



Welcome!

Join us to learn more about the land use application for

The Willows Neighbourhood Minor Concept Plan Amendment - Boundary Adjustment

The City of Saskatoon is pleased to welcome you.

As we gather here today, we acknowledge we are on Treaty 6 Territory and the Homeland of the Métis. We pay our respect to the First Nations and Métis ancestors of this place and reaffirm our relationship with one another.



Please sign in and take a comment sheet.

We encourage you to share your questions and comments.

Email and phone contact information is provided below:

City.Planning@Saskatoon.ca

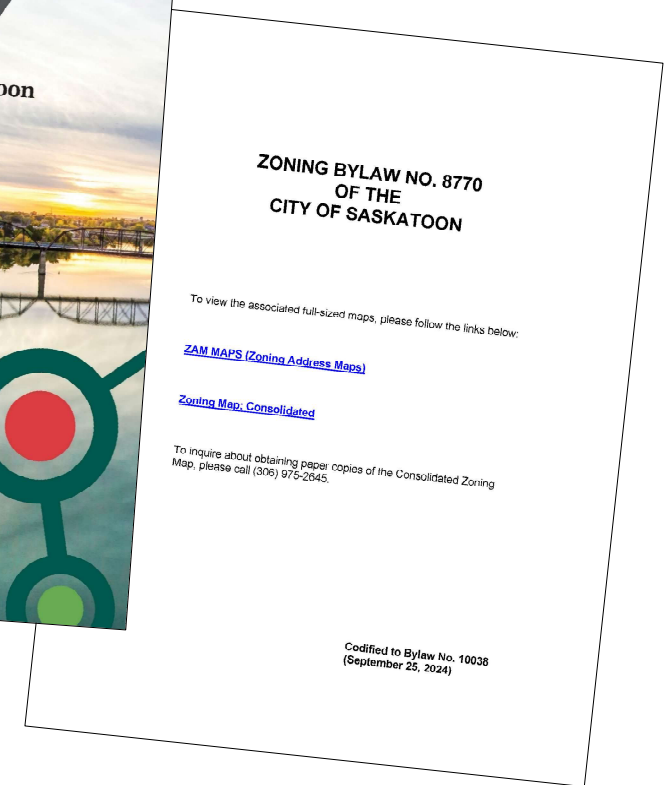
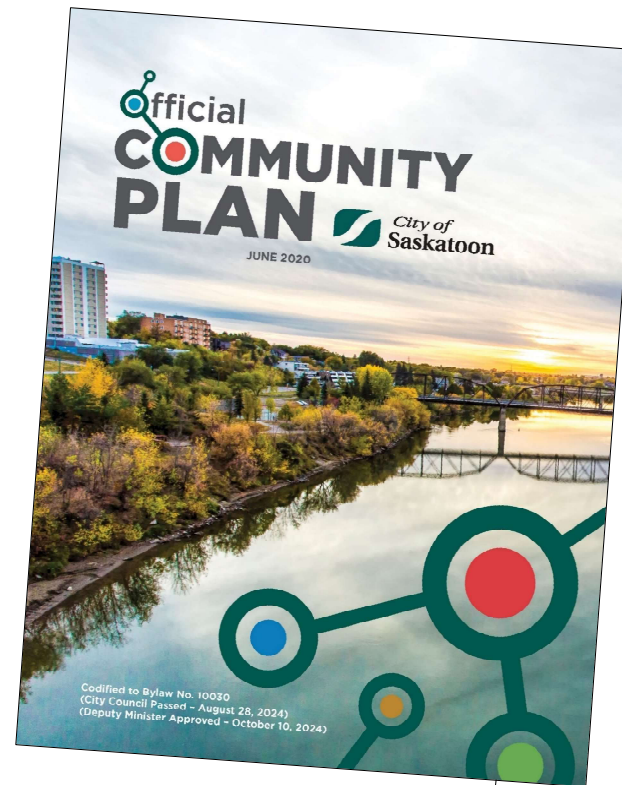
306-975-2645

The City of Saskatoon is committed to hosting engagement events where everyone can participate in an inclusive, respectful, and safe environment and be treated with fairness and dignity.

