



**PUBLIC AGENDA
MUNICIPAL PLANNING COMMISSION**

**Tuesday, July 25, 2017, 12:00 p.m.
Committee Room E, Ground Floor, City Hall
Members:**

- Ms. J. Braden, Chair (Public)**
- Dr. C. Christensen, Vice-Chair (Public)**
- Councillor M. Loewen**
- Mr. N. Anwar (Public)**
- Ms. D. Bentley (Public)**
- Mr. S. Betker (Public)**
- Ms. D. Fracchia (Public)**
- Mr. J. Jackson (Public)**
- Mr. S. Laba (Saskatoon Public Schools)**
- Mr. J. McAuliffe (Saskatoon Greater Catholic Schools)**
- Mr. R. Mowat (Public)**
- Ms. S. Smith (Public)**
- Mr. G. White (Public)**

Pages

1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

Recommendation

That the agenda be approved as presented.

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

Recommendation

That the minutes of Regular Meeting of the Municipal Planning Commission held on June 27, 2017 be adopted.

5. UNFINISHED BUSINESS

6. COMMUNICATIONS

7. REPORTS FROM ADMINISTRATION

- 7.1 Discretionary Use Application - Childcare Centre (Maximum 12 Children) - 546 Marlatt Lane [File No. CK 4355-017-006 and PL 4355-D8/17]** 3 - 10

Recommendation

That the Municipal Planning Commission recommend to City Council at the time of the public hearing that the application, submitted by Najma Jafri requesting permission to operate a childcare centre with a maximum of 12 children at 546 Marlatt Lane, be approved, subject to the following conditions:

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

- 7.2 Land Use Applications Received for the Period from February 16 to May 10, 2017 [File No. CK 4000-5 and PL 4350-1]** 11 - 32

Recommendation

That the information be received.

8. REPORTS FROM COMMISSION

9. ADJOURNMENT

Discretionary Use Application – Childcare Centre (Maximum 12 Children) – 546 Marlatte Lane

Recommendation

That a report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration’s recommendation that the application, submitted by Najma Jafri requesting permission to operate a childcare centre with a maximum of 12 children at 546 Marlatte Lane, be approved, subject to the following conditions:

1. That the applicant obtain a Development Permit and all other relevant permits and licenses; and
2. That the final building and development plans 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 a Discretionary Use Application from Najma Jafri to operate a childcare centre with a maximum of 12 children at 546 Marlatte Lane.

Report Highlights

1. The proposed childcare centre meets all applicable Zoning Bylaw No. 8770 (Zoning Bylaw) requirements.
2. The proposal is not anticipated to significantly impact the surrounding land uses.

Strategic Goal

This application supports the City of Saskatoon’s (City) Strategic Goal of Quality of Life as the proposal offers increased child care opportunities within a neighbourhood setting.

Background

The property located at 546 Marlatte Lane is in the Evergreen neighbourhood and is zoned R1B – Small Lot One-Unit Residential District under the Zoning Bylaw (see Attachment 1). A childcare centre is considered a discretionary use in the R1B District. Najma Jafri has submitted an application requesting City Council’s approval to operate a childcare centre with a maximum of 12 children at this location.

Report

Zoning Bylaw Requirements

The Zoning Bylaw defines a childcare centre as “an establishment providing for the care, supervision, and protection of children, but does not include the provision of overnight supervision.” The applicant is proposing to operate a childcare centre from Monday to Friday during standard work hours. The childcare centre will be operated out of the applicant’s home at 546 Marlatte Lane (see Attachment 2).

Discretionary Use Application – Childcare Centre (Maximum 12 Children) – 546 Marlatt Lane

Surrounding properties consist of one-unit dwellings. A childcare centre with 12 children under care requires 42 m² of on-site outdoor play space; the site plan indicates that more than twice that amount of space is available. The required parking spaces will be provided in a detached garage in the rear yard. No exterior alterations will be undertaken that would be inconsistent with the residential character of the neighbourhood.

Conclusion

The proposed childcare centre at 546 Marlatt Lane meets all applicable Zoning Bylaw provisions and is not anticipated to have any significant impact on surrounding land uses.

No concerns were noted by other divisions that would preclude this application from proceeding (see Attachment 3).

Options to the Recommendation

City Council could deny this Discretionary Use Application. This option is not recommended, as the proposal complies with all applicable Zoning Bylaw requirements and has been evaluated as a discretionary use, subject to the provisions in Section 4.7 of the Zoning Bylaw.

Public and/or Stakeholder Involvement

Notices to property owners within a 75 metre radius of the site, as well as to the Evergreen Community Association, were mailed out in May 2017 to solicit feedback on the proposal. To date, one property owner called to express concerns with uses of property beside one-unit dwellings in the area. The discretionary use process was explained to the property owner, as well as the other permitted and discretionary uses allowable in the zoning district. No further concerns have been expressed.

A community engagement summary is included as Attachment 4.

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.

Due Date for Follow-up and/or Project Completion

Follow-up is not required.

Public Notice

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

Discretionary Use Application – Childcare Centre (Maximum 12 Children) – 546 Marlatte Lane

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

Attachments

1. Location Plan – 546 Marlatte Lane
2. Site Plan – 546 Marlatte Lane Proposed Childcare Centre
3. Comments from Internal Administrative Review for Discretionary Use Application – Childcare Centre (Maximum 12 Children) – 546 Marlatte Lane
4. Community Engagement Summary

Report Approval

Written by: Daniel McLaren, Planner, Planning and Development

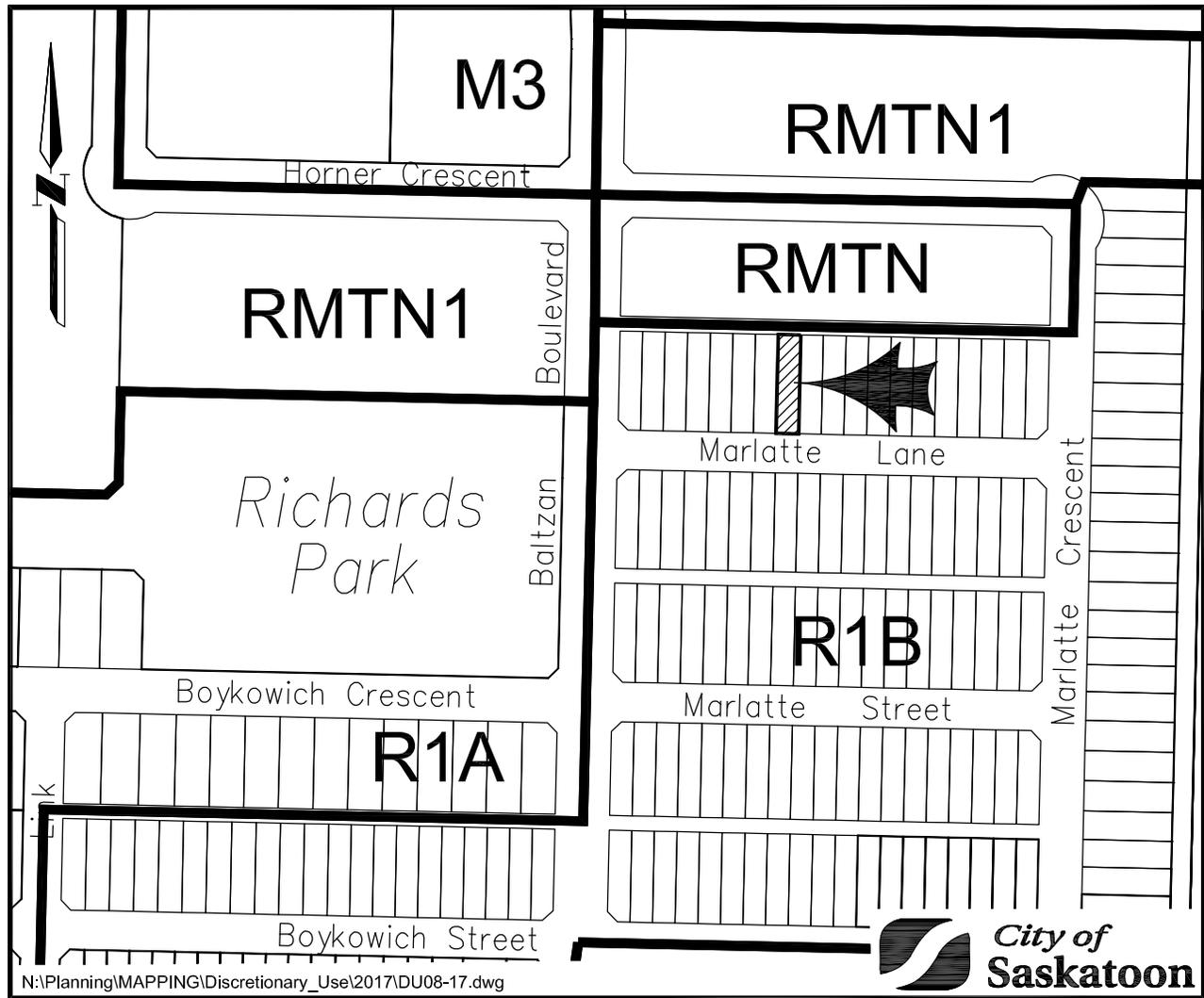
Reviewed by: Lesley Anderson, Director of Planning and Development

