

Marquis Industrial

Phase 11 Open Market Sales Package



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Attachments

- Attachment 1 – Document Checklist
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- Attachment 10 – Background Information Related to Chemical Buffer Zone
- Attachment 11 – IH2 – Limited Intensity Heavy Industrial District

Land For Sale By Open Market Sales Approach

Offers should be 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, September 1st, 2022, for the following properties:

CIVIC ADDRESS: 4117 Kohut Avenue
 LEGAL DESCRIPTION: Lot 2, Block 281, Plan 102385076
 ISC SURFACE PARCEL: 203959660
 SITE AREA: 2.70 ha (6.67 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$3,232,000

CIVIC ADDRESS: 4129 Kohut Avenue
 LEGAL DESCRIPTION: Lot 3, Block 281, Plan 102385076
 ISC SURFACE PARCEL: 203959693
 SITE AREA: 2.63 ha (6.49 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$3,144,000

CIVIC ADDRESS: 4141 Kohut Avenue
 LEGAL DESCRIPTION: Lot 4, Block 281, Plan 102385076
 ISC SURFACE PARCEL: 203959828
 SITE AREA: 2.46 ha (6.07 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$2,941,000

CIVIC ADDRESS: Address to be assigned
 LEGAL DESCRIPTION: Lot 2, Block 282, Plan 102385076
 ISC SURFACE PARCEL: 203959390
 SITE AREA: 0.62 ha (1.52 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$814,000

CIVIC ADDRESS: 1112 Eidem Place
 LEGAL DESCRIPTION: Lot 3, Block 282, Plan 102385076
 ISC SURFACE PARCEL: 203959345
 SITE AREA: 0.64 ha (1.57 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$801,000

CIVIC ADDRESS: 1120 Eidem Place
 LEGAL DESCRIPTION: Lot 4, Block 282, Plan 102385076
 ISC SURFACE PARCEL: 203959334
 SITE AREA: 0.64 ha (1.57 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$801,000

CIVIC ADDRESS: Address to be assigned
 LEGAL DESCRIPTION: Lot 5, Block 282, Plan 102385076
 ISC SURFACE PARCEL: 203959389
 SITE AREA: 0.62 ha (1.53 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$819,000

CIVIC ADDRESS: Address to be assigned
 LEGAL DESCRIPTION: Lot 1, Block 283, Plan 102385076
 ISC SURFACE PARCEL: 203959648
 SITE AREA: 0.50 ha (1.23 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$659,000

CIVIC ADDRESS: 4116 Kohut Avenue
 LEGAL DESCRIPTION: Lot 2, Block 283, Plan 102385076
 ISC SURFACE PARCEL: 203959659
 SITE AREA: 0.50 ha (1.24 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$632,000

CIVIC ADDRESS: 4124 Kohut Avenue
 LEGAL DESCRIPTION: Lot 3, Block 283, Plan 102385076
 ISC SURFACE PARCEL: 203959671
 SITE AREA: 0.50 ha (1.24 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$632,000

CIVIC ADDRESS: Address to be assigned
 LEGAL DESCRIPTION: Lot 4, Block 283, Plan 102385076
 ISC SURFACE PARCEL: 203959806
 SITE AREA: 0.63 ha (1.56 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$835,000

CIVIC ADDRESS: Address to be assigned
 LEGAL DESCRIPTION: Lot 5, Block 283, Plan 102385076
 ISC SURFACE PARCEL: 203959738
 SITE AREA: 0.50 ha (1.23 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$659,000

CIVIC ADDRESS: 4119 Shoquist Avenue
 LEGAL DESCRIPTION: Lot 6, Block 283, Plan 102385076
 ISC SURFACE PARCEL: 203959525
 SITE AREA: 0.50 ha (1.24 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$632,000

CIVIC ADDRESS: 4111 Shoquist Avenue
 LEGAL DESCRIPTION: Lot 7, Block 283, Plan 102385076
 ISC SURFACE PARCEL: 203959503
 SITE AREA: 0.50 ha (1.24 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$632,000

CIVIC ADDRESS: Address to be assigned
 LEGAL DESCRIPTION: Lot 8, Block 283, Plan 102385076
 ISC SURFACE PARCEL: 203959468
 SITE AREA: 0.50 ha (1.23 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$659,000

CIVIC ADDRESS: Address to be assigned
 LEGAL DESCRIPTION: Lot 1, Block 284, Plan 102385076
 ISC SURFACE PARCEL: 203959479
 SITE AREA: 0.75 ha (1.86 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$996,000

CIVIC ADDRESS: 4112 Shoquist Avenue
 LEGAL DESCRIPTION: Lot 2, Block 284, Plan 102385076
 ISC SURFACE PARCEL: 203959514
 SITE AREA: 0.76 ha (1.87 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$954,000

CIVIC ADDRESS: 4120 Shoquist Avenue
 LEGAL DESCRIPTION: Lot 3, Block 284, Plan 102385076
 ISC SURFACE PARCEL: 203959536
 SITE AREA: 0.76 ha (1.87 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$954,000

CIVIC ADDRESS: 4128 Shoquist Avenue
 LEGAL DESCRIPTION: Lot 4, Block 284, Plan 102385076
 ISC SURFACE PARCEL: 203959558
 SITE AREA: 0.76 ha (1.87 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$954,000

CIVIC ADDRESS: Address to be assigned
 LEGAL DESCRIPTION: Lot 5, Block 284, Plan 102385076
 ISC SURFACE PARCEL: 203959727
 SITE AREA: 0.87 ha (2.15 acres) +/-
 ZONING DISTRICT: IH2
 LIST PRICE: \$1,151,000

Purchase Process

Step 1: Purchase Request

- Visit Saskatoon Land's Website (saskatoonland.ca) to review property information package.
- Contact Saskatoon Land at 306.975.3278 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.

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 the closing of the offer acceptance or as agreed to between the vendor and the purchaser.
- 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, 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 Akzo Nobel Chemicals Ltd. 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/yprprdnssgd/index-en.aspx>

<https://www.ccohs.ca/oshanswers/hsprograms/planning.html>

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 the closing of the offering.

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 - OPEN MARKET SALE

saskatoon land



DOCUMENT CHECKLIST

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

- ☐ Completed 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 Form to:

saskatoonland@saskatoon.ca

or by courier or personal delivery addressed to:

Saskatoon Land
201-3rd Avenue N
Saskatoon, SK
S7K 2H7
306.975.3278

INDUSTRIAL - OPEN MARKET SALE

saskatoon land



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. 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 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:	_____
Phone No.:	_____
Fax No.:	_____
Email Address:	_____
Street Address:	_____
City, Province, Postal Code:	_____
GST Registration Number (if applicable):	_____

Lawyer Information

Name & Firm:	_____
Phone No.:	_____
Fax No.:	_____
Email Address:	_____
Phone No.:	_____
Solicitor's Address:	_____
City, Province, Postal Code:	_____

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

INDUSTRIAL - OPEN MARKET SALE

saskatoon land



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.

Legal:	_____
Civic Address:	_____
ISC Parcel #:	_____
Purchase Price Offered:	\$ _____
Intended Use of Parcel:	_____

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.

(signature)

(date)

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 due within 10 days of offer acceptance or as agreed to between the vendor and 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:

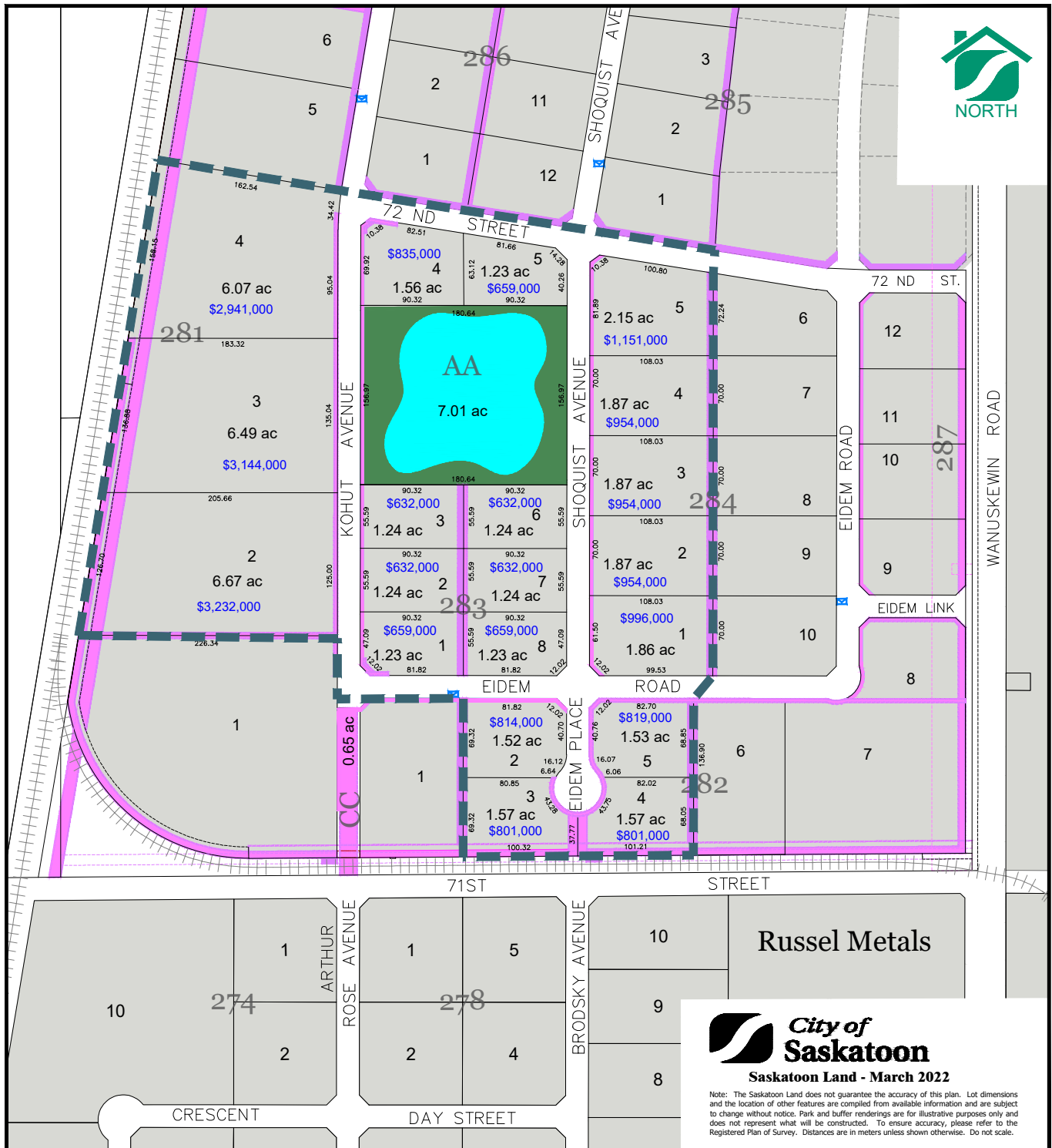
- i. Approval of the sale by the Chief Financial Officer, City of Saskatoon.

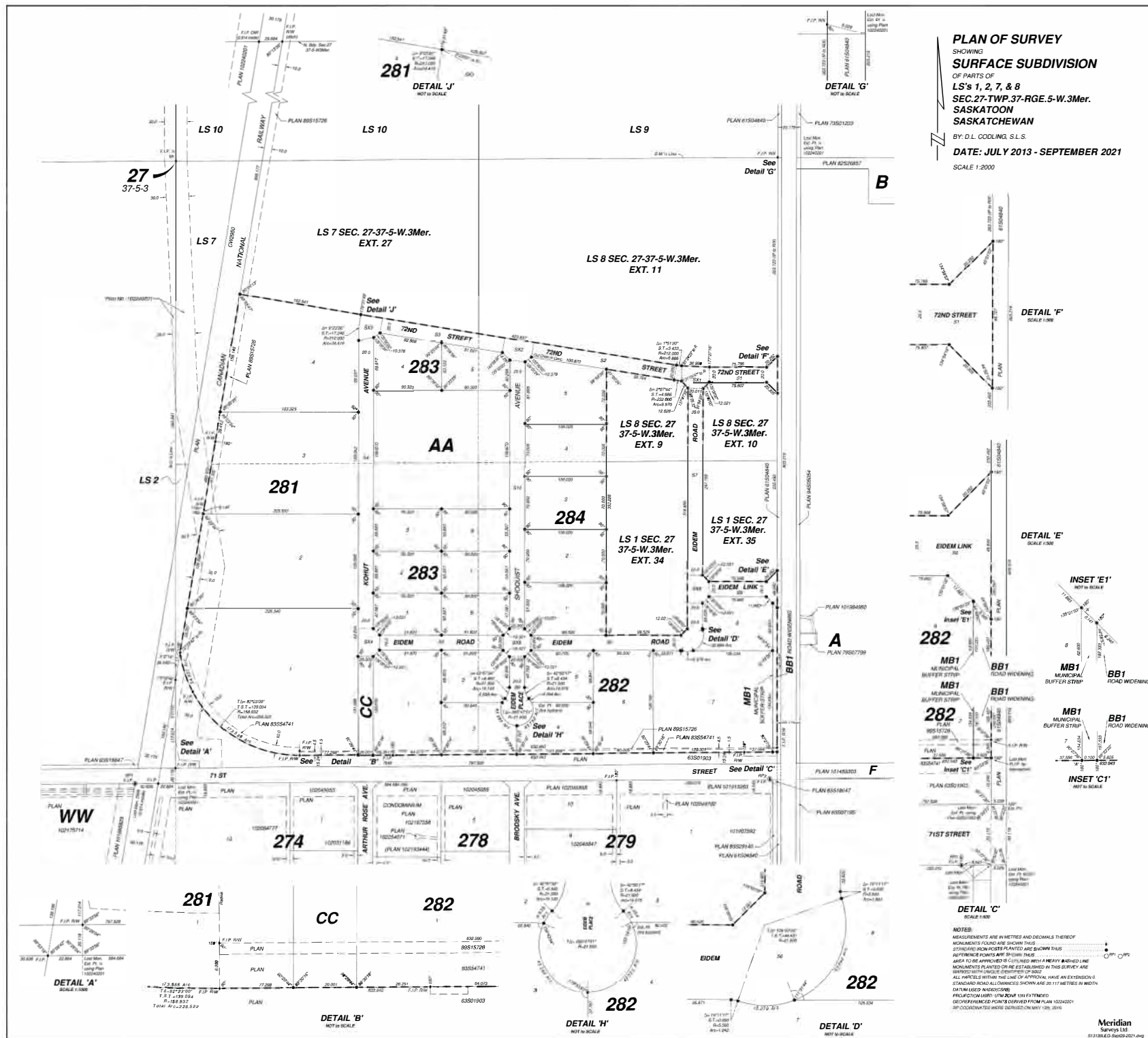
3. Special Terms and Conditions:

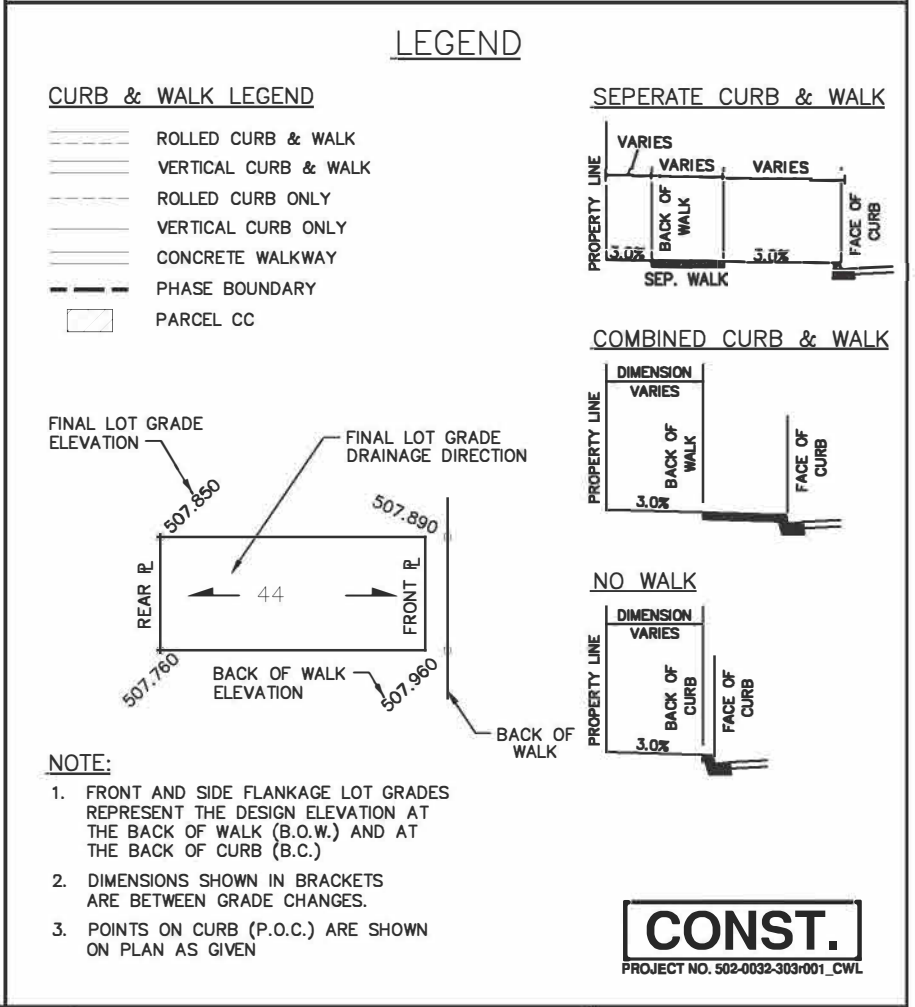
- i. The property is sold “as is” and the purchaser shall assume all responsibility and liability including any environmental matters existing as of the closing date. Current Phase 1 Environmental Site Assessment will be provided for the land parcel.
- ii. Purchaser to acknowledge receipt of emergency 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.