Comments that are disrespectful or harmful to staff, the applicants, or other community members will not be tolerated.

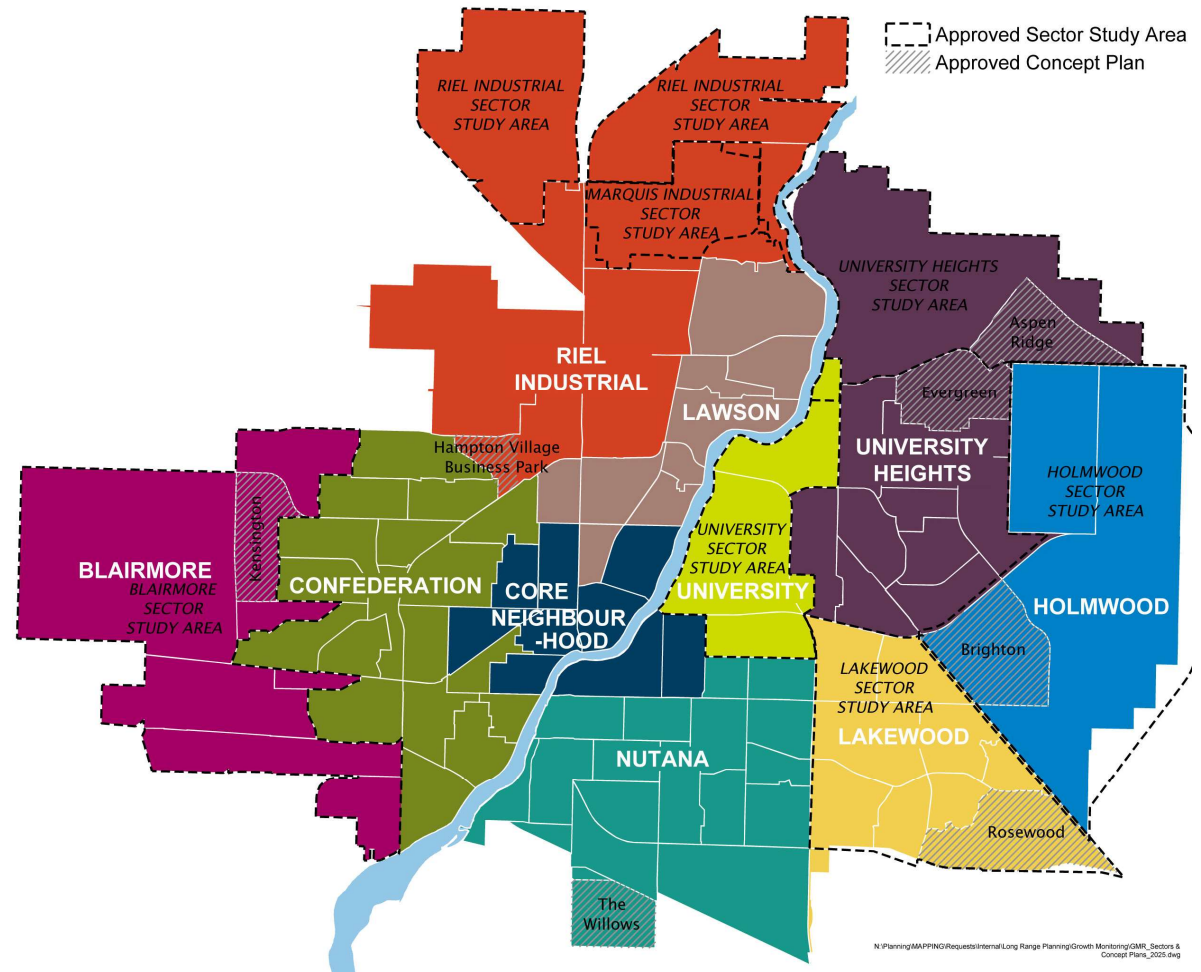
What is a Land Use Application?

