

BYLAW NO. 10024
The Zoning Amendment Bylaw, 2024 (No. 20)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2024 (No. 20)*.


Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to:
 - (1) rezone the lands described in the Bylaw to apply Corridor land uses from:
 - (a) a DCD2 District to a CS1 District;
 - (b) an M2 District to a CS1 District; and
 - (c) a B4 District to a CS1 District;
 - (2) to make consequential amendments as a result of the rezoning.

Zoning Bylaw Amended


3. The Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

DCD2 District to CS1 District

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this section and shown as  on Appendix "A" to this Bylaw from a DCD2 District to a CS1 District:
 - (1) Civic Address: 1232 Idylwyld Drive North
 - (a) Surface Parcel No.: 118956325
Legal Land Description: Lot 16 Blk/Par 4 Plan No G679
Extension 0
As described on Certificate of Title 99SA23168

- (2) Civic Address: 1236 Idylwyld Drive North
 - (a) Surface Parcel No.: 118956336
Legal Land Description: Lot 15 Blk/Par 4 Plan No G679
Extension 0
As described on Certificate of Title 99SA24646.
- (3) Civic Address: 1 Minto Place
 - (a) Surface Parcel No.: 118956347
Legal Land Description: Lot 14 Blk/Par 4 Plan No G679
Extension 0
As described on Certificate of Title 98SA22707.


M2 District to CS1 District

- 5. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this section and shown as  on Appendix "B" to this Bylaw from an M2 District to a CS1 District:
 - (1) Civic Address: 1036 College Drive
 - (a) Surface Parcel No.: 145146999
Legal Land Description: Blk/Par M Plan No 101399193
Extension 4
As described on Certificate of Title 84S07386B, description 4.
 - (b) Surface Parcel No.: 145146988
Legal Land Description: Blk/Par N Plan No 101399193
Extension 3
As described on Certificate of Title 84S07386B, description 3.
 - (c) Surface Parcel No.: 153011371
Legal Land Description: Plan No CM2265
Extension 5
As described on Certificate of Title 84S07386A, description 5.
 - (d) Surface Parcel No.: 120165937
Legal Land Description: Lot 37 Blk/Par 14 Plan No F5527
Extension 0
As described on Certificate of Title 84S07386.

- (e) Surface Parcel No.: 120165948
Legal Land Description: Lot 38 Blk/Par 14 Plan No F5527
Extension 0
As described on Certificate of Title 84S07386.
- (f) Surface Parcel No.: 120165959
Legal Land Description: Lot 39 Blk/Par 14 Plan No F5527
Extension 0
As described on Certificate of Title 84S07386.
- (g) Surface Parcel No.: 120165960
Legal Land Description: Lot 40 Blk/Par 14 Plan No F5527
Extension 0
As described on Certificate of Title 84S07386.
- (2) Surface Parcel No.: 203980125
Legal Land Description: Blk/Par P Plan No 102392513
Extension 0
- (3) Civic Address: 1202 College Drive
 - (a) Surface Parcel No.: 120165320
Legal Land Description: Lot 21 Blk/Par 35 Plan No F5527
Extension 0
As described on Certificate of Title 97S10443.
 - (b) Surface Parcel No.: 144862904
Legal Land Description: Lot 22 Blk/Par 35 Plan No F5527
Extension 67
As described on Certificate of Title 97S10443, description 67.
- (4) Civic Address: 1204 College Drive
 - (a) Surface Parcel No.: 144862915
Legal Land Description: Lot 43 Blk/Par 35 Plan No 101356253
Extension 68
As described on Certificate of Title 01SA09800, description 68.
 - (b) Surface Parcel No.: 144862926
Legal Land Description: Lot 44 Blk/Par 35 Plan No 101356253
Extension 69
As described on Certificate of Title 01SA09800, description 69.

- (c) Surface Parcel No.: 120165151
Legal Land Description: Lot 23 Blk/Par 35 Plan No F5527
Extension 0
As described on Certificate of Title 01SA09800.
- (5) Civic Address: 1236 College Drive
 - (a) Surface Parcel No.: 120165274
Legal Land Description: Lot 35 Blk/Par 35 Plan No F5527
Extension 0
As described on Certificate of Title 71S06954.
 - (b) Surface Parcel No.: 120165285
Legal Land Description: Lot 36 Blk/Par 35 Plan No F5527
Extension 0
As described on Certificate of Title 71S06954.
 - (c) Surface Parcel No.: 120165296
Legal Land Description: Lot 37 Blk/Par 35 Plan No F5527
Extension 0
As described on Certificate of Title 71S06954.
 - (d) Surface Parcel No.: 120165308
Legal Land Description: Lot 38 Blk/Par 35 Plan No F5527
Extension 0
As described on Certificate of Title 71S06954.
 - (e) Surface Parcel No.: 120165319
Legal Land Description: Lot 39 Blk/Par 35 Plan No F5527
Extension 0
As described on Certificate of Title 71S06954.
 - (f) Surface Parcel No.: 120165522
Legal Land Description: Lot 40 Blk/Par 35 Plan No F5527
Extension 0
As described on Certificate of Title 71S06954.

