

Marquis Industrial

Phase 11-2 Open Market Sales Package



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Attachments

- Attachment 1 – Document Checklist
- Attachment 2 – Purchaser Application Form
- Attachment 3 – Real Estate Agent/Broker Declaration Form
- Attachment 4 – Terms and Conditions
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- Attachment 7 - Plan of Survey
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Land For Sale By Open Market Sales Approach

Offers addressed to the Sales Section, Saskatoon Land, 201 Third Avenue North, Saskatoon, SK, S7K 2H7, and plainly marked on the envelope "Open Market Sale - Industrial Property" will be received until 2:00 p.m. CST, on Thursday, January 25th, 2024, for the following properties:

CIVIC ADDRESS: 1226 Eidem Road
 LEGAL DESCRIPTION: Lot 6, Block 282, Plan 102385076
 ISC SURFACE PARCEL: 203959378
 SITE AREA: 1.09 ha (2.70 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$1,586,000.00

CIVIC ADDRESS: 1234 Eidem Road
 LEGAL DESCRIPTION: Lot 7, Block 282, Plan 102385076
 ISC SURFACE PARCEL: 203959367
 SITE AREA: 2.14 ha (5.28 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$3,142,000.00

CIVIC ADDRESS: 1242 Name to be assigned
 LEGAL DESCRIPTION: Lot 8, Block 282, Plan 102385076
 ISC SURFACE PARCEL: 203959457
 SITE AREA: 0.66 ha (1.62 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$1,048,000.00

CIVIC ADDRESS: To be assigned
 LEGAL DESCRIPTION: Lot 6, Block 284, Plan 102408904
 ISC SURFACE PARCEL: 204029243
 SITE AREA: 0.68 ha (1.69 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$1,068,000.00

CIVIC ADDRESS: 1267 Eidem Road
 LEGAL DESCRIPTION: Lot 7, Block 284, Plan 102408904
 ISC SURFACE PARCEL: 204029221
 SITE AREA: 0.76 ha (1.87 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$1,098,000.00

CIVIC ADDRESS: 1259 Eidem Road
 LEGAL DESCRIPTION: Lot 8, Block 284, Plan 102408904
 ISC SURFACE PARCEL: 204029210
 SITE AREA: 0.76 ha (1.87 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$1,098,000.00

CIVIC ADDRESS: 1251 Eidem Road
 LEGAL DESCRIPTION: Lot 9, Block 284, Plan 102408904
 ISC SURFACE PARCEL: 204029209
 SITE AREA: 0.76 ha (1.87 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$1,098,000.00

CIVIC ADDRESS: To be assigned
 LEGAL DESCRIPTION: Lot 10, Block 284, Plan 102408904
 ISC SURFACE PARCEL: 204029197
 SITE AREA: 0.75 ha (1.86 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$1,148,000.00

CIVIC ADDRESS: 1250 Eidem Road
 LEGAL DESCRIPTION: Lot 9, Block 287, Plan 102408904
 ISC SURFACE PARCEL: 204029142
 SITE AREA: 0.61 ha (1.51 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$977,000.00

CIVIC ADDRESS: 1258 Eidem Road
 LEGAL DESCRIPTION: Lot 10, Block 287, Plan 102408904
 ISC SURFACE PARCEL: 204029153
 SITE AREA: 0.61 ha (1.51 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$954,000.00

CIVIC ADDRESS:	1266 Eidem Road
LEGAL DESCRIPTION:	Lot 11, Block 287, Plan 102408904
ISC SURFACE PARCEL:	204029186
SITE AREA:	0.61 ha (1.51 acres) +/-
ZONING DISTRICT:	IH2
LIST PRICE:	\$954,000.00

CIVIC ADDRESS:	To be assigned
LEGAL DESCRIPTION:	Lot 12, Block 287, Plan 102408904
ISC SURFACE PARCEL:	204029232
SITE AREA:	0.61 ha (1.51 acres) +/-
ZONING DISTRICT:	IH2
LIST PRICE:	\$1,021,000.00

Purchase Process

Step 1: Purchase Request

- Visit Saskatoon Land's Website (saskatoonland.ca) to review property information package.
- Contact Saskatoon Land at 306.975.LAND regarding any questions or further information.

Step 2: Submission

- Submit the Purchaser Application Form and Document Checklist to Saskatoon Land.
- Ensure that your offer addresses all of the terms and conditions outlined in the sales package and application form.

Step 3: Review

- All offers are reviewed by Saskatoon Land.
- The successful proponent is contacted by a Saskatoon Land representative. Negotiations regarding the purchase price and other terms and conditions of the sale can then occur.
- Unsuccessful applicants will be notified once the Sale Agreement is executed by the successful proponent.

Step 4: Approval

- The transaction is brought forward for corporate approval.
- Modifications to the transaction may be made during the approval process. The successful applicant will be notified of such modifications.
- A 10% non-refundable deposit of the purchase price is due within ten (10) days of offer acceptance or as agreed to between the vendor and the purchaser.

Step 5: Agreement

- Negotiations are finalized and a Sale Agreement is Executed between Saskatoon Land and the successful purchaser. The Sale Agreement must be executed within 30 days of final negotiations.

- Final payment is due no later than 60 days from effective date of Sale Agreement.
- The successful purchaser may apply for required permits to begin construction upon receipt of payment in full.

Step 6: Post Closing Obligations

- Purchaser complies with all Terms and Conditions set forth by the Sale Agreement.

Zoning

All lots within the offering are zoned [IH2 \(Limited Intensity Heavy Industrial District\)](#).

Applicants are advised to consult with Planning and Development Division at 306-975-2645 as to permissible uses and other details regarding the zoning.

It should be noted that Saskatoon Land is acting solely as the land developer of the subject sites and in no capacity as the Municipal Approving Authority for the City of Saskatoon. Questions or interpretations regarding zoning and/or regulatory requirements should be direct to the appropriate civic department(s).

Services

Sites are fully serviced and include curb, sidewalks, boulevard, street paving, street lighting, water mains, sanitary sewer mains, trunk sewer levies and primary water main levies.

Services are provided adjacent to the site and typically located in adjacent rights of way. Any costs associated with service connections or private crossings are not included in the agreed price and are the responsibility of the successful proponent.

Final site grading is the responsibility of the successful purchaser and must be approved by the City of Saskatoon, Transportation & Utilities Department.

The successful purchaser is also responsible for the topsoil, seeding, irrigating and maintenance of boulevards adjacent to their property to the edge of the sidewalk and between the sidewalk and the curb.

Easements

See attached Feature Plan for easements. The successful purchaser is required to agree to grant the utility agencies any further easements which may be required at no cost. Please note, Saskatoon Land does not guarantee the accuracy of the attached sales map. For accuracy, please refer to the Registered Survey Plan and Registered Descriptive Utility Feature Plan.

It is solely the responsibility of the successful purchaser to be aware of any easements or rights-of-way that may restrict uses of the land. It is strongly advised that purchasers are to check the

certificate of title for all affecting registered easements and restrictions before designing the site and applying for a development permit.

Site Access

Private vehicle crossings will be reviewed by the Transportation Division for compliance with the City's Private Driveway Crossing Guidelines. [The Private Crossings Bylaw, 1968](#)

Airport Zoning Regulations

These properties may be subject to the Saskatoon Airport Zoning Regulations, which may be amended from time to time by Transport Canada and NAV Canada. Prospective purchasers may contact Saskatoon Airport Authority (306-975-6465) for further details.

Environmental Conditions

The properties are being sold "as is". A Phase 1 Environmental Assessment report will be supplied to the successful purchaser upon request. Any further subsurface environmental/geotechnical investigations to evaluate for soil conditions on the site will be at the purchasers own expense.

Emergency Response Plans & Shelter in Place

The parcels being offered through this sale are located within the chemical buffer zone that surrounds chemical manufacturing plants ERCO Worldwide and Nouryon located along Wanaskewin Road. All businesses, organizations, families and individuals should be prepared for emergencies and have an emergency response plan. The chemical buffer zone is an identified area where potential purchasers should include planning specific to this area in their emergency response plan.

An Emergency Response Plan is a critical component of any organizations processes to respond to reasonably predictable emergencies. Having established procedures in place that are regularly reviewed, updated, communicated to employees and tested through regular exercises helps to mitigate the impact of any emergency event. Emergency Response Planning is often included as part of an organizations overall [Occupational Health and Safety Program](#). During an emergency, your emergency response plan team, or public safety officials may determine that a "shelter-in-place" is required.

