

## ZONING NOTICE

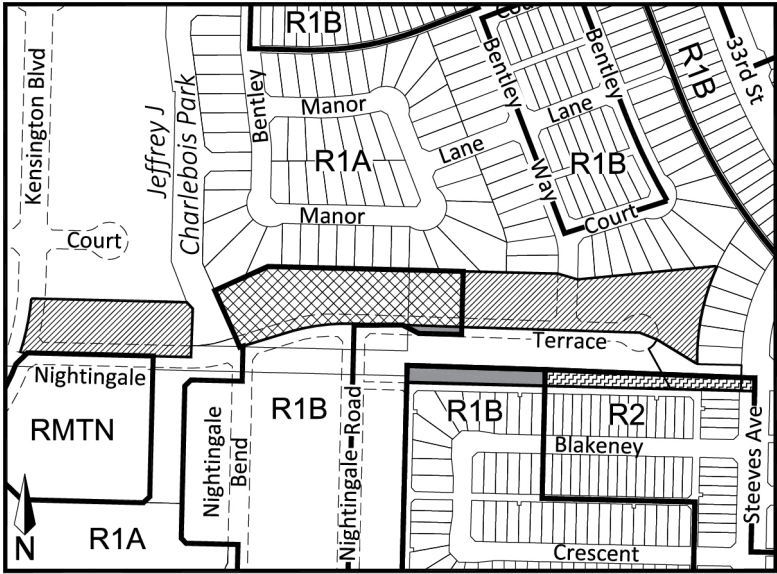
### KENSINGTON NEIGHBOURHOOD

#### PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9984 THE ZONING AMENDMENT BYLAW, 2024 (NO. 6)

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) proposed by Saskatoon Land to rezone land in the Kensington Neighbourhood. By way of Bylaw No. 9984, The Zoning Amendment Bylaw, 2024 (No. 6), the subject area located near Blakeney Crescent, Bentley Manor, and Kensington Blvd is proposed to be rezoned from a mix of R1A – One Unit Residential District, R1B – Small Lot One-Unit Residential District, and R2 – One and Two-Unit Residential District to a mix of R1A – One Unit Residential District and R2 – One and Two-Unit Residential District.

#### Legal Description

- Part of SE 02-37-06-3 Plan 101836076
- Part of Block A Plan 98SA07556
- Part of LSD 3-02-37-06-3
- All of MB1 Plan 89S54198
- All of MB2 Plan 101798871



#### PROPOSED ZONING AMENDMENT



From R1A to R2



From R1B to R2



From R1B to R1A



From R2 to R1A

File No. RZ14-2023

**REASON FOR THE AMENDMENT** – The proposed rezoning would facilitate the next phase of residential development in alignment with the approved Kensington Neighbourhood Concept Plan. The R1A District provides for residential development in the form of one-unit dwellings as well as related community uses and the R1B District provides for small lot residential development in the form of one-unit dwellings as well as related community uses.

Additional information on the proposed rezoning may be viewed on the Engage page on the City of Saskatoon website at [saskatoon.ca/engage/nightingale-terrace](http://saskatoon.ca/engage/nightingale-terrace).

**INFORMATION** – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view 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: (306-986-2061) (Robyn Rechenmacher)

**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, April 24, 2024 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/writetocouncil](http://saskatoon.ca/writetocouncil). 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, April 22, 2024**, 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](http://saskatoon.ca/meetings) starting at 6:00 p.m. on the scheduled day.

