

# LAND USE APPLICATIONS RECEIVED FOR THE PERIOD FROM October 1, 2019 TO October 31, 2019

## Condominium

|                     |  |
|---------------------|--|
| Application No:     | 7/19   |
| Applicant:          | Condominium Corporation  |
| Civic Address:      | 201 Wellman Lane, Units 5, 6, 100, 101, 200, 201   |
| Zoning Designation: | IB – Industrial Business District  |
| Legal Description:  | Units 1, 2, 3, 4, Plan No. 102093140   |
| Neighbourhood:      | Stonebridge  |
| Proposed Use:       | Existing condominium to be re-divided so that units 1 and 3 becomes unit 5 & units 2 & 4 becomes unit 6. |
| Date Received:      | October 18, 2018   |

SHEET 1 OF 1

**MAIN FLOOR**  
SCALE 1:200  
HEAVY LINES DENOTE UNIT BOUNDARIES  
MEASUREMENTS REFER TO UNIT BOUNDARIES  
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF

**SECOND FLOOR**  
SCALE 1:200  
HEAVY LINES DENOTE UNIT BOUNDARIES  
MEASUREMENTS REFER TO UNIT BOUNDARIES  
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF

**PROPOSED PLAN**  
SHOWING  
**RE-DIVISION**  
OF  
**SURFACE BUILDING CONDOMINIUM**  
**UNITS 1, 2, 3 & 4, PLAN 102093140**  
**IN ACCORDANCE WITH SECTION 25 OF**  
**THE CONDOMINIUM PROPERTY ACT, 1993.**  
INTO  
**SURFACE BUILDING CONDOMINIUM**  
**UNITS 5 & 6**  
IN  
**N.W. 1/4 SEC.10-TWP.36-RGE.5-W.3Mer.**  
**CITY OF SASKATOON**  
**SASKATCHEWAN**  
BY: D.L. CODLING S.L.S.  
**DATE: SEPTEMBER 2019**  
SCALE 1:200

**NOTES:**

- 1) Measurements are in metres and decimals thereof.
- 2) Measurements on the site plan are from the exterior of the building foundation or ground level in the property boundary.
- 3) Unit numbers are designated as 1, 2, 3, ... etc. on the plan(s).
- 4) Unit boundaries are described by reference to floors, walls or ceilings and the exterior thereof across doors, windows and other openings. Lines otherwise stipulated on the condominium plan, the only portion of a floor, wall or ceiling that forms part of a unit is the finishing material that is in the interior of the unit, including any sill and casing, panelling, gypsum board, flooring material, floor covering and any other material that is attached to, laid on, glued to or applied to the floor, wall or ceiling.
- 5) Windows and doors of a unit are part of the unit, regardless of dimensioning shown within the units which typically reference the gypsum walls.
- 6) All structural walls, columns, other supports, building ductwork, plumbing, etc. that form part of the overall building infrastructure are common property.
- 7) All areas not designated with a unit number are common property.
- 8) Internal support columns are shown with a dashed line.
- 9) Plaster shows on plan are a vertical pillar on the exterior walls of the building.

EXAMINED: 10112087 SASKATCHEWAN LTD.  
OWNER: Units 1 & 3  
*[Signature]*  
Corporate Seal

EXAMINED: 310 WELLMAN HOLDINGS LTD.  
OWNER: Units 2 & 4  
*[Signature]*  
Corporate Seal

Dated at Saskatoon in the Province of Saskatchewan this 20th day of September, 2019.

*[Signature]*  
Saskatchewan Land Surveyor

316 SLS  
SASKATCHEWAN LAND SURVEYORS ASSOCIATION

**PREVIOUS UNIT FACTOR SCHEDULE**

| Unit Number | Suite Number | Approximate Floor Area | Unit Factor | Unit Type | Assigned Parking Stalls |
|-------------|--------------|------------------------|-------------|-----------|-------------------------|
| 1           | 100          | 452m <sup>2</sup>      | 2880        | RES/RES   |                         |
| 2           | 101          | 348m <sup>2</sup>      | 2181        | RES/RES   |                         |
| 3           | 200          | 308m <sup>2</sup>      | 2432        | RES/RES   |                         |
| 4           | 201          | 395m <sup>2</sup>      | 2452        | RES/RES   |                         |
|             |              | 1,503m <sup>2</sup>    | 10,000      |           |                         |

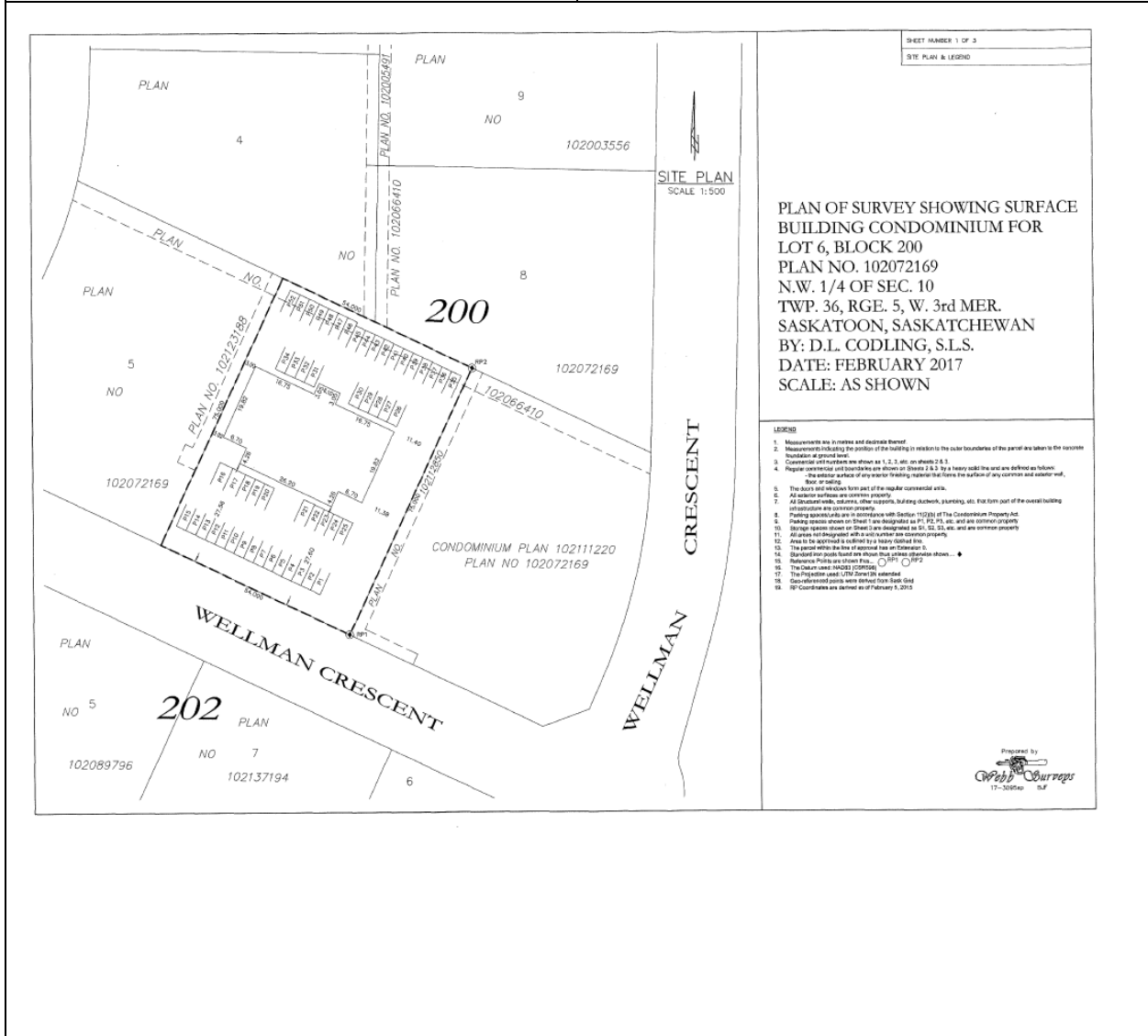
**NEW UNIT FACTOR SCHEDULE**

| Previous Unit Number | New Unit Number | Approximate Floor Area | Unit Factor | Unit Type |
|----------------------|-----------------|------------------------|-------------|-----------|
| 1 and 3              | 5               | 843m <sup>2</sup>      | 5312        | RES/COM   |
| 2 and 4              | 6               | 746m <sup>2</sup>      | 4888        | RES/COM   |
|                      |                 | 1,589m <sup>2</sup>    | 10,000      |           |

