

LAND USE APPLICATIONS
August 1, 2023 – December 31, 2023

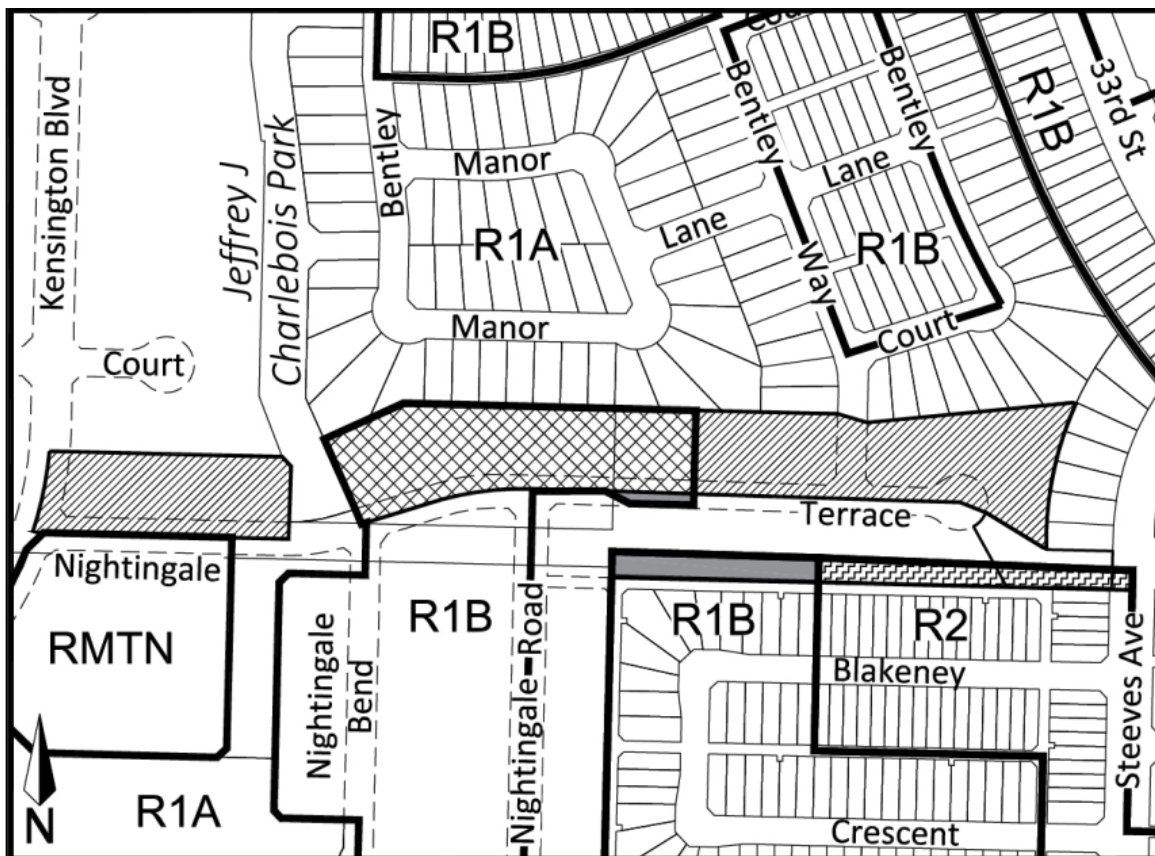
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LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

1. Rezoning Applications:

Application No:	Z14/23
Applicant:	Saskatoon Land
Civic Address:	N/A
Legal Description:	SE 02-37-06-3, Plan 101836076; LSD 3-02-37-06-3; Block A, Plan 98SA07556
Neighbourhood:	Kensington
Existing Zoning:	R1A
Proposed Zoning:	R2
Proposed Use:	Residential
Date Received:	September 28, 2023



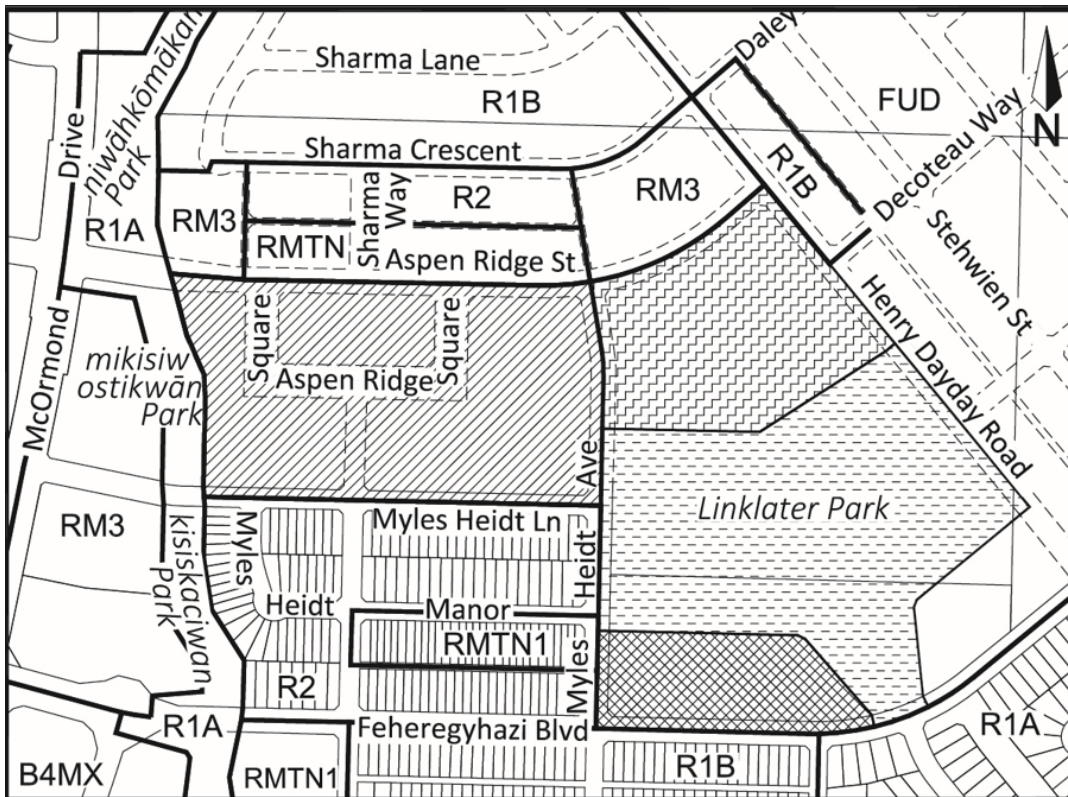
PROPOSED ZONING AMENDMENT

- | | |
|---|---|
|  From R1A to R2 |  From R1B to R2 |
|  From R1B to R1A |  From R2 to R1A |


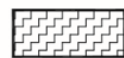


File No. RZ14-2023

LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	Z15/23
Applicant:	Saskatoon Land
Civic Address:	N/A
Legal Description:	In the SW 14 Sec 17; All of L.S.D. 5 and Part of L.S.D. 3 and L.S.D. 6 All in Twp. 37 Rge. 4 W3 Me
Neighbourhood:	Aspen Ridge
Existing Zoning:	FUD
Proposed Zoning:	RM3, R1A, RMTN1, FUD(H)
Proposed Use:	Residential, school site, MR, future urban development
Date Received:	October 11, 2023



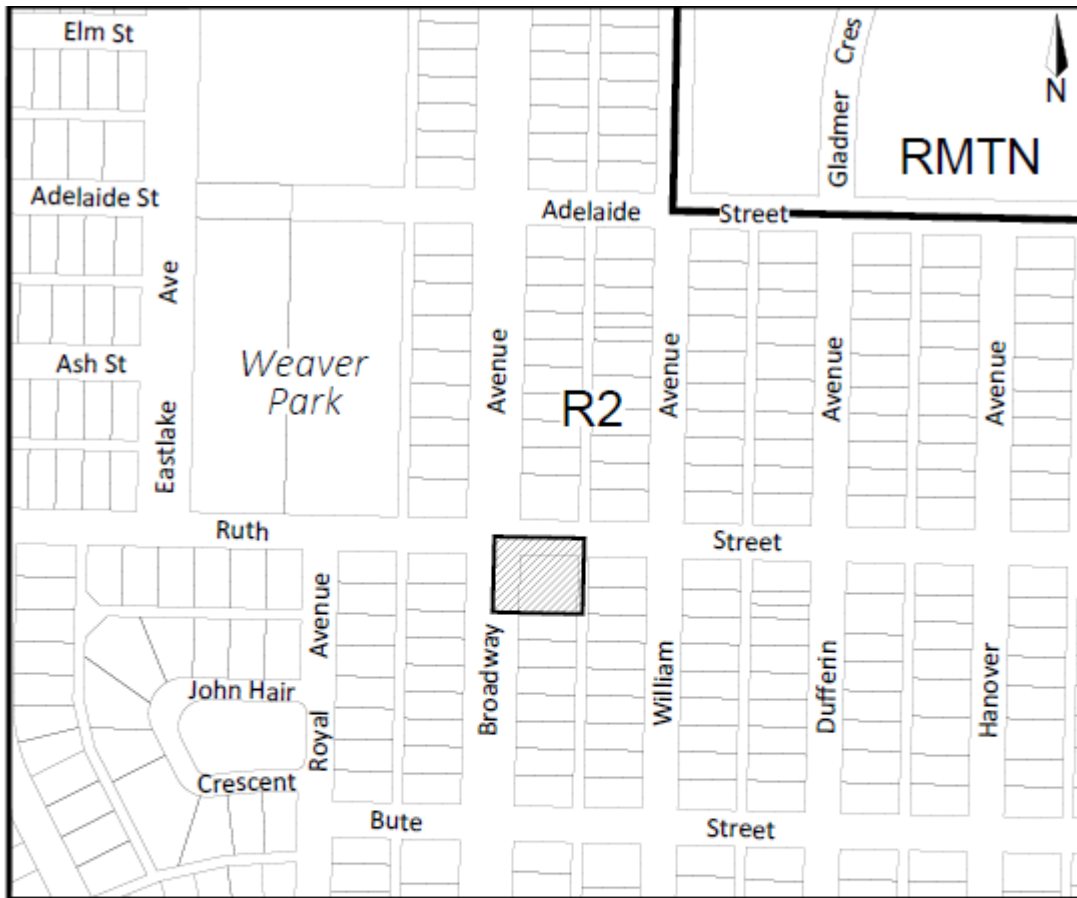
PROPOSED ZONING AMENDMENT

- | | |
|--|---|
|  From FUD to FUD(H) |  From FUD to RM3 |
|  From FUD to RMTN1 |  From FUD to R1A |

File No. RZ15-2023

LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	Z16/23
Applicant:	Saskatoon Land
Civic Address:	2401 Broadway Avenue
Legal Description:	Lots 1-4, Block 2, Plan G238
Neighbourhood:	Avalon
Existing Zoning:	R2
Proposed Zoning:	RMTN1
Proposed Use:	Residential
Date Received:	October 30, 2023



ZONING AMENDMENT

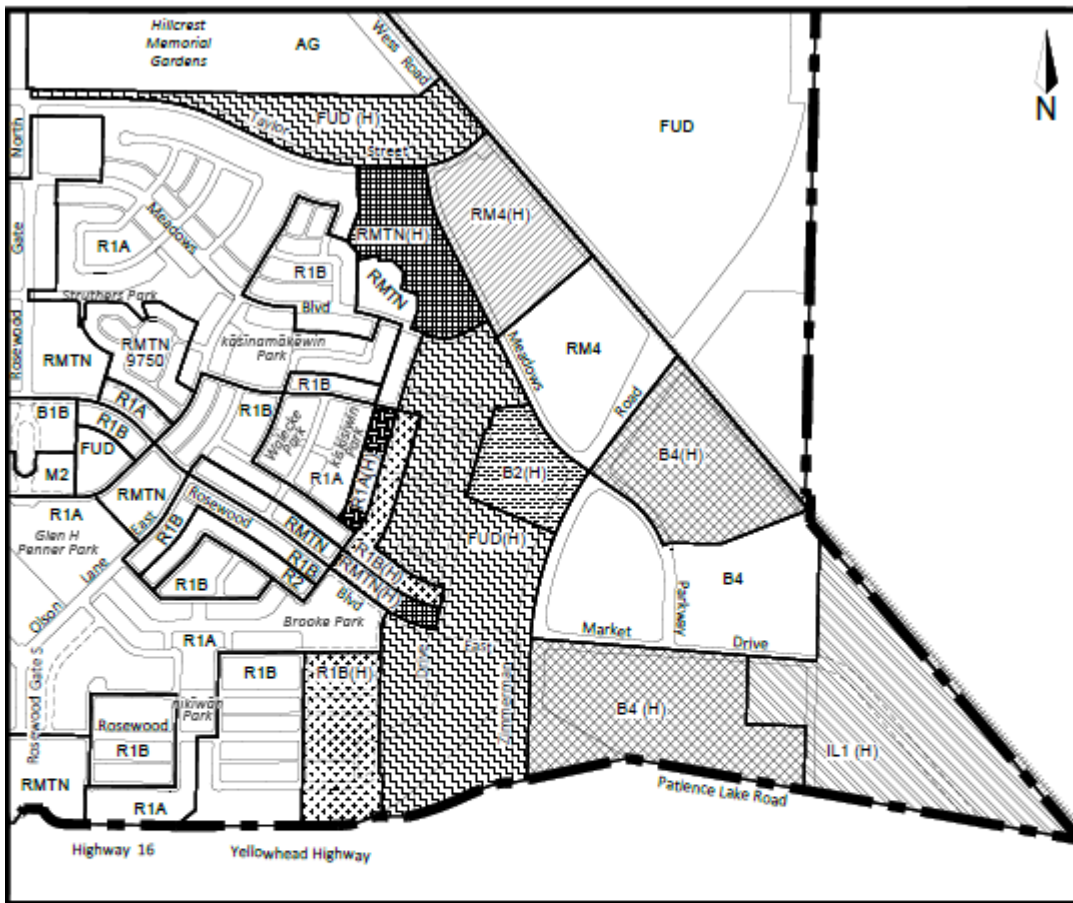
 From R2 to RMTN1

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LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	Z17/23
Applicant:	Arbutus Properties
Civic Address:	Various
Legal Description:	Various
Neighbourhood:	Rosewood
Existing Zoning:	Various
Proposed Zoning:	Various
Proposed Use:	Removal of Holding Symbol for Rosewood
Date Received:	November 2, 2023



ZONING AMENDMENT

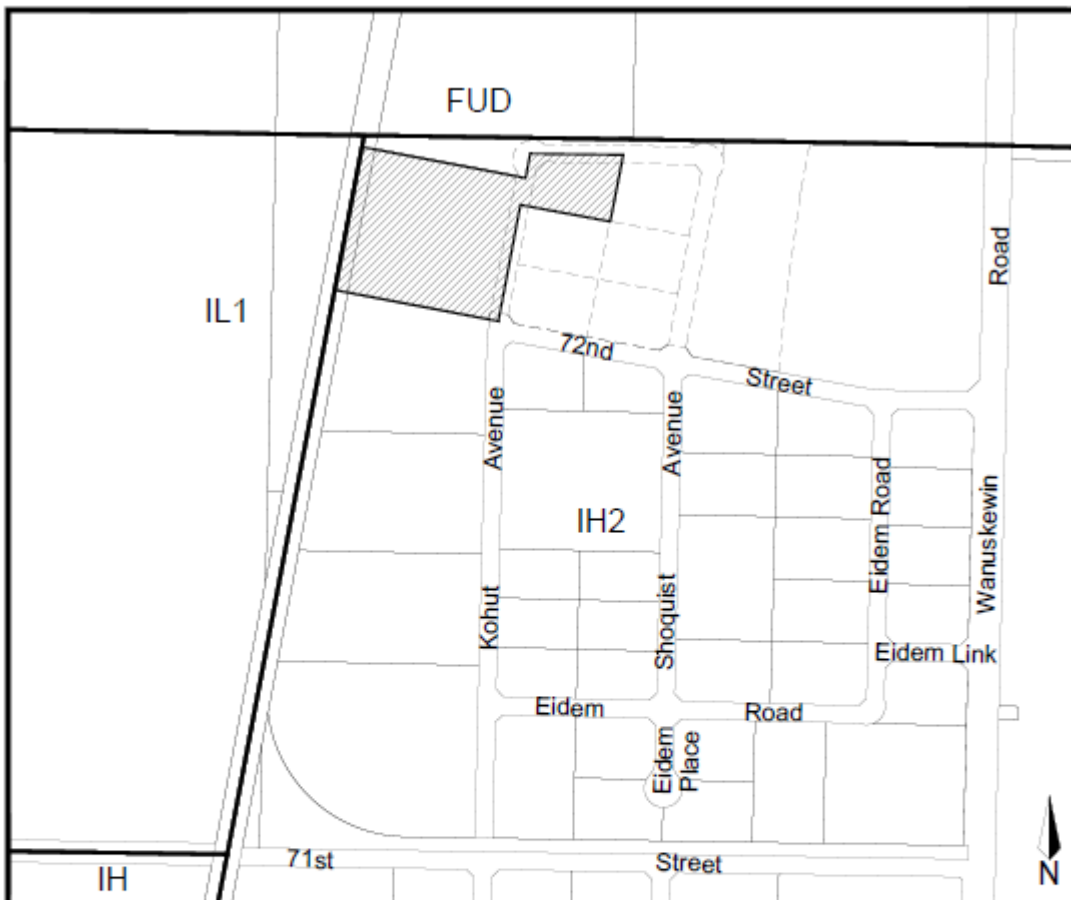
- | | | | |
|--|----------------------|--|--------------------|
| | From R1A(H) to R1A | | From B2(H) to B2 |
| | From R1B(H) to R1B | | From B4(H) to B4 |
| | From RMTN(H) to RMTN | | From IL1(H) to IL1 |
| | From RM4(H) to RM4 | | From FUD(H) to FUD |