## ZONING NOTICE

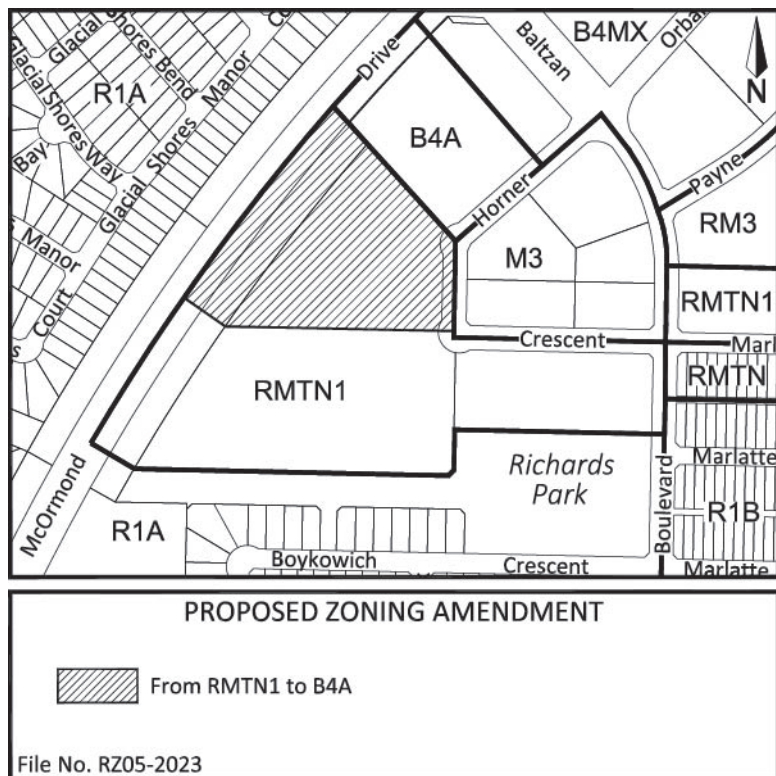
**EVERGREEN NEIGHBOURHOOD - 235 HORNER CRESCENT,  
PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9981 THE ZONING AMENDMENT BYLAW,  
2024 (No. 3)**

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) proposed by North Prairie Developments Ltd. to rezone land in the Evergreen Neighbourhood. By way of Bylaw No. 9981, The Zoning Amendment Bylaw, 2024 (No.3), a 2.02 ha. (5.0 ac.) portion of land in the northern section of 235 Horner Crescent is proposed to be rezoned from RMTN1 – Medium Density Townhouse Residential District 1 to B4A – Special Suburban Centre and Arterial Commercial District.

**Civic Address**  
235 Horner Crescent

**Legal Description**

- Part of Block SS Plan 102209307
- Part of Block MB17 Plan 102209307



**REASON FOR THE AMENDMENT** – The area is currently undeveloped and the proposed amendment will rezone the subject land from RMTN1 District to B4A District. The proposed rezoning, in conjunction with the Evergreen Concept Plan Amendment and Official Community Plan Land Use Map Amendment (Bylaw No. 9980) will provide for future commercial development to support the surrounding area. The B4A District facilitates the development of a suburban centre and arterial commercial development, including mixed-use commercial/multiple-unit residential development, where appropriate.

Additional information on the proposed rezoning may be viewed on the Engage page on the City of Saskatoon website at [saskatoon.ca/engage/235-horner-crescent](http://saskatoon.ca/engage/235-horner-crescent).

**INFORMATION** – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view 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: (306-986-2061) (Robyn Rechenmacher)

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## OFFICIAL COMMUNITY PLAN NOTICE

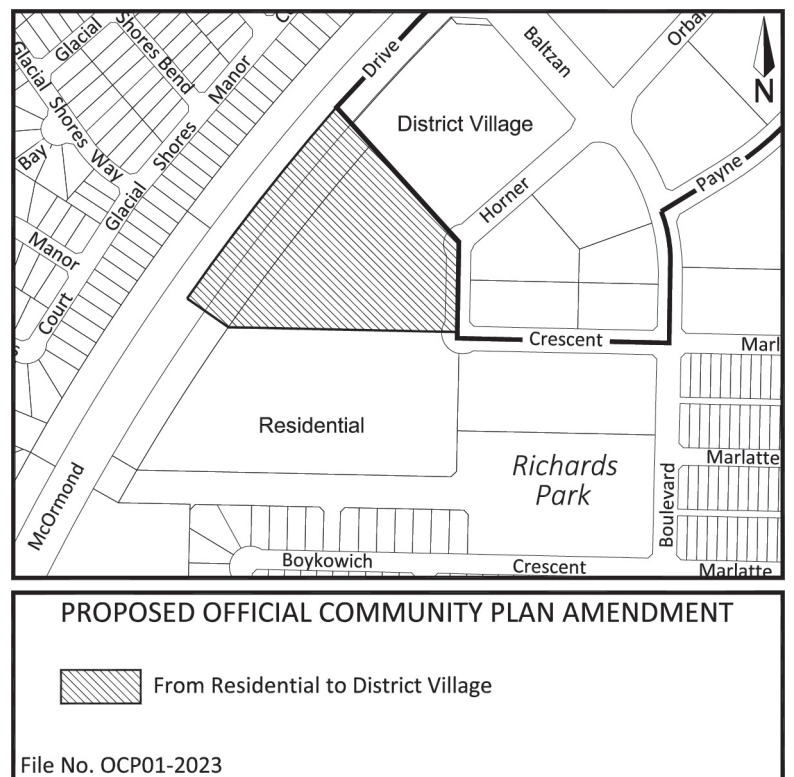
**PROPOSED OFFICIAL COMMUNITY PLAN MAP AMENDMENT – BYLAW NO. 9980, THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2024 (No. 2)**