Meridian  
Sask Inc.  
S1908CD0.DWG  
gmm/df

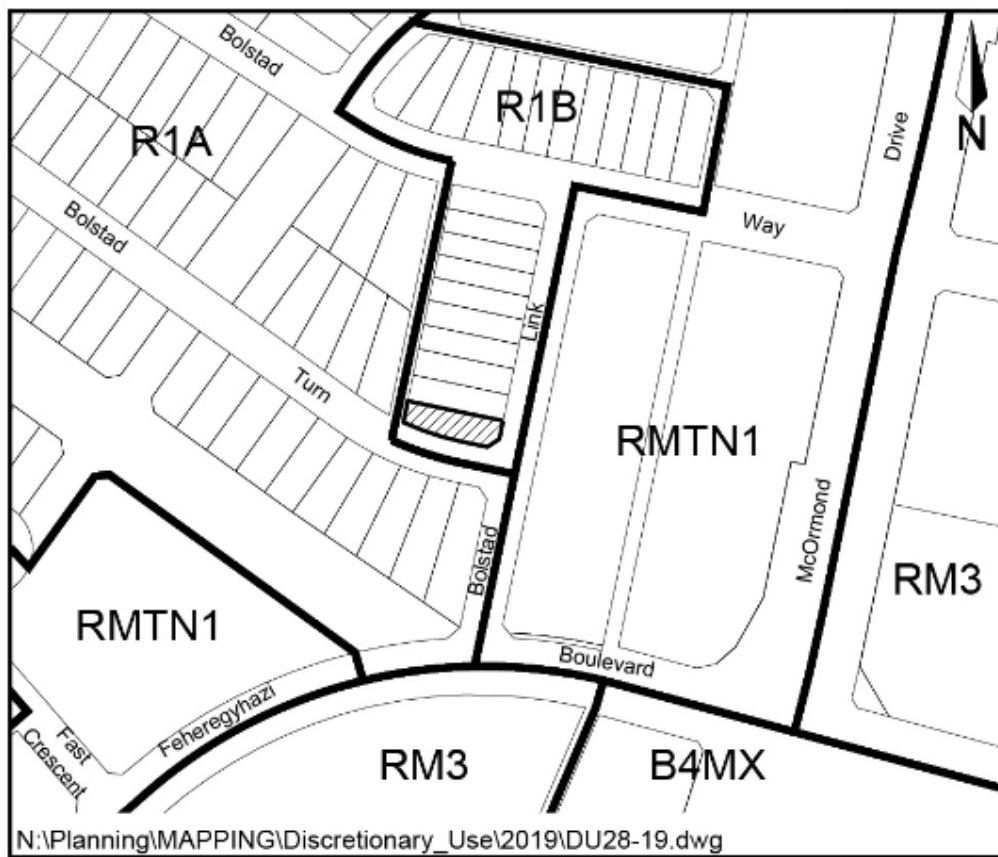
## Condominium

|                     |  |
|---------------------|--|
| Application No:     | 8/19   |
| Applicant:          | Pacific Place Hotels Inc.  |
| Civic Address:      | 210 Wellman Crescent   |
| Zoning Designation: | IB – Industrial Business District  |
| Legal Description:  | Unit 1, Condominium Plan No. 102261068   |
| Neighbourhood:      | Stonebridge  |
| Proposed Use:       | To accommodate a re-division of the main floor from one commercial unit to 2 commercial units and one servie unit. |
| Date Received:      | October 24, 2018   |



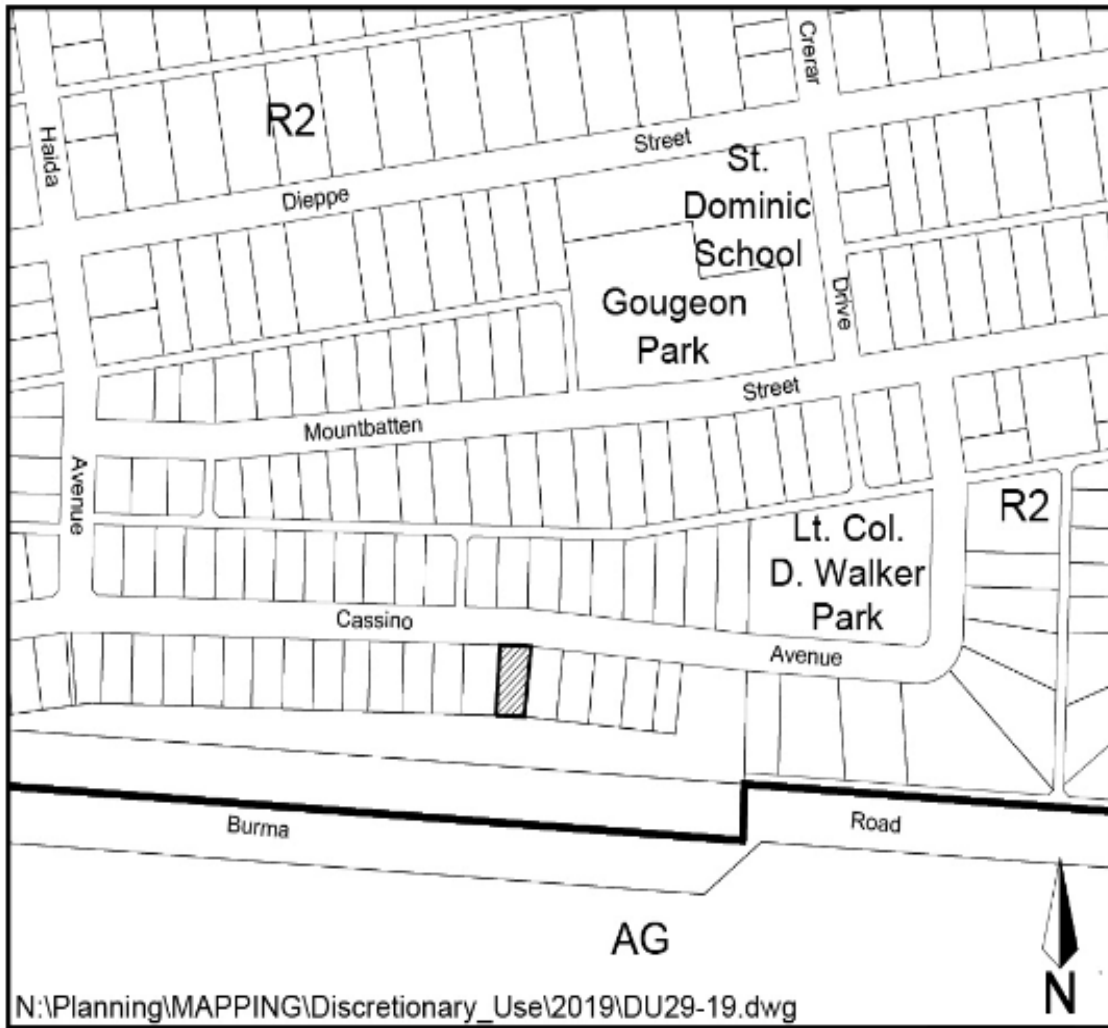
### Discretionary Use

|                     |   |
|---------------------|---|
| Application No:     | D28/19  |
| Applicant:          | Roberta Delos Reyes                           |
| Civic Address:      | 438 Bolstad Link                              |
| Legal Description:  | Lot 10, Block 710, Plan No. 10220791          |
| Neighbourhood:      | Aspen Ridge                                   |
| Zoning Designation: | R1B – Small Lot One-Unit Residential District |
| Proposed Use:       | Child Care Centre (12 children)               |
| Date Received:      | October 1, 2019                               |



