

LAND USE APPLICATIONS RECEIVED FOR THE PERIOD FROM March 1 To April 30, 2021

Condominium

Application No:	1/21
Applicant:	Axbridge Construction Ltd.
Civic Address:	301 Clarence Avenue
Zoning Designation:	RM3 – Medium Density Multiple Unit Dwelling District
Legal Description:	Lots 15 & 16, Block 11, Plan F5527
Neighbourhood:	Varsity View
Proposed Use:	Residential Condominium Building, 4 units with underground parkage. Please note that the proposed new addresses: 1001, 1003, 1005, 1007 Osler Street.
Date Received:	March 31, 2021

Site Plan
Scale 1:200

Page 1 of 2

*Plan of Survey showing
Proposed Surface Building Condominium
in Lots 15 and 16, Blk. 11, Plan No. F5527
in the N.W. 1/4 Sec. 27, Twp. 36, Rge. 5, W. 3 Mer.
Martenville, Saskatchewan
Howard A. Larson S.L.S.
March, 2021*

Legend:

<ul style="list-style-type: none"> 1. Area to be registered is marked by a long dashed line. 2. Boundaries are shown by a double line or otherwise as follows: 3. Boundaries are shown by a double line or otherwise as follows: 4. Boundaries are shown by a double line or otherwise as follows: 5. Boundaries are shown by a double line or otherwise as follows: 6. Boundaries are shown by a double line or otherwise as follows: 7. Boundaries are shown by a double line or otherwise as follows: 8. Boundaries are shown by a double line or otherwise as follows: 	<ul style="list-style-type: none"> 10. Any area not designated by a cell number is common property. 11. The center of each well is marked with the letters 'W'. 12. All areas are shown with the letters 'A'. 13. Boundaries are shown by a double line or otherwise as follows: 14. Boundaries are shown by a double line or otherwise as follows: 15. Boundaries are shown by a double line or otherwise as follows: 16. Boundaries are shown by a double line or otherwise as follows: 17. Boundaries are shown by a double line or otherwise as follows: 18. Boundaries are shown by a double line or otherwise as follows:
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LIST OF PLANS

1. Site Plan	
2. Floor Plans, Elevations, Schedule of Unit Factors and Areas	

Date of Submission in the Province of Saskatchewan: The 31st day of March, 2021

Larson Surveys Ltd., Saskatoon	Date of Issue of Plan: 03/31/21	Date of Plan: 03/31/21	Date of Plan: 03/31/21
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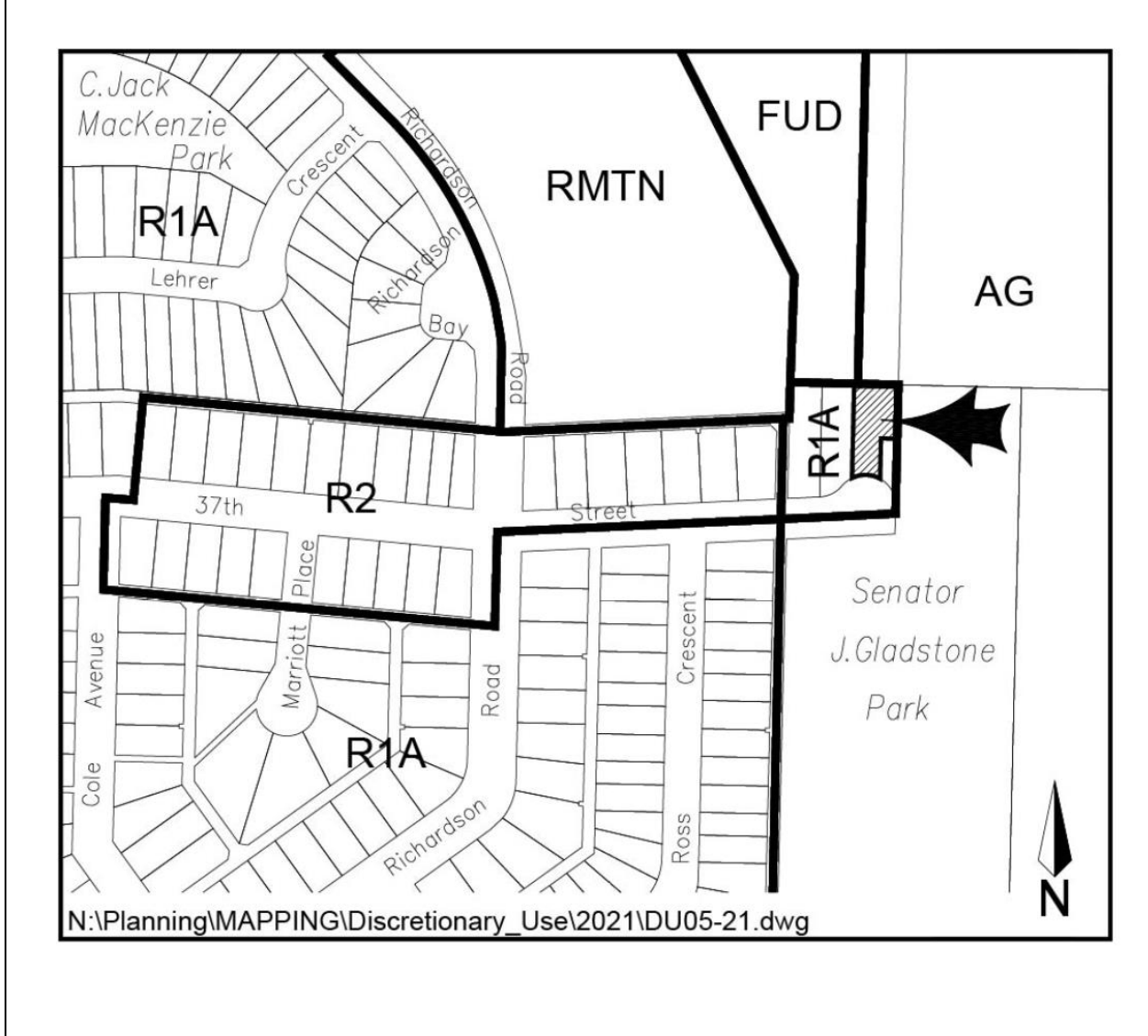
Examined: City of Saskatoon
Approved under the provisions of the Reg. No. 837 of the City of Saskatoon
General Manager of the Community Services Department
Date: 03/31/21

City of Saskatoon
This is to certify that the proposed subdivision of the building shown on the attached drawings complies with Section 10(1)(b) of the Condominium Property Act, S.S. 2001
Date of Submission in the Province of Saskatchewan: 03/31/21
City Clerk

