

ZONING NOTICE

PROPOSED ZONING BYLAW TEXT AMENDMENT - DIRECT CONTROL DISTRICT 3 – BYLAW NO. 9983, THE ZONING AMENDMENT BYLAW, 2024 (No. 5)

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) proposed by McElhanney on behalf of Canadian Tire Development Ltd. By way of Bylaw No. 9983, The Zoning Amendment Bylaw, 2024 (No. 5), text amendments are proposed to Section 13.3 Direct Control District 3 (DCD3) of the Zoning Bylaw, which regulates all development within the Preston Crossing Regional Retail Area. The proposed amendments include:

- Reduce required parking spaces from one space per 20 square metres of gross floor area to one space per 30 square metres of gross floor area for all permitted and accessory uses. Should City Council adopt regulations to remove parking requirements under the ongoing work associated with the Housing Accelerator Fund, those amendments would take precedent over the proposed new parking rate;
- Allow for a permanent accessory building within an outdoor sales area that is associated with a larger format retail store; and
- Clarify that an outdoor sales area does not have to be immediately adjacent to the large format retail store that it is associated with.

Additional information on the proposed amendment may be viewed on the Engage page on the City of Saskatoon website at saskatoon.ca/engage/direct-control-district-3-concept-plan-and-zoning-bylaw-text-amendment.

REASON FOR THE AMENDMENT –The proposed text amendments, in conjunction with proposed amendments to the DCD3 Concept Plan, will facilitate the expansion of the existing Canadian Tire store, establish a permanent outdoor sales area and provide for further site improvements in the Preston Crossing Regional Retail Area. The proposed amendments will also enable further development opportunities for other large format retail stores in the Preston Crossing Regional Commercial Area.

INFORMATION – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view 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: (306-986-2061) (Robyn Rechenmacher)

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, April 24, 2024 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/writetocouncil. 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, April 22, 2024**, 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.