Things to do to shelter in place:

- Activate your emergency plan to notify employees
- Go indoors immediately and stay there, ideally in an interior room.
- Activate your plan to ensure all doors and windows are closed.
- Activate your plan to turn off furnaces, air conditioners and exhaust systems.
- Activate your plan to cover doors, windows and vents with plastic sheeting and duct tape.
- Choose texting over calling to keep phone lines free. Save 911 for emergencies.
- Stay inside until you are told it is safe to leave.

For more information on 'shelter in place' protocols and other emergency preparedness protocols, see link below.

<https://www.saskatoon.ca/services-residents/fire-emergency/emergency-preparedness>

<https://www.getprepared.gc.ca/cnt/rsrscs/pblctns/yprrdnssgd/index-en.aspx>

Businesses are encouraged to sign up for the City's notifynow which is a public safety alert program used to notify the public in real-time about public safety situations. Businesses can sign up for the program at the link below.

<https://www.saskatoon.ca/services-residents/fire-emergency/notifynow>

For further information about emergency plans or shelter in place, please contact Saskatoon Emergency Management at emo.eoc@saskatoon.ca.

Possession

The successful purchaser will be granted possession of the property after payment in full has been received. Payment in full must be secured no later than 60 days from effective date of Sale Agreement.

The following outlines the conditions for possession:

On or before the possession date, the successful proponent will deliver the following to Saskatoon Land:

1. A certified cheque, bank draft or solicitor's trust cheque for the balance of the purchase price.

The City of Saskatoon will provide a Transfer Authorization to the purchaser's solicitor upon receipt of the balance of the purchase price.

Property taxes will be adjusted as per the possession date.

Sale Agreement

The successful purchaser must enter into a sale agreement within 30 days of the conditional Award of Open Market Sales Approach. Failure to enter into the Sale Agreement with the prescribed time period will be deemed in default of the terms of the open market sales approach and the deposit will be forfeited.

Conditions

There will be no exceptions as to the conditions of this open market sales approach.

Please consult our office or the website prior to the closing date for any amendments to this package.

Industrial Document Checklist

To be considered, a submission must be completed and include the following:

- ☐ Complete Purchaser Application Form.
- ☐ Saskatchewan Corporate Search carried out within the last 30 days for the corporation that is to appear on title.
- ☐ The purchaser has read and acknowledges the Terms and Conditions identified for this property.

Please submit your completed Document Checklist and Purchaser Application via email to: land@saskatoon.ca

or by courier or personal delivery addressed to:

Saskatoon Land
201-3rd Avenue N
S7K 2H7
306.975.LAND



Industrial Purchaser Application Form

Please complete this form if you are interested in purchasing land from Saskatoon Land, City of Saskatoon. This information you provide is not an offer or a contract and does not constitute an interest in land. The purpose of this form is to provide information to Saskatoon Land regarding a desire to purchase property. The completion of the form in no way obligates the applicant to purchase the property in question and is not in any way binding upon The City of Saskatoon. It is for information purposes only. Saskatoon Land will review the form and contact you to confirm whether or not Saskatoon Land will consider your application for negotiation. Saskatoon Land reserves the right to negotiate with only those parties it determines, in its sole discretion. Saskatoon Land reserves the right to amend or abandon any property listing without accepting any Purchaser Application Form. Saskatoon Land has the ability to reject any offer for any reason prior to acceptance or approval.

Property Requested:

Legal: _____

Civic Address: _____

ISC Parcel #: _____

Purchase Price Offered: \$ _____ (before GST)* _____

Intended Use of Parcel: _____

Contact Information:

Name to appear on title: _____

Contact Person: _____

Telephone No.: _____

Email Address: _____

Street Address: _____

City, Province, Postal Code: _____

GST Registration Number (if applicable): _____

Lawyer Information:

Name & Firm: _____

Telephone No.: _____

Email Address: _____

Street Address: _____

City, Province, Postal Code: _____

The property is sold "as is". No warranties or guarantees apply. All sales are subject to administrative approval. The City reserves the right not to enter into a sales agreement.



Industrial Real Estate Agent/Broker Declaration Form

Licensed Broker/Associate involvement (if applicable)*

* If using a licensed broker/associate, all negotiations must take place through them. Licensed brokers/associates involved in the transaction that are directors or shareholders of the company purchasing the property will not receive a commission.

Associate's Name & Company:

Associate's Telephone No.:

Associate's Fax No.:

Associate's Email Address:

The proposed corporation that is to hold title to the property must be either a corporation incorporated in Saskatchewan or a corporation extra-provincially registered in Saskatchewan. The ability to change the corporation that is to hold title can only be made prior to offer acceptance. No change of a corporate entity will be allowed thereafter.

Date:

Signed:

This information is collected under the authority of Section 33 of the *Freedom of Information and Protection of Privacy Act* and for the purpose of property sale transactions within the City of Saskatoon. It is protected by the privacy provisions of the *Freedom of Information and Protection of Privacy Act*.

Terms and Conditions

1. Deposit/Closing Date/Possession/Adjustment Date:

- i. 10% deposit plus applicable taxes due within ten (10) days of offer acceptance or as agreed to between the vendor and the purchaser.
- ii. Sixty (60) days following acceptance of the Saskatoon Land proposal letter or as agreed to between the vendor and purchaser.

2. Conditions Precedent:

- i. Approval of the sale by the Chief Financial Officer, City of Saskatoon.

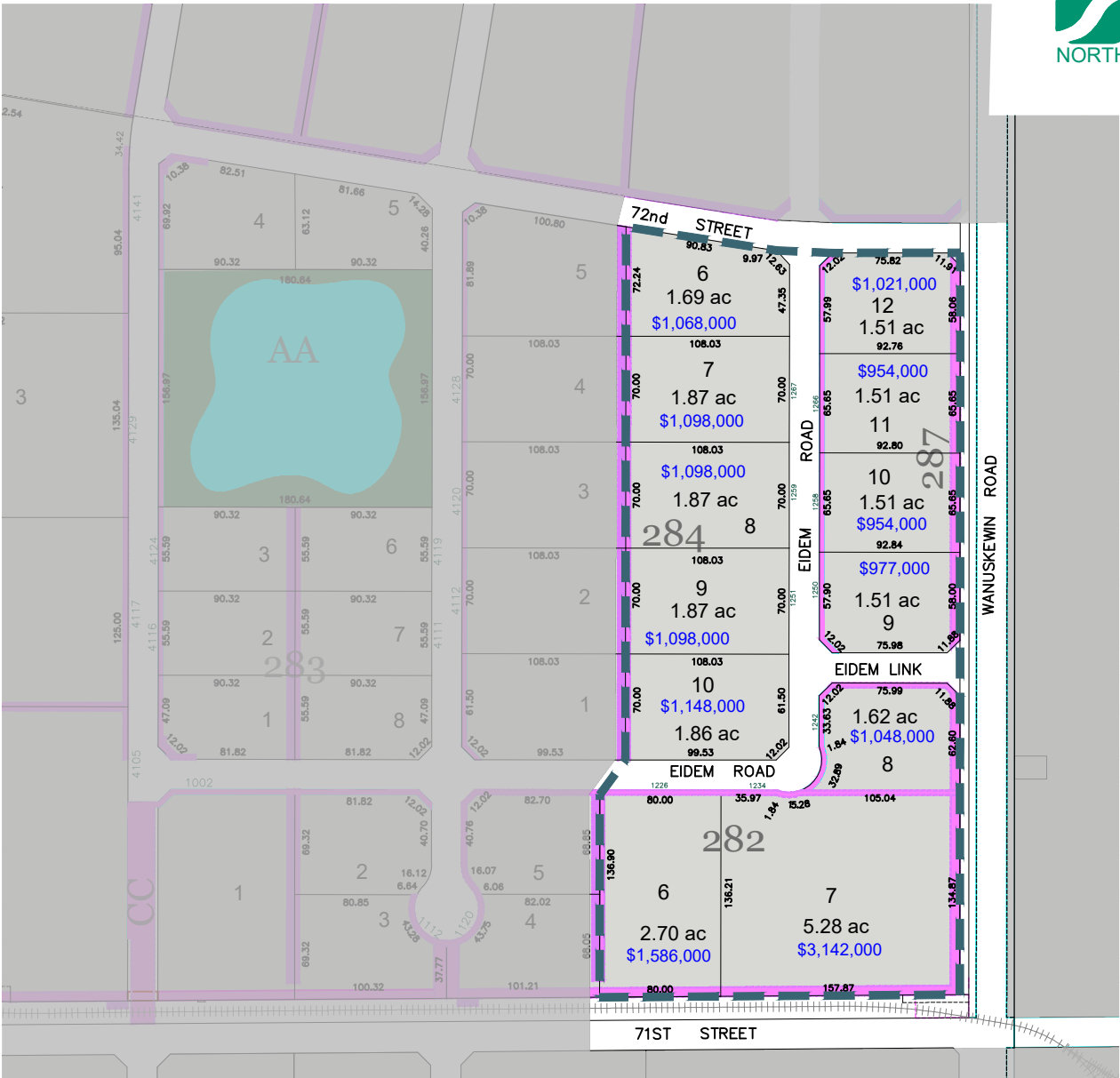
3. Special Terms and Conditions:

- i. The property is sold “as is” and the purchaser shall assume all responsibility and liability including any environmental matters existing as of the closing date. Current Phase 1 Environmental Site Assessment will be provided for the land parcel.
- ii. Purchaser to acknowledge receipt of emergency response information.
- iii. Real Estate Commissions, if applicable; to be paid based on the following as outlined in Council Policy No. C09-015, Real Estate Commissions—Sale of City-owned Land:
 - 5% for the first \$1 million;
 - 3% for any amounts above \$1 million to \$2 million; and
 - 1% for any amounts above \$2 million to a maximum payment of \$150,000.
- iv. The purchaser further agrees to grant the City of Saskatoon, Saskatchewan Telecommunications, Saskatchewan Power Corporation, SaskEnergy Incorporated, and any utility agency any easements, which may be required by any or all of the said agencies at no cost.

Saskatoon Land will review the offers and contact interested parties to confirm whether or not Saskatoon Land will consider the application for further negotiation. In the event multiple offers are submitted for the same parcel, Saskatoon Land will enter into negotiations with the party having the highest offer in compliance with applicable terms and conditions, provided that said offer is deemed to be acceptable market value.

Potential purchasers can make offers below or above the list price. Generally speaking, the purchaser making the highest offer consistent with standard terms and conditions will be contacted for potential sale of the parcel.

