

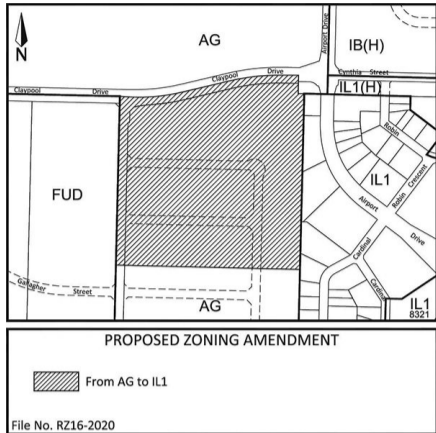
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## ZONING NOTICE

### HAMPTON VILLAGE BUSINESS PARK PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9744, THE ZONING AMENDMENT BYLAW, 2021 (NO. 4)

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) proposed by 102005035 Saskatchewan Ltd (Kahkewistahaw First Nation) to rezone 1215 Claypool Drive in the Hampton Village Business Park. By way of Bylaw No. 9744, The Zoning Amendment Bylaw, 2021 (No. 4), 1215 Claypool Drive is proposed to be rezoned from AG – Agricultural District to IL1 – General Light Industrial District.

**LEGAL DESCRIPTION** – Block Y, Plan No. 101902519



**REASON FOR THE AMENDMENT** – The rezoning to IL1 District will provide for the zoning on the site to align with the Municipal Services and Compatibility Agreement that City Council entered into with Kahkewistahaw First Nation in September 2019. The Agreement provides for development of the site to be consistent to the IL1 District. The purpose of the IL1 District is to facilitate economic development through a wide variety of light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations.

Additional information on the proposed amendment may be viewed on the Engage page on the City of Saskatoon website.

**INFORMATION** – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Official Community Plan, the City of Saskatoon Zoning Bylaw, or the Hampton Village Business Park Concept Plan may be directed to the following without charge:  
Community Services Division, Planning and Development  
Phone: 306-975-2645 (Darryl Dawson)

**PUBLIC HEARING** – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Monday, February 22, 2021 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

**In response to the City of Saskatoon's request for citizens to assist with controlling the spread of COVID-19, we ask that all submissions for the Public Hearing be submitted in writing. Should you wish to provide comments to City Council, please visit [saskatoon.ca/write-letter-councilcommittees](http://saskatoon.ca/write-letter-councilcommittees). If you are requesting to speak, please indicate this in your correspondence 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:

His 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 **10:00 a.m. on February 22, 2021** will be forwarded to City Council.

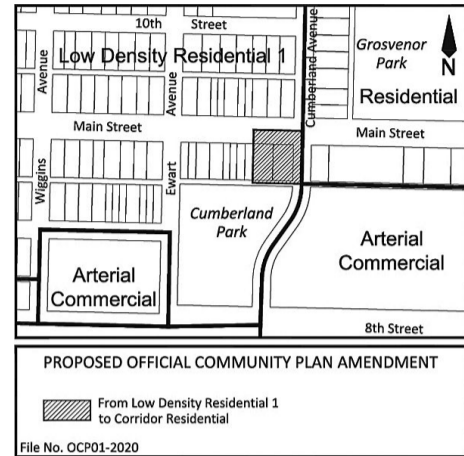
**The Public Hearing is broadcast live on Shaw TV - Channel 10, Shaw BlueSky – Channel 105 and video-streamed on the City's website - [saskatoon.ca/meetings](http://saskatoon.ca/meetings) starting at 6:00 p.m. on the scheduled day.**

## OFFICIAL COMMUNITY PLAN NOTICE

### VARSITY VIEW NEIGHBOURHOOD PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT – BYLAW NO. 9739 – THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2021

Saskatoon City Council will consider an amendment to Bylaw No 9700, the Official Community Plan Land Use Map proposed by BlackRock Developments Ltd. to change the land use designation at 1414 and 1416 Main Street in the Varsity View Neighbourhood. By way of Bylaw No. 9739, The Official Community Plan Amendment Bylaw, 2021, the sites are proposed to be re-designated from 'Low Density Residential 1' to 'Corridor Residential'.

**LEGAL DESCRIPTION** – Lots 1, 2 and 3 EX W 10 FT, Block 190, Plan G779 • Lot 11, Block 190, Plan 101450764



**REASON FOR THE AMENDMENT** – The proposed amendment to 'Corridor Residential' will provide for development of the sites in accordance with the Official Community Plan and Corridor Transformation Plan. The proposed amendment will accompany an application to rezone the sites to RM4 - Medium/High Density Multiple-Unit Dwelling District, subject to a Zoning Agreement, to provide for the development of a four-storey building containing 26 dwelling units of varying sizes.

Additional information on the proposed amendment may be viewed on the Engage page on the City of Saskatoon website.