Saskatoon City Council will consider an amendment to Bylaw No. 9700, the Official Community Plan, proposed by North Prairie Developments Ltd. By way of Bylaw No. 9980, The Official Community Plan Amendment Bylaw, 2024 (No. 2), will provide for a 2.02 ha. (5.0 ac.) portion of land in the northern section of 235 Horner Crescent to be redesignated from 'Residential' to 'District Village' on the Official Community Plan Land Use Map, as shown on the map below.

**Civic Address**  
235 Horner Crescent

**Legal Description**

- Part of Block SS Plan 102209307
- Part of Block MB17 Plan 102209307



**REASON FOR THE AMENDMENT** – The area is currently undeveloped and the proposed amendment would provide for the land to be re-designated from 'Residential' to 'District Village', which in conjunction with the Evergreen Concept Plan Amendment and Zoning Bylaw amendment (Bylaw No. 9981), will provide for the potential of a mix of low to medium density residential, commercial, institutional and community uses to serve the basic needs of the surrounding two to five neighbourhoods and provide a focal point of transit-oriented development.

Additional information on the proposed amendment may be viewed on the Engage page on the City of Saskatoon website at [saskatoon.ca/engage/235-horner-crescent](http://saskatoon.ca/engage/235-horner-crescent).

**INFORMATION** – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view 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: (306-986-2061) (Robyn Rechenmacher)

**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, April 24, 2024 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/writetocouncil](http://saskatoon.ca/writetocouncil). 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, April 22, 2024**, will be forwarded to City Council.

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## CONCEPT PLAN NOTICE DIRECT CONTROL DISTRICT 3 CONCEPT PLAN (PRESTON CROSSING REGIONAL COMMERCIAL AREA) – PROPOSED AMENDMENT

Saskatoon City Council will consider amendments to the Direct Control District 3 (DCD3) Concept Plan (Preston Crossing Regional Commercial Area) proposed by McElhanney on behalf of Canadian Tire Corporation, Ltd. The proposed amendments to the DCD3 Concept Plan include:

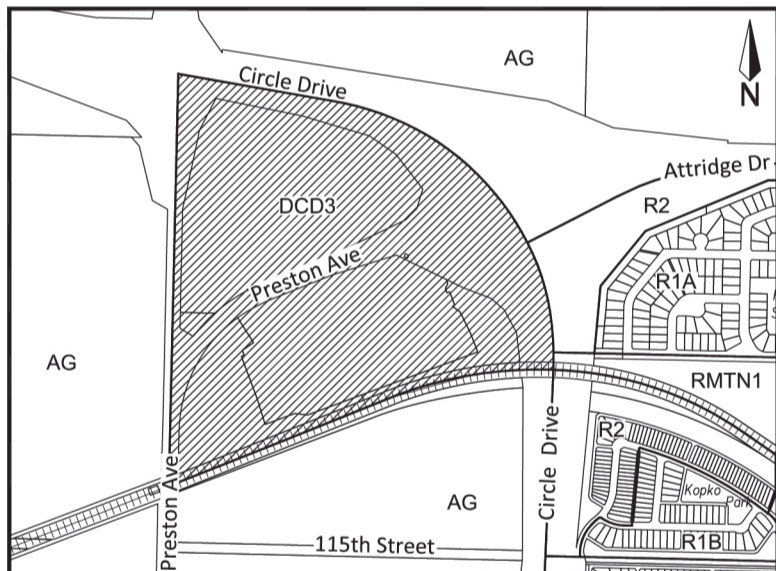
- Removal of the existing pedestrian connection between the Canadian Tire building and Best Buy building;
- Provide for a new connection to the multi-use trail in the southeast corner of the site;
- Establish a pedestrian amenity space adjacent to the Preston Crossing Regional Commercial Area entry feature;
- Enhance the existing north-south pedestrian connection between the Canadian Tire store and the future Bus Rapid Transit station on Preston Avenue North;
- Expansion of the existing Canadian Tire retail store; and
- Provide for an outdoor sales area with a permanent building that is accessory to the large format retail store.