Detail
Scale 1:200

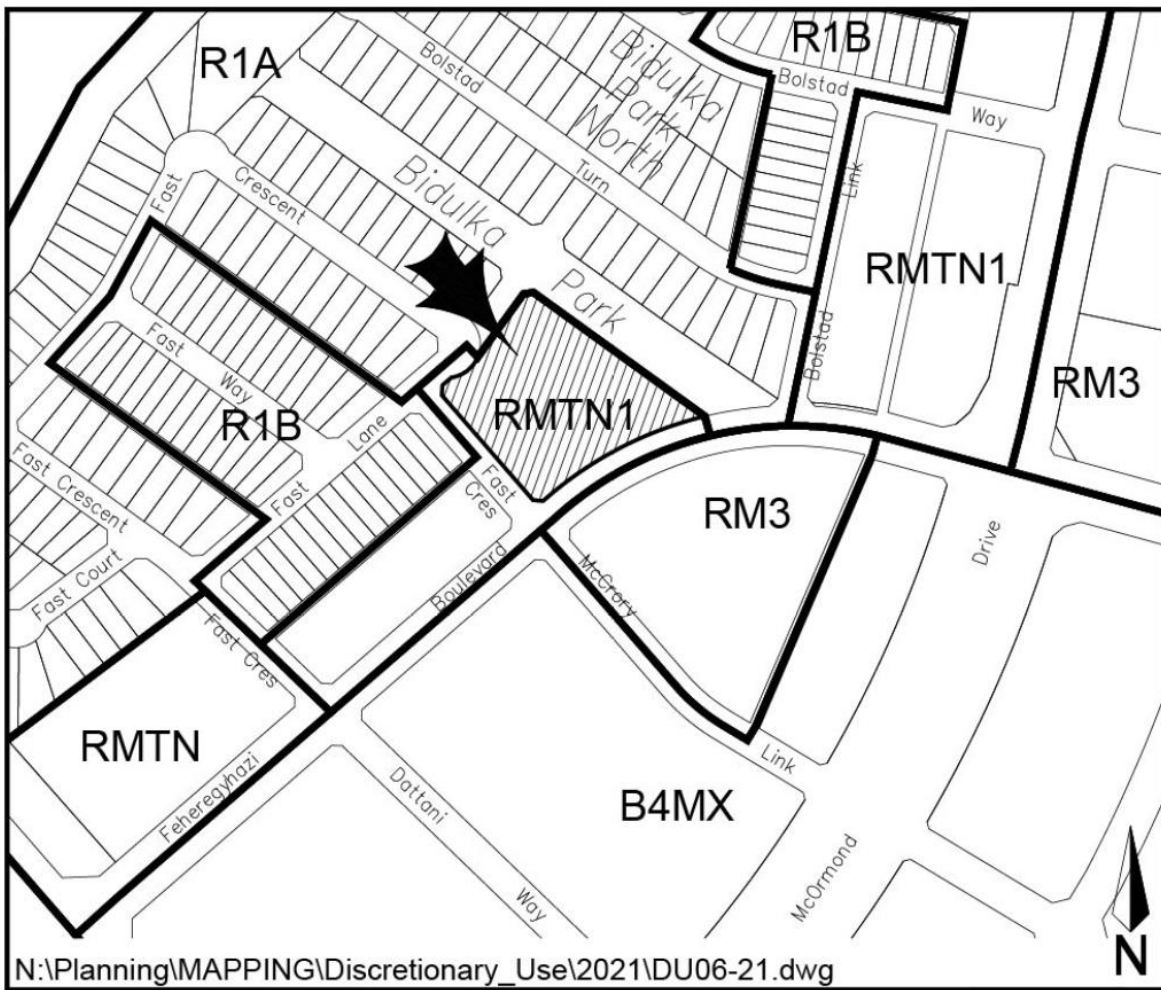
Discretionary Use

Application No:	5/21
Applicant:	Ezajul Chowdhury
Civic Address:	1524 37 th Street West
Legal Description:	Lot 11, Block 664, Plan No. 102131592
Neighbourhood:	Westview
Zoning Designation:	R1A – One Unit Residential District
Proposed Use:	Type II Care Home (15 beds).
Date Received:	March 8, 2021



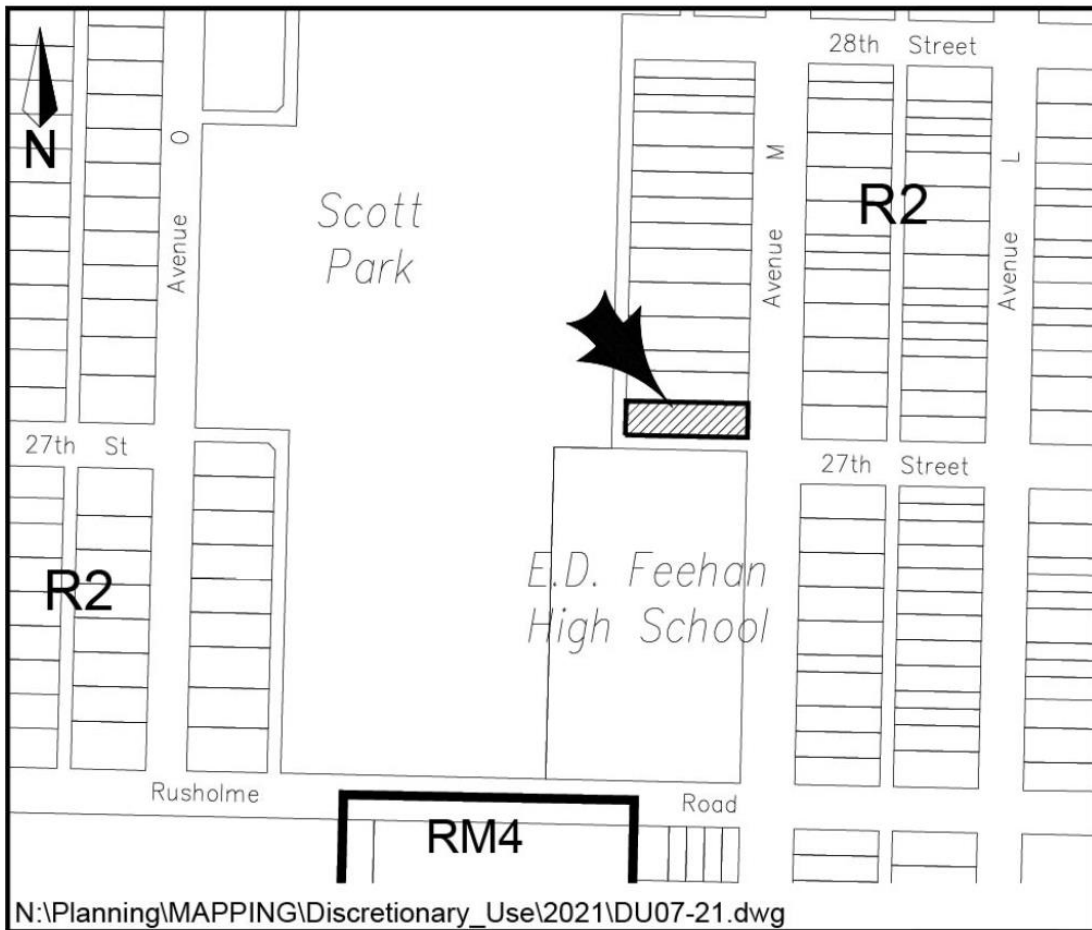
Discretionary Use

Application No:	D6/21
Applicant:	National Affordable Housing Corp.
Civic Address:	N/A
Legal Description:	Parcel C, Plan No. 102201769
Neighbourhood:	Aspen Ridge
Zoning Designation:	RMTN1 – Medium Density Townhouse Residential District 1
Proposed Use:	Special Needs Housing (10 units).
Date Received:	March 17, 2021