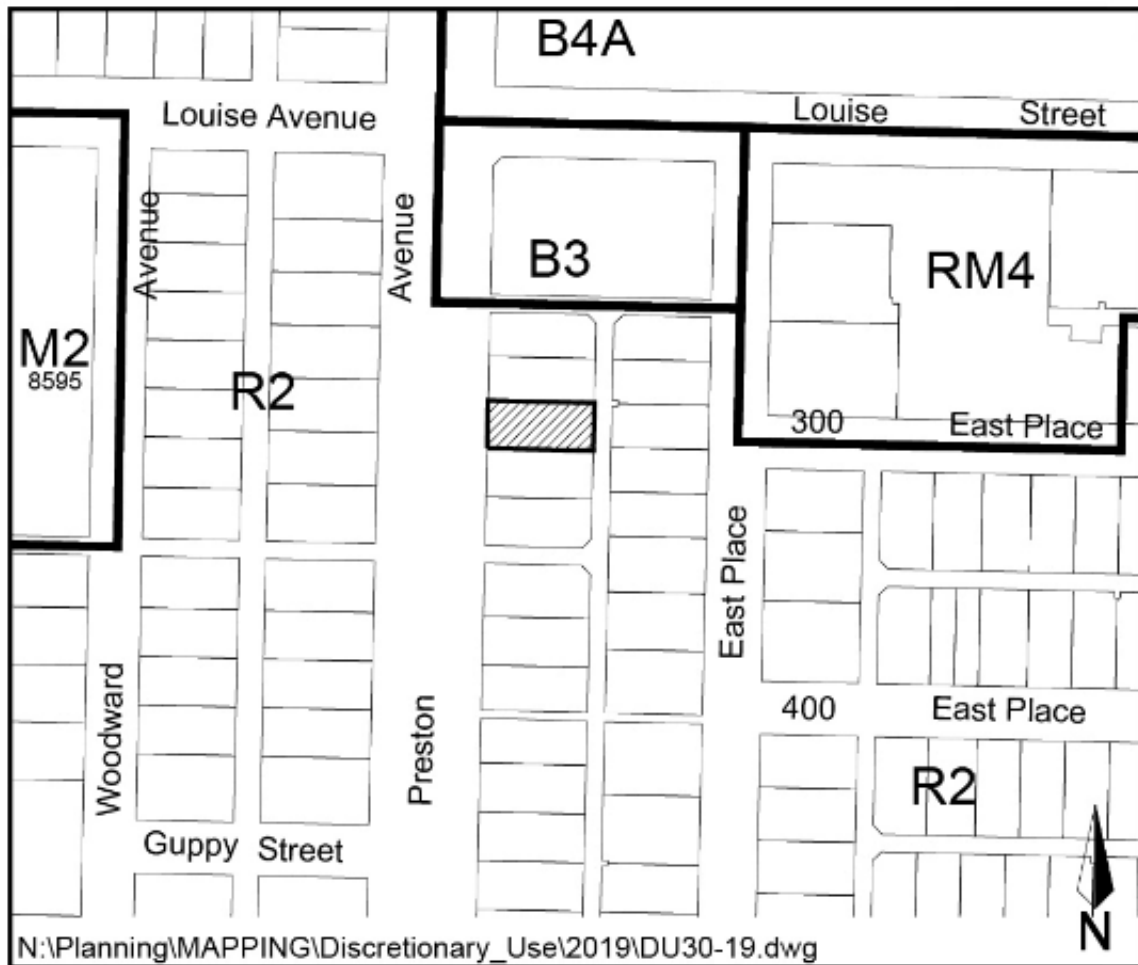
**Discretionary Use**

|                     |   |
|---------------------|---|
| Application No:     | D29/19                                    |
| Applicant:          | Trena Belhumeur                           |
| Civic Address:      | 3331 Cassino Avenue                       |
| Legal Description:  | Lot 44, Block 1, Plan No. 79S24053 Ext. 0 |
| Neighbourhood:      | Montgomery Place                          |
| Zoning Designation: | R2- One and Two Unit Residential District |
| Proposed Use:       | Child Care Centre (12)                    |
| Date Received:      | October 10, 2019                          |



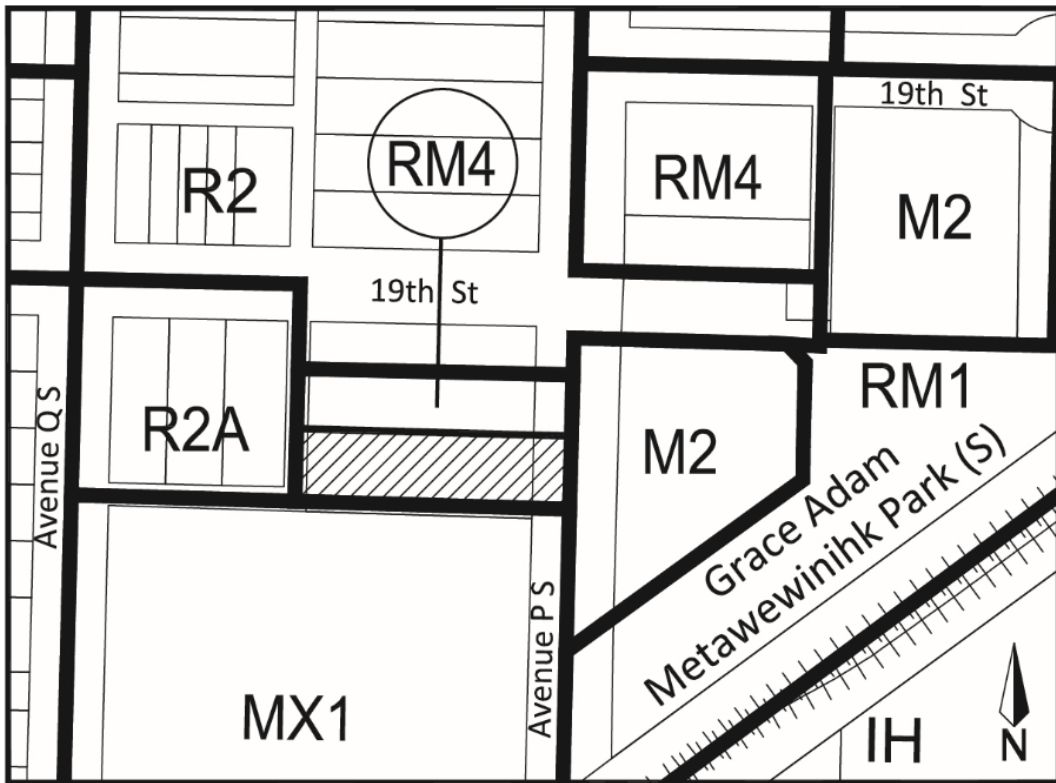
**Discretionary Use**

|                     |   |
|---------------------|---|
| Application No:     | D30/19                                    |
| Applicant:          | Shirley Porter/Sage Health Resources Inc. |
| Civic Address:      | 2421 Preston Ave South                    |
| Legal Description:  | Lot 6, Block 543, Plan No. 64S15314       |
| Neighbourhood:      | Eastview                                  |
| Zoning Designation: | R2– One and Two Unit Residential District |
| Proposed Use:       | Residential Care Home – Type II (10)      |
| Date Received:      | October 18, 2019                          |