Additional information on the proposed amendments may be viewed on the Engage page on the City of Saskatoon website at [saskatoon.ca/engage/direct-control-district-3-concept-plan-and-zoning-by-law-text-amendment](http://saskatoon.ca/engage/direct-control-district-3-concept-plan-and-zoning-by-law-text-amendment).


**REASON FOR THE AMENDMENT** – The proposed DCD3 Concept Plan amendments, in conjunction with a Zoning Bylaw Text amendment to the DCD3 Regulations (Bylaw No. 9983, The Zoning Amendment Bylaw, 2024 (No.5)), will facilitate the expansion of the existing Canadian Tire store, establish a permanent outdoor sales area and provide for further site improvements in the Preston Crossing Regional Commercial Area. The proposed amendments will also enable further development opportunities for other large format retail stores in the Preston Crossing Regional Commercial Area.

**Civic Addresses**  
1706, 1745, 1715, and 1707 Preston Avenue North

**Legal Descriptions**  
Block A1, C, D & E Plan 02SA08290; Block F, G, H, J & M Plan 101850825; Block N & P Plan 101991427; Block QQ, RR & SS Plan 102080179



**PROPOSED AMENDMENT TO DIRECT CONTROL DISTRICT**

 DCD3 - Preston Crossing

File No. RZ13-2022

**INFORMATION** – Questions regarding the proposed amendment or requests to view the City of Saskatoon Official Community Plan, the City of Saskatoon Zoning Bylaw and Zoning Map, or the DCD3 Concept Plan be directed to the following without charge:

Community Services Division, Planning and Development Department  
Phone: 306-986-2061 (Robyn Rechenmacher)

**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, April 24th, 2024, 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](http://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 **10:00 a.m. on Monday, April 22, 2024**, will be forwarded to City Council.

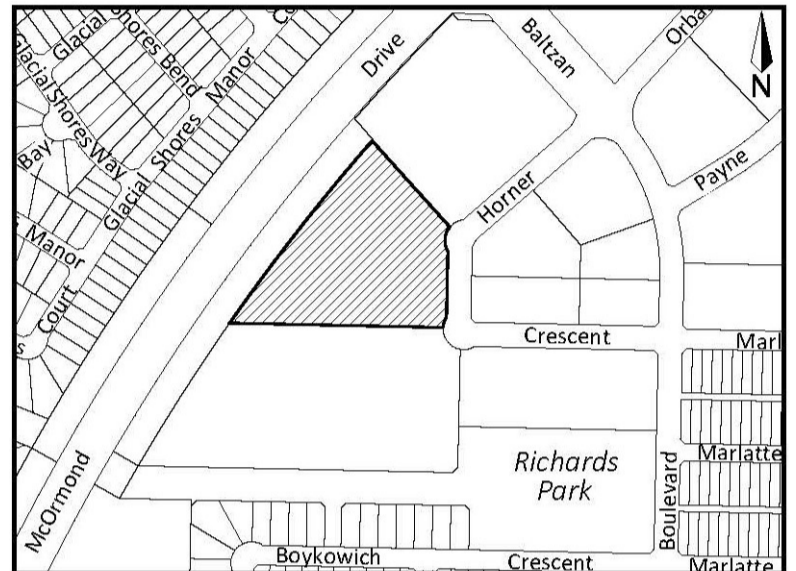
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## NEIGHBOURHOOD CONCEPT PLAN NOTICE EVERGREEN NEIGHBOURHOOD CONCEPT PLAN – PROPOSED AMENDMENT


Saskatoon City Council will consider an amendment to the Evergreen Neighbourhood Concept Plan proposed by North Prairie Developments Ltd. The proposed amendment to the Concept Plan Land Use Map will redesignate a 2.02 ha. (5.0 ac.) portion of land in the northern section of 235 Horner Crescent from 'Low/Medium Density Multi-Unit' to 'Mixed Use (Commercial/Residential/institutional)'.

**Civic Address**  
235 Horner Crescent

**LEGAL DESCRIPTION**  
• Part of Block SS Plan 102209307



**EVERGREEN PROPOSED CONCEPT PLAN AMENDMENT**

 From Low/Medium Density Multi-Unit to Mixed Use

CPA\_069\_03AD

**REASON FOR THE AMENDMENT** – The area is currently undeveloped and the proposed Evergreen Neighbourhood Concept Plan amendment, in conjunction with an Official Community Plan Land Use Map amendment (Bylaw No. 9980) and Zoning Bylaw amendment (Bylaw No. 9981), would provide for mixed-use development, potentially including residential, commercial, and institutional land uses on the northern portion of the 235 Horner Crescent.