MARQUIS INDUSTRIAL LOCATION MAP

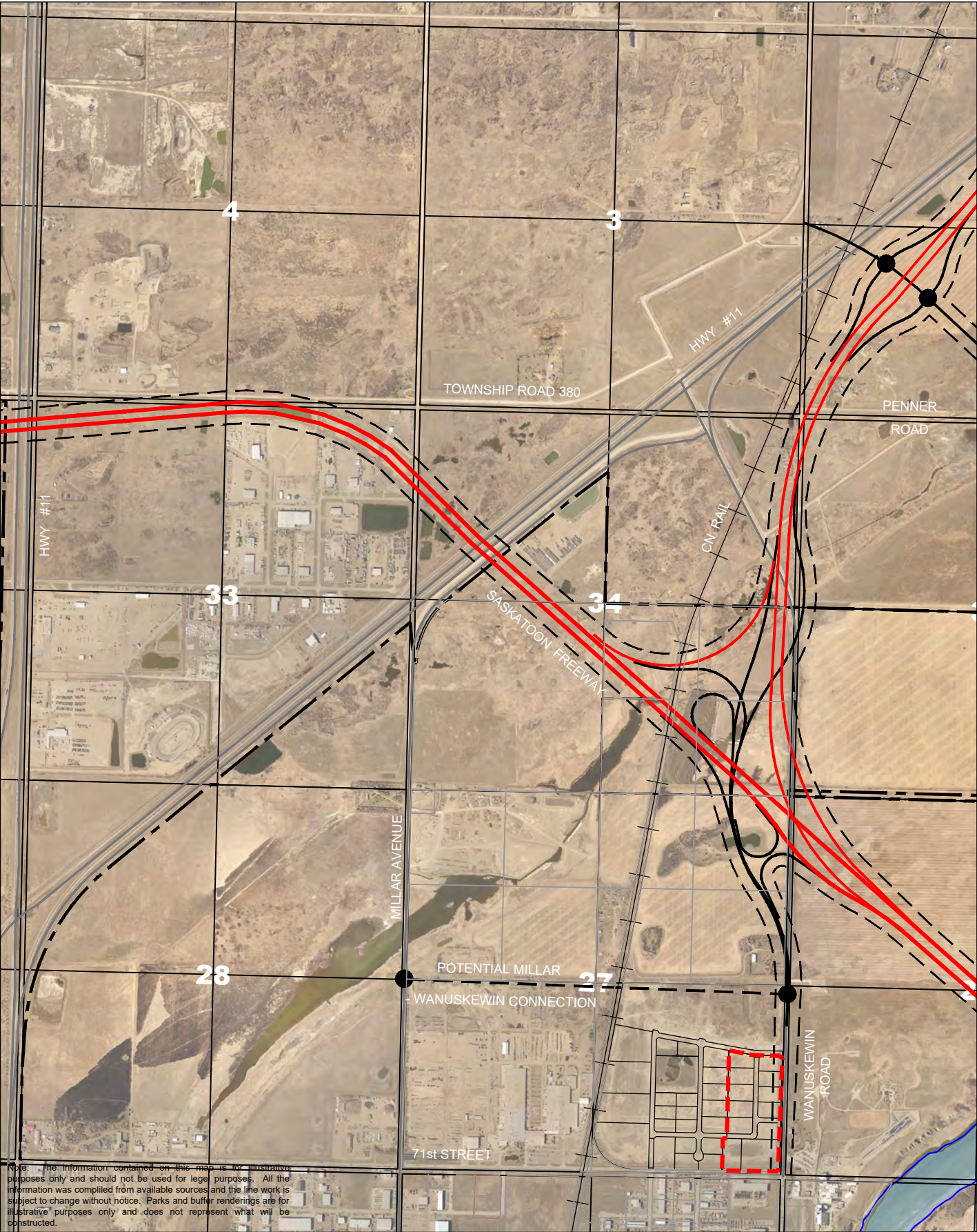


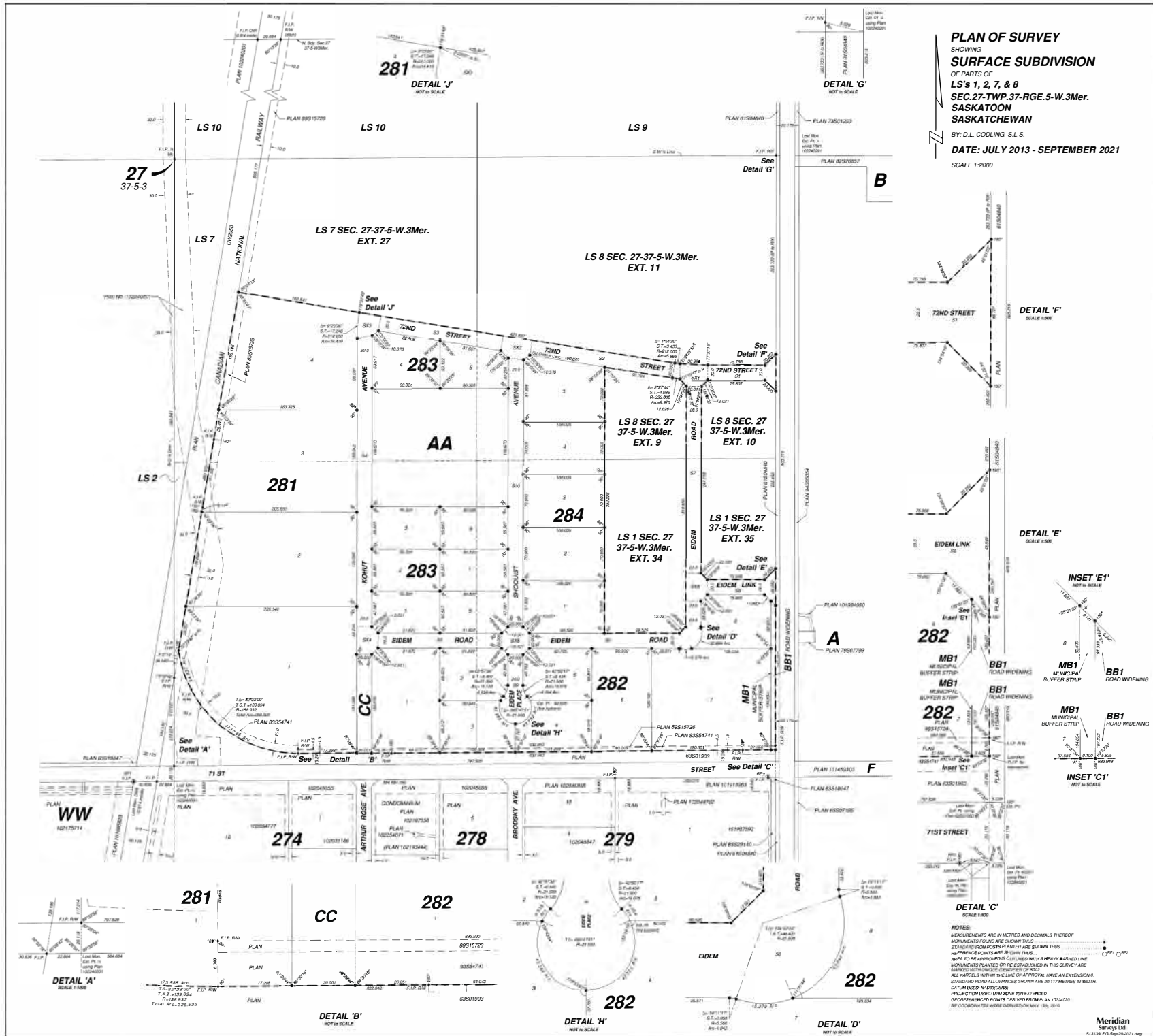
Saskatoon Land - November 2023

Note: The Saskatoon Land does not guarantee the accuracy of this plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. Park and buffer renderings are for illustrative purposes only and does not represent what will be constructed. To ensure accuracy, please refer to the Registered Plan of Survey. Distances are in meters unless shown otherwise. Do not scale.

Legend

Civic Address	123	Heavy Industrial		Railway	
Block Number	123	Easements		Proposed Price	\$0,000,000
Lot Number	3	Mailbox Location		Open Market Sites	





PLAN OF SURVEY SHOWING SURFACE SUBDIVISION

OF PARTS OF

LS's 1 & 8

SEC.27-TWP.37-RGE.5-W.3Mer.

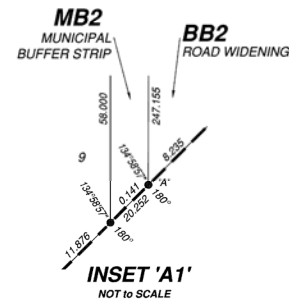
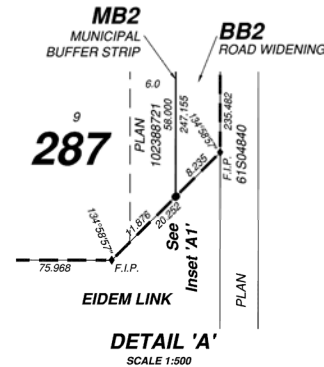
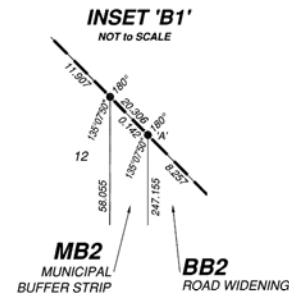
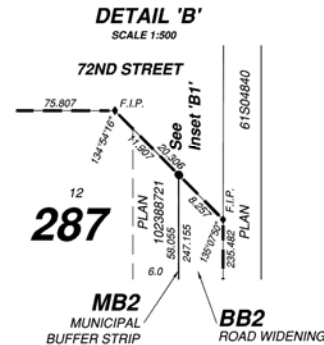
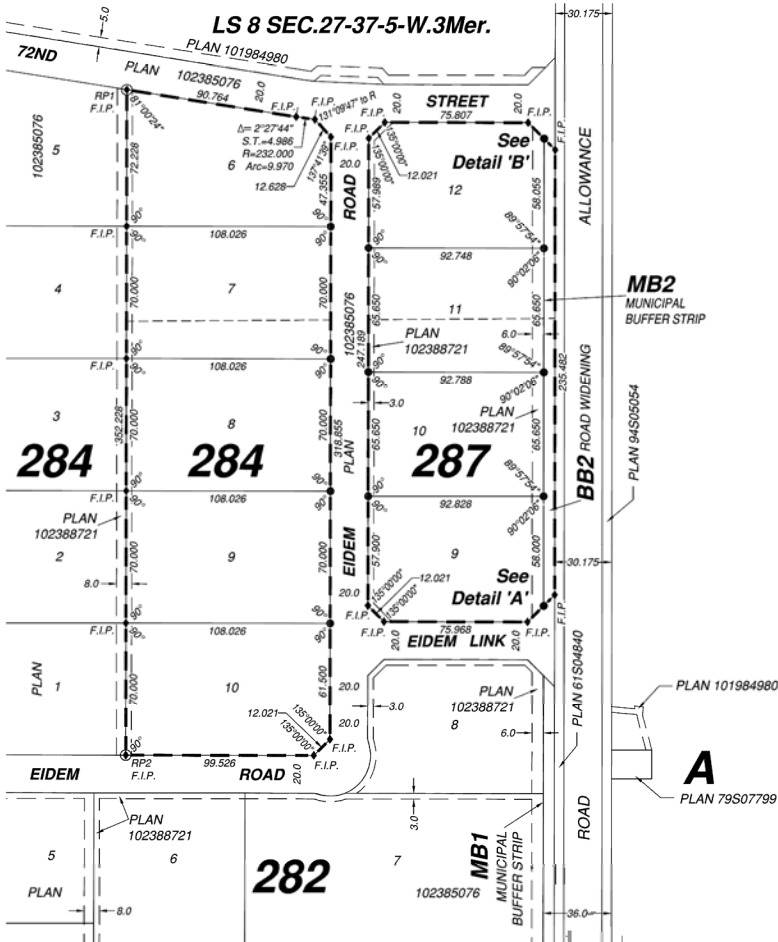
SASKATOON

SASKATCHEWAN

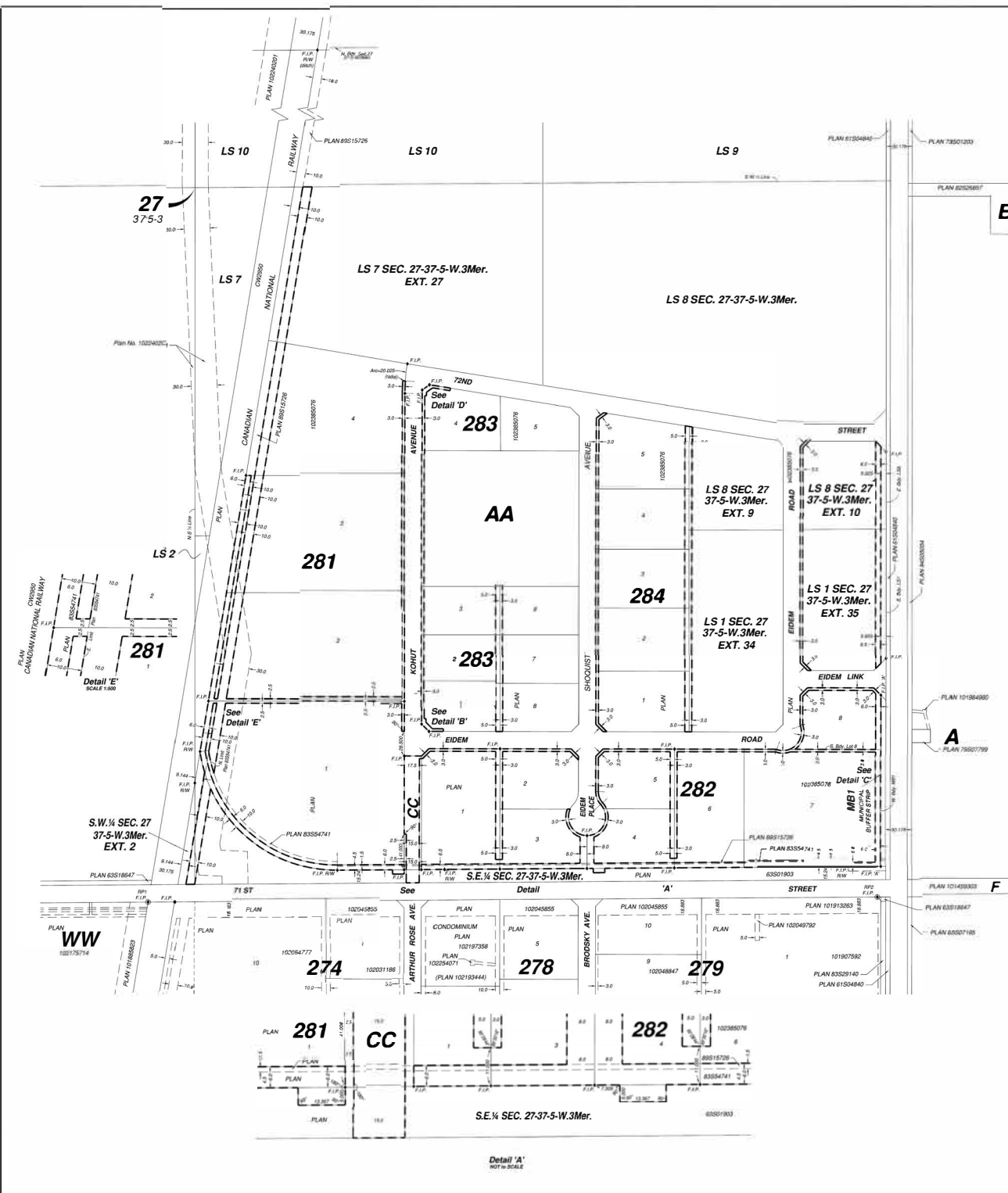
BY: D.L. CODLING, S.L.S.

