



*City of*  
**Saskatoon**  
Office of the City Clerk

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September 3, 2014

Ms. Janice Braden, Chair  
Mr. Karl Martens, Vice-Chair  
Mr. Al Douma  
Mr. John McAuliffe  
Ms. Sydney Smith  
Mr. Shaun Betker  
Councillor Charlie Clark

Mr. Andy Yuen  
Mr. Stan Laba  
Ms. Colleen Christensen  
Ms. Kathy Weber  
Mr. James Yachyshen  
Mr. Jeff Jackson

Dear Commission Members:

**NOTICE OF MEETING**  
**MUNICIPAL PLANNING COMMISSION**

Please take note of the following meeting of the above-noted Commission.

**DATE:**        Tuesday, September 9, 2014

**TIME:**        12:00 noon

**PLACE:**      Committee Room "E", Ground Floor, South Wing, City Hall

A copy of the agenda is attached.

Please notify the City Clerk's Office two days in advance of the meeting if you are unable to attend.

Yours truly,

**Penny Walter, Secretary**  
Municipal Planning Commission

PW:sj

Attachment

cc:    City Manager  
      City Solicitor  
      General Manager, Community Services  
      Director of Saskatoon Land  
      Director of Planning and Development  
      Councillor T. Davies  
      Councillor R. Donauer  
      Councillor D. Hill

Mayor D. Atchison  
Councillor A. Iwanchuk  
Councillor Z. Jeffries  
Councillor M. Loewen  
Councillor P. Lorje  
Councillor E. Olason  
Councillor T. Paulsen

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**AGENDA**

**(OPEN TO THE PUBLIC)**

**MUNICIPAL PLANNING COMMISSION**

**TUESDAY, SEPTEMBER 9, 2014 AT 12:00 NOON, COMMITTEE ROOM "E"**

**GROUND FLOOR, SOUTH WING, CITY HALL**

1. Minutes - of meeting held on July 22, 2014.
  
2. Discretionary Use Application - Bed and Breakfast Home  
101 27<sup>th</sup> Street West  
(File No. CK. 4355-014-006 and PL. 4350-D2/14)

**RECOMMENDATION:** that a report be forwarded to City Council at the time of the public hearing recommending that the application submitted by Kaiping Wang requesting permission to operate a Bed and Breakfast Home located at 101 27<sup>th</sup> Street West be approved, subject to the following conditions:

- 1) the applicant obtaining a Development Permit and all other relevant permits and licenses; and
- 2) the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

Attached is a report of the General Manager, Community Services Department, regarding an application from Kaiping Wang requesting to operate a bed and breakfast home located at 101 27<sup>th</sup> Street West.

3. Proposed Rezoning from IL1 (H) to IL1  
and Discretionary Use Application – Shopping Centre  
105 71<sup>st</sup> Street East  
(File No. CK. 4355-014-007)

**RECOMMENDATION:** that a report be forwarded to City Council at the time of the public hearing recommending

- 1) that City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone 105 71<sup>st</sup> Street East (Block A and B, Plan No. FP6240; and Block E, Plan No. 63S01844) from an IL1 (H) – Light Industrial District

- (with Holding Symbol) to an IL1 – Light Industrial District, be approved; and
- 2) that City Council consider the Administration's recommendation that the application submitted by FFUN Enterprises requesting discretionary use approval to use the property located at 105 71<sup>st</sup> Street East for the purpose of a retail complex (shopping centre), be approved, subject to the following conditions:
- a) that the applicant obtain a Development Permit and all other relevant permits, such as Building and Plumbing Permits and licenses; and
  - b) that the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

Attached is a report of the General Manager, Community Services Department, regarding an application from FFUN Enterprises requesting to rezone 105 71<sup>st</sup> Street East from IL1(H) District to IL1 District and to construct a retail complex (shopping centre) consisting of multiple buildings with a gross floor area of approximately 18,000m<sup>2</sup>, that will contain motor and recreation vehicle dealerships and other related uses, including restaurants and an office building.

4. Reports to Council  
(File No. CK. 075-6)

RECOMMENDATION: that the information be received.

The Chair will provide an update on the following items, previously considered by the Commission, and which were considered by City Council at its meeting held on Thursday, August 21, 2014.

- a. Proposed Stonebridge Neighbourhood Concept Plan Amendment
- b. Regional Commercial Areas – Site Plan Control Amendments to Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770
  - i. Proposed Bylaw No. 9204, The Official Community Plan Amendment Bylaw (No. 9)
  - ii. Proposed Bylaw No. 9205, The Zoning Amendment Bylaw, 2014 (No. 16)

- c. Amendments to the Official Community Bylaw No. 8769 and Zoning Bylaw No. 8770 – Rosewood Neighbourhood
    - i. Proposed Bylaw No. 9206, *The Official Community Plan Amendment Bylaw, 2014 (No. 10)*
    - ii. Proposed Bylaw No. 9207, *The Zoning Amendment Bylaw, 2014 (No. 16)*
  - d. Proposed Official Community Plan Pleasant Hill Land Use Map Amendment and Proposed Rezoning from R2 to RM3 – 101, 103, and 105 Avenue O South
    - i. Proposed Bylaw No. 9210, *The Official Community Plan Amendment Bylaw, 2014 (No. 12)*
    - ii. Proposed Bylaw No. 9211, *The Zoning Amendment Bylaw, 2014 (No. 19)*
  - e. Official Community Plan Amendment Bylaw No. 8769 Phasing Map Amendment – Marquis Industrial – Phase II to Phase I
    - ii. Proposed Bylaw No. 9212, *The Official Community Plan Amendment Bylaw, 2014 (No. 13)*
5. Land Use Applications Received by the Community Services Department For the Period Between May 07, 2014, to August 21, 2014  
(Files CK. 4000-5, PL. 4115, PL. 4350-1, PL. 4131-3-9-1, PL. 4132, PL. 4115. PL. 4350, PL. 4355-D, PL. 4300)

Attached, for the Commission's information are the Land Use Applications received by the Community Services Department for the period between May 7 and August 21, 2014.

6. Next Meeting Date  
Municipal Planning Commission  
(File No. CK. 175-16)

The next meeting of the Commission is scheduled for Tuesday, September 23, 2014, at 12:00 noon in Committee Room "E", Ground Floor, South Wing, City Hall.

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## Discretionary Use Application – Bed and Breakfast Home – 101 27<sup>th</sup> Street West

### Recommendation

- 1) That a report be forwarded to City Council at the time of the public hearing recommending that the application submitted by Kaiping Wang requesting permission to operate a Bed and Breakfast Home located at 101 27<sup>th</sup> Street West be approved, subject to the following conditions:
  - a) the applicant obtaining a Development Permit and all other relevant permits and licenses; and
  - b) the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

### Topic and Purpose

The purpose of this report is to consider the application from Kaiping Wang to operate a Bed and Breakfast Home at 101 27<sup>th</sup> Street West.

### Report Highlights

1. A Bed and Breakfast Home is proposed for 101 27<sup>th</sup> Street West in the Caswell Hill neighbourhood.
2. This proposal meets all relevant requirements of Zoning Bylaw No. 8770.

### Strategic Goals

This application supports the City of Saskatoon's (City) Strategic Goal of Quality of Life as the proposal would increase the supply and range of housing options, as well as the Strategic Goal of Economic Diversity and Prosperity as it provides the opportunity for a small business to succeed within a neighbourhood setting.

### Background

The address of 101 27<sup>th</sup> Street West is located in the Caswell Hill neighbourhood and is zoned RM3 District Medium-Density Multiple-Unit Dwelling under Zoning Bylaw No. 8770 (see Attachment 1). A Bed and Breakfast Home is considered a discretionary use in the RM3 District. Kaiping Wang has submitted an application requesting City Council's approval to operate a Bed and Breakfast Home at this location.

### Report

A “Bed and Breakfast Home” means a dwelling unit where the occupants use a portion of the dwelling unit for the purpose of providing, for remuneration, sleeping accommodations and one meal per day to members of the general public, for periods of one week or less, and in which:

- a) not more than three bedrooms within the dwelling unit are used to provide such sleeping accommodation;
- b) the dwelling unit is the principal residence of the person or persons receiving the remuneration and providing the sleeping accommodation and one meal per day; and
- c) the meal that is provided is served before noon each day.

### Parking

Bed and Breakfast Homes are required to provide a minimum of two off-street parking spaces. Based on the information submitted by the applicant, three off-street parking spaces have been provided in the rear yard (see Attachment 2).

### Compatibility with Adjacent Land Uses

This property is zoned RM3 District for medium-density residential land use under Zoning Bylaw No. 8770. Adjacent properties to the west and south, also zoned RM3 District, currently exist as one- and two-unit residential dwellings. To the north, one-unit dwellings are zoned R2A District for low-density infill. To the east, arterial commercial zoned B4 District includes a motel.

A bed and breakfast home is compatible with the adjacent land uses as it is located within an existing dwelling, which will remain the principal residence of the operator. The RM3 District is zoned for medium density, and as such, permits more intensive land use. However, the establishment of a bed and breakfast home maintains the existing dwelling and more closely resembles the existing land uses.

### Zoning Bylaw No. 8770 Requirements

This proposal meets all other Zoning Bylaw No. 8770 requirements.

### Comments from Other Divisions

No concerns were noted by other divisions with respect to this proposal. Refer to Attachment 3 for the full remarks.

### Conclusion

The proposed Bed and Breakfast Home at 101 27<sup>th</sup> Street West meets all relevant Zoning Bylaw No. 8770 provisions and is not anticipated to have any impact on surrounding land uses.

**Options to the Recommendation**

City Council could deny this Discretionary Use Application. This option is not recommended as the proposal complies with all relevant Zoning Bylaw No. 8770 requirements and has been evaluated as a discretionary use, subject to the provisions of Section 4.7 of the Zoning Bylaw No. 8770.

**Public and/or Stakeholder Involvement**

Notices to property owners within a 75 metre radius of the site were mailed out in January 2014, to solicit feedback on the proposal. The Caswell Hill Community Association was also advised. Of the responses received to date, the only concern was regarding parking. It is noted that the applicant has exceeded the parking requirement of the Zoning Bylaw No. 8770, and parking is not anticipated to be a concern.

**Communication Plan**

No further communication is planned beyond the stakeholder involvement noted above and the required notice for the public hearing.

**Other Considerations/Implications**

There are no policy, financial, environmental, privacy, or CPTED implications or considerations.

**Public Notice**

Public Notice is required for consideration of this matter, pursuant to Section 11 (b) of Public Notice Policy No. C01-021.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Community Services Department will give notice by ordinary mail to assessed property owners within 75 metres of the subject site and to the Caswell Hill Community Association. Notification posters will also be placed on the subject site.

**Attachments**

1. Location Plan – 101 27<sup>th</sup> Street West
2. Site Plan – 101 27<sup>th</sup> Street West
3. Comments from Other Divisions

## Discretionary Use Application – Bed and Breakfast Home – 101 27<sup>th</sup> Street West

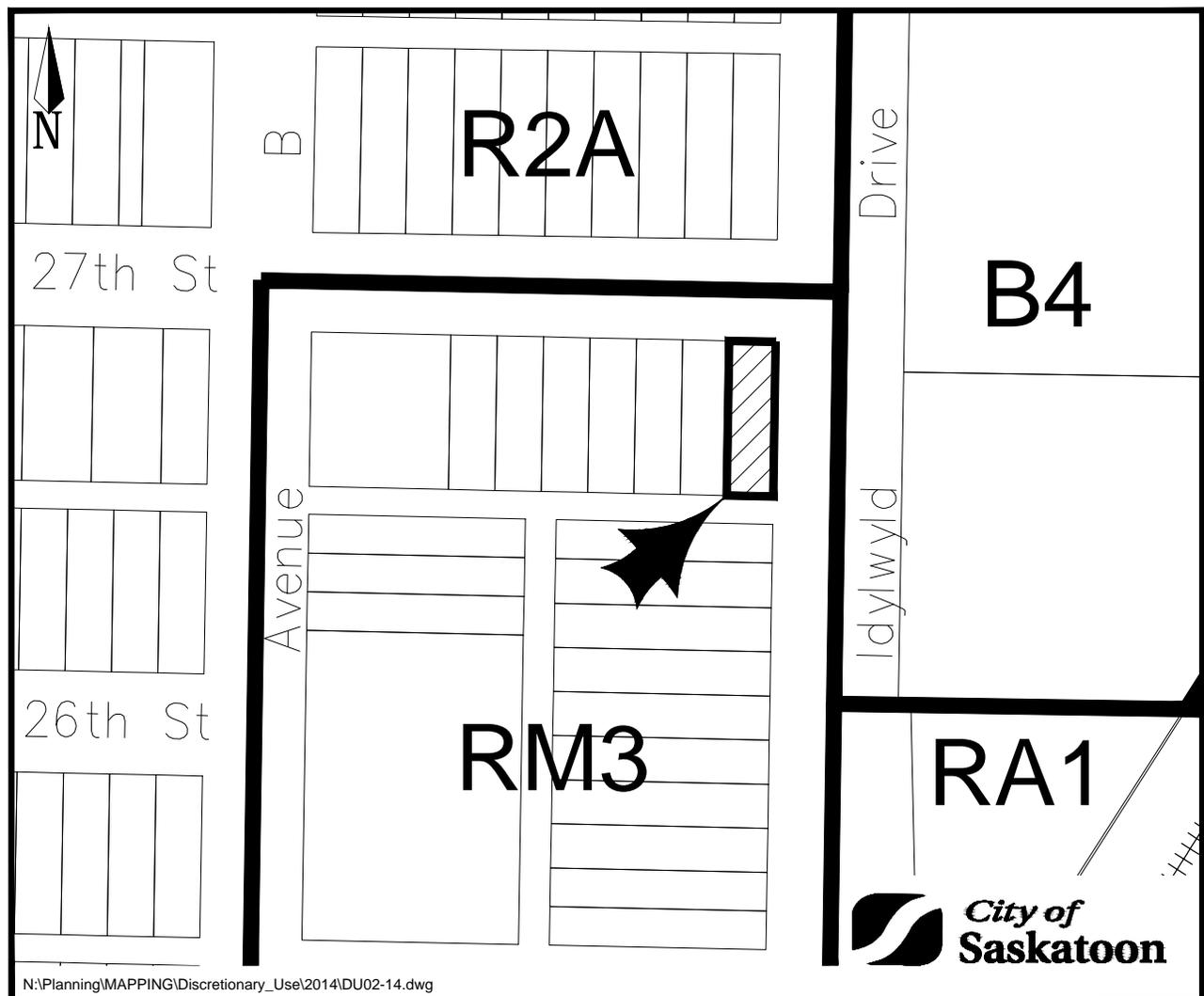
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### Report Approval