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LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	Z18/23
Applicant:	Saskatoon Land
Civic Address:	N/A
Legal Description:	LSD 7-27-37-05-3
Neighbourhood:	Marquis Industrial
Existing Zoning:	IH2
Proposed Zoning:	IH
Proposed Use:	N/A
Date Received:	November 20, 2023



ZONING AMENDMENT

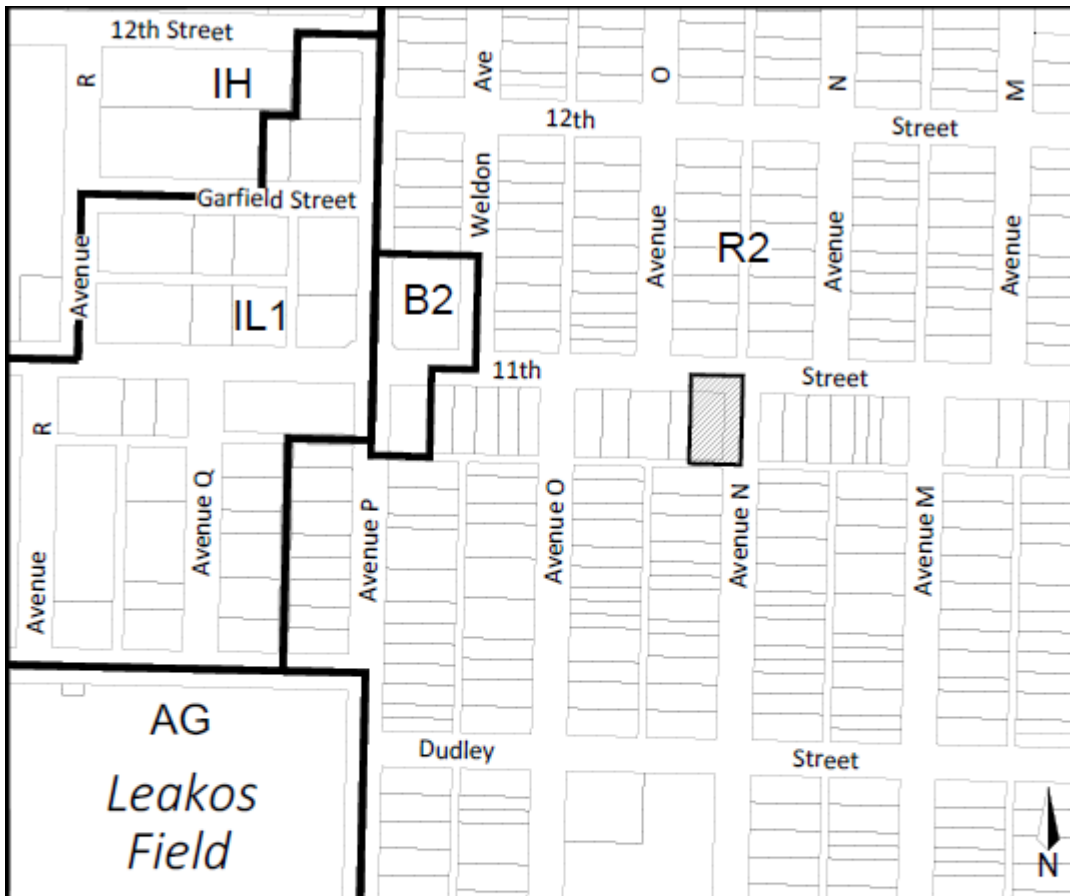
 From IH2 to IH

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LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	Z19/23
Applicant:	Prairie4
Civic Address:	1401 11th ST W
Legal Description:	N/A
Neighbourhood:	Holiday Park
Existing Zoning:	R2
Proposed Zoning:	RM2
Proposed Use:	5-6 unit MUD
Date Received:	November 21, 2023



ZONING AMENDMENT

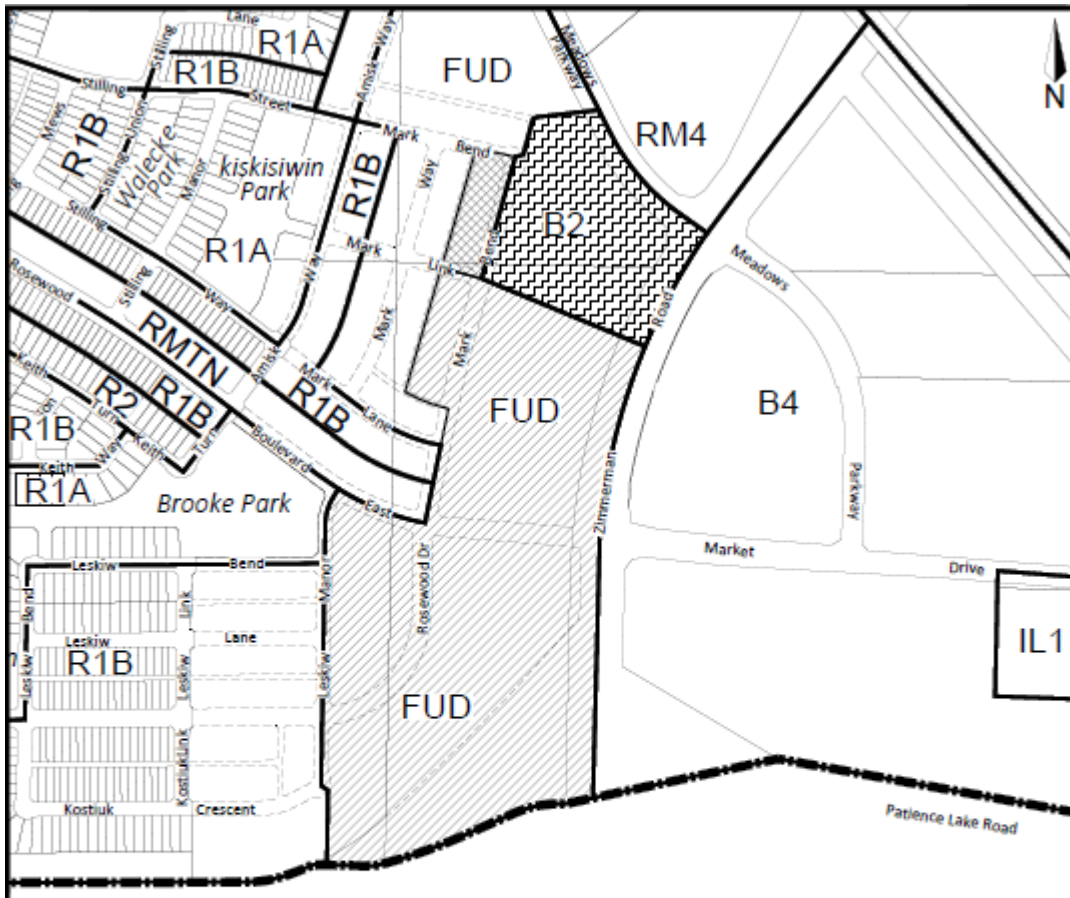
 From R2 to RM2

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LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	Z20/23
Applicant:	Arbutus Properties
Civic Address:	Rosewood Phase 11, 12 & 13
Legal Description:	SE 1/4 SEC.17 TWP 36 RGE4 W3M
Neighbourhood:	Rosewood
Existing Zoning:	FUD
Proposed Zoning:	RMTN1 & RM4
Proposed Use:	Multi-family residential
Date Received:	November 23, 2023



ZONING AMENDMENT

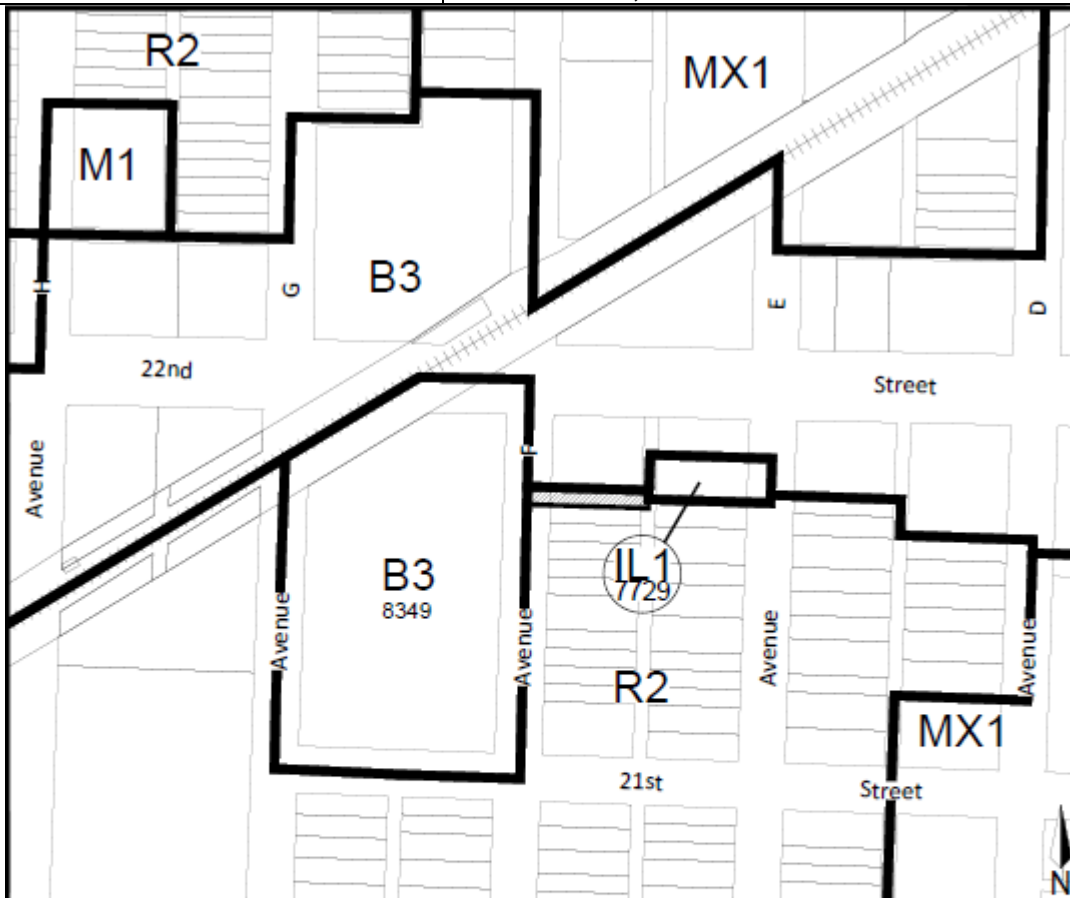
- From FUD to RMTN1
- From FUD to RM4
- From B2 to RM4

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LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	Z21/23
Applicant:	Randy Daou
Civic Address:	110 Ave F S
Legal Description:	N/A
Neighbourhood:	Riversdale
Existing Zoning:	R2
Proposed Zoning:	B3
Proposed Use:	Expansion of adjacent business and/or parking station
Date Received:	December 5, 2023

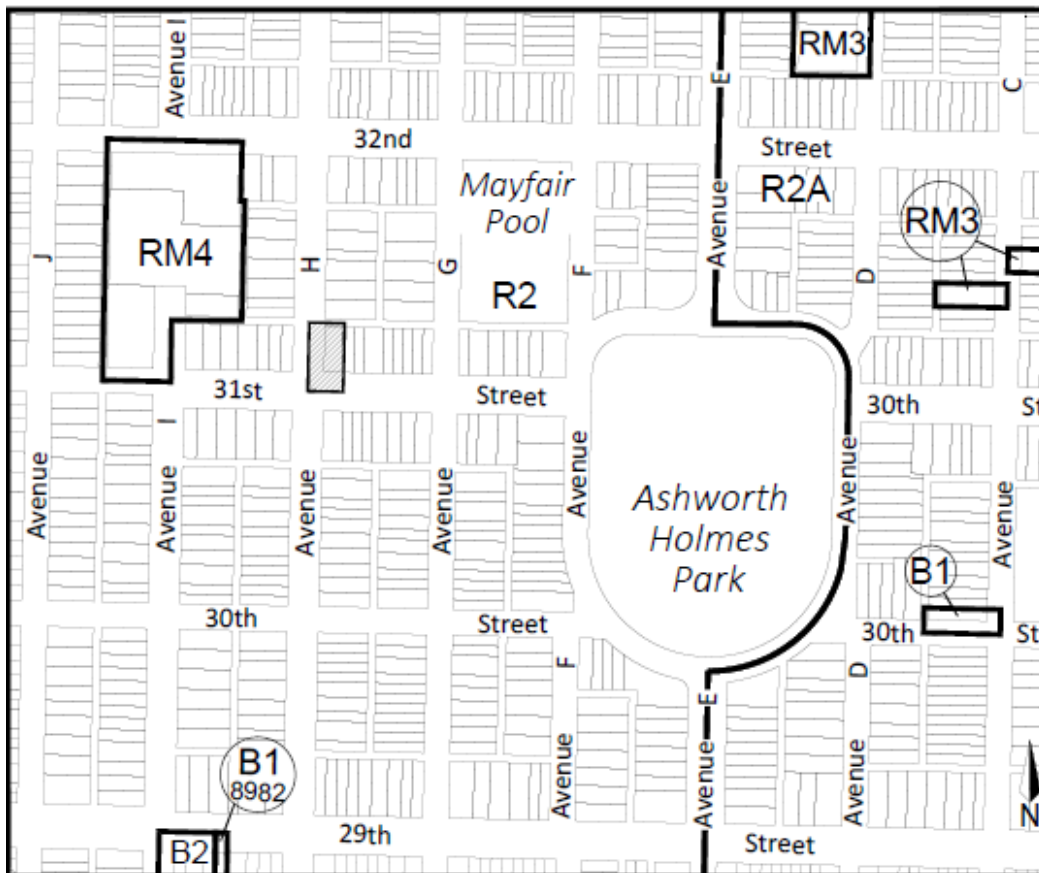


ZONING AMENDMENT


 From R2 to B3

LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	Z22/23
Applicant:	Great West Properties / Wallace Insights
Civic Address:	720 31 st St W
Legal Description:	N/A
Neighbourhood:	Caswell Hill
Existing Zoning:	R2
Proposed Zoning:	RM2
Proposed Use:	5-6 Unit MUD
Date Received:	December 19, 2023



ZONING AMENDMENT

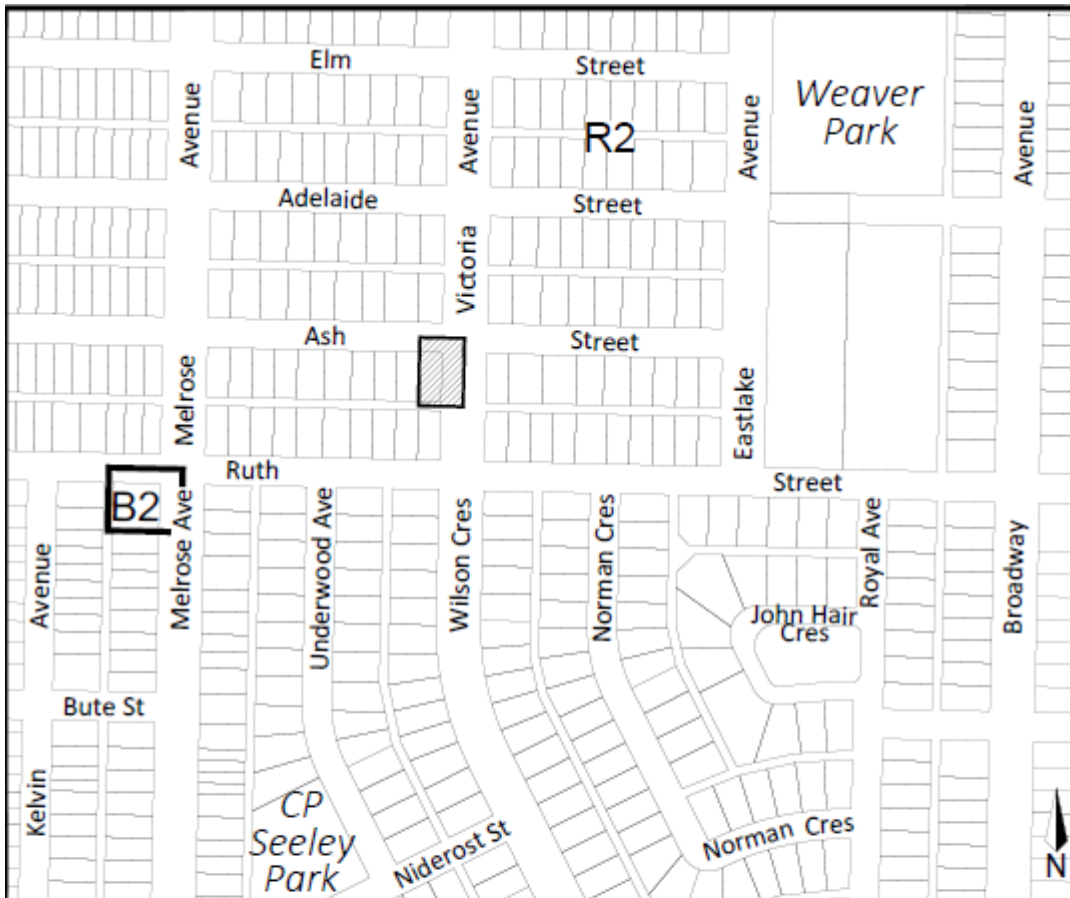
 From R2 to RM2

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LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	Z23/23
Applicant:	Great West Properties / Wallace Insights
Civic Address:	336 Ash Street
Legal Description:	N/A
Neighbourhood:	Queen Elizabeth
Existing Zoning:	R2
Proposed Zoning:	RM2
Proposed Use:	5-6 Unit MUD
Date Received:	December 20, 2023



