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**Subject:** FW: Email – Communication – Cary Tarasoff – Request to Sell City-Owned Property – Marquis Phase 11 Industrial Area - CK 4215-1 x 4110-24  
**Attachments:** 2022\_02\_28\_cos\_council\_over\_chemical\_buffer.pdf

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**From:** Web NoReply <[web-noreply@Saskatoon.ca](mailto:web-noreply@Saskatoon.ca)>

**Sent:** Sunday, February 27, 2022 11:49 AM

**To:** City Council <[City.Council@Saskatoon.ca](mailto:City.Council@Saskatoon.ca)>

**Subject:** Email – Communication – Cary Tarasoff – Request to Sell City-Owned Property – Marquis Phase 11 Industrial Area - CK 4215-1 x 4110-24

--- Replies to this email will go to [REDACTED] ---

Submitted on Sunday, February 27, 2022 - 11:49

Submitted by user: Anonymous

Submitted values are:

Date Sunday, February 27, 2022

To His Worship the Mayor and Members of City Council

First Name Cary

Last Name Tarasoff

Phone Number

Email [REDACTED]

Address [REDACTED] Peterson Cres

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable)

Subject Agenda Item 8.4.1 Request to Sell City-Owned Property – Marquis Phase 11 Industrial Area

Meeting (if known) Regular Business Meeting of City Council - February 28, 2022

Comments Please find my comments attached for the indicated agenda item. Thank you.

Attachments

[REDACTED]

Will you be submitting a video to be vetted prior to council meeting? No

The results of this submission may be viewed at:

[REDACTED]

27 February 2022

His Worship and City Council  
Saskatoon, SK

**Re: REGULAR BUSINESS MEETING OF CITY COUNCIL - February 28, 2022**

Item 8.4.1 Request to Sell City-Owned Property – Marquis Phase 11 Industrial Area

Your Worship and City Council,

At my last presentation to the Finance Committee over this subject, Councillor Kirton asked me directly what I felt needed to be done for safety before COS could sell these new lands in the Chemical Buffer.

Here is what I feel is appropriate:

1. You have no right to sell more land and to constantly refer to this Chemical Buffer if you cannot or will not produce a clear and accurate map showing this entity first. COS Admin comments at length about whether this should be an 800 or a 1000 metre buffer, yet in 5 years they haven't been able to accurately draw the simplest of maps for the public to see and understand it. The COS Admin has previously, publicly commented on exactly where the risk exists in the Chemical Buffer so the detail that COS uses for this determination should be fairly available and seen by the residents of Saskatoon. **Particular attention should be paid to where the legal limits of Public Assembly are located.** *Notice the reason given for altering the safety around zoning in the enclosed public advertisement by the City of Saskatoon which implies detailed knowledge of this Chemical Buffer location and its implications.*
2. The City of Saskatoon needs to include an accurate Chemical Buffer Map with a **registered** letter to every building owner and business owner currently residing within the Chemical Buffer. The letter should clearly indicate that they own land and operate in an area requiring an Immediate Shelter in Place plan suitable for this specific, lethal threat to their lives. This letter has to be clearly from the City of Saskatoon to ensure people understand the significance of this situation and what the exact localized threat is for them. Remember that COS is the land developer, land marketing agent, and the regulatory approver for all development there. So, the onus is on the City of Saskatoon to clean up those things that should have been properly done in the beginning. If safety is your real concern, these things will be done prior to attempting to sell further lands in the same risk profile. Otherwise your intent is not actually for safety at

all, just a mechanism to sell more land within your flawed construct of a planning system for this area.

3. Now that you have a simple map with the Chemical Buffer shown for the public to see and understand, the last step is for the City of Saskatoon to put up signs along the Waneskewin and Meewasin Trails to properly inform and identify the points where unsuspecting civilians will be walking into this Chemical Buffer where Immediate Shelter in Place is required (as per previous COS Admin statements to the Planning and Development Committee in 2019).

