

ZONING NOTICE

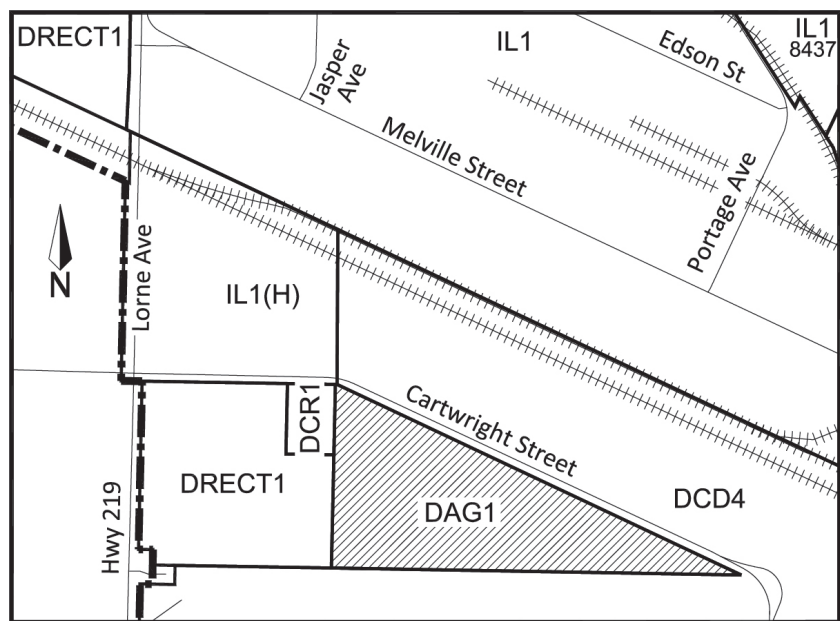
DIRECT CONTROL DISTRICT 4 – THE WILLOWS NEIGHBOURHOOD PROPOSED ZONING BYLAW TEXT AND MAP AMENDMENT – BYLAW NO. 9902, THE ZONING AMENDMENT BYLAW, 2023 (NO. 11)

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770), proposed by Dream Unlimited Corp. By way of Bylaw No. 9902, The Zoning Amendment Bylaw, 2023 (No. 11) text amendments are proposed to Section 13.4 Direct Control District 4 (DCD4) of the Zoning Bylaw, which regulates all development within the Willows Neighbourhood. The proposed amendments include:

- Update the objectives of the DCD4 to reflect current sections of the Official Community Plan, inclusion of fee-simple lots and expanded commercial use (hotel and related accessory uses);
- Reduce minimum lot width for one-unit dwellings located on sites designated as 'one-unit dwelling' from 18 metres to 16 metres;
- Reduce minimum site area for one-unit dwellings on sites designated as 'one-unit dwelling' from 630 square metres to 560 square metres;
- Reduce maximum allowable dwelling units per acre for sites designated as 'low density multiple unit dwelling' from 17 dwelling units per acre to 12 dwelling units per acre;
- Provisions for a 3-metre rear yard setback for sites designated as low density and medium density;
- Clarify what type of dwellings can be developed as part of a dwelling group
- Addition of a commercial area to provide for a hotel and accessory uses and associated regulations;
- Provision for municipal public works yard – type I to accommodate facilities for public park maintenance; and
- Adjustment of the Phase 1/ Phase 2 Boundary on the DCD4 Map.

By way of Bylaw No. 9902, The Zoning Amendment Bylaw, 2023 (No. 11), approximately 6.4 ha. (15.8 ac.) adjacent to Cartwright Street is proposed to be rezoned from D – Agricultural 1 District (DAG1) to DCD4 as shown on the map below.

LEGAL DESCRIPTION – Block A, Plan No. 101456197.



PROPOSED ZONING AMENDMENT

From DAG1 to DCD4

File No. 09-2023

REASON FOR THE AMENDMENT – The proposed text amendments to the DCD4 will facilitate the subdivision and development of the amended Willows Golf Course Community Residential Concept Plan, providing for a redesign primarily to the western portion of the neighbourhood to accommodate additional residential development and a hotel and related accessory uses that are complementary to the golf course community.

The proposed rezoning of approximately 6.4 ha. (15.8 ac.) of land adjacent to Cartwright Street is required to include this area in the Direct Control District 4 to provide for development of the site.

Additional information on the proposed amendment may be viewed on the Engage page on the City of Saskatoon website at saskatoon.ca/engage/willows-concept-plan-amendment.

