

REVISED AGENDA PUBLIC HEARING MEETING OF CITY COUNCIL

Tuesday, May 23, 2017, 6:00 p.m.
Council Chamber, City Hall

Pages

1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

Recommendation

1. That a letter dated May 19, 2017 from Daria McDonald, B& A Planning Group be added to Item 5.1.5;
2. That the following letters be added to item 5.2.1:
 - a. Submitting Comments:
 - i. Mary Jacobi, dated May 19, 2017;
 - ii. Janine Katelnikoff, dated May 18, 2017;
 - iii. D.W. Mario, dated May 18, 2017;
 - iv. D.W. Mario, dated May 18, 2017;
 - v. Reeve Harwood, R.M. Corman Park, dated May 17, 2017;
 - vi. Nick Denesyk, dated May 17, 2017;
 - vii. Jackie Avrantinis, dated May 18, 2017;
 - viii. Jim Earle, dated May 17, 2017;
 - ix. Laura Scrivener, dated May 19, 2017;
 - x. Blaine Nimchuk, dated May 23, 2017;
 - xi. Reg Reimer, dated May 23, 2017; and
 - xii. Patrick Smith, dated May 23, 2017.
3. That the agenda be approved as amended.

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

Recommendation

That the minutes of the Public Hearing meeting of City Council held on April 24, 2017 be approved.

5. PUBLIC HEARINGS

5.1 Land Use, etc.

5.1.1 Discretionary Use Application - Tavern - 616 10th Street East 12 - 20
[File No. CK 4355-017-005 and PL 4355-D2/17]

Attached are copies of the following:

- Report of the General Manager, Community Services Department dated April 25, 2017; and
- Letter from Committee Assistant, Municipal Planning Commission, dated May 4, 2017.

The City Planner advised that notification posters have been sent to all adjacent landowners within 75 metres of the site.

Recommendation

That the application submitted by Leopold’s Tavern Broadway Inc., requesting permission to operate a tavern at 616 10th Street East, 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.

5.1.2 Proposed Official Community Plan Bylaw Amendment - Heritage 21 - 33
[File No. CK. 4350-016-005, PL 4115-OCP 8/15 and PL 4350-Z9/15]

Attached are copies of the following:

- Proposed Bylaw. No. 9438;
- Report of the General Manager, Community Services Department dated February 28, 2017;
- Letter from Committee Assistant, Municipal Planning Commission dated March 30, 2017; and
- Notices that appeared in the local press on April 28 and 29 and May 5 and 6, 2017.

Recommendation

That permission be granted to introduce Bylaw No. 9438, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9438 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9438 read a third time at this meeting.

Recommendation

That Bylaw No. 9438 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

5.1.3 Proposed Zoning Bylaw Amendment - Heritage [File No. CK. 4350-016-005, PL 4115-OCP 8/15 and PL 4350-Z9/15]

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Attached are copies of the following:

- Proposed Bylaw No. 9439;
- Report of the General Manager, Community Services Department dated February 28, 2017 (See Item 5.1.2);
- Letter from Committee Assistant, Municipal Planning Commission dated March 30, 2017 (See Item 5.1.2); and
- Notices that appeared in the local press on April 28 and 29 and May 5 and 6, 2017.

Recommendation

That permission be granted to introduce Bylaw No. 9439, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9439 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9439 read a third time at this meeting.

Recommendation

That Bylaw No. 9439 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

5.1.4 Proposed Official Community Plan Bylaw Amendment - Holmwood Sector [File No. CK 4351-017-003 and PL 4350-OCP 47/16 and Z48/16]

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Attached are copies of the following:

- Proposed Bylaw No. 9442;
- Report of the General Manager, Community Services Department dated April 20, 2017;
- Letter from Committee Assistant, Municipal Planning Commission dated May 4, 2017; and
- Notice that appeared in the local press on May 5 and 6, 2017.

Recommendation

That permission be granted to introduce Bylaw No. 9442, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9442 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9442 read a third time at this meeting.

Recommendation

That Bylaw No. 9442 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

5.1.5 Proposed Rezoning from DAG 1, DAG 2, DC1 and DRC 3 to AG and FUD – Holmwood Sector [File No. CK 4351-017-003 and PL 4350-OCP 47/16 and Z48/16.

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Attached are copies of the following:

- Proposed Bylaw No. 9443;
- Report of the General Manager, Community Services Department dated April 20, 2017 (See Item 5.1.4);
- Letter from Committee Assistant, Municipal Planning Commission dated May 4, 2017 (See Item 5.1.4); and
- Notice that appeared in the local press on May 5 and 6, 2017.

A letter dated May 19, 2017 from Daria McDonald, B& A Planning Group, is provided.

Recommendation

That permission be granted to introduce Bylaw No. 9443, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9443 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9443 read a third time at this meeting.

Recommendation

That Bylaw No. 9443 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

5.1.6 Proposed Official Community Plan Bylaw Amendment - University Heights Sector [File No. CK 4351-017-003 and PL

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4350-OCP 47/16 and Z48/16]

Attached are copies of the following:

- Proposed Bylaw No. 9444;
- Report of the General Manager, Community Services Department dated April 20, 2017 (See Item 5.1.4);
- Letter from Committee Assistant, Municipal Planning Commission dated May 4, 2017 (See Item 5.1.4); and
- Notice that appeared in the local press on May 5 and 6, 2017.

Recommendation

That permission be granted to introduce Bylaw No. 9444, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9444 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9444 read a third time at this meeting.

Recommendation

That Bylaw No. 9444 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

5.1.7 Proposed Rezoning from DAG 1, DAG 2 and DRC 3 to FUD - University Heights Sector [File No. CK.4351-017-003 and PL 4350-OCP 47/16 and Z48/16]

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Attached are copies of the following:

- Proposed Bylaw No. 9445;
- Report of the General Manager, Community Services Department dated April 20, 2017 (see Item 5.1.4);
- Letter from Committee Assistant, Municipal Planning Commission dated (See Item 5.1.4); and

- Notice that appeared in the local press on May 5 and 6, 2017.

Recommendation

That permission be granted to introduce Bylaw No. 9445, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9445 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9445 read a third time at this meeting.

Recommendation

That Bylaw No. 9445 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

5.1.8 Corman Park - Saskatoon Planning District Official Community Plan Text Amendments[File No. CK 4240-5 and PL 4240-5] 103 - 116

Attached are copies of the following:

- Proposed Bylaw No. 9446;
- Report of the General Manager, Community Services Department dated May 23, 2017; and
- Notice that appeared in the local press on May 12 and 13, 2017.

Recommendation

That permission be granted to introduce Bylaw No. 9446, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9446 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9446 read a third time at this meeting.

Recommendation

That Bylaw No. 9446 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

5.2 Public Notice Matters

5.2.1 Proposed Closure of Right-of-Way - Portion of Spadina Crescent and Avenue H South and 11th Street West - Holiday Park Neighbourhood [File No. CK 6295-016-007, CK6295-017-006 and TS 6295-1] 117 - 159

A report of the General Manager, Transportation & Utilities Department dated May 23, 2017, is provided.

The request to speak from Leanne Persicke, SaskPower, dated April 20, 2017 has been removed.

The following letters have been received:

1. Submitting Comments:
 - a. Joanne Cliff, May 14, 2017;
 - b. Mary Jacobi, May 19, 2017;
 - c. Janine Katelnikoff, May 19, 2017;
 - d. Reeve Harwood, R. M. Corman Park, May 18, 2017;
 - e. Nick Denesyk, May 17, 2017;
 - f. Jackie Avrantinis, May 18, 2017;
 - g. Jim Earle, dated May 17, 2017;
 - h. D.W. Mario, dated May 18, 2017;
 - i. D. W. Mario, dated May 18, 2017;
 - j. Laura Scrivener, dated May 19, 2017;
 - k. Blaine Nimchuk, dated May 23, 2017;
 - l. Reg Reimer, dated May 23, 2017; and
 - m. Patrick Smith, dated May 23, 2017.

Recommendation

That permission be granted to introduce Bylaw No. 9449, *The*

Street Closing Bylaw, 2017 (No. 8), and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9449 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9449 read a third time at this meeting.

Recommendation

That Bylaw No. 9449 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

Recommendation

That permission be granted to introduce Bylaw No. 9450, *The Street Closing Bylaw, 2017 (No. 9)*, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9450 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9450 read a third time at this meeting.

Recommendation

That Bylaw No. 9450 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to

sign same and attach the corporate seal thereto.

5.2.2 Proposed Closure of Right-of-Way - Lane 2400 Block of Preston Avenue South [File No. CK 6295-017-007 and TS 6295-1] 160 - 165

A report of the General Manager, Transportation & Utilities Department dated May 23, 2017, is provided.

Recommendation

That permission be granted to introduce Bylaw No. 9448, The *Street Closing Bylaw, 2017 (No. 7)*, and give same its FIRST reading.

Recommendation

That the submitted report and correspondence be received.

Recommendation

That the hearing be closed.

Recommendation

That Bylaw No. 9448 now be read a SECOND time.

Recommendation

That permission be granted to have Bylaw No. 9448 read a third time at this meeting.

Recommendation

That Bylaw No. 9448 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

Recommendation

That after closure, this land be transferred to Caswell Developments Inc. in exchange for a payment of \$138,847.00 plus applicable taxes; and

Recommendation

That all costs associated with the closure be paid for by the applicants, including Solicitor's fees and disbursements.

5.2.3 Proposed Closure of Right-of-Way - Portion of Dundonald Avenue - SaskPower Management Area

This hearing is being postponed.

6. PROCLAMATIONS AND FLAG RAISINGS

Recommendation

1. That City Council approve all proclamations and flag raising requests as set out in Section 6; and
2. That the City Clerk be authorized to sign the proclamations, in the standard form, on behalf of City Council.

- 6.1 Charmaine Gardiner - Office of the Treaty Commissioner - May 25, 2017 - 'Reconciliation Flag Ceremony' [File No. CK 205-1] 166**

Flag Raising Request.

- 6.2 Janet Bennett - August 9, 2017 - 'Peacekeepers Day' [File No. CK 205-1] 167**

Flag Raising Request.

- 6.3 Norm Campbell - Saskatchewan Park and Recreation Association - June 2017 - 'Recreation and Parks Month' [File No. CK 205-5] 168 - 170**

Proclamation Request.

- 6.4 Jenifer Christensen and Karen Podolski - Built Green Canada - June 7, 2017 - 'BUILT GREEN Day' [File No. CK 205-5] 171 - 172**

Proclamation Request.

- 6.5 Carolyn Gaudet - Saskatchewan Prairie Conservation Action Plan - June 18 to 24, 2017 - '19th Annual Native Prairie Appreciation Week' [File No. CK 205-5] 173**

Proclamation Request.

- 6.6 Scott Eason - Saskatoon Pride Festival - June 12, 2017 - 'Pride Flag Raising' [File No. CK 205-1] 174**

Flag Raising Request.

7. URGENT BUSINESS

8. ADJOURNMENT

Discretionary Use Application – Tavern – 616 10th Street East

Recommendation

That a report be forwarded to City Council recommending that at the time of the public hearing, the application submitted by Leopold's Tavern Broadway Inc., requesting permission to operate a tavern at 616 10th Street East, 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 Leopold's Tavern Broadway Inc. to operate a tavern at 616 10th Street East.

Report Highlights

1. The proposed tavern 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 Economic Diversity and Prosperity as it provides an opportunity for business growth in an existing commercial building.

Background

The property located at 616 10th Street East is in the Nutana neighbourhood and is zoned B5B – Broadway Commercial District under the Zoning Bylaw (see Attachment 1). A tavern is considered a discretionary use in the B5B District. Leopold's Tavern Broadway Inc. has submitted an application requesting City Council's approval to operate a tavern at this location.

Report

Zoning Bylaw Requirements

The Zoning Bylaw defines a tavern as “an establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food, and where no live entertainment or dance floor is permitted.” The applicant is proposing to operate a tavern with an approximate seating capacity of 35 seats. The tavern will operate out of a former restaurant unit in the mixed-use building at 616 10th Street East.