**INFORMATION** – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Official Community Plan and Land Use Map may be directed to the following without charge:  
Community Services Division, Planning and Development  
Phone: 306-975-2292 (Jim Charlebois)

**PUBLIC HEARING** – City Council will consider all submissions and those that want to speak on the proposed amendment at the City Council meeting on **Monday, February 22, 2021 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

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222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on February 22, 2021** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

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

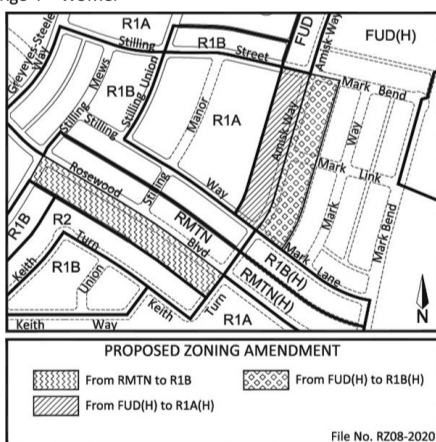
## ZONING NOTICE

### ROSEWOOD NEIGHBOURHOOD PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9745, THE ZONING AMENDMENT BYLAW, 2021 (NO. 5)

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) proposed by Arbutus Properties to rezone land in the Rosewood neighbourhood. By way of Bylaw No. 9745, The Zoning Amendment Bylaw, 2021 (No. 5), subject sites along Rosewood Boulevard East are proposed to be rezoned from RMTN - Townhouse Residential District to R1B - Small Lot One-Unit Residential District, and sites along Amisk Way would be rezoned from FUD - Future Urban Development District with the Holding Symbol (H) to R1A - One-Unit Residential District with the Holding Symbol (H) and R1B District with the Holding Symbol (H).

#### LEGAL DESCRIPTION:

- Lot 1, Block 60, Plan No. 102286605
- Ptn Block EE, Plan No. 102028586
- Ptn. MR21, Plan No. 102349818
- Ptn. NW ¼ - Sec 17 – Twp 36 – Rge 4 – W3Mer



**REASON FOR THE AMENDMENT** – The proposed rezoning of parcels adjacent to Rosewood Boulevard East from RMTN District to R1B District would permit the development of single-unit dwellings, as opposed to Street Townhouses.

For sites adjacent to Amisk way that are currently zoned FUD(H) District, a rezoning to the R1B(H) District and R1A(H) District would facilitate future residential development in the form of one-unit detached dwellings, upon removal of the Holding Symbol (H).

The Holding Symbol (H) is currently applied to the sites that are adjacent to Amisk Way and this would remain in place as part of the zoning amendment. Areas subject to the Holding Symbol (H) will remain until the conditions for removal have been met. At the appropriate time, an application to amend the Zoning Bylaw to remove the Holding Symbol (H) may be made.

Additional information on the proposed amendment may be viewed on the Engage page on the City of Saskatoon website.

**INFORMATION** – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Official Community Plan, the City of Saskatoon Zoning Bylaw, or the Rosewood Neighbourhood Concept Plan may be directed to the following without charge:  
Community Services Division, Planning and Development  
Phone: 306-975-3323 (Anthony Wood)

**PUBLIC HEARING** – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Monday, February 22, 2021 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

**In response to the City of Saskatoon's request for citizens to assist with controlling the spread of COVID-19, we ask that all submissions for the Public Hearing be submitted in writing. Should you wish to provide comments to City Council, please visit [saskatoon.ca/write-letter-councilcommittees](http://saskatoon.ca/write-letter-councilcommittees). If you are requesting to speak, please indicate this in your correspondence and you will be contacted by a representative of the City Clerk's Office with further information.**

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## NEIGHBOURHOOD CONCEPT PLAN NOTICE

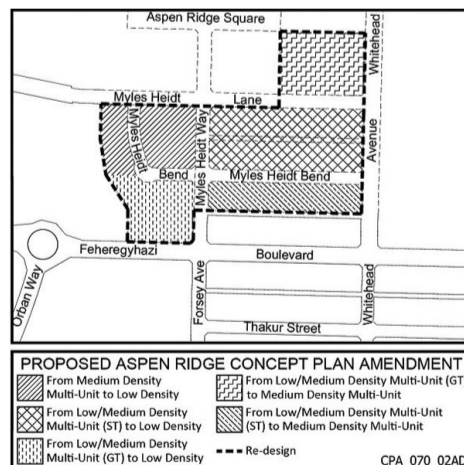
### ASPEN RIDGE NEIGHBOURHOOD CONCEPT PLAN – PROPOSED AMENDMENT

Saskatoon City Council will consider an amendment to the Aspen Ridge Neighbourhood Concept Plan proposed by Saskatoon Land. The proposed amendment will provide for:

- Change in the land uses for sites adjacent to Myles Heidt Bend, Myles Heidt Lane and Myles Heidt Way as shown on the map below from 'Medium Density Multi-Unit', 'Low/Medium Density Multi-Unit (ST)' and 'Low/Medium Density Multi-Unit (GT)' to 'Low Density';
- Change in land uses for sites adjacent to Myles Heidt Bend, Myles Heidt Lane and Myles Heidt Way as shown on the map below from 'Low/Medium Density Multi-Unit (GT)' and 'Low/Medium Density Multi-Unit (ST)' to 'Medium Density Multi-Unit';
- Provide for the addition of a local road connection between Myles Heidt Lane and Myles Heidt Way to provide access to the new 'Low Density' sites; and
- Remove the rear lane for sites located between Myles Heidt Lane and Myles Heidt Bend.

**REASON FOR THE AMENDMENT** – The proposed concept plan amendment will provide for a reconfiguration of parcels and land uses for the subject sites and the future subdivision and development for residential use.

Additional information on the proposed amendment may be viewed on the Engage page on the City of Saskatoon website.



**INFORMATION** – Questions regarding the proposed amendment or requests to view the City of Saskatoon Official Community Plan, the City of Saskatoon Zoning Bylaw and Zoning Map, or the Aspen Ridge Neighbourhood Concept Plan Map may be directed to the following without charge:  
Community Services Division, Planning and Development  
Phone: 306-975-3323 (Anthony Wood)

**PUBLIC HEARING** – City Council will consider all submissions and those that wish to speak on the proposed amendment at the City Council meeting on **Monday, February 22, 2021 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

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