DATE: MAY 2023

SCALE 1:2000



NOTES:
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
MONUMENTS FOUND ARE SHOWN THUS
STANDARD IRON POSTS PLANTED ARE SHOWN THUS
REFERENCE POINTS ARE SHOWN THUS
AREA TO BE APPROVED IS OUTLINED WITH A HEAVY DASHED LINE.
MONUMENTS PLANTED OR RE-ESTABLISHED IN THIS SURVEY ARE
MARKED WITH UNIQUE IDENTIFIER OF S002.
ALL PARCELS WITHIN THE LINE OF APPROVAL HAVE AN EXTENSION 0.
STANDARD ROAD ALLOWANCES SHOWN ARE 20.117 METRES IN WIDTH.
DATUM USED: NAD83(CRS85)
PROJECTION USED: UTM ZONE 13N EXTENDED
GEOREFERENCED POINTS DERIVED FROM GNSS OBSERVATION.
RP COORDINATES WERE DERIVED ON MAY 25th, 2023.



DESCRIPTIVE PLAN - TYPE 2
SHOWING
FEATURE UTILITY RIGHT OF WAY
IN
LOTS 1-4 BLOCK 281, LOTS 1-8 BLOCK 282,
LOTS 1-4 & 6-8 BLOCK 283, LOTS 1-5 BLOCK 284,
& PARCELS AA & CC
PLAN 102385076
AND IN PLAN 63501903
WITHIN S.E. 1/4 SEC. 27-TWP. 37-RGE. 5-W. 3Mer.;
IN LS's 1, 7, & 8 SEC. 27-TWP. 37-RGE. 5-W. 3Mer.;
AND IN S.W. 1/4 SEC. 27-TWP. 37-RGE. 5-W. 3Mer.
SASKATOON
SASKATCHEWAN
BY P.A. CRAIG S.L.S.
DATE: SEPTEMBER 29th, 2021
SCALE 1:2000

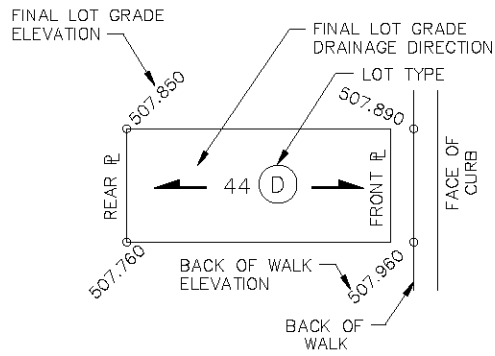


NOTES:
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
MONUMENTS FOUND ARE SHOWN UNLESS
REFERENCE THEREBY IS SHOWN IN THE
AREA TO BE APPLIED OR EXTENDED WITH A HEAVY DASHED LINE.
ALL PARCELS AFFECTED BY THIS FEATURE HAVE AN EXTENSION OF
LIFE EASE CONVEYANCE.
STANDARD ROAD ALLOWANCES SHOWN ARE 20.117 METRES IN WIDTH
WIDTH OF RIGHT OF WAY & 4.5 METRES.
DATUM USED: NAD83 (CANADIAN)
PROJECTION: UTM (UTM ZONE 13N EXTENDED)
COORDINATE POINTS DERIVED FROM PLAN 102385076.
PP COORDINATES WERE DERIVED ON MAY 13th, 2016.



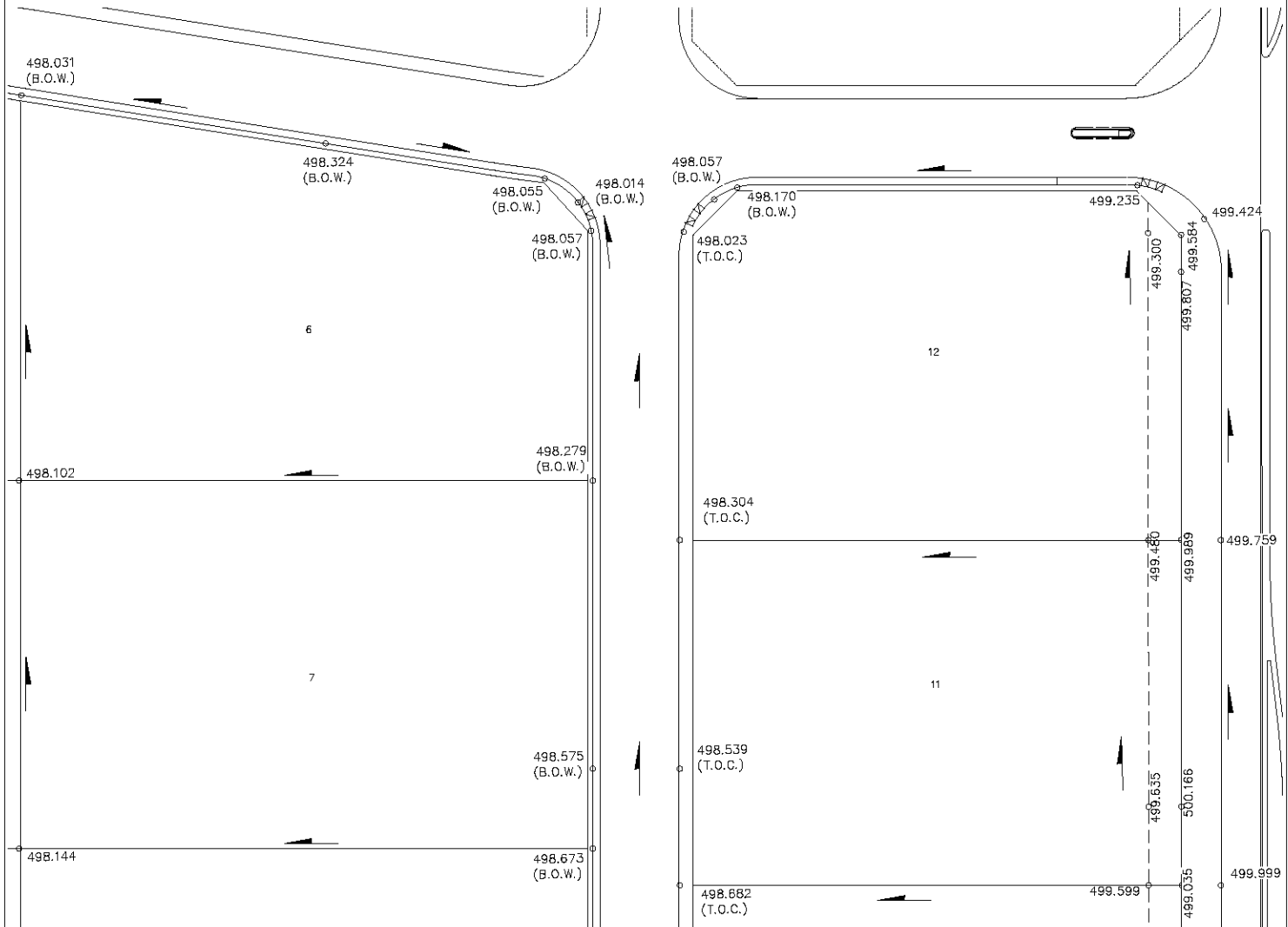
DATE	Dec 20, 2023
TIME	7:00:00
UNIT	242
SHEET NO.	1 OF 1
FILE NO.	112-0032-035+001

LOT DRAINAGE LEGEND



NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.



