

BYLAW NO. 10078

The Zoning Amendment Bylaw, 2025 (No. 8)

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2025 (No. 8)*.


Purpose

2. The purpose of this Bylaw is to authorize a Rezoning Agreement which is annexed hereto as Appendix "B".

Zoning Bylaw Amended

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

Zoning Map Amended

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 an M3 District subject to an Agreement authorized by Bylaw Nos. 9082 and 9229 to an M3 District subject to this Agreement annexed as Appendix "B" to this Bylaw:

(1) Civic Address: 1236 20th Street West

- | | | |
|-----|-------------------------|---|
| (a) | Surface Parcel No.: | 119856998 |
| | Legal Land Description: | Lot 1 Blk/Par 6 Plan No I774 Extension 0
As described on Certificate of Title
95S31183; |
| (b) | Surface Parcel No.: | 119859171 |
| | Legal Land Description: | Lot 2 Blk/Par 6 Plan No I774 Extension 0
As described on Certificate of Title
95S31183; |

- (c) Surface Parcel No.: 119859182
 Legal Land Description: Lot 3 Blk/Par 6 Plan No I774 Extension 0
 As described on Certificate of Title 95S31183;
- (d) Surface Parcel No.: 119859193
 Legal Land Description: Lot 4 Blk/Par 6 Plan No I774 Extension 0
 As described on Certificate of Title 95S31183;
- (e) Surface Parcel No.: 119859205
 Legal Land Description: Lot 5 Blk/Par 6 Plan No I774 Extension 0
 As described on Certificate of Title 95S31183;
- (f) Surface Parcel No.: 119859216
 Legal Land Description: Lot 15 Blk/Par 28 Plan No F5554
 Extension 0
 As described on Certificate of Title 95S31181;
- (g) Surface Parcel No.: 119859227
 Legal Land Description: Lot 16 Blk/Par 28 Plan No F5554
 Extension 0
 As described on Certificate of Title 95S31181;
- (h) Surface Parcel No.: 119859238
 Legal Land Description: Lot 17 Blk/Par 28 Plan No F5554
 Extension 0
 As described on Certificate of Title 95S31181; and
- (i) Surface Parcel No.: 119857001
 Legal Land Description: Lot 18 Blk/Par 28 Plan No F5554
 Extension 0
 As described on Certificate of Title 95S31181.

Execution of Agreement Authorized

5. The Mayor and City Clerk are authorized to execute the Rezoning Agreement annexed as Appendix "B" to this Bylaw.

Coming Into Force

6. This Bylaw shall come into force upon the registration of the Rezoning Agreement against title to the lands rezoned.

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

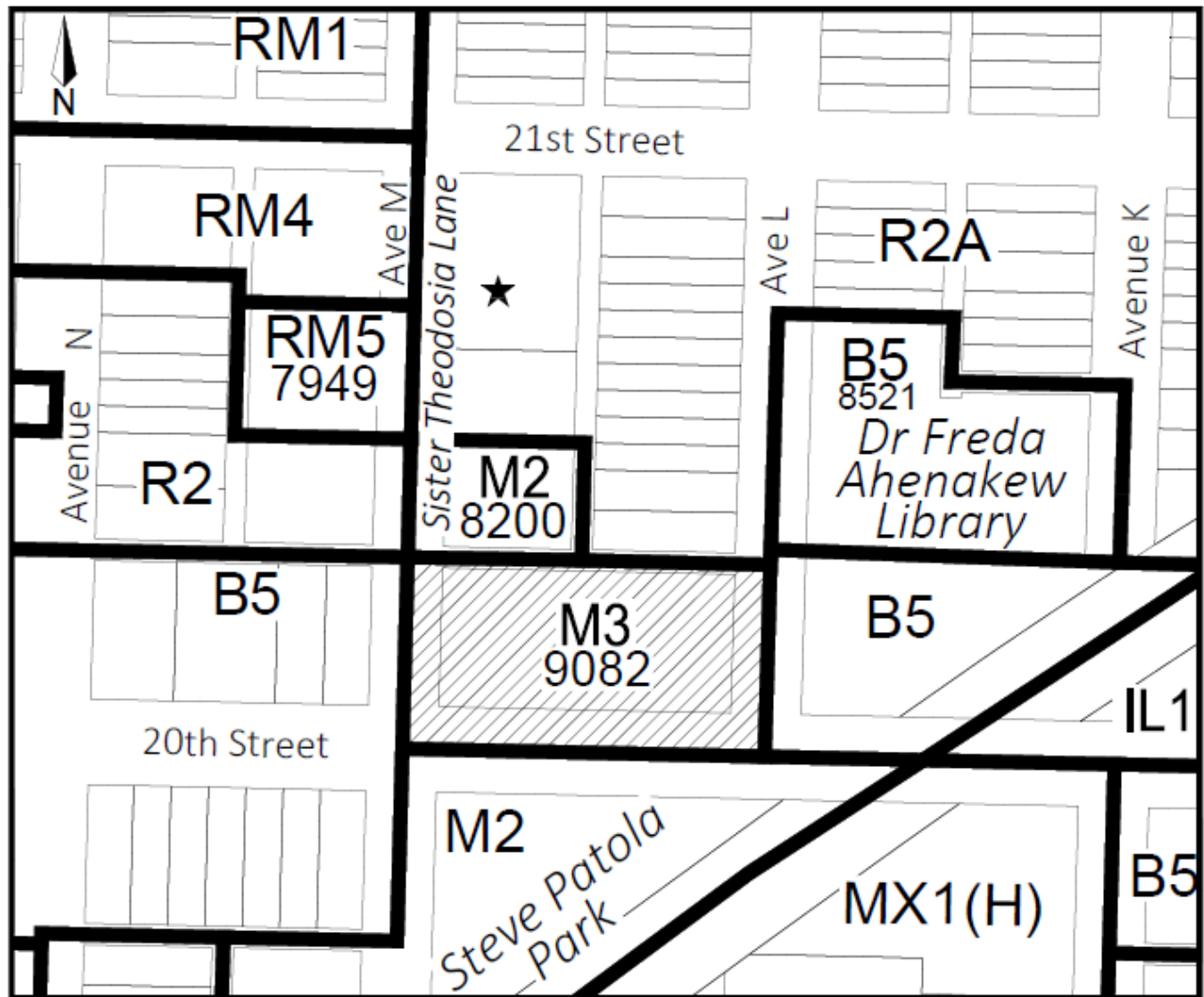
Read a second time this _____ day of _____, 2025.