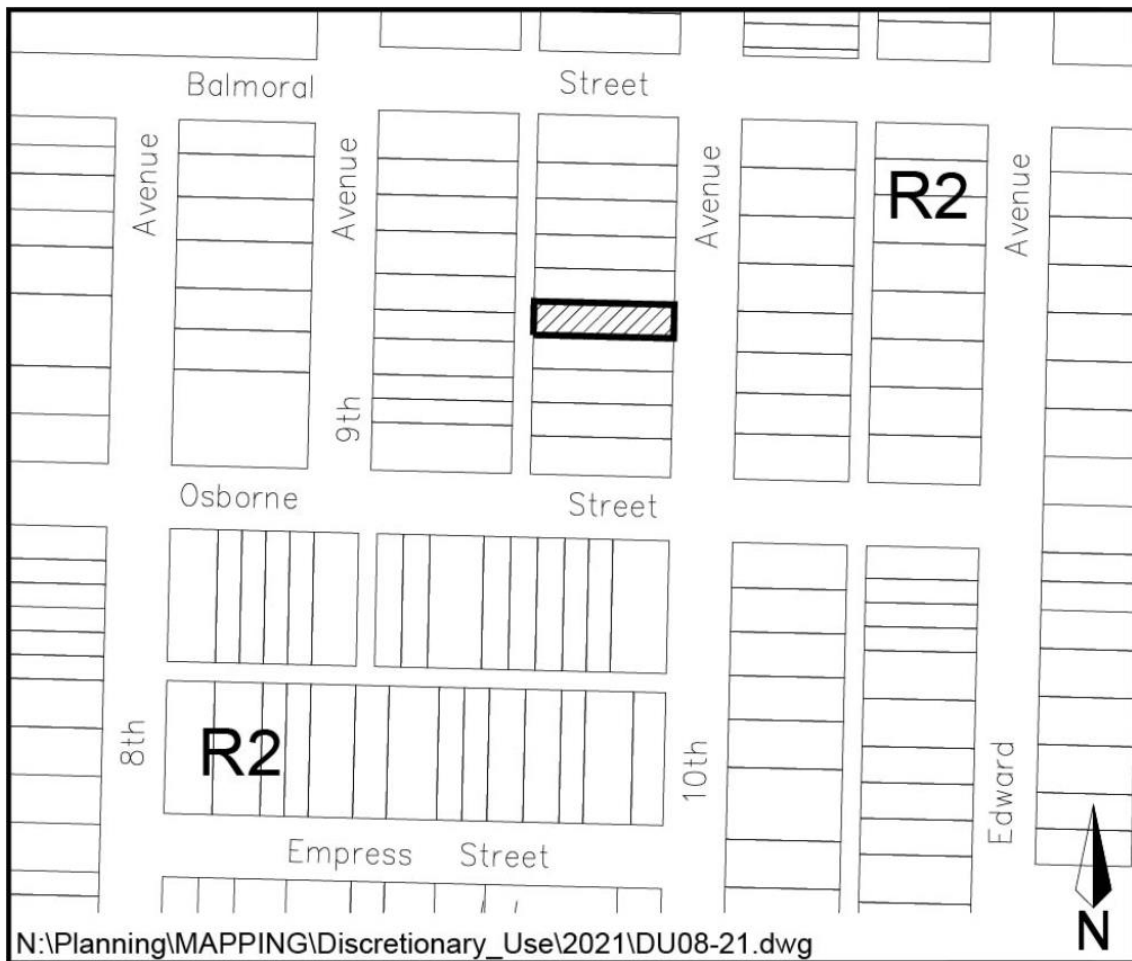
Discretionary Use

Application No:	D7/21
Applicant:	La Maison Verte
Civic Address:	501 Ave M North
Legal Description:	Lots 1 & 2, Block 30 Plan No. K4652
Neighbourhood:	Westmount
Zoning Designation:	R2 – One and Two Unit Residential District
Proposed Use:	Short term rental property.
Date Received:	March 19, 2021



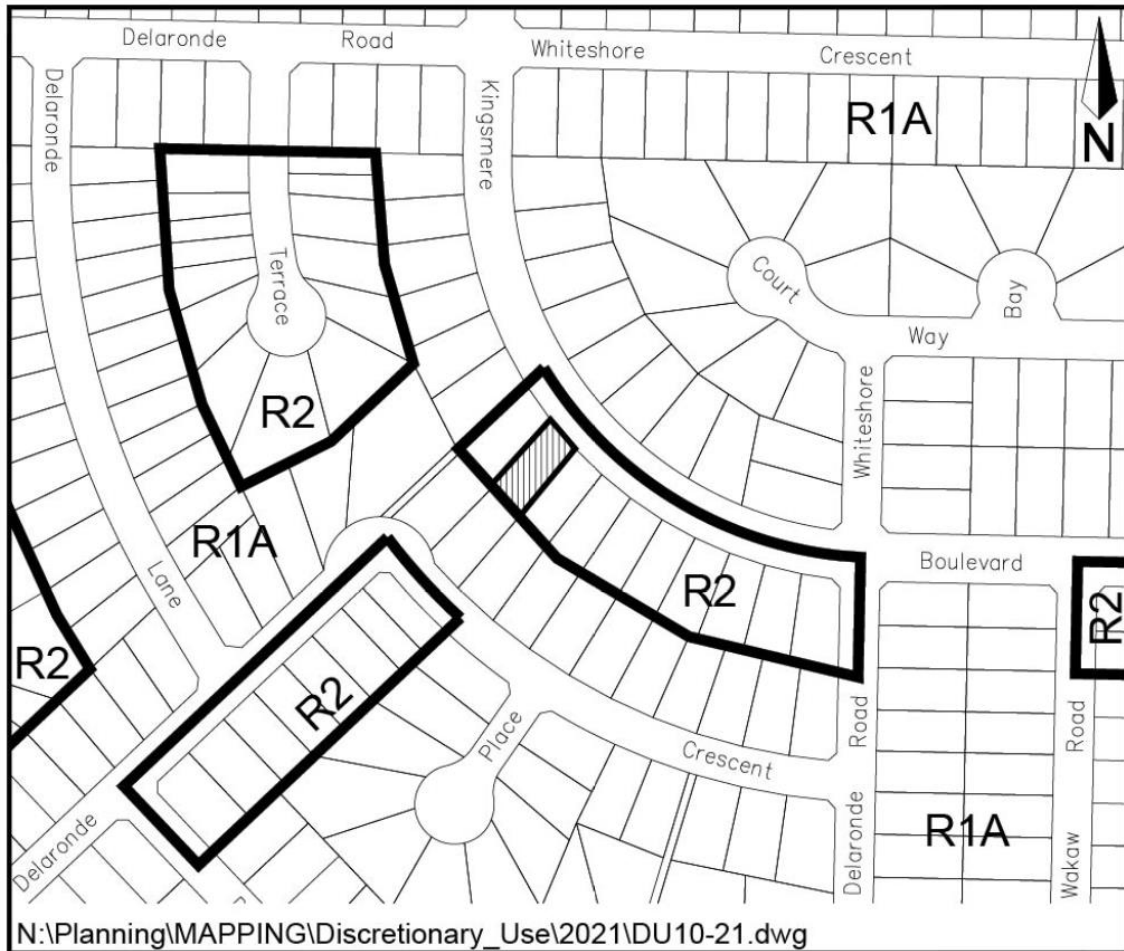
Discretionary Use

Application No:	D8/21
Applicant:	Lynn Trost
Civic Address:	1415 10 th Avenue North
Legal Description:	Lots 46 & 47, Block 10, Plan No. G5720 & Lot 89, Block 10, Plan No. 101421100
Neighbourhood:	North Park
Zoning Designation:	R2 – One and Two Unit Residential District
Proposed Use:	Short-term rental property.
Date Received:	April 16, 2021