**Rezoning**

|                    |   |
|--------------------|---|
| Application No:    | Z9/19   |
| Applicant:         | Stewart Properties  |
| Civic Address:     | Text Amendment For 411 Ave P South  |
| Legal Description: | Lots 10 & 11, Block 4, Plan No. G3978 and Lot 12, Block 4, Plan No. A2086 |
| Neighbourhood:     | Pleasant Hill   |
| Existing Zoning :  | RM3 –Medium Density Multiple-Unit Dwelling District                       |
| Proposed Zoning:   | MX1 – Mixed Use District 1  |
| Date Received:     | October 16, 2019  |



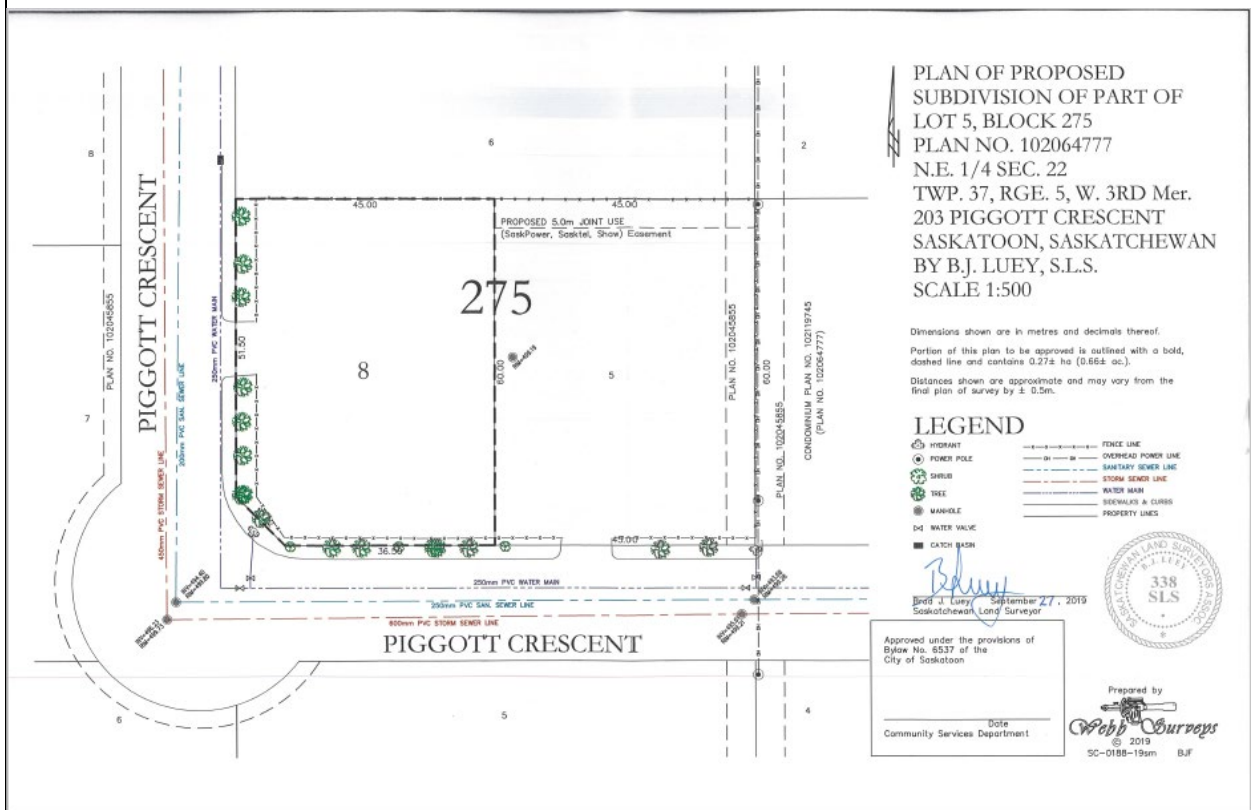
**PROPOSED ZONING AMENDMENT**

 From RM4 to MX1

File No. RZ09-2019

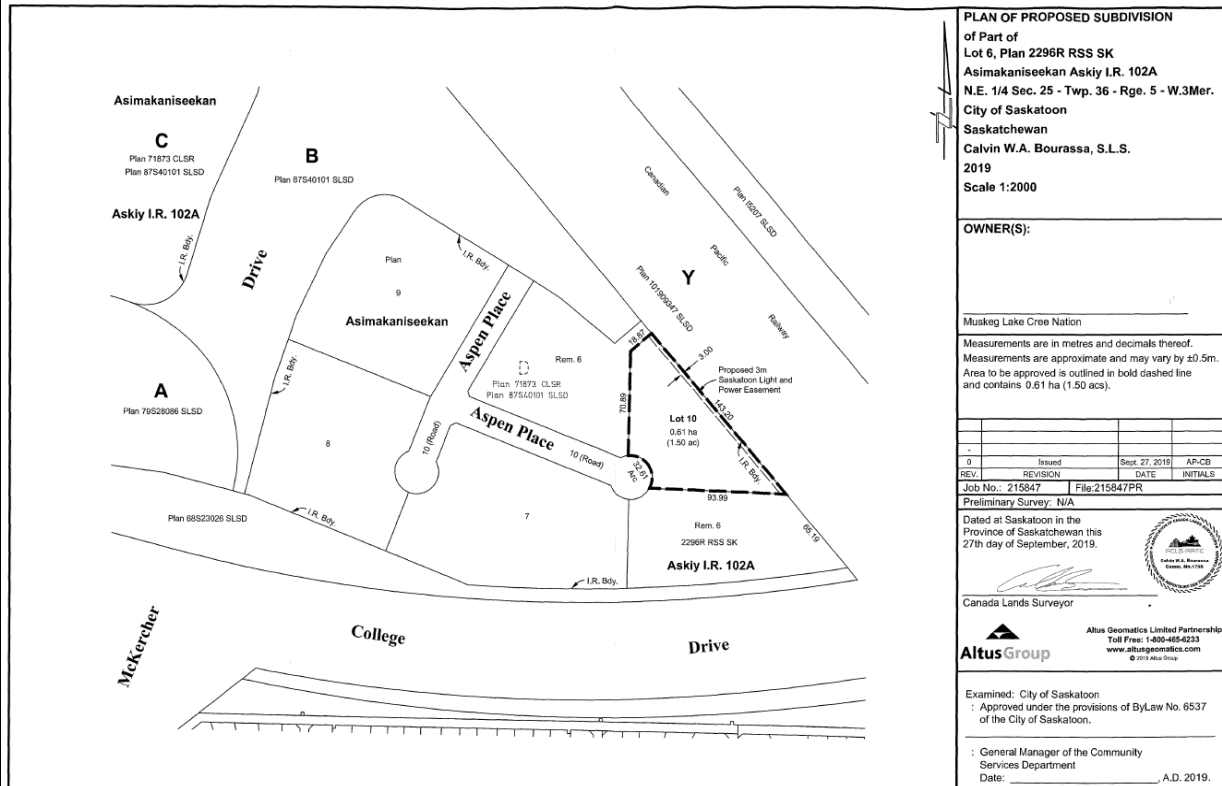
**Subdivision**

|                     |  |
|---------------------|--|
| Application No:     | 35/19  |
| Applicant:          | Michjor Holdings Ltd. c/o Webb Surveys   |
| Civic Address:      | 203 Piggott Crescent   |
| Legal Description:  | Part of Lot 5, Block 275, Plan No. 102064777   |
| Neighbourhood:      | Marquis Industrial   |
| Zoning Designation: | IH2 – Limited Intensity Heavy Industrial District  |
| Proposed Use:       | To divide the vacant parcel in half for To divide the vacant parcel in half for future development |
| Date Received:      | October 2, 2019  |