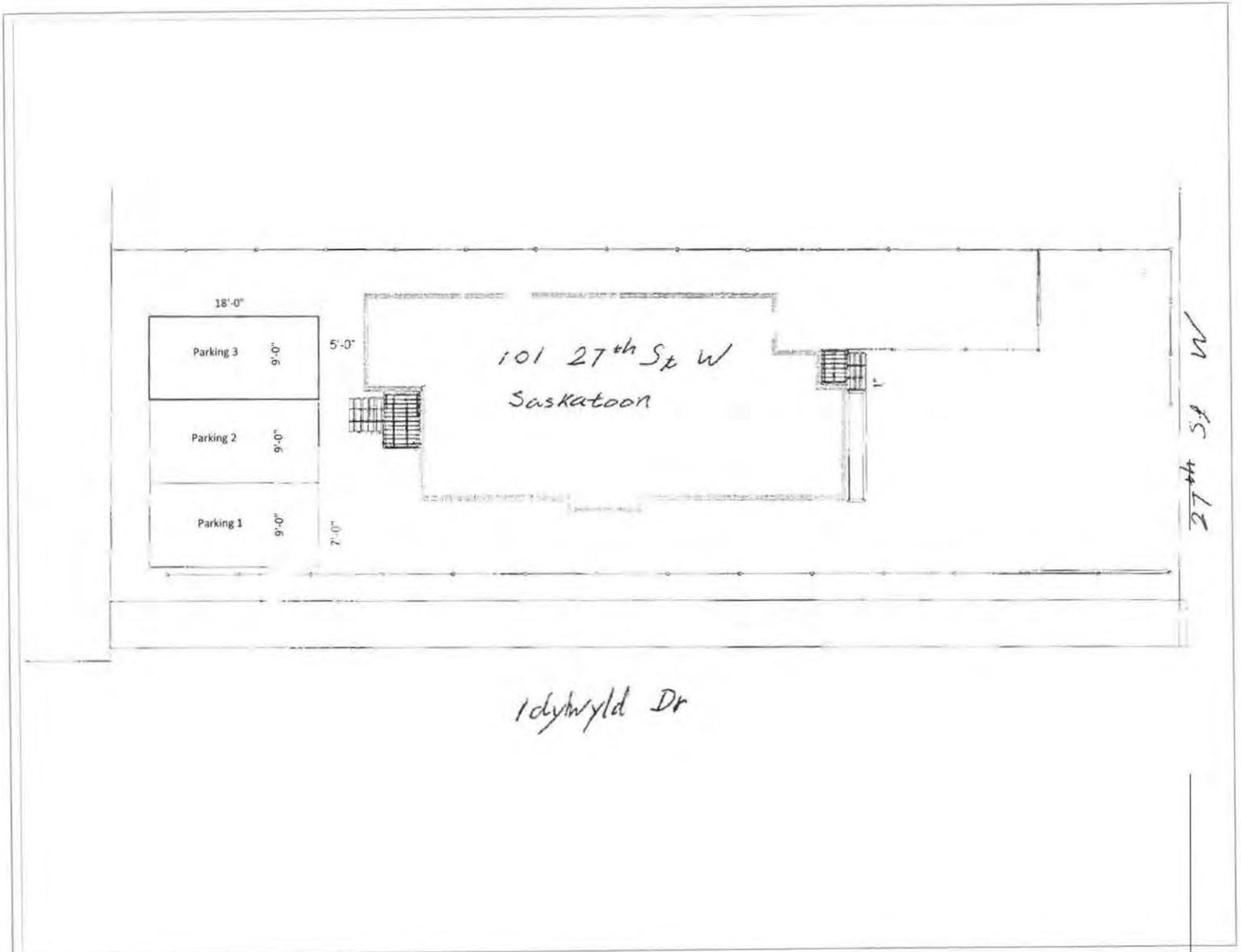
Written by: Daniel McLaren, Planner  
Reviewed by: Alan Wallace, Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

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Location Plan - 101 27th Street West



Site Plan - 101 27th Street West



**Comments From Other Divisions**

1) Transportation and Utilities Department Comments

The proposed discretionary use application, as noted above, is acceptable to the Transportation and Utilities Department.

2) Saskatoon Transit Division, Transportation and Utilities Department, Comments

The Saskatoon Transit Division has no easement requirements regarding the property.

3) Building Standards Division, Community Services Department, Comments

No objections provided that:

- a) the proposed bed and breakfast contains sleeping accommodations for not more than eight boarders or lodgers;
- b) the sleeping rooms form part of the proprietor's residence and do not contain cooking facilities; and
- c) a building permit is required to be obtained should sleeping accommodations be provided for more than eight boarders or lodgers.

4) Neighbourhood Planning Section, Community Services Department, Comments

This application is acceptable. RM3 zoning on this site would permit more intensive land use, however, the establishment of a Bed and Breakfast would maintain the existing dwelling, which is more compatible with the adjacent land uses.

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## Proposed Rezoning From IL1 (H) to IL1 Light Industrial District and Discretionary Use Application for a Shopping Centre – 105 - 71<sup>st</sup> Street East

### Recommendations

1. That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Zoning Bylaw No. 8770 to rezone 105 - 71<sup>st</sup> Street East (Block A and B, Plan No. FP6240; and Block E, Plan No. 63S01844) from an IL1 (H) – Light Industrial District (with Holding Symbol) to an IL1 – Light Industrial District, be approved; and
2. That at the time of the public hearing, City Council consider the Administration's recommendation that the application submitted by FFUN Enterprises requesting discretionary use approval to use the property located at 105 - 71<sup>st</sup> Street East for the purpose of a retail complex (shopping centre), be approved, subject to the following conditions:
  - a) That the applicant obtain a Development Permit and all other relevant permits, such as Building and Plumbing Permits and licenses; and
  - b) That the final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

### Topic and Purpose

The purpose of this report is to consider applications from FFUN Enterprises requesting an amendment to Zoning Bylaw No. 8770 (Zoning Bylaw) to remove the "H" holding symbol by rezoning 105 – 71<sup>st</sup> Street East from an IL1 (H) District to an IL1 District, and to consider a discretionary use application for a retail complex (shopping centre) consisting of multiple buildings with a gross floor area of approximately 18,000 m<sup>2</sup>, that will contain motor and recreation vehicle dealerships and other related uses, including restaurants and an office building.

### Report Highlights

1. FFUN Enterprises is proposing to develop a retail complex that will consist of multiple buildings with a gross floor area of approximately 18,000 m<sup>2</sup>, for motor and recreation vehicle dealerships and other related uses, including a restaurant and an office building.
2. The applicant has prepared a servicing plan for the site, which is acceptable to Transportation and Utilities.

### Strategic Goal

This application supports the City of Saskatoon's (City) Strategic Goal of Economic Diversity and Prosperity as the proposal offers an opportunity for a unique development.

# Proposed Rezoning From IL1 (H) to IL1 Light Industrial District and Discretionary Use Application for a Shopping Centre – 105 - 71st Street East

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## **Background**

The subject site is located within the Marquis Industrial area and was brought into the City in 1991. The holding symbol “H” was applied as there was not an appropriate subdivision and servicing plan for the area. The underlying IL1 –General Light Industrial Zoning District permits a range of light industrial activities and related businesses that do not create land use conflicts or nuisance conditions.

The applicant is also requesting City Council’s approval to develop a retail complex (shopping centre) with a gross leasable floor area greater than 5,000 m<sup>2</sup> to be located at 105 - 71<sup>st</sup> Street East. Within the Zoning Bylaw, retail stores and shopping centres with a gross leasable floor area greater than 5,000 m<sup>2</sup> are considered a discretionary use in the IL1 District.

## **Report**

### Zoning Bylaw – Removal of Holding Symbol

The applicant has provided a servicing plan, which is acceptable to Transportation and Utilities; therefore, it is acceptable to proceed with removal of the holding symbol “H”. Comments from Transportation and Utilities are included in Attachment 2.

### Discretionary Use Application

The proposed development will contain retail and other associated uses. Under the Zoning Bylaw, motor and recreation vehicle dealerships are considered retail uses. As several buildings containing dealerships are proposed, this development would be considered a “shopping centre,” which is defined in the Zoning Bylaw as “a building or group of buildings on the same site where permitted uses are located together for their mutual benefit, including off-street parking and other joint facilities.”

The proposed development will consist of multiple buildings with a gross floor area of approximately 18,000 m<sup>2</sup>. The proposed development will include other uses that are permitted in the IL1 Zoning District, which include restaurants and offices. A site plan is included as Attachment 1.

### Parking

The off-street parking requirement for a shopping centre is one space per 30 m<sup>2</sup> of gross floor area. This development will contain on-site parking for both vehicles for sale and for patron and staff parking. Based on the site plan submitted, the parking requirement for the development will be met.

### Roadway Access

The site is located at the corner of 71<sup>st</sup> Street East and the Idylwyld Drive Service Road. The site will be accessible from both streets, and a future entrance from Siemens Avenue has been identified. The applicant has submitted a Traffic Impact Assessment that has been reviewed by Transportation and Utilities (see Attachment 2).

## **Proposed Rezoning From IL1 (H) to IL1 Light Industrial District and Discretionary Use Application for a Shopping Centre – 105 - 71st Street East**

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### Compatibility with Adjacent Land Uses

The property is surrounded by industrial land uses. The Administration anticipates that the proposal will have no significant impact on surrounding land uses.

### Comments From Other Departments

Transportation and Utilities have indicated that a Development and Servicing Agreement will be required before development will be permitted on the site. Comments from other departments are included in Attachment 2.

### **Options to the Recommendation**

City Council could deny the applications. This option would not allow the development to occur.

### **Public and/or Stakeholder Involvement**

No public or stakeholder involvement was conducted. Based on the level of development in the area, a public information meeting was not warranted.

### **Communication Plan**

No further consultation is planned beyond the required notice for the public hearing.

### **Other Considerations/Implications**

There are no policy, financial, environmental, privacy, or CPTED implications or considerations.

### **Due Date for Follow-up and/or Project Completion**

No follow-up is required at this time.

### **Public Notice**

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Public Notice Policy No. C01-021, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing. Notice boards will be placed on the site. The property owners affected by this rezoning will also be notified, in writing.

Notices regarding the Discretionary Use Application will be delivered by ordinary mail to assessed property owners within 75 metres of the site and will also be placed on site.

### **Attachments**

1. Site Plan – 105 – 71<sup>st</sup> Street East
2. Comments From Other Divisions
3. Location Plan

## **Proposed Rezoning From IL1 (H) to IL1 Light Industrial District and Discretionary Use Application for a Shopping Centre – 105 - 71st Street East**

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### **Report Approval**

Written by: Paula Kotasek-Toth, Senior Planner, Planning and Development  
Reviewed by: Lesley Anderson, Acting Director of Planning and Development  
Approved by: Randy Grauer, General Manager, Community Services Department

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Comments From Other Departments

1. Transportation Division

Traffic Impact Study

- a) The stop-controlled intersection for 71<sup>st</sup> Street Access has been accepted.
- b) The stop-controlled intersection for the Idylwyld Service Road Access has been accepted.
- c) The recommendation for a three-way stop at Seimans Avenue Access has not been accepted. Local streets generally do not terminate in line with private driveways. Further, projected traffic volumes do not meet the City of Saskatoon's (City) policy for three-way stops. A typical driveway treatment is required.
- d) The accesses require a private driveway crossing application and permit.
- e) Note that all trip reduction factors for the retail development should not be applied globally to the automobile sales land use. Trips to car dealerships are most often primary purpose trips.
- f) In regard to the planned development along Idylwyld Drive and 71<sup>st</sup> Street, the Transportation and Utilities Department is in the process of finalizing plans for an interchange at Idylwyld Drive and Marquis Drive. As a result of the interchange, the existing intersection at 71<sup>st</sup> Street and Idylwyld Drive will be modified. For the purposes of planning for the FFUN Motor Group development at 71<sup>st</sup> Street, the City will maintain access for northbound Idylwyld Drive traffic with a right in-right out movement. Given the distance between 71<sup>st</sup> Street and the Highway 11/12 interchange, the right out movement from 71<sup>st</sup> Street will not be able to access Highway 12. Vehicles wishing to make that movement will have to access Idylwyld Drive from Marquis Drive. This access will be included in our functional planning work for the interchange projects in the area.

2. Saskatoon Water

Storm Water System

The storm water must include the following:

- a) All minor and major storm flows should be collected onsite and slowly drained into the 71st Street north ditch, adjacent to the North Swale. Details are:
  - i. The 750 mm storm outlet pipe, adjacent to 71<sup>st</sup> Street south ditch, should be extended further to the east and crossed under 71<sup>st</sup> Street to the north ditch, adjacent to the exiting culverts crossing 71<sup>st</sup> Street. A riprap structure would be required at the outlet to protect the outlet and ditch from erosion.
  - ii. The outlet of the south on-surface storage (Basin B) should be connected to the north 750 mm outlet pipe to prevent flooding the south slough located in Concorde Lands. The initial estimation of the size of

the connection pipe would be 525 mm (an open channel can be used as an alternative).

- iii. As indicated in the plan, the surrounding grades of the FFUN should not be less than 497.2 m to retain the 100-year storm inside the parcel.