B4 District to CS1 District

6. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this section and shown as  on Appendix "C" to this Bylaw from a B4 District to a CS1 District:

- (1) Civic Address: 928 8th Street East
 - (a) Surface Parcel No.: 120118384
Legal Land Description: Lot 12 Blk/Par 24 Plan No G103
Extension 0
As described on Certificate of Title 93S34454.
 - (b) Surface Parcel No.: 120118395
Legal Land Description: Lot 13 Blk/Par 24 Plan No G103
Extension 0
As described on Certificate of Title 93S34454.
 - (c) Surface Parcel No.: 120123526
Legal Land Description: Lot 14 Blk/Par 24 Plan No G103
Extension 0
As described on Certificate of Title 93S34454.

Section 13 Amended

- 7. (1) Clause 13.2.2 is amended by:
 - (a) striking out "16" in paragraph a) ii) where it first appears and substituting "13"; and
 - (b) striking out "Map 3" in paragraphs c) ii) and iv) and substituting "DCD2 Area Map 1".

- (2) The “Direct Control District No. 2”, Maps 1, 2 and 3 following Clause 13.2.2 are repealed and replaced with the Map on Schedule “A” attached to this Bylaw.

Coming Into Force

8. This Bylaw shall come into force upon receiving the approval of Bylaw No. 10023, The Official Community Plan Amendment Bylaw, 2024 (No. 12) by the Minister of Government Relations.

Read a first time this day of , 2024.

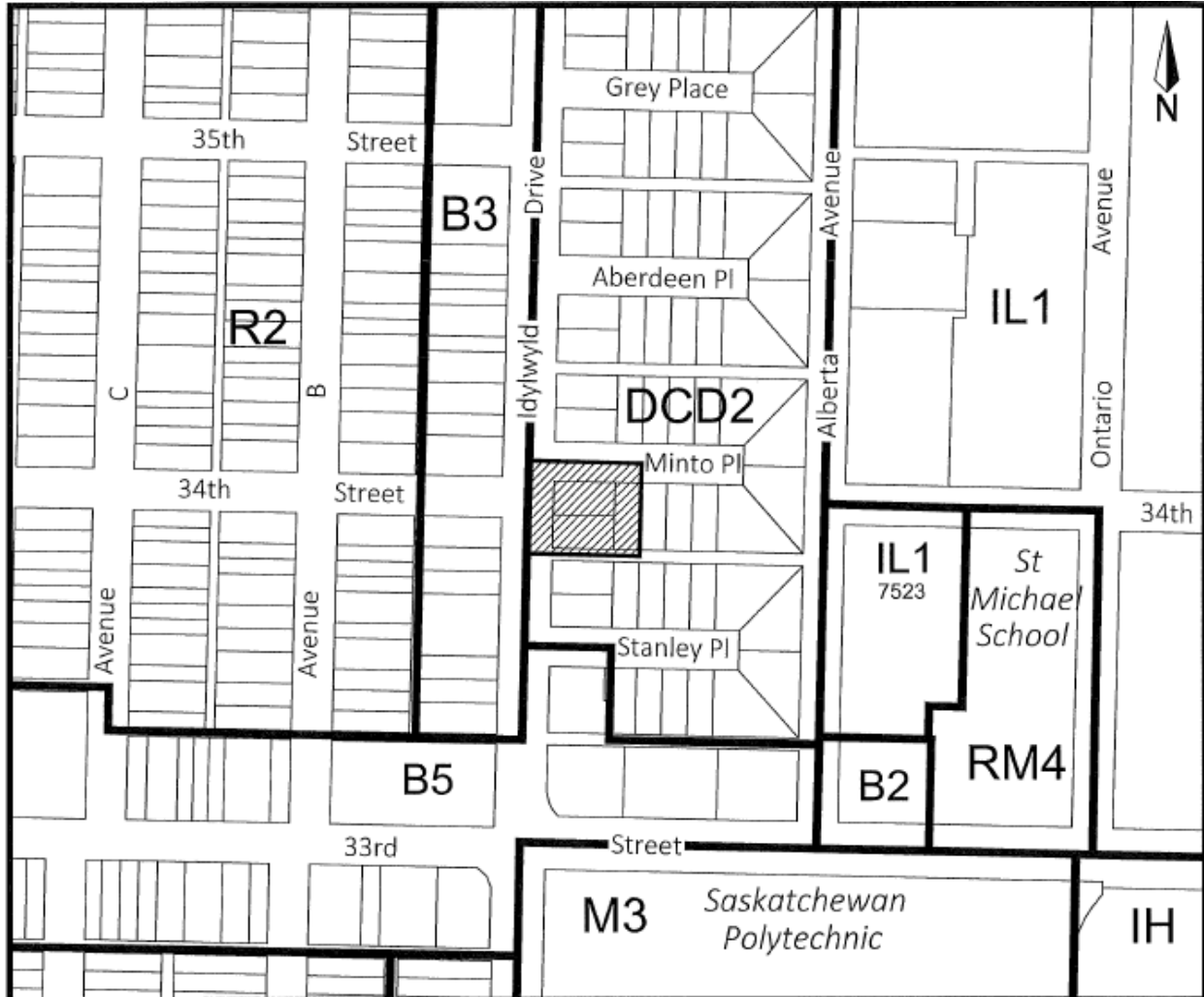
Read a second time this day of , 2024.