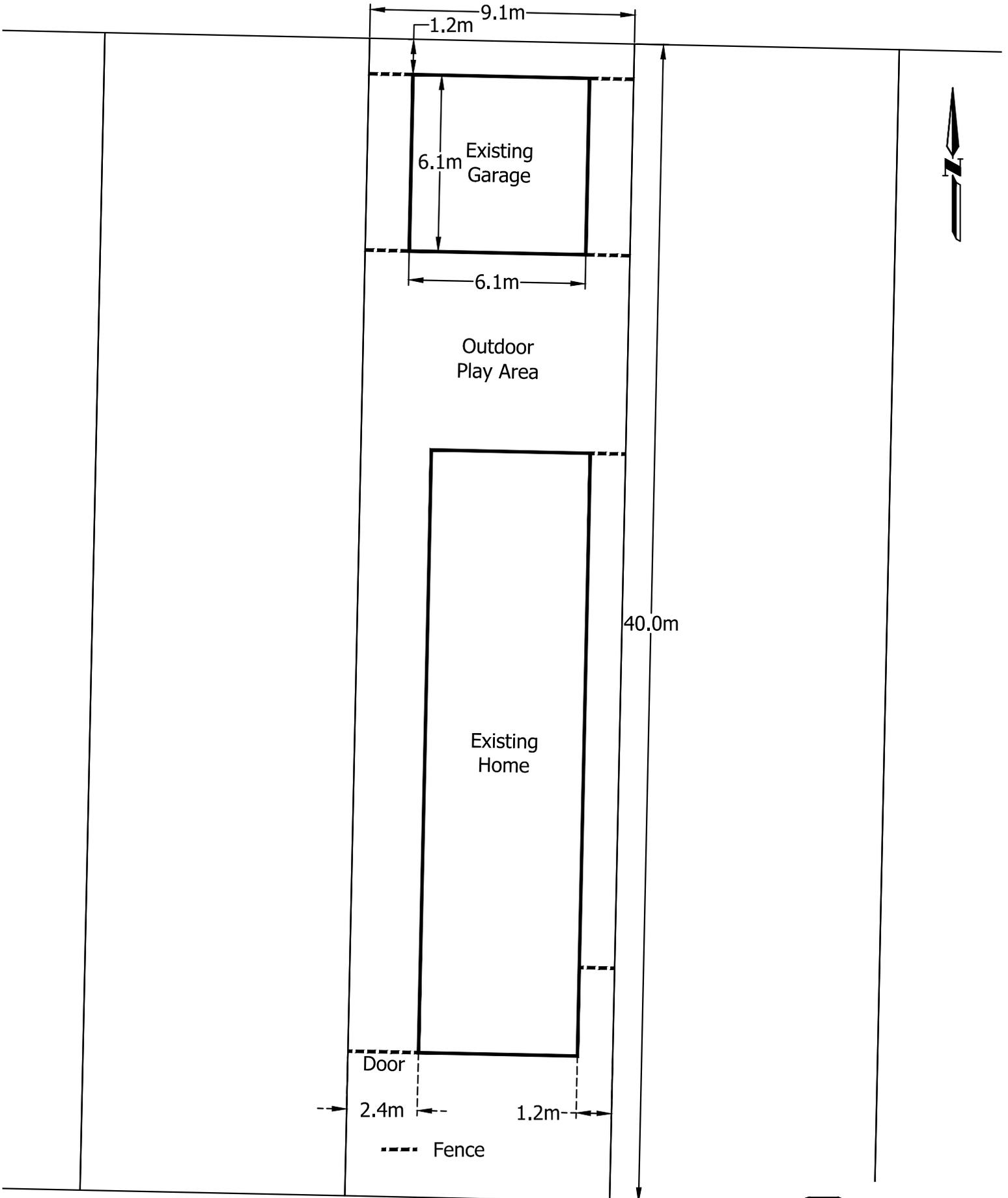
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2017/PD/MPC – Discretionary Use Application – Childcare Centre (Maximum 12 Children) – 546 Marlatte Lane/gs

FINAL/APPROVED – R. Grauer – July 6, 2017

Location Plan - 546 Marlatte Lane





**Comments from Internal Administrative Review for Discretionary Use Application
Childcare Centre (Maximum 12 Children) – 546 Marlatt Lane**

1. Transportation and Utilities Department Comments
The proposed Discretionary Use Application is acceptable to the Transportation and Utilities Department.

2. Building Standards Division Comments
The Building Standards Division has no objection to the proposed Discretionary Use Application. Please note, a building permit will be required if any construction is occurring. This application has been evaluated based on the number of children under care not being more than 12 and no overnight care of children being provided.



Shaping Saskatoon

Bridging to Tomorrow... for a 21st Century City



Community Engagement Summary Proposed Discretionary Use – Childcare Centre (Maximum 12 children) 546 Marlatte Lane

Project Description

The Community Services Department has received a Discretionary Use Application to operate a childcare centre with a maximum of 12 children at 546 Marlatte Lane. Property owners in the Evergreen neighbourhood, specifically those within 75 metres of the subject site, have the opportunity to learn about the proposed development and the discretionary use process, and have the opportunity to comment on the proposal and ask any questions that they may have.

Community Engagement Strategy

Notices to property owners within a 75 metre radius of the subject site were sent out on May 10, 2017. Notices were also sent to the Evergreen Community Association, the Ward Councillor, and the Community Consultant.

The purpose of the notice was to inform, and consult with, the nearby residents. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration.

Summary of Community Engagement Feedback

One response was received from the notice provided to nearby property owners. The respondent was concerned that a property in this zoning district could be used for the purpose of a childcare centre but not for the purposes of having three suites. The permitted and discretionary uses allowable in the R1B zoning district were explained to the respondent as well as the process for discretionary use applications and the requirement for public notification. The respondent was advised of their opportunity to provide further comment at the public hearing, should they wish. No further concerns were expressed.