**Subdivision**

|                     |  |
|---------------------|--|
| Application No:     | 36/19  |
| Applicant:          | Muskeg Lake Cree Nation c/o Altus Geomatics  |
| Civic Address:      | 125 Aspen Place  |
| Legal Description:  | Lot 6, Plan No. 2296 RSS SK, Asimakaniseekan Askiy I.R. 102A   |
| Neighbourhood:      | Sutherland Industrial  |
| Zoning Designation: | IL1 – General Light Industrial District  |
| Proposed Use:       | To create a new lot on the Asimakaniseekan Askiy I.R. 102A for the purposes of a new car wash facility |
| Date Received:      | October 7, 2019  |



**PLAN OF PROPOSED SUBDIVISION**  
of Part of  
Lot 6, Plan 2296R RSS SK  
Asimakaniseekan Askiy I.R. 102A  
N.E. 1/4 Sec. 25 - Twp. 36 - Rge. 5 - W.3Mer.  
City of Saskatoon  
Saskatchewan  
Calvin W.A. Bourassa, S.L.S.  
2019  
Scale 1:2000

**OWNER(S):**  
Muskeg Lake Cree Nation

Measurements are in metres and decimals thereof.  
Measurements are approximate and may vary by ±0.5m.  
Area to be approved is outlined in bold dashed line  
and contains 0.61 ha (1.50 acs).

| REV. | REVISION | DATE           | INITIALS |
|------|----------|----------------|----------|
| 0    | Issued   | Sept. 27, 2019 | AP/CB    |

Job No.: 215847 File: 215847PR  
Preliminary Survey: N/A

Dated at Saskatoon in the  
Province of Saskatchewan this  
27th day of September, 2019.

Canada Lands Surveyor

**AltusGroup**  
Altus Geomatics Limited Partnership  
Toll Free: 1-800-665-8233  
www.altusgeomatics.com  
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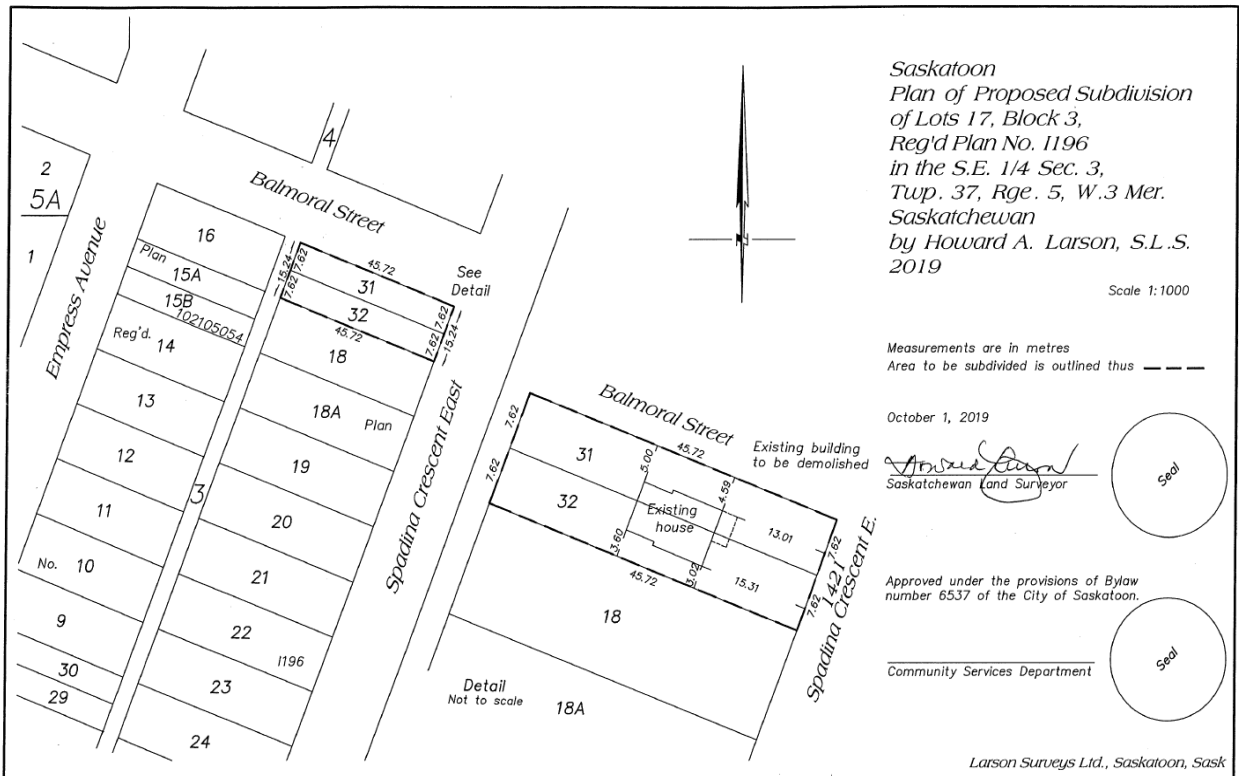
Examined: City of Saskatoon  
: Approved under the provisions of By-Law No. 6537  
of the City of Saskatoon.

: General Manager of the Community  
Services Department  
Date: \_\_\_\_\_, A.D. 2019.