#### Water Distribution System

- a) Fire flow calculations submitted were acceptable; however, final designs must be signed and sealed by a professional engineer in final submissions.
- b) The length of the stub at 71<sup>st</sup> Street should be sufficient according to the depth of bury.

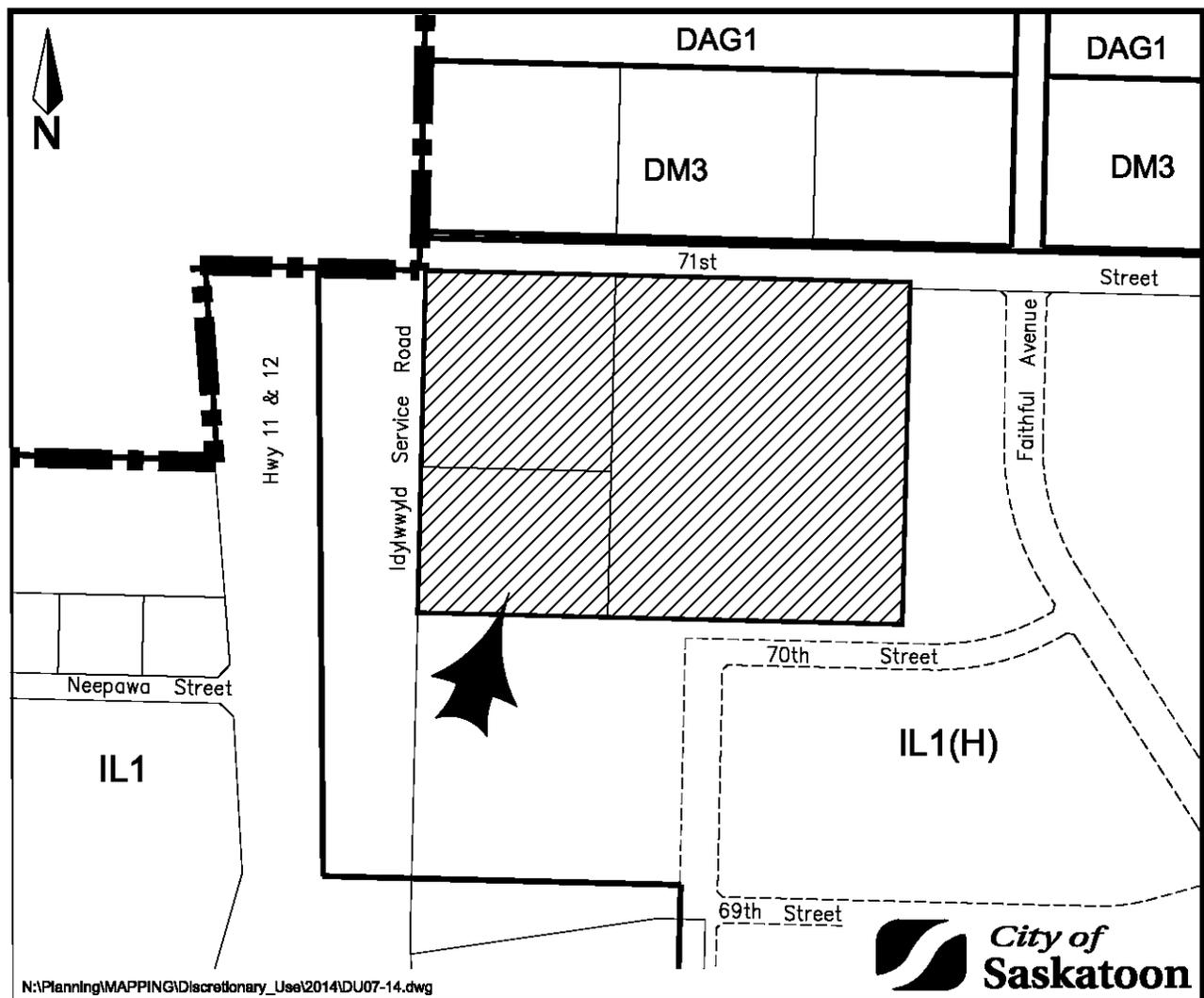
#### Sanitary Sewer

- a) The City's sanitary pipe should be able to handle sanitary flow.
- b) It is the developer's responsibility for any issues and problems that may occur for the insufficient FFUN's internal sanitary system capacity.

### 3. Saskatoon Fire

Saskatoon Fire has received the Engineering Study, which includes information regarding water flows regarding fire suppression.

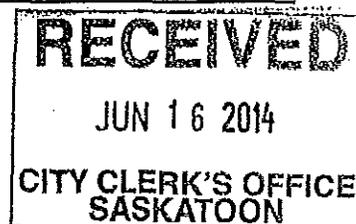
Location Plan



**A) Land Use Applications Received by the Community Services Department  
For the Period Between May 7, 2014, and June 13, 2014  
(For Information Only)  
File No.: PL 4131-3-9-1, PL 4132, PL 4355-D, PL 4115, PL 4350, PL 4300**

**RECOMMENDATION:** that the information be received.

The following applications have been received and are being processed:



**Concept Plan Amendment**

- Address/Location: Rosewood Phase B  
Applicant: Boychuk Investments Ltd.  
Legal Description: Blocks 29, 30, and 31, Plan No. 94S17318  
Purpose of Amendment: Multi-Family Dwelling to Single-Family Dwelling  
Neighbourhood: Rosewood  
Date Received: April 24, 2014

**Condominium**

- Application No. 8/14.: 412 Willowgrove Square (63 New Units)  
Applicant: Altus Geomatics for Baydo Development Corp.  
Legal Description: Lot C, Block 519, Plan No. 101874764  
Current Zoning: B1B  
Neighbourhood: Willowgrove  
Date Received: June 3, 2014

**Discretionary Use**

- Application No. D11/14: 1024 King Crescent  
Applicant: Jessica Fritshaw  
Legal Description: Lot 69, Block 4, Plan No. 99SA06423  
Current Zoning: R2  
Proposed Use: Garage Suite  
Neighbourhood: City Park  
Date Received: May 28, 2014
- Application No D12/14: 345 4<sup>th</sup> Avenue South  
Applicant: A to B Development Consultants for Hope's Homes Inc.  
Legal Description: Lot 2, Block A, Plan No. G616, Ext. 0  
Current Zoning: B6  
Proposed Use: Child Care Center/Supportive Living Home/Respite Centre  
Neighbourhood: Central Business District  
Date Received: June 12, 2014

## Official Community Plan

- Amendment No. OCP 30/14: Aspen Ridge Concept Plan and Evergreen Concept Plan  
 Applicant: City of Saskatoon  
 Legal Description: Area bound on the south by Evergreen neighbourhood and the University of Saskatchewan, on the northeast by proposed Perimeter Highway, and on the northwest by the northeast swale.  
 Current Land Use Designation: Phase II  
 Proposed Land Use Designation: Phase I  
 Neighbourhood: Aspen Ridge and Evergreen  
 Date Received: May 28, 2014

## Rezoning

- Application No. Z 10/14: Aspen Ridge Concept Plan and Evergreen Concept Plan  
 Applicant: City of Saskatoon  
 Legal Description: Area bound on the south by Evergreen neighbourhood and the University of Saskatchewan, on the northeast by proposed Perimeter Highway, and on the northwest by the northeast swale.  
 Current Zoning: DAG1  
 Proposed Zoning: FUD  
 Neighbourhood: Aspen Ridge and Evergreen  
 Date Received: May 28, 2014
- Application No. Z 22/14: Rosewood Phase B  
 Applicant: Rosewood Land Inc.  
 Legal Description: Blocks 29, 30, and 31, Plan No. 94S17318  
 Current Zoning: R1A  
 Proposed Zoning: R1B  
 Neighbourhood: Rosewood  
 Date Received: April 24, 2014

## Subdivision

- Application No. 36/14: 1423 12<sup>th</sup> Street East  
 Applicant: Webb Surveys for Gary Ayotte  
 c/o Britwood Interiors Ltd.  
 Legal Description: Lots 20 and 21, Block 10, Plan No. G91 and Lot 36, Block 10, Plan No. 101410490  
 Current Zoning: Varsity View  
 Neighbourhood: Varsity View  
 Date Received: May 7, 2014

## Subdivision

- Application No. 37/14: 414 Packham Avenue  
 Applicant: Webb Surveys for 101022891 Sask. Ltd.  
 Legal Description: Parcel A, Plan No. 77S26886, and  
 Lane 3, Plan No. 65S02405  
 Current Zoning: IH  
 Neighbourhood: Sutherland  
 Date Received: May 8, 2014
- Application No. 38/14: 1519 Prince of Wales Avenue  
 Applicant: Webb Surveys for Lawrence and Judith Hassen  
 Legal Description: Lot 21, Block 6, Plan No. I196  
 Current Zoning: R2  
 Neighbourhood: North Park  
 Date Received: May 13, 2014
- Application No. 39/14: 3213 McGill Street  
 Applicant: George, Nicholson, Franko & Associates Ltd. Surveys  
 for Carol Joyce Greva  
 Legal Description: Lot 7, Block 607, Plan No. 66S19386  
 Current Zoning: R2  
 Neighbourhood: College Park  
 Date Received: May 15, 2014
- Application No. 40/14: 1234 15<sup>th</sup> Street East  
 Applicant: Altus Geomatics for Custer Construction  
 and Darlene Busch  
 Legal Description: Lot 9, Block 1, Plan No. G705  
 Current Zoning: R2  
 Neighbourhood: Varsity View  
 Date Received: May 26, 2014
- Application No. 41/14: 1840 McOrmond Drive  
 Applicant: Webb Surveys for Pillar Development Corp.  
 Legal Description: Part of Parcel T, Plan No. 102058512  
 Current Zoning: B4A  
 Neighbourhood: University Heights Suburban Centre  
 Date Received: June 2, 2014

## Subdivision

- Application No. 42/14: 1005 and 1015 Avenue P South and  
1610 and 1616 Garfield Street  
Applicant: Ironwood III Assets Inc., Heroux Investments Inc.,  
Lazer Autobody Inc., and City of Saskatoon  
Legal Description: Proposed Lane Closure of all of Lane in Block 4,  
Plan No. G670; Lane in Block 4, Plan No. G1221;  
Consolidated with Lots 1 to 18, Block 4,  
Plan No. G670, and Lots 19 to 23, Block 4,  
Plan No. G1221  
Current Zoning: IL1 and IH  
Neighbourhood: West Industrial  
Date Received: June 4, 2014
  
- Application No. 43/14: Rosewood Drive West  
Applicant: Webster Surveys for Rosewood Land Inc.  
Legal Description: Part of Parcel F, Plan No. 94S17318; and  
Part of Parcel DD, Plan No. 102028586  
Current Zoning: R1A  
Neighbourhood: Rosewood  
Date Received: June 11, 2014
  
- Application No.44/14: 111 – 108<sup>th</sup> Street West  
Applicant: Larson Surveys for BEGG Developments Corp.  
Legal Description: Lot 23, Block 2, Plan No. G122, and  
Lot 45, Block 2, Plan No. 101336756  
Current Zoning: R2  
Neighbourhood: Sutherland  
Date Received: June 12, 2014

## PUBLIC NOTICE

Public Notice, pursuant to Section 3 of the Public Notice Policy No. C01-021, is not required.

## ATTACHMENTS

1. Plan of Proposed Concept Plan Amendment to Rosewood – Phase B
2. Plan of Proposed Condominium No. 8/14
3. Plan of Proposed Discretionary Use No. D11/14
4. Plan of Proposed Discretionary Use No. D12/14
5. Plan of Proposed Official Community Plan Amendment OCP 30/14
6. Plan of Proposed Rezoning No. Z10/14
7. Plan of Proposed Rezoning No. Z22/14
8. Plan of Proposed Subdivision No. 36/14
9. Plan of Proposed Subdivision No. 37/14
10. Plan of Proposed Subdivision No. 38/14
11. Plan of Proposed Subdivision No. 39/14

12. Plan of Proposed Subdivision No. 40/14
13. Plan of Proposed Subdivision No. 41/14
14. Plan of Proposed Subdivision No. 42/14
15. Plan of Proposed Subdivision No. 43/14
16. Plan of Proposed Subdivision No. 44/14

Reviewed by: \_\_\_\_\_

  
Alan Wallace  
Director of Planning and Development

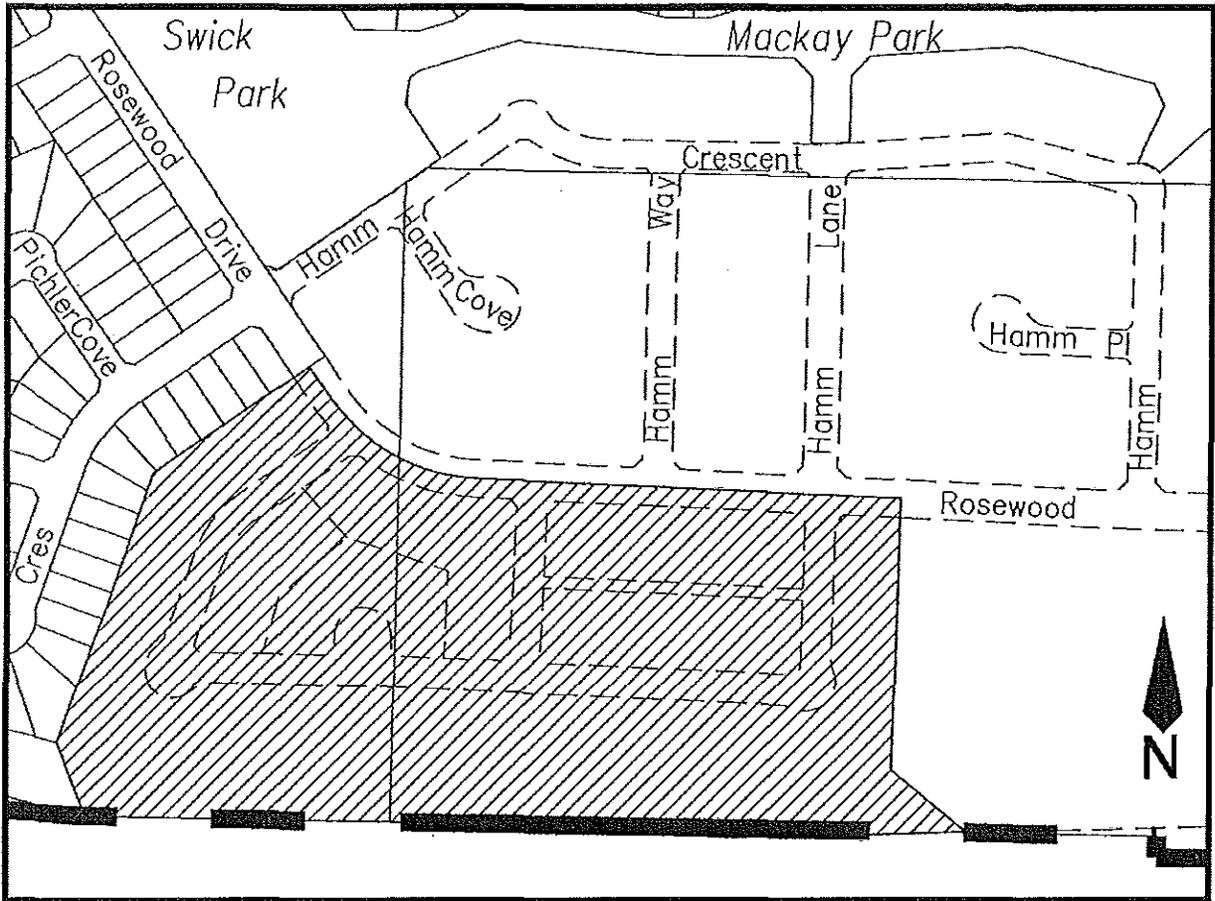
Approved by: \_\_\_\_\_

  
Randy Grauer, General Manager  
Community Services Department  
Dated: June 15/14.

