

**SASKATOON STARPHOENIX, SATURDAY, JUNE 10, 2023**  
**SASKATOON STARPHOENIX, MONDAY, JUNE 12, 2023**

**ZONING NOTICE**

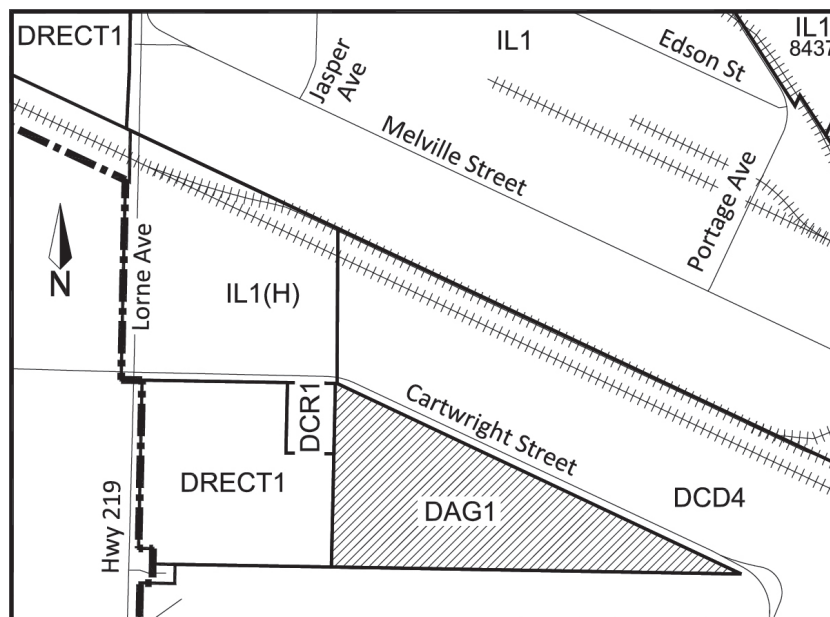
**DIRECT CONTROL DISTRICT 4 – THE WILLOWS NEIGHBOURHOOD**  
**PROPOSED ZONING BYLAW TEXT AND MAP AMENDMENT – BYLAW NO. 9902, THE ZONING AMENDMENT BYLAW, 2023 (NO. 11)**

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770), proposed by Dream Unlimited Corp. By way of Bylaw No. 9902, The Zoning Amendment Bylaw, 2023 (No. 11) text amendments are proposed to Section 13.4 Direct Control District 4 (DCD4) of the Zoning Bylaw, which regulates all development within the Willows Neighbourhood. The proposed amendments include:

- Update the objectives of the DCD4 to reflect current sections of the Official Community Plan, inclusion of fee-simple lots and expanded commercial use (hotel and related accessory uses);
- Reduce minimum lot width for one-unit dwellings located on sites designated as 'one-unit dwelling' from 18 metres to 16 metres;
- Reduce minimum site area for one-unit dwellings on sites designated as 'one-unit dwelling' from 630 square metres to 560 square metres;
- Reduce maximum allowable dwelling units per acre for sites designated as 'low density multiple unit dwelling' from 17 dwelling units per acre to 12 dwelling units per acre;
- Provisions for a 3-metre rear yard setback for sites designated as low density and medium density;
- Clarify what type of dwellings can be developed as part of a dwelling group
- Addition of a commercial area to provide for a hotel and accessory uses and associated regulations;
- Provision for municipal public works yard – type I to accommodate facilities for public park maintenance; and
- Adjustment of the Phase 1/ Phase 2 Boundary on the DCD4 Map.

By way of Bylaw No. 9902, The Zoning Amendment Bylaw, 2023 (No. 11), approximately 6.4 ha. (15.8 ac.) adjacent to Cartwright Street is proposed to be rezoned from D – Agricultural 1 District (DAG1) to DCD4 as shown on the map below.

**LEGAL DESCRIPTION** – Block A, Plan No. 101456197.



**PROPOSED ZONING AMENDMENT**

 From DAG1 to DCD4

File No. 09-2023

**REASON FOR THE AMENDMENT** – The proposed text amendments to the DCD4 will facilitate the subdivision and development of the amended Willows Golf Course Community Residential Concept Plan, providing for a redesign primarily to the western portion of the neighbourhood to accommodate additional residential development and a hotel and related accessory uses that are complementary to the golf course community.

The proposed rezoning of approximately 6.4 ha. (15.8 ac.) of land adjacent to Cartwright Street is required to include this area in the Direct Control District 4 to provide for development of the site.

Additional information on the proposed amendment may be viewed on the Engage page on the City of Saskatoon website at [saskatoon.ca/engage/willows-concept-plan-amendment](http://saskatoon.ca/engage/willows-concept-plan-amendment).

**INFORMATION** – Questions regarding the proposed amendments, arrangements to review the proposed amending Bylaw, or requests to view the City of Saskatoon Official Community Plan, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge during regular business hours:

Community Services Division, Planning and Development Department  
Phone: 306-986-3699 (Anthony Andre, Senior Planner II)

**PUBLIC HEARING** – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Wednesday, June 28, 2023 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

**Should you wish to provide comments to City Council, please visit [saskatoon.ca/write-letter-councilcommittees](http://saskatoon.ca/write-letter-councilcommittees). If you are requesting to speak in person or remotely, please indicate this in your submission 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 **5:00 p.m. on Monday June 26, 2023** 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](http://saskatoon.ca/meetings) starting at 6:00 p.m. on the scheduled day.