INFORMATION – Questions regarding the proposed amendments, arrangements to review the proposed amending Bylaw, or requests to view the City of Saskatoon Official Community Plan, 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: 306-986-3699 (Anthony Andre, Senior Planner II)

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Wednesday, June 28, 2023 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/write-letter-councilcommittees. 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:
His 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 June 26, 2023** will be forwarded to City Council.

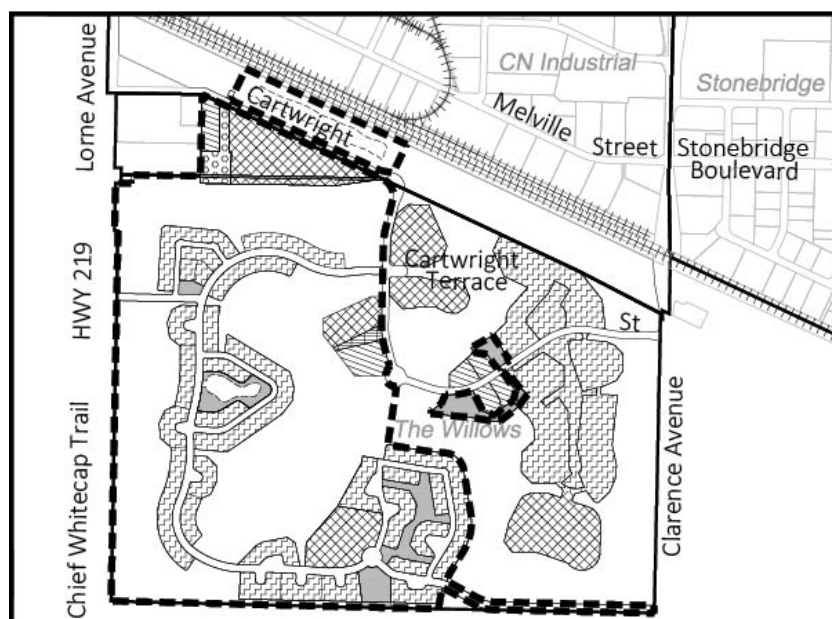
The Public Hearing is broadcast live on Shaw TV - Channel 10, Shaw BlueSky – Channel 105 and video-streamed on the City's website - saskatoon.ca/meetings starting at 6:00 p.m. on the scheduled day.

PUBLIC NOTICE

WILLOWS NEIGHBOURHOOD - PROPOSED CONCEPT PLAN AMENDMENT

Saskatoon City Council will consider amendments to the Willows Golf Course Community Residential Concept Plan proposed by Dream Unlimited Corp. The amendments are shown on the map below and consist of the following:

- Removal of the requirement that all residential development be incorporated as part of a condominium and provide for one-unit dwellings to be developed on fee-simple lots;
- Reconfigure the golf course from a 27-hole to an 18-hole course;
- Inclusion of additional development area adjacent to Cartwright Street, referred to as the North Development Area;
- Land use changes including:
 - Provisions for a hotel/spa on a commercial site located on the North Development Area;
 - Provision for municipal reserve parcels; and
 - Accommodate an increase in the number of dwelling units and density within the neighbourhood while maintaining a density below the standard for Saskatoon neighbourhoods;
- Additional local roads developed as public right of way;
- Provision for access to the western portion of the Willows from Cartwright Street;
- Provision for access onto Highway 219 (Lorne Avenue) as an all directional intersection;
- Provision for a southern access road onto Clarence Avenue; and
- Inclusion of signalized intersections at Cartwright Street & Lorne Avenue and Cartwright Street & Clarence Avenue.



PROPOSED THE WILLOWS CONCEPT PLAN AMENDMENT

	Amendment Area		Low or Medium Density Multiple Unit Dwelling
	One Unit Dwelling		Commercial
	Low Density Multiple Unit Dwelling		Municipal Reserve
	Medium density Multiple Unit Dwelling		Storm Pond

CPA_031_02AD

REASON FOR THE AMENDMENT – The proposed amendments to the Willows Neighbourhood Concept Plan will provide for a redesign primarily to the western portion of the neighbourhood to accommodate additional residential development and a hotel and related accessory uses that are complementary to the golf course community.

Additional information on the proposed amendments may be viewed on the Engage page on the City of Saskatoon website at saskatoon.ca/engage/willows-concept-plan-amendment.

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COMMERCIAL DOG WALKER PERMIT

Effective January 1, 2021 the maximum number of dogs permitted in an off-leash area is four dogs per owner. A Commercial Dog Walker permit is required for an individual to walk five to eight dogs at select City of Saskatoon Dog Parks. For more information visit saskatoon.ca/commercialdogwalker