

ZONING NOTICE

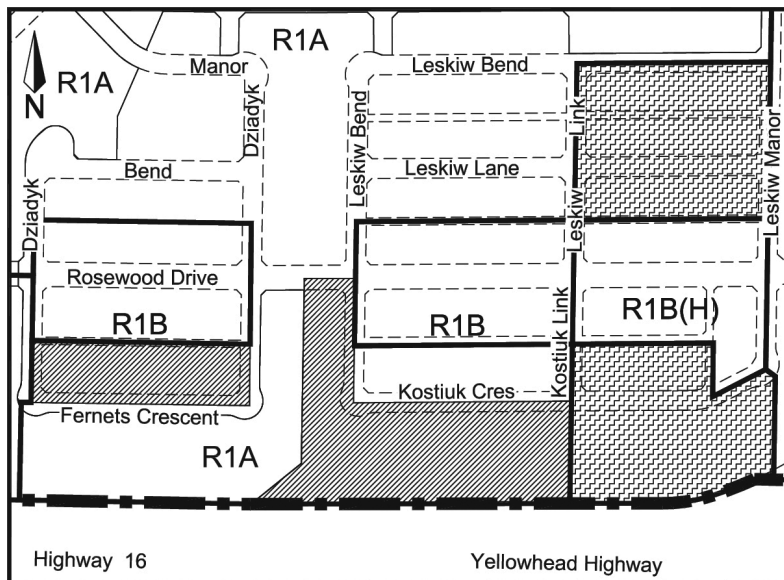
ROSEWOOD NEIGHBOURHOOD

PROPOSED ZONING BYLAW AMENDMENT – Bylaw No. 9850, The Zoning Amendment Bylaw, 2022 (No.21)

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. 9850, The Zoning Amendment Bylaw, 2022 (No.21), subject sites along Fernets Crescent, Kostiuik Crescent, Leskiw Bend, and Leskiw Lane are proposed to be rezoned from R1A – One-Unit Residential District and R1A(H) – One Unit Residential District Subject to the Holding Symbol to R1B – Small Lot One-Unit Residential District, and R1B(H) – Small Lot One-Unit Residential District Subject to the Holding Symbol.

LEGAL DESCRIPTION

- Ptn Parcel EE, Plan 102028586 Ext 15 S.W. ¼ Sec 17-36-4-W3M
- South 1/2 Block 83 as shown on Plan of Proposed Subdivision dated July 19, 2021.
- Block 85 as shown on Plan of Proposed Subdivision dated January 28, 2022.
- Block 79 and North 1/2 Block 82 as shown on Plan of Proposed Subdivision dated August 2, 2022.
- South 1/2 Block 87 as shown on Plan of Proposed Subdivision dated August 2, 2022.



PROPOSED ZONING AMENDMENT

- From R1A to R1B
- From R1A(H) to R1B(H)

File No. RZ12-2022

REASON FOR THE AMENDMENT – The R1B District would provide for low density residential development in the form of one-unit dwellings, as well as related community uses and the R1A District would provide for low density residential development in the form of One and Two-Unit Dwellings and related community uses. Rezoning to an R1B District would permit narrower lot development than what is permitted in the R1A District as well as not permit front yard parking where a site has access to a lane. The subject sites retaining the Holding Symbol are being proposed to change their base zoning district, a subsequent Rezoning application is required to lift the Holding Symbol for future development to occur on those sites.

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, arrangements to review the proposed amending Bylaw, or requests to view the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge during regular business hours:
Community Services Division, Planning and Development Department
Phone: 306-986-3697 (Nik Kinzel-Cadrin)

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, November 21, 2022, at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

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

Written submissions for City Council's consideration may also be forwarded to:
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 Monday, November 21, 2022**, 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 starting at 6:00 p.m. on the scheduled day.

ZONING NOTICE

ASPEN RIDGE NEIGHBOURHOOD

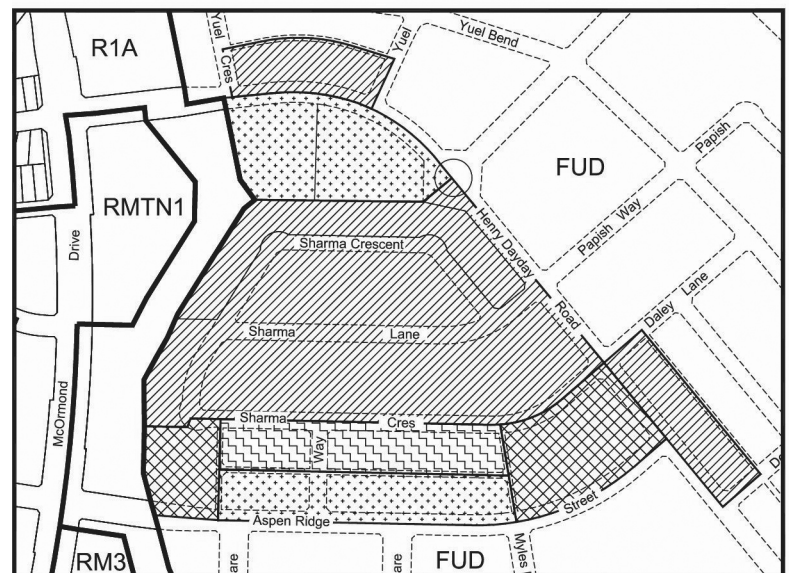
PROPOSED ZONING BYLAW AMENDMENT – Bylaw No. 9849, The Zoning Amendment Bylaw, 2022 (No.20)

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) proposed by Saskatoon Land to rezone land in the Aspen Ridge neighbourhood. By way of Bylaw No. 9849, The Zoning Amendment Bylaw, 2022 (No.20), subject sites along Henry Dayday Road, Sharma Crescent and Lane, and Aspen Ridge Street are proposed to be rezoned from FUD – Future Urban Development District to a mixture of:

- R1B – Small Lot One-Unit Residential District,
- R2 – One and Two-Unit Residential District,
- RMTN – Townhouse Residential District; and,
- RM3 – Medium Density Multiple-Unit Dwelling District

LEGAL DESCRIPTION

- Part of Parcel A, Plan No. 101478821 in NW ¼ Sec 17-37-4-W3M,
- Part of NW ¼ Sec 17-37-4-W3M,
- Part of LSD 5 and 6 in the SW ¼ Sec 17-37-4-W3M
- All as shown on Plan of Proposed Subdivision dated December 11, 2019.



PROPOSED ZONING AMENDMENT

- From FUD to R1B
- From FUD to RM3
- From FUD to R2
- From FUD to RMTN

File No. RZ14-2022

REASON FOR THE AMENDMENT – The proposed rezoning would accommodate the next phase of development in alignment with the approved Aspen Ridge Neighbourhood Concept Plan. The R1B District would provide for low density residential development in the form of one-unit dwellings, as well as related community uses and the R2 District would provide for low density residential development in the form of One and Two-Unit Dwellings and related community uses. The RMTN District provides for comprehensively planned low to medium density multiple-unit dwellings in the form of townhouses, dwelling groups, and other building forms, as well as related community uses. The RM3 District provides for a variety of medium density residential building forms and related community uses.

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

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