

BYLAW NO. 10060

The Zoning Amendment Bylaw, 2025 (No. 2)

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2025 (No. 2)*.


Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Bylaw from:
 - (1) a DCD2 District to a CM1 District;
 - (2) a DCD2 District to a CR2 District;
 - (3) a DCD2 District to a CS1 District; and
 - (4) a B5 District to a CR2 District.

Zoning Bylaw Amended

3. Zoning Bylaw No. 9990 is amended in the manner set forth in this Bylaw.


DCD2 District to CM1 District

4. The Zoning Map, which forms part of Bylaw No. 9990, 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 CM1 District:
 - (1) Civic Address: 1302 Idylwyld Drive North
Surface Parcel No.: 118956404
Legal Land Description: Lot 2 Blk/Par 4 Plan No G679 Extension 0
As described on Certificate of Title 00SA02267;

- (2) Civic Address: 1306 Idylwyld Drive North
Surface Parcel No.: 118956415
Legal Land Description: Lot 1 Blk/Par 4 Plan No G679 Extension 0
As described on Certificate of Title 00SA01203;
- (3) Civic Address: 1310 Idylwyld Drive North
Surface Parcel No.: 118956460
Legal Land Description: Lot 16 Blk/Par 3 Plan No G679 Extension 0
As described on Certificate of Title 97S32832;
- (4) Civic Address: 1314 Idylwyld Drive North
Surface Parcel No.: 118956471
Legal Land Description: Lot 15 Blk/Par 3 Plan No G679 Extension 0
As described on Certificate of Title 87S07267;
- (5) Civic Address: 1322 Idylwyld Drive North
Surface Parcel No.: 118954266
Legal Land Description: Lot 2 Blk/Par 3 Plan No G679 Extension 0
As described on Certificate of Title 02SA08631;
- (6) Civic Address: 1326 Idylwyld Drive North
Surface Parcel No.: 118954277
Legal Land Description: Lot 1 Blk/Par 3 Plan No G679 Extension 0
As described on Certificate of Title 98SA36430;
- (7) Civic Address: 1330 Idylwyld Drive North
Surface Parcel No.: 118954334
Legal Land Description: Lot 16 Blk/Par 2 Plan No G679 Extension 0
As described on Certificate of Title 01SA06620;
- (8) Civic Address: 1334 Idylwyld Drive North
Surface Parcel No.: 118954345
Legal Land Description: Lot 15 Blk/Par 2 Plan No G679 Extension 0
As described on Certificate of Title 81S16354;
- (9) Civic Address: 1402 Idylwyld Drive North
Surface Parcel No.: 118954424
Legal Land Description: Lot 2 Blk/Par 2 Plan No G679 Extension 0
As described on Certificate of Title 00SA10506;
- (10) Civic Address: 1406 Idylwyld Drive North
Surface Parcel No.: 118954435
Legal Land Description: Lot 1 Blk/Par 2 Plan No G679 Extension 0
As described on Certificate of Title 00SA10508;


- (11) Civic Address: 1410 Idylwyld Drive North
 Surface Parcel No.: 118954491
 Legal Land Description: Lot 16 Blk/Par 1 Plan No G679 Extension 0
 As described on Certificate of Title 98SA30486;
- (12) Civic Address: 1414 Idylwyld Drive North
 Surface Parcel No.: 118954503
 Legal Land Description: Lot 15 Blk/Par 1 Plan No G679 Extension 0
 As described on Certificate of Title 96S02685;
- (13) Civic Address: 1422 Idylwyld Drive North
 Surface Parcel No.: 118954581
 Legal Land Description: Lot 2 Blk/Par 1 Plan No G679 Extension 0
 As described on Certificate of Title 80S46382; and
- (14) Civic Address: 1426 Idylwyld Drive North
 Surface Parcel No.: 118954592
 Legal Land Description: Lot 1 Blk/Par 1 Plan No G679 Extension 0
 As described on Certificate of Title 80S46629CNV.