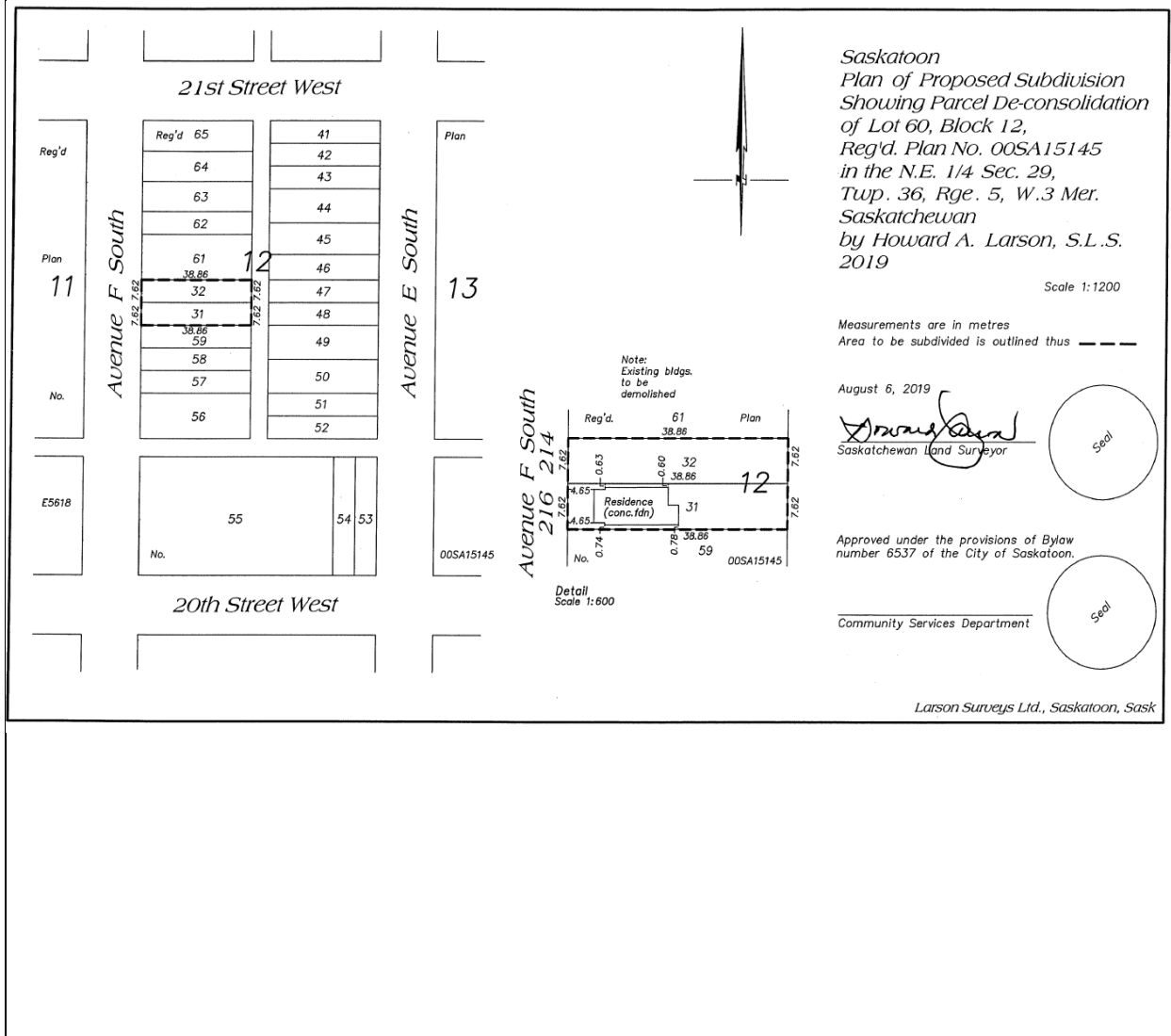
**Subdivision**

|                     |   |
|---------------------|---|
| Application No:     | 37/19   |
| Applicant:          | CNS Developments Inc. c/o Larson Surveys                            |
| Civic Address:      | 1421 Spadina Cres East  |
| Legal Description:  | Lot 17, Block 3, Plan I196  |
| Neighbourhood:      | North Park  |
| Zoning Designation: | R2 – One and Two Unit Residential District                          |
| Proposed Use:       | To split lot into 2 separate titles and construct 2 detached houses |
| Date Received:      | October 8, 2019   |



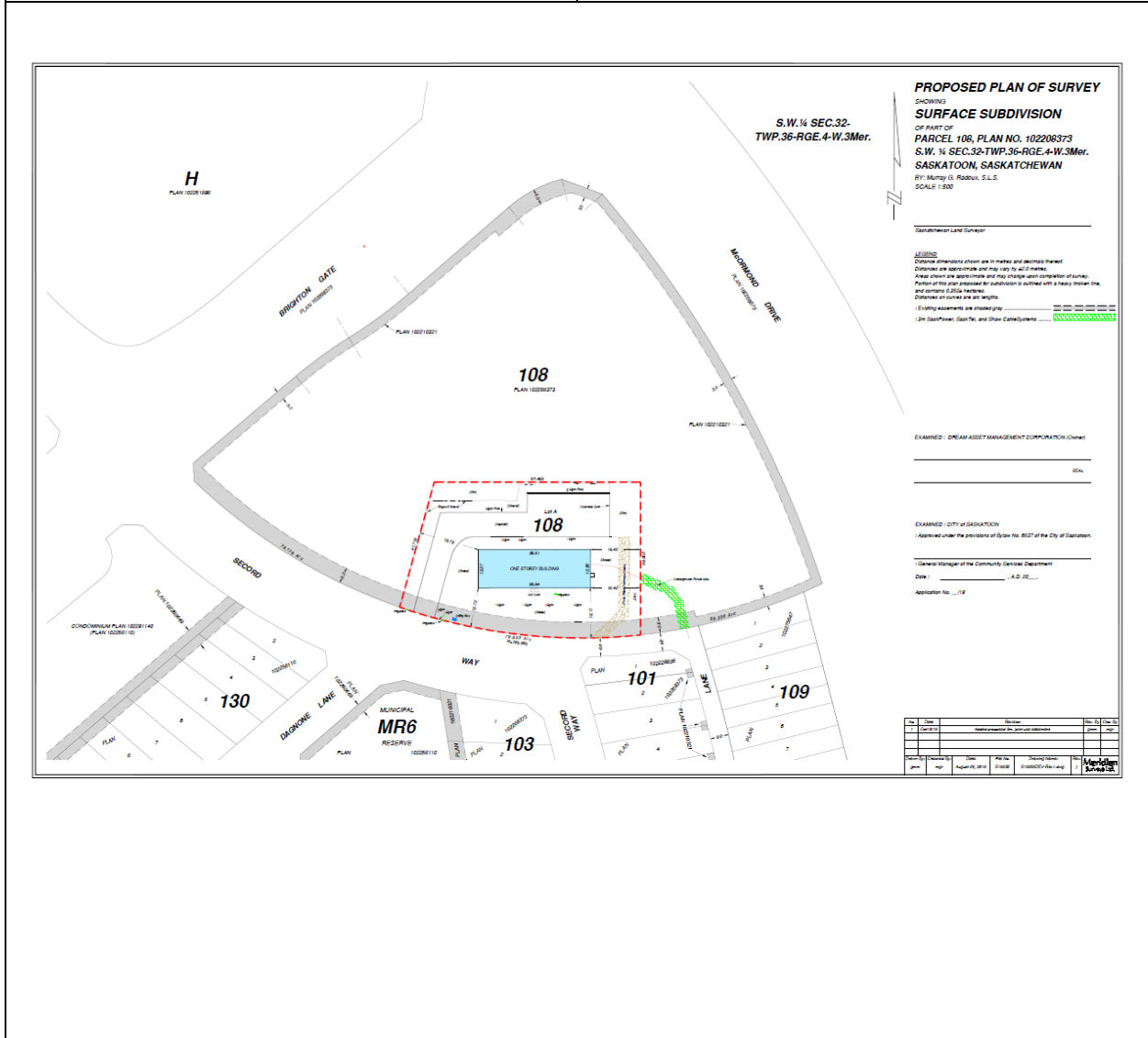
**Subdivision**

|                     |   |
|---------------------|---|
| Application No:     | 38/19   |
| Applicant:          | Musa Ma Sayed c/o Larson Surveys                    |
| Civic Address:      | 216 Avenue F South                                  |
| Legal Description:  | Lot 60, Block 12, Plan No. 00SA15145                |
| Neighbourhood:      | Riversdale  |
| Zoning Designation: | R2 – One and Two Unit Residential District          |
| Proposed Use:       | Demolish old building and construct 2 new buildings |
| Date Received:      | October 8, 2019                                     |