Additional information on the proposed amendment may be viewed on the Engage page on the City of Saskatoon website at [saskatoon.ca/engage/235-horner-crescent](http://saskatoon.ca/engage/235-horner-crescent).

**INFORMATION** – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view 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: (306-986-2061) (Robyn Rechenmacher)

**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, April 24, 2024 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

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All submissions received by the City Clerk by **5:00 p.m. on Monday, April 22, 2024**, will be forwarded to City Council.

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## CARBON MONOXIDE ALARMS SAVE LIVES

Carbon monoxide (CO) is an odourless, colourless, tasteless, deadly gas. Elevated levels of carbon monoxide can cause illness or death before people even know it is there.

A carbon monoxide alarm will alert you if dangerous levels of carbon monoxide are accumulating. Carbon monoxide alarms should be installed outside each sleeping area and are most effective when interconnected throughout your home.

If your carbon monoxide alarm sounds or you suspect carbon monoxide in your home, immediately move to a location with fresh air and call 9-1-1.

For more information, visit [saskatoon.ca/fire](http://saskatoon.ca/fire).

## ZONING NOTICE

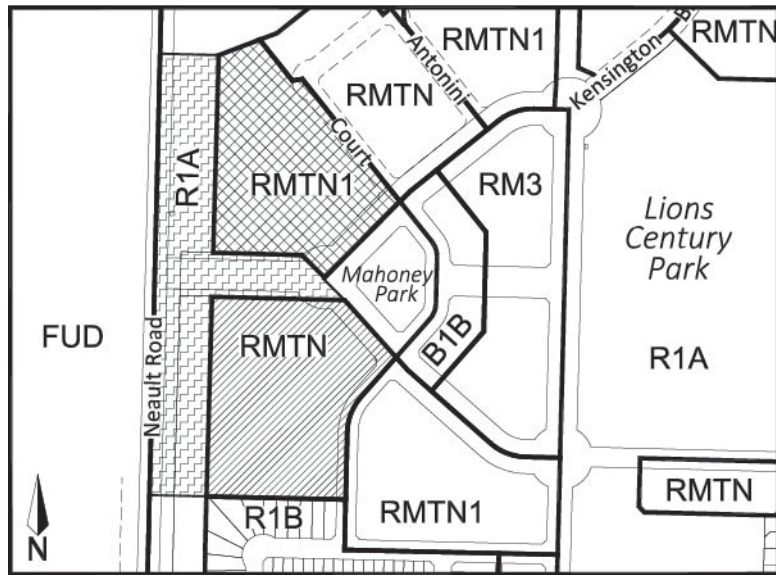
### KENSINGTON NEIGHBOURHOOD

#### PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9982 THE ZONING AMENDMENT BYLAW, 2024 (No. 4)

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) proposed by Saskatoon Land to rezone land in the Kensington Neighbourhood. By way of Bylaw No. 9982, The Zoning Amendment Bylaw, 2024 (No.4), the subject sites located adjacent to Kensington Gate West, on the westerly edge of the Kensington Village Centre, are proposed to be rezoned from RMTN – Townhouse Residential District and RMTN1 – Medium Density Townhouse Residential District 1 to RM3 – Medium Density Multiple-Unit Dwelling District. To ensure consistent zoning district boundaries, the application also includes rezoning the road allowance to the west and between the subject sites from R1A - One-Unit Residential District to RM3 - Medium Density Multiple-Unit Dwelling District.

#### Legal Description

- Block R Plan 102408320
- Block W Plan 102193534
- MB7 Plan 102408320
- MB5 and MB6 Plan 102193534
- MB4 Plan 102171732
- NE 35-36-06-W3M



**PROPOSED ZONING AMENDMENT**

	From RMTN to RM3		From R1A to RM3
	From RMTN1 to RM3		

File No. RZ12-2023

**REASON FOR THE AMENDMENT** – The area is currently undeveloped, and the proposed amendment will rezone the subject sites from RMTN District and RMTN1 District 1 to RM3 District. The purpose of the RMTN and RMTN1 Districts is to provide for comprehensively planned low to medium-density multiple-unit dwellings in the form of townhouses, dwelling groups and other building forms, as well as related community uses. Saskatoon Land is proposing to rezone the subject sites to RM3 District to provide for a variety of residential developments in a medium-density form, as well as related community uses. The proposed rezoning, in conjunction with the Kensington Neighbourhood Concept Plan amendments, will provide for the future development which aligns with the vision of the Kensington Village Centre.