- All properties in the City of Saskatoon are assigned a land use through the Official Community Plan and a zoning district through the Zoning Bylaw.
- Applications to change the land use and/or zoning district may be considered through a process that includes technical and policy review, and engagement with the surrounding neighbourhood.
- Land Use Applications are reviewed and decided upon by City Council at a Public Hearing Meeting.



What is a Neighbourhood Concept Plan?

- A Neighbourhood Concept Plan is a land use plan proposed by a developer. It is reviewed by Administration and approved by City Council to guide future development of a neighbourhood.
- Developed with the consideration of technical studies regarding natural areas and heritage resources, water and sanitary services, transportation, potential population projections, proposed transit routes, land uses and community amenities.
- Amendments to the plan may be considered over time through an application process.
- All amendments are technically reviewed by Administration and considered by City Council at a Public Hearing.





ENGAGE

The Willows Neighbourhood Concept Plan



- ONE UNIT DWELLING
- LOW DENSITY MULTI UNIT DWELLING
- MEDIUM DENSITY MULTI UNIT DWELLING
- LOW OR MEDIUM DENSITY MULTI UNIT DWELLING
- COMMERCIAL
- MUNICIPAL RESERVE
- STORM WATER POND
- MUNICIPAL BOUNDARY

ORIGINAL
THE WILLOWS
CONCEPT PLAN
APPROVED 2003

LAST AMENDED
JUNE 28, 2023

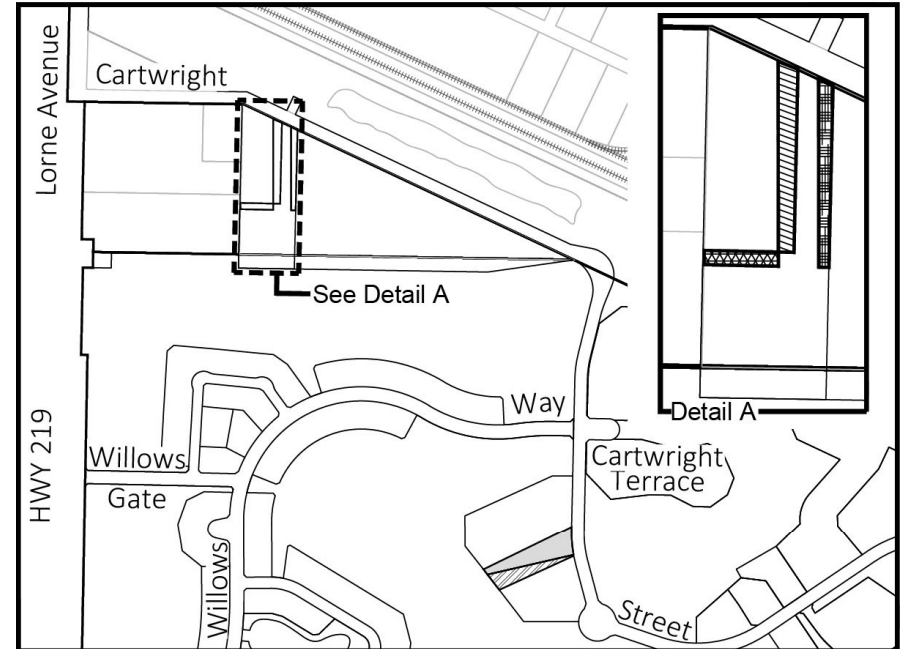
Dream Asset Management Corporation has applied for a Minor Concept Plan Amendment to The Willows Neighbourhood Concept Plan

Application Summary






- 1.18 ha (2.92 acres) be removed from the Concept Plan Area
- Minor land use boundary changes to the Hotel Site (Block 16) as shown in Detail A
- Confirmation of the “Low or Medium density multi-unit residential” boundary (flex zone) to reflect current development (Blocks 14 and 15).