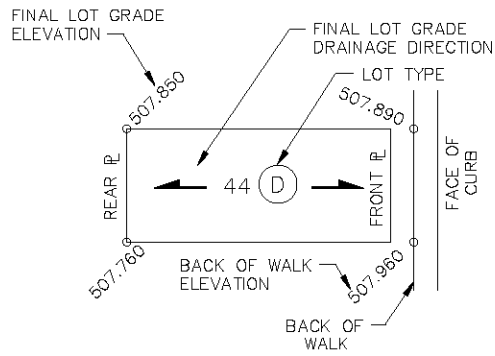
CONST.

PROJECT NO. 502-0032-306r001_CWL

72ND STREET EAST & EIDEM ROAD

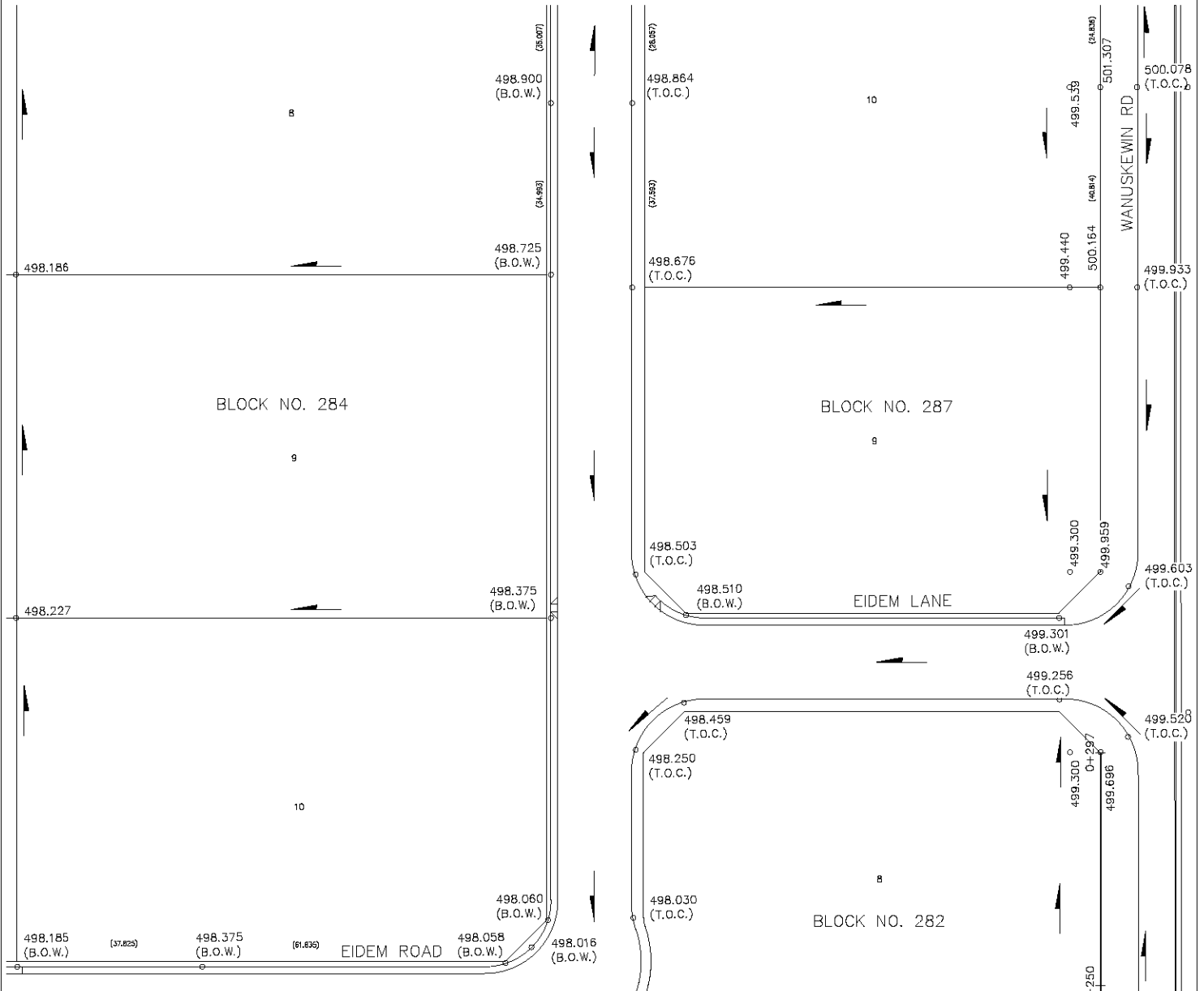
DRAWN BY <u>SK</u>	DATE <u>2023-OCT-16</u>	 City of Saskatoon Transportation and Construction Division	SOURCE DOCUMENT
SCALE <u>1:1250</u>			PLAN No. <u>112-0032-033r001</u>
PLAN NO.			APPROVAL DATE
PAGE <u>1 OF 1</u>			REVISION DATE

LOT DRAINAGE LEGEND



NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

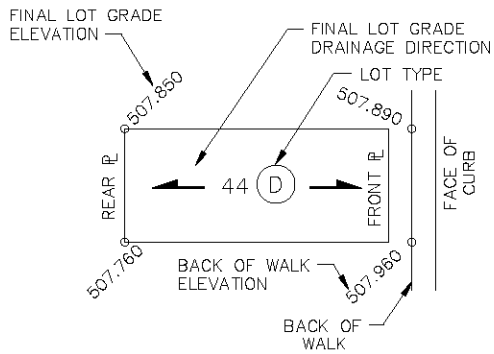


CONST.
PROJECT NO. 502-0032-306/r001_CWL

EIDEM ROAD & EIDEM LANE

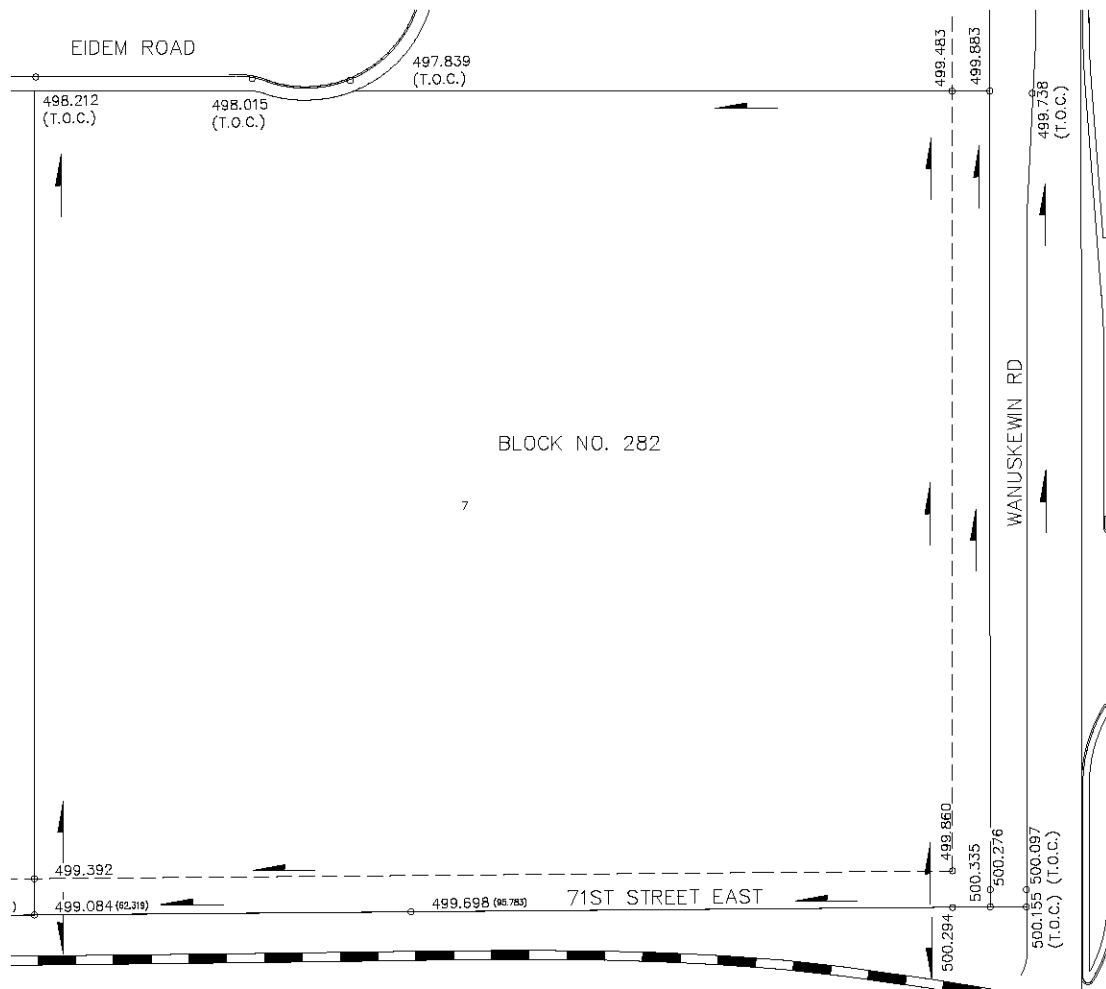
DRAWN BY <u>SK</u>	DATE <u>2023-OCT-16</u>	 City of Saskatoon Transportation and Construction Division	SOURCE DOCUMENT
SCALE <u>1:1250</u>			PLAN No. <u>112-0032-034r001</u>
PLAN NO.			APPROVAL DATE
PAGE <u>1 OF 1</u>			REVISION DATE

