

# Proposed Rezoning - Marquis Industrial – From IH2 District to IH and FUD(H) Districts

## APPLICATION SUMMARY

Saskatoon Land has applied to rezone land near 72<sup>nd</sup> Street East and Kohut Avenue in Marquis Industrial from IH2 – Limited Intensity Heavy Industrial District to IH – Heavy Industrial District and FUD - Future Urban Development District, subject to the Holding Symbol. The proposed rezoning will provide for the subdivision and development of sites for heavy industrial uses including the consolidation of SaskEnergy operations at one site in the city.

## RECOMMENDATION

That this report be submitted to City Council recommending that, at the time of the Public Hearing, City Council consider Administration's recommendations that the proposed amendment to Bylaw No. 8770, Zoning Bylaw, 2009, to rezone land in Marquis Industrial from IH2 District to IH and FUD(H) Districts, as outlined in this report, be approved.

## BACKGROUND

The subject land located near 72<sup>nd</sup> Street East and Kohut Avenue in Marquis Industrial is zoned IH2 District and is currently undeveloped (Appendix 1). The purpose of the IH2 District is to facilitate economic development through certain heavy industrial activities that may have the potential for creating nuisance conditions during the normal course of operations, as well as to limit activities oriented to public assembly due to the proximity of the district to hazardous substance storage or manufacturing.

## DISCUSSION

Saskatoon Land has applied to rezone the subject land within Marquis Industrial to IH – Heavy Industrial District (Appendix 2). The purpose of the IH District is to facilitate economic development through industrial activities that may have the potential for creating nuisance conditions during the normal course of operations.

Restriction on uses that limit activities oriented to public assembly, such as office buildings, retail stores, and restaurants, is the main distinction between the IH2 and IH1 zoning districts.

The proposed rezoning will provide for the subdivision and development of sites for heavy industrial uses including the consolidation of SaskEnergy operations at one site in the city.

### Chemical Buffer

There are two chemical plants east of Wanuskewin Road, one located at the intersection of Wanuskewin Road and 71<sup>st</sup> Street East, and the other is located at the intersection of Wanuskewin Road and Marquis Drive East. Both chemical plants store hazardous chemicals on site. The Saskatchewan Ministry of Environment regulates storage of hazardous chemicals and has identified a buffer around each of these parcels. The one-kilometre buffer is a precautionary buffer, separating storage vessels from any place of public assembly or any residential area. The buffers are shown on Figure 2 – Existing Features map from the Riel Industrial Sector Plan (Appendix 3). The northernmost of these two buffers is relevant to this application and is further discussed below.

### Proposed Rezoning

The applicable chemical buffer encompasses lands in Marquis Industrial that are to the south and east of the land that is proposed for rezoning (Appendix 4). Rezoning the subject parcels from IH2 to IH is therefore considered appropriate as the land is located outside of the one-kilometre buffer, is consistent with the Heavy Industrial land use designation under [Bylaw No. 9700, The Official Community Plan Bylaw, 2020](#), and is in alignment with the Marquis Industrial Concept Plan.

The proposed rezoning from IH2 to IH and subsequent subdivision will also result in a remnant parcel along the northern border of sites being created. This land is proposed for rezoning to FUD - Future Urban Development until such time as future development north of the subject sites occurs. Application of the Holding Symbol (H) is required to meet the site area requirements in the [Bylaw No. 8770, Zoning Bylaw, 2009](#).

### Comments from Other Divisions

No concerns were identified through the administrative review process which would preclude this application from proceeding to a public hearing.

## **COMMUNICATIONS AND ENGAGEMENT**

In February 2024, a notice detailing the proposed rezoning was mailed out to adjacent landowners within 150m of the subject parcels, as well as the Ward Councillor. Content of the notice was also posted to the Engage Page of the City of Saskatoon website. At the time of writing this report, no comments have been received by Development Review.

## **PUBLIC NOTICE**

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy No. C01-021, Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in [The StarPhoenix](#) two weeks prior to the public hearing.

## **APPENDICES**

1. Fact Summary Sheet – Proposed Rezoning Marquis Industrial From IH2 District to IH and FUD(H) Districts
2. Location Map – Proposed Rezoning Marquis Industrial – From IH2 District to IH and FUD(H) Districts
3. Figure 2 – Existing Features – Riel Industrial Sector Plan
4. Location Map with Extent of one-kilometre Chemical Buffer

## **REPORT APPROVAL**

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