DCD2 District to CS1 District

5. The Zoning Map, which forms part of Bylaw No. 9990, 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: 1224 Idylwyld Drive North
 Surface Parcel No.: 119089671
 Legal Land Description: Lot 2 Blk/Par 5 Plan No G679 Extension 0
 As described on Certificate of Title 99SA35089A; and
- (2) Civic Address: 1228 Idylwyld Drive North
 Surface Parcel No.: 118956279
 Legal Land Description: Lot 1 Blk/Par 5 Plan No G679 Extension 0
 As described on Certificate of Title 99SA35089.

DCD2 District to CR2 District

6. The Zoning Map, which forms part of Bylaw No. 9990, 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 CR2 District:

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| (1) | Civic Address:
Surface Parcel No.:
Legal Land Description: | 1 Stanley Place
118956213
Lot 14 Blk/Par 5 Plan No G679 Extension 0
As described on Certificate of Title 97S08217; |
| (2) | Civic Address:
Surface Parcel No.:
Legal Land Description: | 2 Stanley Place
119089660
Lot 13 Blk/Par 5 Plan No G679 Extension 0
As described on Certificate of Title 97S48404A; |
| (3) | Civic Address:
Surface Parcel No.:
Legal Land Description: | 3 Stanley Place
118956224
Lot 12 Blk/Par 5 Plan No G679 Extension 0
As described on Certificate of Title 97S48404; |
| (4) | Civic Address:
Surface Parcel No.:
Legal Land Description: | 4 Stanley Place
118956235
Lot 11 Blk/Par 5 Plan No G679 Extension 0
As described on Certificate of Title
01SA14332(1); |
| (5) | Civic Address:
Surface Parcel No.:
Legal Land Description: | 5 Stanley Place
118956246
Lot 10 Blk/Par 5 Plan No G679 Extension 0
As described on Certificate of Title 95S47104; |
| (6) | Civic Address:
Surface Parcel No.:
Legal Land Description: | 6 Stanley Place
118956257
Lot 9 Blk/Par 5 Plan No G679 Extension 0
As described on Certificate of Title 99SA12451; |
| (7) | Civic Address:
Surface Parcel No.:
Legal Land Description: | 7 Stanley Place
118956268
Lot 8 Blk/Par 5 Plan No G679 Extension 0
As described on Certificate of Title 87S53701; |

- (8) Civic Address: 8 Stanley Place
Surface Parcel No.: 119089682
Legal Land Description: Lot 7 Blk/Par 5 Plan No G679 Extension 0
As described on Certificate of Title 87S47522;
- (9) Civic Address: 9 Stanley Place
Surface Parcel No.: 118956314
Legal Land Description: Lot 6 Blk/Par 5 Plan No G679 Extension 0
As described on Certificate of Title 97S20925;
- (10) Civic Address: 10 Stanley Place
Surface Parcel No.: 118956303
Legal Land Description: Lot 5 Blk/Par 5 Plan No G679 Extension 0
As described on Certificate of Title 96S25324;
- (11) Civic Address: 11 Stanley Place
Surface Parcel No.: 118956291
Legal Land Description: Lot 4 Blk/Par 5 Plan No G679 Extension 0
As described on Certificate of Title 00SA07096;
- (12) Civic Address: 12 Stanley Place
Surface Parcel No.: 118956280
Legal Land Description: Lot 3 Blk/Par 5 Plan No G679 Extension 0
As described on Certificate of Title 93S39574;
- (13) Civic Address: 2 Minto Place
Surface Parcel No.: 118956358
Legal Land Description: Lot 13 Blk/Par 4 Plan No G679 Extension 0
As described on Certificate of Title 99SA25490;
- (14) Civic Address: 3 Minto Place
Surface Parcel No.: 118956369
Legal Land Description: Lot 12 Blk/Par 4 Plan No G679 Extension 0
As described on Certificate of Title 85S07989;
- (15) Civic Address: 4 Minto Place
Surface Parcel No.: 118956370
Legal Land Description: Lot 11 Blk/Par 4 Plan No G679 Extension 0
As described on Certificate of Title 98SA17358;
- (16) Civic Address: 5 Minto Place
Surface Parcel No.: 119089693
Legal Land Description: Lot 10 Blk/Par 4 Plan No G679 Extension 0
As described on Certificate of Title 94S44495;