Discretionary Use

Application No:	D10/21
Applicant:	Batoul Jafari Mousavi
Civic Address:	630 Kingsmere Boulevard
Legal Description:	Lot 13, Block 112, Plan No. 80S37690
Neighbourhood:	Lakeview
Zoning Designation:	R2 – One and Two Unit Residential District
Proposed Use:	Child Care Centre
Date Received:	April 29, 2021



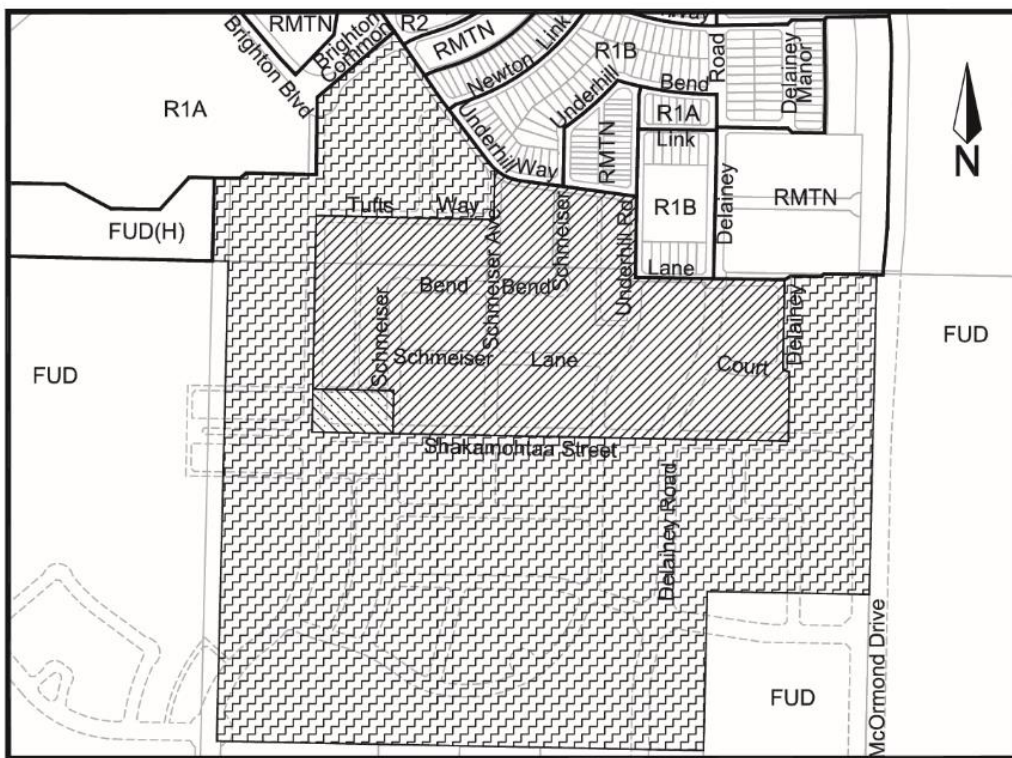
Rezoning

Application No:	Z2/21
Applicant:	St. Andrew's College c/o Leslee Harden
Civic Address:	1121 College Drive
Legal Description:	Parcels 120170124, 120170135, 120170146, 120170157
Neighbourhood:	U of S – Lands Management Area
Existing Zoning:	AG – Agricultural District
Proposed Zoning:	M4 – Core Area Institutional Service District
Proposed Use:	Theological college with both private and educational tenants.
Date Received:	March 10, 2021

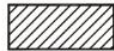
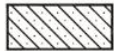



Rezoning

Application No:	Z3/21
Applicant:	Saskatoon Land
Civic Address:	NA
Legal Description:	LSD 11 & 12 NW 29-36-04-W3 SW 29-36-04-W3
Neighbourhood:	Brighton
Existing Zoning:	FUD Future urban development district
Proposed Zoning:	R2 One and two unit residential district
Proposed Use:	R2 - One and Two-Unit Dwellings RMTN - Townhouse Residential FUD(H)
Date Received:	March 29, 2021



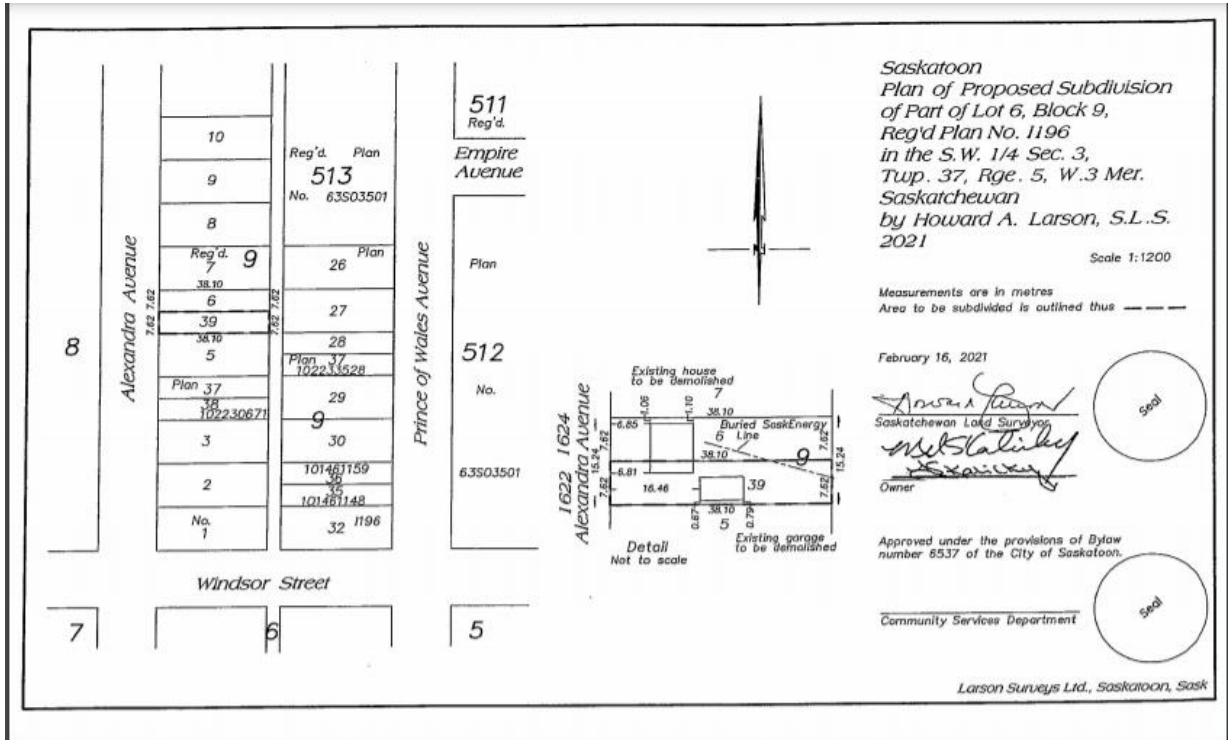
PROPOSED ZONING AMENDMENT

-  From FUD to R2
-  From FUD to RMTN
-  From FUD to FUD(H)