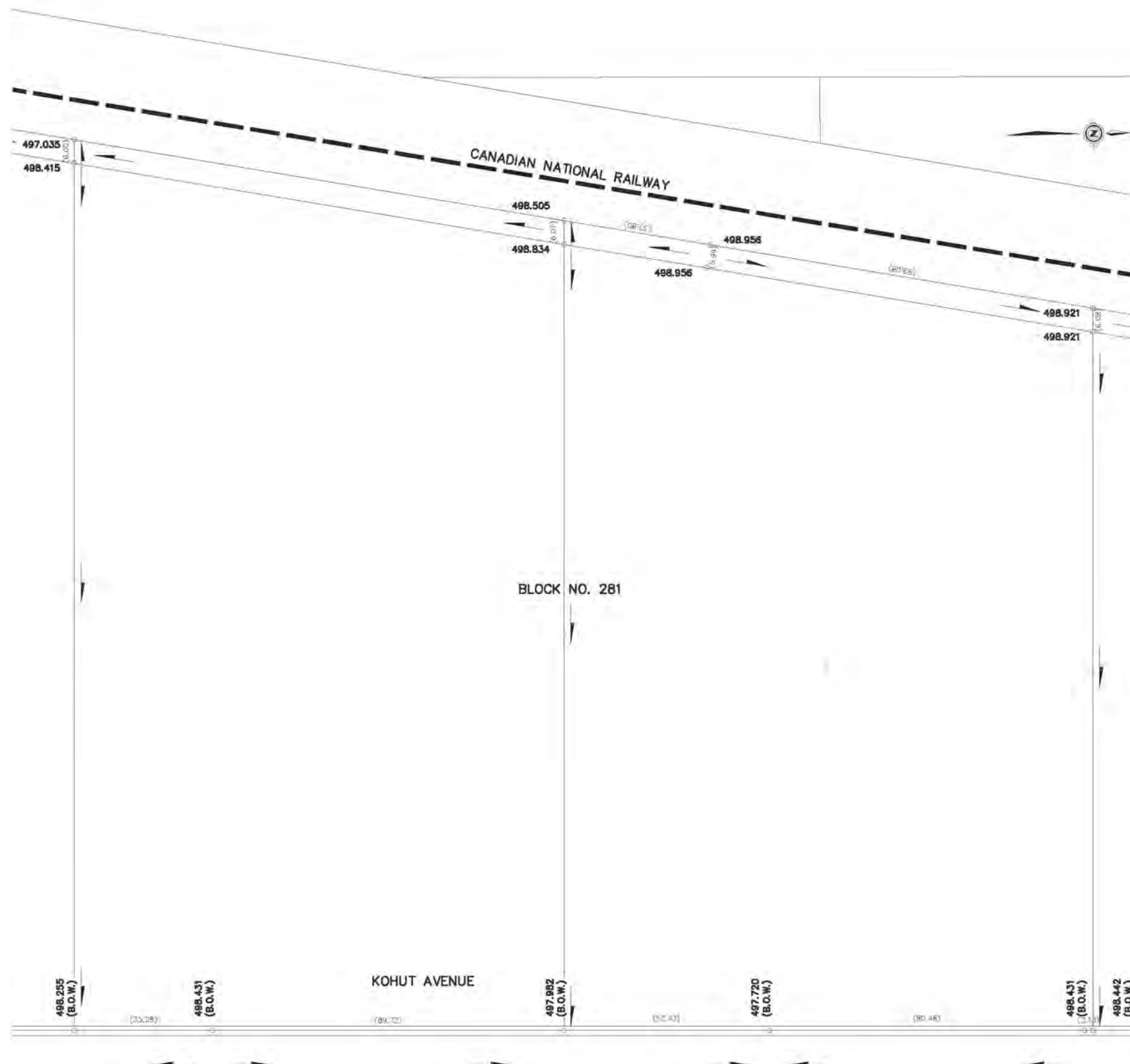
Potential purchasers can make offers below or above the list price. Generally speaking, the purchaser making the highest offer consistent with standard terms and conditions will be contacted for potential sale of the parcel.







					CHECKED BY:  M. Nisar Khan NAME: _____ 2021-10-15 DATE: _____		CHECKED BY: _____ SIGNATURE: _____ NAME: _____ DATE: _____		 City of Saskatoon Transportation and Construction Division		MARQUIS INDUSTRIAL PHASE 11 LOT GRADES 71st STREET AND KOHUT AVENUE BLOCK 281 LOT 1		 ENGINEERING MANAGER SCALES: _____ 2021-10-25 HOR: 1:1250 DATE: _____ SHEET NO. _____ PLAN NO. _____ 112-0032-015r001	
1 LOT GRADE PHASE 1 - ISSUED FOR CONSTRUCTION PLAN DESCRIPTION/REVISION			2021-OCT-12 DATE BY		DRAWN BY:  DATE: 2020-SEP-02 DWG #108 CHECKED BY:  DATE: 2021-MAY-11									



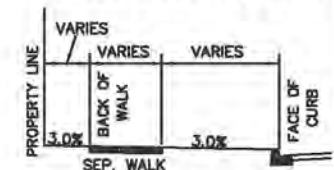
KEY PLAN
1:8000

LEGEND

CURB & WALK LEGEND

- ROLLED CURB & WALK
- VERTICAL CURB & WALK
- ROLLED CURB ONLY
- VERTICAL CURB ONLY
- CONCRETE WALKWAY
- PHASE BOUNDARY
- PARCEL CC

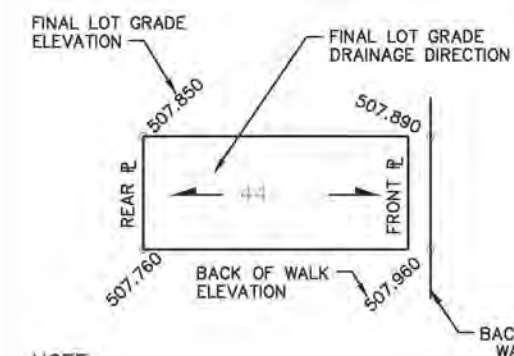
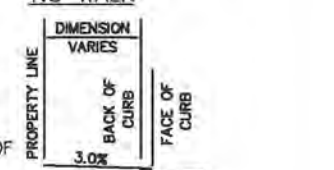
SEPERATE CURB & WALK