- (17) Civic Address: 6 Minto Place
Surface Parcel No.: 118956381
Legal Land Description: Lot 9 Blk/Par 4 Plan No G679 Extension 0
As described on Certificate of Title 86S32798;
- (18) Civic Address: 7 Minto Place
Surface Parcel No.: 118956392
Legal Land Description: Lot 8 Blk/Par 4 Plan No G679 Extension 0
As described on Certificate of Title 00SA09148;
- (19) Civic Address: 8 Minto Place
Surface Parcel No.: 118956459
Legal Land Description: Lot 7 Blk/Par 4 Plan No G679 Extension 0
As described on Certificate of Title 99SA21542;
- (20) Civic Address: 9 Minto Place
Surface Parcel No.: 118956448
Legal Land Description: Lot 6 Blk/Par 4 Plan No G679 Extension 0
As described on Certificate of Title 95S31958;
- (21) Civic Address: 10 Minto Place
Surface Parcel No.: 118956437
Legal Land Description: Lot 5 Blk/Par 4 Plan No G679 Extension 0
As described on Certificate of Title 98SA20418;
- (22) Civic Address: 11 Minto Place
Surface Parcel No.: 119089705
Legal Land Description: Lot 4 Blk/Par 4 Plan No G679 Extension 0
As described on Certificate of Title 87S07268;
- (23) Civic Address: 12 Minto Place
Surface Parcel No.: 118956426
Legal Land Description: Lot 3 Blk/Par 4 Plan No G679 Extension 0
As described on Certificate of Title 93S22327;
- (24) Civic Address: 1 Aberdeen Place
Surface Parcel No.: 119089716
Legal Land Description: Lot 14 Blk/Par 3 Plan No G679 Extension 0
As described on Certificate of Title 98SA13032;
- (25) Civic Address: 2 Aberdeen Place
Surface Parcel No.: 118956482
Legal Land Description: Lot 13 Blk/Par 3 Plan No G679 Extension 0
As described on Certificate of Title 71S23622;

- (26) Civic Address: 3 Aberdeen Place
Surface Parcel No.: 118956493
Legal Land Description: Lot 12 Blk/Par 3 Plan No G679 Extension 0
As described on Certificate of Title 96S45647;
- (27) Civic Address: 4 Aberdeen Place
Surface Parcel No.: 118954222
Legal Land Description: Lot 11 Blk/Par 3 Plan No G679 Extension 0
As described on Certificate of Title 99SA21328;
- (28) Civic Address: 5 Aberdeen Place
Surface Parcel No.: 118954233
Legal Land Description: Lot 10 Blk/Par 3 Plan No G679 Extension 0
As described on Certificate of Title 98SA21611;
- (29) Civic Address: 6 Aberdeen Place
Surface Parcel No.: 118954244
Legal Land Description: Lot 9 Blk/Par 3 Plan No G679 Extension 0
As described on Certificate of Title 94S26239;
- (30) Civic Address: 7 Aberdeen Place
Surface Parcel No.: 118954255
Legal Land Description: Lot 8 Blk/Par 3 Plan No G679 Extension 0
As described on Certificate of Title 92S38312;
- (31) Civic Address: 8 Aberdeen Place
Surface Parcel No.: 118954323
Legal Land Description: Lot 7 Blk/Par 3 Plan No G679 Extension 0
As described on Certificate of Title 75S14742;
- (32) Civic Address: 9 Aberdeen Place
Surface Parcel No.: 118954312
Legal Land Description: Lot 6 Blk/Par 3 Plan No G679 Extension 0
As described on Certificate of Title 84S35337;
- (33) Civic Address: 10 Aberdeen Place
Surface Parcel No.: 118954301
Legal Land Description: Lot 5 Blk/Par 3 Plan No G679 Extension 0
As described on Certificate of Title 87S01889;
- (34) Civic Address: 11 Aberdeen Place
Surface Parcel No.: 118954299
Legal Land Description: Lot 4 Blk/Par 3 Plan No G679 Extension 0
As described on Certificate of Title 95S41555;