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

Mayor

City Clerk

Appendix "A"



ZONING AMENDMENT



From M3 by Agreement to M3 by Agreement (NEW)

Appendix “B” Rezoning Agreement

This Agreement made effective the day of , 2025.

Between:

City of Saskatoon, a municipal corporation pursuant to the provisions of *The Cities Act*, S.S. 2002, Chapter C-11.1 (the “City”)

- and -

Saskatoon Dawah and Community Centre Inc., a non-profit membership corporation with a registered office in the City of Saskatoon, in the Province of Saskatchewan (“Owner”)

Whereas

A. The Owner is the registered owner of the land described as follows:

(1) Civic Address: 1236 20th Street West

- | | | |
|-----|-------------------------|---|
| (a) | Surface Parcel No.: | 119856998 |
| | Legal Land Description: | Lot 1 Blk/Par 6 Plan No I774 Extension 0
As described on Certificate of Title
95S31183; |
| (b) | Surface Parcel No.: | 119859171 |
| | Legal Land Description: | Lot 2 Blk/Par 6 Plan No I774 Extension 0
As described on Certificate of Title
95S31183; |
| (c) | Surface Parcel No.: | 119859182 |
| | Legal Land Description: | Lot 3 Blk/Par 6 Plan No I774 Extension 0
As described on Certificate of Title
95S31183; |
| (d) | Surface Parcel No.: | 119859193 |
| | Legal Land Description: | Lot 4 Blk/Par 6 Plan No I774 Extension 0
As described on Certificate of Title
95S31183; |

- (e) Surface Parcel No.: 119859205
Legal Land Description: Lot 5 Blk/Par 6 Plan No I774 Extension 0
As described on Certificate of Title 95S31183;
- (f) Surface Parcel No.: 119859216
Legal Land Description: Lot 15 Blk/Par 28 Plan No F5554
Extension 0
As described on Certificate of Title 95S31181;
- (g) Surface Parcel No.: 119859227
Legal Land Description: Lot 16 Blk/Par 28 Plan No F5554
Extension 0
As described on Certificate of Title 95S31181;
- (h) Surface Parcel No.: 119859238
Legal Land Description: Lot 17 Blk/Par 28 Plan No F5554
Extension 0
As described on Certificate of Title 95S31181; and
- (i) Surface Parcel No.: 119857001
Legal Land Description: Lot 18 Blk/Par 28 Plan No F5554
Extension 0
As described on Certificate of Title 95S31181.

(hereinafter referred to as the Land")

- B. The Owner has applied to the City for approval to rezone the Land from an M3 District subject to an Agreement authorized by Bylaw Nos. 9082 and 9229 to allow the development of the proposal specified in this Agreement.
- C. The City has approved the Official Community Plan, which pursuant to Section 69 of *The Planning and Development Act, 2007*, contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of land.
- D. The City has agreed, pursuant to the provisions of Section 69 of *The Planning and Development Act, 2007*, to rezone the Lands from an M3 District subject to an Agreement authorized by Bylaw Nos. 9082 and 9229 to an M3 District, subject to this Agreement.