Next Steps

All feedback from the public notification process will be summarized and presented as part of the report to the Municipal Planning Commission (MPC) and City Council.

Once this application has been considered by the MPC, a date for a public hearing will be set, and notices will be sent to property owners within 75 metres of the subject site and to



the Evergreen Community Association. Notification posters will also be placed on the subject site. No other public engagement is planned.

ACTION	ANTICIPATED TIMING
The Planning and Development Division prepares and presents to MPC. MPC reviews proposal and recommends approval or denial to City Council.	July 25, 2017
Public Notice – the Community Consultant, Ward Councillor, community association, and all residents who were notified previously will receive written notification. A notification poster will be placed on site.	August 8 to 28, 2017
Public Hearing – public hearing conducted by City Council, with an opportunity provided to interested persons or groups to present. Proposal considered together with the reports of the Planning and Development Division, MPC, and any written or verbal submissions received by City Council.	August 28, 2017
Council Decision – may approve or deny proposal.	August 28, 2017

Prepared by:
Daniel McLaren, Planner
Planning and Development
June 15, 2017

Land Use Applications Received for the Period from February 16, 2017 to March 15, 2017

Recommendation

That the information be received.

Topic and Purpose

The purpose of this report is to provide detailed information on land use applications received by the Community Services Department for the period from February 16, 2017 to March 15, 2017.

Report

Each month, land use applications are received and processed by the Community Services Department; see Attachment 1 for a detailed description of these applications.

Public Notice

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

Attachment

1. Land Use Applications

Report Approval

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Kara Fagnou, Acting General Manager, Community Services Department

S/Reports/2017/PD/Land Use Apps/PDCS – Land Use Apps – April 3, 2017/lc

Land Use Applications Received for the Period from February 16, 2017 to March 15, 2017

The following applications have been received and are being processed:

Condominium

- Application No. 2/17: 210 Wellman Lane (4 Commercial Units)
 Applicant: Webb Surveys for Pacific Place Hotels
 Legal Description: Lot 6, Block 200, Plan No. 102072169
 Proposed Use: Construction of a 3-storey condominium with
 4 commercial units and an underground
 parkade with 20 parking units

 Current Zoning: IB
 Neighbourhood: Stonebridge
 Date Received: March 8, 2017

Discretionary Use

- Application No. D4/17: 102 109th Street West
 Applicant: J.J. Kahmo Holdings
 Legal Description: Lots 3 and 4, Block 2, Plan No. I5611
 Proposed Use: Parking Station in R2 District
 Current Zoning: R2
 Neighbourhood: Sutherland
 Date Received: March 8, 2017

Subdivision

- Application No. 9/17: 510 Kloppenburg Crescent
 Applicant: Altus Geomatics for Zhang Brothers Dev. Corp.
 Legal Description: Parcel GG, Plan No. 102107562
 Proposed Use: 25 Unit Bareland Condominium
 Current Zoning: RMTN
 Neighbourhood: Evergreen
 Date Received: March 8, 2017

- Application No. 10/17: Brighton Circle
 Applicant: Meridian Surveys for Dream Asset
 Management Corp.
 Legal Description: Blocks 110 and 111, Plan No.102208373
 Proposed Use: For future residential development
 Current Zoning: RMTN
 Neighbourhood: Brighton
 Date Received: March 8, 2017

Attachments

1. Plan of Proposed Condominium No. 2/17
2. Plan of Proposed Discretionary Use No. D4/17
3. Plan of Proposed Subdivision No. 9/17
4. Plan of Proposed Subdivision No. 10/17

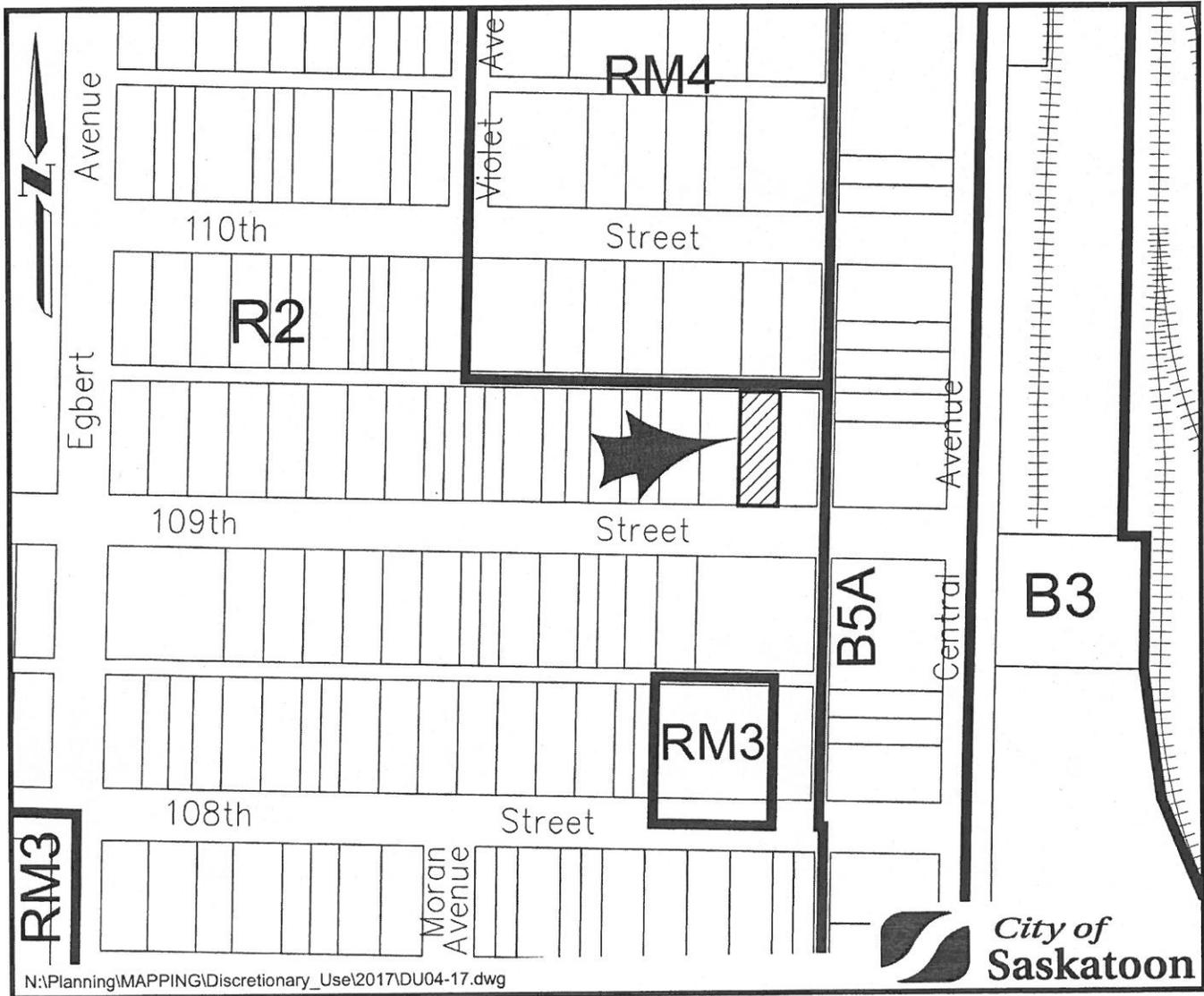
SHEET NUMBER 1 OF 3
SITE PLAN & LEGEND

PLAN OF SURVEY SHOWING SURFACE
BUILDING CONDOMINIUM FOR
LOT 6, BLOCK 200
PLAN NO. 102072169
N.W. 1/4 OF SEC. 10
TWP. 36, RGE. 5, W. 3rd MER.
SASKATOON, SASKATCHEWAN
BY: D.L. CODLING, S.L.S.
DATE: FEBRUARY 2017
SCALE: AS SHOWN