Surrounding properties consist of neighbourhood commercial uses that include retail, restaurants, and residential. Section 4.7.3 (3) of the Zoning Bylaw contains criteria to evaluate discretionary use applications for nightclubs and taverns. This tavern has been evaluated and meets the criteria contained within this section. The Zoning Bylaw does not require on-site

Discretionary Use Application – Tavern – 616 10th Street East

parking for nightclubs and taverns in the B5B District; however, there are 12 parking spaces available on the site for this mixed-use building (see Attachment 2).

Conclusion

The proposed tavern at 616 10th Street East 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; refer to Attachment 3 for the full remarks.

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 Nutana Community Association and the Broadway Business Improvement District, were mailed out in January 2017, to solicit feedback on the proposal. To date, one property owner called concerned about patrons parking on adjacent commercial properties. The applicant has been advised of this concern. No further concerns have been expressed.

A public information meeting was held on March 21, 2017, and was not attended by any members of the public. 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

No follow-up is required.

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 mail, to the Nutana Community Association and assessed property owners within 75 metres of the subject site. Notification posters will also be placed on the subject site.

Discretionary Use Application – Tavern – 616 10th Street East

Attachments

1. Location Plan – 616 10th Street East
2. Site Plan – 616 10th Street East
3. Comments from Internal Administrative Review for Discretionary Use Application – Tavern – 616 10th Street East
4. Community Engagement Summary

Report Approval

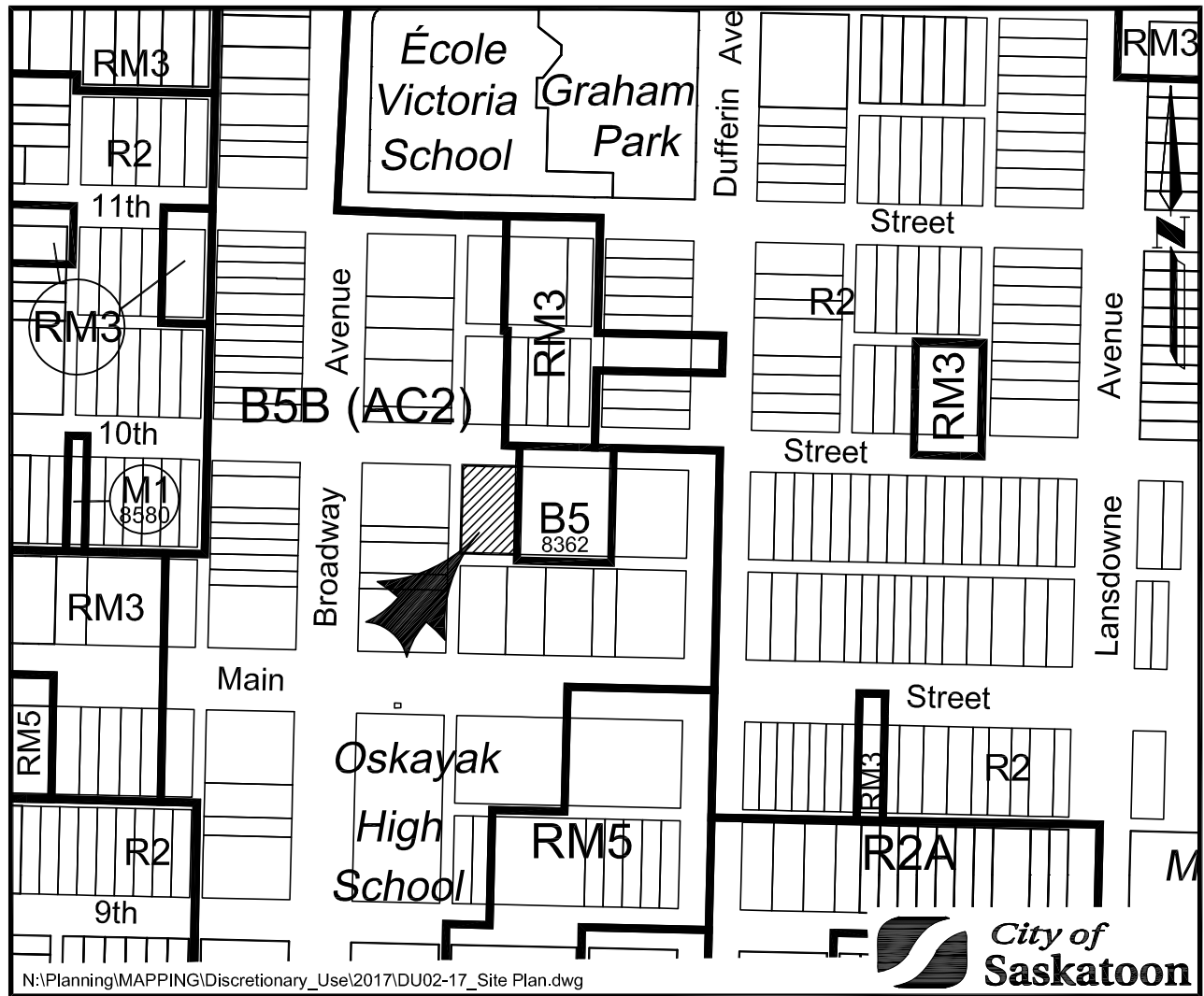
Written by: Daniel McLaren, Planner, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

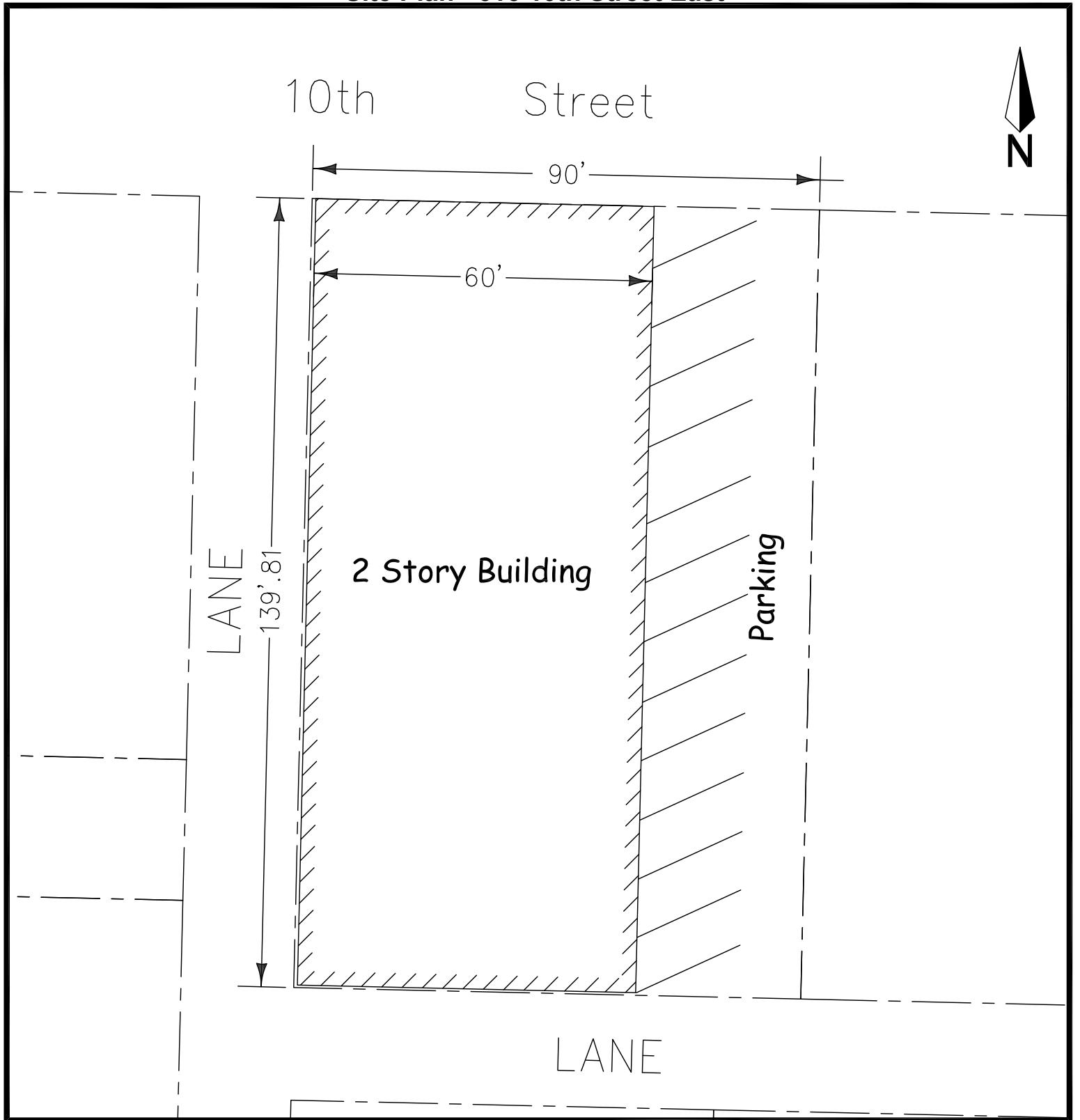
Approved by: Randy Grauer, General Manager, Community Services Department

S/Reports/2017/PD/MPC – Discretionary Use Application – Tavern – 616 10th Street East/lc

Location Plan - 616 10th Street East



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Site Plan - 616 10th Street East

**Comments from Internal Administrative Review for Discretionary Use Application
Tavern – 616 10th Street East**

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.



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Community Engagement Summary Proposed Discretionary Use – Tavern 616 10th Street East

Project Description

A public information meeting was held regarding a proposed tavern located at 616 10th Street East. The meeting provided property owners in Nutana, specifically those within 75 metres of the subject site, the opportunity to learn more about the proposed development and the discretionary use process, and to have the opportunity to comment on the proposal and ask any questions that they may have.

A public information meeting was held at Victoria School on March 21, 2017, at 7 p.m.

Community Engagement Strategy

Notices to property owners within a 75 metre radius of the subject site were sent out on February 27, 2017. Notices were also sent to the Nutana Community Association, the Broadway Business Improvement District, the Ward Councillor, and the Community Consultant.

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

The public information meeting provided an opportunity to listen to a presentation by the applicant and create a dialogue between the applicant and nearby community members. City of Saskatoon staff were also available to answer questions regarding the discretionary use process and general zoning regulations.

Summary of Community Engagement Feedback

The meeting was not attended by any members of the public.

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, to the Broadway Business Improvement District, and the Nutana Community Association. Notification posters will also be placed on the subject site. No other public engagement is planned.

ACTION		ANTICIPATED TIMING
Planning and Development Division prepares and presents to MPC. MPC reviews proposal and recommends approval or denial to City Council.		April 25, 2017
Public Notice – the Community Consultant, Ward Councillor, community association, and all residents who were notified previously will be provided with direct notice of the public hearing. A notification poster will be placed on site.		May 2 to May 23, 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.		May 23, 2017
Council Decision – may approve or deny proposal.		May 23, 2017

Prepared by:
Daniel McLaren, Planner
Planning and Development
March 31, 2017

May 5, 2017

City Clerk

Dear City Clerk:

**Re: Discretionary Use Application - Tavern - 616 10th Street East [File No. CK
4355-017-005 and PL 4355-D2/17]**

The Municipal Planning Commission, at its meeting held on April 25, 2017 considered a report of the General Manager, Community Services Department, dated April 25, 2017 with respect to the above Discretionary Use Application.

Following consideration of this matter, the Commission supports the following recommendation of the Community Services Department:

That the application submitted by Leopold's Tavern Broadway Inc., requesting permission to operate a tavern at 616 10th Street East, 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.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

Yours truly,

**Penny Walter, Committee Assistant**
Municipal Planning Commission

PW:ms

Attachment

BYLAW NO. 9438

The Official Community Plan Amendment Bylaw, 2017 (No. 4)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Official Community Plan Amendment Bylaw, 2017 (No. 4)*.

Purpose

2. The purpose of this Bylaw is to amend Bylaw No. 8769, the Official Community Plan, to improve upon the success of the City of Saskatoon's (City) Heritage Conservation Program based on recommendations outlined in the Heritage Policy and Program Review.

Bylaw No. 8769 Amended

3. The Official Community Plan which is annexed as Schedule "A" to Bylaw No. 8769 and forms part of the Bylaw, is amended in the manner set forth in this Bylaw.