Now therefore this Agreement witnesseth that the Parties hereto covenant and agree as follows:

Land to be Used in Accordance with Agreement

1. The Owner agrees that, upon the Land being rezoned from an M3 District subject to an Agreement authorized by Bylaw Nos. 9082 and 9229 to an M3 District subject to this Agreement none of the Land shall be used or developed or used except in accordance with the terms and conditions set out in this Agreement.

Use of Land

2. The Owner agrees that the use of the Land will be limited to the following uses:
 - (a) offices limited to those where clients attending the subject property are incidental and secondary to the principal office use;
 - (b) a community centre;
 - (c) a place of worship;
 - (d) an independent school with a maximum capacity of 40 students; and
 - (e) a day care centre with a maximum capacity of 32 children.

Development Standards

3. The development standards applicable to the Land shall be those applicable to an M3 District except as follows:
 - (a) Parking: 40 on-site spaces and one loading space are required;
 - (b) Setbacks: no minimum, front, rear or side-yard setbacks;
 - (c) Gross floor area: 5,000m² maximum;
 - (d) Site access: 2 vehicle access points for ingress and egress; and
 - (e) Dropoff area: 1 on-site dropoff area required.

Landscaping

4. A landscape strip of not less than 1.0 metres wide along the length of the eastern property line which may consist of shrubs as an alternative to trees.

Fences

5. No wall or fence shall exceed a height of 2.0 metres along the front (south) property line.

Application of the Zoning Bylaw

6. The Owner covenants and agrees that, except to the extent otherwise specified in this Agreement, the provisions of the City of Saskatoon Zoning Bylaw No. 9990 as amended from time to time shall apply.

Compliance with Agreement

7. The Owner covenants and agrees not to develop or use the Land unless such development, use and construction complies with the provisions of this Agreement.

Dispositions Subject to Agreement

8. The Owner covenants and agrees that any sale, lease or other disposition or encumbrance of the Land or part thereof shall be made subject to the provisions of this Agreement.

Definitions

9. Any word or phrase used in this Agreement which is defined in Zoning Bylaw No. 9990 shall have the meaning ascribed to it in that Bylaw.

Departure and Waivers

10. No departure or waiver of the terms of this Agreement shall be deemed to authorize any prior or subsequent departure or waiver, and the City shall not be obliged to continue any departure or waiver or permit subsequent departure or waiver.

Severability

11. If any covenant or provision of this Agreement is deemed to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant or provision of this Agreement.

Governing Law

12. This Agreement shall be governed and interpreted in accordance with the laws of the Province of Saskatchewan.

Effective Date of Rezoning

13. It is understood by the Owner that the Land shall not be effectively rezoned to an M3 District subject to this Agreement until:
 - (a) the Council of the City of Saskatoon has passed a Bylaw to that effect; and
 - (b) this Agreement has been registered by the City, by way of Interest Registration, against the titles to the Land.

Use Contrary to Agreement

14. (1) The Council of the City of Saskatoon may declare this Agreement void where any of the Land or buildings thereon are developed or used in a manner which is contrary to the provisions of this Agreement, and upon the Agreement being declared void, the Land shall revert to the respective zoning district to which the Land was subject prior to the rezoning contemplated by this Agreement.
 - (2) If this Agreement is declared void by the Council of the City of Saskatoon, the City shall not, by reason thereof, be liable to the Owner or to any other person for any compensation, reimbursement or damages on account of loss or profit, or on account of expenditures, or on any other account whatsoever in connection with the Land.

Registration of Interest

15. (1) The parties hereto acknowledge that this Agreement is made pursuant to Section 69 of *The Planning and Development Act, 2007*, and the Owner agrees that this Agreement shall be registered by way of an Interest

Registration against the title to the Land. As provided in Section 236 of *The Planning and Development Act, 2007*, Section 63 of *The Land Titles Act, 2000* does not apply to the Interest registered with respect to this Agreement.

- (2) This Agreement shall run with the Land pursuant to Section 69 of *The Planning and Development Act, 2007*, and shall bind the Owner, its successors and assigns.

Enurement

16. This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective heirs, executors, administrators, successors and assigns.

City of Saskatoon

Mayor

c/s

City Clerk

Saskatoon Dawah and Community Centre Inc.

c/s

(No corporate seal)

Canada

Province of Saskatchewan

To Wit:

I, _____, of _____, in the Province of _____
(name of corporate officer/director) (place)

1. That I am an officer or director of the corporation named in the within instrument.
2. That I am authorized by the corporation to execute the instrument without affixing a corporate seal.

Sworn before me at _____,
in the Province of Saskatchewan, this
_____ day of _____, _____.

A Commissioner for Oaths for Saskatchewan
My Commission expires _____.
(or) Being a Solicitor

(signature of corporate officer/director)