent to the South Saskatchewan River. By way of Bylaw No. 9655, The Zoning Amendment Bylaw, 2019 (No. 20), the Zoning Bylaw will be amended to provide for these regulations through a Riverbank Slope Overlay District.

REASON FOR THE AMENDMENT – Based on review of conditions on the east and west riverbanks, two areas were identified on the east riverbank that are most susceptible to slumping and slope failure. These areas are identified as Zone 1 and Zone 2 in the Riverbank Overlay Zoning District and are shown on the map below.



PROPOSED ZONING AMENDMENT

Zone 1 Zone 2

File No. R205-2018

Zone 1 Civic Addresses

- 200, 202, 204, 206 Saskatchewan Crescent East
- 208 Saskatchewan Crescent East
- Units 101-108, 201-208, 301-308
- 212, 214 Saskatchewan Crescent East
- 222 Saskatchewan Crescent East
- Units 101-107, 201-207, 301-307, 401-407
- 230 Saskatchewan Crescent East
- Units 102, 204, 302, 304, 402, 404, 502, 504
- 306, 310, 316, 328 Saskatchewan Crescent East
- 606 Victoria Ave
- 201, 203, 207, 211, 215, 219, 221, 225, 229, 231, 233, 239, 241, 303, 305, 307, 309, 311, 313, 315, 327 11th St E
- 613, 617, 619, 621 McPherson Avenue

Zone 2 Civic Addresses

- 1901, 1905, 1909, 1911, 1915, 1919, 2001, 2005, 2009, 2011, 2017, 2021, 2200 St. Henry Avenue
- 2106 Ste Cecilia Avenue
- Units 1-18
- 2112 Ste Cecilia Avenue
- Units 1-24
- 403, 411, 419 Saskatchewan Cres W
- 615 Saskatchewan Cres W
- Units 101-109, 201-209, 301-307, 401-405
- 619 Saskatchewan Cres W
- Units 111, 112, 114-119, 211-219, 311-317, 411-415
- 623 Saskatchewan Cres W
- Units 131-142, 231-242, 331-338, 431-436
- 627 Saskatchewan Cres W
- Units 141-147, 241-246, 341-343, 441, 442
- 715, 825, 915, 1021, 1111 Saskatchewan Cres W
- 411 11th Street E
- 403, 509, 516, 523 12th Street E
- 505 12th Street E
- Units 101, 102, 201-206, 301-306, 401-405, 501-505, 601-605, 701-704, 801-804
- 555 Eastlake Avenue
- 601 Taylor Street West
- 510 Saskatchewan Crescent E
- Units 101, 103, 105, 107, 109, 111, 113, 115, 201, 203, 205, 207, 209, 211, 213, 215, 301-309, 311, 313, 401-409
- 516, 602, 604, 606, 608, 612, 614, 616, 620, 622, 626, 630, 632, 634, 636, 642, 652, 654, 656, 660, 662, 664, 670, 674, 678, 702, 704, 708, 710, 716, 718, 720, 724, 726, 734, 802, 808, 812, 814, 820, 824, 828, 830, 832, 836, 838, 846, 848, 850, 852, 858, 862, 864, 866, 868, 870, 872, 874, 902, 906, 908, 912, 916, 920, 924, 926, 928, 930, 932, 934, 936, 940, 942 Saskatchewan Crescent E

The proposed new overlay zoning district will define geotechnical report requirements for major and minor development in each zone and will identify uses that are not permitted within the defined area. The geotechnical report must be submitted with any development and building permit application as identified in the overlay zoning district and be accepted by the City prior to issuance of any permit. The geotechnical report will provide recommendations on engineered foundation design and other site requirements to facilitate development to an acceptable Factor of Safety (FOS). The FOS is the measurement of the ratio of forces resisting land sliding to the forces causing land sliding.

Summary of Proposed Overlay Zoning District

Major Development Requirements (includes development such as new dwelling units, attached garages, additions greater than 10m ² and site grading)	
Zone 1	Zone 2
• Geotechnical report required with the development designed to a FOS of 1.5	• Geotechnical report required with the development designed to a FOS of 1.5 • No geotechnical report required for site grading
Minor Development Requirements (includes development such as detached accessory buildings, decks, additions less than 10m ² and demolitions)	
Zone 1	Zone 2
• Geotechnical report required with the development designed to a FOS of 1.3 OR a letter from a geotechnical engineer	• Geotechnical report with the development designed to a FOS of 1.3 OR a letter from a geotechnical engineer • If less than 10m ² no geotechnical report is required for detached accessory buildings, raised patios, or decks
Development Not Permitted	
Zone 1	Zone 2
• In ground swimming pools	• In ground swimming pools

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: 306-975-2645 (Darryl Dawson)

PUBLIC HEARING – Please note that the Public Hearing date has been revised from the November 2, 2019 advertisement - 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 16, 2019 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 16, 2019 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.