COMBINED CURB & WALK



NO WALK

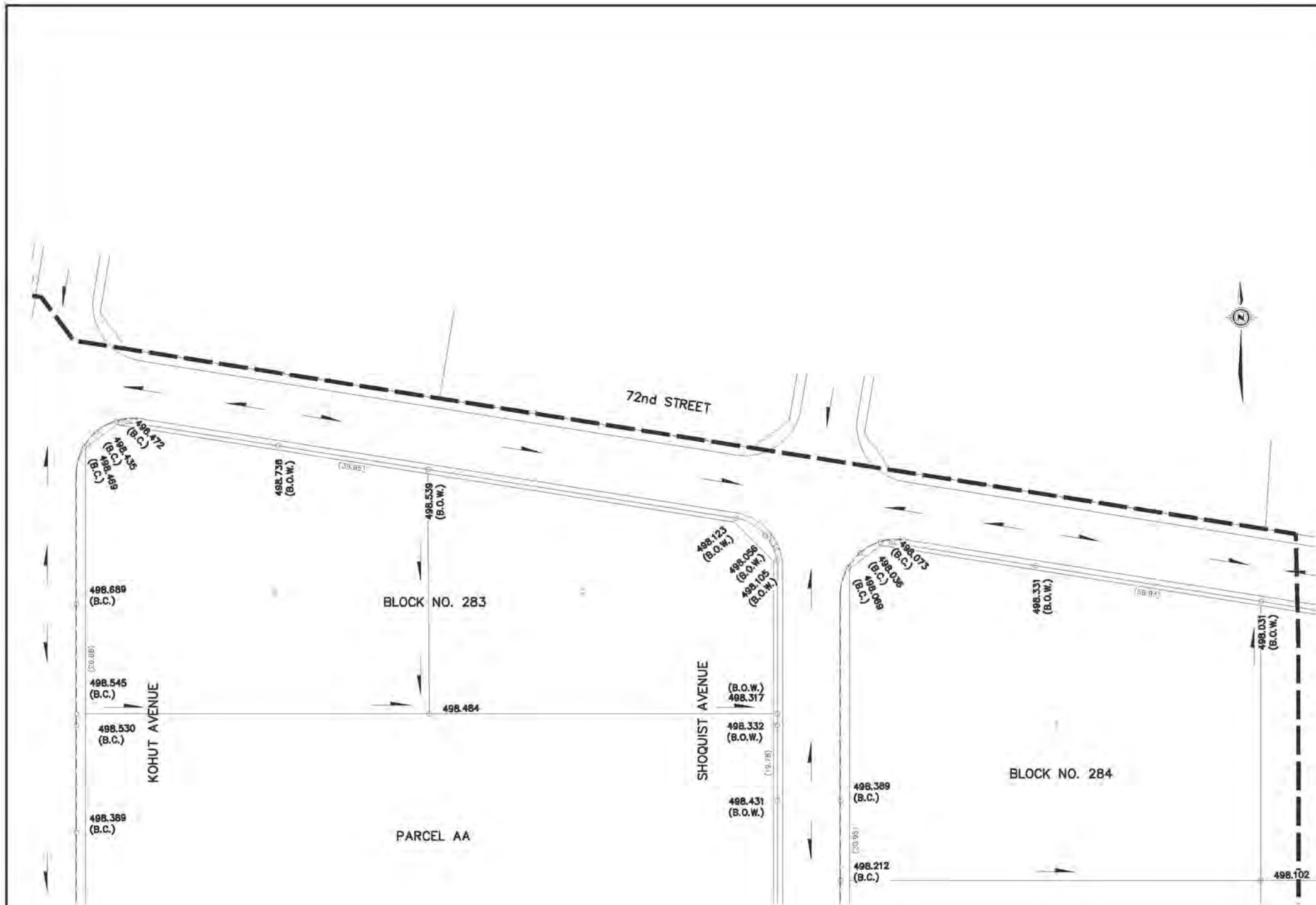


NOTE:

- FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.) AND AT THE BACK OF CURB (B.C.)
- DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.
- POINTS ON CURB (P.O.C.) ARE SHOWN ON PLAN AS GIVEN

CONST.
PROJECT NO. 502-0032-303/001_CWL

1. LOT GRADE PHASE 1 - (SOLID TOP CONSTRUCTION) PLAN DESCRIPTION/REVISION		2021-05-12 DATE	BY		CHECKED BY: M. Nisar Khan NAME 2021-10-15 DATE	CHECKED BY: SIGNATURE NAME DATE		MARQUIS INDUSTRIAL PHASE 11 LOT GRADES KOHUT AVENUE BLOCK 281 LOTS 2 AND 3	SCALES: HOR: 1"=125' VERT: 1"=10' DATE: 2021-10-25 SHEET NO: 112-0032-016r001 PLAN NO:
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LEGEND

CURB & WALK LEGEND

- ROLLED CURB & WALK
- VERTICAL CURB & WALK
- ROLLED CURB ONLY
- VERTICAL CURB ONLY
- CONCRETE WALKWAY
- PHASE BOUNDARY
- PARCEL CC

SEPERATE CURB & WALK

PROPERTY LINE Varies Varies Varies
3.0% BACK OF WALK 3.0% FACE OF CURB
SEp. WALK

COMBINED CURB & WALK

PROPERTY LINE DIMENSION VARIES
3.0% BACK OF WALK FACE OF CURB

NO WALK

PROPERTY LINE DIMENSION VARIES
3.0% BACK OF CURB FACE OF CURB

NOTE:

- FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.) AND AT THE BACK OF CURB (B.C.)
- DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.
- POINTS ON CURB (P.O.C.) ARE SHOWN ON PLAN AS GIVEN

CONST.
PROJECT NO. 502-0032-303/001_CWL

LOT GRADE PHASE 1 - ISSUED FOR CONSTRUCTION		2021-05-12	2021-05-12	2021-05-12
PLAN DESCRIPTION/REVISION		DATE	BY	SCALE
1		2021-05-12	2021-05-12	2021-05-12

ENGINEERING LICENSEE
R. W. THOMAS
MEMBER 38527
2101-10-12
P.E. M.A.S.T.

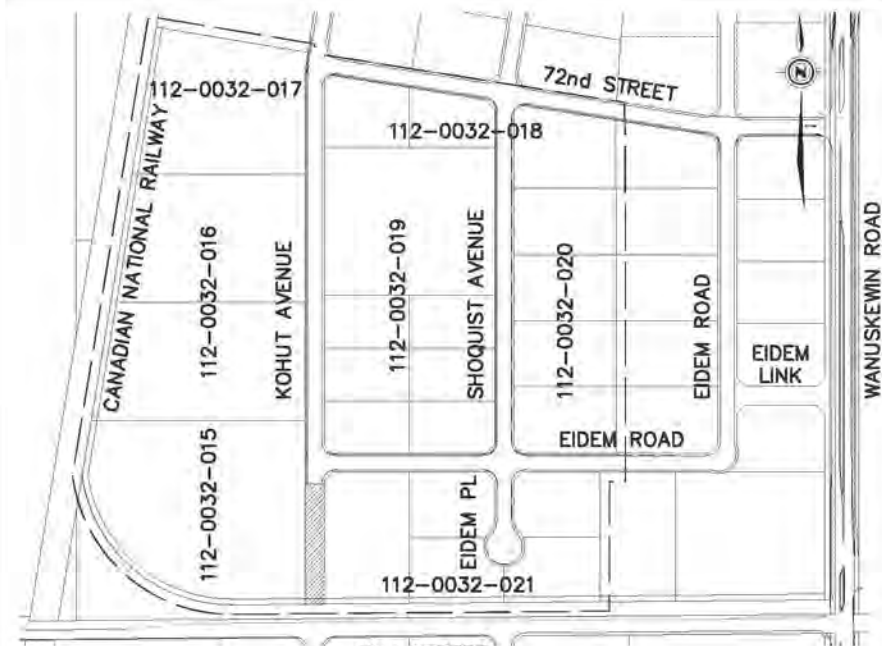
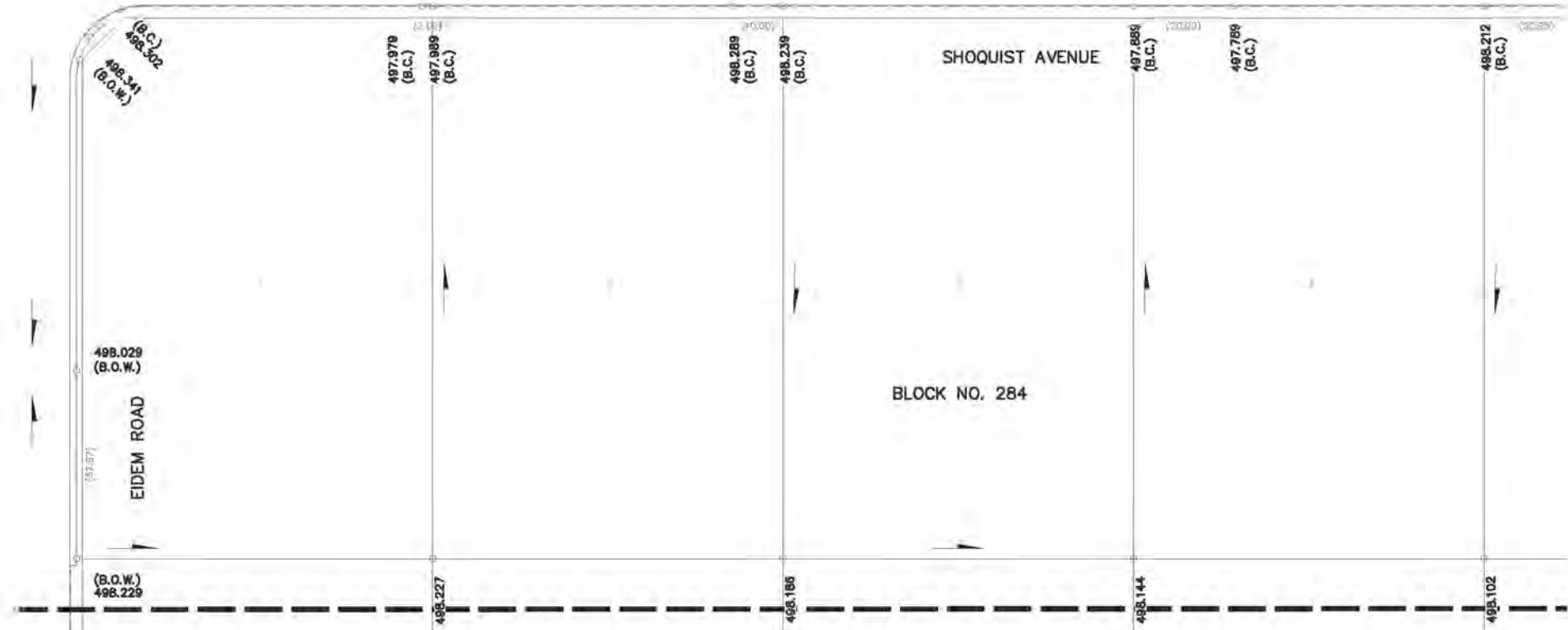
CHECKED BY:
M. Nisar Khan
NAME
2021-10-15
DATE