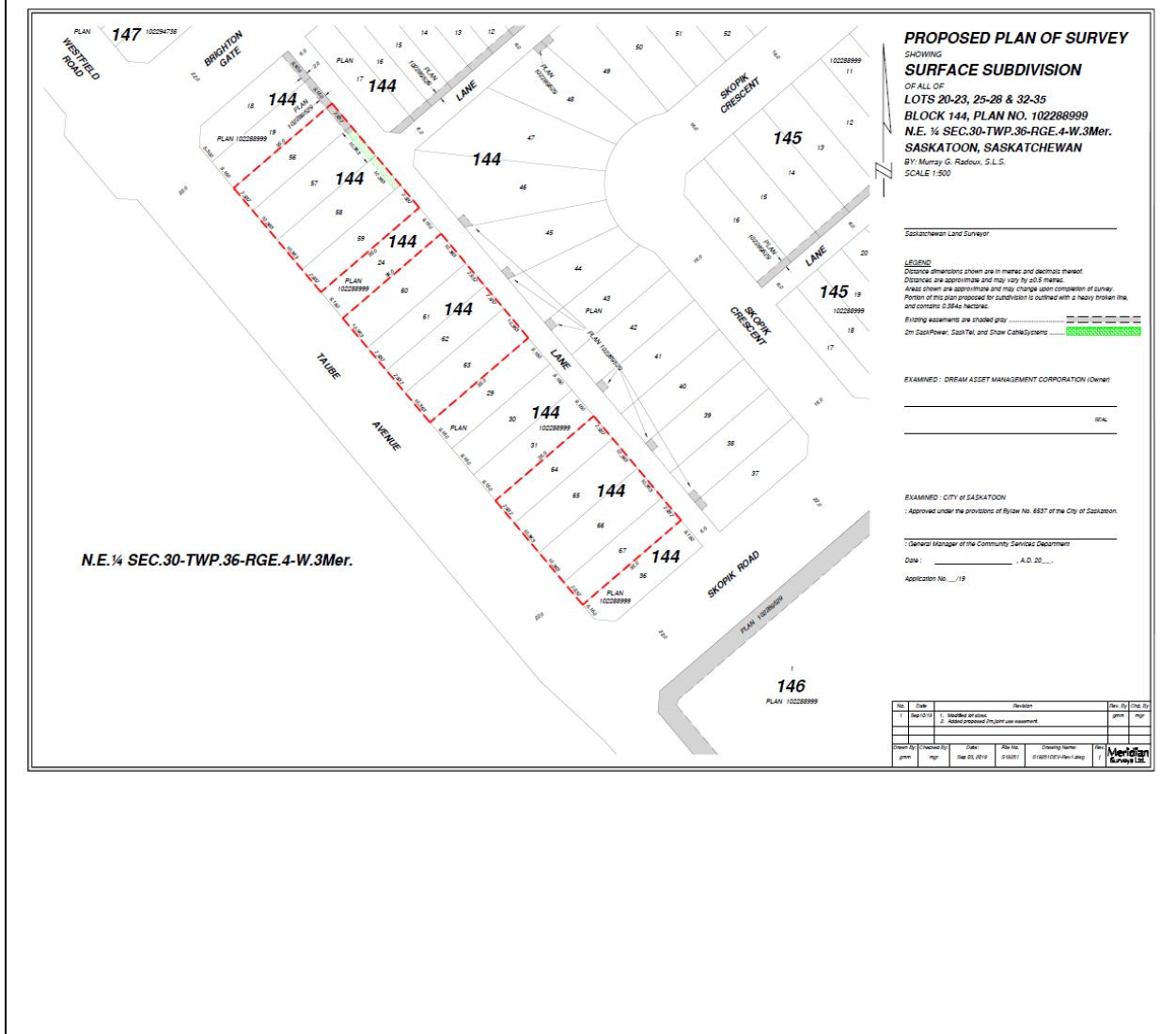
# Subdivision

|                     |   |
|---------------------|---|
| Application No:     | 39/19   |
| Applicant:          | Dream Asset Management Corp.<br>c/o Meridian Surveys                                      |
| Civic Address:      | 115 Secord Way  |
| Legal Description:  | Block 108, Plan No. 10228373  |
| Neighbourhood:      | Brighton  |
| Zoning Designation: | RMTN1 – Medium Density Townhouse Residential District 1                                   |
| Proposed Use:       | To subdivide 1 parcel out of Block 108, Plan No. 102208373 and create a remaining parcel. |
| Date Received:      | October 16, 2019  |



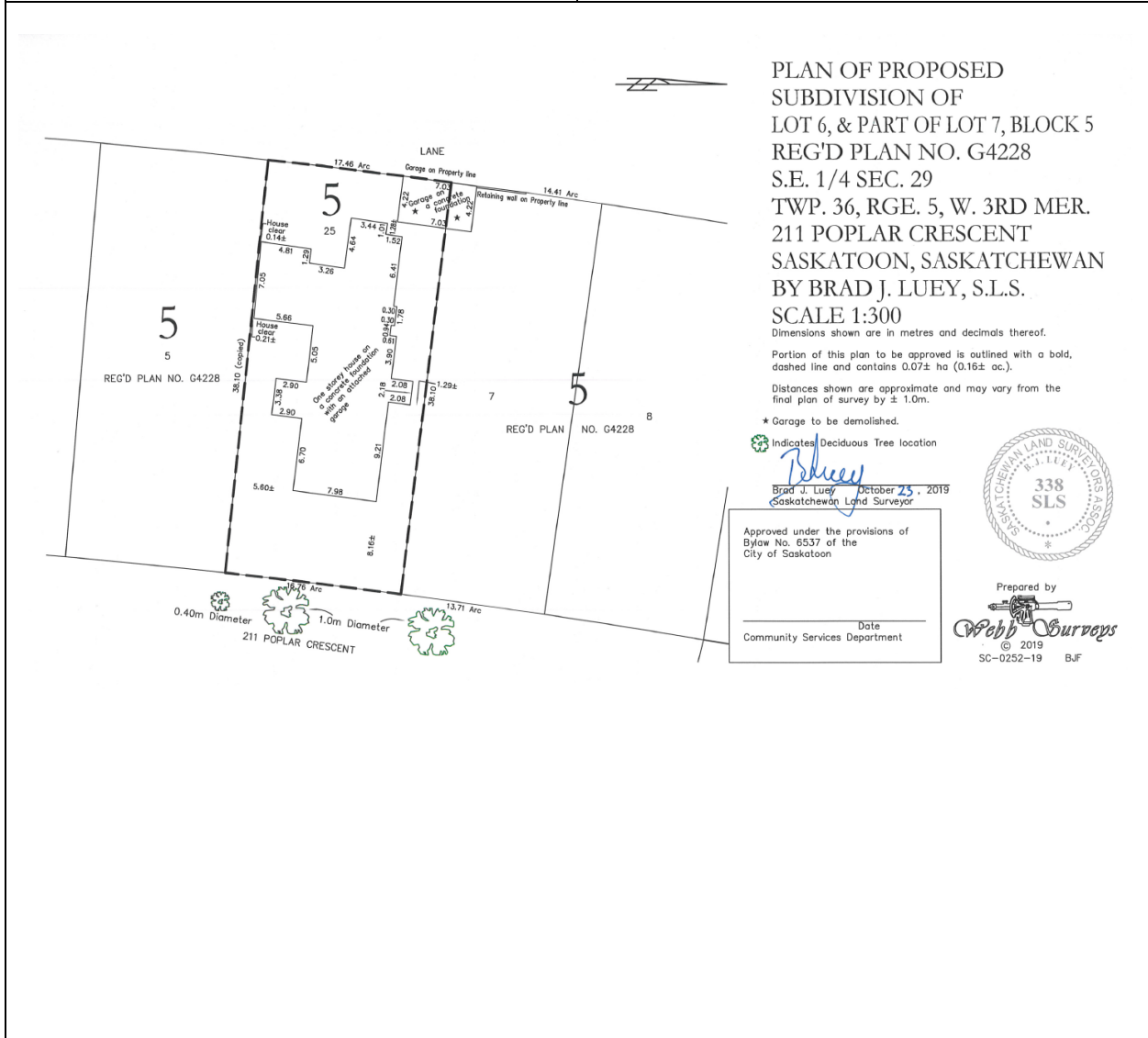
**Subdivision**

|                     |   |
|---------------------|---|
| Application No:     | 40/19   |
| Applicant:          | Dream Asset Management Corp.<br>c/o Meridian Surveys                    |
| Civic Address:      | Taube Avenue  |
| Legal Description:  | Block 144, Plan No. 102288999   |
| Neighbourhood:      | Brighton  |
| Zoning Designation: | R1B – Small Lot One-Unit Residential District                           |
| Proposed Use:       | Proposing to move the property lines of Lots 20-23, 60-63, & Lots 32-35 |
| Date Received:      | October 16, 2019  |