File No. RZ03-2021

Subdivision

Application No:	12/21
Applicant:	Melvin & Alisa Skalicky
Civic Address:	1622 Alexandra Avenue
Legal Description:	Lot 6, Block 9, Plan No. I196
Neighbourhood:	North Park
Zoning Designation:	R2 – One and Two Unit Residential District
Proposed Use:	Build two detached homes with permitted legal suites with separate titles.
Date Received:	March 11, 2021



Subdivision

Application No:	13/21
Applicant:	North Prairie Developments
Civic Address:	50 McFauld Crescent
Legal Description:	Lot 1, Block 156, Plan No. 102294738
Neighbourhood:	Aspen Ridge
Zoning Designation:	RMTN – Townhouse Residential District
Proposed Use:	Create 6 residential bare land condominium units within 6 buildings. Each unit will have an attached garage.
Date Received:	March 16, 2021

PLAN OF PROPOSED SURFACE BARE LAND CONDOMINIUM FOR LOT 1, BLOCK 156 PLAN NO. 102294738 N.E. 1/4 SEC. 30 & S.E. 1/4 SEC. 31 TWP. 36, RGE. 4, W. 3RD MER. 50 McFAULD CRESCENT SASKATOON, SASKATCHEWAN BY BRAD J. LUEY, S.L.S. SCALE 1:500

Distances shown are in metres and decimals thereof.
 Constructed buildings or buildings to be constructed are shown with the proposed unit boundaries as shown.
 All areas not delineated with a unit number are common property.
 Portions of this plan to be approved is outlined with a bold, dashed line and contains 1,000 sq. ft. (2,478 sq. ft.)
 Distances shown are approximate and may vary from the field plan of survey by 1.50m.
 ■ Indicates approximate parking and recycle area
 ■ Indicates approximate mailbox location
 ■ Indicates proposed 3.0m tank/energy assessment.

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

Digit Community Services Department

Prepared by *CPA* **CPA Burney** E. 2021 20-000-10a 2/2

Subdivison

Application No:	14/21
Applicant:	Capilano Developments c/o Webb Surveys
Civic Address:	1648 Alexandra Avenue
Legal Description:	Lot 12, Block 9, Plan No. I196
Neighbourhood:	North Park
Zoning Designation:	R2 – One and Two Unit Residential District
Proposed Use:	To subdivide the existing lot in half to create two residential lots for future development.
Date Received:	March 26, 2021

Alexandra Avenue

Lot 12

House and garage to be demolished

63503501

PLAN SHOWING

PLAN OF PROPOSED SUBDIVISION
OF PART OF
LOT 12, BLOCK 9, REG'D PLAN NO. I196
1648 ALEXANDRA AVENUE
SASKATOON, SASKATCHEWAN
2021
SCALE = 1: 5000

KEY PLAN

NOTES
- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF
- SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM THE FINAL PLAN OF SURVEY BY AS MUCH AS 0.5 METRES.
- PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE AND CONTAINS 0.06 ha (0.144 ac)

SURVEYORS CERTIFICATION
February 22, 2021
Date
[Signature]
Professional Surveyor

Legend
- - - O/H lines
- - - Gas
● Power pole
● Light post
● Deciduous tree

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

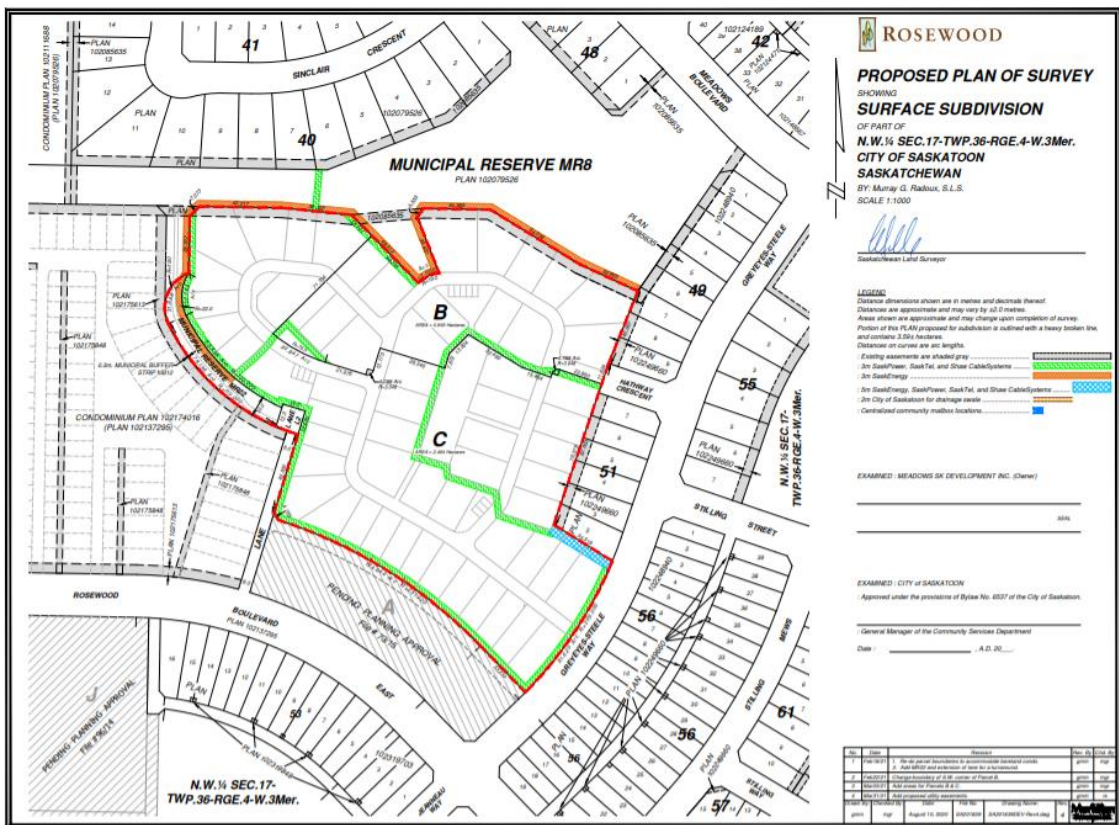
Director of Planning & Development Division

No. DATE REVISION / ISSUED JOB No. PAGE NO.
11 FEBRUARY 2021 FOR ISSUE 30-00031 0 REVISION

Webb Surveys
(A Division of Midwest Surveys Inc.)
222 JESSOP AVE
SASKATOON, SK
S7N 1Y4
TEL: 304-995-0330