CHECKED BY:
DATE

CITY OF SASKATOON
TRANSPORTATION AND CONSTRUCTION DIVISION

MARQUIS INDUSTRIAL PHASE 11
LOT GRADES
KOHUT AVENUE, 72nd STREET AND SHOQUIST AVENUE
BLOCK 283 - LOTS 4 AND 5
BLOCK 284 - LOT 5

ENGINEERING MANAGER
2021-10-25
DATE
SHEET NO. 112-0032-018r001
PLAN NO.



KEY PLAN
1:8000

LEGEND

CURB & WALK LEGEND

- ROLLED CURB & WALK
- VERTICAL CURB & WALK
- ROLLED CURB ONLY
- VERTICAL CURB ONLY
- CONCRETE WALKWAY
- PHASE BOUNDARY
- PARCEL CC

SEPERATE CURB & WALK

VARIES VARIES VARIES

PROPERTY LINE

3.0% BACK OF WALK

3.0% FACE OF CURB

SEP. WALK

COMBINED CURB & WALK

DIMENSION VARIES

PROPERTY LINE

3.0% BACK OF WALK

FACE OF CURB

NO WALK

DIMENSION VARIES

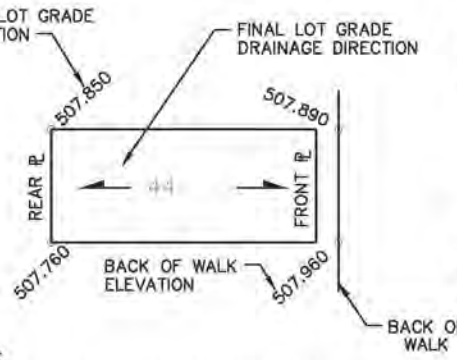
PROPERTY LINE

3.0% BACK OF CURB

FACE OF CURB

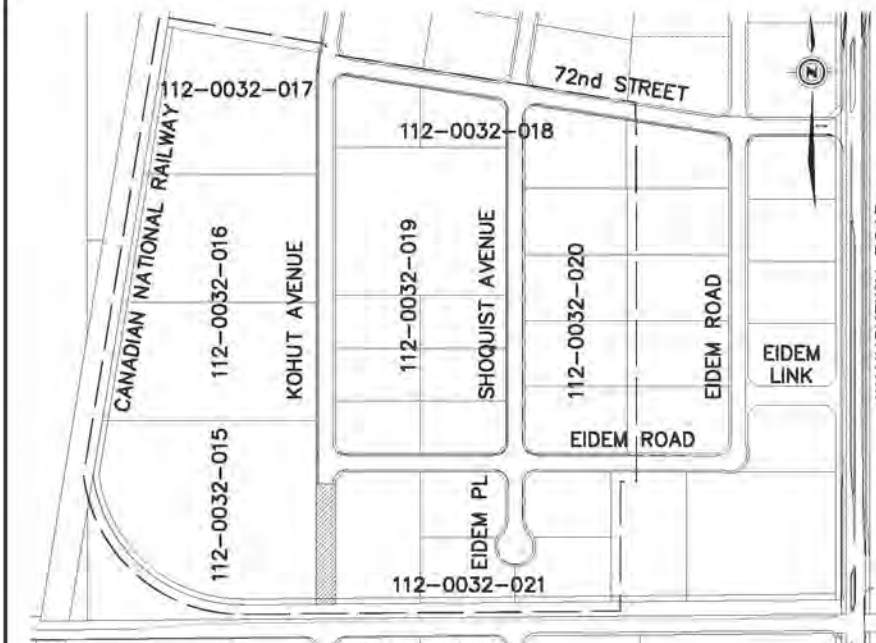
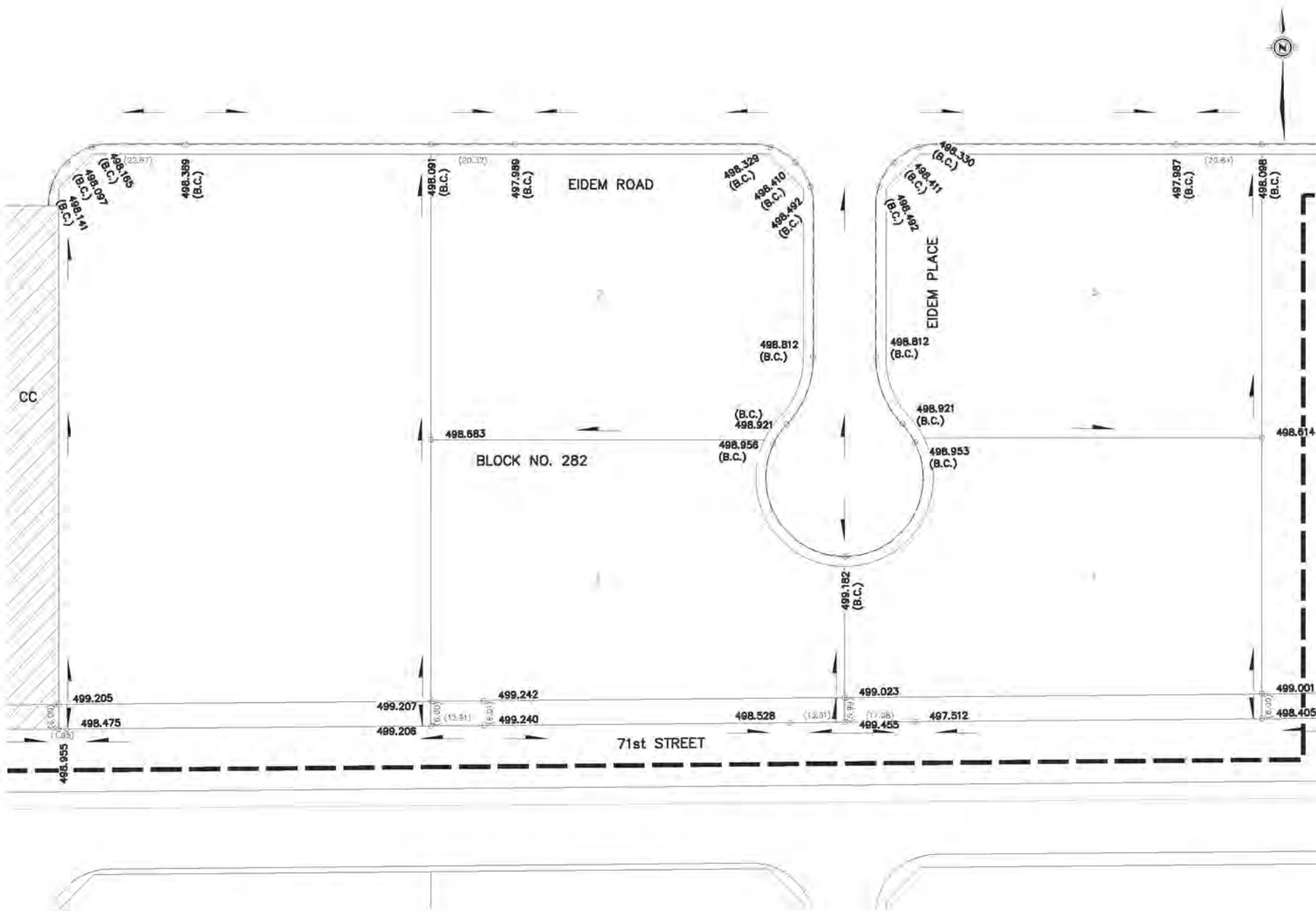
NOTE:

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- DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.
- POINTS ON CURB (P.O.C.) ARE SHOWN ON PLAN AS GIVEN