LOT DRAINAGE LEGEND



NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.



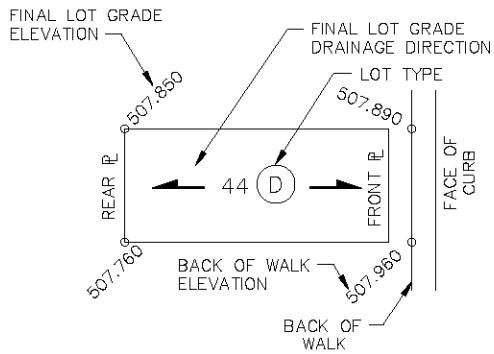
CONST.

PROJECT NO. 502-0032-306r001_CWL

EIDEM ROAD – BLOCK 282 LOT 7

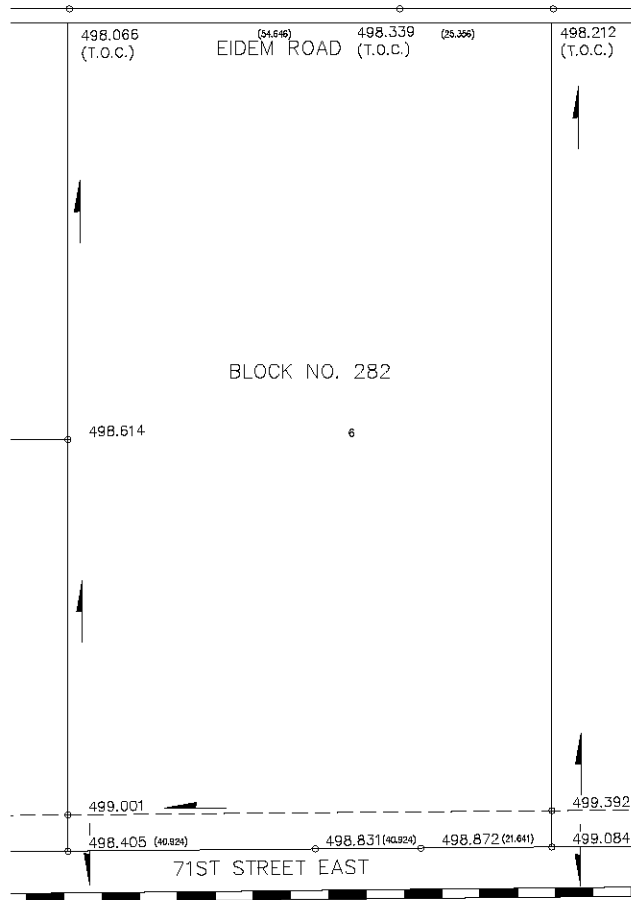
DRAWN BY <u>SK</u>	DATE <u>2023-OCT-16</u>	 City of Saskatoon Transportation and Construction Division	SOURCE DOCUMENT
SCALE <u>1:1250</u>			PLAN No. <u>112-0032-035r001</u>
PLAN NO.			APPROVAL DATE
PAGE <u>1 OF 1</u>			REVISION DATE

LOT DRAINAGE LEGEND



NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.



CONST.
PROJECT NO. 502-0032-306r001_CWL

EIDEM ROAD – BLOCK 282 LOT 6

DRAWN BY <u>SK</u>	DATE <u>2023-OCT-16</u>	 City of Saskatoon Transportation and Construction Division	SOURCE DOCUMENT
SCALE <u>1:1250</u>			PLAN No. <u>112-0032-035r001</u>
PLAN NO.			APPROVAL DATE
PAGE <u>1 OF 1</u>			REVISION DATE



LEGEND:

—0.25—	CUT CONTOUR
—0.25—	FILL CONTOUR
—0.0—	0.0 CUT/FILL CONTOUR

NOTE:
CUT/FILL CONTOURS DERIVED FROM A VOLUMETRIC COMPARISON OF EXISTING GROUND – 200mm (EST. TOPSOIL) COS SURVEY DEC. 12, 2017 vs "FINAL EMBANKMENT"

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES.

<div>11</div> <div>10</div> <div>9</div> <div>8</div> <div>7</div> <div>6</div> <div>5</div> <div>4</div> <div>3</div> <div>2</div> <div>1</div>		<div>ISSUED FOR LOT SALES</div> <div>PLAN DESCRIPTION/REVISION</div>		<div>2021-SEP-24</div> <div>DATE</div>	<div>RWDT</div> <div>BY</div>	<div>SEAL</div>	<div>CHECKED BY:</div> <div>DATE</div>	<div>CHECKED BY:</div> <div>DATE</div>	<div>DRAWN BY: RWDT</div> <div>DATE: 2014-APR-18</div>	<div> City of Saskatoon</div> <div>Transportation & Utilities Department</div>	<div>MARQUIS INDUSTRIAL PHASE 11 LAND DEVELOPMENT</div> <div>AREA GRADING</div> <div>CUT & FILL CONTOURS</div> <div>FINAL EMBANKMENT vs PRELIM -200mm</div>	<div>CHIEF ENGINEER</div> <div>SCALES : HOR. 1:4000 VERT. 1:4000</div> <div>DATE</div> <div>SHEET NO. PLAN NO.</div>
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THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES.

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1	ISSUED FOR CONSTRUCTION	2014-JUN-18	RWOT		
	PLAN DESCRIPTION/REVISION	DATE	BY	SCALE	



CHECKED BY:	CHECKED BY:
<i>C. C.</i>	<i>B. J.</i>
14/07/14	14/07/21
DATE	DATE
DRAWN BY: RWOT	DATE: 2014-APR-18



City of Saskatoon
Transportation & Utilities Department

MARQUIS INDUSTRIAL PHASE 11 LAND DEVELOPMENT	
AREA GRADING DESIGN CONTOURS	
SCALES:	1:1:1:1
HOR:	1:4000
VERT:	1:4000
SHEET NO.	PLAN NO.
	113-0032-321r001

M. J. H.
CHIEF ENGINEER
14/07/14
DATE

Communication of Risks Within the Chemical Buffer Zone

Planning for potential risks within the Chemical Buffer Zone occurs, like all Emergency Management preparedness, through a whole-of-community approach involving:

- Multiple orders of government
- Stakeholders
- Business community members

This layered approach provides opportunities for businesses within the Chemical Buffer Zone to be informed through a variety of methods.

Federal

The Government of Canada's [Environmental Emergency Regulations, 2019](#) (E2 Regulations) apply to any persons who own or has the charge, management, or control of a listed substance and meet or exceed concentrations outline in the Environmental Emergency Regulations, 2019 (E2 Regulations). The E2 Regulations require that *“facilities using or storing regulated substances communicate with members of the public who may be affected by an environmental emergency. This includes communicating before an incident to create awareness of the potential effects to human health and the environment, providing notification of an emergency, as well as giving updates during and after the emergency.”* As of 2023 there were ten companies who met the requirements of this regulation within Saskatoon. City of Saskatoon's Emergency Management Organization (EMO) has worked with several of these businesses on the information they have shared with the surrounding community.