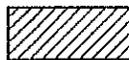
cc: Murray Totland, City Manager

S:\Reports\DS\2014\COUNCIL Land Use Apps for June 23, 2014\ks

Concept Plan Amendment for Rosewood



PROPOSED CONCEPT PLAN AMENDMENT  
ROSEWOOD

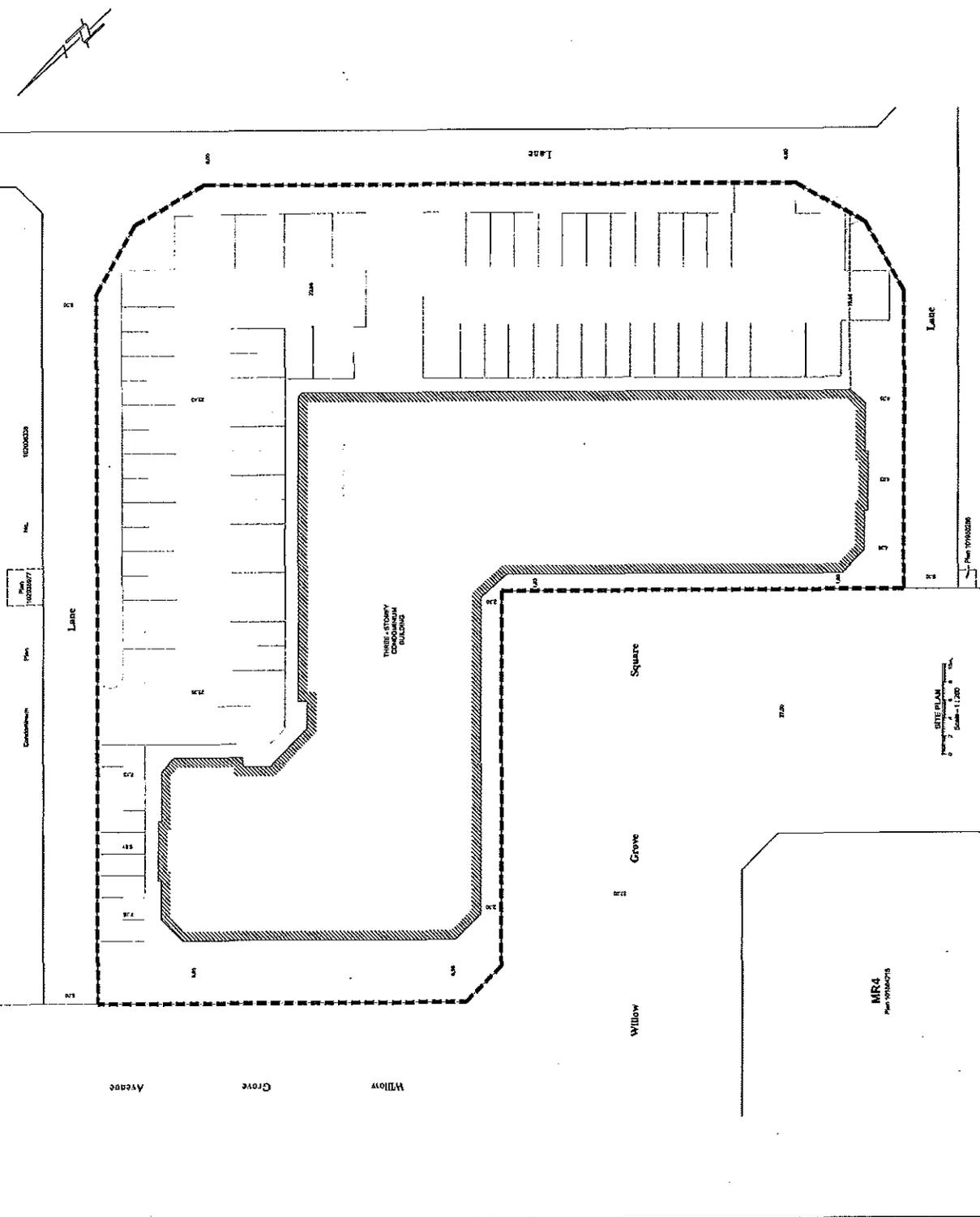
 Amendment Area

CPA\_063\_09AD



**LEGEND:**

1. Area to be approved is defined by a heavy dashed line.
2. Measurements are to nearest and closest fraction.
3. The dashed within the line of approval are as indicated on it.
4. The boundary of the lot is shown by the solid line.
5. The boundary of the lot is shown by the solid line.
6. Commoned, Restricted and Parking unit numbers are shown as 1, 2, 3, etc.
7. The boundary of a Commoned or Restricted unit is defined with a bold line and is defined as:
  - a. The address of the lot/ building (indicated that forms the surface of any unit) and
  - b. The top of the ceiling
  - c. The bottom of the floor joist or roof truss.
8. Windows and doors form part of the regular commoned and restricted units.
9. Windows and doors are shown by the solid line.
10. Windows and doors are shown by the solid line.
11. The parking unit 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