- (35) Civic Address: 12 Aberdeen Place
Surface Parcel No.: 118954288
Legal Land Description: Lot 3 Blk/Par 3 Plan No G679 Extension 0
As described on Certificate of Title 98SA15879;
- (36) Civic Address: 1 Grey Place
Surface Parcel No.: 118954356
Legal Land Description: Lot 14 Blk/Par 2 Plan No G679 Extension 0
As described on Certificate of Title 96S48130;
- (37) Civic Address: 2 Grey Place
Surface Parcel No.: 118954367
Legal Land Description: Lot 13 Blk/Par 2 Plan No G679 Extension 0
As described on Certificate of Title 88S17047(1);
- (38) Civic Address: 3 Grey Place
Surface Parcel No.: 118954378
Legal Land Description: Lot 12 Blk/Par 2 Plan No G679 Extension 0
As described on Certificate of Title 87S51136;
- (39) Civic Address: 4 Grey Place
Surface Parcel No.: 118954389
Legal Land Description: Lot 11 Blk/Par 2 Plan No G679 Extension 0
As described on Certificate of Title 88S23182;
- (40) Civic Address: 5 Grey Place
Surface Parcel No.: 118954390
Legal Land Description: Lot 10 Blk/Par 2 Plan No G679 Extension 0
As described on Certificate of Title 80S31382;
- (41) Civic Address: 6 Grey Place
Surface Parcel No.: 118954402
Legal Land Description: Lot 9 Blk/Par 2 Plan No G679 Extension 0
As described on Certificate of Title 01SA07401;
- (42) Civic Address: 7 Grey Place
Surface Parcel No.: 118954413
Legal Land Description: Lot 8 Blk/Par 2 Plan No G679 Extension 0
As described on Certificate of Title 98SA09059(1);

- (43) Civic Address: 8 Grey Place
 Surface Parcel No.: 118954480
 Legal Land Description: Lot 7 Blk/Par 2 Plan No G679 Extension 0
 As described on Certificate of Title 98SA09059(1);
- (44) Civic Address: 9 Grey Place
 Surface Parcel No.: 118954479
 Legal Land Description: Lot 6 Blk/Par 2 Plan No G679 Extension 0
 As described on Certificate of Title 68S20293;
- (45) Civic Address: 10 Grey Place
 Surface Parcel No.: 118954468
 Legal Land Description: Lot 5 Blk/Par 2 Plan No G679 Extension 0
 As described on Certificate of Title 98SA34572;
- (46) Civic Address: 11 Grey Place
 Surface Parcel No.: 118954457
 Legal Land Description: Lot 4 Blk/Par 2 Plan No G679 Extension 0
 As described on Certificate of Title 00SA13461;
- (47) Civic Address: 12 Grey Place
 Surface Parcel No.: 118954446
 Legal Land Description: Lot 3 Blk/Par 2 Plan No G679 Extension 0
 As described on Certificate of Title 99SA19781;
- (48) Civic Address: 1 Connaught Place
 Surface Parcel No.: 118954514
 Legal Land Description: Lot 14 Blk/Par 1 Plan No G679 Extension 0
 As described on Certificate of Title 96S10580;
- (49) Civic Address: 2 Connaught Place
 Surface Parcel No.: 118954525
 Legal Land Description: Lot 13 Blk/Par 1 Plan No G679 Extension 0
 As described on Certificate of Title 96S31880;
- (50) Civic Address: 3 Connaught Place
 Surface Parcel No.: 118954536
 Legal Land Description: Lot 12 Blk/Par 1 Plan No G679 Extension 0
 As described on Certificate of Title 00SA09176;
- (51) Civic Address: 4 Connaught Place
 Surface Parcel No.: 118954547
 Legal Land Description: Lot 11 Blk/Par 1 Plan No G679 Extension 0
 As described on Certificate of Title 96S32599;