Provincial

The Provincial [Occupational Health and Safety Regulations, 2020](#) requires employers to have a health and safety program that includes *“the identification of existing and potential risks to the health and safety of workers at the place of employment and the measures, including procedures to respond to an emergency, that will be taken to reduce, eliminate or control those risks.”* [The Canadian Centre for Occupational Health and Safety](#) (CCOHS) provides resources for employers to develop Emergency Response Plans (ERP). CCOHS provides information about completing a vulnerability assessment, which includes the risks in the area of the facility.

Municipal

General Information on Preparedness

- The City of Saskatoon provides information to all residents on Preparedness on [the Emergency Management](#) section of the City's website. This includes information on

how to shelter-in-place. Within any community there are multiple risks, and all residents should be situationally aware and prepared.

- There are two yearly tests of the City's public safety alert program: one in May during Emergency Preparedness Week, and one in December.
- Saskatoon EMO works with multiple sectors to increase overall resilience in Saskatoon. This includes providing emergency plan reviews, situational reports, and general information about preparedness. These sectors are then able to increase the preparedness and processes within their organizations.

Communication Specific to the Chemical Buffer Zone

- Saskatoon EMO participates regularly in the Community Advisory Panel (CAP) meetings. At these meetings, we provide information to participants and answer any questions regarding public safety and emergency planning. Saskatoon EMO presented to the CAP meetings this year regarding risks in Saskatoon and risks within the Chemical Buffer Zone.
- Saskatoon EMO has provided information to the Saskatoon Fire Department Fire Inspectors regarding shelter-in-place, which can be shared with businesses located within the Chemical Buffer Zone.
- Saskatoon EMO has worked with Saskatoon Land on information shared with prospective land purchasers in the Chemical Buffer Zone.
- Saskatoon EMO continually looks for methods to improve communication regarding risk and emergency preparedness. This is an ongoing process. As new methods and processes to communicate risks and emergency preparedness within Saskatoon occur, improvements will be made.

Chemical Plant Communications

Under the [Chemical Industry Association of Canada Responsible Care](#), chemical companies agree to *"be accountable and responsive to the public, especially our local communities who have a right to understand the risks and benefits of what we do."*

ERCO Worldwide, Nouryon, and BASF provide support to the Community Advisory Panel (CAP). This panel is led by a Facilitator not employed by the chemical companies and meets four times a year. Businesses, organizations, and residents within the Chemical Buffer Zone are welcome to attend. The chemical companies present information related to plant operations, safety, and emergency planning.

In addition to the CAP meetings, chemical companies provide regular information to businesses within the Chemical Buffer Zone. These packages provide information regarding risks, planning, and how to contact the companies or Saskatoon EMO for further information.

City of Saskatoon Zoning Bylaw

11.6 IH2 - Limited Intensity Heavy Industrial District**11.6.1 Purpose**

The purpose of the IH2 District is to facilitate economic development through certain heavy industrial activities that may have the potential for creating nuisance conditions during the normal course of operations, as well as to limit activities oriented to public assembly.

11.6.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an IH2 District are set out in the following chart:

IH2 District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Site Coverage (Max.)
11.6.2 Permitted Uses								
(1) Manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products excepting those specifically noted as prohibited or discretionary in Sections 11.6.3 and 11.6.4	15	60	0.09	6	0 ₁	0 ₂	23	60%
(2) Warehouses, shipping and express facilities	15	60	0.09	6	0 ₁	0 ₂	23	60%
(3) Public garages	15	60	0.09	6	0 ₁	0 ₂	23	60%
(4) Bulk mail sorting	15	60	0.09	6	0 ₁	0 ₂	23	60%
(5) Industrial equipment and industrial vehicles sales, service and rentals	15	60	0.09	6	0 ₁	0 ₂	23	60%
(6) Materials-testing facilities	15	60	0.09	6	0 ₁	0 ₂	23	60%
(7) Contractors offices, workshops and yards	15	60	0.09	6	0 ₁	0 ₂	23	60%
(8) Farm implement sales and service	15	60	0.09	6	0 ₁	0 ₂	23	60%
(9) Wholesaling establishments	15	60	0.09	6	0 ₁	0 ₂	23	60%
(10) Bulk fuel storage or the filling of bulk gas cylinders	15	60	0.09	6	0 ₁	0 ₂	23	60%
(11) Sawmills and planing mills	15	60	0.09	6	0 ₁	0 ₂	23	60%
(12) Distillers and brewers	15	60	0.09	6	0 ₁	0 ₂	23	60%
(13) Bulk tank farms	15	60	0.09	6	0 ₁	0 ₂	23	60%
(14) Newspaper plants	15	60	0.09	6	0 ₁	0 ₂	23	60%
(15) Industrial complexes	15	60	0.09	6	0 ₁	0 ₂	23	60%
(16) Accessory buildings and uses ₃	15	60	0.09	6	0 ₁	0 ₂	23	60%
(17) Ambulance stations ₄	15	60	0.09	6	0 ₁	0 ₂	23	60%
(18) Office and office buildings ₅	15	60	0.09	6	0 ₁	0 ₂	23	60%
(19) Municipal public works yard – Type II and III ₆	15	60	0.09					
	Refer to General Provisions Section 5.50							

(Revised – Bylaw No. 9302 – August 20, 2015)

(Revised – Bylaw No. 9371 – May 24, 2016)

(Revised – Bylaw No. 9703 – May 25, 2020)

11.6.3 Prohibited Uses

The Prohibited Uses in an IH2 District are set out in the following chart:

IH2 District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Site Coverage (Max.)
11.6.3 Prohibited Uses								
(1) Dwellings								
(2) Junk and salvage yards, vehicle wrecking yards, and other similar uses								
(3) Arsenals or gunpowder manufacture or storage								
(4) Feed lots and stockyards								
(5) Campgrounds and mobile home courts								
(6) Commercial recreation uses								
(7) Correctional facilities								
(8) Places of public assembly								
(9) Restaurants								
(10) Retail stores								
(11) Hospitals								
(12) Night clubs and taverns								
(13) Municipal public works yard – Type I								

(Revised – Bylaw No. 9703 – May 25, 2020)

11.6.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an IH2 District are set out in the following chart:

IH2 District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Site Coverage (Max.)
11.6.4 Discretionary Uses								
(1) Petroleum refineries	15	60	0.09	6	0 ₁	0 ₂	23	60%
(2) Steel mills, blast furnaces and smelters	15	60	0.09	6	0 ₁	0 ₂	23	60%
(3) Chemical manufacturing	15	60	0.09	6	0 ₁	0 ₂	23	60%

11.6.5 Notes to Development Standards

- 1
 - a) Where an IH2 District abuts an R, M or B District without the intervention of a street or lane, an abutting side yard shall be provided of not less than 1.5 metres in width.
 - b) On a corner site where the side yard adjoins the street, the side yard setback shall be a minimum of 1.5 metres.

- 2 Where an IH2 District abuts an R, M or B District without the intervention of a street or lane, a rear yard shall be provided of not less than 3 metres in depth.
- 3 Accessory buildings shall be permitted only in the side or rear yard of any site.
- 4 Sleeping quarters in conjunction with an ambulance station are prohibited. (Revised – Bylaw No. 9302 – August 20, 2015)
- 5 The maximum building floor area for each office use on a site shall not exceed 325 m². (Revised – Bylaw No. 9371 – May 24, 2016)
- 6 Only those accessory office uses associated with a function performed on site shall be permitted. Public assembly uses including training facilities shall not be permitted. (Revised – Bylaw No. 9703 – May 25, 2020)

11.6.6 Signs

The regulations governing signs in an IH2 District are contained in **Appendix A - Sign Regulations**.

11.6.7 Parking

The regulations governing parking and loading in an IH2 District are contained in **Section 6.0**.

11.6.8 Landscaping

- (1) A landscaped strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line shall be provided on every site and shall be used for no purpose except landscaping and necessary driveway access to the site.
- (2) On corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 1.5 metres in width throughout lying parallel to and abutting the flanking street shall be provided.
- (3) Where a site abuts any R, M or B District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres in width throughout, which shall not be used for any purpose except landscaping.

- (4) Outside storage areas shall be permitted in side and rear yards and shall be suitably screened from any public street. Outside storage shall only be permitted in front yards where it is screened from view from any public street and a landscaped strip of not less than 4.5 metres in depth is provided adjacent to the front property line to the satisfaction of the Development Officer.