Plan of Survey  
Showing

**SURFACE BUILDING CONDO!**  
Lot C, Block 519, Plan 10187/

S.E. 1/4 Section 6

Twp. 37 - Rge. 4 - W. 3Me1

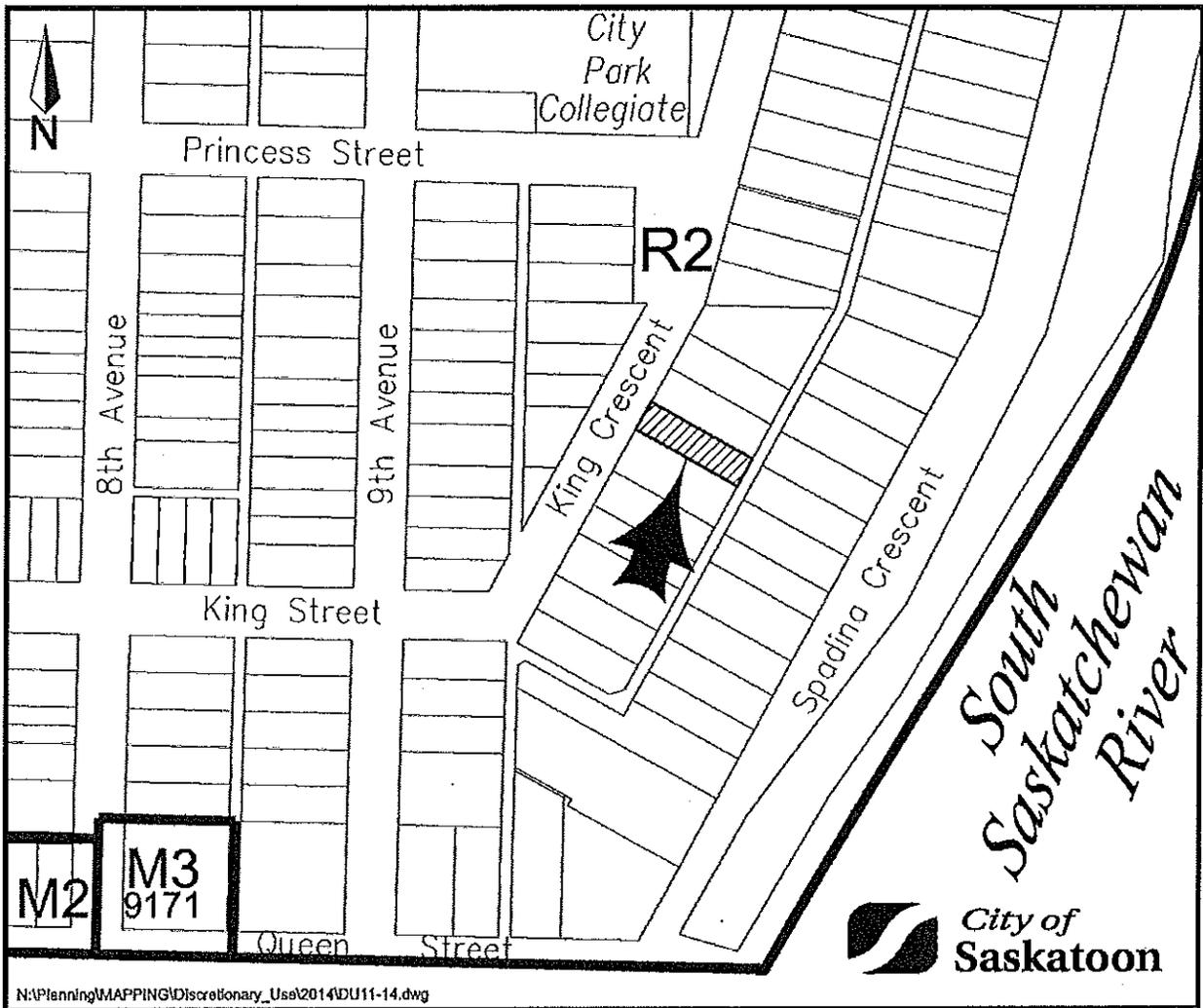
City of Saskatoon

Saskatchewan

By: D.L. Coffing, S.L.S.  
Date: August, 2013 to May, 2014

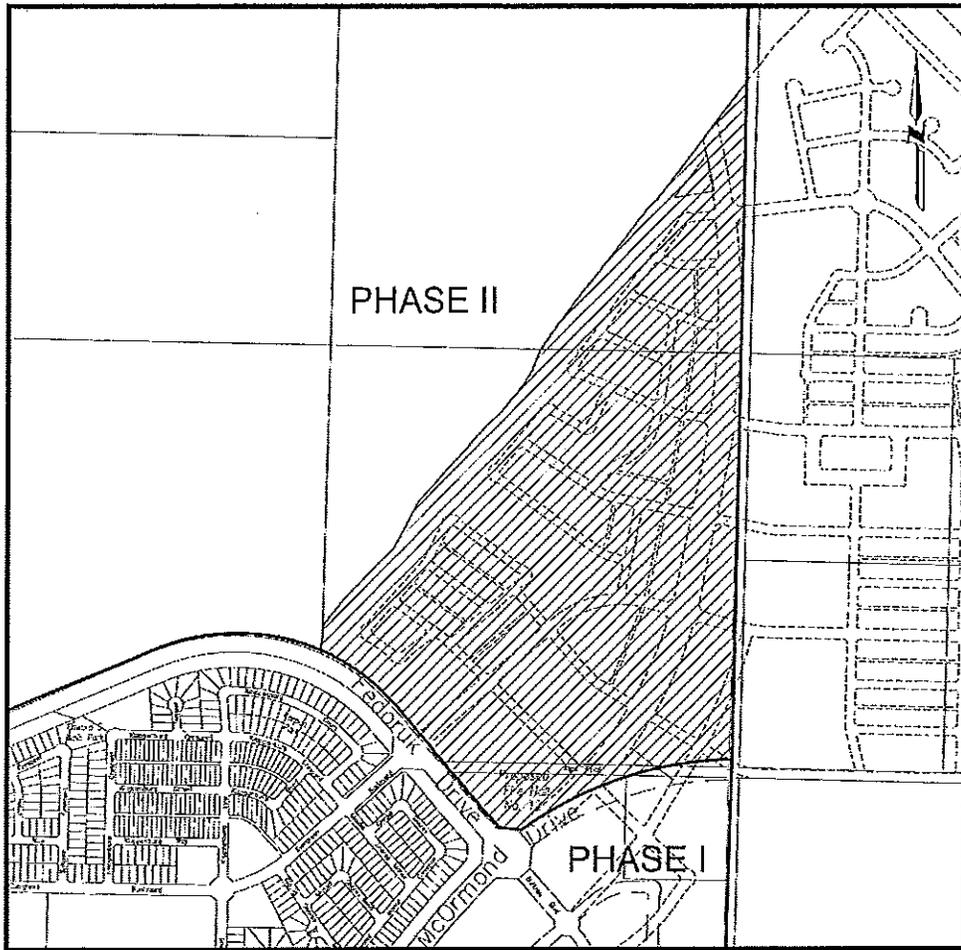


Proposed Discretionary Use No. D11/14





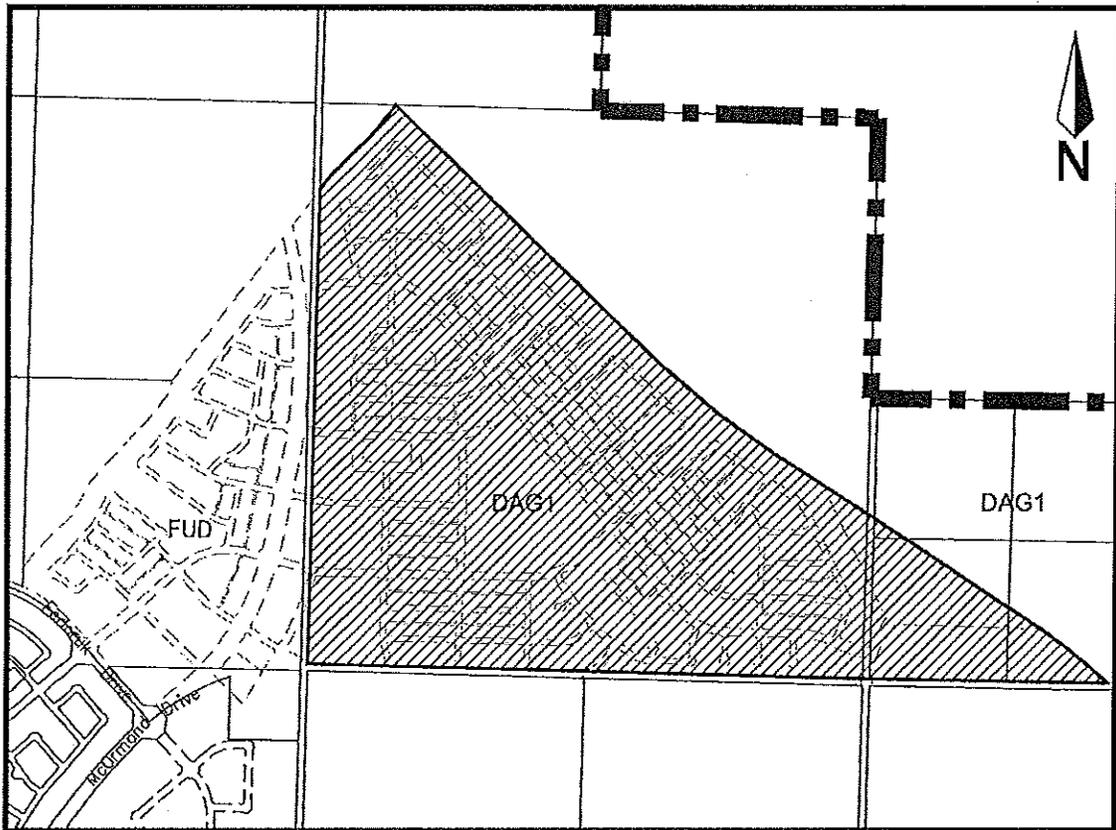
Proposed Official Community Plan Amendment No. OCP30/14



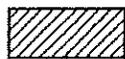
OFFICIAL COMMUNITY PLAN AMENDMENT  
PHASING MAP

 From Phase II to Phase I

Proposed Rezoning Amendment No. Z10/14

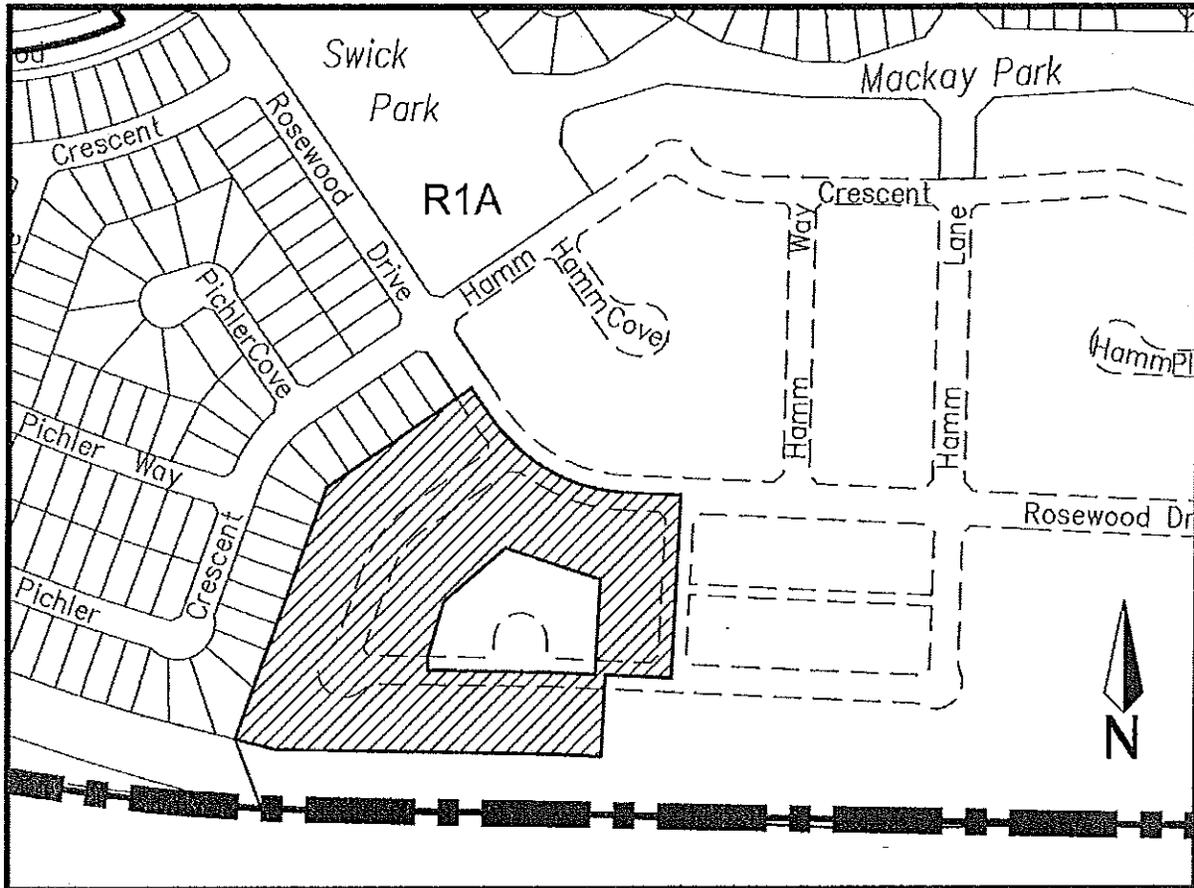


PROPOSED ZONING AMENDMENT

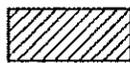
 From DAG1 to FUD

File No. RZ10-2014

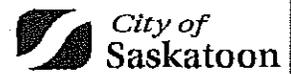




### PROPOSED ZONING AMENDMENT

 From R1A to R1B

File No. RZ22-2014



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## Land Use Applications Received by the Community Services Department For the Period Between June 14, 2014 to August 5, 2014 (For Information Only)

### Recommendation

That the information be received.

The following applications have been received and are being processed:

#### Condominium

- Application No. 9/14: 309 Camponi Place  
Applicant: Webb Surveys for Habitat for Humanity  
Saskatoon  
Legal Description: Lot T, Block 582, Plan No. 102027473  
Current Zoning: M2  
Neighbourhood: Confederation Suburban Centre  
Date Received: July 4, 2014
- Application No. 10/14: 235 Evergreen Square (69 New Units)  
Applicant: Webb Surveys for Evergreen Square Dev.  
Corp.  
Legal Description: Parcel J, Plan No. 102064294  
Current Zoning: RM3  
Neighbourhood: Evergreen  
Date Received: July 16, 2014

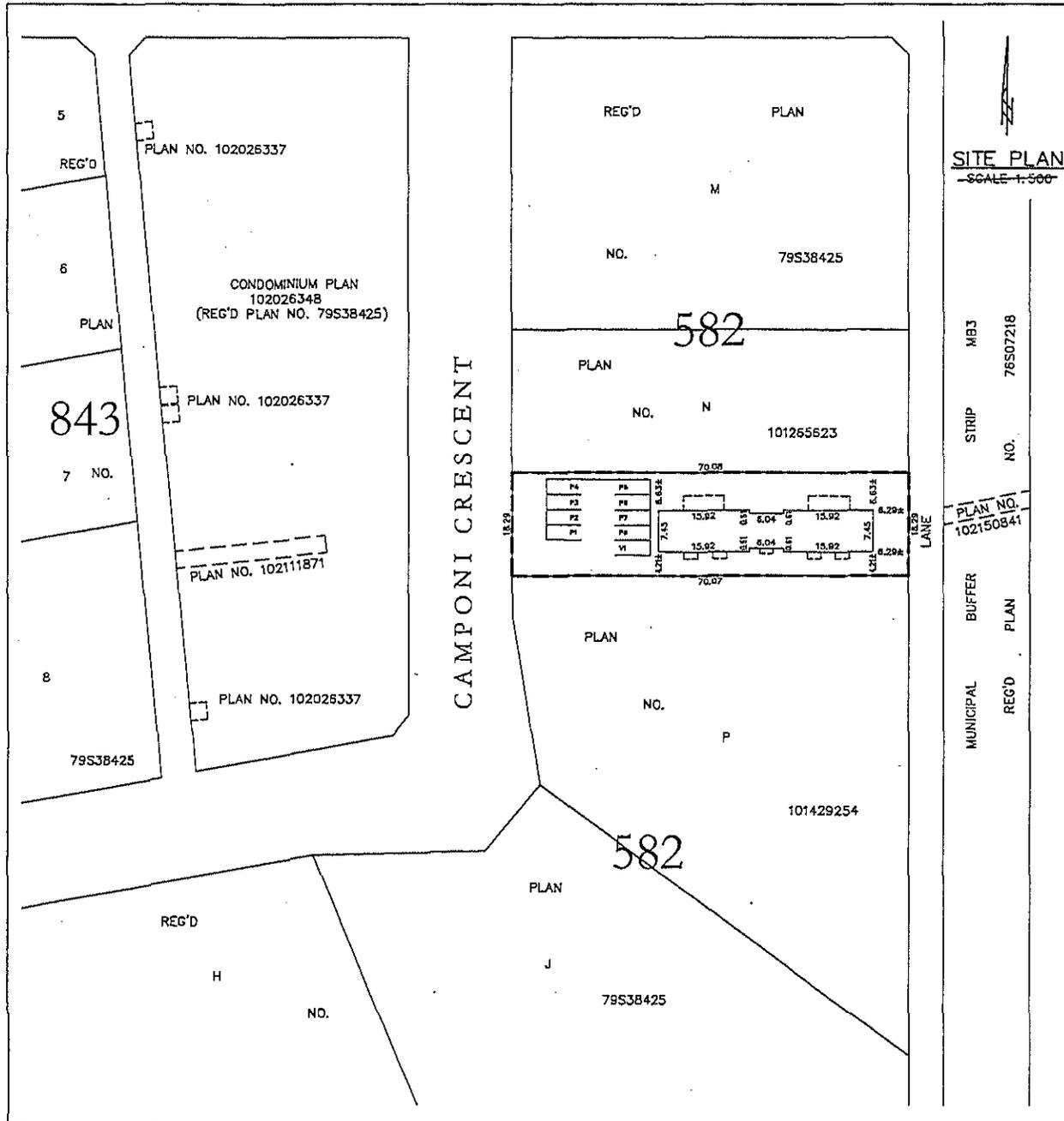
#### Discretionary Use

- Application No. D13/14: 1138 Evergreen Boulevard  
Applicant: Iftikhar Ahmed  
Legal Description: Lot 1, Block 644, Plan No. 102107562  
Current Zoning: R1A  
Proposed Use: Type II Care Home  
Neighbourhood: Evergreen  
Date Received: June 26, 2014

**Land Use Applications Received by the Community Services Department  
For the Period Between June 14, 2014 to August 5, 2014  
(For Information Only)**

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- Application No.49/14: Burron Avenue, 64<sup>th</sup> Street, 65<sup>th</sup> Street  
Applicant: Marquis Industrial Phase 9 - Revised  
George, Nicholson, Franko & Associates Ltd.  
for City of Saskatoon  
Legal Description: Lots 1 to 4, Block 940, Plan No. 102145687;  
Part of SE ¼ Section 21-37-5 W3M; Part of  
Parcel Y, Plan No. 1021005243 and Parcel  
Class Code Change of Parcels J and K, Plan  
No. 101932545  
Current Zoning: IH  
Neighbourhood: Marquis Industrial  
Date Received: July 11, 2014
- Application No. 50/14: Meadows Boulevard  
Applicant: Webster Surveys for Arbutus Park Properties  
Legal Description: Part of N.W. ¼ Section 17-36-4 W3M  
Current Zoning: FUD  
Neighbourhood: Rosewood  
Date Received: July 14, 2014
- Application No. 51/14: Rosewood Drive West  
Applicant: Webster Surveys for Boychuk Investments  
Legal Description: Parcel AA and BB, Plan No. 101875394;  
Parcel F, Plan No. 94S17318;  
Parcel DD, Plan No. 102028586  
Current Zoning: R1A  
Neighbourhood: Rosewood  
Date Received: July 14, 2014
- Application No.52 /14: 124 – 107<sup>th</sup> Street West  
Applicant: Webb Surveys for Gordon and Geraldine Sklar  
Legal Description: Lot 17, Block 1, Plan No. G122 and  
Lot 33, Block 1, Plan No. 101336677  
Current Zoning: R2  
Neighbourhood: Sutherland  
Date Received: July 14, 2014
- Application No.53 /14: Lambert Crescent between 58<sup>th</sup> Street and 60<sup>th</sup> Street  
Applicant: Webb Surveys for City of Saskatoon and the  
Crown  
Legal Description: Lot A, Block 869; Lot A, Block 870 and Part of  
59<sup>th</sup> Street, Plan No. 84S41976  
Current Zoning: IL1  
Neighbourhood: Hudson Bay Industrial  
Date Received: July 21, 2014