Associated Official Community Plan Land Use Map and Rezoning

- Rezoning Application to amend the boundary of Direct Control District 4
- Removal of the holding symbol (H) from existing IL1(H) lands to the northwest of Cartwright Pond
- Official Community Plan Land Use Map Amendment to align with the proposed amendment to the Direct Control District 4



PROPOSED THE WILLOWS CONCEPT PLAN AMENDMENT

	From Low or Medium Density Multi Unit to Low Density Multi Unit		From Low Density Multi Unit to Commercial
	From Medium Density Multi Unit to Low Density Multi Unit		From Medium Density Multi Unit to Commercial
	Commercial to Medium Density Multi Unit		

Associated Land Use Application Official Community Plan Land Use Map

Changes to a Neighbourhood Concept Plan may require changes to other planning documents.

When additional changes are required, associated land use applications are submitted and reviewed.

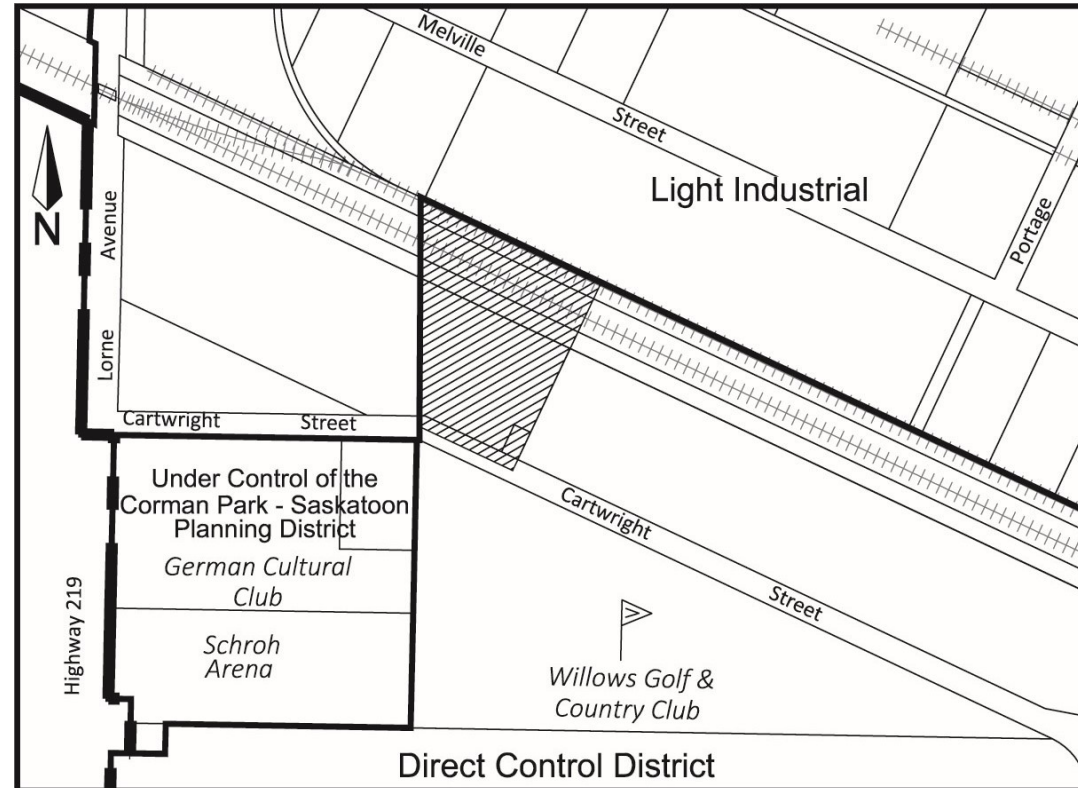
Proposed Official Community Plan Land Use Map Amendment:

- 1.18 ha (2.92 acres) of land is proposed to be redesignated from Direct Control District to Light Industrial

Land Use Designation Descriptions

Direct Control District lands have the potential for varied land uses, densities, and intensities of development as established by a Direct Control District within the Zoning Bylaw.