ZONING AMENDMENT

 From R2 to RM2

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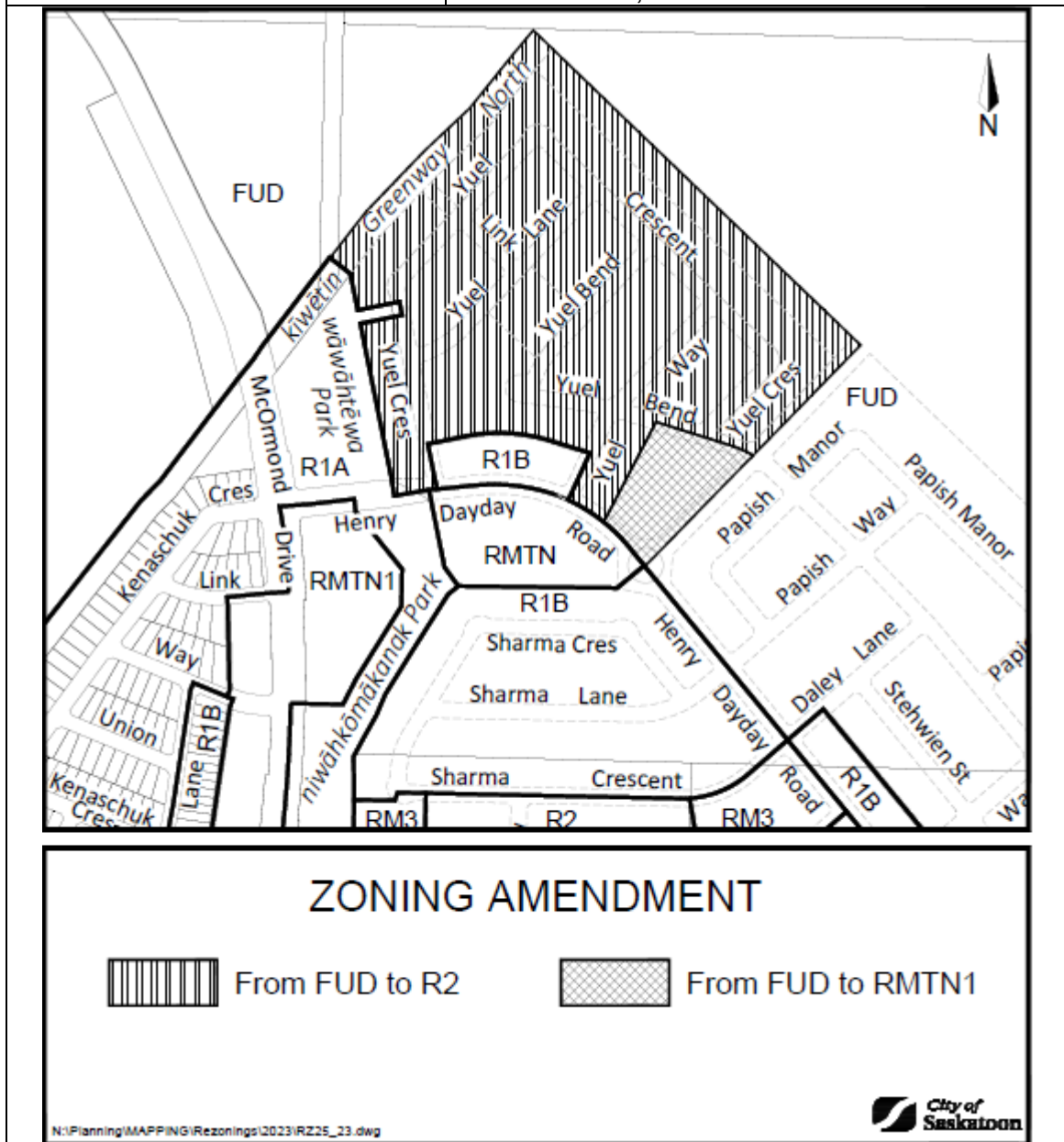
LAND USE APPLICATIONS
August 1, 2023 – December 31, 2023

Application No:	Z24/23
Applicant:	Great West Properties / Wallace Insights
Civic Address:	335 Carleton Drive
Legal Description:	N/A
Neighbourhood:	College Park
Existing Zoning:	R2
Proposed Zoning:	RM2
Proposed Use:	5-6 unit MUD
Date Received:	December 20, 2023

Withdrawn

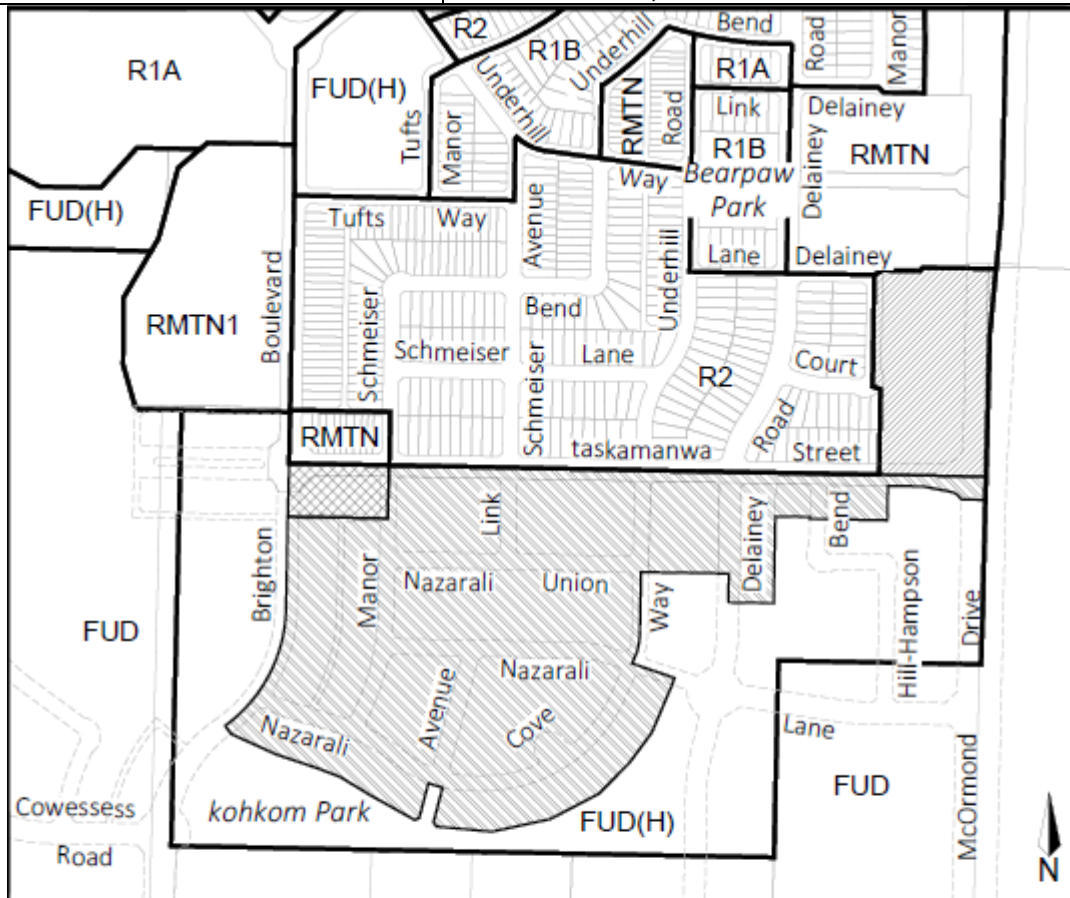
LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	Z25/23
Applicant:	Saskatoon Land
Civic Address:	Aspen Ridge Phase D2 (Yuel Crescent/Lane/Link)
Legal Description:	N/A
Neighbourhood:	Aspen Ridge
Existing Zoning:	FUD
Proposed Zoning:	R2 and RMTN1
Proposed Use:	As per Concept Plan
Date Received:	December 21, 2023



LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	Z26/23
Applicant:	Saskatoon Land
Civic Address:	Brighton Phase D2 (Nazarali area south of Taskamanwa Street)
Legal Description:	N/A
Neighbourhood:	Brighton
Existing Zoning:	FUD
Proposed Zoning:	RM3, RMTN, R2
Proposed Use:	As per Concept Plan
Date Received:	December 21, 2023



ZONING AMENDMENT



From FUD(H) to RMTN



From FUD(H) to R2



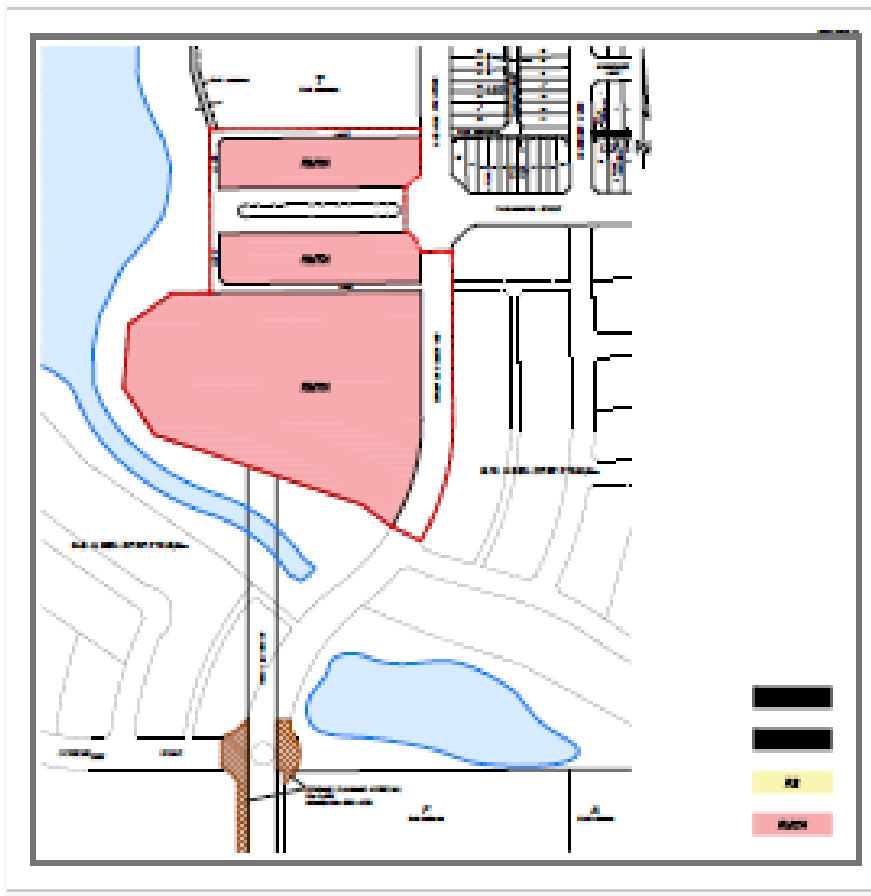
From FUD(H) to RM3

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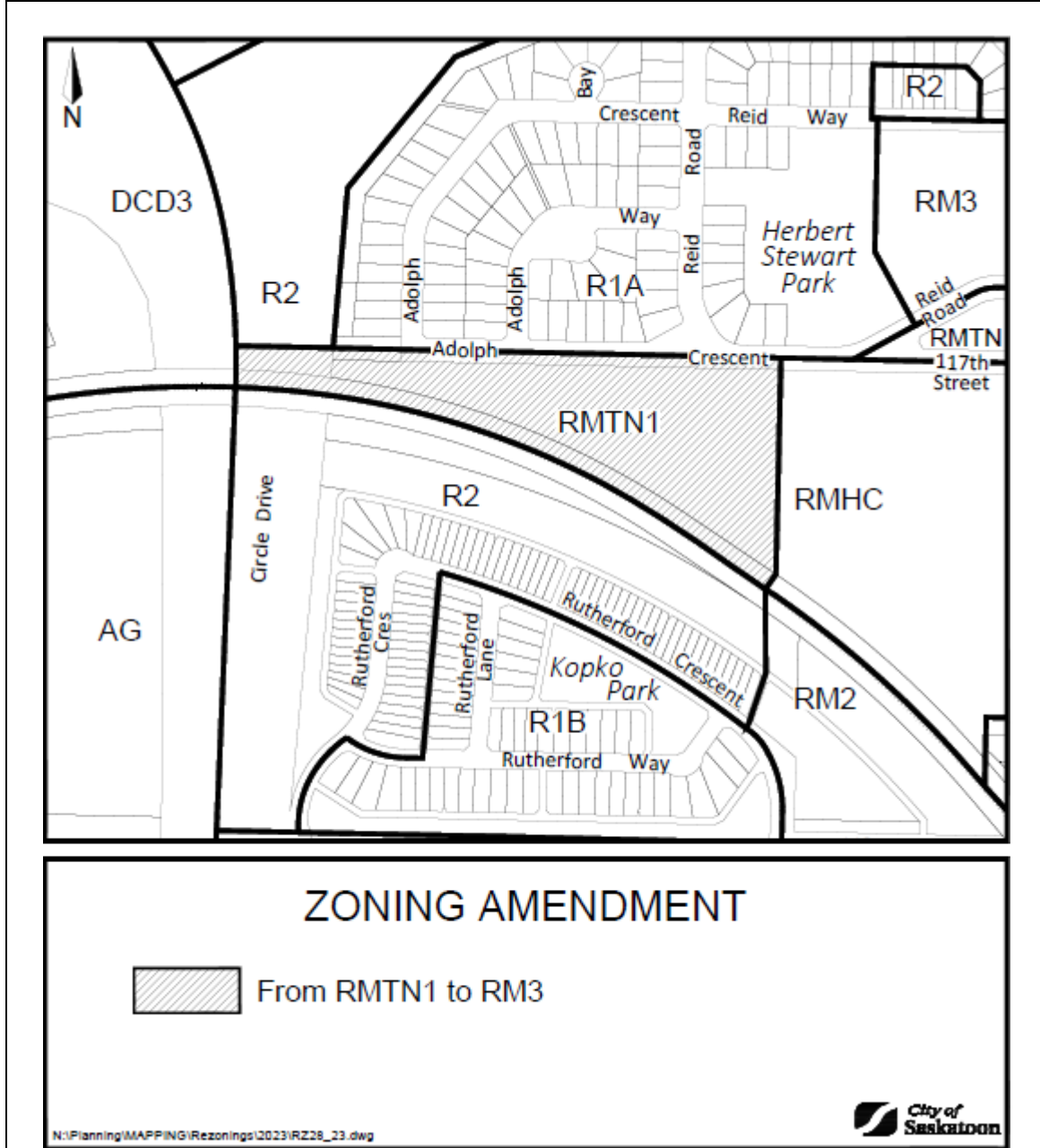
LAND USE APPLICATIONS
August 1, 2023 – December 31, 2023

Application No:	Z27/23
Applicant:	Dream Asset Management Corp.
Civic Address:	Brighton Phase 11-3
Legal Description:	N/A
Neighbourhood:	Brighton
Existing Zoning:	R2
Proposed Zoning:	RMTN
Proposed Use:	Multi-family Residential
Date Received:	December 21, 2023



LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

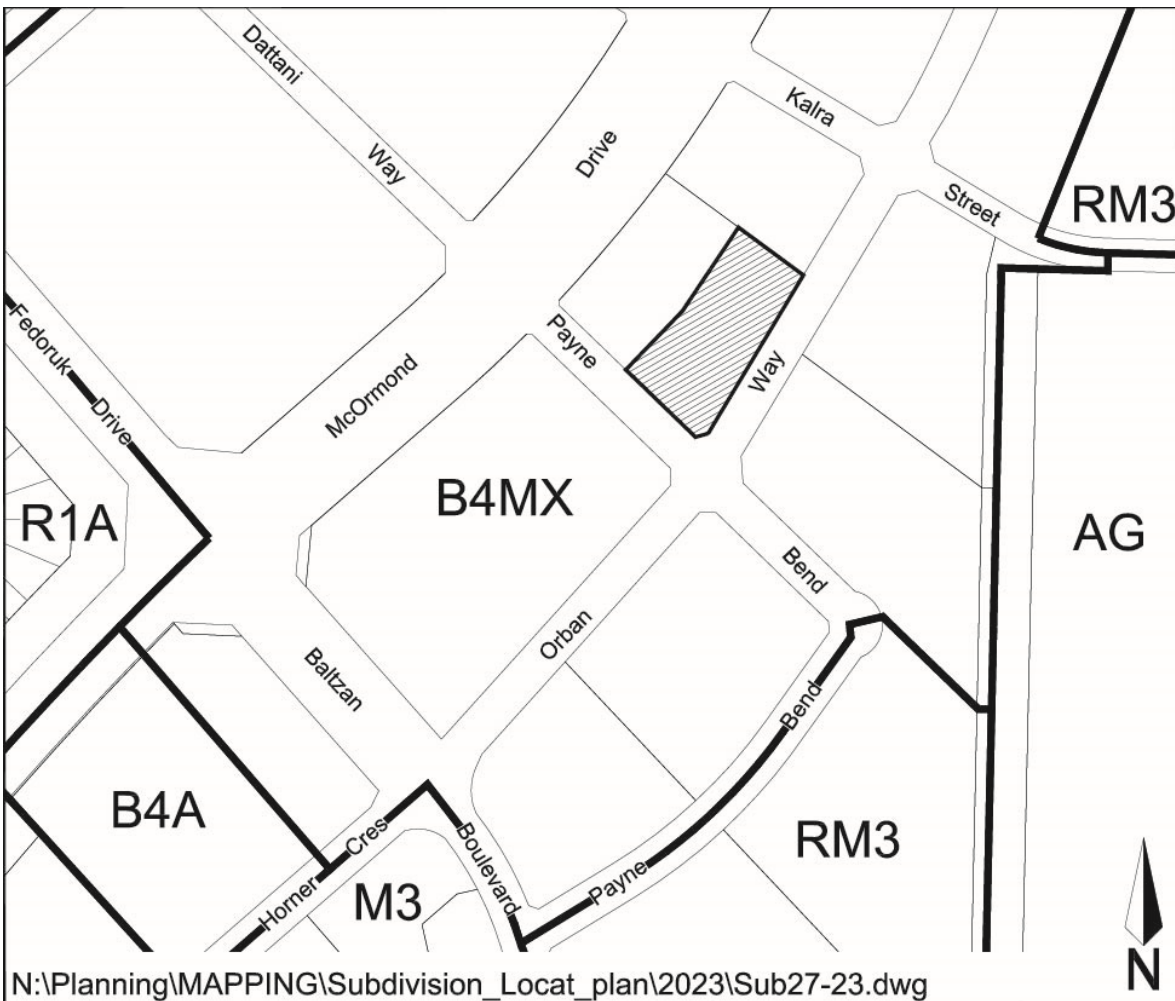
Application No:	Z28/23
Applicant:	National Affordable Housing Corporation
Civic Address:	115 Adolph Crescent
Legal Description:	N/A
Neighbourhood:	Sutherland
Existing Zoning:	RMTN1
Proposed Zoning:	RM3
Proposed Use:	3 Storey walk-up apartment buildings
Date Received:	December 28, 2023



LAND USE APPLICATIONS
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2. Subdivision Applications:

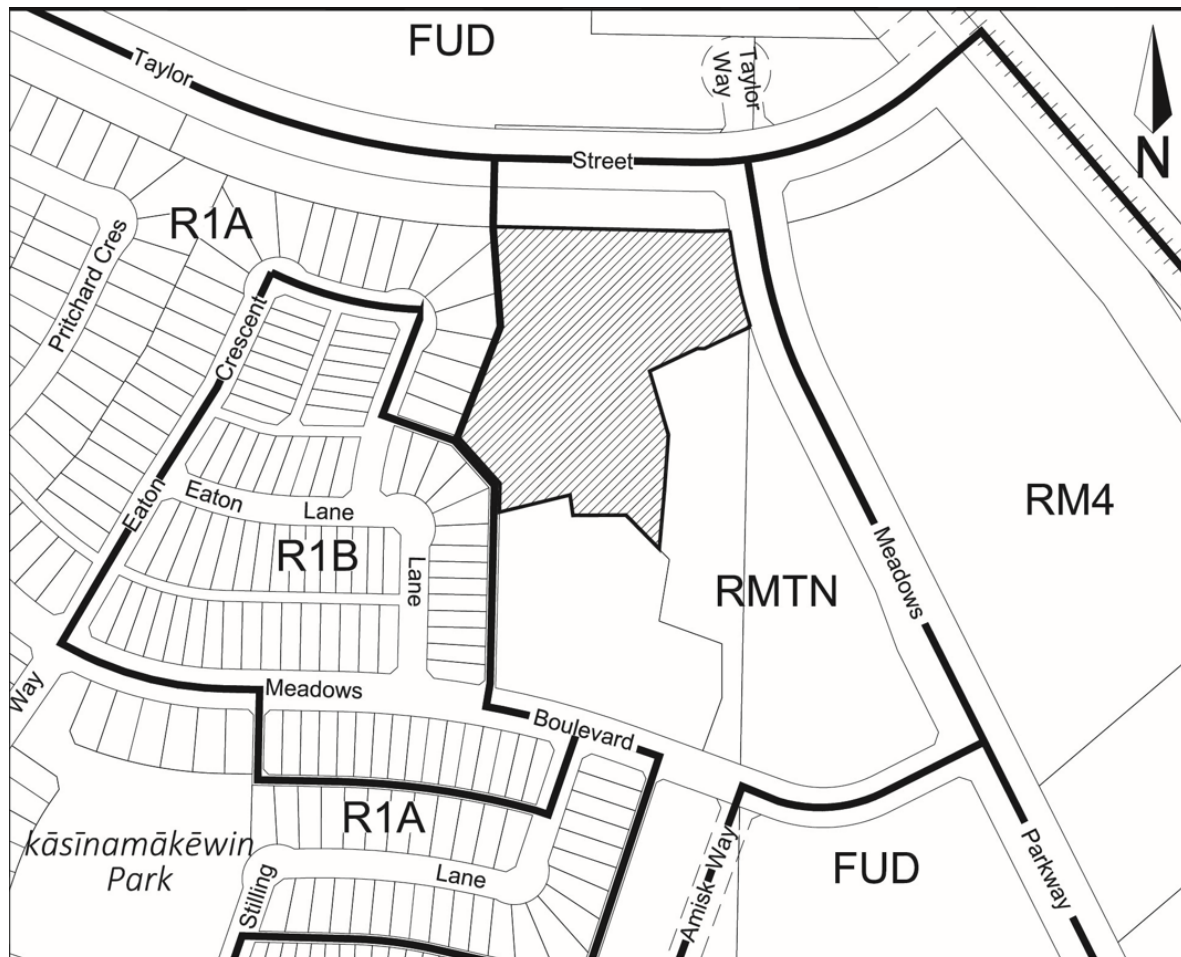
Application No:	PL4300-27-23
Applicant:	102142703 Saskatchewan Ltd.
Civic Address:	1505 19th St W
Legal Description:	Block ZZ, Plan No. 102308082
Neighbourhood:	Evergreen
Zoning Designation:	B4MX
Proposed Use:	To divide a commercial property into 2
Date Received:	August 10, 2023



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LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

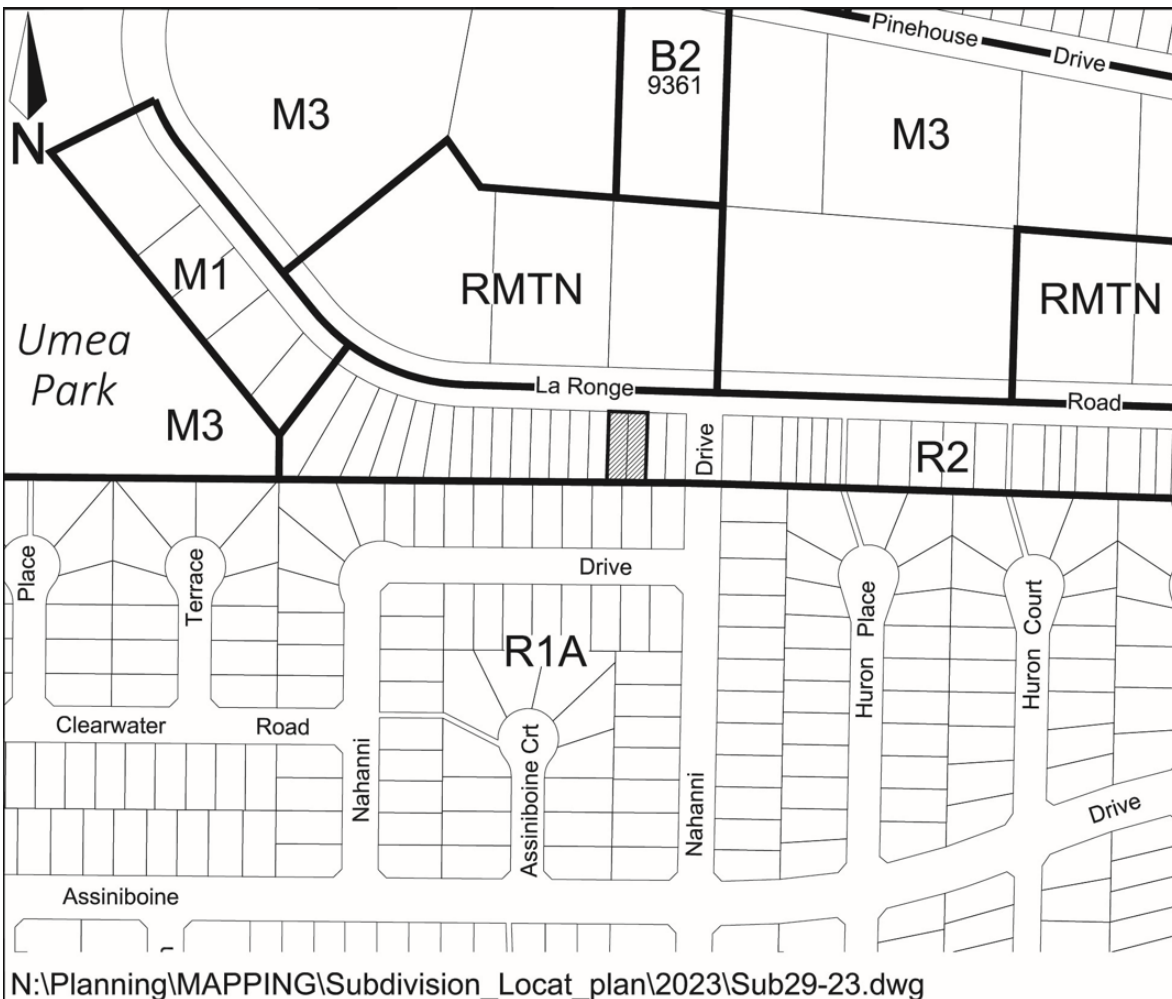
Application No:	PL4300-28-23
Applicant:	Meadows SK Development Inc.
Civic Address:	N/A
Legal Description:	NW 17-36-04-W3M
Neighbourhood:	Rosewood
Zoning Designation:	RMTN
Proposed Use:	To create a parcel for a future townhouse bare land condominium
Date Received:	September 11, 2023



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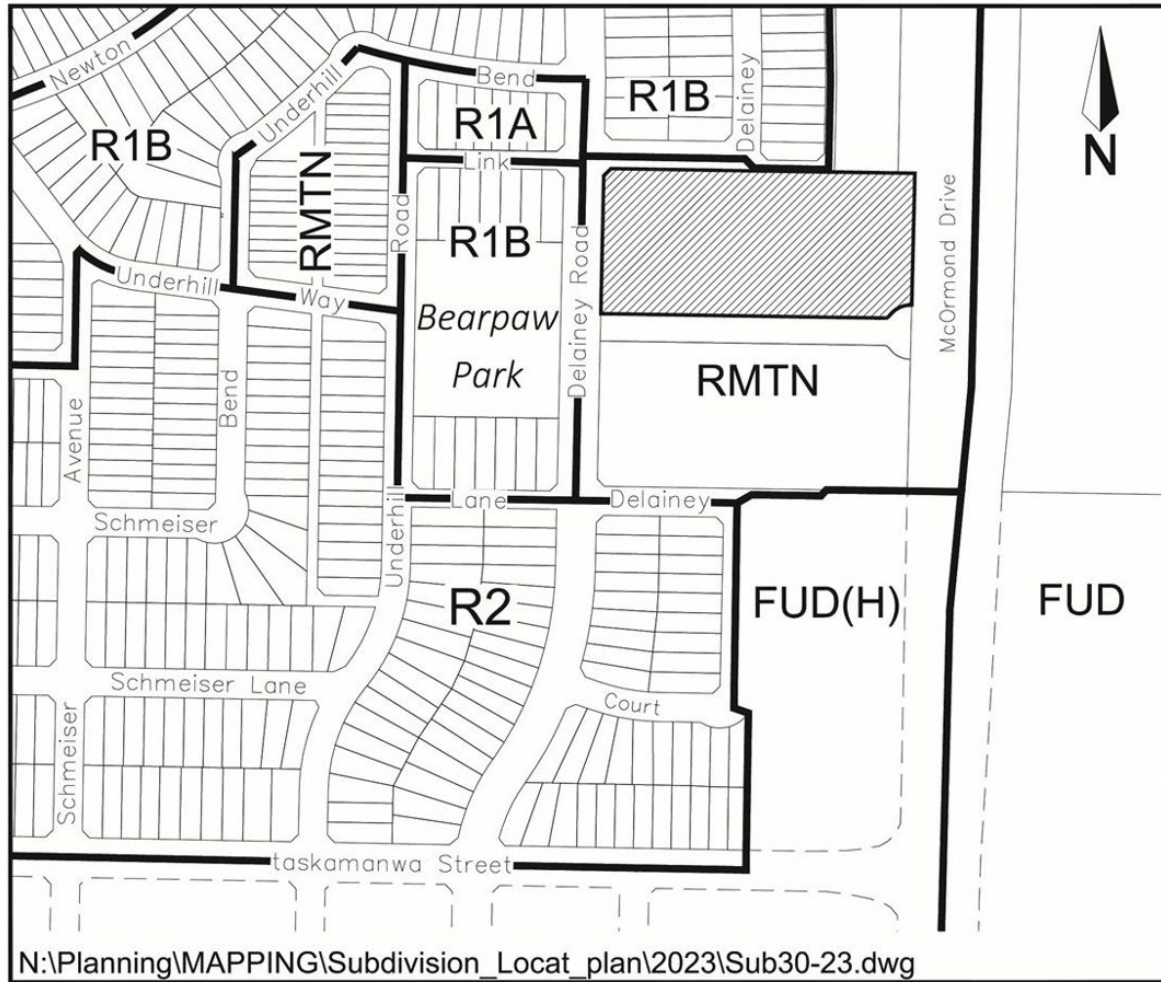
LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	PL4300-29-23
Applicant:	Joanne Scott-Tsui
Civic Address:	231-233 La Ronge Rd
Legal Description:	Lots B1 and B2, Block 622, Plan 78S33985
Neighbourhood:	River Heights
Zoning Designation:	R2
Proposed Use:	To convert two-unit dwelling to a semi-detached dwelling
Date Received:	November 14, 2023