- LEGEND:**
1. Measurements are in metres and decimal thereof.
 2. Measurements showing the position of the building in relation to the outer boundaries of the parcel are taken to the concrete foundation or ground level.
 3. Commercial unit numbers are shown as 1, 2, 3, etc. on sheets 2 & 3.
 4. Regular commercial unit boundaries are shown on sheets 2 & 3 by a heavy solid line and are defined as follows:
a. The portion of any interior finishing material that forms the surface of any common and exterior wall, floor, or ceiling.
 5. The stone and window form part of the regular commercial units.
 6. All structural walls, columns, other supports, building ductwork, plumbing, etc. that form part of the overall building infrastructure are common property.
 7. Parking spaces are shown with associated (CSPs) of the Condominium Property Act.
 8. Storage spaces shown on Sheet 3 are designated as S1, S2, S3, etc. and are common property.
 9. All areas not designated with a unit number are common property.
 10. The parcel within the line of approval has an Extension 0.
 11. Standard iron posts found are shown. The signs are shown as follows:
a. The Datum used (NAD83 (CSRS99))
b. RP (Right of Way)
c. W (Water)
d. U (Utility)
 12. The Projection used (UTM Zone 13N extended)
e. UTM Zone 13N extended
f. UTM Zone 13N
g. UTM Zone 13
h. UTM Zone 12
 13. RP Coordinates are derived as of February 5, 2015.



Plan of Proposed Discretionary Use No. D4/17



PLAN OF PROPOSED SUBDIVISION AND BARELAND CONDOMINIUM

of All of
 Surface Parcel No. 202736123
 Parcel GG, Plan 102107562
 S.W. 1/4 Sec. 18 - Twp. 37 - Rge. 4 - W3Mer.
 City of Saskatoon
 Saskatchewan
 Calvin W.A. Bourassa, S.L.S.
 2016
 Scale 1:500

OWNER(S):

Zhang Bros. Development Corp.
 Measurements are in metres and decimals thereof.
 Measurements are approximate and may vary by ±0.5m.
 Area to be approved is outlined in bold dashed line and contains 0.69 ha (1.71 ac).
 Bare Land Unit numbers are shown 1, 2, 3, etc.
 All areas not designated by a unit number are common property.

2	Combined Units B & C	Sept. 29, 2016	SY-CP
1	Updated unit boundaries	June 15, 2016	AP-DC
0	Issued	May 5, 2016	AP-DC
REV.	REVISION	DATE	INITIALS

Job No.: 193422 File: 193422PPR
 Preliminary Survey: N/A

Dated at Saskatoon in the Province of Saskatchewan this 29th day of September, 2016.

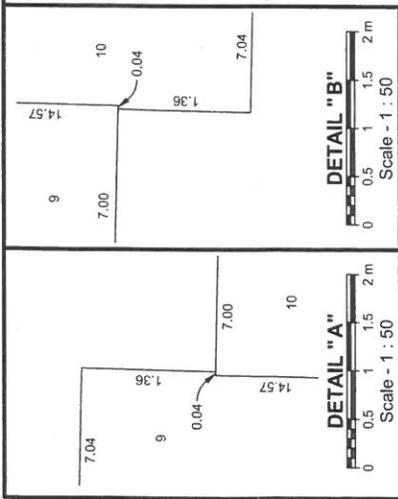
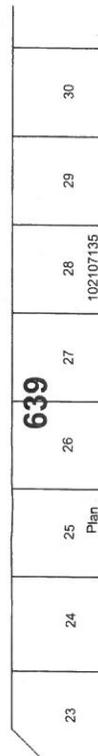
Saskatchewan Land Surveyor



Toll Free: 1-800-465-6233
 www.altusgeomatics.com

Examined: City of Saskatoon
 : Approved under the provisions of the City of Saskatoon.

: General Manager of the Comm Services Department
 Date:



EXAMINED - DEVELOPER: DREAM ASSET MANAGEMENT CORPORATION

SEAL

EXAMINED - CITY OF SASKATOON
Approved under the provisions of Bylaw No. 6397 of the City of Saskatoon.

General Manager of the Community Services Department

Date: _____ A.D. 2017.

By: *[Signature]*
REGINA CORWMAN, LAND SURVEYOR

NOTES

- 1. Plan to be amended is outlined by a heavy border line and contains 1,792 hectares more or less.
- 2. All measurements are in metres and are to be rounded to the nearest millimetre.
- 3. Distances are approximate and may vary by 0.1 metres.
- 4. Building footprints are supplied by owner by DREAM.

LEGEND

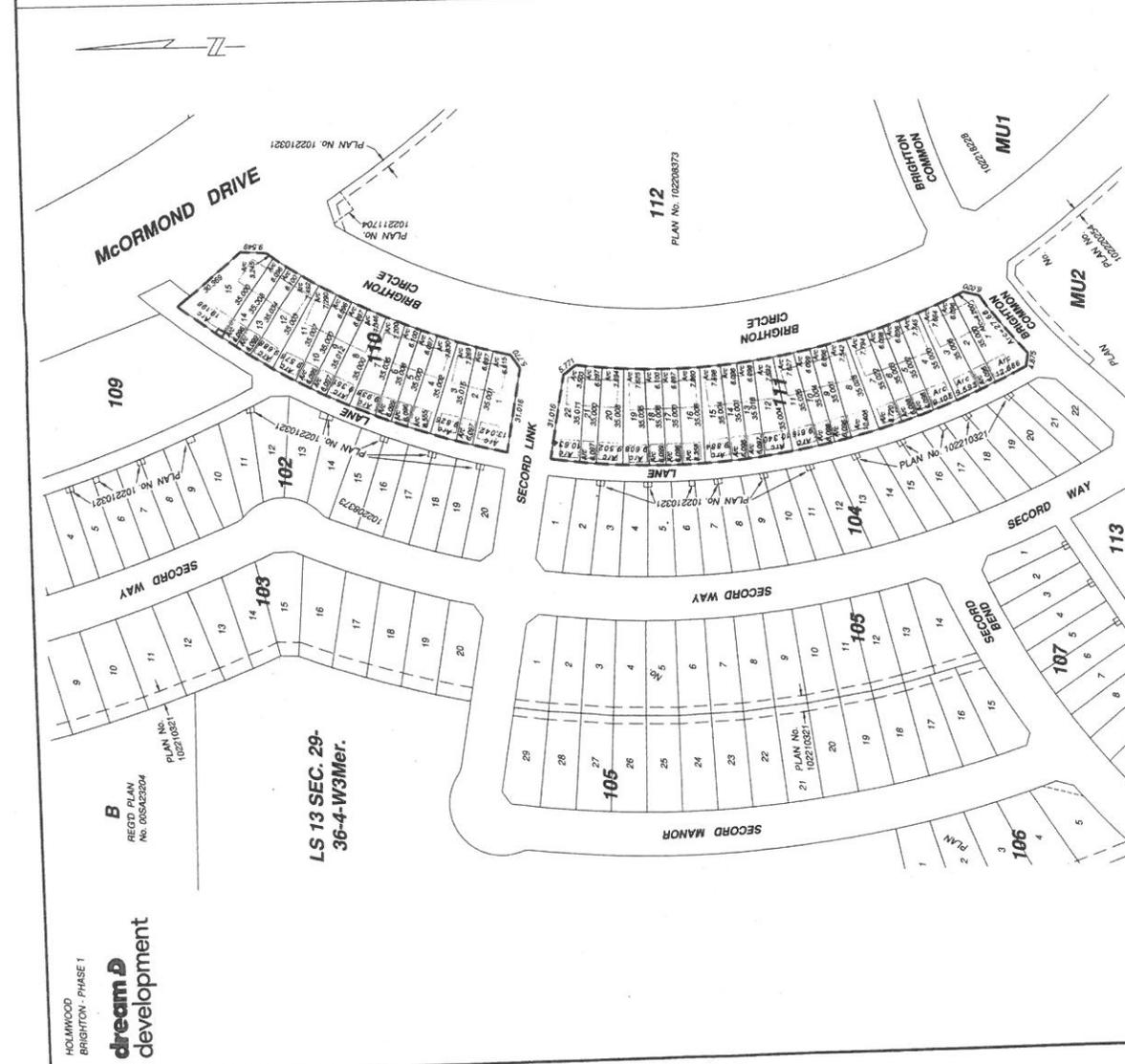
Proposed Estimation:

- 3m SubPower
- 5m SubPower, SaskTel, and Shaw Cable Systems
- 5m SubPower, SaskTel, and Shaw Cable Systems
- 2.0m x 2.0m SubPower assessment for transformer
- 2.75 x 2.0m SubPower assessment for pedestal
- Indicates Mail Box location.

PLAN OF PROPOSED SUBDIVISION
showing subdivision of all of
Block 110, Plan No. 102208373 in
N.W. 1/4 Sec. 29 & S.W. 1/4 Sec. 32,
and all of
Blocks 111, Plan No. 102208373 in
N.W. 1/4 Sec. 29
all within
TWP.36- RGE.4- W.3.MER
SASKATOON, SASKATCHEWAN
Scale: 1 : 1,000

No.	Date	Revision	Drawn By	Checked By
6	March 3, 2017	Added SaskTel/Power/Other assessment requirement in Lot 15, Block 110	mmf	mmf
5	Jan. 21, 2017	1. Adjusted lot areas and bearings 2. Updated surveying plans 3. Updated proposed subdivision of Block 109	mmf	mmf
4	Sept. 17, 2015	Adjusted lot areas in Blocks 109 & 110. Added Phase 1 adjustments	mmf	mmf
3	May 6, 2015	Adjusted lot areas in Blocks 109 & 110. Added Phase 1 adjustments	mmf	mmf
2	Nov. 26, 2014	Adjusted lot areas in Blocks 109 & 110. Added Phase 1 adjustments	mmf	mmf
1	Sept. 15, 2014	Adjusted lot areas in Blocks 109 & 110. Added Phase 1 adjustments	mmf	mmf

Drawn By: [Signature] File No.: DW14170
Checked By: [Signature] File No.: DW14170
Date: September 8, 2014
Scale: 1:1000
Sheet: 6 of 6
Meridian Survey Ltd.



Land Use Applications Received for the Period from March 16, 2017 to April 10, 2017

Recommendation

That the information be received.

Topic and Purpose

The purpose of this report is to provide detailed information on land use applications received by the Community Services Department for the period from March 16, 2017 to April 10, 2017.

Report

Each month, land use applications are received and processed by the Community Services Department; see Attachment 1 for a detailed description of these applications.

Public Notice

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

Attachment

1. Land Use Applications

Report Approval

Reviewed by: Lesley Anderson, Director of Planning and Development

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

S/Reports/2017/PD/Land Use Apps/PDCS – Land Use Apps – May 1, 2017/lc

Land Use Applications Received for the Period from March 16, 2017 to April 10, 2017

The following applications have been received and are being processed:

Discretionary Use

- Application No. D5/17: 102 Hargreaves Green
 Applicant: Barinder Randhawa
 Legal Description: Lot 7, Block 977, Plan No. 101962010
 Proposed Use: Care Home
 Current Zoning: R1A
 Neighbourhood: Hampton Village
 Date Received: March 21, 2017

- Application No. D6/17: 1016 Avenue B North
 Applicant: Jean-Louis Blanchette
 Legal Description: Lot 22, Block 21, Plan No. G4296
 Proposed Use: Garden Suite
 Current Zoning: R2A
 Neighbourhood: Caswell Hill
 Date Received: March 28, 2017

Subdivision

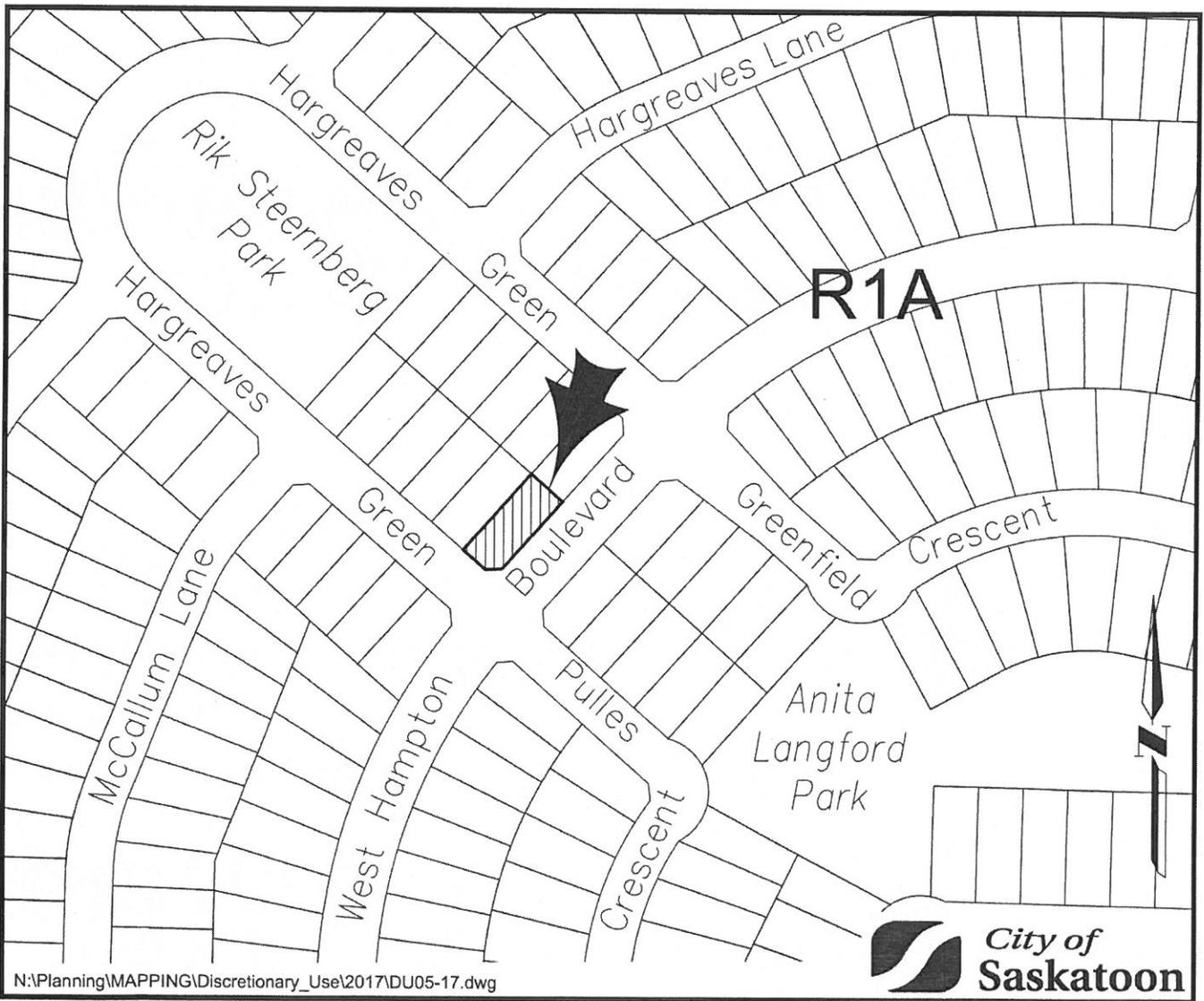
- Application No. 11/17: Municipal Reserve on Stilling Lane in Rosewood
 Applicant: Casablanca Holdings Ltd.
 Legal Description: Part of the NW ¼ 17-36-4 W3
 Proposed Use: To create a parcel for municipal reserve
 Current Zoning: Not applicable
 Neighbourhood: Rosewood
 Date Received: March 22, 2017