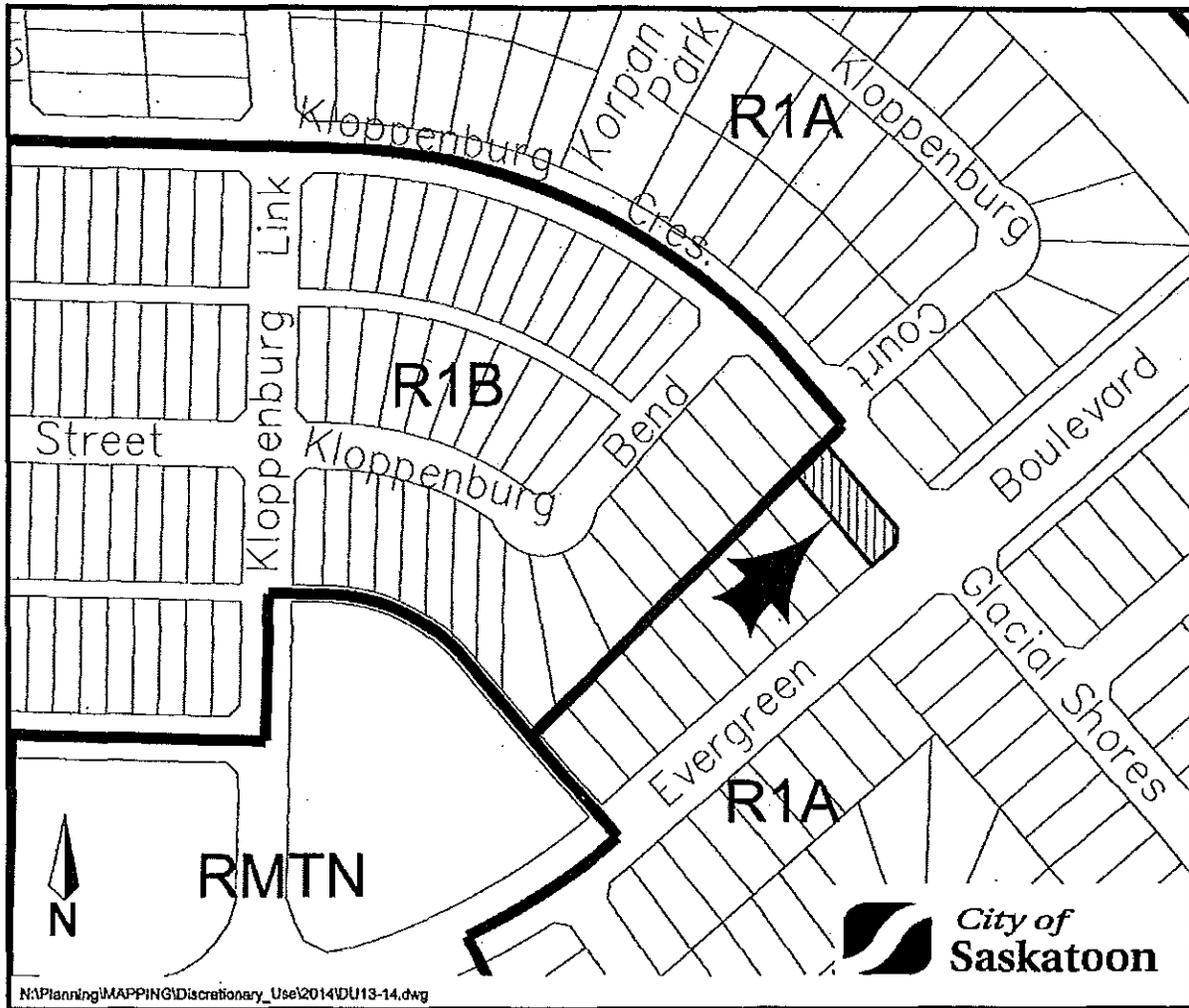
**SITE PLAN**  
SCALE: 1:500

PLAN OF SURVEY SHOWING SURFACE BUILDING CONDOMINIUM FOR Lot T in Block 582  
Plan No. 102027473  
N.E. 1/4 OF SECTION 25  
TWP. 36, RGE. 6, W. 3rd MER.  
SASKATOON, SASKATCHEWAN  
BY: T.R. WEBB, S.L.S.  
DATE: FEBRUARY 2014  
SCALE: AS SHOWN

**LEGEND**

1. Dimensions shown are in metres and decimals thereof.
2. Measurements indicating the position of the building in relation to the outer boundaries of the parcel are taken to the concrete foundation at ground level.
3. Residential unit numbers are shown as 1, 2, 3, etc. on sheet 2.
4. Regular residential unit boundaries are shown on Sheet 2 by a heavy solid line and are defined as follows:  
- the exterior surface of any interior finishing material that forms the surface of any common and exterior wall, floor, or ceiling.
5. The doors and windows form part of the regular residential unit.
6. All exterior surfaces are common property.
7. The owner of each regular residential unit shall have exclusive use of that balcony to which that unit has sole access.
8. Parking spaces are in accordance with Section 11(1)(e) of the Condominium Property Act.
9. All areas not designated with a unit number are common property.
10. Area to be approved is outlined by a heavy dashed line.
11. The parcel within the line of approval has an Extension 0.

Proposed Discretionary Use No. D13/14



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## Land Use Applications Received by the Community Services Department For the Period Between August 6, 2014 to August 21, 2014 (For Information Only)

### Recommendation

That the information be received.

The following applications have been received and are being processed:

#### Condominium

- Application No. 11/14: 3935 Burrton Avenue – 2 Units  
Applicant: Webb Surveys for Industrial Acres One Ltd.  
Legal Description: Lot 17, Block 936, Plan No. 102100543  
Current Zoning: IH  
Neighbourhood: Marquis Industrial  
Date Received: August 4, 2014
- Application No. 12/14: 121 Willowgrove Crescent – 48 Units  
Applicant: Webb Surveys for Riverbend Developments Ltd.  
Legal Description: Unit 2, Plan No. 102120927  
Current Zoning: RM3  
Neighbourhood: Willowgrove  
Date Received: August 6, 2014

#### Rezoning

- Application No. Z36/14: 530, 532, 534, and 538 Avenue F South  
Applicant: Shift Development Inc.  
Legal Description: Lots 35 to 40 and 42, Block 34, Plan Nos. G7684, 101467975 and 101467986  
Current Zoning: RM3 by Agreement  
Proposed Zoning: RM3 by Agreement - Amendment  
Neighbourhood: Riversdale  
Date Received: August 7, 2014

**Land Use Applications Received by the Community Services Department  
For the Period Between August 6, 2014 to August 21, 2014  
(For Information Only)**

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Rezoning

- Application No. Z37/14: Sutherland  
Applicant: Saskatoon Land  
Legal Description: All of SE ¼ 2-37-5-W3M lying to the north of the North East limit of Plan No. 83S50429 and east of the East limit of Plan No. 83S27375  
  
Current Zoning: R2  
Proposed Zoning: RMTN1  
Neighbourhood: Sutherland  
Date Received: July 31, 2014
- Application No. Z38/14: Aspen Ridge  
Applicant: Saskatoon Land  
Legal Description: LSD3-SW ¼ 17-37-4-W3M; LSD4-SW ¼ 17-37-4-W3M and SE ¼ 37-4-W3M  
  
Current Zoning: FUD  
Proposed Zoning: R1A, R1B, R2, RM3, RMTN1  
Neighbourhood: Aspen Ridge  
Date Received: August 13, 2014

Subdivision

- Application No. 56/14: 4019 Aronec Avenue  
Applicant: Webb Surveys for various owners c/o BVC Investments Inc.  
Legal Description: Lot 9, Block 935, Plan No. 102100543  
Current Zoning: IH  
Neighbourhood: Marquis Industrial  
Date Received: July 31, 2014
- Application No. 57/14: 316 Maningas Bend  
Applicant: Larson Surveys for Montana Homes  
Legal Description: Parcel U, Plan No. 102135024  
Current Zoning: RMTN  
Neighbourhood: Evergreen  
Date Received: August 1, 2014
- Application No. 58/14: 406 Avenue V South  
Applicant: Meridian Surveys for 623643 Saskatchewan Ltd.  
Legal Description: Lots 3,4, and 5, Block 21, Plan No. G4995  
Current Zoning: R2  
Neighbourhood: Pleasant Hill  
Date Received: August 14, 2014

**Land Use Applications Received by the Community Services Department  
For the Period Between August 6, 2014 to August 21, 2014  
(For Information Only)**

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**Public Notice**

Public Notice, pursuant to Section 3 of the Public Notice Policy No. C01-02, is not required.

**Attachments**

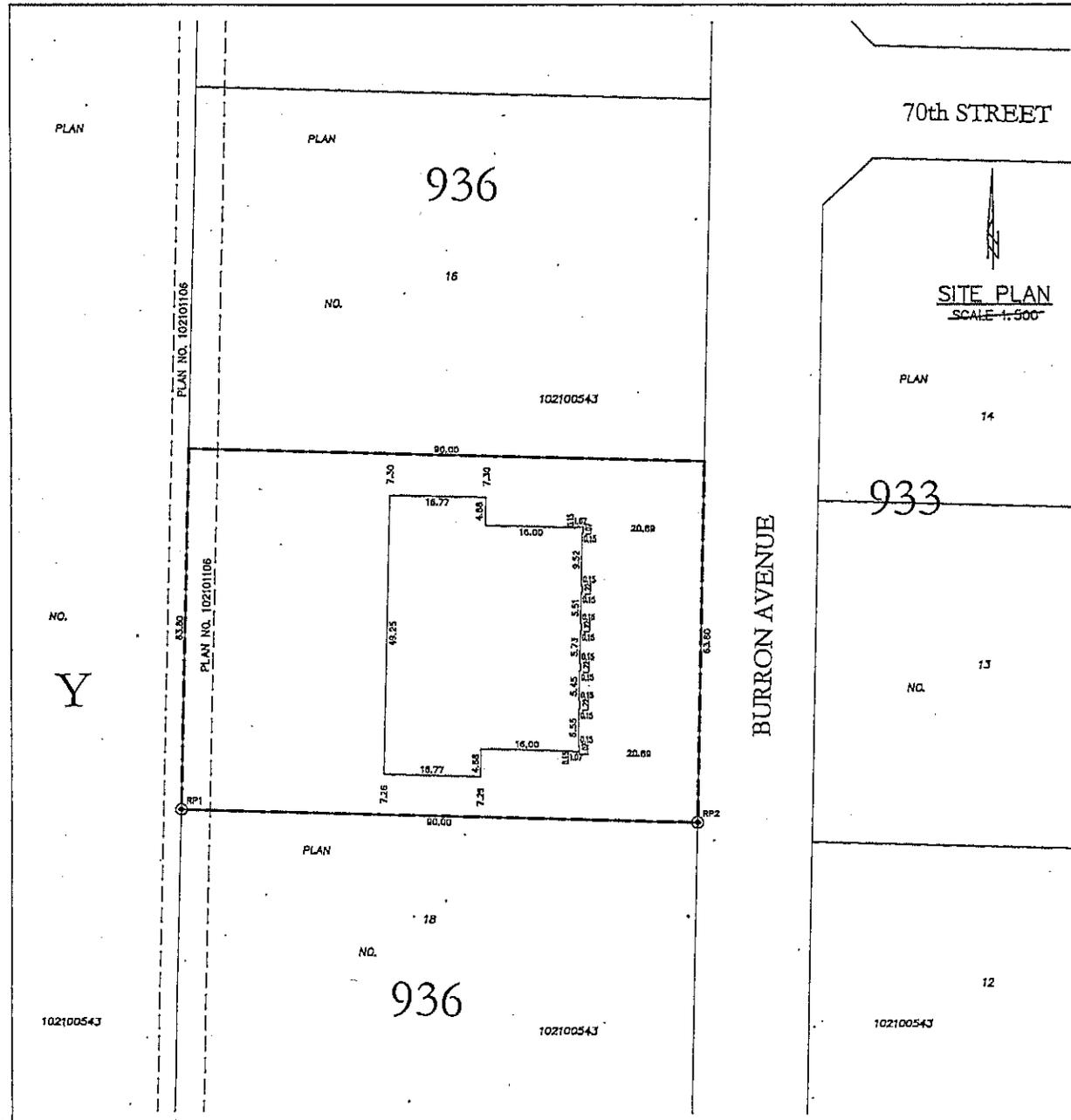
1. Proposed Condominium No. 11/14
2. Proposed Condominium No. 12/14
3. Proposed Rezoning No. Z36/14
4. Proposed Rezoning No. Z37/14
5. Proposed Rezoning No. Z38/14
6. Proposed Subdivision No. 56/14
7. Proposed Subdivision No. 57/14
8. Proposed Subdivision No. 58/14

**Report Approval**

Reviewed by: Lesley Anderson, Acting Director of Planning and Development

Approved by: Randy Grauer, General Manager, Community Services Department

S:\Reports\DS\2014\PDCS – Land Use Applications Received by the Community Services Department for the Period of August 6, 2014 to August 21, 2014\ks



PLAN OF SURVEY SHOWING SURFACE BUILDING CONDOMINIUM FOR Lot 17 in Block 936  
Plan No. 102100543  
N.E. 1/4 OF SECTION 21  
TWP. 37, RGE. 5, W. 3rd MER.  
SASKATOON, SASKATCHEWAN  
BY: T.R. WEBB, S.L.S.  
DATE: JULY 2014  
SCALE: AS SHOWN