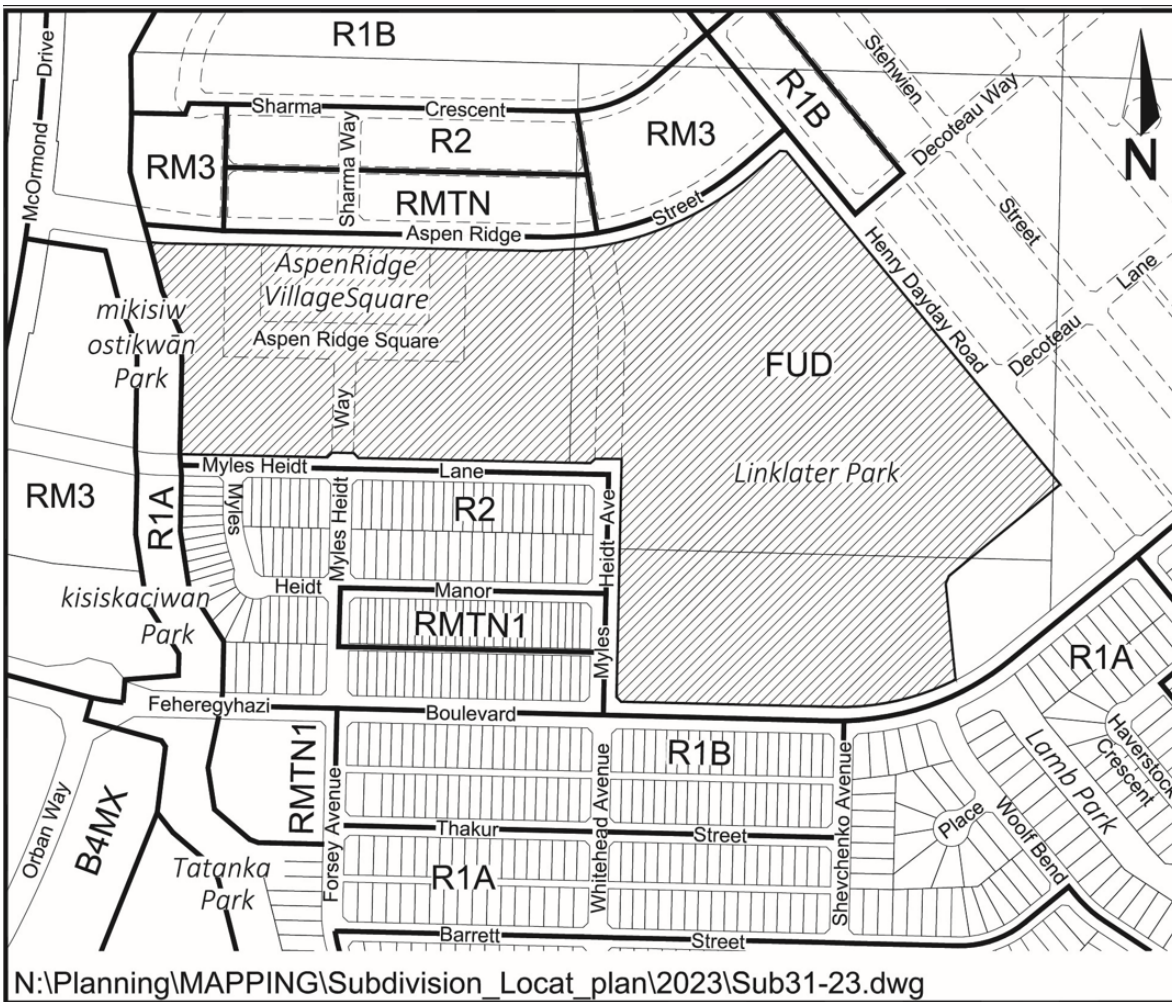
LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	PL4300-30-23
Applicant:	Bomac Industries Ltd.
Civic Address:	515 Delainey Rd
Legal Description:	Block 128, Plan No. 102247646
Neighbourhood:	Brighton
Zoning Designation:	RMTN
Proposed Use:	To create 9 residential bare land condo units
Date Received:	October 12, 2023



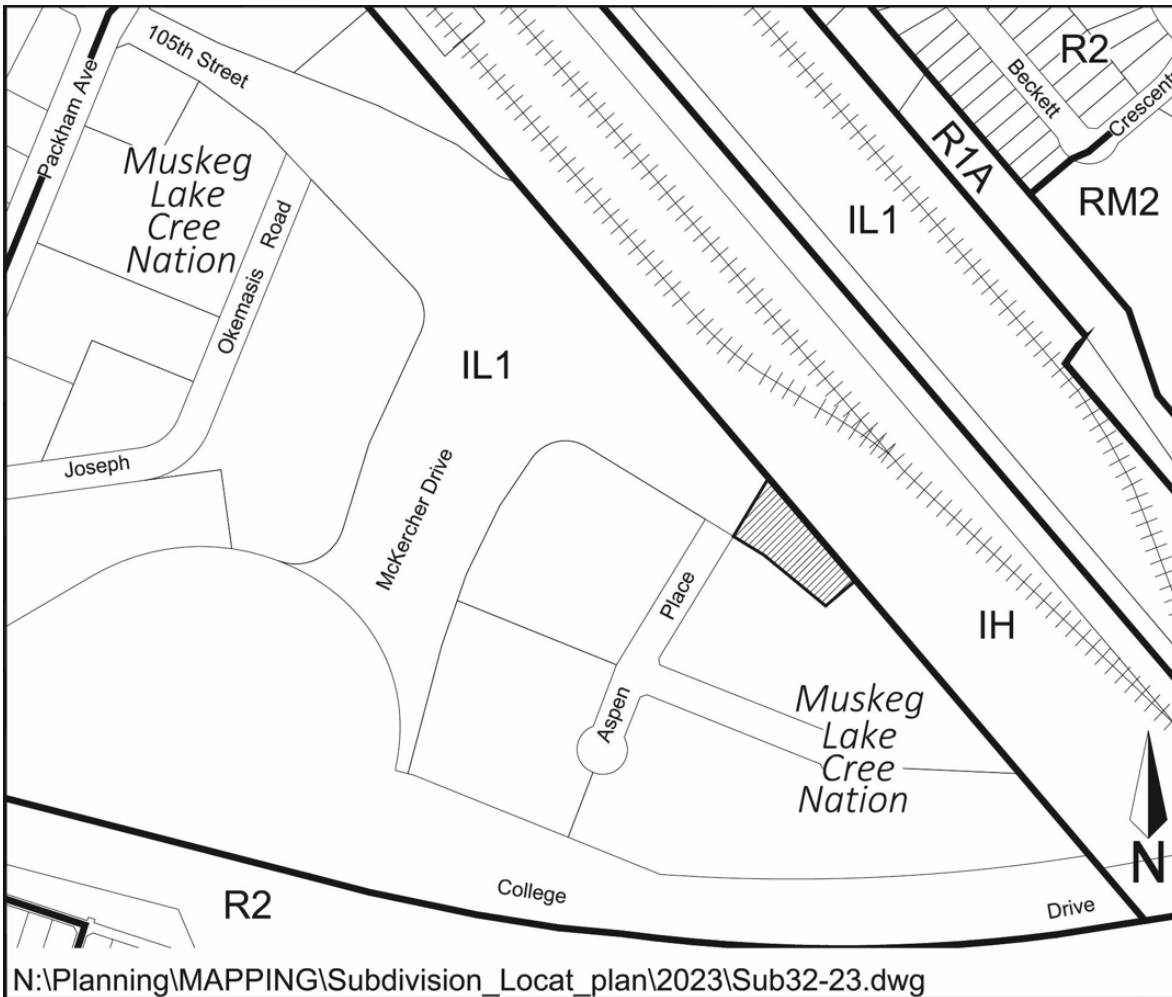
LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	PL4300-31-23
Applicant:	Saskatoon Land
Civic Address:	N/A
Legal Description:	LSD 5, LSD 3, and LSD 6 all within the SW -17-37-04-W3M, and SE-17-37-04-W3M
Neighbourhood:	Aspen Ridge
Zoning Designation:	FUD
Proposed Use:	To create core park (MR18), joint-use school site, and two multi-unit residential parcels
Date Received:	October 11, 2023



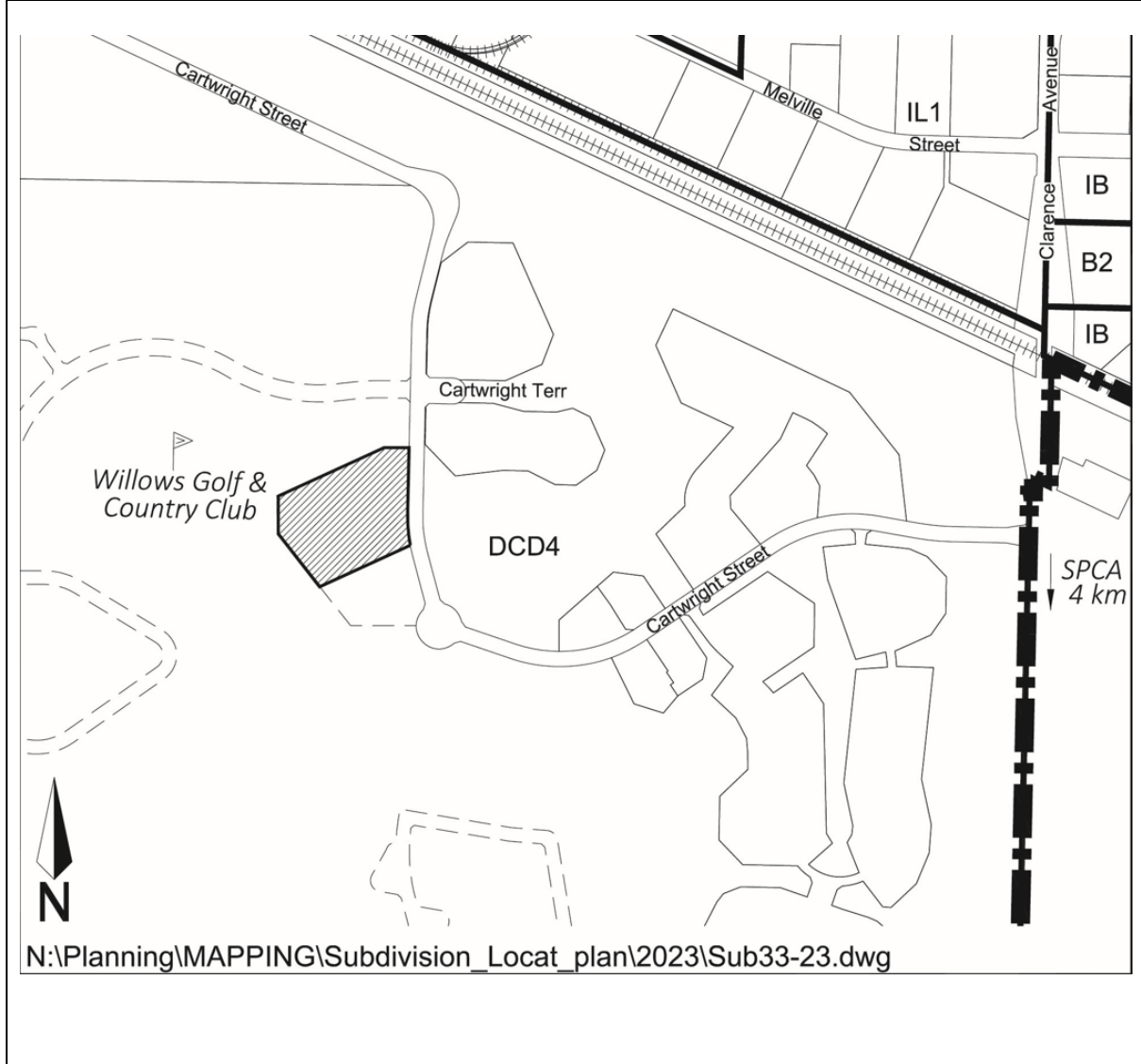
LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	PL4300-32-23
Applicant:	City of Saskatoon
Civic Address:	N/A
Legal Description:	Parcel B, Plan No. 87S40101
Neighbourhood:	Sutherland Industrial
Zoning Designation:	IL1
Proposed Use:	To sell a portion of roadway to adjacent landowner for commercial use
Date Received:	October 23, 2023



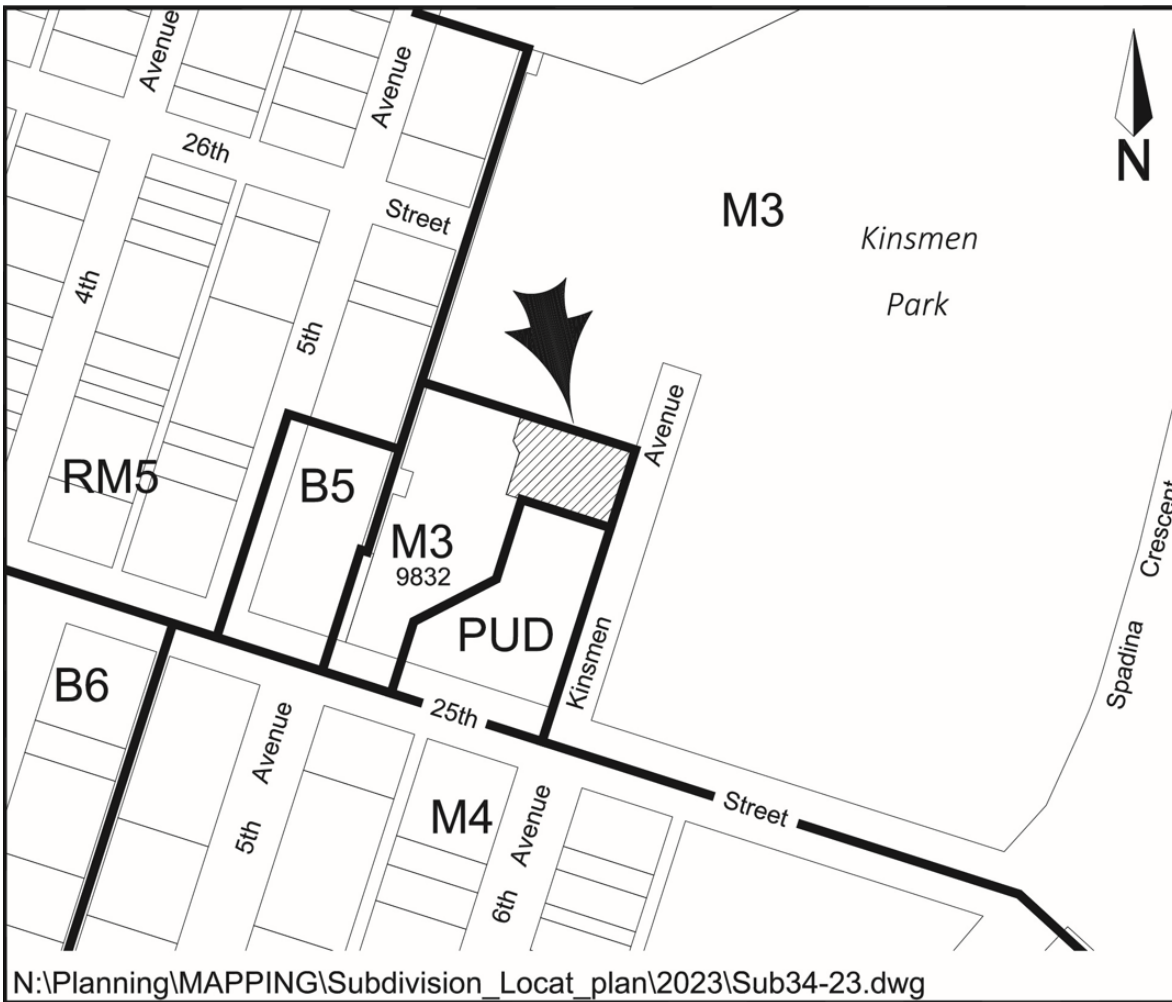
LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	PL4300-33-23
Applicant:	Dream Asset Management Corp.
Civic Address:	328 Cartwright St
Legal Description:	Parcel B, Plan No. 101456209
Neighbourhood:	The Willows
Zoning Designation:	DCD4
Proposed Use:	To create parcel for multi-unit development
Date Received:	November 1, 2023



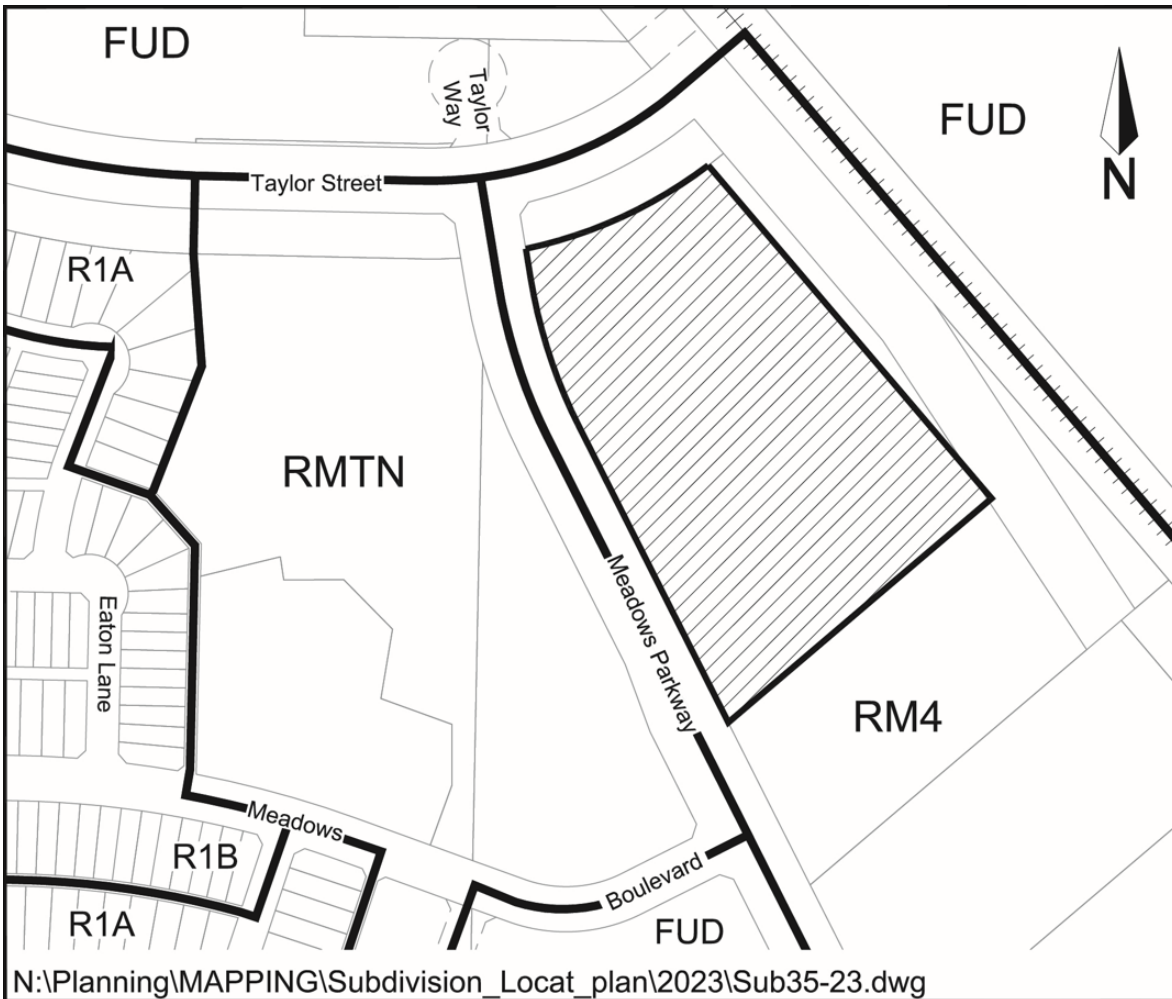
LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	PL4300-34-23
Applicant:	YWCA Saskatoon Inc.
Civic Address:	510 25 St E
Legal Description:	Condominium Plan No. 102342451 (Unit 1)
Neighbourhood:	City Park
Zoning Designation:	M3 by Agreement (9832)
Proposed Use:	To create bare land Unit 3 from a portion of Unit 1
Date Received:	November 27, 2023



