

Proposed Terms of Rezoning Agreement

Saskatoon Wildlife Federation Site – University Heights Sector
Draft Terms of Zoning Agreement: FUD – Future Urban Development District to
AG - Agricultural District by Agreement

Civic Address: To Be Determined

Legal Description: Block A, Plan No. 78S31217

1. Use of Land:

- a) Private club
 Note - "**private club**" is defined in Bylaw No. 8770, the Zoning Bylaw, as a place used for the meeting, social, or recreational activities of the members of a non-profit philanthropic, social service, athletic, business, or fraternal organization, and may include rooms for eating, drinking, and assembly but shall not include onsite residences.
- b) Uses considered accessory to a private club, including:
 - administration offices; and
 - interpretive center and classrooms.
- c) Community centre
 Note – this use would provide for the request for a hall on the site. "**Community centre**" is defined in the Zoning Bylaw as a building or facility used for recreational, social, educational, or cultural activities and which is owned by a municipal corporation, non-profit corporation, or other non-profit organization.
- d) Commercial recreational use limited to:
 - indoor firearm and archery range; and
 - fish pond.
- e) Campground
- f) Park and playground
- g) The site must be developed substantially in accordance with the site plan that will form part of the Agreement and is shown in Attachment 4 of the report.

2. Development Standards:

- a) The development standards applicable to the land shall be those applicable to the AG District, except as follows:
 - the building height shall not exceed 10 metres;
 - the building height for any accessory use shall not exceed 10 metres; and
 - minimum front yard shall be 6 metres.

3. Parking:

- a) all required parking and loading facilities shall be clearly demarcated, have adequate storm water drainage and storage facilities, and be hard surfaced at the discretion of the Development Officer; and

- b) The regulations governing parking and loading are per the AG District as contained in Section 6.0 of the Zoning Bylaw.
- 4. **Landscaping:** Landscaping shall be provided to the satisfaction of the Development Officer.
- 5. **Outdoor Storage:** Outdoor storage is not permitted unless associated with a principal permitted use. Any such storage shall be suitably screened to the satisfaction of the Development Officer.
- 6. **Signage:** Signage shall comply with Signage Group No. 4 of the Sign Regulations with the following provisions:
 - a) lighting of signs must be sensitive to neighbouring properties and infrastructure and shall only be illuminated during the hours of operation applicable to the particular permitted land use.

All other provisions of the AG District shall apply.