- Application No. 12/17: 127 108th Street West
 Applicant: Webb Surveys for O Casa Properties Inc.
 Legal Description: Lots 25 and 26, Block 1, Plan No. G122
 Proposed Use: To accommodate new single-dwelling units
 on each lot
 Current Zoning: R2
 Neighbourhood: Sutherland
 Date Received: March 23, 2017

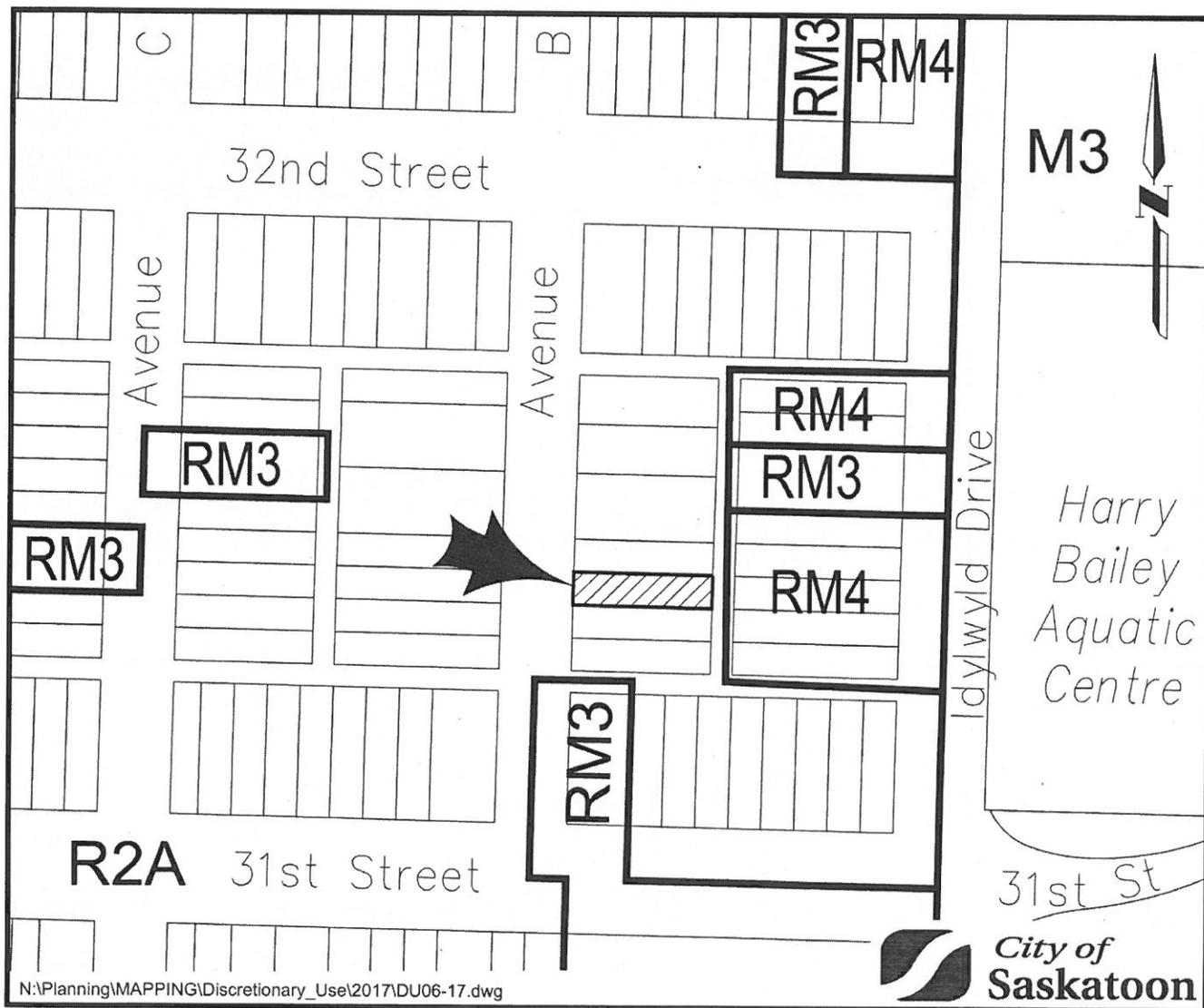
Attachments

1. Plan of Proposed Discretionary Use No. D5/17
2. Plan of Proposed Discretionary Use No. D6/17
3. Plan of Proposed Subdivision No. 11/17
4. Plan of Proposed Subdivision No. 12/17

Proposed Discretionary Use No. D5/17



Proposed Discretionary Use No. D6/17



N:\Planning\MAPPING\Discretionary_Use\2017\DU06-17.dwg



ROSEWOOD
PROPOSED PLAN OF SURVEY
 SHOWING
SURFACE SUBDIVISION

OF PART OF
N.W. 1/4 SEC. 17-TWP. 36-RGE. 4-W. 3Mer.
CITY OF SASKATOON
SASKATCHEWAN
 BY: Murray G. Raboux, S.L.S.
 SCALE: 1:1000

MGR
 Saskatchewan Land Surveyor

LEGEND
 Dimensions shown are in meters and decimals thereof.
 Distances are approximate and may change upon completion of survey.
 Areas shown are approximate and may change upon completion of survey.
 Portion of the plan proposed for subdivision is confined with a heavy broken line,
 and contains 1.534 hectares (3.794 acres).
 Distances on curves are arc lengths.
 : Existing easements are shaded gray
 : 3m StakPower
 : 3m StakPower, StakTel, and Shaw CableSystems
 : 5m StakPower, StakTel, and Shaw CableSystems
 : 2.0m x 2.0m StakPower easement for transformer
 : 2.75 x 2.0m StakPower easement for pedestal
 : indicates Mail Box location
 Proposer easements shown on this plan outside of proposal area are for reference
 purposes only.

EXAMINED: CASABLANCA HOLDINGS INC. (Owner)

SEAL

EXAMINED: CITY OF SASKATOON
 Approved under the provisions of Bylaw No. 6527 of the City of Saskatoon.