Section 2.0 Amended

4. Subsection 2.1 is amended by:
 - (a) striking out "and" after clause e);
 - (b) repealing clause f) and substituting the following:
 - "f) community safety through the application of the principles of Crime Prevention Through Environmental Design (CPTED) as identified in Section 3.1.1; and"
 - (c) adding the following after clause f):
 - "g) conservation of heritage resources."

Section 5.0 Amended

5. Subclause 5.2.2c)vii) is repealed and the following substituted:

- “vii) any resource, or group of resources, natural or cultural, tangible or intangible, that a community recognizes for its value as a witness to history or memory.”

Section 15.0 Amended

6. (1) Subsection 15.1 is repealed and the following substituted:

“Objective(s)

- a) To identify and conserve Saskatoon’s heritage resources and recognize their importance in telling the story of Saskatoon (pre- and post-settlement); and
- b) To provide property owners of heritage buildings with incentives for successful conservation projects.”

(2) Subsection 15.2 is repealed and the following substituted:

“The City will implement a Civic Heritage Policy, which will serve to achieve the following objectives:

- a) establish and maintain an inventory of the City’s heritage resources, and identify, through the Saskatoon Register of Historic Places (The Register), the sites which are deemed to have significant heritage value;
- b) support the conservation of heritage resources through the use of incentives;
- c) conserve, and where possible and appropriate, enhance heritage resources;
- d) consider the impact of heritage resources and opportunities for heritage conservation in the review of sector plans, local area plans, concept plans, and other planning documents;
- e) work with partners to promote heritage awareness and education in the city; and

- f) interpret the history of, and conserve the artifacts relating to, the history of Saskatoon’s municipal government.”

Coming into Force

7. This Bylaw shall come into force upon receiving the approval of the Minister of Government Relations.

Read a first time this day of , 2017.

Read a second time this day of , 2017.

Read a third time and passed this day of , 2017.

Mayor

City Clerk

Proposed Official Community Plan Bylaw Amendments and Zoning Bylaw Amendments – Heritage

Recommendation

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770, as outlined in this report, be approved.

Topic and Purpose

The purpose of this report is to consider the proposed amendments to Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770, based on the recommendations outlined in the Heritage Policy and Program Review. These amendments will update Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770 to incorporate recent changes to the Heritage Plan and Civic Heritage Policy No. C10-020.

Report Highlights

1. Amendments to Official Community Plan Bylaw No. 8769 (Official Community Plan) and Zoning Bylaw No. 8770 (Zoning Bylaw) are required in order to improve upon the success of the City of Saskatoon's (City) Heritage Conservation Program, based on recommendations outlined in the Heritage Policy and Program Review.
2. These proposed amendments integrate heritage initiatives with broader civic goals as outlined in the Official Community Plan and the Zoning Bylaw, as well as establishes a consistent definition of what heritage is and how it is to be conserved.

Strategic Goals

This report supports the City's Strategic Goal of Sustainable Growth by preserving the character of heritage buildings and historical landmarks. This report also supports the Strategic Goal of Quality of Life by supporting new and creative ways to showcase the city's built, natural, and cultural heritage.

Background

The Heritage Policy and Program Review, which was completed in August 2012, identified the need for the Official Community Plan to provide clarification on what the City defines as heritage, how heritage resources serve as community amenities, and how these resources will be conserved as part of the City's planning framework.

The Heritage Plan, approved in 2014, recommended that the City offer a range of incentives (including non-financial) to Municipal Heritage Properties to promote conservation. The Heritage Plan also recommended that developers of large-scale

projects that include or are adjacent to heritage resources be required to prepare a Heritage Impact Statement (HIS).

The proposed amendments to the Official Community Plan and the Zoning Bylaw were presented to the Municipal Heritage Advisory Committee (MHAC) at its January 4, 2017 meeting.

Report

Official Community Plan Amendments

Proposed amendments to the Official Community Plan include:

- 1) a broader definition of heritage that corresponds with the definition outlined in Civic Heritage Policy No. C10-020 (Civic Heritage Policy);
- 2) updates to the policies in the Official Community Plan that reflect the updated Civic Heritage Policy;
- 3) the integration of heritage conservation with other civic objectives (such as economic development, sustainability, improved quality of life, and neighbourhood planning) and plans (including the City's 2013 to 2023 Strategic Plan, Culture Plan, and Local Area Plans); and
- 4) improved linkages between the Official Community Plan and the Zoning Bylaw with respect to heritage.

Zoning Bylaw Amendments

Proposed amendments to the Zoning Bylaw include:

- 1) the provision to relax certain development standards for designated Municipal Heritage Properties; and
- 2) the requirement of an HIS in situations where a proposed development or demolition includes a heritage resource, where appropriate.

The proposed amendments to the Official Community Plan and the Zoning Bylaw are outlined in Attachment 1. The HIS Guidelines define an HIS, determine its use as a heritage conservation tool, and instruct on HIS preparation (see Attachment 2). The HIS Guidelines will be available electronically through the City's website.

Options to the Recommendation

City Council could choose to deny the proposed amendments. This is not recommended as proposed amendments work to implement the Heritage Plan.

Public and/or Stakeholder Involvement

Consultation regarding the proposed amendments to the Official Community Plan and the Zoning Bylaw was undertaken through the Heritage Policy and Program Review and the development of the Heritage Plan. Both MHAC and the Saskatoon Heritage Society were consulted in regards to the proposed amendments.

Other Considerations/Implications

There are no policy, financial, environmental, privacy, or CPTED implications; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion

No follow-up is required.

Public Notice

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

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 date.

Attachments

1. Proposed Official Community Plan and Zoning Bylaw Amendments
2. City of Saskatoon Heritage Impact Statement Guidelines

Report Approval

Written by: Catherine Kambeitz, Heritage and Design Coordinator, 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 – Proposed OCP Bylaw Amendments and Zoning Bylaw Amendments – Heritage/ks

Proposed Official Community Plan and Zoning Bylaw Amendments

(additions in bold/deletions in strikethrough)

Proposed Official Community Plan Amendments:

2.1 Saskatoon as a Sustainable Community

A sustainable community is one that meets its needs today without limiting the ability of future generations to meet their needs. This means a community that sustains its quality of life and accommodates growth and change by balancing long-term economic, environmental, and social needs. This Plan recognizes the following principles in building a community with a sustainable quality of life:

- a) economic diversity, economic security, and fiscal responsibility;
- b) environmental protection and stewardship;
- c) equity in land use decisions and a fair distribution of community services;
- d) efficient use of land, infrastructure, and other resources in managing the City and accommodating growth and change;
- e) decision making based on democratic institutions and public consultation;
and
- f) community safety through the application of the principles of Crime Prevention Through Environmental Design (CPTED) as identified in Section 3.1.1.; **and**
- g) conservation of heritage resources.**

5.2.2 c) Heritage Resource Definition

- vii) **any resource, or group of resources, natural or cultural, tangible or intangible, that a community recognizes for its value as a witness to history or memory.** ~~the preservation and integration of. of buildings considered to have historical or architectural significance.~~

15.0 Heritage

15.1 Objective(s)

- a) **To identify and conserve Saskatoon's heritage resources and recognize their importance in telling the story of Saskatoon (pre- and post-settlement); and**
- b) To provide property owners of heritage buildings with incentives for successful conservation projects.**

To conserve and interpret the material, natural, and human heritage in the community of Saskatoon in a planned, selective, and cost-feasible manner to the benefit of current and future generations of Saskatoon citizens and visitors. [City of Saskatoon Civic Heritage Policy, December 16, 1996]

15.2 Policies:

a) — The City's role in conserving and interpreting heritage includes **will implement a Civic Heritage Policy, which will serve to achieve the following objectives:**

- a) **establish and maintain an inventory of the City's heritage resources, and identify, through the Saskatoon Register of Historic Places (The Register), the sites which are deemed to have significant heritage value;**
- b) **support the conservation of heritage resources through the use of incentives;**
- c) **conserve, and where possible and appropriate, enhance heritage resources;**
- d) **consider the impact of heritage resources and opportunities for heritage conservation in the review of sector plans, local area plans, concept plans, and other planning documents;**
- e) **work with partners to promote heritage awareness and education in the city; and**
- f) **interpret the history of, and conserve the artifacts relating to, the history of Saskatoon's municipal government.**

- ~~identifying and researching potential heritage properties;~~
- ~~recognizing property of heritage merit;~~
- ~~providing support to owners to conserve properties of heritage merit;~~
- ~~implementing a heritage review process for City-owned property;~~
- ~~establishing an inventory of archaeological and palaeontological sites;~~
- ~~interpreting the history of municipal government; and~~
- ~~conserving and interpreting artifacts relating to the history of municipal government.~~

~~[Refer to the City of Saskatoon Civic Heritage Policy, adopted by Council on December 16, 1996.]~~

Proposed Zoning Bylaw Amendments:

4.2 Application of Regulations

- (5) **Where a heritage resource is designated as a municipal heritage property, the Development Officer, in consultation with the Director of Planning and Development and the Heritage and Design Coordinator, may alter the development standards for a municipal heritage**

property, provided that the development remains generally compatible with nearby uses.

4.3.4 Plans and Information Required for a Development Permit Application

- (2) At the discretion of the Development Officer, and in consultation with the Heritage and Design Coordinator, a Heritage Impact Statement may be required by the applicant for Municipal Heritage Properties, buildings included in “Schedule A” of Demolition Permit Bylaw No. 6770, or buildings listed on the Saskatoon Register of Historic Places.**

City of Saskatoon Heritage Impact Statement Guidelines

Definition

A Heritage Impact Statement (HIS) is a study that evaluates the impact that a development may have on a heritage resource or resources. An HIS recommends options for conservation of the resource(s). Developments can include alterations, additions, partial demolitions, demolitions, relocations, or new construction.

Purpose

An HIS explains how the heritage value of a heritage resource is to be conserved by the proposed development. Where the effect of proposed work is likely to adversely impact the heritage significance of the heritage resource, an HIS needs to determine why such action is the only viable solution and explain why alternatives are not feasible.

An HIS may be required for any proposed development where it affects a heritage resource that is a designated heritage property; a building that is listed in “Schedule A” of Demolition Permit Bylaw No. 6770, or is listed on the Saskatoon Register of Historic Places. An HIS should be prepared by a qualified heritage conservation professional.

Content

An HIS must include, but is not limited to, the following information:

- 1) a site plan;
- 2) a Statement of Significance;
- 3) an assessment of the existing condition of the heritage resource(s);
- 4) the description of the proposed development or alteration;
- 5) the impact of the proposed project on the resource’s heritage significance;
- 6) the measures proposed to mitigate any negative impacts on the heritage resource;
- 7) relevant photographs; and
- 8) any other pertinent reports, such as conservation management plans and physical condition reports.

Special Consideration for Demolition

In circumstances where the demolition of a heritage resource is being proposed, an HIS must address the following (in addition to the required information listed above):

1. What options for retention and adaptive re-use of the resource have been explored?
2. Why is demolition necessary at this time, or why can the demolition not be delayed in the event that future circumstances make retention and conservation of the resource a more viable or feasible option?
3. If demolition is determined to be necessary at this time, what, if any, of the character-defining elements of the heritage resource can be salvaged and/or incorporated into the proposed new development?

March 30, 2017

City Clerk

Dear City Clerk:

Re: Proposed Official Community Plan Bylaw Amendments and Zoning Bylaw Amendments - Heritage [File No. CK 4350-016-005, PL 4115-OCP 8/15 and PL 4350-Z9/15]

The Municipal Planning Commission, at its meeting held on February 28, 2017 considered a report of the General Manager, Community Services Department, dated February 28, 2017 on the above application and supports the following recommendation of the Community Services Department:

That the proposed amendments to Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770, as outlined in the February 28, 2017 report of the General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

Yours truly,



Penny Walter, Committee Assistant
Municipal Planning Commission

PW:ms

Attachment

BRIDGES, FRIDAY, APRIL 28, 2017 and
THE STARPHOENIX, SATURDAY, APRIL 29, 2017

OFFICIAL COMMUNITY PLAN NOTICE
PROPOSED OFFICIAL COMMUNITY PLAN BYLAW
AMENDMENT – BYLAW NO. 9438

Saskatoon City Council will consider amendments to the City's Official Community Plan Bylaw (No. 8769).