Read a third time and passed this day of , 2024.

Mayor

City Clerk

Appendix "A"

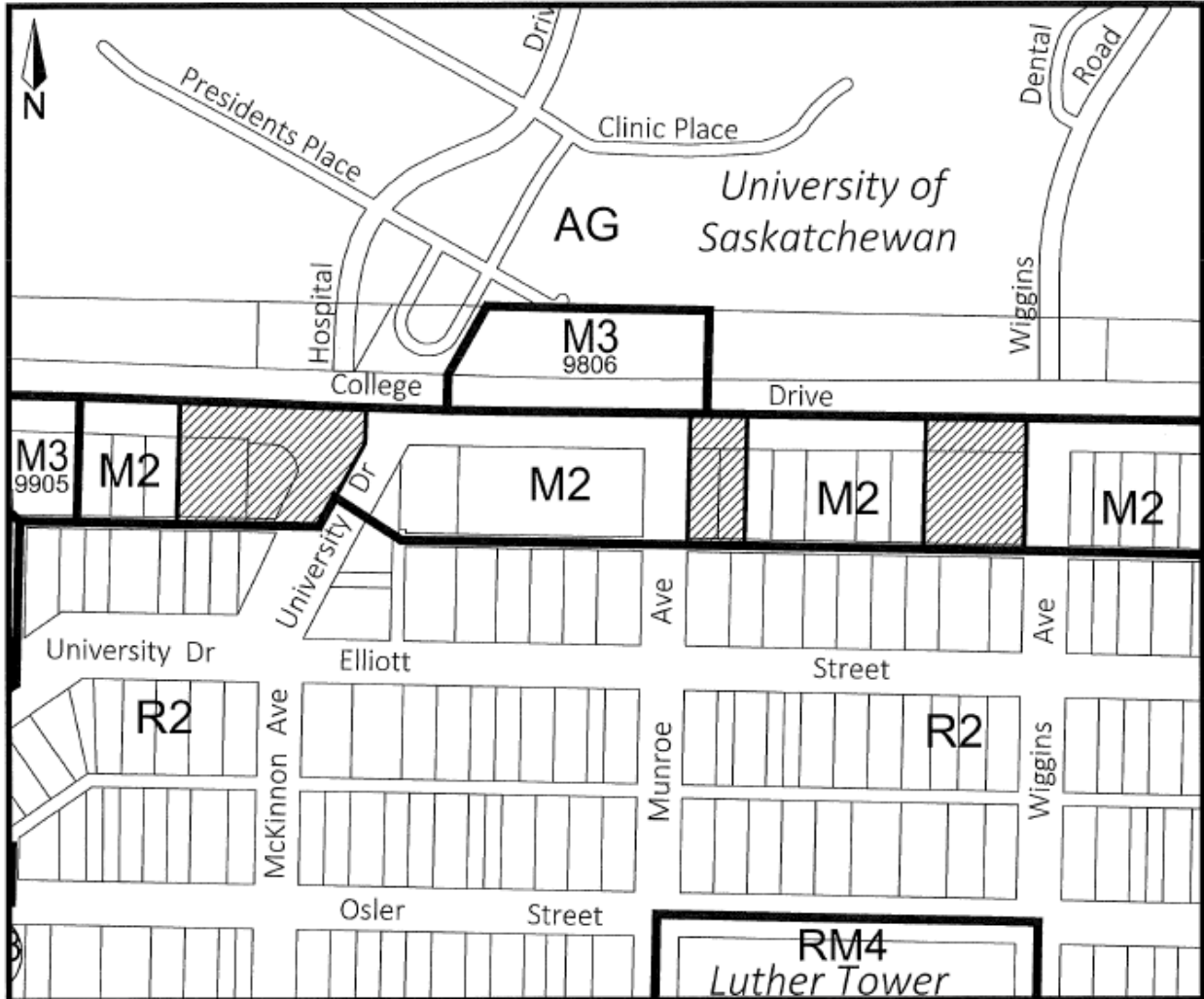


ZONING AMENDMENT



From DCD2 to CS1 (Corridor Station Mixed-Use 1 District)

