

# ZONING NOTICE

## KELSEY-WOODLAWN NEIGHBOURHOOD

### PROPOSED ZONING BYLAW AMENDMENTS – BYLAW NOS. 10060 & 10061, THE ZONING AMENDMENT BYLAW, 2025 (Nos. 2 & 3)

Saskatoon City Council will consider an amendment to the City’s Zoning Bylaw proposed by City of Saskatoon - Planning and Development Department to rezone lands in the Kelsey-Woodlawn neighbourhood by way of Bylaw No. 10060, The Zoning Amendment Bylaw, 2025 (No. 2). Additionally, by way of Bylaw No. 10061, The Zoning Amendment Bylaw, 2025 (No. 3), the text of the Zoning Bylaw is proposed to be amended to repeal the DCD2 - Direct Control District 2 district.



**PROPOSED ZONING AMENDMENT**

From DCD2 to CM1 From DCD2 to CS1	From DCD2 to CR2 From B5 to CR2
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File No. RZ01-2025

- The following are proposed to be rezoned from DCD2 to CM1 - Corridor Mixed-Use 1 District:

**Civic Address**

1302, 1306, 1310, 1314, 1322, 1326, 1330, 1334, 1402, 1406, 1410, 1414, 1422 & 1426 Idylwyld Drive North

**Legal Description**

Lots 1 & 2, Block 4, Plan G679  
 Lots 1, 2, 15 & 16, Block 3, Plan G679  
 Lots 1, 2, 15 & 16, Block 2, Plan G679  
 Lots 1, 2, 15 & 16, Block 1, Plan G679

- The following are proposed to be rezoned from DCD2 to CS1 - Corridor Station Mixed-Use 1 District:

**Civic Address**

1224 & 1228 Idylwyld Drive North

**Legal Description**

Lots 1 & 2, Block 5, Plan G679

- The following are proposed to be rezoned from DCD2 to CR2 - Corridor Residential 2 District:

**Civic Address**

1 Stanley Place (portion of),  
 2 through 12 Stanley Place,  
 2 through 12 Minto Place,  
 1 through 12 Aberdeen Place,  
 1 through 12 Grey Place, &  
 1 through 12 Connaught Place

**Legal Description**

Lot 14, Block 5, Plan G679  
 Lots 3 through 13, Block 5, Plan G679  
 Lots 3 through 13, Block 4, Plan G679  
 Lots 3 through 14, Block 3, Plan G679  
 Lots 3 through 14, Block 2, Plan G679  
 Lots 3 through 14, Block 1, Plan G679  
 Lot 17, Block 1, Plan 101364533

- The following is proposed to be rezoned from B5 - Inner-City Commercial Corridor District to CR2 - Corridor Residential 2 District:

**Civic Address**

1 Stanley Place (portion of)

**Legal Description**

Lot 17, Block 5, Plan 101364522

**REASON FOR THE AMENDMENTS** – The proposed rezoning and repeal of DCD2 - Direct Control District 2 removes an outdated zoning regulation and provides for development potential of the subject lands, in line with the City of Saskatoon’s Corridor Growth policies for development near the Link (bus rapid transit) system. The proposed Zoning Bylaw amendments align with the concurrently proposed Official Community Plan Amendment via Bylaw No. 10059. More information may be viewed on the City’s website at [saskatoon.ca/engage/dcd2](http://saskatoon.ca/engage/dcd2).

**INFORMATION** – Questions regarding the proposed amendments, arrangements to review the proposed amending Bylaws, 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: 306-986-1663 (Pamela Brotzel)

**PUBLIC HEARING** – City Council will consider all submissions and those that wish to speak on the proposed amendments at the City Council meeting on **Wednesday, March 26, 2025 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](http://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:  
 Her 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, March 24, 2025** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaws.

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.