By way of Bylaw No. 9438, The Official Community Plan Amendment Bylaw, 2017 (No. 4), Section 2.1, Section 5.2.2, 15.1 and 15.2 will be amended as follows:

- Section 2.1 will be amended to include the conservation of heritage resources.
- Section 5.2.2 will be amended to include a broader definition of heritage that corresponds with the definition outlined in Civic Heritage Policy No. C10-020 (Civic Heritage Policy).
- Section 15.1 and 15.2 will be amended to reflect the policies and objectives outlined in Civic Heritage Policy No. C10-020 (Civic Heritage Policy) and Heritage Plan.

REASON FOR THE AMENDMENT – The proposed amendments, in conjunction with amendments to the Zoning Bylaw, will facilitate the integration of heritage initiatives with broader civic goals.

INFORMATION – Questions regarding the proposed amendments or requests to view the proposed amending Bylaw, the City of Saskatoon Official Community Plan Bylaw and Land Use Map may be directed to the following without charge:

Community Services Department, Planning and Development Division
Phone: 306-975-2993 (Catherine Kambeitz)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Tuesday, May 23, 2017 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must 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 Tuesday, May 23, 2017** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BRIDGES, FRIDAY, MAY 5, 2017
THE STARPHOENIX, SATURDAY, MAY 6, 2017

**OFFICIAL COMMUNITY
PLAN NOTICE**

**PROPOSED OFFICIAL COMMUNITY PLAN
BYLAW AMENDMENT – BYLAW NO. 9438**

Saskatoon City Council will consider amendments to the City's Official Community Plan Bylaw (No. 8769).

By way of Bylaw No. 9438, The Official Community Plan Amendment Bylaw, 2017 (No. 4), Section 2.1, Section 5.2.2, 15.1 and 15.2 will be amended as follows:

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Planning and Development Division
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c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon SK S7K 0J5

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BYLAW NO. 9439

The Zoning Amendment Bylaw, 2017 (No. 8)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2017 (No. 8)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Bylaw from a RM4 District to a B3 District, and from a B4 District to a B3 District.

Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

Section 4.0 Amended

4. (1) Subsection 4.2 is amended by adding the following clause after clause (4):
 - “(5) Where a heritage resource is designated as a municipal heritage property, the Development Officer, in consultation with the Director of Planning and Development and the Heritage and Design Coordinator, may alter the development standards for a municipal heritage property, provided that the development remains generally compatible with nearby uses.”
- (2) Subsection 4.3.4 is amended by adding the following subclause after subclause (1):
 - “(2) At the discretion of the Development Officer, and in consultation with the Heritage and Design Coordinator, a Heritage Impact Statement may be required by the applicant for Municipal Heritage Properties, buildings included in “Schedule A” of Demolition Permit Bylaw No. 6770, or buildings listed on the Saskatoon Register of Historic Places.”

Coming into Force

- 6. This Bylaw shall come into force upon the approval of Bylaw No. 9426, *The Official Community Plan Amendment Bylaw, 2017 (No. 4)* by the Minister of Government Relations.

Read a first time this _____ day of _____, 2017.

Read a second time this _____ day of _____, 2017.

Read a third time and passed this _____ day of _____, 2017.

Mayor

City Clerk

BRIDGES, FRIDAY, APRIL 28, 2017 and
THE STARPHOENIX, SATURDAY, APRIL 29, 2017

ZONING NOTICE

PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9439

Saskatoon City Council will consider an amendment to the text of Zoning Bylaw No. 8770. By way of Bylaw No. 9439, The Zoning Amendment Bylaw, 2017 (No. 8), Section 4.2 and Section 4.3.4 are proposed.

The amendments will allow the relaxation of certain development standards for designated Municipal Heritage Properties and provide for the requirement of a Heritage Impact Statement in situations where a proposed development or demolition includes a heritage resource.

Section 4.2 will be amended to include the following:

Where a heritage resource is designated as a municipal heritage property, the Development Officer, in consultation with the Director of Planning and Development and the Heritage and Design Coordinator, may alter the development standards for a Municipal Heritage Property, provided that the development remains generally compatible with nearby uses.

Section 4.3.4 will be amended to include the following:

At the discretion of the Development Officer, and in consultation with the Heritage and Design Coordinator, a Heritage Impact Statement may be required by the applicant for Municipal Heritage Properties, buildings included in "Schedule A" of Demolition Permit Bylaw No. 6770, or buildings listed on the Saskatoon Register of Historic Places.

REASON FOR THE AMENDMENT – The proposed amendments, in conjunction with amendments to the Official Community Plan, will facilitate the integration of heritage initiatives with broader civic goals.

INFORMATION – Questions regarding the proposed amendments or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:
Community Services Department, Planning and Development
Phone: 306-975-2993 (Catherine Kambeitz)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Tuesday, May 23, 2017 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must 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 Tuesday, May 23, 2017** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BRIDGES, FRIDAY, MAY 5, 2017
THE STARPHOENIX, SATURDAY, MAY 6, 2017

ZONING NOTICE

PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9439

Saskatoon City Council will consider an amendment to the text of Zoning Bylaw No. 8770. By way of Bylaw No. 9439, The Zoning Amendment Bylaw, 2017 (No. 8), Section 4.2 and Section 4.3.4 are proposed.

The amendments will allow the relaxation of certain development standards for designated Municipal Heritage Properties and provide for the requirement of a Heritage Impact Statement in situations where a proposed development or demolition includes a heritage resource.

Section 4.2 will be amended to include the following:

Where a heritage resource is designated as a municipal heritage property, the Development Officer, in consultation with the Director of Planning and Development and the Heritage and Design Coordinator, may alter the development standards for a Municipal Heritage Property, provided that the development remains generally compatible with nearby uses.

Section 4.3.4 will be amended to include the following:

At the discretion of the Development Officer, and in consultation with the Heritage and Design Coordinator, a Heritage Impact Statement may be required by the applicant for Municipal Heritage Properties, buildings included in "Schedule A" of Demolition Permit Bylaw No. 6770, or buildings listed on the Saskatoon Register of Historic Places.

REASON FOR THE AMENDMENT – The proposed amendments, in conjunction with amendments to the Official Community Plan, will facilitate the integration of heritage initiatives with broader civic goals.

INFORMATION – Questions regarding the proposed amendments or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:
Community Services Department, Planning and Development
Phone: 306-975-2993 (Catherine Kambeitz)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Tuesday, May 23, 2017 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must 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 Tuesday, May 23, 2017** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BYLAW NO. 9442

The Official Community Plan Amendment Bylaw, 2017 (No. 5)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Official Community Plan Amendment Bylaw, 2017 (No. 5)*.

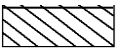
Purpose

2. The purpose of this Bylaw is to amend the Official Community Plan Land Use Map to change the land use designation of the land from Control of the Corman Park-Saskatoon Planning District to Urban Holding Area, and from Control of the Corman Park-Saskatoon Planning District to Special Use Area.

Bylaw No. 8769 Amended

3. The Official Community Plan which is annexed as Schedule "A" to Bylaw No. 8769 and forms part of the Bylaw, is amended in the manner set forth in this Bylaw.

Control of the Corman Park-Saskatoon Planning District to Urban Holding Area

4. The Land Use Map, which forms part of the Official Community Plan, is amended to change the land use designation of the lands described in this Section and shown as  on Appendix "A" to this Bylaw from the Control of the Corman Park-Saskatoon Planning District to Urban Holding Area:

- (1) Surface Parcel No.: 118557782
Legal Land Description: SW 09-37-04-3 Ext 0
As described on Certificate of Title 92S07406;
- (2) Surface Parcel No.: 118557771
Legal Land Description: SE 09-37-04-3 Ext 1
As described on Certificate of Title 00SA09297A which describes this parcel and other parcel(s) with the same land description tied to this one;

- (3) Surface Parcel No.: 118660204
 Legal Land Description: SE 09-37-04-3 Ext 2
 As described on Certificate of Title 00SA09297A which describes this parcel and other parcel(s) with the same land description tied to this one;
- (4) Surface Parcel No.: 118557636
 Legal Land Description: NW 04-37-04-3 Ext 1
 As described on Certificate of Title 00SA09297 which describes this parcel and other parcel(s) with the same land description tied to this one;
- (5) Surface Parcel No.: 118660192
 Legal Land Description: NW 04-37-04-3 Ext 2
 As described on Certificate of Title 00SA09297 which describes this parcel and other parcel(s) with the same land description tied to this one;
- (6) Surface Parcel No.: 118557647
 Legal Land Description: NE 04-37-04-3 Ext 0
 As described on Certificate of Title 00SA09297;
- (7) Surface Parcel No.: 118557625
 Legal Land Description: SW 04-37-04-3 Ext 0
 As described on Certificate of Title 00SA09297;
- (8) Surface Parcel No.: 131794140
 Legal Land Description: SE 04-37-04-3 Ext 1
 As described on Certificate of Title 00SA09297, description 1;
- (9) Surface Parcel No.: 118556028
 Legal Land Description: NE 33-36-04-3 Ext 0
 As described on Certificate of Title 01SA14858;
- (10) Surface Parcel No.: 118555083
 Legal Land Description: Blk/Par B Plan 85S30142 Ext 0
 As described on Certificate of Title 00SA18956;
- (11) Surface Parcel No.: 118555151
 Legal Land Description: Blk/Par B Plan 85S42027 Ext 0
 As described on Certificate of Title 88S06757;
- (12) Surface Parcel No.: 118555993
 Legal Land Description: NE 32-36-04-3 Ext 0
 As described on Certificate of Title 94S00670;

- (13) Surface Parcel No.: 118556006
 Legal Land Description: SE 33-36-04-3 Ext 0
 As described on Certificate of Title 89S39270;
- (14) Surface Parcel No.: 118512176
 Legal Land Description: NW 28-36-04-3 Ext 0
 As described on Certificate of Title 01SA05647;
- (15) Surface Parcel No.: 118555915
 Legal Land Description: SW 28-36-04-3 Ext 0
 As described on Certificate of Title 01SA05647;
- (16) Surface Parcel No.: 118555061
 Legal Land Description: Blk/Par A Plan 78S04841 Ext 0
 As described on Certificate of Title 78S26946;
- (17) Surface Parcel No.: 144865985
 Legal Land Description: SE 29-36-04-3 Ext 124
 As described on Certificate of Title 02SA10347(2), description 124;
- (18) Surface Parcel No.: 118659471
 Legal Land Description: NE 19-36-04-3 Ext 2
 As described on Certificate of Title 66S25954 which describes this parcel and other parcel(s) with the same land description tied to this one;
- (19) Surface Parcel No.: 135699070
 Legal Land Description: NW 20-36-04-3 Plan 77S04589 Ext 1
 As described on Certificate of Title 77S21481;
- (20) (a) Surface Parcel No.: 131812556
 Legal Land Description: Blk/Par C Plan 101445432 Ext 23
 As described on Certificate of Title 90S07850, description 23;
- (b) Surface Parcel No.: 131812567
 Legal Land Description: Blk/Par D Plan 101445432 Ext 33
 As described on Certificate of Title 90S07850, description 33;
- (21) Surface Parcel No.: 135910447
 Legal Land Description: LSD 13-21-36-04-3 Ext 33
 As described on Certificate of Title 93S19132, description 33;

- (22) Surface Parcel No.: 135910425
Legal Land Description: LSD 14-21-36-04-3 Ext 34
As described on Certificate of Title 93S19130,
description 34;
- (23) (a) Surface Parcel No.: 135699777
Legal Land Description: LSD 5-33-36-04-3 Ext 17
As described on Certificate of Title
01SA14860, description 17;
- (b) Surface Parcel No.: 135699788
Legal Land Description: LSD 6-33-36-04-3 Ext 18
As described on Certificate of Title
01SA14860, description 18;
- (24) Surface Parcel No.: 135699609
Legal Land Description: LSD 15-28-36-04-3 Ext 63
As described on Certificate of Title 93S03253,
description 63;
- (25) Surface Parcel No.: 135907139
Legal Land Description: LSD 7-28-36-04-3 Ext 14
As described on Certificate of Title 82S13264,
description 14;
- (26) Surface Parcel No.: 135907117
Legal Land Description: LSD 2-28-36-04-3 Ext 13
As described on Certificate of Title 82S13264,
description 13;
- (27) Surface Parcel No.: 135699621
Legal Land Description: LSD 16-28-36-04-3 Ext 64
As described on Certificate of Title 93S03253,
description 64;
- (28) Surface Parcel No.: 166170764
Legal Land Description: Blk/Par A Plan 102093195 Ext 27
As described on Certificate of Title 92S08624;
- (29) (a) Surface Parcel No.: 149153036
Legal Land Description: Blk/Par T Plan 93S04586 Ext 15
As described on Certificate of Title
93S04586A, description 15;