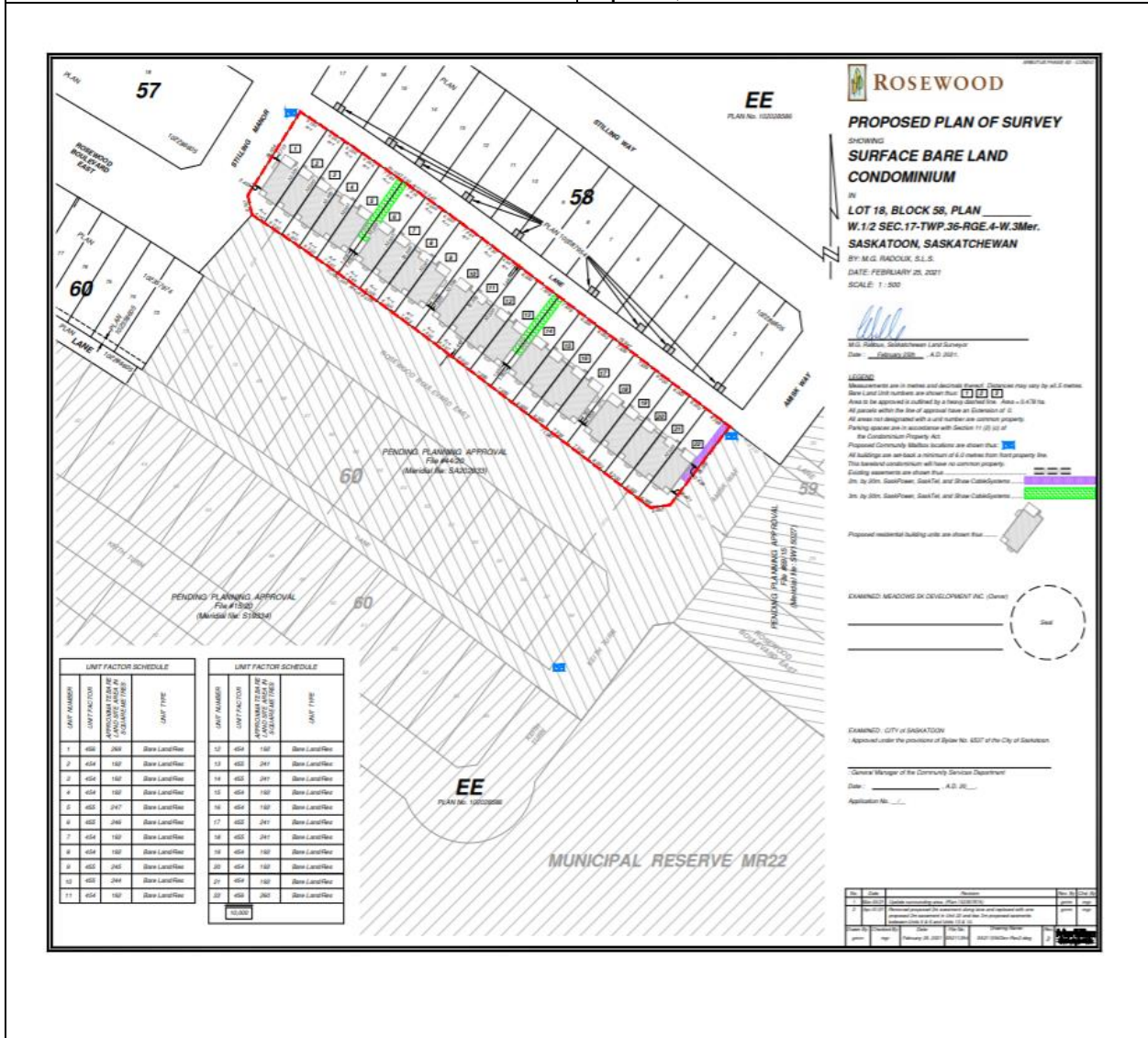
Subdivision

Application No:	15/21
Applicant:	Meadows SK Development Inc.
Civic Address:	NA
Legal Description:	Part of NE ¼ 17-36-4 W3rd
Neighbourhood:	Rosewood
Zoning Designation:	R1A – One Unit Residential District
Proposed Use:	To create parcel B, C, MR and lane L2.
Date Received:	April 1, 2021



Subdivison

Application No:	16/21
Applicant:	Meadows SK Development Inc.
Civic Address:	534 Stilling Way
Legal Description:	Lot 9, Block 58, Plan No. 102286605
Neighbourhood:	Rosewood
Zoning Designation:	R1B – Small Lot One-Unit Residential
Proposed Use:	To create bareland condominium with 22 units.
Date Received:	April 9, 2021



Subdivision

Application No:	17/21
Applicant:	Janet Johnston
Civic Address:	1408 Edward Avenue
Legal Description:	Lot 12, Block 1, Plan No, I196
Neighbourhood:	North Park
Zoning Designation:	R2 – One & Two Unit Residential District
Proposed Use:	To subdivide lot 12, creating lots 34 & 35 for future residential development.
Date Received:	April 7, 2021

PLAN SHOWING

PLAN OF PROPOSED SUBDIVISION OF LOT 12, BLOCK 1 REG'D PLAN NO I196 SW1/4 SEC 3, TWP 37, RGE 5, W3 Mer SASKATOON, SASKATCHEWAN 2021

SCALE = 1 : 250

AERIAL VIEW

NOTES

- 1. Dimensions and elevations are in metres and decimals thereof.
- 2. Some dimensions are approximate and may differ from the final plan of survey by +/- 1.0 metres.
- 3. Portion of this plan to be approved is outlined in red with a bold dashed line and contains 0.001 ha (0.124 ac).

Overhead power and phone lines shown thus

Buried gas lines shown thus

Fences shown thus

Trees shown thus

Spot elevations shown thus

SURVEYORS CERTIFICATION

Date: February 19, 2021

Jan Theberge

SASKATCHEWAN LAND SURVEYORS
351 SLS

Webb Surveys 222 JESSOP AVE SASKATOON, SK S7N 1Y4 TEL: 306-455-6300

DATE	JOB No.
17/02/2021	SC-0024-21
SURVEYED BY: B.M.A.C.	CALLED BY: G.A.B.
DRAWN BY: G.A.B.	

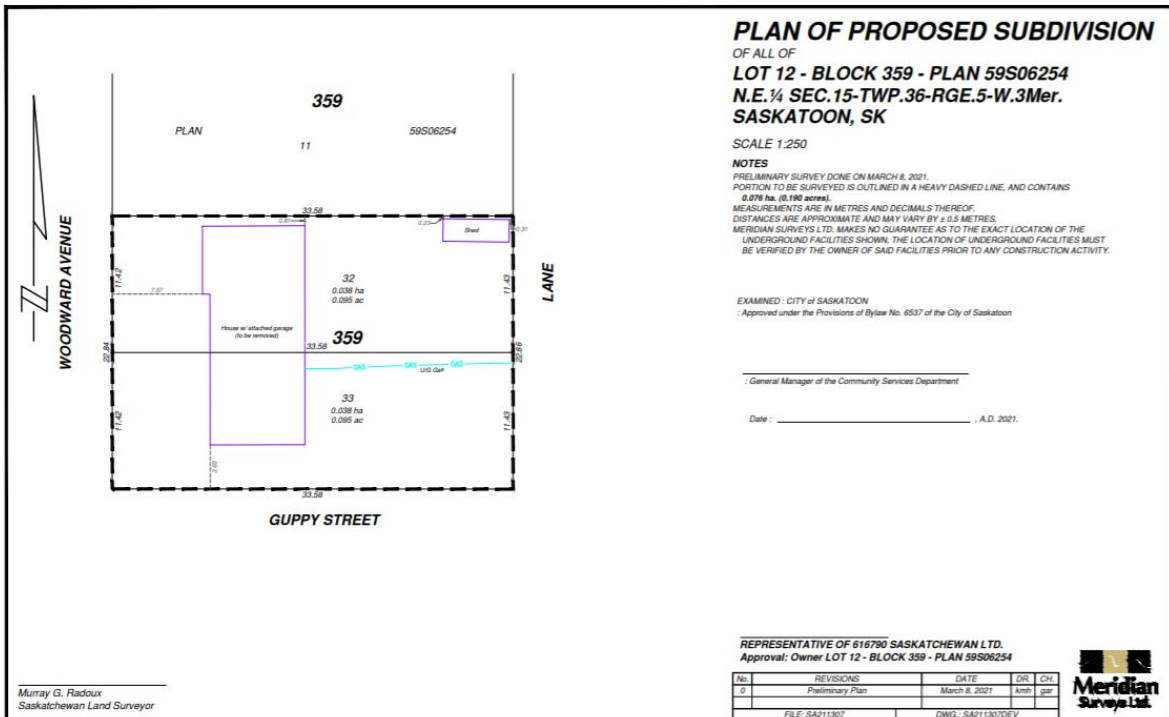
Approved under the provisions of Bylaw No. 66317 of the City of Saskatoon