CONST.
PROJECT NO. 502-0032-303/001_CWL

<div></div>		<div>CHECKED BY: M. Nisar Khan NAME 2021-10-15 DATE</div>		<div>CHECKED BY: NAME DATE</div>		<div> City of Saskatoon Transportation and Construction Division</div>		<div>MARQUIS INDUSTRIAL PHASE 11 LOT GRADES EIDEM ROAD, SHOQUIST AVENUE AND 72nd STREET BLOCK 284 LOTS 1-4</div>		<div>ENGINEERING MANAGER 2021-10-25 DATE 112-0032-020r001</div>	
PLAN DESCRIPTION/REVISION		DATE	BY	DRAWN BY: DATE: 2020-05-08		CADD BY: DATE: 2021-08-11					



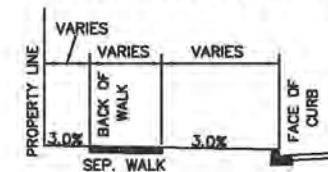
KEY PLAN
1:8000

LEGEND

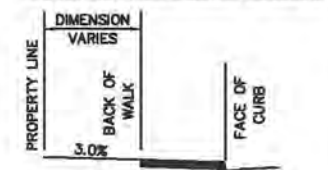
CURB & WALK LEGEND

- ROLLED CURB & WALK
- VERTICAL CURB & WALK
- ROLLED CURB ONLY
- VERTICAL CURB ONLY
- CONCRETE WALKWAY
- PHASE BOUNDARY
- PARCEL CC

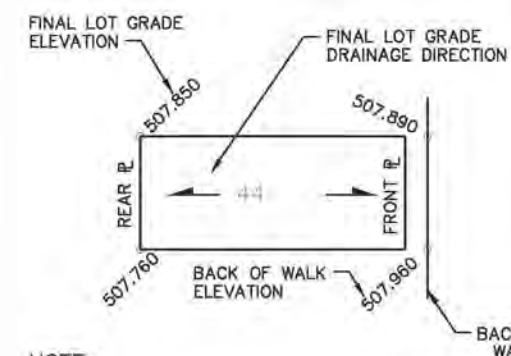
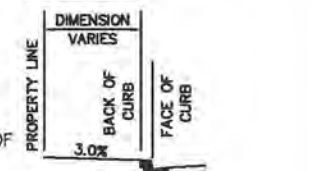
SEPERATE CURB & WALK



COMBINED CURB & WALK



NO WALK

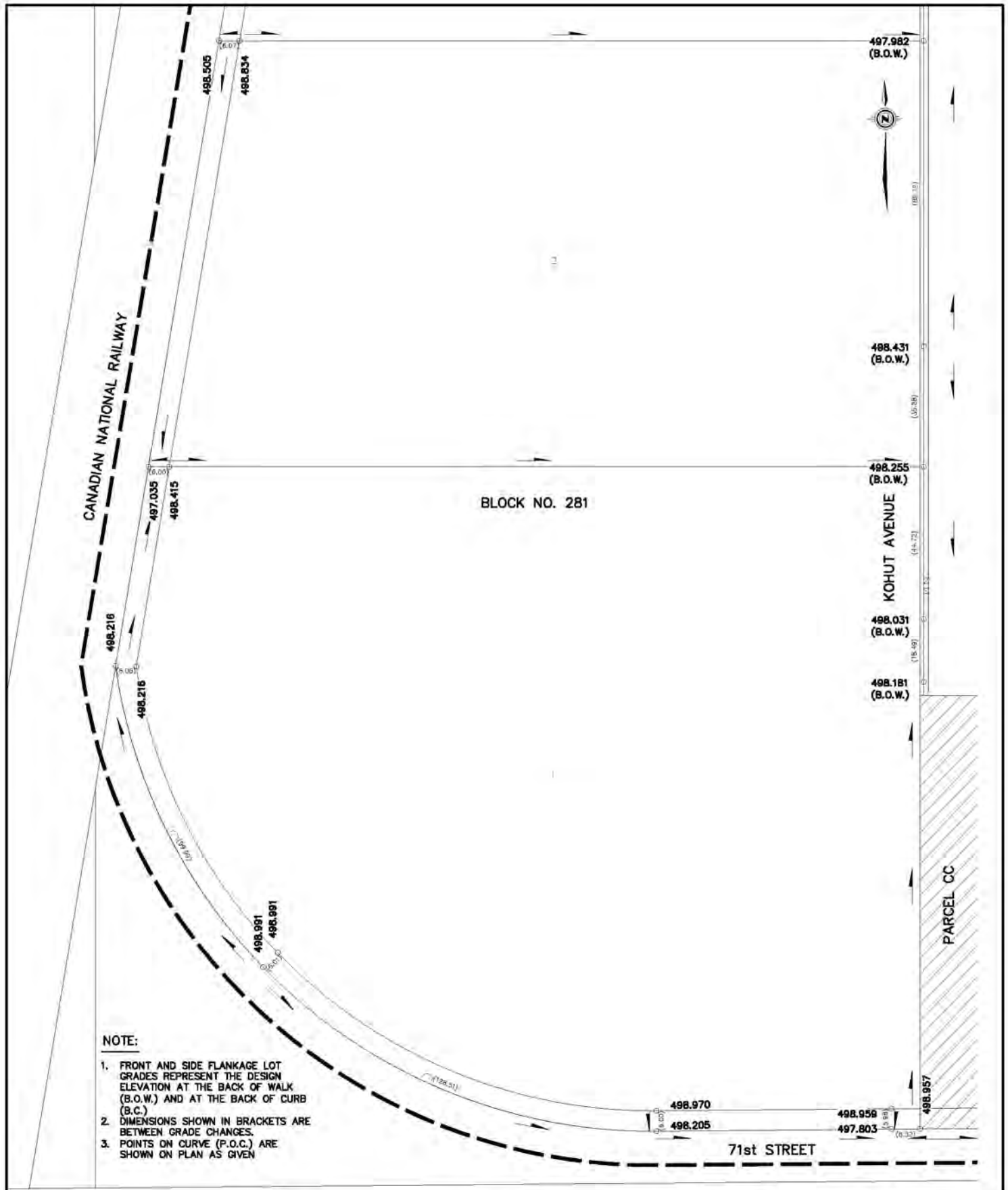


NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.) AND AT THE BACK OF CURB (B.C.).
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.
3. POINTS ON CURB (P.O.C.) ARE SHOWN ON PLAN AS GIVEN

CONST.
PROJECT NO. 502-0032-303/001_CWL

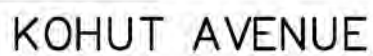
LOT GRADE PHASE 1 - (SOLID TOP CONSTRUCTION) PLAN DESCRIPTION/REVISION		2021-05-12 DATE	BY	ENGINEERING LICENSEE R. W. THOMAS MEMBER 38527 2021-10-12 17th Ave. Sask.	CHECKED BY: M. Nisar Khan NAME 2021-10-15 DATE	CHECKED BY: SIGNATURE NAME DATE	City of Saskatoon Transportation and Construction Division	MARQUIS INDUSTRIAL PHASE 11 LOT GRADES 71st STREET, EIDEM ROAD AND EIDEM PLACE BLOCK 282 LOTS 1-5	SCALES: HOR: 1"=125' VERT: 1"=10' SHEET NO. 112-0032-021r001 PLAN NO. 112-0032-021r001
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71st STREET AND KOHUT AVENUE

DRAWN BY <u>JDF</u>	DATE <u>2020-DEC-02</u>	 City of Saskatoon Transportation and Construction Division	SOURCE DOCUMENT
SCALE <u>1:1500</u>			PLAN No. <u>112-0032-015 AND 016</u>
PLAN NO.			APPROVAL DATE
PAGE <u>1 OF 8</u>			REVISION DATE

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.) AND AT THE BACK OF CURB (B.C.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.
3. POINTS ON CURVE (P.O.C.) ARE SHOWN ON PLAN AS GIVEN



DRAWN BY <u>JDF</u> DATE <u>2020-DEC-02</u>	 City of Saskatoon Transportation and Construction Division	SOURCE DOCUMENT
SCALE <u>1:1500</u>		PLAN No. <u>112-0032-016 AND 017</u>
PLAN NO.		APPROVAL DATE
PAGE <u>2 OF 6</u>		REVISION DATE

NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.) AND AT THE BACK OF CURB (B.C.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.
3. POINTS ON CURVE (P.O.C.) ARE SHOWN ON PLAN AS GIVEN

498.545
(B.C.)

498.484

(B.O.W.)
498.317

498.530
(B.C.)

498.332
(B.O.W.)

498.389
(B.C.)

498.431
(B.O.W.)

PARCEL AA

497.678
(B.C.)

497.831
(B.O.W.)

KOHUT AVENUE

SHOQUIST AVENUE

(B.C.)
497.905

498.075

498.147
(B.O.W.)

498.183
(B.C.)

498.104

498.331
(B.O.W.)