- (b) Surface Parcel No.: 149153025
 Legal Land Description: SE 31-36-04-3 Plan 93S04586 Ext 20
 As described on Certificate of Title 93S04586, description 14;
- (30) (a) Surface Parcel No.: 135910672
 Legal Land Description: LSD 11-32-36-04-3 Ext 71
 As described on Certificate of Title 89S37448(2), description 71;
- (b) Surface Parcel No.: 135909973
 Legal Land Description: LSD 12-32-36-04-3 Ext 46
 As described on Certificate of Title 01SA19239, description 46;
- (31) Surface Parcel No.: 203233418
 Legal Land Description: LSD 14-29-36-04-3 Ext 74;
- (32) Surface Parcel No.: 203232259
 Legal Land Description: NE 29-36-04-3 Ext 2;
- (33) Surface Parcel No.: 161559692
 Legal Land Description: Blk/Par E Plan 101883315 Ext 0;
- (34) Surface Parcel No.: 161559704
 Legal Land Description: Blk/Par C Plan 101446477 Ext 5
 As shown on Plan 101883315;
- (35) Surface Parcel No.: 131692664
 Legal Land Description: Blk/Par A Plan 101446488 Ext 1
 As described on Certificate of Title 01SA14861, description 1;
- (36) Surface Parcel No.: 118555162
 Legal Land Description: Blk/Par C Plan 96S43026 Ext 0
 As described on Certificate of Title 97S03308;
- (37) Surface Parcel No.: 144883042
 Legal Land Description: Blk/Par B Plan 96S43026 Ext 2
 As described on Certificate of Title 97S03310;
- (38) Surface Parcel No.: 150738330
 Legal Land Description: Blk/Par A Plan 101445454 Ext 67
 As shown on Plan 101491185;

- (39) Surface Parcel No.: 145607092
 Legal Land Description: Blk/Par A Plan 101286738 Ext 0;
- (40) Surface Parcel No.: 145607115
 Legal Land Description: Blk/Par D Plan 101286738 Ext 0;
- (41) Surface Parcel No.: 135910335
 Legal Land Description: Blk/Par A Plan 96S43026 Ext 0
 As described on Certificate of Title
 67S14772AM;
- (42) (a) Surface Parcel No.: 135699799
 Legal Land Description: LSD 3-33-36-04-3 Ext 15
 As described on Certificate of Title
 01SA14859, description 15;
- (b) Surface Parcel No.: 135699801
 Legal Land Description: LSD 4-33-36-04-3 Ext 16
 As described on Certificate of Title
 01SA14859, description 16;
- (43) (a) Surface Parcel No.: 135910751
 Legal Land Description: LSD 2-32-36-04-3 Ext 54
 As described on Certificate of Title
 86S39466(2) description 54;
- (b) Surface Parcel No.: 135910762
 Legal Land Description: LSD 7-32-36-04-3 Ext 57
 As described on Certificate of Title
 86S39466(1), description 57;
- (c) Surface Parcel No.: 135909928
 Legal Land Description: LSD 7-32-36-04-3 Ext 59
 As described on Certificate of Title
 86S43015, description 59;
- (d) Surface Parcel No.: 135910773
 Legal Land Description: LSD 8-32-36-04-3 Ext 58
 As described on Certificate of Title
 86S39466(1), description 58;
- (e) Surface Parcel No.: 135909939
 Legal Land Description: LSD 8-32-36-04-3 Ext 60
 As described on Certificate of Title
 86S43015, description 60;

- (44) Surface Parcel No.: 135699687
Legal Land Description: LSD 10-28-36-04-3 Ext 25
As described on Certificate of Title 91S19702B,
description 25;
- (45) Surface Parcel No.: 135910256
Legal Land Description: LSD 15-20-36-04-3 Ext 52
As described on Certificate of Title 92S34753,
description 52;
- (46) Surface Parcel No.: 135699665
Legal Land Description: LSD 9-28-36-04-3 Ext 24
As described on Certificate of Title 91S19702B,
description 24;
- (47) Surface Parcel No.: 135910245
Legal Land Description: LSD 10-20-36-04-3 Ext 51
As described on Certificate of Title 92S34753,
description 51;
- (48) Surface Parcel No.: 203199598
Legal Land Description: SW 32-36-04-3 Ext 77;
- (49) Surface Parcel No.: 118555072
Legal Land Description: Blk/Par A 66S15737 Ext 0
As described on Certificate of Title 92S16186;
- (50) Surface Parcel No.: 118555140
Legal Land Description: Blk/Par A Plan G923 Ext 0
As described on Certificate of Title 94S40899;
- (51) Surface Parcel No.: 144852352
Legal Land Description: Blk/Par A Plan 101478742 Ext 5
As described on Certificate of Title 01SA29668,
description 5;
- (52) Surface Parcel No.: 131751794
Legal Land Description: Blk/Par B Plan 101446455 Ext 2
As described on Certificate of Title 96S09039,
description 2;
- (53) Surface Parcel No.: 135933699
Legal Land Description: Blk/Par A Plan 101446208 Ext 122
As described on Certificate of Title 02SA10347,
description 122;

- (54) Surface Parcel No.: 150738273
Legal Land Description: Blk/Par X Plan 101491185 Ext 0;
- (55) Surface Parcel No.: 163537386
Legal Land Description: Blk/Par Y Plan 101928371 Ext 0;
- (56) Surface Parcel No.: 145607104
Legal Land Description: Blk/Par B Plan 101286738 Ext 0;
- (57) Surface Parcel No.: 145607126
Legal Land Description: Blk/Par C Plan 101286738 Ext 0;
- (58) Surface Parcel No.: 135699643
Legal Land Description: Blk/Par A Plan 101446006 Ext 23
As described on Certificate of Title 90S23713,
description 23;
- (59) Surface Parcel No.: 164265868
Legal Land Description: Blk/Par A Plan 101964517 Ext 0; and
- (60) Surface Parcel No.: 203198924
Legal Land Description: Blk/Par B Plan 00SA23204 Ext 4.

Control of the Corman Park-Saskatoon Planning District to Special Use Area

5. The Land Use Map, which forms part of the Official Community Plan, is amended to change the land use designation of the lands described in this Section and shown as  on Appendix "A" to this Bylaw from the Control of the Corman Park-Saskatoon Planning District to Special Use Area:

- (1) Surface Parcel No.: 118557793
Legal Land Description: NW 09-37-04-3 Ext 0
As described on Certificate of Title 86S18829;
- (2) Surface Parcel No.: 118557805
Legal Land Description: NE 09-37-04-3 Ext 0
As described on Certificate of Title 86S18829;
- (3) Surface Parcel No.: 118557759
Legal Land Description: NW 08-37-04-3 Ext 0
As described on Certificate of Title 77S01821;
- (4) Surface Parcel No.: 118557760
Legal Land Description: NE 08-37-04-3 Ext 0
As described on Certificate of Title 77S01821;

- (5) Surface Parcel No.: 118557748
 Legal Land Description: SW 08-37-04-3 Ext 0
 As described on Certificate of Title 77S01821;
- (6) Surface Parcel No.: 118557737
 Legal Land Description: SE 08-37-04-3 Ext 0
 As described on Certificate of Title 77S01821;
- (7) Surface Parcel No.: 118557669
 Legal Land Description: NW 05-37-04-3 Ext 0
 As described on Certificate of Title 77S01821A;
- (8) Surface Parcel No.: 118557670
 Legal Land Description: NE 05-37-04-3 Ext 0
 As described on Certificate of Title 77S01821A;
- (9) Surface Parcel No.: 118533067
 Legal Land Description: SW 05-37-04-3 Ext 0
 As described on Certificate of Title 77S01821A;
 and
- (10) Surface Parcel No.: 118557658
 Legal Land Description: SE 05-37-04-3 Ext 0
 As described on Certificate of Title 77S01821A.

Coming into Force

8. This Bylaw shall come into force upon receiving the approval of the Minister of Government Relations.

Read a first time this _____ day of _____, 2017.

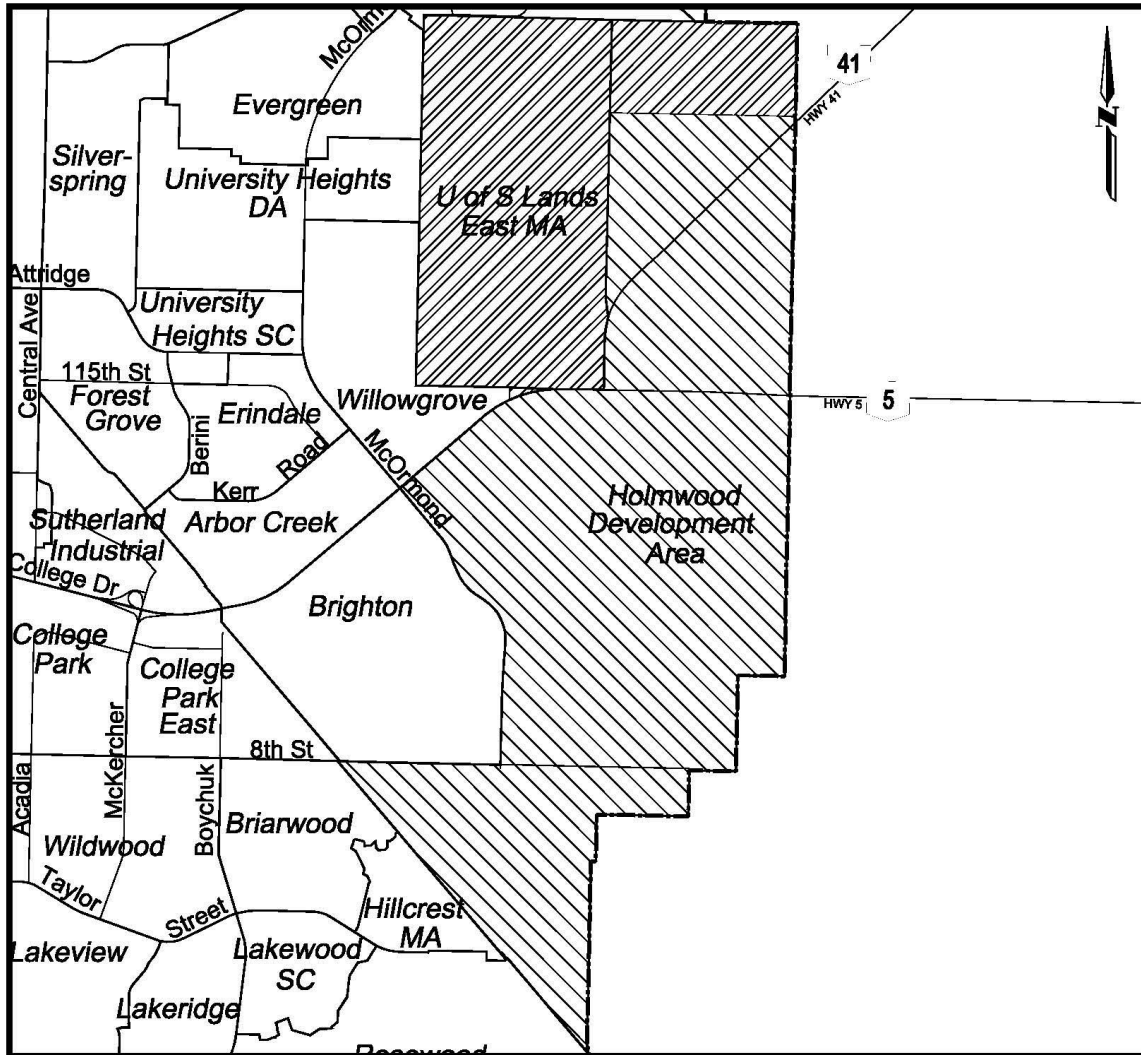
Read a second time this _____ day of _____, 2017.