- (52) Civic Address: 5 Connaught Place
 Surface Parcel No.: 118954558
 Legal Land Description: Lot 10 Blk/Par 1 Plan No G679 Extension 0
 As described on Certificate of Title 83S45593;
- (53) Civic Address: 6 Connaught Place
 Surface Parcel No.: 118954569
 Legal Land Description: Lot 9 Blk/Par 1 Plan No G679 Extension 0
 As described on Certificate of Title 96S31611;
- (54) Civic Address: 7 Connaught Place
 Surface Parcel No.: 118954570
 Legal Land Description: Lot 8 Blk/Par 1 Plan No G679 Extension 0
 As described on Certificate of Title 97S03699;
- (55) Civic Address: 8 Connaught Place
 Surface Parcel No.: 136181707
 Legal Land Description: Lot 7 Blk/Par 1 Plan No G679 Extension 3
 As described on Certificate of Title 02SA02226,
 description 3;
- (56) Civic Address: 9 Connaught Place
- (a) Surface Parcel No.: 118954637
 Legal Land Description: Lot 6 Blk/Par 1 Plan No G679
 Extension 0
 As described on Certificate of Title
 00SA23238;
- (b) Surface Parcel No.: 136181695
 Legal Land Description: Lot 17 Blk/Par 1 Plan No 101364533
 Extension 2
 As described on Certificate of Title
 00SA23238, description 2;
- (57) Civic Address: 10 Connaught Place
 Surface Parcel No.: 118954626
 Legal Land Description: Lot 5 Blk/Par 1 Plan No G679 Extension 0
 As described on Certificate of Title
 99SA08540A;
- (58) Civic Address: 11 Connaught Place
 Surface Parcel No.: 118954615
 Legal Land Description: Lot 4 Blk/Par 1 Plan No G679 Extension 0
 As described on Certificate of Title
 99SA08540; and

(59) Civic Address: 12 Connaught Place
Surface Parcel No.: 118954604
Legal Land Description: Lot 3 Blk/Par 1 Plan No G679 Extension 0
As described on Certificate of Title 00SA34122.

B5 District to CR2 District

7. The Zoning Map, which forms part of Bylaw No. 9990, is amended by rezoning the lands described in this section and shown as  on Appendix "A" to this Bylaw from B5 District to a CR2 District:

(1) Civic Address: 1 Stanley Place
Surface Parcel No.: 136181718
Legal Land Description: Lot 17 Blk/Par 5 Plan No 101364522
Extension 4
As described on Certificate of Title 97S08217,
description 4.

Coming into Force

8. This Bylaw shall come into force upon receiving the approval of Bylaw No. 10059, The Official Community Plan Amendment Bylaw, 2025 by the Minister of Government Relations.

Read a first time this _____ day of _____, 2025.