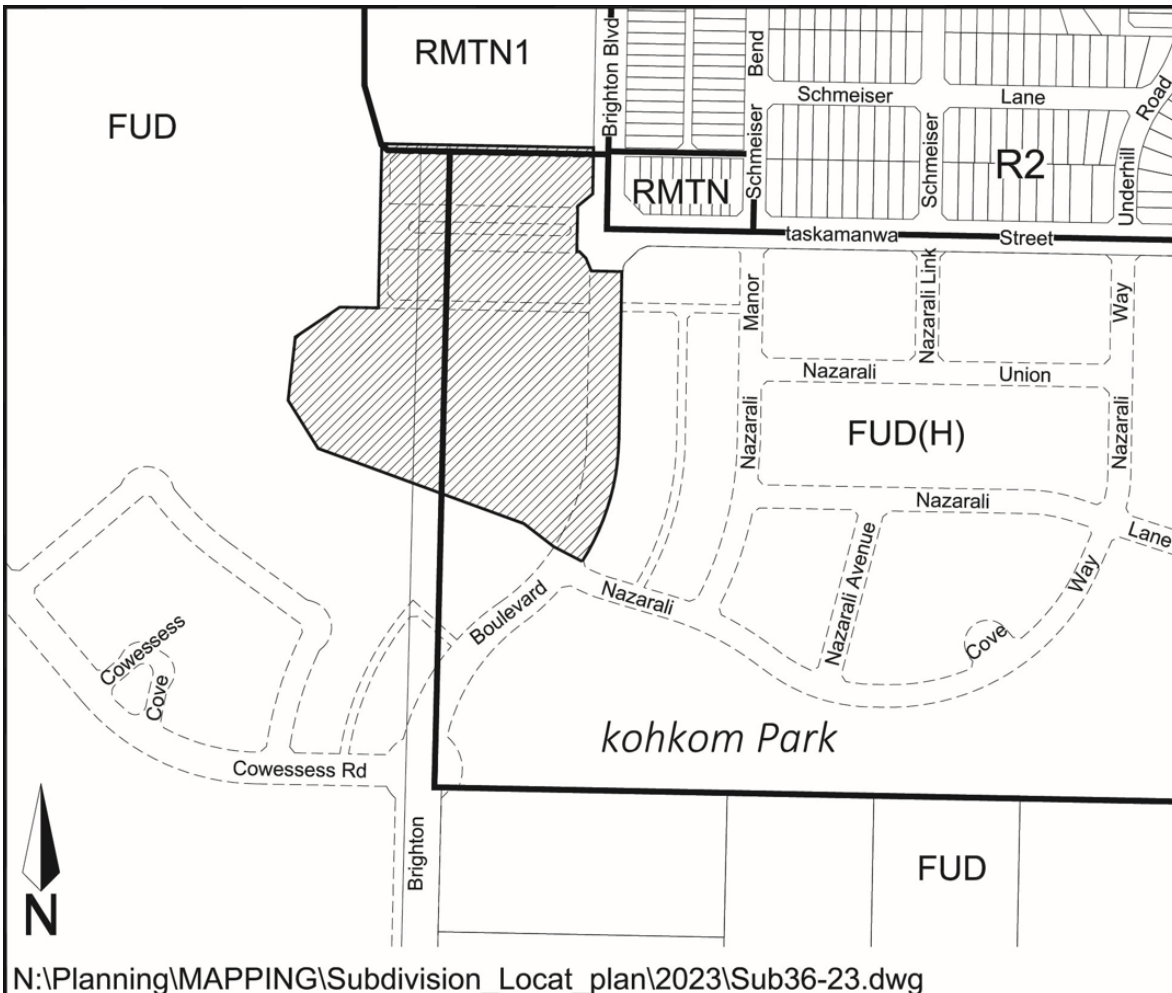
LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	PL4300-35-23
Applicant:	Meadows SK Development Inc.
Civic Address:	2505 Meadows Pky
Legal Description:	Parcel F, Plan No. 102418758
Neighbourhood:	Rosewood
Zoning Designation:	RM4
Proposed Use:	To create 2 bare land condo Units for medium density multi-unit residential
Date Received:	November 21, 2023



LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

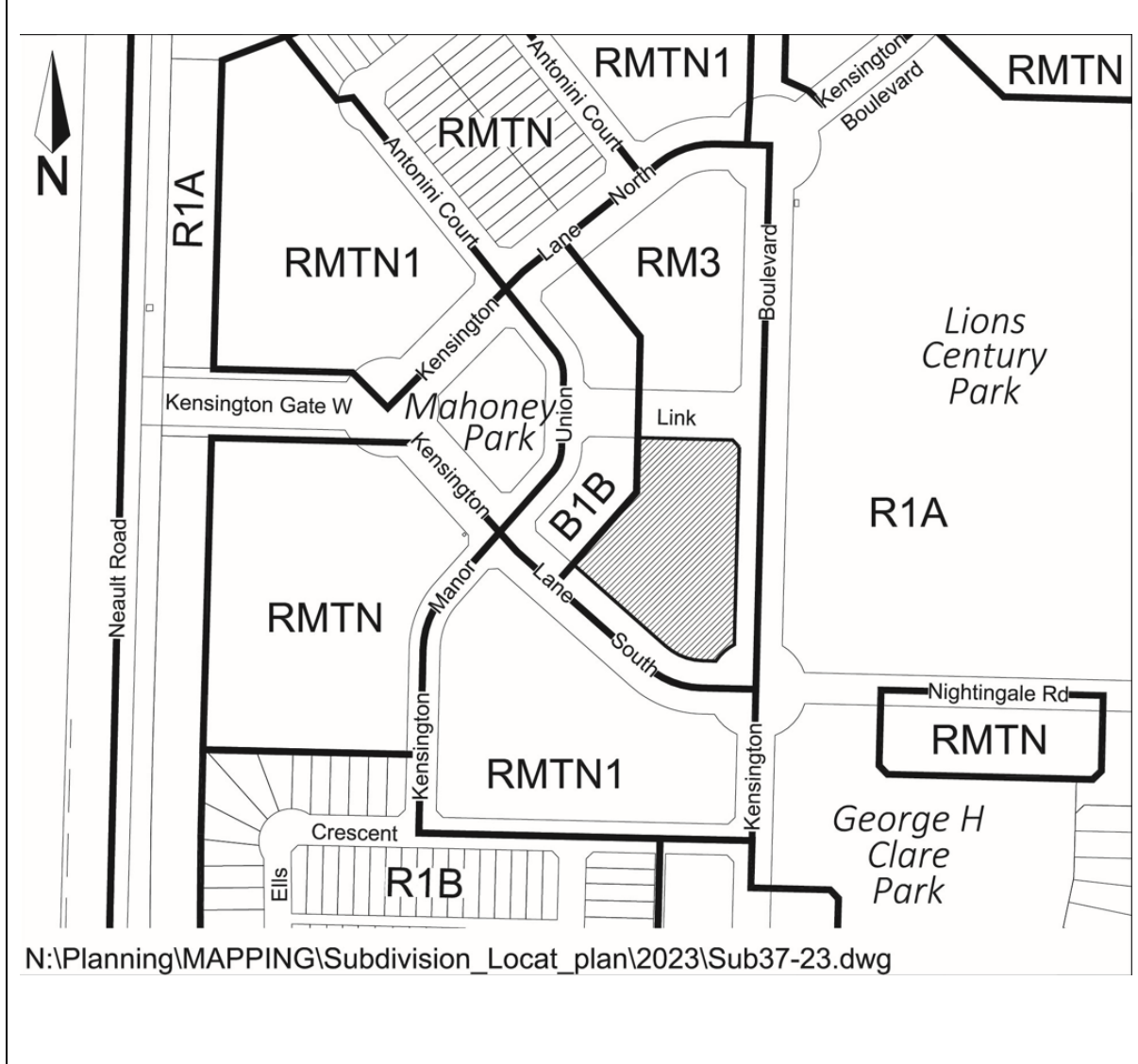
Application No:	PL4300-36-23
Applicant:	Dream Asset Management Corp.
Civic Address:	N/A
Legal Description:	Part of SW 29-36-04-W3M, SE 30-36-04-W3M, and portion of road allowance between SW 29-36-04-W3M and SE 30-36-04-W3M
Neighbourhood:	Brighton
Zoning Designation:	FUD & FUD(H)
Proposed Use:	To create 42 sites for low density residential development and 1 2.5 ha. site for multi-unit dwellings
Date Received:	November 30, 2023



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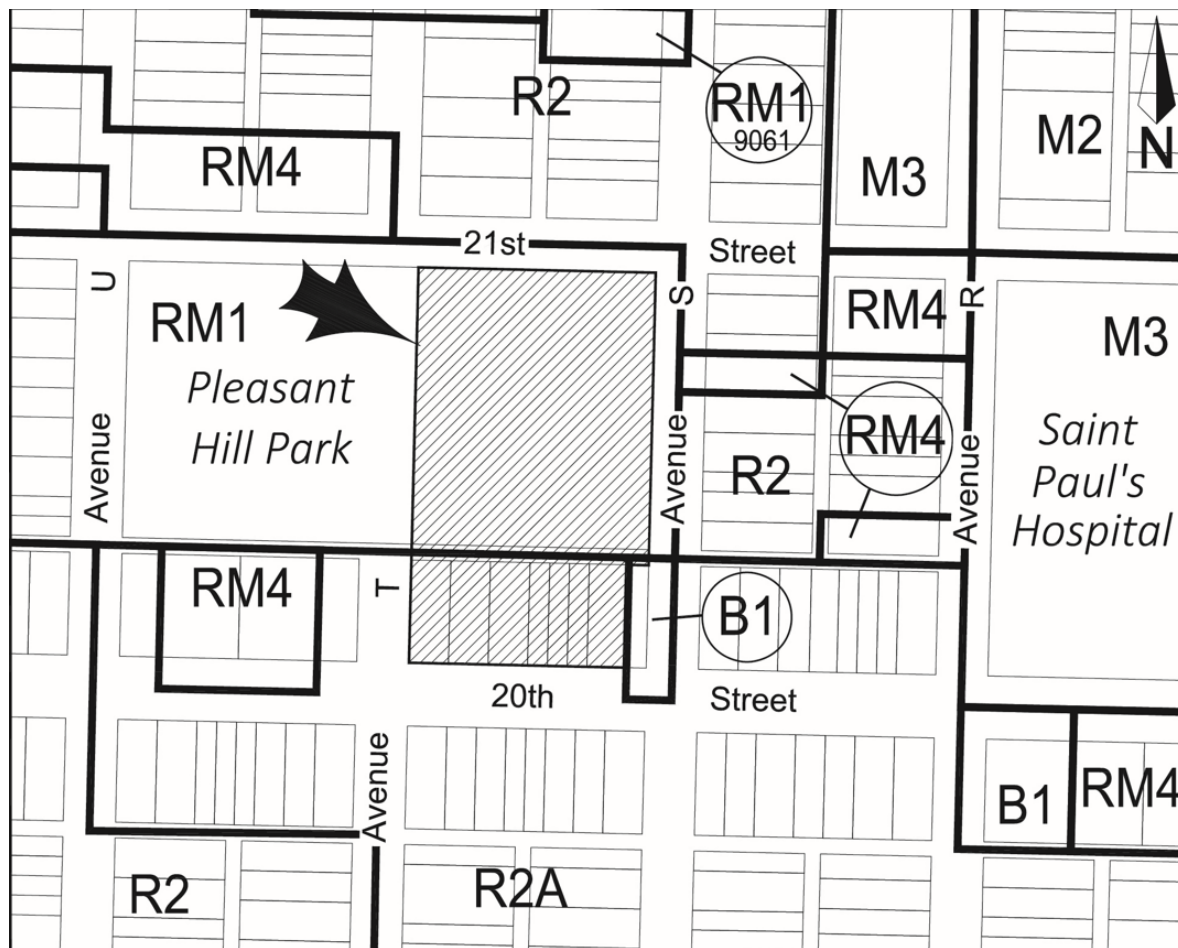
LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	PL4300-37-23
Applicant:	Saskatoon Land
Civic Address:	Kensington Lane S
Legal Description:	Parcel V, Plan No. 102350540
Neighbourhood:	Kensington
Zoning Designation:	RM3
Proposed Use:	To divide multi-unit medium density parcel into 2
Date Received:	December 6, 2023



LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

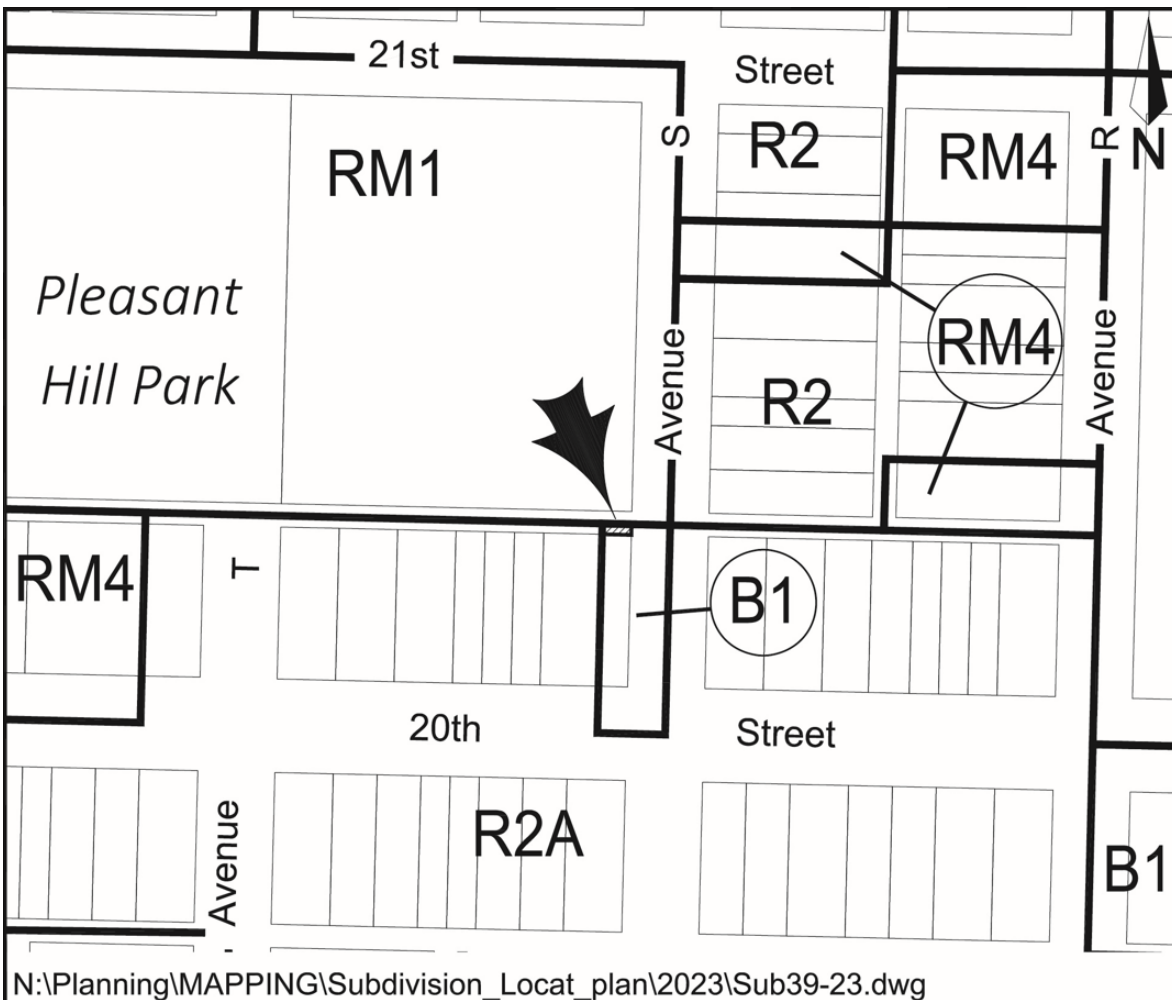
Application No:	PL4300-38-23
Applicant:	Her Majesty the Queen in Right of Saskatchewan
Civic Address:	215 Ave S South and 1922-1904 20th St W.
Legal Description:	Lots 1-25 & 27-40, Block 15, Plan G3978 and Land 9 Plan G3978
Neighbourhood:	Pleasant Hill
Zoning Designation:	RM1 and R2A
Proposed Use:	To consolidate former Pleasant Hill School site with adjacent lanes and lanes for redevelopment
Date Received:	December 13, 2023