Read a third time and passed this _____ day of _____, 2017.

Mayor

City Clerk

Appendix "A"



OFFICIAL COMMUNITY PLAN AMENDMENT

Holmwood Development Area

-  From the Control of the Corman Park-Saskatoon Planning District to Urban Holding Area
-  From the Control of the Corman Park-Saskatoon Planning District to Special Use Area



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Proposed Official Community Plan Bylaw Amendment and Proposed Rezoning – Holmwood Sector and University Heights Sector

Recommendation

That a copy of this report be forwarded to City Council recommending:

1. That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Official Community Plan Bylaw No. 8769 Land Use Map, to redesignate land in the Holmwood Sector and the University Heights Sector from "Corman Park – Saskatoon Planning District" to "Urban Holding Area" and "Special Use Area," as outlined in this report, be approved; and
2. That at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Zoning Bylaw No. 8770, to rezone land in the Holmwood Sector and the University Heights Sector from "Corman Park – Saskatoon Planning District" to "AG – Agricultural District" and "FUD – Future Urban Development District," as outlined in this report, be approved.

Topic and Purpose

The purpose of this report is to consider amendments to Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770, relating to lands located in the Holmwood Sector and the University Heights Sector. These lands were brought into the City of Saskatoon by boundary alterations and are currently designated under the Corman Park - Saskatoon Planning District Official Community Plan and Zoning Bylaw.

Report Highlights

1. The proposed amendments to Official Community Plan Bylaw No. 8769 (OCP) Land Use Map and Zoning Bylaw No. 8770 (Zoning Bylaw) are required, as lands annexed into the City of Saskatoon (City) remain designated under the Corman Park - Saskatoon Planning District Official Community Plan and Zoning Bylaw.
2. The proposed amendments to the OCP Land Use Map and Zoning Bylaw are consistent with the Growth Plan to Half a Million, the Holmwood Sector Plan, and the University Heights Sector Plan.

Strategic Goal

This report supports the City's Strategic Goal of Sustainable Growth by ensuring orderly and sustainable growth.

Background

The subject lands are located in the Holmwood Sector and the University Heights Sector. These lands were formerly located in the Rural Municipality (RM) of Corman Park and became part of the City with the boundary alteration that was approved by the Minister of Municipal Affairs in 2010. While the ministerial approval altered the corporate limits of the City and removed these lands from the RM of Corman Park, the boundary alteration did not change the land use controls for these lands. As such, the land use controls for these lands remain designated under the Corman Park – Saskatoon Planning District Official Community Plan and Zoning Bylaw.

The approved Holmwood and University Heights Sector Plans provide a broad framework for future urban development, including the location and size of future neighbourhoods, employment areas, parks, and significant natural areas; and identify servicing components that will need to be addressed for future development. The proposed amendments will apply the appropriate land use designation and zoning under the City's bylaws to provide for interim land uses for these future development areas.

Currently, the area of the Holmwood Sector, for which the proposed amendments apply, contains agricultural lands, residences, and a small commercial node at the intersection of Highways 5 and 41.

The University of Saskatchewan owns approximately 647 hectares in the Holmwood Sector. The College of Agriculture and Bioresources operates the Kernan Crop Research Farm, and the Institute of Space and Atmospheric Studies operates the Super Dual Auroral Radar Network radar station, which is part of an international radar network for studying the upper atmosphere and ionosphere. The remainder of the University land is used for agricultural research purposes.

The subject lands in the University Heights Sector contain agricultural uses, residences, and the Northeast Swale. This area also includes the McOrmond Drive connection to the North Commuter Parkway Bridge and the proposed alignment for the Saskatoon Freeway.

Report

OCP Land Use Map Amendment

Amendments to the OCP Land Use Map are required as shown on Attachment 1.

Amendments to the OCP Land Use Map are required to:

- a) redesignate the areas identified in the Holmwood Sector and the University Heights Sector from "Corman Park – Saskatoon Planning District" to "Urban Holding Area." The Urban Holding Area is used to identify areas within the City limits where the future use of land or the timing of development is uncertain due to issues of servicing, transitional use, or market demand; and

- b) redesignate University of Saskatchewan lands to “Special Use Area.” The purpose of a Special Use Area is to accommodate major institutions, facilities, and public utility installations with a city-wide and regional focus. The proposed Special Use Area land use designation and rezoning to an AG District is consistent with other University of Saskatchewan lands within the city, including the University Campus.

Proposed Zoning Bylaw Amendments

Rezoning of the subject lands is required to put land use controls in place that are consistent with the Urban Holding and Special Use designations. As such, there are two zoning districts proposed for this area (see Attachment 2):

1. FUD – Future Urban Development District – the purpose of the FUD District is to provide for interim land uses where the future use of land or timing of development is uncertain due to issues of servicing, transitional use, or market demand. This is being applied to the majority of the area.
2. AG – Agricultural District - the purpose of the AG District is to provide for certain large-scale specialized land uses, as well as certain rural-oriented uses on the periphery of the city. The AG District will be applied to lands owned by the University of Saskatchewan, which uses the land for agricultural research.

Comments from Other Divisions

No comments or concerns were received through the administrative referral process.

Options to the Recommendation

City Council could choose to deny the proposed amendments. This option is not recommended as the amendments will apply land use controls under the City’s bylaws.

Public and/or Stakeholder Involvement

Prior to the boundary alteration, extensive consultation occurred with affected land owners.

In regard to the land use and zoning changes, notices were sent to all property owners in the area, and an open house was held on June 7, 2016. There were questions regarding the implications of the land use and zoning, the long-term development plans, and the timing of development. Concerns over municipal services were also expressed; see Attachment 3 for a summary.

Property owners were notified in March 2017 that proposed amendments to the OCP Land Use Map and Zoning Bylaw were proceeding to the Municipal Planning Commission and City Council.

Other Considerations/Implications

There are no policy, financial, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

Due Date for Follow-up and/or Project Completion

Proposed Official Community Plan Bylaw Amendment and Proposed Rezoning – Holmwood Sector and University Heights Sector

No follow-up is required.

Public Notice

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

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 the public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing. The Planning and Development Division will notify all affected property owners of the public hearing date by letter.

Attachments

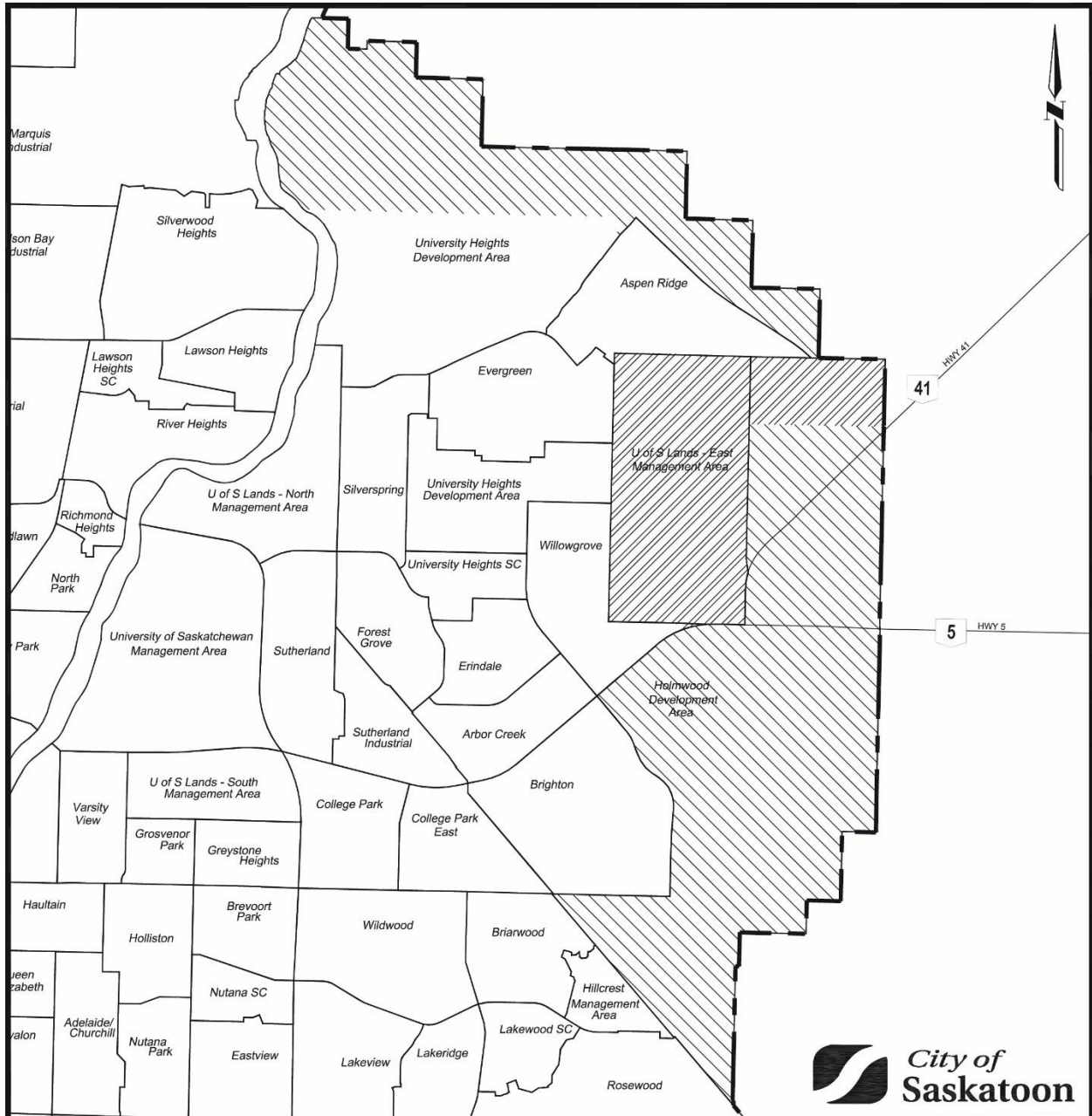
1. Location Plan – OCP Land Use Map Amendment
2. Location Plan – Zoning Bylaw Amendment
2. Community Engagement Summary

Report Approval

Written by: Paula Kotasek-Toth, Senior 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 - Proposed OCP Bylaw Amendment and Proposed Rezoning – Holmwood Sector and University Heights Sector/lc