498.237
(B.O.W.)

BLOCK NO. 283

498.389
(B.C.)

498.021
(B.O.W.)

498.317
(B.C.)

498.132

498.086
(B.O.W.)

(B.C.)
498.074
(B.C.)
498.050
(B.O.W.)
498.118

(B.O.W.)
498.431

EIDEM ROAD

(B.O.W.)
498.133

(B.O.W.)
498.031

(B.O.W.)
498.357
(B.O.W.)
498.340

KOHUT AVENUE, EIDEM ROAD AND SHOQUIST AVENUE

DRAWN BY JDF DATE 2020-DEC-02

SCALE 1:1500

PLAN NO.

PAGE 3 OF 6



**City of
Saskatoon**

Transportation and Construction Division

SOURCE DOCUMENT

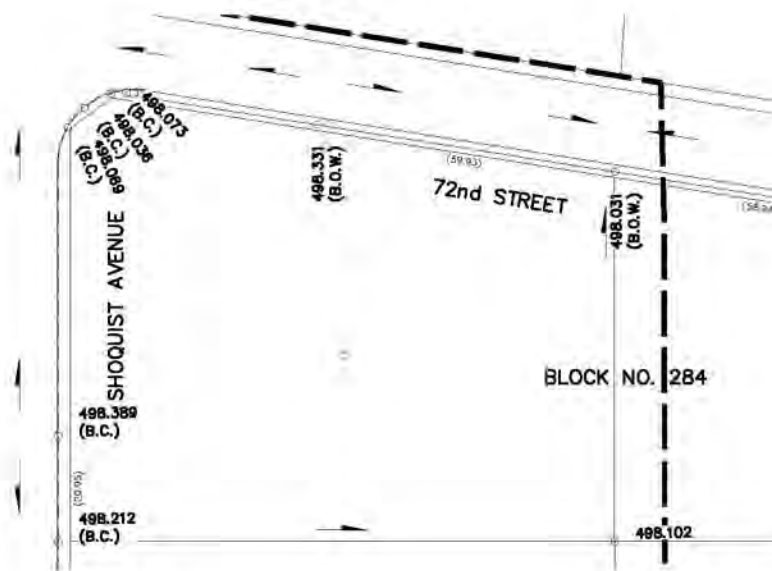
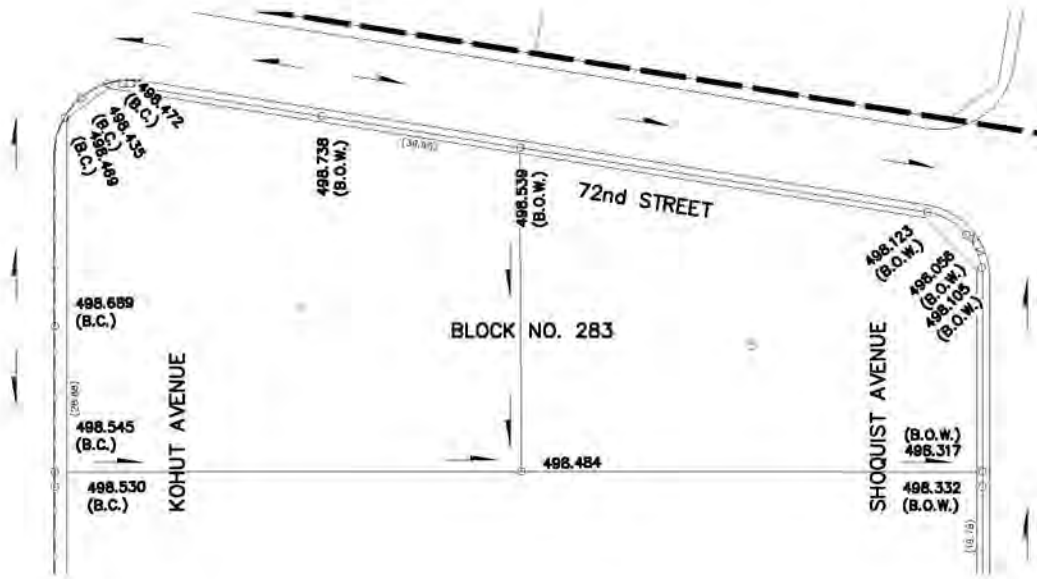
PLAN No. 112-0032-019

APPROVAL DATE

REVISION DATE

NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.) AND AT THE BACK OF CURB (B.C.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.
3. POINTS ON CURVE (P.O.C.) ARE SHOWN ON PLAN AS GIVEN



KOHUT AVENUE, 72nd STREET AND SHOQUIST AVENUE

DRAWN BY JDF DATE 2020-DEC-02

SCALE 1:1500

PLAN NO.

PAGE 4 OF 6



SOURCE DOCUMENT

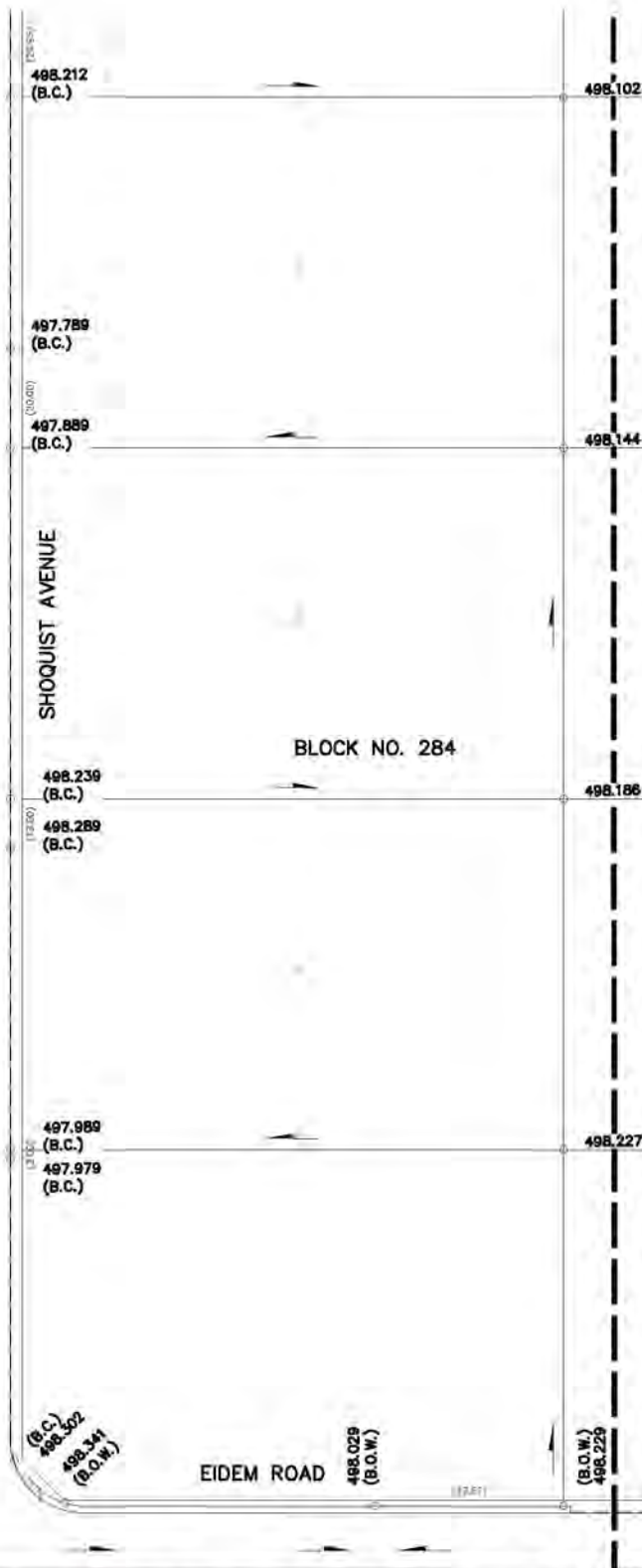
PLAN No. 112-0032-018

APPROVAL DATE

REVISION DATE

NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.) AND AT THE BACK OF CURB (B.C.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.
3. POINTS ON CURVE (P.O.C.) ARE SHOWN ON PLAN AS GIVEN



SHOQUIST AVENUE AND EIDEM ROAD

DRAWN BY JDF DATE 2020-DEC-02

SCALE 1:1500

PLAN NO.