Date _____

Community Services Department

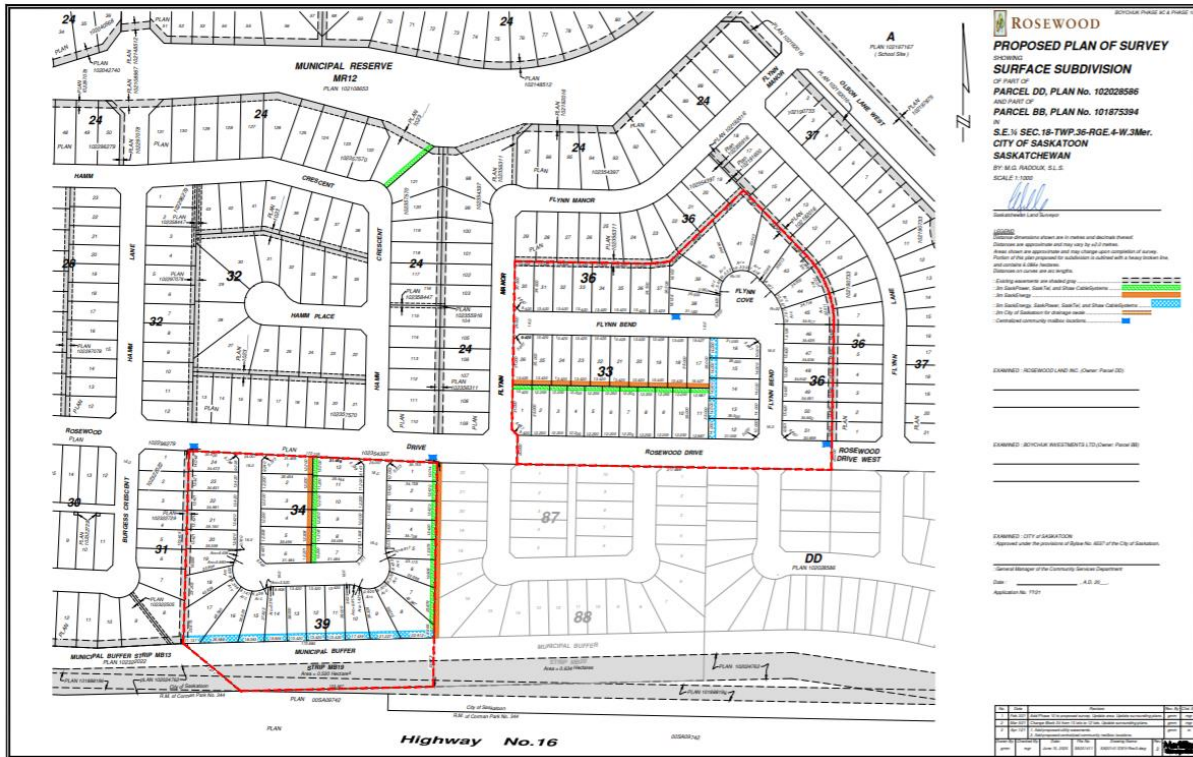
Subdivision

Application No:	18/21
Applicant:	616790 Saskatchewan Ltd.
Civic Address:	2509 Woodward Ave
Legal Description:	Lot 12, Block 359, Plan No. 59S06254
Neighbourhood:	Nutana Park
Zoning Designation:	R2 – One and Two Unit Residential District
Proposed Use:	To split the lot in half.
Date Received:	April 15, 2021



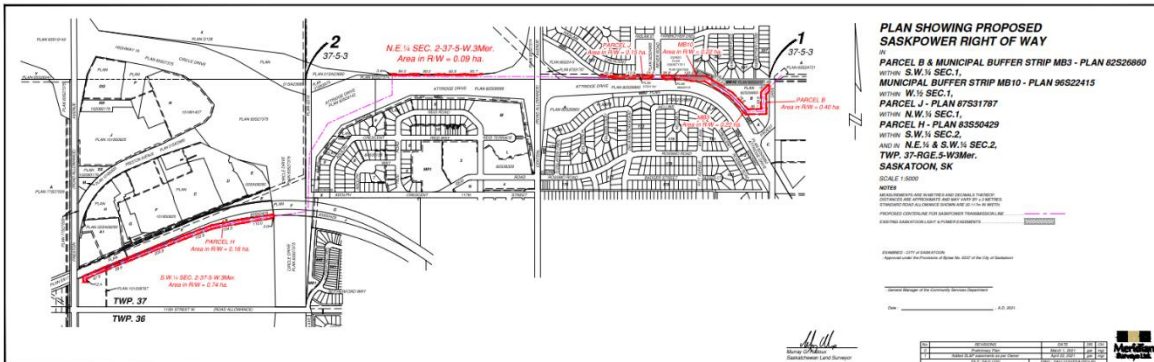
Subdivision

Application No:	19/21
Applicant:	Boychuk Investments Ltd.
Civic Address:	NA
Legal Description:	Block DD Ext. 9, Plan No. 59S06254
Neighbourhood:	Rosewood
Zoning Designation:	RMTN – Townhouse Residential District
Proposed Use:	Proposed Subdivision Phase 9C & 10, with 48 sites created.
Date Received:	April 14, 2021