Appendix "B"

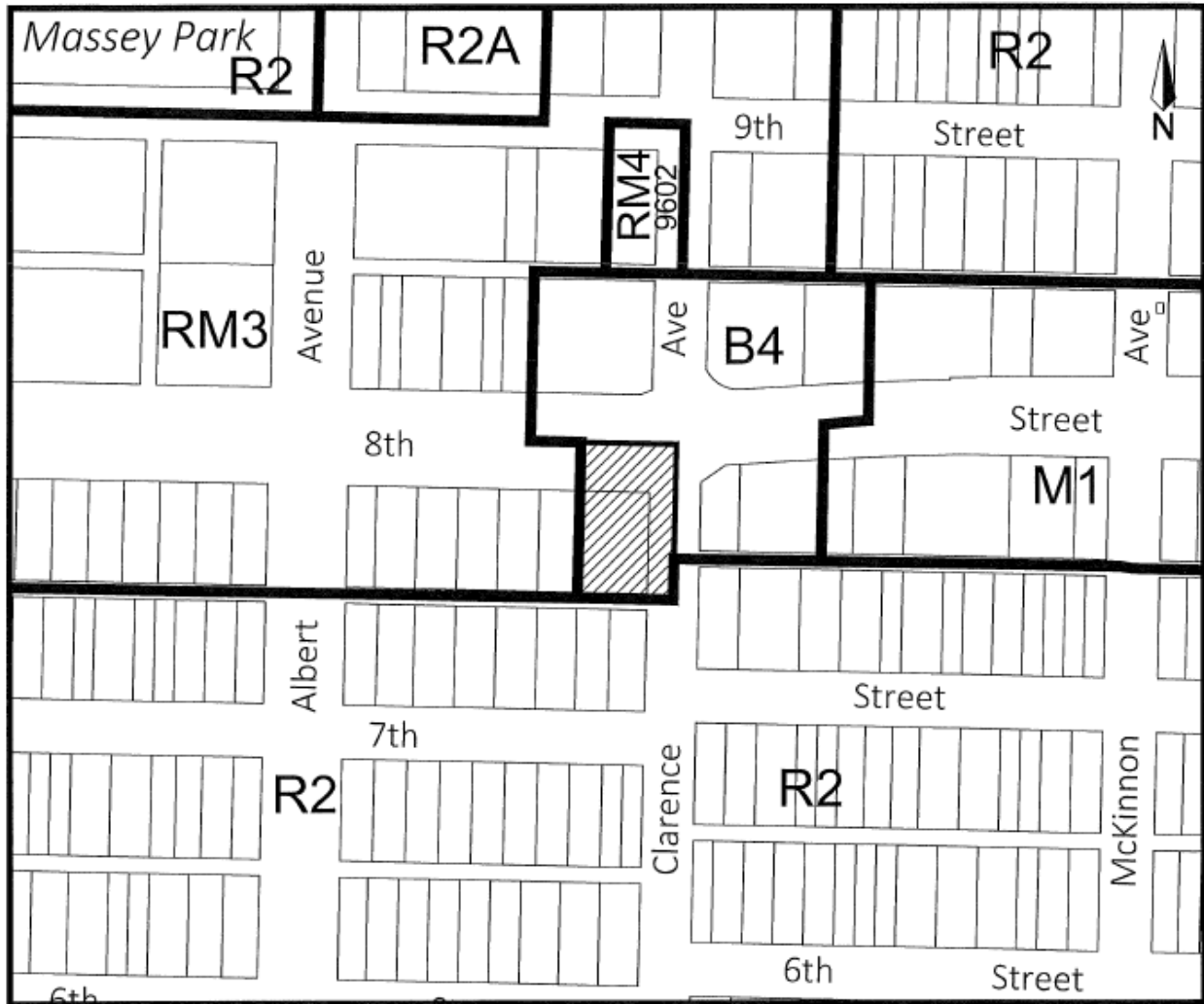


ZONING AMENDMENT

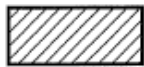


From M2 to CS1 (Corridor Station Mixed-Use 1 District)