General Manager of the Community Services Department
 Date: _____, A.D. 20__



MURRAY G. RABOUX
 100 - 312 Wilton Lane
 Saskatoon, Saskatchewan S7N 1A1
 Phone: (306) 653-2143
 Fax: (306) 653-1024

No.	Date	Description	Drawn By	Checked By	Scale
1	Feb/2017	1. Adjusted East boundary to match with adjacent developments	gmm	gmm	gmm
2	Mar/2017	2. Address easement improvements	gmm	gmm	gmm
3	Mar/2017	3. Address 3m post cast easement improvement	gmm	gmm	gmm

Drawn By: gmm
 Checked By: gmm
 Date: October 19, 2019
 Scale: 1:1000
 Project No: 516322
 Drawing Name: 516322/19/17/Mar/18.dwg
 Sheet No: 2



N.W. 1/4 Sec. 17 - 36 - 4 - 3

Land Use Applications Received for the Period from April 11, 2017 to May 10, 2017

Recommendation

That the information be received.

Topic and Purpose

The purpose of this report is to provide detailed information on land use applications received by the Community Services Department for the period from April 11, 2017 to May 10, 2017.

Report

Each month, land use applications are received and processed by the Community Services Department; see Attachment 1 for a detailed description of these applications.

Public Notice

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

Attachment

1. Land Use Applications

Report Approval

Reviewed by: Lesley Anderson, Director of Planning and Development

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

S/Reports/2017/PD/Land Use Apps/PDCS – Land Use Apps – May 29, 2017/lc

Land Use Applications Received for the Period from April 11, 2017 to May 10, 2017

The following applications have been received and are being processed:

Condominium

- Application No. 3/17: 123 Avenue B South (2 units)
Applicant: Altus Group for 123 Avenue B Developments Inc.
Legal Description: Unit 2, Condominium Plan No. 102224562
Proposed Use: To divide Unit 2 into two units
Current Zoning: B5C
Neighbourhood: Central Business District
Date Received: April 13, 2017

Discretionary Use

- Application No. D7/17: 107 - 419 Willowgrove Square
Applicant: Shanna Watson/Windy Willows Preschool
Legal Description: Lot D, Block 520, Plan No. 101884215
Proposed Use: Preschool
Current Zoning: B1B
Neighbourhood: Willowgrove
Date Received: May 1, 2017
- Application No. D8/17: 546 Marlatt Lane
Applicant: Najma Jafri
Legal Description: Lot 12, Block 677, Plan No. 102145159
Proposed Use: Childcare centre for 12 children
Current Zoning: R1B
Neighbourhood: Evergreen
Date Received: May 2, 2017

Subdivision

- Application No. 14/17: Orban Way and Payne Bend
Applicant: Webb Surveys for CityLife Investment Corp. and City of Saskatoon
Legal Description: Part of NE ¼ 7-37-4 W3 and Part of Parcel A, Plan No. 66S18392
Proposed Use: To create two new commercial sites
Current Zoning: FUD and R1A
Neighbourhood: Evergreen
Date Received: April 24, 2017

Subdivision

- Application No. 15/17: 6325 Central Avenue
Applicant: Webb Surveys for Robert Finley and
Davids Nichols and Melissa Issel
Legal Description: Parcel A, Plan No. 97S53131
Proposed Use: To correct an encroachment issue
Current Zoning: FUD
Neighbourhood: University Heights Development Area
Date Received: May 4, 2017
- Application No. 16/17: Kolynchuk Crescent
Applicant: Meridian Surveys for Dream Asset Management
Legal Description: Lots 17 to 34, Block 208, Plan No. 102173093
Proposed Use: To meet different side yard setbacks
Current Zoning: RMTN
Neighbourhood: Stonebridge
Date Received: May 5, 2017

Attachments

1. Plan of Proposed Condominium No. 3/17
2. Plan of Proposed Discretionary Use No. D7/17
3. Plan of Proposed Discretionary Use No. D8/17
4. Plan of Proposed Subdivision No. 14/17
5. Plan of Proposed Subdivision No. 15/17
6. Plan of Proposed Subdivision No. 16/17

LEGEND:

1. Measurements are in metres and decimals thereof.
2. Area to be approved is outlined by a heavy dashed line.
3. All parcels within the line of approval have an extension 0 unless otherwise shown.
4. Monuments found are shown thus: ---
5. Measurements indicating the position of the building in relation to the outer boundaries of the parcel are taken to outer foundation walls at ground level.
6. The boundary of a unit with common property is a plane along:
 - a. The backside of the drywall of the wall
 - b. The top of the subfloor
 - c. The bottom of the floor joists or roof trusses
7. Areas not designated by a unit number are common property.
8. All exterior surfaces are common property, including windows and doors.
9. Unit numbers are shown 1, 2, 3, etc.
10. Parking units are in accordance with Section 11(2)(b) of the Condominium Property Act, 1993.
11. For parking units 14 to 30, unit boundaries are outlined with a bold line and are marked by 0.013 x 0.457 small iron posts shown thus: ---
12. Balconies are common property and are for the exclusive use of the unit that has sole access to such balcony.
13. Air conditioning equipment located on the roof of the building, together with any wiring and piping through the building up to the boundary of any unit, are common property.
14. Crawls spaces below the top of subfloor are common property and are for the exclusive use of the unit from which it has sole access.
15. Reference points are shown thus: --- O RP1 O RP2
16. The Datum Used: NAD83 (CSRS)
17. The Projection Used: UTM Zone 13N Extended
18. Geo-referenced points derived from Sask Grid
19. RP Coordinates were derived on January 12, 2016.

CONTENTS	
1.	SUBMIT
2.	SITE PLAN AND PARKING PLAN
3.	FIRST FLOOR PLAN
4.	SECOND FLOOR PLAN
5.	THIRD FLOOR PLAN
6.	SECTION OF UNIT AREAS AND FACTORS
7.	SECTIONS

123 AVENUE B DEVELOPMENTS LTD.

Plan of Survey

Showing

SURFACE BUILDING CONDOMINIUM

Within

Lot 45 & 46, Block 2, Plan 00SA15145

N.E. 1/4 Section 29

Twp. 36 - Rge. 5 - W.3Mer.