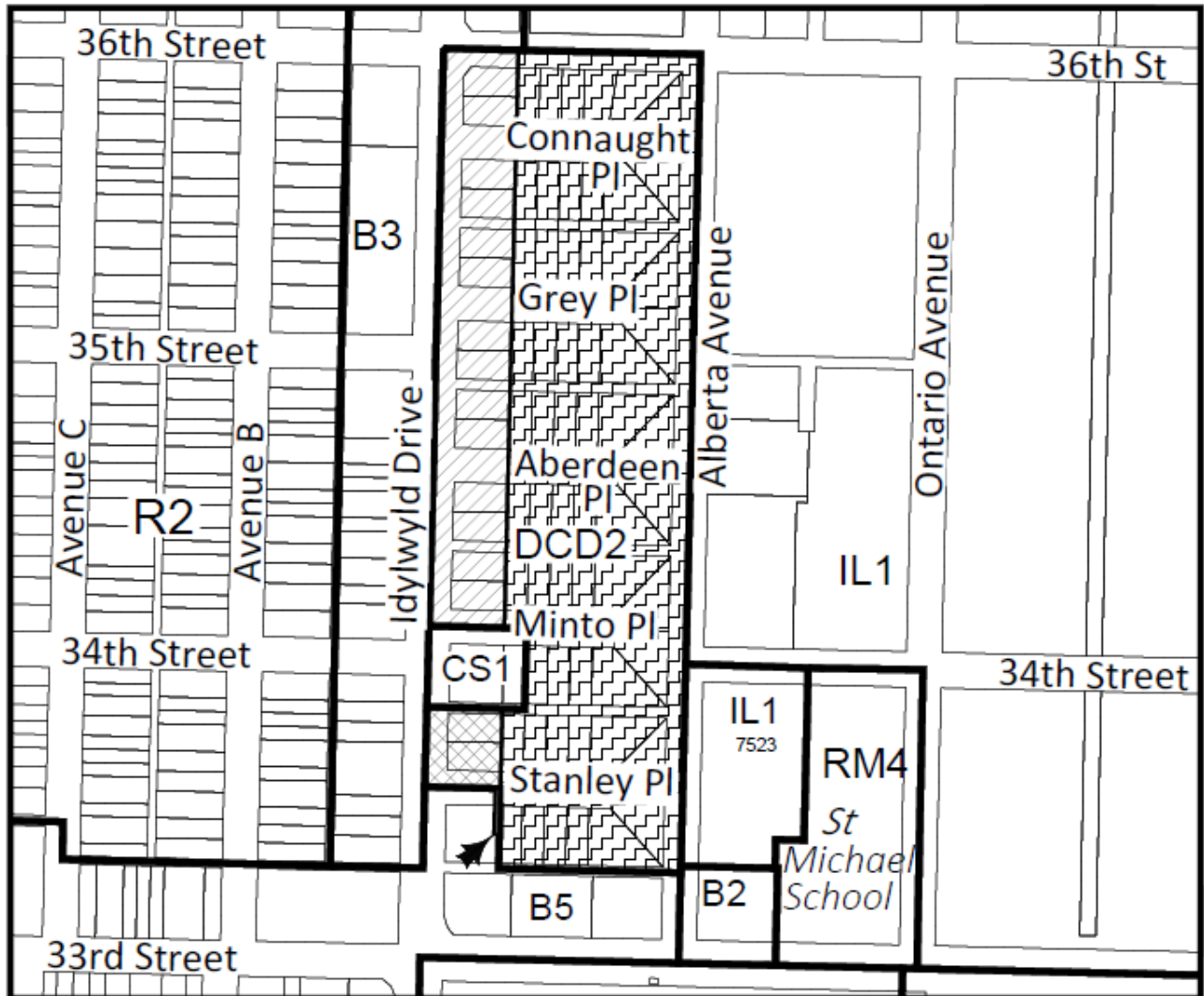
Read a second time this _____ day of _____, 2025.

Read a third time and passed this _____ day of _____, 2025.

Mayor

City Clerk

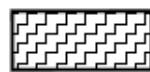
Appendix "A"



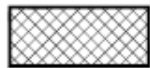
ZONING AMENDMENT



From DCD2 to CM1



From DCD2 to CR2



From DCD2 to CS1



From B5 to CR2