Appendix "C"



ZONING AMENDMENT

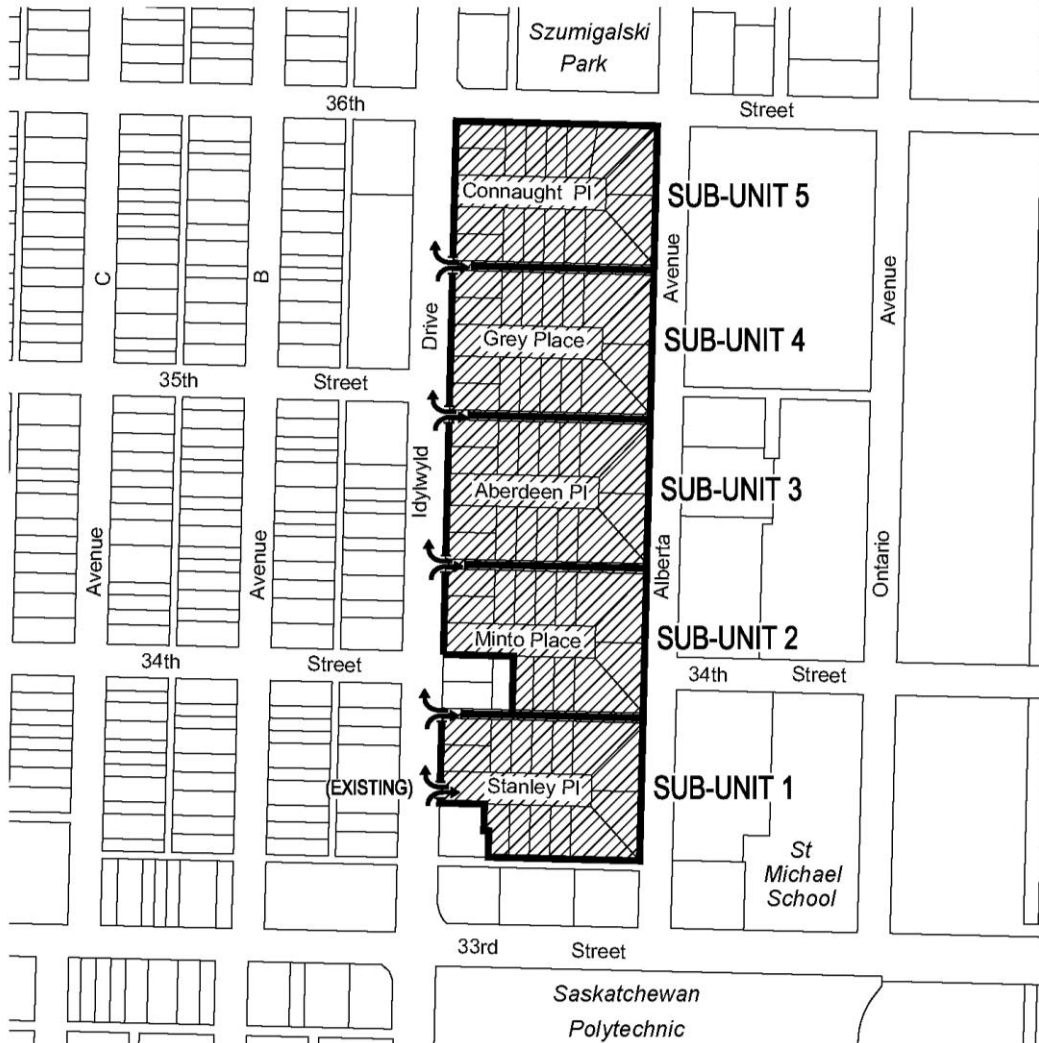


From B4 to CS1 (Corridor Station Mixed-Use 1 District)


Schedule "A"

DCD2 Area

Map No. 1



	Direct Control District
	Total Area: 5.45 ha (100%)
	Street R.O.W. Area: 0.91 ha (16.7%)
	Lane Area: 0.30 ha (5.5%)

 Access to Idylwyld Drive