In Appendix 3 from COS Admin, there are a host of false and inaccurate statements.

1. If the Chemical Buffer intersects a number of zoning districts as COS Admin states, then why not clearly show this?
2. The author of this section on Land Use Planning and Zoning is misleading you as to the true extent of the improper handling of this by COS Administration. The 2013 University Heights Sector Plan is illegally drawn and has not been corrected since it was released. Yet this plan has now also been included and even slightly partitioned by the USASK plans without addressing these serious issues. The University Heights Sector Plan is driving misleading design efforts by other entities including the Meewasin Valley Authority who are working on trail extensions in this area. Of course, the west side Meewasin Trail already passes through the Chemical Buffer which has been consistently overlooked as a safety issue. With the failure of the east river bank University Heights Sector Plan, we are poised to add more problems on that side now as well!
3. It is absolutely clear that COS Administration has NOT consistently administered or met the requirements of the Chemical Buffer. If for any reason City Council chooses to blindly believe a word of this, then there will be little hope that anything positive will be done by you or COS Admin for the actual safety in this area of the city.

It should be clear to City Council that the Land Branch needs to be completely severed off from COS Administration. There is no real situation where a land developer should be arm in arm with the municipal regulatory body charged with overseeing that safe development. This arrangement is a huge conflict of interest and when safety runs into profits, it is already historically clear that COS Admin prefers to delay or deflect safety concerns to continue to get lucrative access to self-created development.

I sincerely believe that if any private developer had proposed and then tried to sell these historic Chemical Buffer lands to the unknowing public, that a completely impartial COS Admin would have stepped in to enforce proper protocols and possibly to have caveats attached to land sales to ensure full disclosure.

My sincere hope is that you are going to stop and apply reason to this situation without rubber stamping the desires of the COS Administration.

Thank you  
Cary Tarasoff, Saskatoon, SK

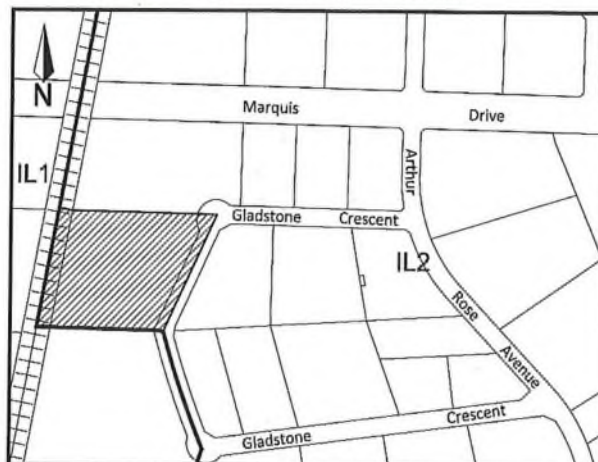
## ZONING NOTICE

### MARQUIS INDUSTRIAL

#### PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9280

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770). By way of Bylaw No. 9280, The Zoning Amendment Bylaw, 2015 (No. 13), land in South West Industrial will be rezoned from IL2 – Limited Intensity Light Industrial District to IL1 – General Light Industrial District, as shown in the map below.

LEGAL DESCRIPTION – Lot 5, Block 272, Plan No. 102031186.



#### PROPOSED ZONING AMENDMENT

 From IL2 to IL1

File No. RZ44-2014

**REASON FOR THE AMENDMENT** – The IL2 zoning restricts public assembly uses on lands which are typically located within a one kilometre buffer from chemical plants located on Wanuskewin Road. 202 Gladstone Crescent is proposed to be rezoned from IL2 to IL1 as it lies substantially outside of the one kilometre buffer. The proposed rezoning will support the development of the property for warehouse and associated office use.

**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 Division  
Phone: 306-986-0902 (Brent McAdam)

**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, April 27, 2015 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: