
Proposed Amendment to Existing Zoning Agreement – AG – Agricultural District – Saskatoon Wildlife Federation

Recommendation

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposal to amend the existing Zoning Agreement for the property located at Block A, Plan No. 78S31217, as outlined in this report, be approved.

Topic and Purpose

The Saskatoon Wildlife Federation has submitted an application to amend the existing Zoning Agreement for their site located on Block A, Plan No. 78S31217, in the University Heights Sector. The proposed amendment will introduce outdoor archery as a permitted use and develop standards to mitigate safety risks associated with this use.

Report Highlights

1. In May 2018, City Council approved an application to rezone the Saskatoon Wildlife Federation's (Wildlife Federation) site to AG – Agricultural District, subject to an agreement to accommodate existing uses of the site, including a clubhouse, hall, fishpond, and indoor ranges for activities related to their organization.
2. The Wildlife Federation has applied to amend this Zoning Agreement to include an outdoor archery range component and provisions for a new shooting range structure.
3. Development standards in the proposed Zoning Agreement have been reviewed to mitigate risk and address safety concerns.

Strategic Goal

This rezoning supports the City of Saskatoon's Strategic Goal of Sustainable Growth as it will provide for the ongoing use of the existing facility until such time as urban development occurs in this area of the city.

Background

In May 2018, City Council approved an application to rezone the Wildlife Federation's site located on Block A, Plan No. 78S31217, in the University Heights Sector, from FUD – Future Urban Development District to AG – Agricultural District, subject to an Agreement (refer to Attachment 1). This Zoning Agreement was intended to permit the uses and buildings on site, as both were non-conforming and not permitted under the FUD District. Terms of this agreement were written to ensure that uses and buildings on site were compatible with future urban development and surrounding land uses.

The Zoning Agreement limits land uses to a private club with administrative offices, an interpretive center and classrooms, a community centre, commercial recreational uses limited to the fish pond and indoor firearm and archery range, a campground, and a park and playground. Additionally, development standards included a maximum building height of 10 metres and a minimum front yard setback of 6 metres.

This rezoning application also proposed outdoor archery. At the time, the Planning and Development Division expressed concern about an outdoor archery range in this location, stating that this use would be incompatible with the urban form, future residential development, and municipal infrastructure. As such, this use was not accommodated in the Zoning Agreement. A recommendation to explore the inclusion of an outdoor archery range at the Wildlife Federation site as part of its Zoning Agreement was passed by City Council at the same meeting.

Report

To expand on site programming, the Wildlife Federation has applied to amend the Zoning Agreement for the subject site. Proposed amendments would permit outdoor archery and include provisions for the construction of a new outdoor archery range.

University Heights Sector Plan

The subject site is located within the University Heights Sector. The University Heights Sector Plan (Sector Plan) has identified this area as Residential and as part of a future residential neighbourhood. The Sector Plan acknowledges the existing facilities and uses on the subject site and indicates that once residential development reaches the area, relocation of the facility will be considered.

Outdoor Archery Ranges in Other Municipalities

Given the potential safety risks associated with outdoor archery ranges, and the future residential land use of the area, a review of outdoor archery ranges in other urban settings was conducted. Outdoor archery ranges in Salt Lake City, Utah; Winnipeg, Manitoba; and Toronto, Ontario were researched. It was identified that outdoor archery ranges in these cities are located in industrial areas or open spaces away from residential neighbourhoods and institutional uses.

Saskatoon Wildlife Federation Outdoor Archery Range

In July 2018, the Planning and Development Division staff were given a tour of the Wildlife Federation's facilities. This included a site walk-through, an explanation of their current operations, an equipment demonstration, and a discussion of the proposed outdoor archery range. Following this tour, the Wildlife Federation provided technical information and options for site development to address safety concerns related to locating an outdoor archery range within the future urban residential neighbourhood.

From the review of technical information and options provided, the following amendments to the existing Zoning Agreement are proposed to accommodate an outdoor archery range on the site:

- a) add outdoor archery range to the permitted uses allowed on the site and identify the location where this use may occur (refer to Attachment 2);
- b) construct berm and fence at the end of the range;
- c) restrict use of bows to a draw weight of 50 pounds or less;
- d) install protective shrouding on the existing archery shelter (refer to Attachment 3); and
- e) incorporate an indemnification clause in the Zoning Agreement.

Comments from Other Divisions

No concerns were received through the administrative referral process that precludes this application from proceeding to the public hearing.

Options to the Recommendation

City Council could choose to deny this application. This decision would maintain the current Zoning Agreement and not permit uses outside of the agreement.

Public and/or Stakeholder Involvement

The Planning and Development and Saskatoon Land Divisions had a number of meetings with the Wildlife Federation to discuss the proposed uses of the land, the land development process, and future development of the area as a residential neighbourhood.

Other Considerations/Implications

There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

Attachments

1. Location Map
2. Proposed Zoning Agreement Location Plan – Saskatoon Wildlife Federation
3. Proposed Protective Shrouding for Archery Shelter

Report Approval

Written by: Jonathan Derworiz, Planner, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Lynne Lacroix, Acting General Manager, Community Services Department

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