Location Plan - OCP Land Use Map Amendment



OCP AMENDMENT



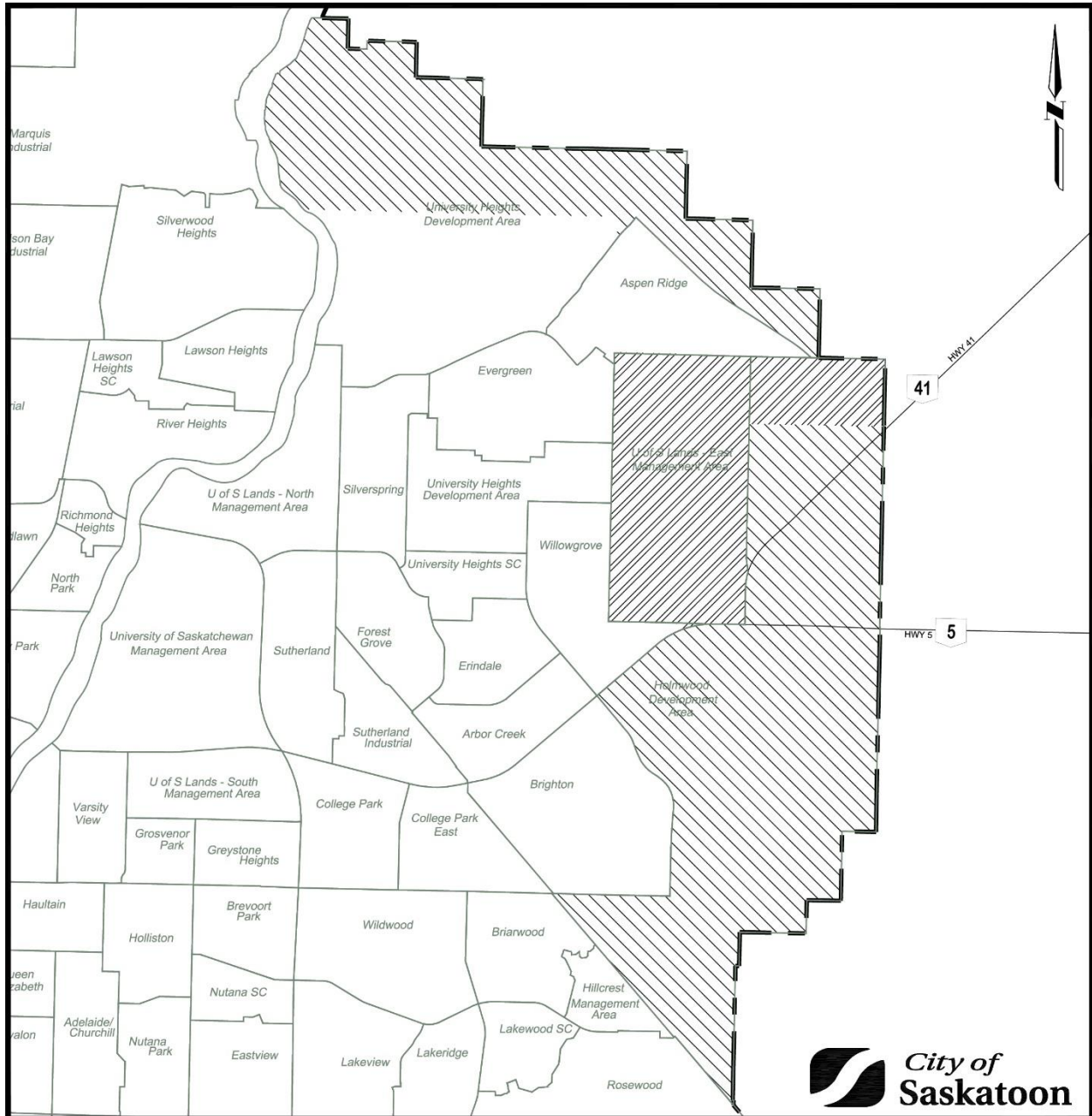
From the Control of the Corman Park-Saskatoon Planning District to Urban Holding Area



From the Control of the Corman Park-Saskatoon Planning District to Special Use Area

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Location Plan - Zoning Bylaw Amendment



ZONING AMENDMENT



From the Control of the Corman Park - Saskatoon Planning District to FUD



From the Control of the Corman Park-Saskatoon Planning District to AG

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Shaping Saskatoon

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



Community Engagement Summary Official Community Plan Land Use Map Amendment and Rezoning Holmwood Development Area and University Heights Development Area

Project Description

The Community Services Department is pursuing land use and zoning changes to lands brought into the City of Saskatoon (City) through a boundary alteration. Property owners in the affected areas have the opportunity to learn about the proposed changes and the approval process, comment on the proposal, and ask any questions they may have.

The open house was held at Alice Turner Library on Tuesday, June 7, 2016, from 5:00 p.m. to 8:00 p.m.

Community Engagement Strategy

Notices were sent to property owners in the Holmwood and University Heights Development Areas.

The purpose of the notice was to inform, and consult with, property owners and other interested parties. Interested or concerned individuals were provided with an opportunity to learn more about the proposal and to provide perspective and comments for consideration. Development Review staff were in attendance to answer questions regarding the land use and zoning changes, and Long Range Planning staff were in attendance to provide information on the Holmwood and University Heights Sector Plans.

Summary of Community Engagement Feedback

The meeting was a come-and-go open house format and was attended by approximately 25 people. The land use and zoning changes were well received and there were few concerns expressed. There were questions regarding the implications of rezoning their properties. The Administration provided information regarding continuing the current use of their properties.

In relation to future urban development, there were questions regarding:

- the City's long term development plans for the area in relation to the Holmwood and University Heights Sector Plans;
- the timing of when urban development will occur;
- the timing of infrastructure improvement, including roadways and other services; and
- the North Commuter Parkway Bridge and the proposed Saskatoon Freeway.



Long Range Planning staff provided information on the roadway locations and the Holmwood and University Heights Sector Plans, as well as the timing of future urban development.

Those in attendance also expressed immediate concerns that were not related to the land use and zoning changes. These included:

- drainage and localized flooding;
- the quality of municipal services since annexation (road maintenance and snow clearing were used as examples); and
- the proposed location of Zimmerman Road.

In regard to these concerns, the Administration provided contact information for the specific division responsible for these areas.

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 affected property owners. No other public engagement is planned.

ACTION	ANTICIPATED TIMING
Planning and Development Division prepares and presents to MPC. MPC reviews proposal and recommends approval or denial to City Council.	April 25, 2017
Public Notice – Ward Councillor and property owners in the affected areas will be notified of the public hearing date. An advertisement is prepared and placed in <u>The StarPhoenix</u> .	May 6, 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.	May 23, 2017
Council Decision – may approve or deny proposal.	May 23, 2017

Prepared by:
Paula Kotasek-Toth, Senior Planner
Planning and Development
March 29, 2017

May 4, 2017

City Clerk

Dear City Clerk:

Re: Proposed Official Community Plan Bylaw Amendment – Proposed Rezoning – Holmwood Sector and University Heights Sector [File No. CK 4351-017-003, PL 4350-OCP 43/16-Z44/16, OCP 45/16-Z46/16 and OCP 47/16-Z48/16]

The Municipal Planning Commission, at its meeting held on April 25, 2017 considered a report of the General Manager, Community Services Department, dated April 25, 2017 on the above application and supports the following recommendation of the Community Services Department:

1. That the proposed amendments to Official Community Plan Bylaw No. 8769 Land Use Map, to redesignate land in the Holmwood Sector and the University Heights Sector from “Corman Park – Saskatoon Planning District” to “Urban Holding Area” and “Special Use Area,” as outlined in the April 25, 2017 report of the General Manager, Community Services Department, be approved; and
2. That the proposed amendments to Zoning Bylaw No. 8770, to rezone land in the Holmwood Sector and the University Heights Sector from “Corman Park – Saskatoon Planning District” to “AG – Agricultural District” and “FUD – Future Urban Development District,” as outlined in the April 25, 2017 report of the General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing with respect to the above proposed application.

Yours truly,



Penny Walter, Committee Assistant
Municipal Planning Commission

PW:ms

Attachment

BRIDGES, FRIDAY, MAY 5, 2017
THE STARPHOENIX, SATURDAY, MAY 6, 2017

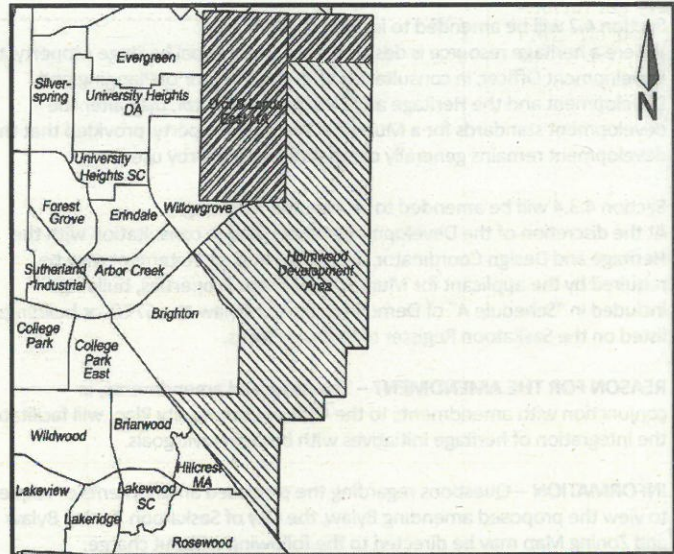
OFFICIAL COMMUNITY PLAN NOTICE
HOLMWOOD SECTOR

PROPOSED AMENDMENT TO THE OFFICIAL COMMUNITY PLAN – LAND USE MAP – BYLAW NO. 9442



Saskatoon City Council will consider an amendment to the Official Community Plan, Bylaw No. 8769 regarding lands in the Holmwood Sector.

By way of Bylaw No. 9442, The Official Community Plan Amendment Bylaw, 2017 (No. 5), the subject sites are proposed to re-designated from "Control of Corman Park – Saskatoon Planning District" to "Urban Holding Area" and Special Use Area" on the Official Community Plan Land Use Map.

LAND DESCRIPTION- All of Sec. 08 Twp. 37 Rge. 04 W3 , All of Sec. 05 Twp. 37 Rge. 04 W3 , NW & NE ¼ 09 Twp. 37 Rge. 04 W3 , and SE ¼ Sec. 26 Twp. 37 Rge. 04 W3 , All of Sec. 09 Twp. 37 Rge. 04 W3 , All of 04 Twp. 37 Rge. 04 W3 , NE ¼ Sec. 32 Twp. 36 0 Rge 4 W3 , NE and SE Sec. 33 Twp. 36 Rge. 04 W3 , NW and SW Sec. 28 Twp. 36 Rge. 04 W3 , NE and SE Sec. 29 Twp. 36 Rge. 04 W3 , NE ¼ Sec. 19 Twp. 36 Rge. 04 W3 , SW ¼ Sec. 32 Twp. 36 Rge. 4 W3, Par A Plan 101478742, Par E Plan 101883315, Par C Plan 101446477, Par B Plan 101446455, Par A Plan 66S15737, Par B Plan 85S30142, Par A Plan 101446488, Par A Plan G923, Par B Plan 85S42027, Par A Plan 78S04841, Par A Plan 101446208, Par B and C Plan 96S43026, Par A Plan 77S04589, Par A Plan 101445454, Par X Plan 101491185, Par Y Plan 101928371, Par A, B, C and D Plan 101286738, Par C and D Plan 101445432, Par A Plan 96S43026, Par A Plan 101446006, Par A Plan 101964517, Par A Plan 102093195, Par B Plan 00SA23204, LSD 10 & 15 Sec. 20 Twp. 36 Rge. 4 W3, LSD 13 & 14 Sec. 21 Twp. 36 Rge. 4 W3, LSD 2,7,9,10,15, & 16 Sec. 28 Twp. 36 Rge. 4 W3, LSD 14 Sec. 29 Twp. 36 Rge. 04 W3, LSD 1,2,7,8,11 & 12 Sec. 32 Twp. 36 Rge. 04 W3, LSD 3,5,6 Sec. 33 Twp. 36 Rge. 04 W3



PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT

	From the Control of the Corman Park-Saskatoon Planning District to Urban Holding Area
	From the Control of the Corman Park-Saskatoon Planning District to Special Use Area

File No. OCP47-2016

REASON FOR THE AMENDMENT – The proposed amendment includes lands in the in the Holmwood Sector that were brought into the City of Saskatoon by boundary alterations in 2010 and are currently designated under the Corman Park – Saskatoon Planning District Official Community Plan. The proposed amendment, in conjunction with an amendment to the Zoning Bylaw, will identify areas for future urban development as "Urban Holding Area" and University of Saskatchewan research lands as "Special Use Area" on the City of Saskatoon Official Community Plan Land Use Map.

INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:
 Community Services Department, Planning and Development
 Phone: 306-975-7621 (Paula Kotasek-Toth)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Tuesday, May 23, 2017 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must 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 Tuesday, May 23, 2017** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BYLAW NO. 9443

The Zoning Amendment Bylaw, 2017 (No. 9)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2017 (No. 9)*.


Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Bylaw as follows:
 - (a) from a DAG1 District to an FUD District;
 - (b) from a DAG2 District to an FUD District;
 - (c) from a DC1 District to an FUD District;
 - (d) from a DCR3 District to an FUD District; and
 - (e) from a DAG1 District to an AG District.