**LEGEND**

1. Measurements are in metres and decimals thereof.
2. Measurements indicating the position of the building in relation to the outer boundaries of the parcel are taken to the concrete foundation at ground level.
3. Commercial unit numbers are shown as 1 and 2 on sheet 2.
4. Regular commercial unit boundaries are shown on Sheet 2 by a heavy solid line and are defined as follows:
  - the exterior surface of any interior finishing material that forms the surface of any common and exterior wall, floor, or ceiling.
5. The doors and windows form part of the regular residential units.
6. All exterior surfaces are common property.
7. Parking spaces are in accordance with Section 11(2)(c) of The Condominium Property Act.
8. All areas not designated with a unit number are common property.
9. Area to be approved is outlined by a heavy dashed line.
10. The parcel within the line of approval has an Extension G.
11. Standard iron posts found are shown thus unless otherwise shown.
12. Reference Points are shown thus:  $\bigcirc^{RP}$
13. The Datum used: NAD83 (CGRS98)
14. The Projection used: UTM Zone 13N extended
15. RP Coordinates were derived from the "Precision Point Positioning Service from Natural Resources Canada"
16. RP Coordinates are current as of July 23rd, 2014

Prepared by  
**T.R. Webb Survey**  
© 2014  
14-2247a1 BLP

SHEET NUMBER 5 OF 7

SITE PLAN & LEGEND

SITE PLAN  
SCALE 1:200

PLAN OF SURVEY SHOWING  
RE-DIVISION OF  
BARE LAND CONDOMINIUM UNIT 2  
PLAN 102120927, IN ACCORDANCE WITH  
SECTION 25 OF THE CONDOMINIUM  
PROPERTY ACT, 1993 INTO  
CONDOMINIUM UNITS 103-151 INCLUSIVE  
BY T.R. WEBB, S.L.S.  
SCALE AS SHOWN  
JULY 2014

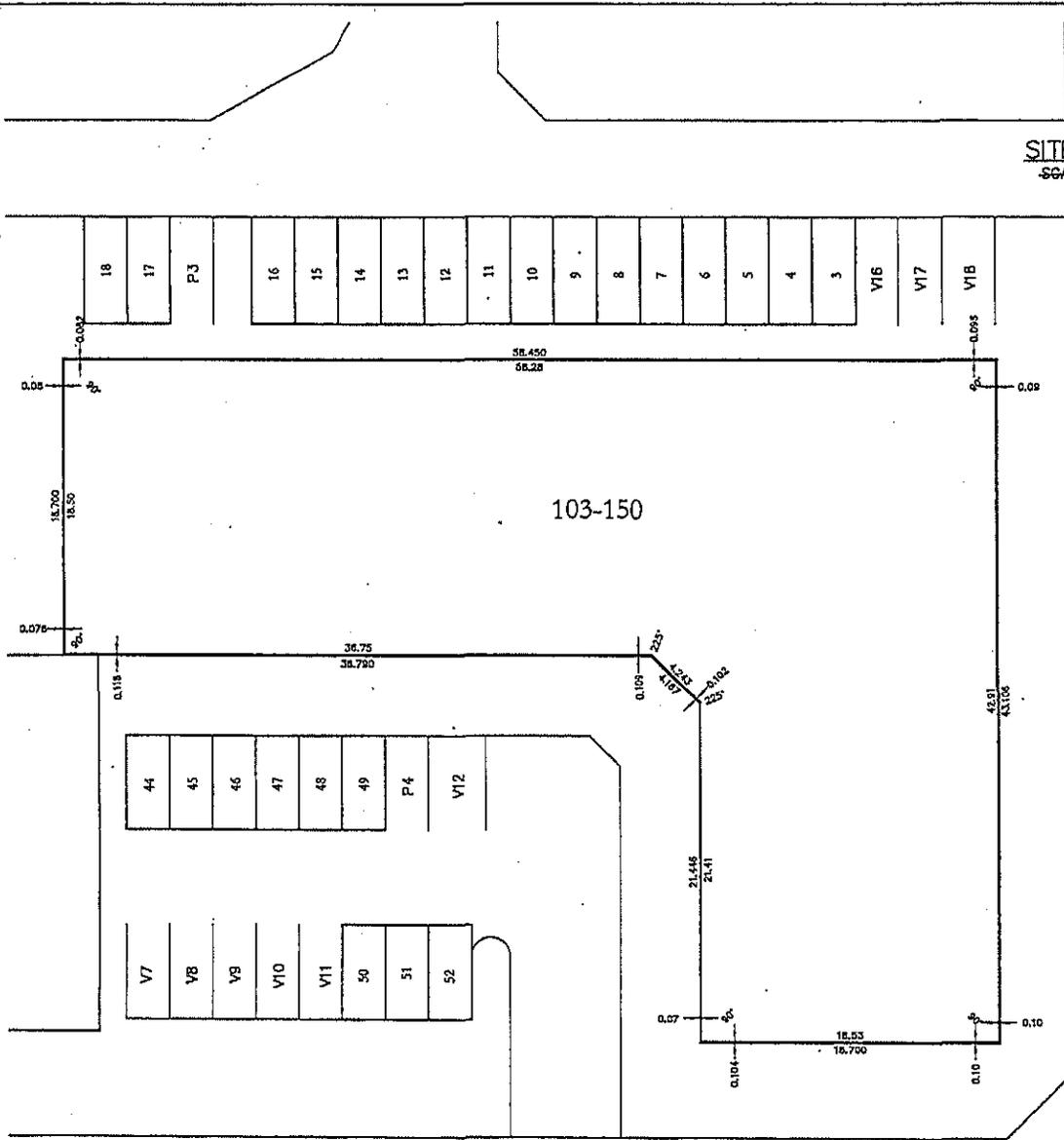
NEW UNITS 103-150 are Regular Residential Units  
NEW UNIT 151 is a Service Unit

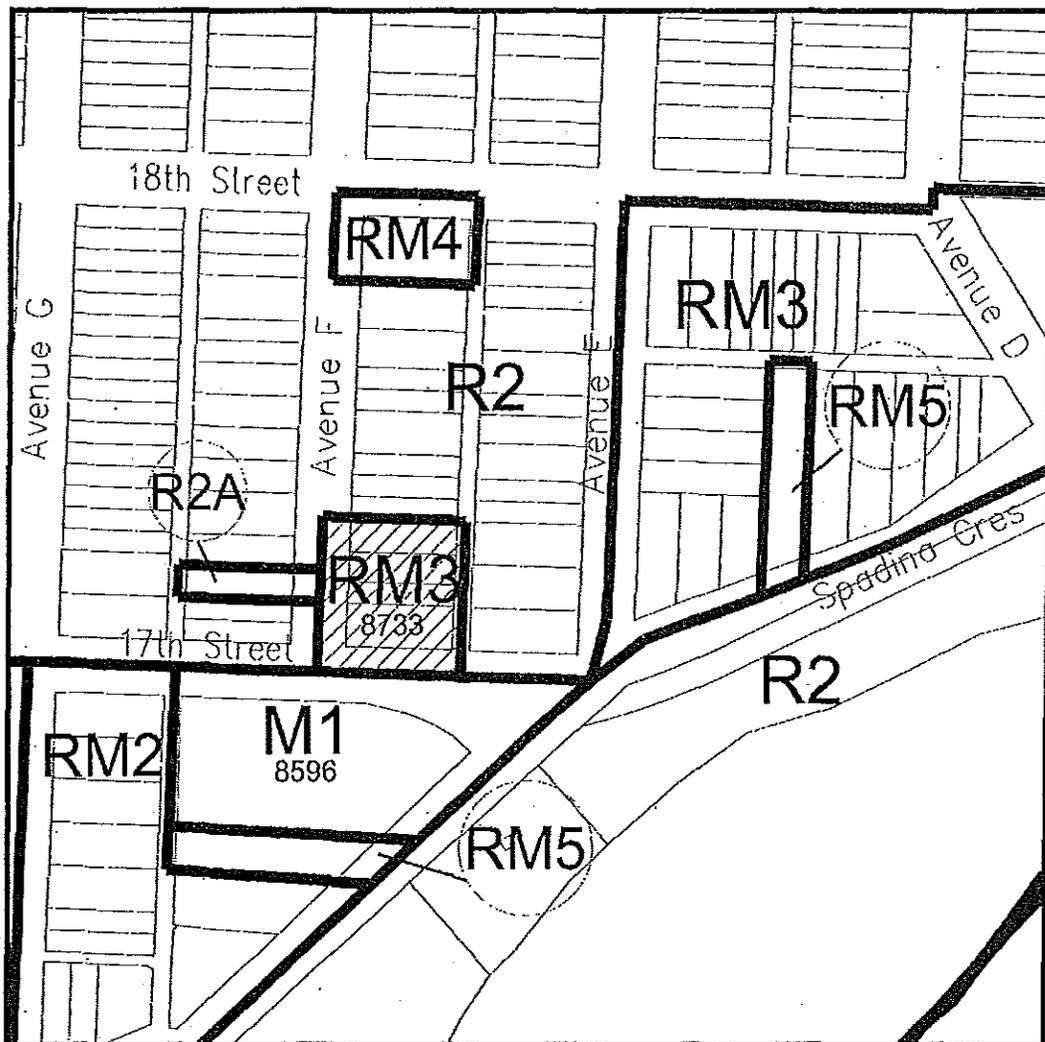
LEGEND

1. Dimensions shown are in metres and decimetre thereof.
2. Measurements indicating the position of the building in relation to the outer boundaries of the parcel are taken to the concrete foundation at ground level.
3. Unit numbers are shown as 103, 104, 105, etc.
4. Unit boundaries are shown on Sheets 5 and 7 by a heavy solid line and are defined as follows:
  - the exterior surfaces of any interior finishing material that forms the surface of any common and exterior wall, floor, or ceiling.
5. The doors and windows form part of the unit.
6. All exterior surfaces are common property.
7. For the assignment of exclusive use parking stalls, see attached parking schedule on Sheet 7.
8. Parking spaces are identified as P3, P4, P53 - P101 and are designated for exclusive of units as shown in the Parking Schedule.
10. Parking spaces are in accordance with Section 11(1)(e) of the Condominium Property Act except for Service Unit No. 151.
11. All portions of building and lands not designated as a regular condominium form Service Unit No. 151.

WILLOWGROVE LANE

WILLOWGROVE CRESCENT





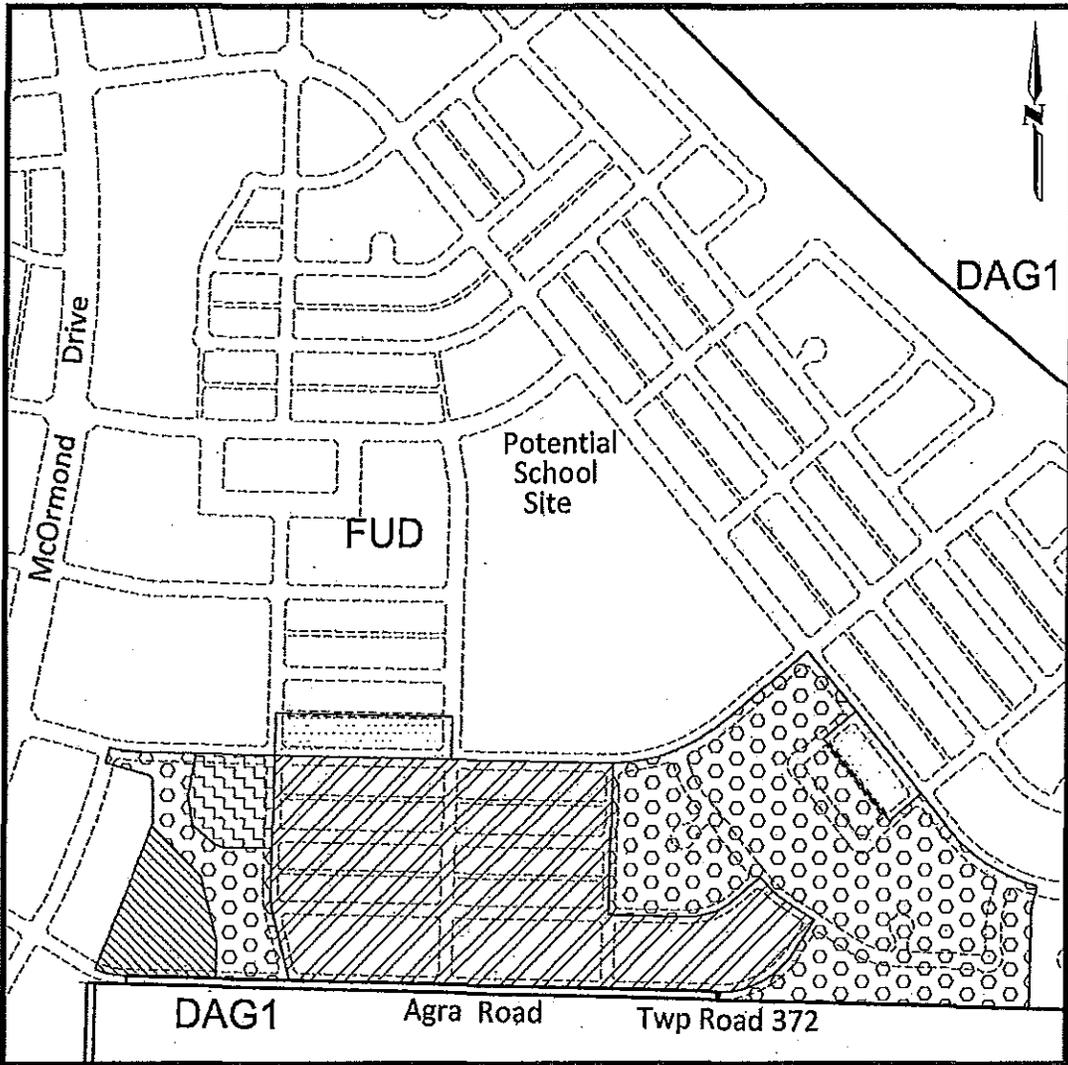
### ZONING AMENDMENT



From RM3 by Agreement to RM3 by Agreement (NEW)



Proposed Rezoning No. Z38/14



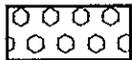
ZONING AMENDMENT



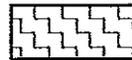
From FUD to RM3



From FUD to R1B



From FUD to R1A



From FUD to RMTN1



From FUD to R2



PLAN OF PROPOSED  
 SURFACE BARE LAND  
 CONDOMINIUM FOR  
 BVC INVESTMENTS INC.  
 LOT 9, BLOCK 935  
 PLAN NO. 102100543  
 N.E. 1/4 SEC. 21  
 TWP. 37, RGE. 5, W. 3RD MER.  
 4019 ARONEC AVENUE  
 SASKATOON, SASKATCHEWAN  
 BY T.R. WEBB, S.L.S.  
 SCALE 1:500

Dimensions shown are in metres and decimals thereof.