Light Industrial lands have the potential for industrial uses and processes, such as manufacturing, assembly and repair, warehousing, wholesale distribution, and limited retailing. These activities are normally carried on indoors and should not create land use conflicts due to excessive noise, vibration, dust, smoke or odour. Outdoor storage may be permitted.



PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT LAND USE MAP

 From Direct Control District to Light Industrial

File No. OCP-2025-00113

Associated Land Use Application

Zoning Bylaw - Zoning Map

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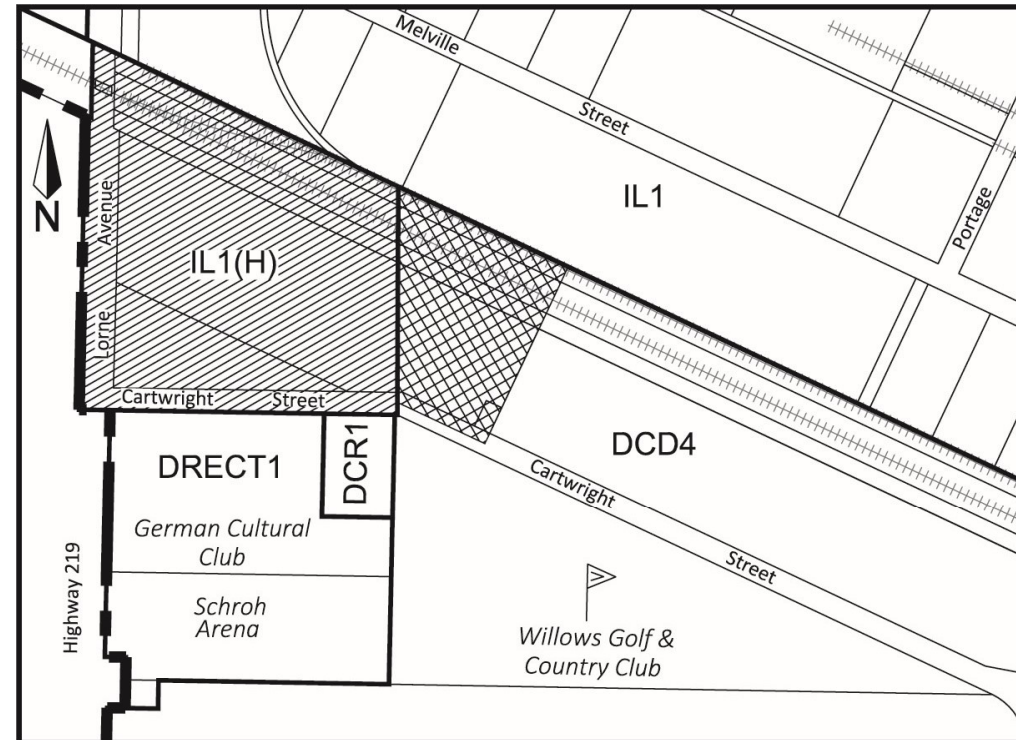
Proposed Zoning Bylaw – Zoning Map amendments

- Rezoning 1.18 ha (2.92 acres) of land from DCD4 to IL1 – General Light Industrial District
- Removal of the Holding symbol from the IL1(H) lands adjacent to Direct Control District 4



Zoning Description

IL1 - General Light Industrial District

The IL1 District is intended to facilitate economic development through a wide variety of light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations.