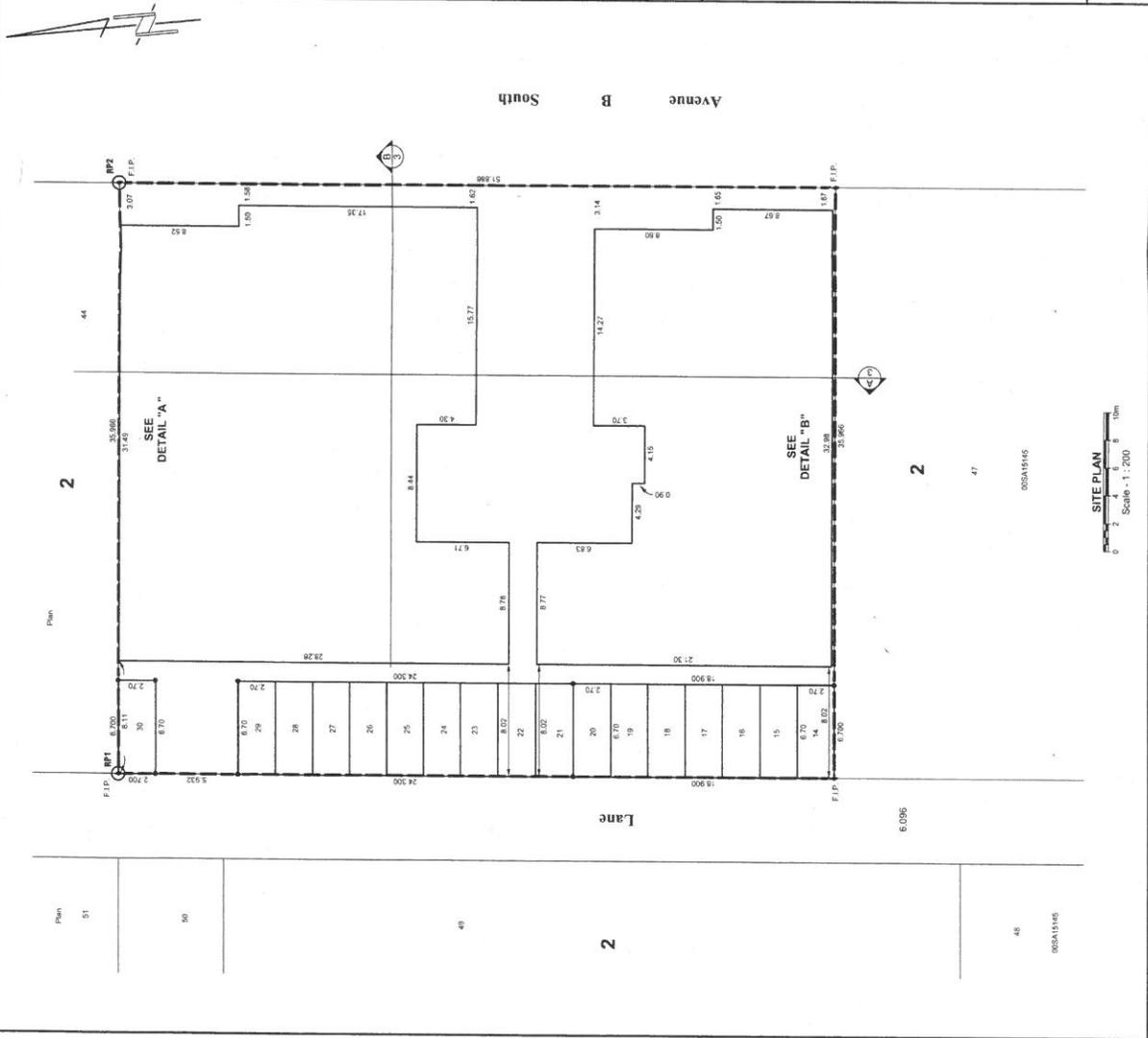
City of Saskatoon

Saskatchewan

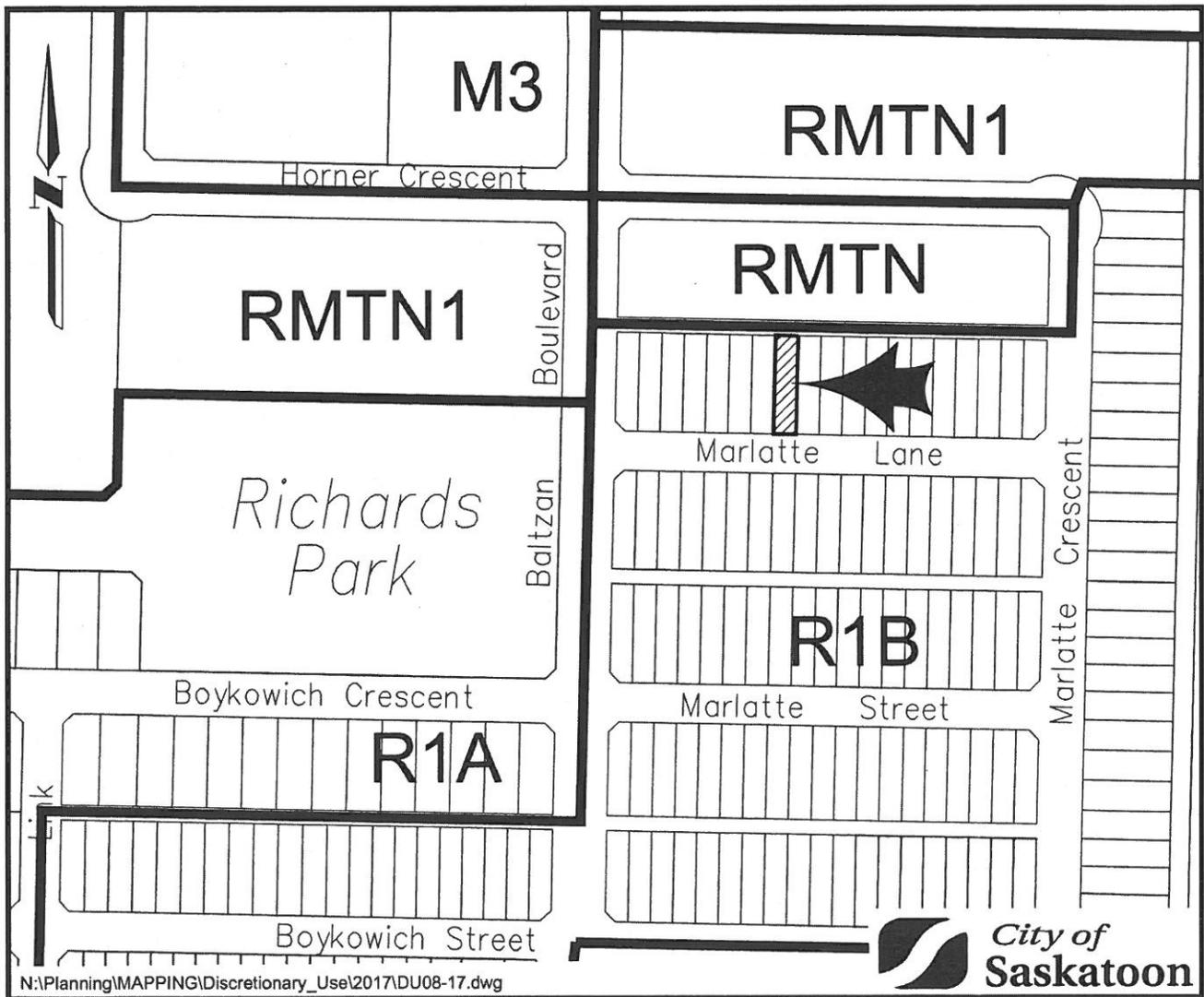
By: D.L. Codling, S.L.S.

Date: June, 2015 - May, 2016

Sheet 1 of 3
Initial: DS-AM MM
Case File:
SubNo: 206 166270
Drawing No: 10527002_03



Plan of Proposed Discretionary Use No. D8/17



PLAN OF PROPOSED
SUBDIVISION OF PART OF
NE 1/4 SEC 7-TWP 37
RGE 4-W. 3RD MER. &
PART OF PARCEL A,
REG'D PLAN NO 66S18392
NE 1/4 SEC 7-TWP 37-
RGE 4-W. 3RD MER.
SASKATOON, SASK.
SCALE 1:1500

[Signature]
D.L. Cadling April 23, 2017
Saskatchewan Land Surveyor

Seal

Dimensions shown are in metres and decimals
Portion of this plan to be approved is outlined in red with a bold, dashed line and contains 2.71± ha (6.70± ac.) which includes 0.19± ha (0.47± ac) for streets.
Dimensions are approximate and may differ from the final plan of survey by 5.0 metres±.

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

Date _____
Community Services Department

..... indicates proposed 3.0 m Joint-use Easement
(SaskPower, SaskTel, Shaw Cable)

||||| indicates proposed 5.0 m Joint-use
(SaskEnergy, SaskPower, SaskTel, St

Pre
[Signature]
12-1