Additional information on the proposed rezoning may be viewed on the Engage page on the City of Saskatoon website at [saskatoon.ca/engage/kensington-village-centre](http://saskatoon.ca/engage/kensington-village-centre).

**INFORMATION** – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view 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: (306-986-2061) (Robyn Rechenmacher)

**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, April 24, 2024 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

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c/o City Clerk's Office, City Hall  
222 Third Avenue North, Saskatoon, SK S7K 0J5.

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## ZONING NOTICE

### PROPOSED ZONING BYLAW TEXT AMENDMENT - DIRECT CONTROL DISTRICT 3 – BYLAW NO. 9983, THE ZONING AMENDMENT BYLAW, 2024 (No. 5)

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) proposed by McElhanney on behalf of Canadian Tire Development Ltd. By way of Bylaw No. 9983, The Zoning Amendment Bylaw, 2024 (No. 5), text amendments are proposed to Section 13.3 Direct Control District 3 (DCD3) of the Zoning Bylaw, which regulates all development within the Preston Crossing Regional Retail Area. The proposed amendments include:

- Reduce required parking spaces from one space per 20 square metres of gross floor area to one space per 30 square metres of gross floor area for all permitted and accessory uses. Should City Council adopt regulations to remove parking requirements under the ongoing work associated with the Housing Accelerator Fund, those amendments would take precedent over the proposed new parking rate;
- Allow for a permanent accessory building within an outdoor sales area that is associated with a larger format retail store; and
- Clarify that an outdoor sales area does not have to be immediately adjacent to the large format retail store that it is associated with.

Additional information on the proposed amendment may be viewed on the Engage page on the City of Saskatoon website at [saskatoon.ca/engage/direct-control-district-3-concept-plan-and-zoning-bylaw-text-amendment](http://saskatoon.ca/engage/direct-control-district-3-concept-plan-and-zoning-bylaw-text-amendment).

**REASON FOR THE AMENDMENT** – The proposed text amendments, in conjunction with proposed amendments to the DCD3 Concept Plan, will facilitate the expansion of the existing Canadian Tire store, establish a permanent outdoor sales area and provide for further site improvements in the Preston Crossing Regional Retail Area. The proposed amendments will also enable further development opportunities for other large format retail stores in the Preston Crossing Regional Commercial Area.

**INFORMATION** – Questions regarding the proposed amendment, arrangements to review the proposed amending Bylaw, or requests to view the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge during regular business hours:

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## PROPERLY DISPOSE OF SMOKING MATERIALS

Smoking materials is a leading cause of outdoor fires. Reduce the risk of fire by safely disposing cigarette butts after use.

- Use deep, heavy ashtrays that do not tip over.
- Use ashtrays that are made out of non-combustible materials like metal, ceramic or glass and have a lid.
- Don't let ashtrays become so full that hot ashes might spill over the side.
- When outside, partially fill your ashtray with sand or water to discard and douse your cigarette in.
- Never discard smoking materials in vegetation, mulch, peat moss, potted plants, leaves, grasses, or other easily combustible materials.

For more information, visit [saskatoon.ca/fire](http://saskatoon.ca/fire).



## NEEDLES & SHARPS

If you find a needle, follow these steps:

- Do not recap the needle.
- Wear garden, work or medical gloves.
- Use tweezers, pliers or tongs to pick up the needle by the end that is not the sharp end. Keep away from your body.
- Place the needle, sharp end first, into a hard container that needles cannot poke through (e.g. liquid laundry detergent or bleach container).
- Fill a container no more than 3/4 full. If a container is too full, the needles may poke through the side.
- Put the container lid on tightly and tape it.
- Wash your hands with soap and water.
- Store the container in a safe place away from children until you can dispose of it safely.
- Do not place needles in city garbage or recycling.
- Place in a needle drop box in your community.

Call 306-655-4664 if you do not have these clean-up items.

If you are not comfortable handling or disposing of a needle on public property, call the Saskatoon Fire Department: **306-975-3030**.

For more information, visit [saskatoon.ca/fire](http://saskatoon.ca/fire).