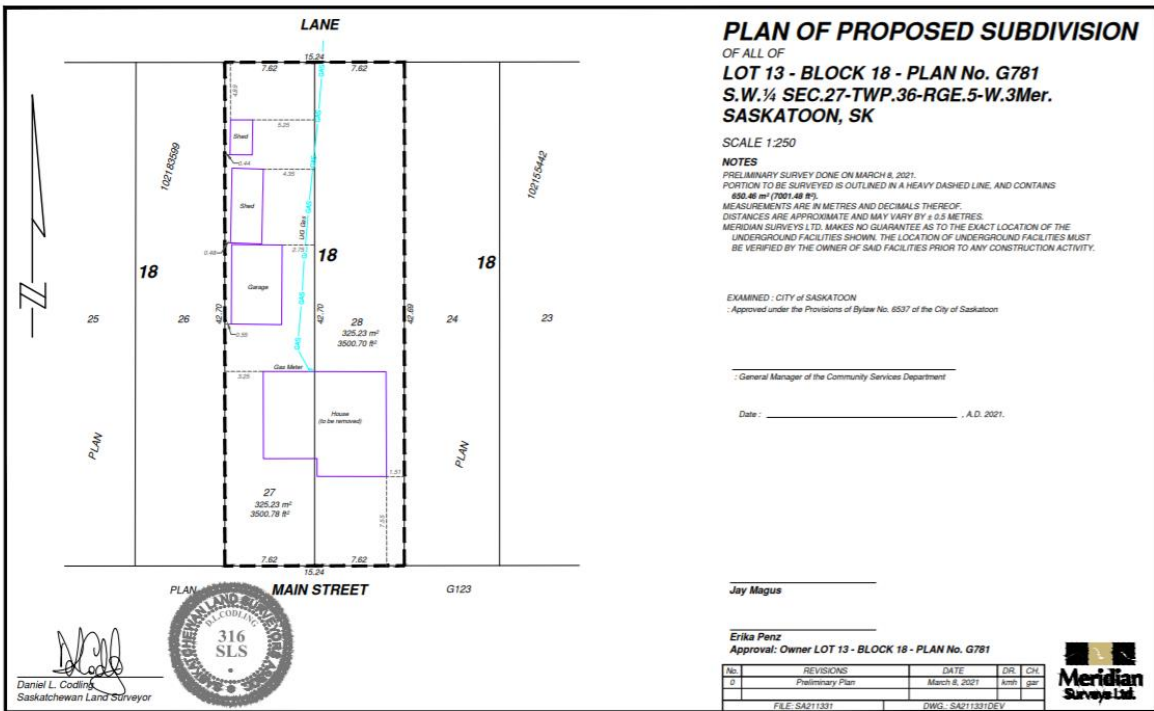
Subdivision

Application No:	20/21
Applicant:	Saskpower
Civic Address:	NA – Saskpower Right of Way
Legal Description:	S PT SW 1/4 2 37 5 W 3RD LYING S OF PL 83S50429
Neighbourhood:	U of S Lands Management Area
Zoning Designation:	AG – Agricultural District
Proposed Use:	To create a feature right of way for Saskpower.
Date Received:	April 21, 2021



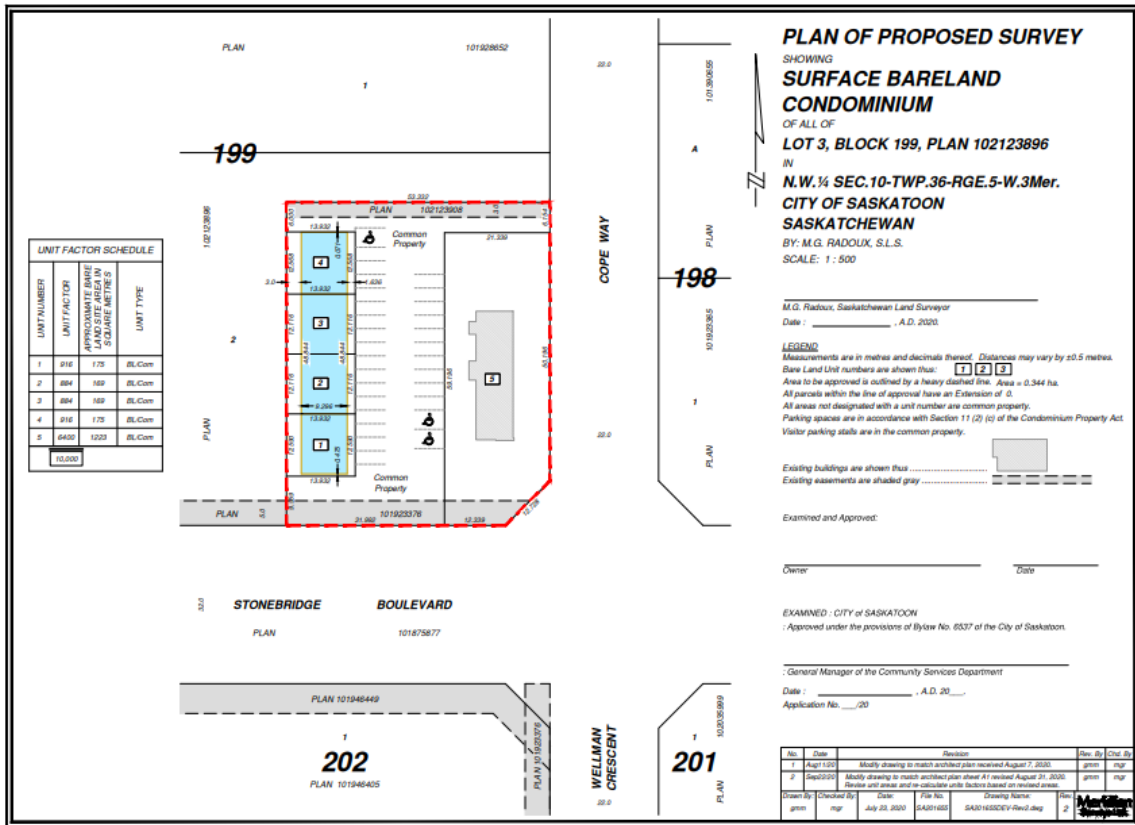
Subdivision

Application No:	21/21
Applicant:	Sanoma Homes Ltd.
Civic Address:	1415 Main Street
Legal Description:	Lot 13, Block 18, Plan No. G781
Neighbourhood:	Varsity View
Zoning Designation:	R2 – One and Two Unit Residential District
Proposed Use:	To create lots 27 & 28, splitting the lot in half.
Date Received:	April 21, 2021



Subdivison

Application No:	22/21
Applicant:	VJ Management Inc.
Civic Address:	115 Stonebridge Boulevard
Legal Description:	Lot 3, Block 199, Plan No. 102123896
Neighbourhood:	Stonebridge
Zoning Designation:	IB – Industrial Business District
Proposed Use:	To create a bareland condo.
Date Received:	April 21, 2021



Subdivison

Application No:	23/21
Applicant:	Peter Martin
Civic Address:	907 & 909 Temperance Street
Legal Description:	Lot 27 & 28, Block 127, Plan No. G461
Neighbourhood:	Nutana
Zoning Designation:	R2 – One & Two Unit Residential District
Proposed Use:	To rearrange the dividing line between lots 27 & 28.
Date Received:	April 22, 2021

Legend

- O/H lines
- - - - - Approximate Buried Gas
- ⊙ Power pole
- ⊙ Tree

PLAN SHOWING

PLAN OF PROPOSED SUBDIVISION
 OF ALL OF
LOTS OF 27 & 28, BLOCK 127
 REG'D PLAN NO. G461
907 & 909 TEMPERANCE STREET
SASKATOON, SASKATCHEWAN
2021
 SCALE = 1: 500

KEY PLAN

NOTES

- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF
- SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM THE FINAL PLAN OF SURVEY BY AS MUCH AS 0.5 METRES.
- PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE AND CONTAINS 0.114 ha (0.284 ac)

SURVEYORS CERTIFICATION

March 15, 2021
Date

[Signature]
Registered Surveyor

Registered Owner
The signature above indicates that I (We) approve the Plan of Proposed Subdivision as presented.

338 SLS
SASKATCHEWAN SURVEYORS ASSOCIATION

CP&B Surveyors
(A Division of Midwest Surveys Inc.)

222 JESSOP AVE
SASKATOON, SK
S7N 1Y4
TEL: 306-955-5300

NO.	DATE	REVISION / ISSUED FOR	JOB NO.
1	03/15/2021	FOR BLUE	0
			REVISION

PREPARED BY: SLS CALC'D BY: DRAWN BY: SLS