PAGE 5 OF 6



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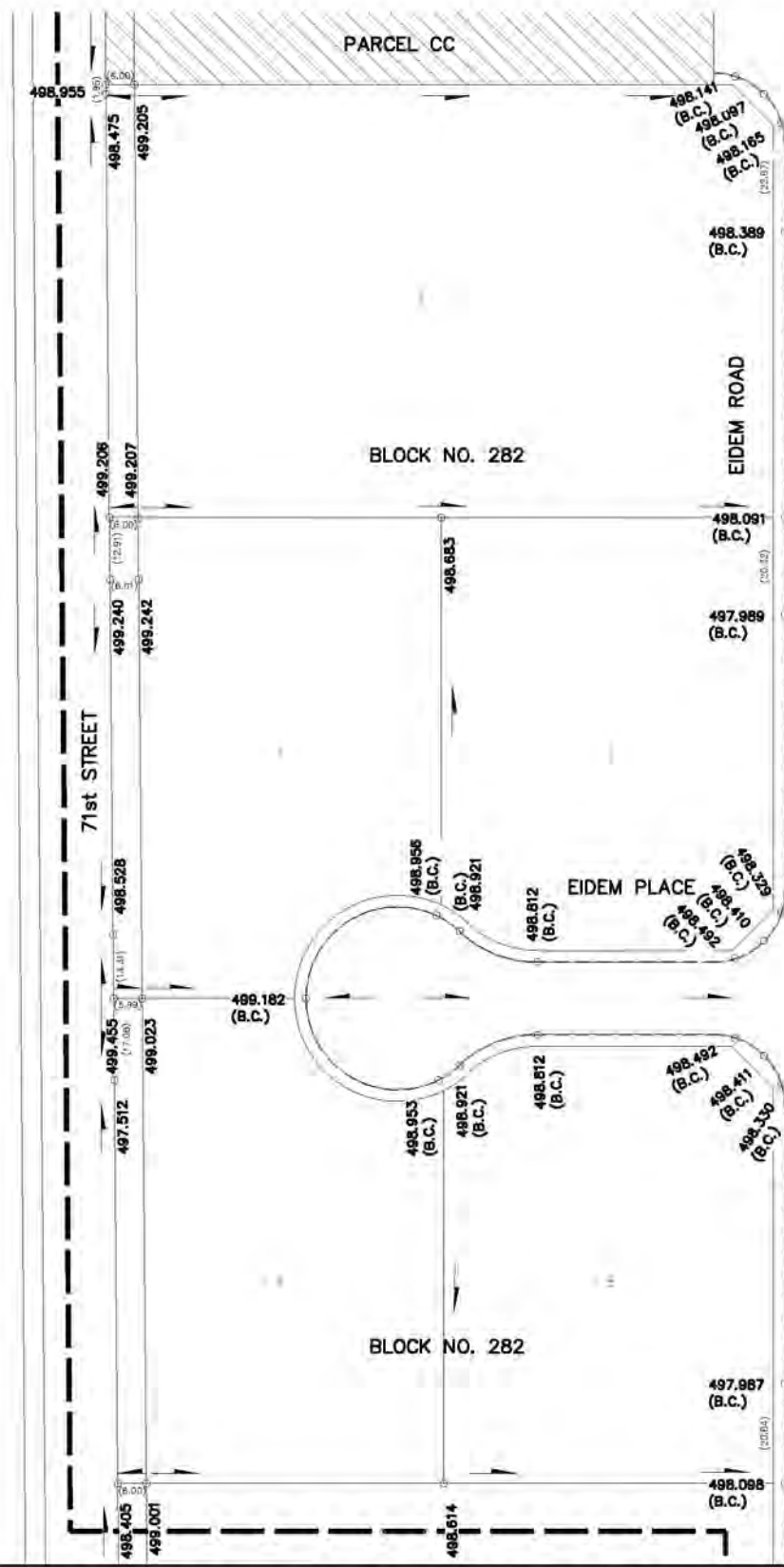
PLAN No. 112-0032-020

APPROVAL DATE

REVISION DATE

NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.) AND AT THE BACK OF CURB (B.C.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.
3. POINTS ON CURVE (P.O.C.) ARE SHOWN ON PLAN AS GIVEN



71st STREET, EIDEM PLACE AND EIDEM ROAD

DRAWN BY JDF DATE 2020-DEC-02

SCALE 1:1500

PLAN NO.

PAGE 6 OF 6



SOURCE DOCUMENT

PLAN No. 112-0032-021

APPROVAL DATE

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.

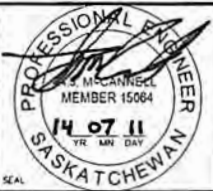
<div>11</div> <div>10</div> <div>9</div> <div>8</div> <div>7</div> <div>6</div> <div>5</div> <div>4</div> <div>3</div> <div>2</div> <div>1</div>		<div>ISSUED FOR LOT SALES</div> <div>PLAN DESCRIPTION/REVISION</div>		<div>2021-SEP-24</div> <div>DATE</div>	<div>RWDT</div> <div>BY</div>	<div>SEAL</div>	<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 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.

CONST.

11					
10					
9					
8					
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1	ISSUED FOR CONSTRUCTION	2014-JUN-18	RWOT		
	PLAN DESCRIPTION/REVISION	DATE	BY	SEAL	



CHECKED BY:	CHECKED BY:
<i>[Signature]</i>	<i>[Signature]</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

[Signature]
 S. McCANNELL
 MEMBER 15064
 14/07/11
 PROFESSIONAL ENGINEER
 SASKATCHEWAN

SCALES:
 HOR: 1:1000
 VERT: 1:4000
 SHEET NO. 113-0032-321r001
 PLAN NO.

DATE: July 27, 14

BACKGROUND INFORMATION RELATED TO CHEMICAL BUFFER ZONE:

Provincial Regulation of Chemical Plants

A variety of Provincial regulations are currently in place with regard to operation of the two existing chemical plants.

The Saskatchewan Ministry of Environment regulates the production, storage, transportation and mitigation measures required to manage hazardous chemicals. These regulations require a buffer around the two chemical plant sites located on the east side of Wanuskewin Road. This is a precautionary buffer intended to separate the storage vessels from any place of public assembly or any residential area and came about as per the Regulations Respecting Anhydrous Ammonia (1977). The regulations at the time required a 1000-metre buffer from the location of anhydrous ammonia storage tanks on the sites.

The City of Saskatoon (City) implemented this buffer through land use planning, by applying particular zoning districts and limiting land uses within the 1000-metre radial buffer around each of the two chemical plants. The required buffer led to location of the northern boundary of the Silverwood Heights residential area, the location of the golf course and the boundaries of zoning districts within the buffer area.

This buffer overlays lands that are zoned Limited Intensity Heavy Industrial District (IH2), Limited Intensity Light Industrial District (IL2) and Limited Light Industrial District (IL3), as well as the Agricultural District (AG) on Silverwood Golf Course and the Future Urban Development District (FUD) located on the east side of the river (University Heights Sector).

IH2, IL2 and IL3 all contain provisions to limit the development of public-assembly type uses. The AG District is specifically applied to the golf course, and the FUD District is a very restrictive district used to hold land for long-term future development, which would be guided by Sector Planning and Concept Plans, that incorporate the regulatory restrictions related to the chemical buffer.

In 2007, Saskatchewan's **Boiler and Pressure Vessel Regulations**, replaced the **Regulations Respecting Anhydrous Ammonia**, which reduced the precautionary buffer to 800 metres, a 200-metre reduction from the previous buffer. The City has maintained the 1000-metre buffer.

Land Use Planning and Zoning

The following provides an overview of the current state with respect to Land Use and Zoning in Saskatoon with respect to the chemical buffer:

- The policies contained in Bylaw 9700, Official Community Plan, 2020 (OCP) speak to minimizing land use conflicts that might be associated with potentially hazardous light and heavy industrial uses.
- The University Heights and Riel Sector Plans have identified the chemical buffer in both documents, with the result that further definition of land uses and zoning districts are or will be (in the case of University Heights Sector) identified through Concept Plans, with future zoning being consistent with development restrictions in the buffer.
- Bylaw 8770, The Zoning Bylaw, 2009 (Zoning Bylaw) contains regulations intended to ensure appropriate development in each zoning district. As noted earlier, the chemical buffer intersects with a number of zoning districts. The regulations in the Zoning Bylaw have been administered consistently and have met the requirements of the chemical buffer.

Administration has recognized that language in the Zoning Bylaw around the intent of the chemical buffer area could be improved upon, which would enhance the ability of Administration to maintain the restrictions in the area. This work is currently underway.

Upcoming work on amendments to the Riel and University Heights Sector Plans will further incorporate any updated language related to the buffer as required.

Communication of Chemical Buffer to Area Businesses

In discussion with the representatives from the two chemical plants, while there is currently a communication strategy in place, they were supportive of additional efforts to ensure information is shared and well known in the area. Various methods might be possible to improve communications, including options for direct mailing, notifications during the development process for new buildings and/or business licenses and notifications during land sales for Saskatoon Land development areas. These will require further evaluation and will be explored by Administration.

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.