Constructed buildings are wholly within the proposed unit boundaries as shown.

Portion of this plan to be approved is outlined in red with a bold, dashed line and contains 0.66± ha (1.62± ac.).

Distances shown are approximate and may vary from the final plan of survey by ± 0.5 m

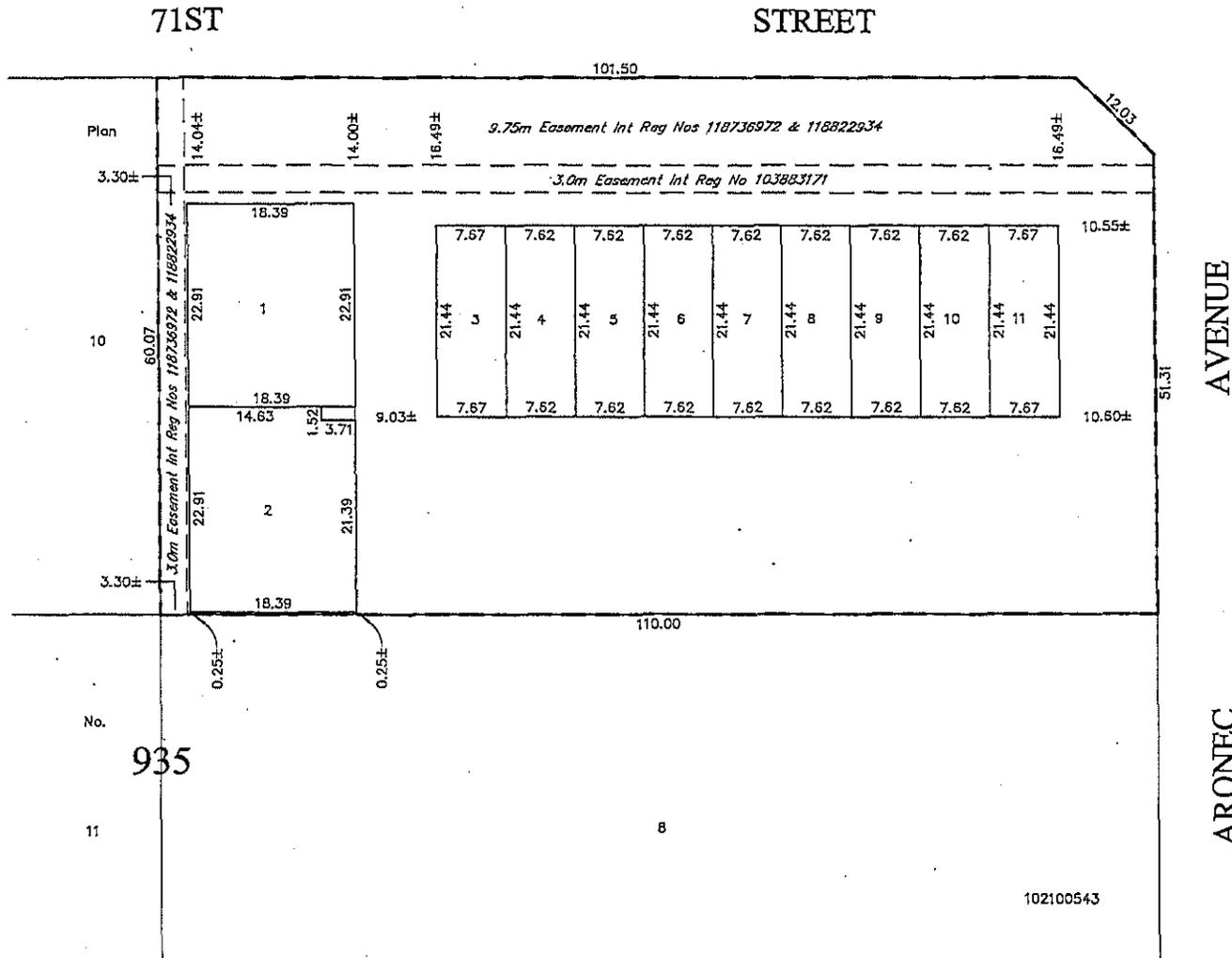
*T.R. Webb*  
 T.R. Webb June 18, 2014  
 Saskatchewan Land Surveyor

Seal

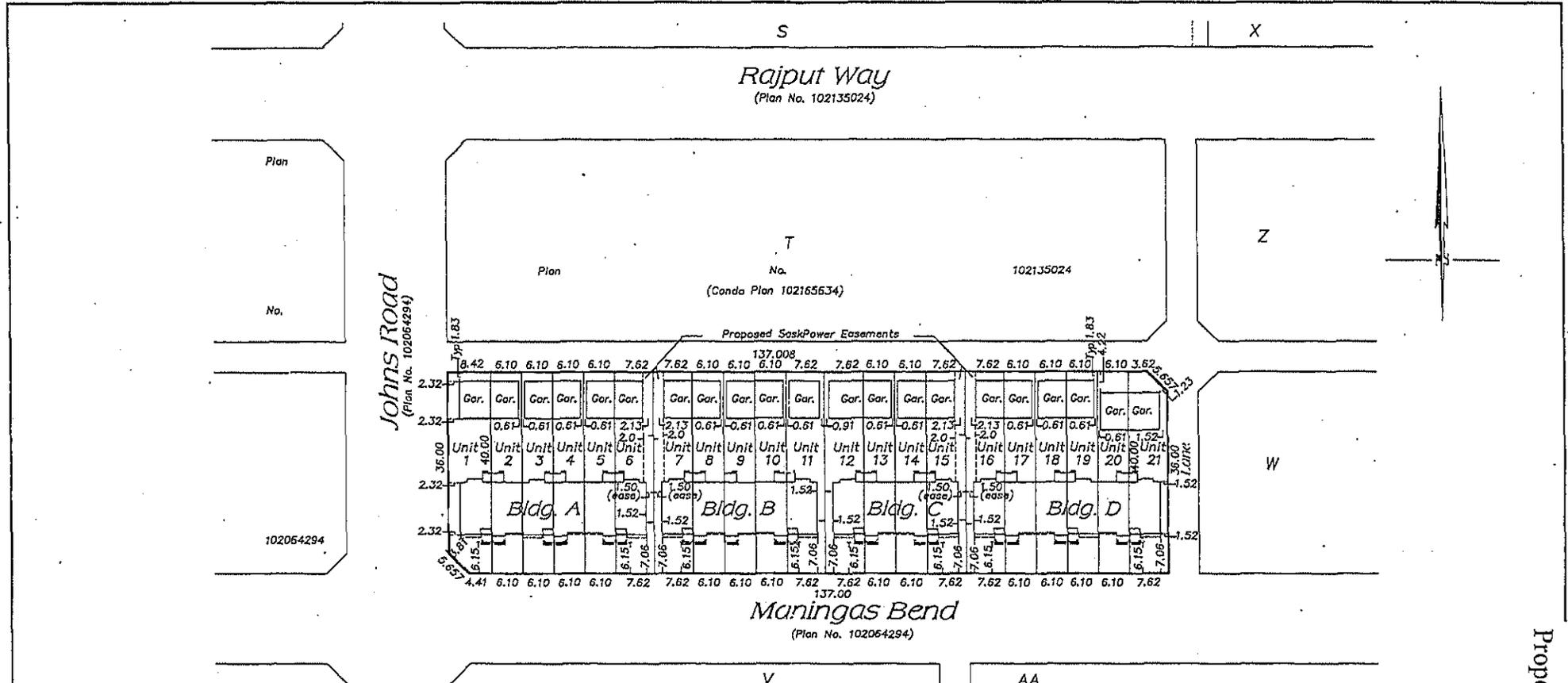
Approved under the provisions of  
 Bylaw No. 6537 of the  
 City of Saskatoon

\_\_\_\_\_  
 Date  
 Director of Planning & Development Division

Prepare  
  
 © 20  
 14-2649ab



Proposed Subdivision No. 56/14



Plan  
No.  
102064294

Johns Road  
(Plan No. 102064294)

Rajput Way  
(Plan No. 102135024)

Plan No. 102135024  
(Condo Plan 102165634)

Proposed SaskPower Easements

Maningas Bend  
(Plan No. 102064294)

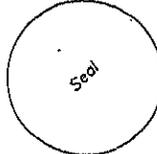
Proposed Surface Bare Land  
Condominium Plan  
in Parcel U, Plan 102135024  
in the N.W. 1/4 Sec. 7,  
Twp. 37, Rge. 4, W.3 Mer.  
Saskatoon, Saskatchewan  
Howard A. Larson S.L.S.  
2014

Scale 1:750

Measurements are in metres  
Area to be subdivided is outlined thus - - - -

August 1, 2014

*Howard A. Larson*  
Saskatchewan Land Surveyor



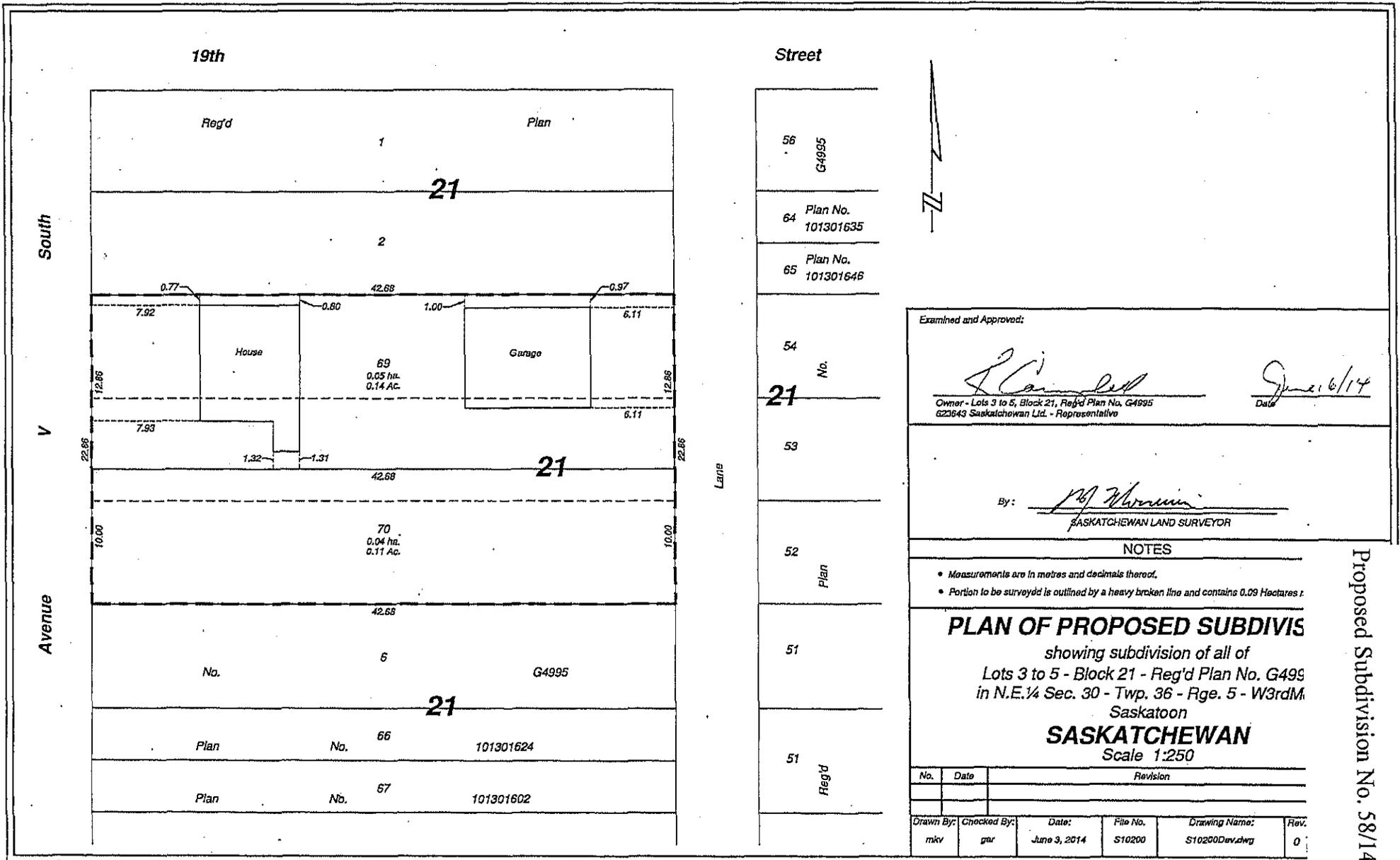
Approved under the provisions of Bylaw  
number 6537 of the City of Saskatoon.

Community Services Department



Larson Surveys Ltd., Sask

Proposed Subdivision No. 571/14



Examined and Approved:

*[Signature]* Date: *June 16/14*

Owner - Lots 3 to 5, Block 21, Reg'd Plan No. G4995  
623643 Saskatchewan Ltd. - Representative

By: *[Signature]*  
SASKATCHEWAN LAND SURVEYOR

**NOTES**

- Measurements are in metres and decimals thereof.
- Portion to be surveyed is outlined by a heavy broken line and contains 0.09 Hectares.

**PLAN OF PROPOSED SUBDIVIS**  
showing subdivision of all of  
Lots 3 to 5 - Block 21 - Reg'd Plan No. G4995  
in N.E.¼ Sec. 30 - Twp. 36 - Rge. 5 - W3rdM  
Saskatoon

**SASKATCHEWAN**  
Scale 1:250

No.	Date	Revision

Drawn By:	Checked By:	Date:	File No.	Drawing Name:	Rev.
mkv	gar	June 3, 2014	S10200	S10200Dev.dwg	0

Proposed Subdivision No. 58/14