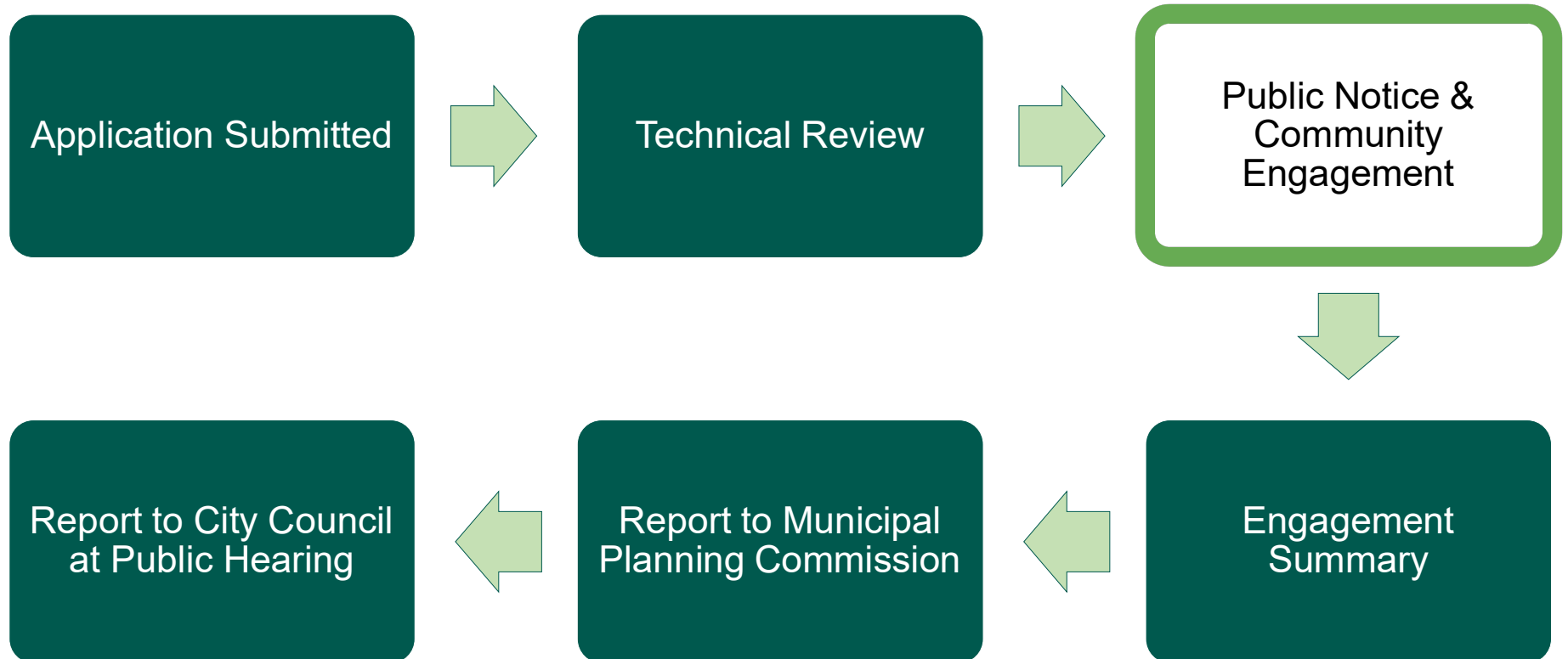
PROPOSED REZONING AMENDMENT

-  From IL1(H) to IL1
-  From DCD4 to IL1

File No. ZBMAP-2025-00108



Application Process





Feedback is requested by Monday August 25th

- Comments or Questions can be submitted to City.Planning@Saskatoon.ca or **306-975-2645**
- Following public engagement, Planning and Development will prepare an Engagement Summary to be provided to City Council.
- Application information is available at saskatoon.ca/engage/willows-neighbourhood-minor-concept-plan-amendment-boundary-adjustment