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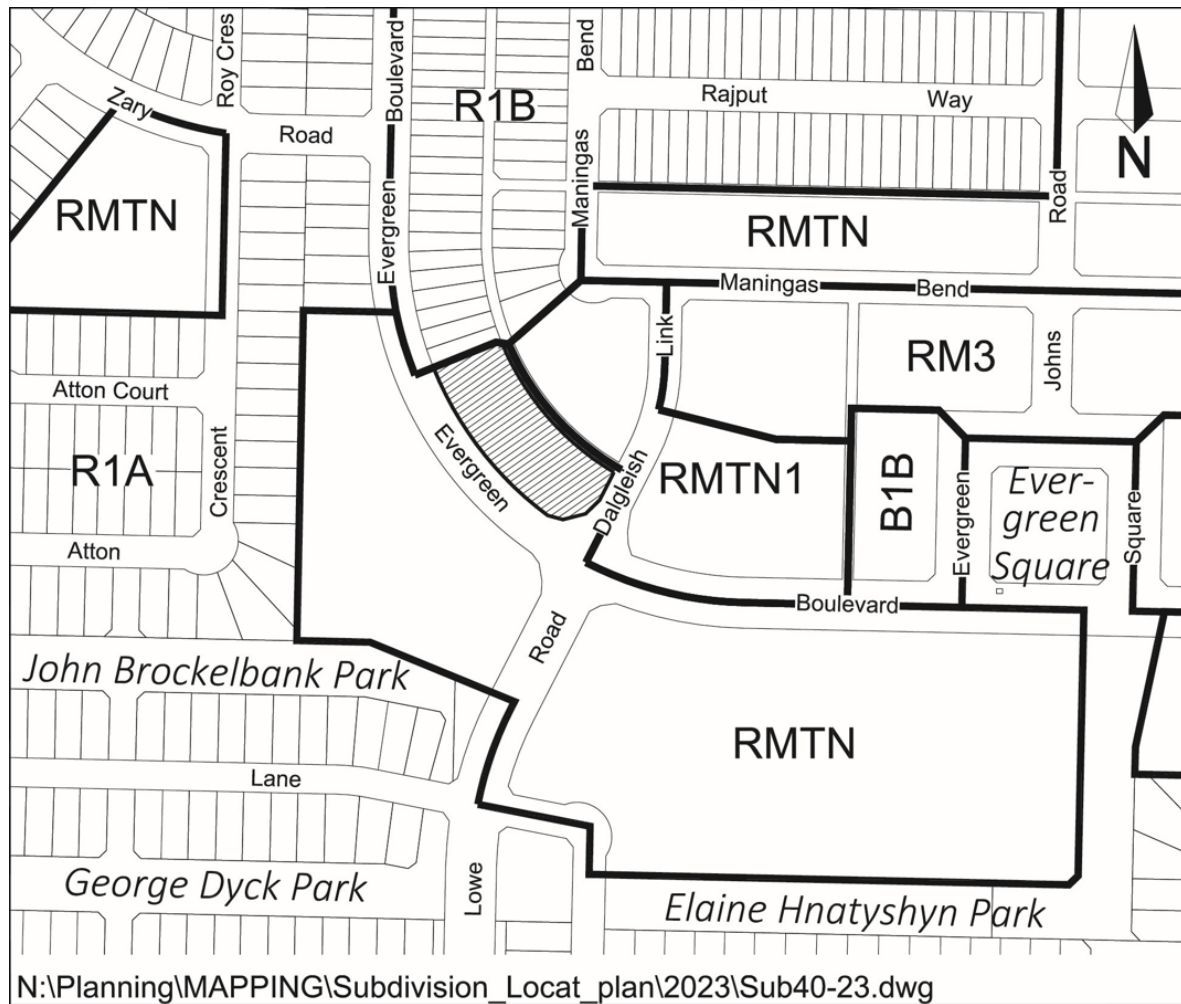
LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	PL4300-39-23
Applicant:	Her Majesty the Queen in Right of Saskatchewan
Civic Address:	215 Ave S South and 1922-1904 20th St W.
Legal Description:	Lots 1-25 & 27-40, Block 15, Plan G3978 and Land 9 Plan G3978
Neighbourhood:	Pleasant Hill
Zoning Designation:	B1
Proposed Use:	To complete subdivision related to closure of lane 9 (former Pleasant Hill School site)
Date Received:	December 13, 2023



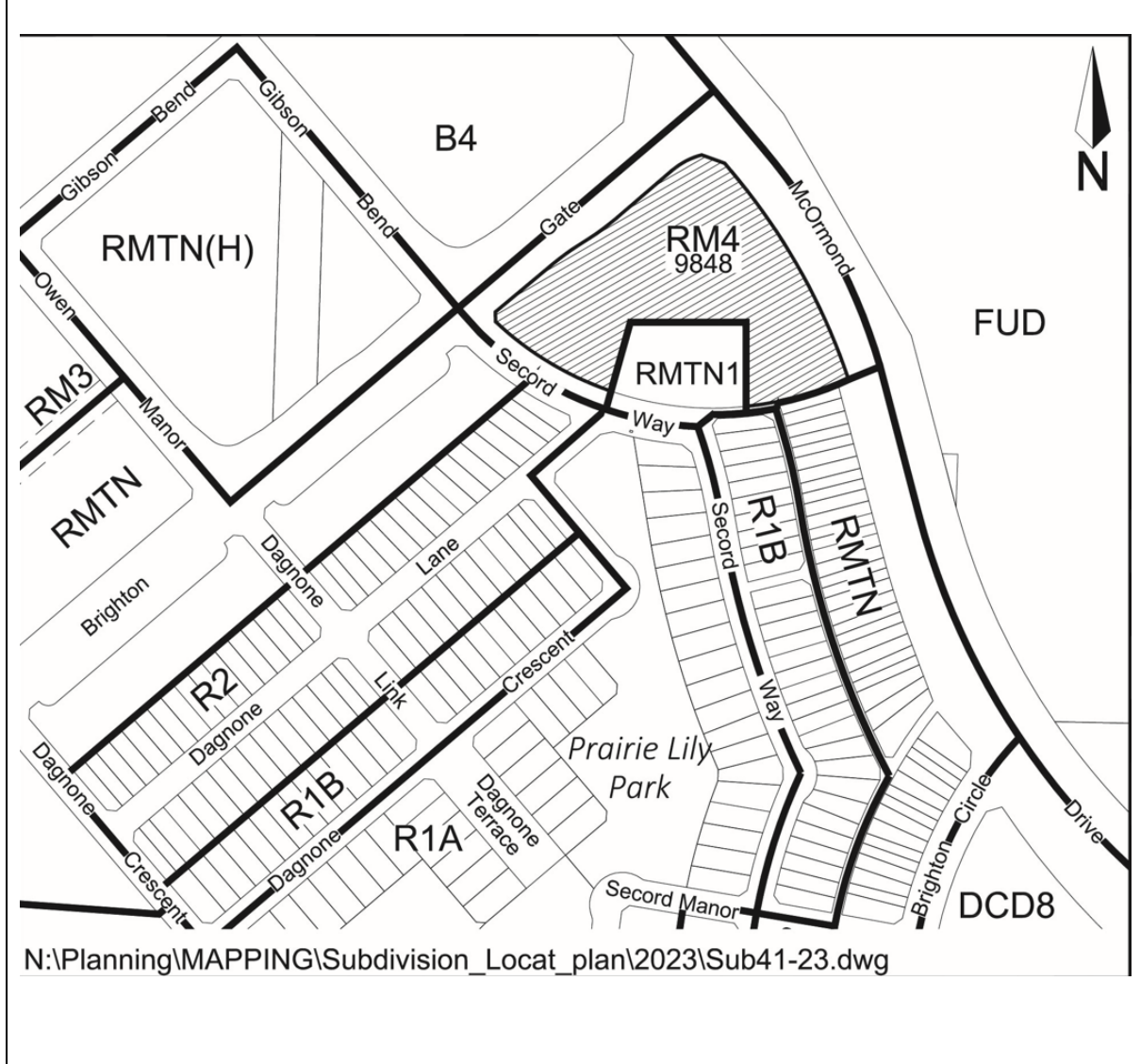
LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	PL4300-40-23
Applicant:	Belle Maison Development Corporation
Civic Address:	Evergreen Boulevard
Legal Description:	Parcel E, Plan No. 102064294
Neighbourhood:	Evergreen
Zoning Designation:	RMTN
Proposed Use:	To create 13 lots for low density residential development
Date Received:	December 19, 2023



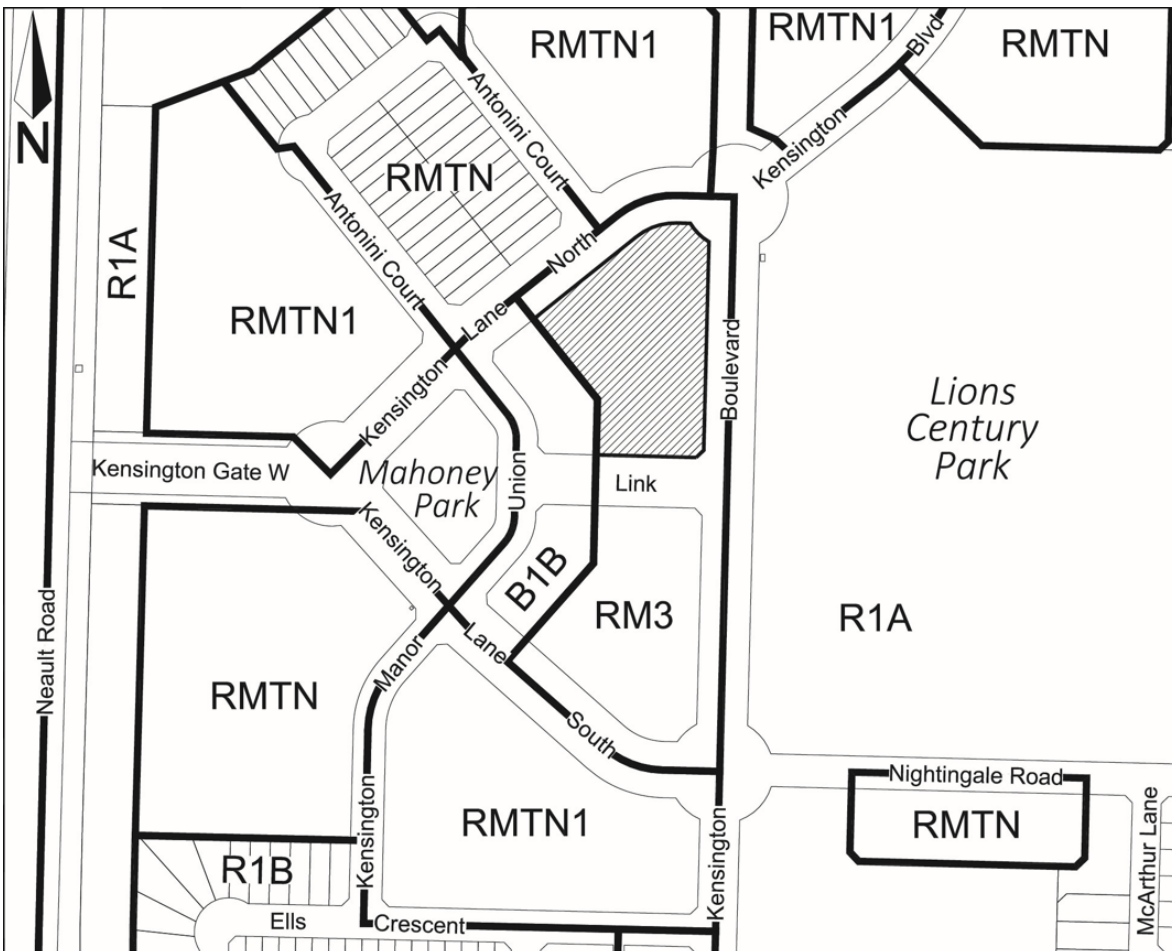
LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	PL4300-41-23
Applicant:	Dream Asset Management Corp.
Civic Address:	109 Secord Way
Legal Description:	Block 108, Plan No. 102208373
Neighbourhood:	Brighton
Zoning Designation:	RM4 by Agreement (9848)
Proposed Use:	To create 2 bare land Units for multi-unit residential use
Date Received:	December 20, 2023



LAND USE APPLICATIONS
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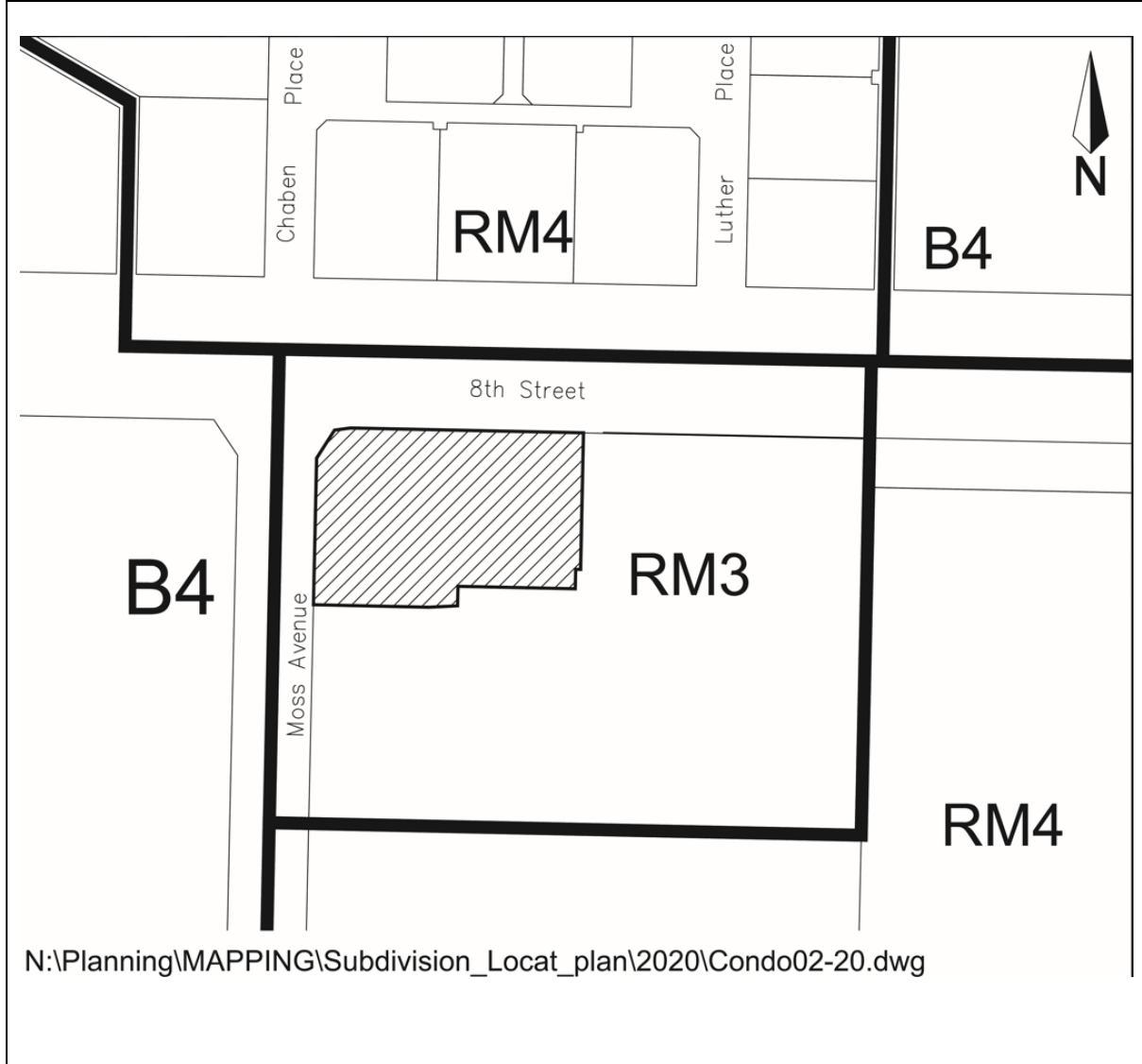
Application No:	PL4300-42-23
Applicant:	ELCC Infrastructure Metis Nation-SK
Civic Address:	1580 Kensington Lane N
Legal Description:	Parcel T, Plan No. 102350540
Neighbourhood:	Kensington
Zoning Designation:	RM3
Proposed Use:	To divide multi-unit medium density parcel into 2
Date Received:	December 20, 2023



