

CONCEPT PLAN AND ZONING NOTICE

ROSEWOOD NEIGHBOURHOOD

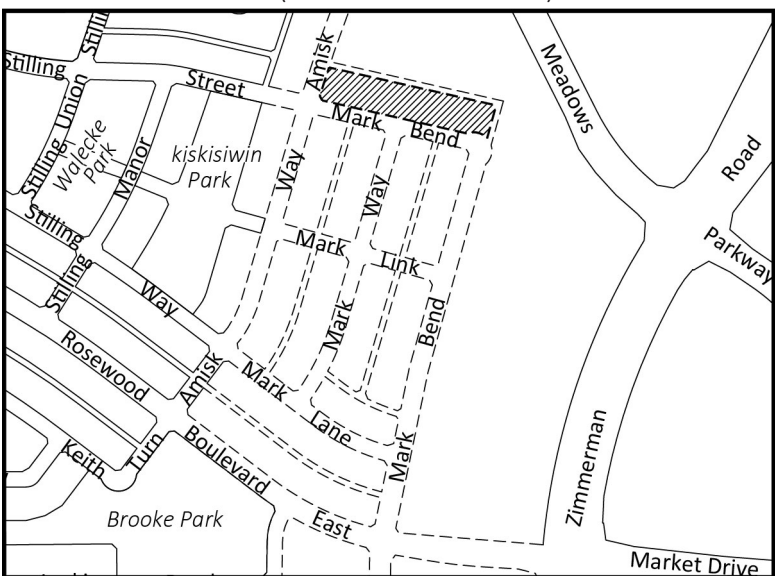
PROPOSED CONCEPT PLAN AMENDMENT AND ZONING BYLAW AMENDMENT – BYLAW NO. 10118, THE ZONING AMENDMENT BYLAW, 2025 (NO. 28)

Saskatoon City Council will consider a proposal by Arbutus Properties to amend the Rosewood Neighbourhood Concept Plan to change the land use of sites adjacent to Mark Bend from Single Family to Multi-Family and rezone various parcels of land in the neighbourhood. By way of Bylaw No. 10118, The Zoning Amendment Bylaw, 2025 (No. 28), amendments to Bylaw No. 9990, Zoning Bylaw, 2024 are proposed for the following areas:

- Land in the north part of the neighbourhood along Taylor Street from FUD to FUD (H) – Future Urban Development District subject to a Holding Symbol
- Land located in the centre of the neighbourhood adjacent to Rosewood Blvd East from R1A to FUD (H) – Future Urban Development District subject to a Holding Symbol
- Land located in the centre of the neighbourhood along Jeanneau Way from FUD to FUD (H) – Future Urban Development District subject to a Holding Symbol
- Land located in the northeast part of the neighbourhood along Mark Bend from FUD to RMTN1 – Medium Density Townhouse Residential District 1
- Land located in the east part of the neighbourhood next to Mark Way from FUD to R1B – Low Density Residential District 1B, and
- Land located in the southeast part of the neighbourhood intersected by Rosewood Drive and adjacent to Zimmerman Road, from FUD to RMTN1 – Medium Density Townhouse Residential District 1

LEGAL DESCRIPTIONS

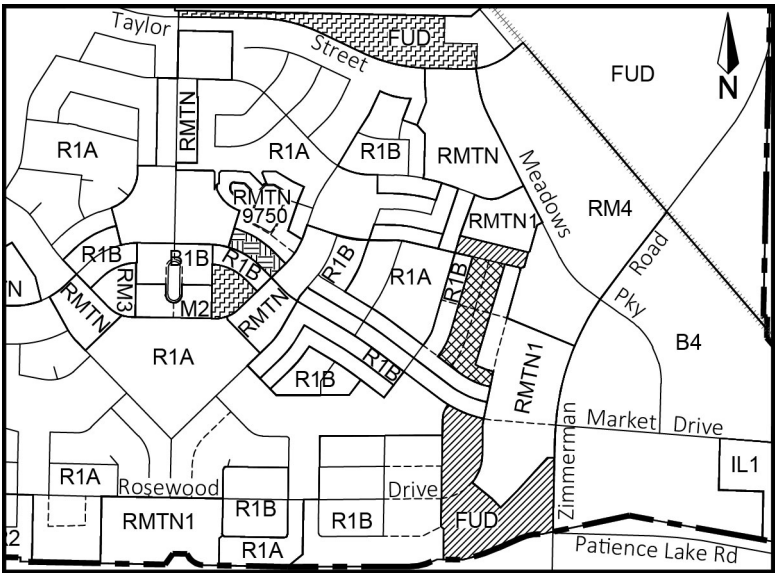
- All of NW 17-36-04-3 Ext 8 (Parcel Number 203449338)
- All of MB15 Plan 102281879 Ext 0 (Parcel Number 203449316)
- Part of NW 17-36-04-3 Ext 18 (Parcel Number 203808584)
- Part of Block/Parcel EE Plan 102028586 Ext 5 (Parcel Number 203808573)
- Part of NW 17-36-04-3 Ext 21 (Parcel Number 204093693)
- Part of NW 17-36-04-3 Ext 19 (Parcel Number 203839285)
- Part of Parcel A-Plan 101317474 Ext 26 (Parcel Number 204144511),
- All of Block EE Plan 102028586 Ext 19 (Parcel Number 204137502)
- Part of SE 17 36 04 3 Ext 39 (Parcel Number 204136310)
- Part of Parcel A Plan 102028586 Ext 0 (Parcel Number 164941353)
- Part of Blk/Par EE-Plan 102028586 Ext 18 (Parcel Number 204137513)
- Part of SE 17 36 04 3 Ext 38 (Parcel Number 204136321)







PROPOSED ROSEWOOD CONCEPT PLAN AMENDMENT

 From Single Family to Multi Family

CPA_063_22AD



PROPOSED ZONING AMENDMENT

 From FUD to RMTN1  From FUD to R1B
 From R1A to FUD(H)  From FUD to FUD(H)

File No. RZ06-2025

REASON FOR THE AMENDMENT – The proposed Neighbourhood Concept Plan amendment and rezoning will facilitate further low and medium density residential development in the Rosewood neighbourhood.

Additional information on the proposal may be viewed on the Engage page on the City of Saskatoon website at saskatoon.ca/engage/rosewood-neighbourhood-concept-plan-amendment-and-rezoning

INFORMATION – Questions regarding the proposed amendments, arrangements to review the proposed amending Bylaw, or requests to view the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge during regular business hours:

Community Services Division, Planning and Development Department
Phone: 306-975-2482 (Sarah Planner, Planner)

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendments at the City Council meeting on **Wednesday, October 29, 2025 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

Should you wish to provide comments to City Council, please visit saskatoon.ca/writetocouncil. If you are requesting to speak in person or remotely, please indicate this in your submission and you will be contacted by a representative of the City Clerk's Office with further information.

Written submissions for City Council's consideration may also be forwarded to:
Her Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by **5:00 p.m. on Monday, October 27, 2025** will be forwarded to City Council.

The Public Hearing is broadcast live on Shaw TV - Channel 10, Shaw BlueSky - Channel 105 and video-streamed on the City's website at saskatoon.ca/meetings starting at 6:00 p.m. on the scheduled day.