

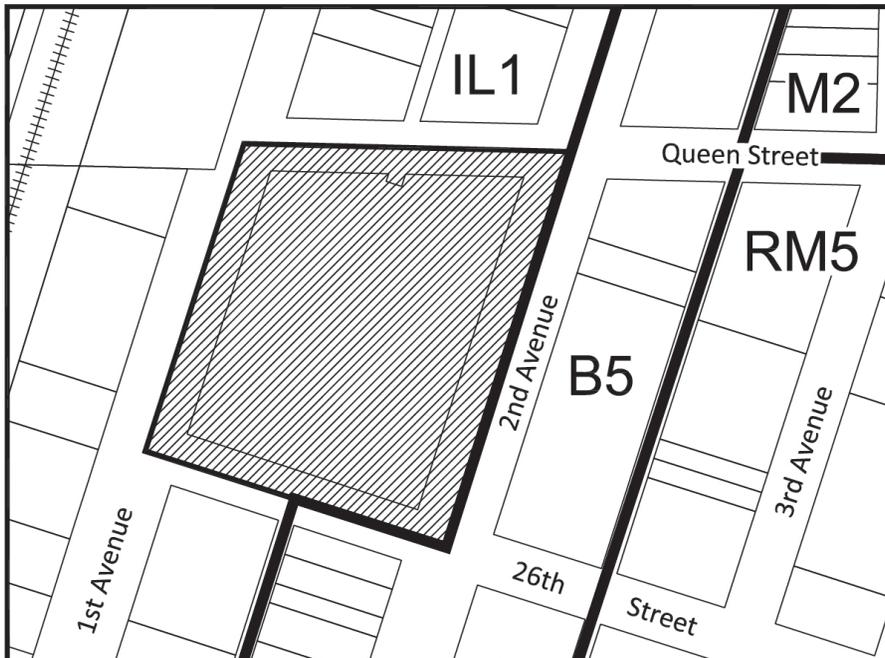
ZONING NOTICE

519 2nd Avenue North (Great Western Brewing Company)

PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9814 THE ZONING AMENDMENT BYLAW, 2022 (NO. 7)

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) proposed by Great Western Brewing Company to rezone 519 2nd Avenue North (the location of Great Western's current operations), located in the City Park neighbourhood. By way of Bylaw No. 9814, The Zoning Amendment Bylaw, 2022 (No. 7), the subject site is proposed to be rezoned from IL1 – General Light Industrial District to IH – Heavy Industrial District subject to a Zoning Agreement.

LEGAL DESCRIPTION – Lots 32 and 33, Block 186, Plan No. 99SA24455



PROPOSED ZONING AMENDMENT



From IL1 to IH by Agreement



File No. RZ09-2021

REASON FOR THE AMENDMENT – The proposed rezoning will provide for the development of a new brewing facility located on the southeast corner of the property that will be integrated with the existing building that fronts 2nd Avenue North. Approximately 690 m² of leasable commercial space is proposed as an adaptive re-use of a portion of the existing building that will be vacated by the brewery.

A Zoning Agreement will limit permitted uses of the land to a brewery and its associated activities, as well as a limited range of commercial uses within the leasable commercial space. All other industrial uses, as well as the production of excessive nuisances, will be prohibited.

Additional information on the proposed rezoning may be viewed on the Engage page on the City of Saskatoon website at www.saskatoon.ca/engage/519-2nd-ave-n.

INFORMATION – Questions regarding the proposed amendment or to make arrangements to review the proposed amending Bylaw or the City of Saskatoon Zoning Bylaw may be directed to the following without charge:

Community Services Division, Planning and Development Department
Phone: 306-986-3688 (Brent McAdam, Senior Planner)

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Monday, March 28th, 2022 at 6:00 p.m.**, teleconference meeting hosted in Council Chamber, City Hall, Saskatoon, Saskatchewan.

In response to the City of Saskatoon's request for citizens to assist with controlling the spread of COVID-19, we ask that all submissions for the Public Hearing be submitted in writing. Should you wish to provide comments to City Council, please visit saskatoon.ca/write-letter-councilcommittees. If you are requesting to speak, please indicate this in your correspondence and you will be contacted by a representative of the City Clerk's Office with further information.

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

All submissions received by the City Clerk by **10:00 a.m. on March 28th, 2022** will be forwarded to City Council.

The Public Hearing is broadcast live on Shaw TV - Channel 10, Shaw BlueSky – Channel 105 and video-streamed on the City's website - saskatoon.ca/meetings starting at 6:00 p.m. on the scheduled day.