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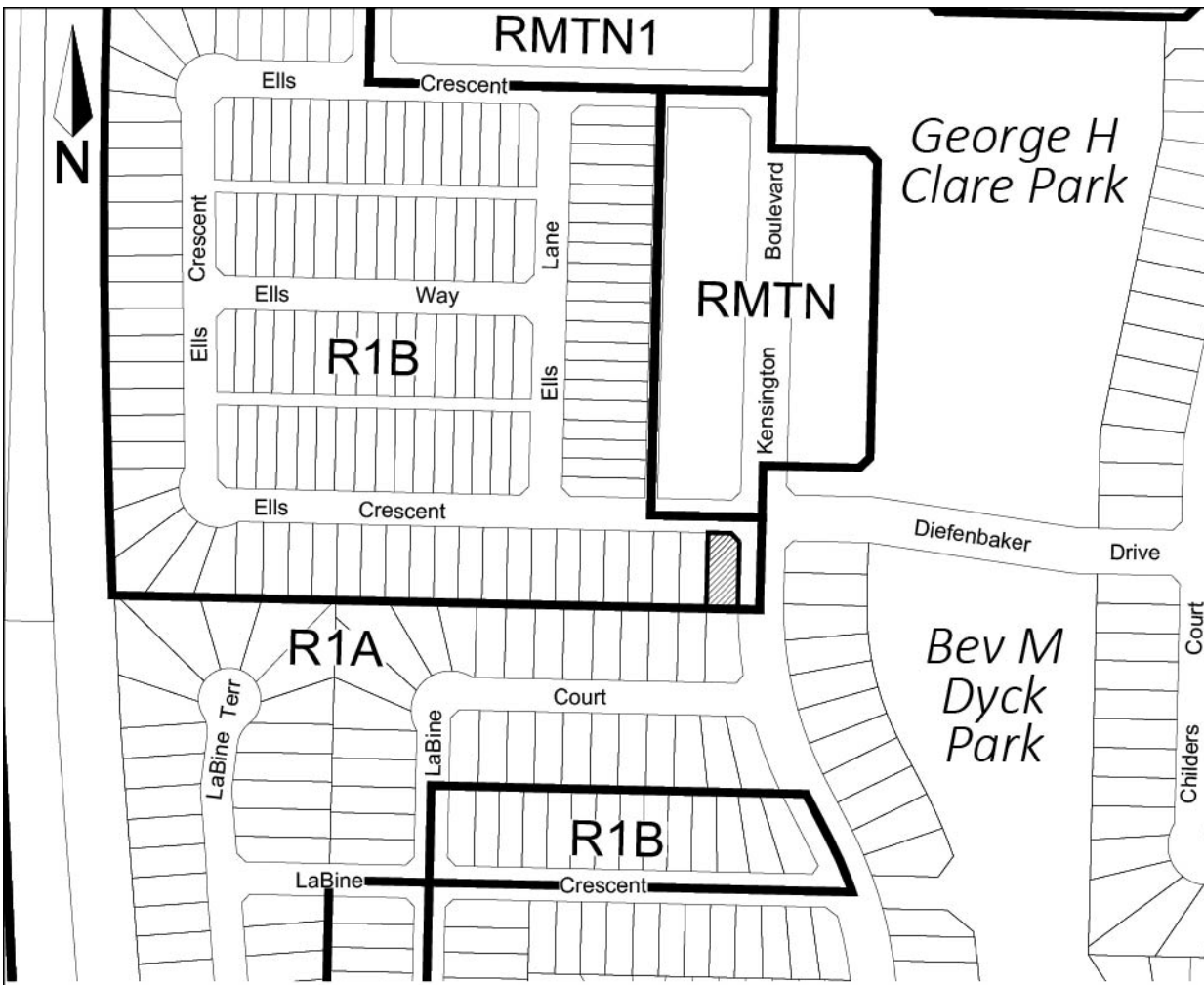
3. Condominium Applications:

Application No:	PL4132-5-23
Applicant:	101078539 Saskatchewan Ltd.
Civic Address:	1005 Moss Ave
Zoning Designation:	RM3
Legal Description:	Condo Plan 102146857
Neighbourhood:	Wildwood
Proposed Use:	Dwelling Group - Multi-Unit (Redivision)
Date Received:	November 11, 2023



4. Discretionary Use Applications:

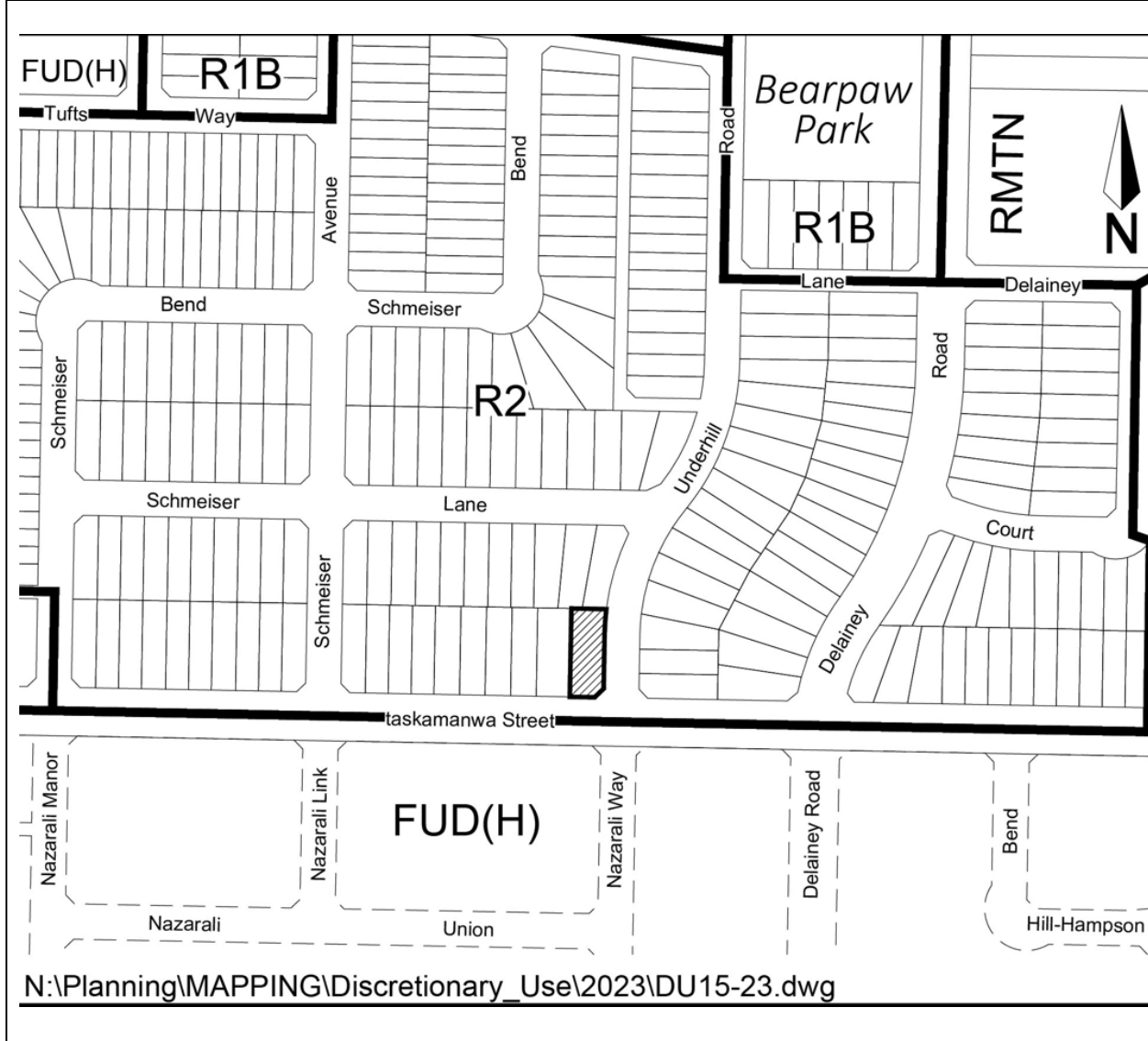
Application No:	D14/23
Applicant:	District Builders Inc.
Civic Address:	103 Ells Crescent
Legal Description:	Lot 49, Block 214, Plan 103171732
Neighbourhood:	Kensington
Zoning Designation:	R1B
Proposed Use:	Residential Care Home - type II
Date Received:	August 18, 2023



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LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

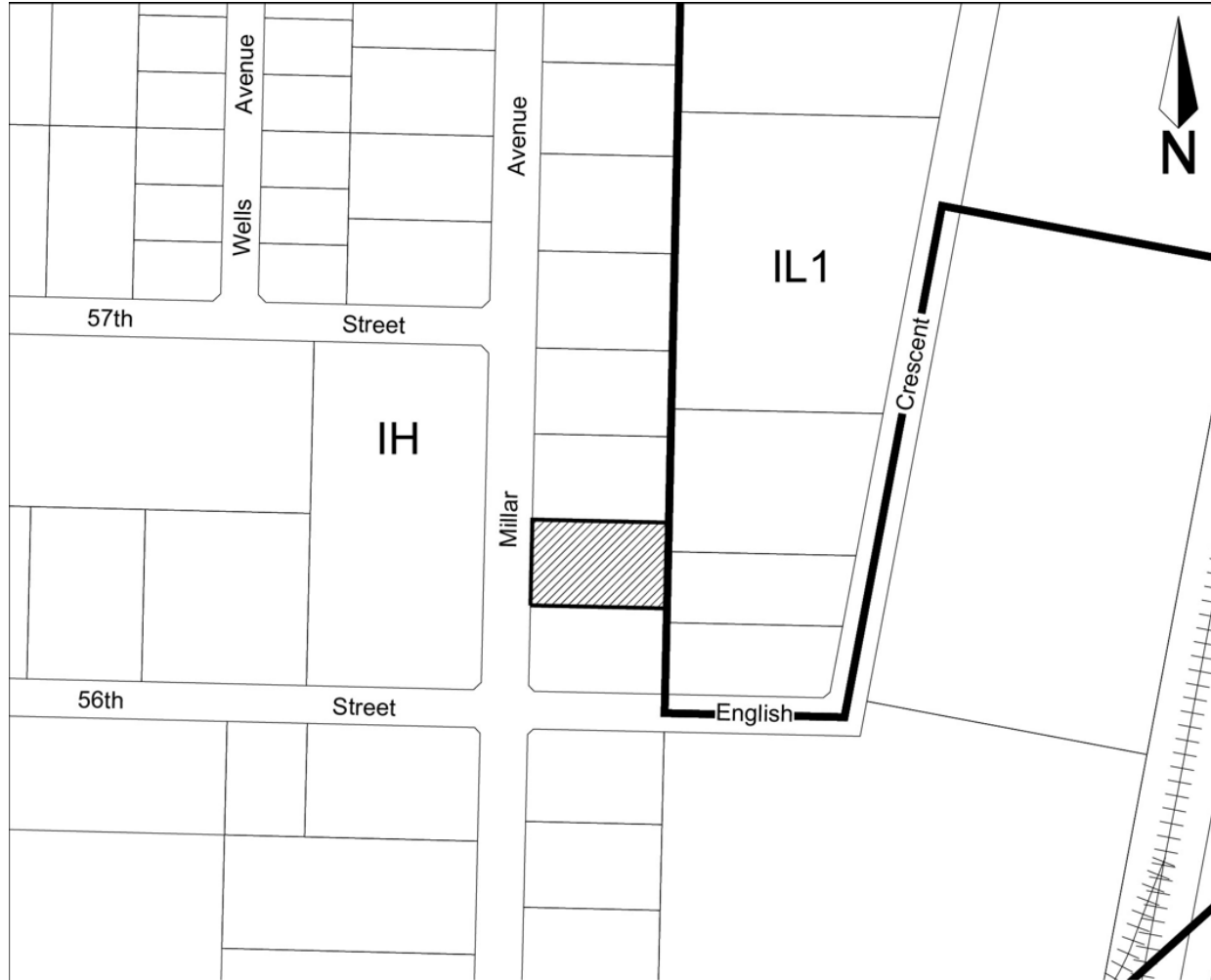
Application No:	D15/23
Applicant:	Ezajul Chowdhury
Civic Address:	338 Taskamanwa Street
Legal Description:	Lot 12, Block 132, Plan 102367920
Neighbourhood:	Brighton
Zoning Designation:	R2
Proposed Use:	Residential Care Home - type II
Date Received:	September 21, 2023



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LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

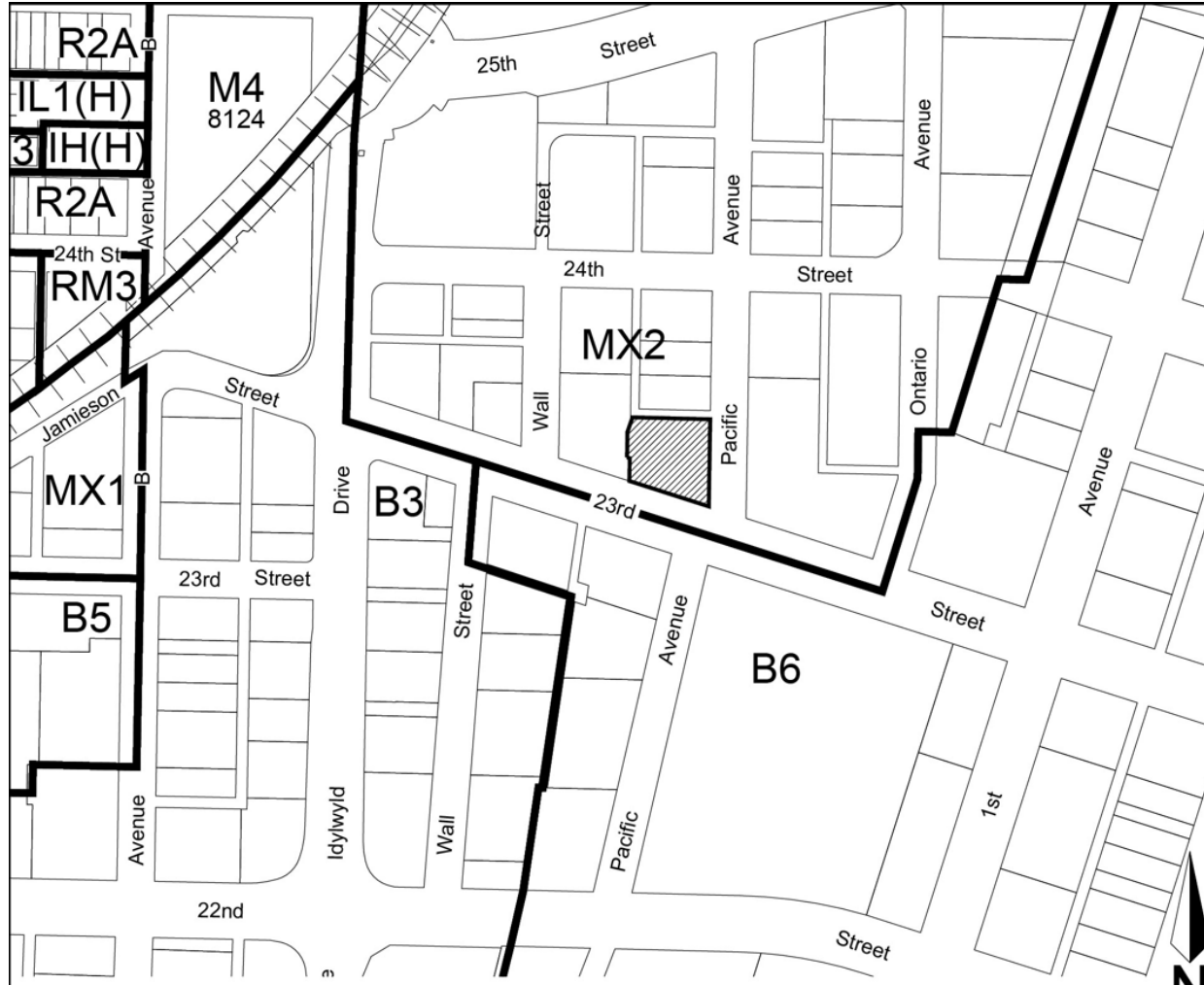
Application No:	D16/23
Applicant:	Pelumi Okumodi
Civic Address:	3124 Millar Avenue
Legal Description:	Lot 7, Block 921, 80S11044
Neighbourhood:	Hudson Bay Industrial
Zoning Designation:	IH
Proposed Use:	Place of Worship
Date Received:	October 3, 2023



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LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	D17/23
Applicant:	Second Act YXE
Civic Address:	205A Pacific Avenue
Legal Description:	Lots 12-16, Block 15, Plan G3042
Neighbourhood:	Downtown
Zoning Designation:	MX2
Proposed Use:	Private School
Date Received:	December 1, 2023



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LAND USE APPLICATIONS
 August 1, 2023 – December 31, 2023

Application No:	D18/23
Applicant:	Kake Holdings Inc
Civic Address:	1213 1st Avenue North
Legal Description:	Lots 6 and 7, Block 3, Plan G27
Neighbourhood:	Kelsey-Woodlawn
Zoning Designation:	R2
Proposed Use:	Parking Station
Date Received:	November 30, 2023



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