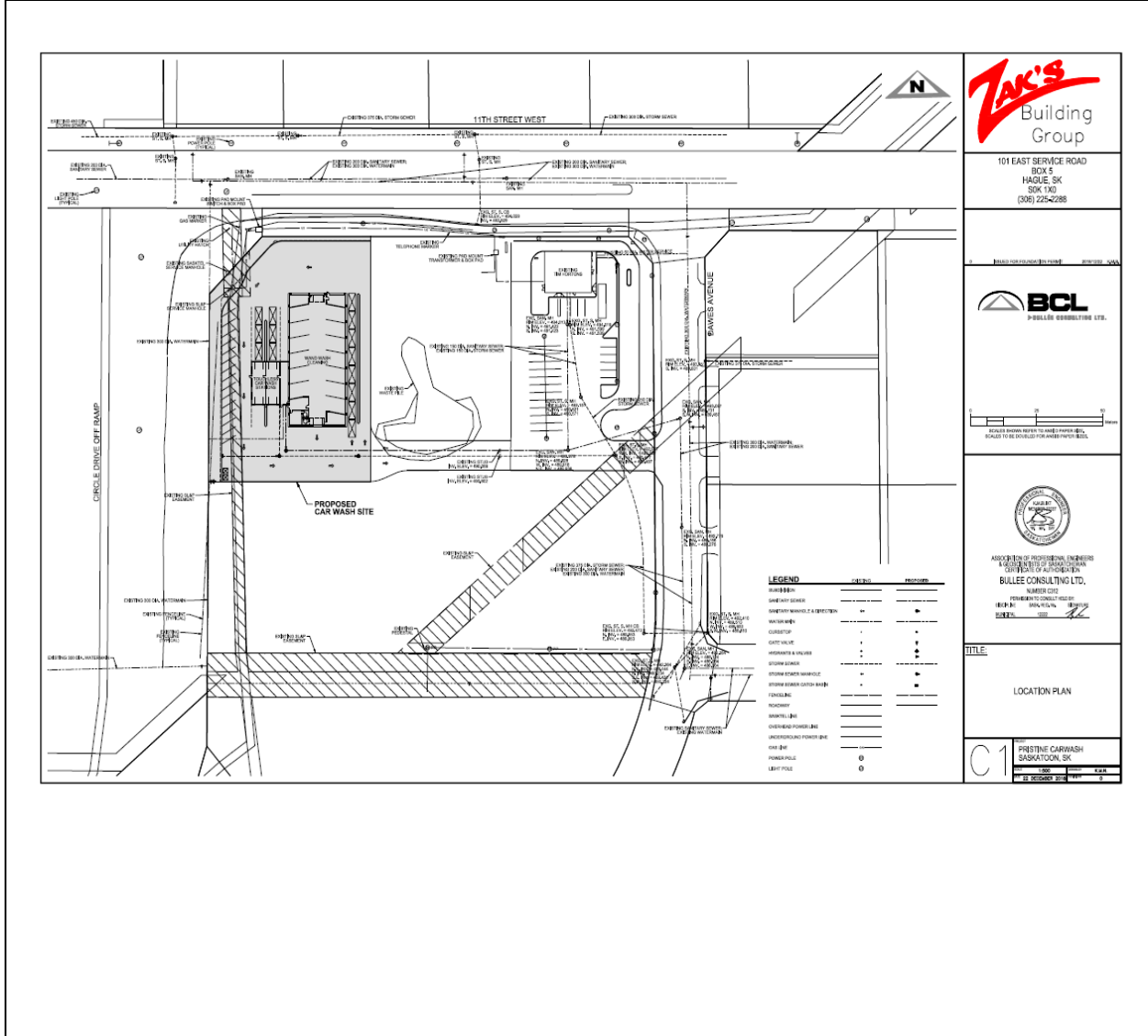
**Subdivision**

|                     |  |
|---------------------|--|
| Application No:     | 41/19  |
| Applicant:          | Sashawna & Karl Miller<br>c/o Webb Surveys   |
| Civic Address:      | 211 Poplar Crescent  |
| Legal Description:  | Lot 6, Part of Lot 7, Block 5, Plan No. G4228  |
| Neighbourhood:      | Nutana   |
| Zoning Designation: | R2 – One and Two Unit Residential District   |
| Proposed Use:       | The intent of this subdivision is to take 5ft from Lot 7 and add it to Lot 6, creating Lot 25. |
| Date Received:      | October 24, 2019   |



**Subdivison**

|                     |  |
|---------------------|--|
| Application No:     | 42/19  |
| Applicant:          | 101113657 Saskatchewan Ltd.<br>c/o Webb Surveys        |
| Civic Address:      | 2502 Dawes Avenue                                      |
| Legal Description:  | Lot 19, Block 183, Plan No. 102125494                  |
| Neighbourhood:      | South West Industrial                                  |
| Zoning Designation: | IL1 – General Light Industrial District                |
| Proposed Use:       | The intent is to create a 2-unit bare land condominium |
| Date Received:      | October 25, 2019                                       |



**Subdivision**

|                     |   |
|---------------------|---|
| Application No:     | 43/19   |
| Applicant:          | Cindy Mae Toy & Darlene Dora Danyliw<br>c/o Webb Surveys                                |
| Civic Address:      | 3210 & 3212 7 <sup>th</sup> Street East   |
| Legal Description:  | Lot 8, Block 429, Plan No. 67S14203   |
| Neighbourhood:      | Brevoort Park   |
| Zoning Designation: | R2 – One and Two Unit Residential District  |
| Proposed Use:       | The intent of this subdivision is to create two separate titles of the existing duplex. |
| Date Received:      | October 25, 2019  |

Reg'd Plan No. 434

SEVENTH STREET

Approximate Water Main

Approximate Sanitary Sewer Lines

Approximate Storm Sewer line

Reg'd Plan No. 67S14203

Existing Duplex

Garage

Reg'd Plan No. 101929754

Reg'd Plan No. 101909550

Lane

Reg'd Plan No. 61S10303

Reg'd Plan No. 64S17000

PLAN OF PROPOSED SUBDIVISION OF LOT 8, BLOCK 429 REG'D PLAN NO. 67S14203 N.E. 1/4 SEC. 23 TWP. 36, RGE. 5, W. 3MER. 3210/3212 7TH STREET EAST SASKATOON, SASKATCHEWAN BY Brad J. Luey, S.L.S. SCALE 1:500

Dimensions shown are in metres and decimals thereof.

Portion of this plan to be approved is outlined with a bold, dashed line and contains 0.06± ha (0.14± ac.). Distances shown are approximate and may vary from the final plan of survey by ± 0.5 m

BRAD J. LUEY  
Saskatchewan Land Surveyor  
October 23, 2019

Approved under the provisions of Bylaw No. 6537 of the City of Saskatoon

Date  
Community Services Department

Prepared by  
Webb Surveys  
SC-0268-19st KY

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