Bylaw No. 8770 Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

DAG1 District to a FUD District

4. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from a DAG1 District to an FUD District:
 - (1) Surface Parcel No.: 118557782
Legal Land Description: SW 09-37-04-3 Ext 0
As described on Certificate of Title 92S07406;


- (2) Surface Parcel No.: 118557771
 Legal Land Description: SE 09-37-04-3 Ext 1
 As described on Certificate of Title 00SA09297A which describes this parcel and other parcel(s) with the same land description tied to this one;
- (3) Surface Parcel No.: 118660204
 Legal Land Description: SE 09-37-04-3 Ext 2
 As described on Certificate of Title 00SA09297A which describes this parcel and other parcel(s) with the same land description tied to this one;
- (4) Surface Parcel No.: 118557636
 Legal Land Description: NW 04-37-04-3 Ext 1
 As described on Certificate of Title 00SA09297 which describes this parcel and other parcel(s) with the same land description tied to this one;
- (5) Surface Parcel No.: 118660192
 Legal Land Description: NW 04-37-04-3 Ext 2
 As described on Certificate of Title 00SA09297 which describes this parcel and other parcel(s) with the same land description tied to this one;
- (6) Surface Parcel No.: 118557647
 Legal Land Description: NE 04-37-04-3 Ext 0
 As described on Certificate of Title 00SA09297;
- (7) Surface Parcel No.: 118557625
 Legal Land Description: SW 04-37-04-3 Ext 0
 As described on Certificate of Title 00SA09297;
- (8) Surface Parcel No.: 131794140
 Legal Land Description: SE 04-37-04-3 Ext 1
 As described on Certificate of Title 00SA09297, description 1;
- (9) Surface Parcel No.: 118556028
 Legal Land Description: NE 33-36-04-3 Ext 0
 As described on Certificate of Title 01SA14858;
- (10) Surface Parcel No.: 118555083
 Legal Land Description: Blk/Par B Plan 85S30142 Ext 0
 As described on Certificate of Title 00SA18956;

- (11) Surface Parcel No.: 118555151
 Legal Land Description: Blk/Par B Plan 85S42027 Ext 0
 As described on Certificate of Title 88S06757;
- (12) Surface Parcel No.: 118555993
 Legal Land Description: NE 32-36-04-3 Ext 0
 As described on Certificate of Title 94S00670;
- (13) Surface Parcel No.: 118556006
 Legal Land Description: SE 33-36-04-3 Ext 0
 As described on Certificate of Title 89S39270;
- (14) Surface Parcel No.: 118512176
 Legal Land Description: NW 28-36-04-3 Ext 0
 As described on Certificate of Title 01SA05647;
- (15) Surface Parcel No.: 118555915
 Legal Land Description: SW 28-36-04-3 Ext 0
 As described on Certificate of Title 01SA05647;
- (16) Surface Parcel No.: 118555061
 Legal Land Description: Blk/Par A Plan 78S04841 Ext 0
 As described on Certificate of Title 78S26946;
- (17) Surface Parcel No.: 144865985
 Legal Land Description: SE 29-36-04-3 Ext 124
 As described on Certificate of Title 02SA10347(2), description 124;
- (18) Surface Parcel No.: 118659471
 Legal Land Description: NE 19-36-04-3 Ext 2
 As described on Certificate of Title 66S25954
 which describes this parcel and other parcel(s)
 with the same land description tied to this one;
- (19) Surface Parcel No.: 135699070
 Legal Land Description: NW 20-36-04-3 Plan 77S04589 Ext 1
 As described on Certificate of Title 77S21481;
- (20) (a) Surface Parcel No.: 131812556
 Legal Land Description: Blk/Par C Plan 101445432 Ext 23
 As described on Certificate of Title 90S07850, description 23;

- (b) Surface Parcel No.: 131812567
 Legal Land Description: Blk/Par D Plan 101445432 Ext 33
 As described on Certificate of Title 90S07850, description 33;
- (21) Surface Parcel No.: 135910447
 Legal Land Description: LSD 13-21-36-04-3 Ext 33
 As described on Certificate of Title 93S19132, description 33;
- (22) Surface Parcel No.: 135910425
 Legal Land Description: LSD 14-21-36-04-3 Ext 34
 As described on Certificate of Title 93S19130, description 34;
- (23) (a) Surface Parcel No.: 135699777
 Legal Land Description: LSD 5-33-36-04-3 Ext 17
 As described on Certificate of Title 01SA14860, description 17;
- (b) Surface Parcel No.: 135699788
 Legal Land Description: LSD 6-33-36-04-3 Ext 18
 As described on Certificate of Title 01SA14860, description 18;
- (24) Surface Parcel No.: 135699609
 Legal Land Description: LSD 15-28-36-04-3 Ext 63
 As described on Certificate of Title 93S03253, description 63;
- (25) Surface Parcel No.: 135907139
 Legal Land Description: LSD 7-28-36-04-3 Ext 14
 As described on Certificate of Title 82S13264, description 14;
- (26) Surface Parcel No.: 135907117
 Legal Land Description: LSD 2-28-36-04-3 Ext 13
 As described on Certificate of Title 82S13264, description 13;
- (27) Surface Parcel No.: 135699621
 Legal Land Description: LSD 16-28-36-04-3 Ext 64
 As described on Certificate of Title 93S03253, description 64;

- (28) Surface Parcel No.: 166170764
 Legal Land Description: Blk/Par A Plan 102093195 Ext 27
 As described on Certificate of Title 92S08624;
- (29) (a) Surface Parcel No.: 149153036
 Legal Land Description: Blk/Par T Plan 93S04586 Ext 15
 As described on Certificate of Title 93S04586A, description 15;
- (b) Surface Parcel No.: 149153025
 Legal Land Description: SE 31-36-04-3 Plan 93S04586 Ext 20
 As described on Certificate of Title 93S04586, description 14;
- (30) (a) Surface Parcel No.: 135910672
 Legal Land Description: LSD 11-32-36-04-3 Ext 71
 As described on Certificate of Title 89S37448(2), description 71;
- (b) Surface Parcel No.: 135909973
 Legal Land Description: LSD 12-32-36-04-3 Ext 46
 As described on Certificate of Title 01SA19239, description 46;
- (31) Surface Parcel No.: 203233418
 Legal Land Description: LSD 14-29-36-04-3 Ext 74; and
- (32) Surface Parcel No.: 203232259
 Legal Land Description: NE 29-36-04-3 Ext 2.

DAG2 District to FUD District

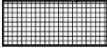
5. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from a DAG2 District to an FUD District:

- (1) Surface Parcel No.: 161559692
 Legal Land Description: Blk/Par E Plan 101883315 Ext 0;
- (2) Surface Parcel No.: 161559704
 Legal Land Description: Blk/Par C Plan 101446477 Ext 5
 As shown on Plan 101883315;

- (3) Surface Parcel No.: 131692664
 Legal Land Description: Blk/Par A Plan 101446488 Ext 1
 As described on Certificate of Title 01SA14861,
 description 1;
- (4) Surface Parcel No.: 118555162
 Legal Land Description: Blk/Par C Plan 96S43026 Ext 0
 As described on Certificate of Title 97S03308;
- (5) Surface Parcel No.: 144883042
 Legal Land Description: Blk/Par B Plan 96S43026 Ext 2
 As described on Certificate of Title 97S03310;
- (6) Surface Parcel No.: 150738330
 Legal Land Description: Blk/Par A Plan 101445454 Ext 67
 As shown on Plan 101491185;
- (7) Surface Parcel No.: 145607092
 Legal Land Description: Blk/Par A Plan 101286738 Ext 0;
- (8) Surface Parcel No.: 145607115
 Legal Land Description: Blk/Par D Plan 101286738 Ext 0;
- (9) Surface Parcel No.: 135910335
 Legal Land Description: Blk/Par A Plan 96S43026 Ext 0
 As described on Certificate of Title
 67S14772AM;
- (10) (a) Surface Parcel No.: 135699799
 Legal Land Description: LSD 3-33-36-04-3 Ext 15
 As described on Certificate of Title
 01SA14859, description 15;
- (b) Surface Parcel No.: 135699801
 Legal Land Description: LSD 4-33-36-04-3 Ext 16
 As described on Certificate of Title
 01SA14859, description 16;
- (11) (a) Surface Parcel No.: 135910751
 Legal Land Description: LSD 2-32-36-04-3 Ext 54
 As described on Certificate of Title
 86S39466(2) description 54;

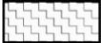
- (b) Surface Parcel No.: 135910762
 Legal Land Description: LSD 7-32-36-04-3 Ext 57
 As described on Certificate of Title 86S39466(1), description 57;
- (c) Surface Parcel No.: 135909928
 Legal Land Description: LSD 7-32-36-04-3 Ext 59
 As described on Certificate of Title 86S43015, description 59;
- (d) Surface Parcel No.: 135910773
 Legal Land Description: LSD 8-32-36-04-3 Ext 58
 As described on Certificate of Title 86S39466(1), description 58;
- (e) Surface Parcel No.: 135909939
 Legal Land Description: LSD 8-32-36-04-3 Ext 60
 As described on Certificate of Title 86S43015, description 60;
- (12) Surface Parcel No.: 135699687
 Legal Land Description: LSD 10-28-36-04-3 Ext 25
 As described on Certificate of Title 91S19702B, description 25;
- (13) Surface Parcel No.: 135910256
 Legal Land Description: LSD 15-20-36-04-3 Ext 52
 As described on Certificate of Title 92S34753, description 52;
- (14) Surface Parcel No.: 135699665
 Legal Land Description: LSD 9-28-36-04-3 Ext 24
 As described on Certificate of Title 91S19702B, description 24;
- (15) Surface Parcel No.: 135910245
 Legal Land Description: LSD 10-20-36-04-3 Ext 51
 As described on Certificate of Title 92S34753, description 51; and
- (16) Surface Parcel No.: 203199598
 Legal Land Description: SW 32-36-04-3 Ext 77.

DC1 District to FUD District

6. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from a DC1 District to an FUD District:

- (1) Surface Parcel No.: 118555072
Legal Land Description: Blk/Par A 66S15737 Ext 0
As described on Certificate of Title 92S16186;
and
- (2) Surface Parcel No.: 118555140
Legal Land Description: Blk/Par A Plan G923 Ext 0
As described on Certificate of Title 94S40899.


DCR3 District to FUD District

7. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from a DCR3 District to an FUD District:

- (1) Surface Parcel No.: 144852352
Legal Land Description: Blk/Par A Plan 101478742 Ext 5
As described on Certificate of Title 01SA29668,
description 5;
- (2) Surface Parcel No.: 131751794
Legal Land Description: Blk/Par B Plan 101446455 Ext 2
As described on Certificate of Title 96S09039,
description 2;
- (3) Surface Parcel No.: 135933699
Legal Land Description: Blk/Par A Plan 101446208 Ext 122
As described on Certificate of Title 02SA10347,
description 122;
- (4) Surface Parcel No.: 150738273
Legal Land Description: Blk/Par X Plan 101491185 Ext 0;
- (5) Surface Parcel No.: 163537386
Legal Land Description: Blk/Par Y Plan 101928371 Ext 0;
- (6) Surface Parcel No.: 145607104
Legal Land Description: Blk/Par B Plan 101286738 Ext 0;

- (7) Surface Parcel No.: 145607126
Legal Land Description: Blk/Par C Plan 101286738 Ext 0;
- (8) Surface Parcel No.: 135699643
Legal Land Description: Blk/Par A Plan 101446006 Ext 23
As described on Certificate of Title 90S23713,
description 23;
- (9) Surface Parcel No.: 164265868
Legal Land Description: Blk/Par A Plan 101964517 Ext 0; and
- (10) Surface Parcel No.: 203198924
Legal Land Description: Blk/Par B Plan 00SA23204 Ext 4.

DAG1 District to AG District

8. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from a DAG1 District to an AG District:

- (1) Surface Parcel No.: 118557793
Legal Land Description: NW 09-37-04-3 Ext 0
As described on Certificate of Title 86S18829;
- (2) Surface Parcel No.: 118557805
Legal Land Description: NE 09-37-04-3 Ext 0
As described on Certificate of Title 86S18829;
- (3) Surface Parcel No.: 118557759
Legal Land Description: NW 08-37-04-3 Ext 0
As described on Certificate of Title 77S01821;
- (4) Surface Parcel No.: 118557760
Legal Land Description: NE 08-37-04-3 Ext 0
As described on Certificate of Title 77S01821;
- (5) Surface Parcel No.: 118557748
Legal Land Description: SW 08-37-04-3 Ext 0
As described on Certificate of Title 77S01821;
- (6) Surface Parcel No.: 118557737
Legal Land Description: SE 08-37-04-3 Ext 0
As described on Certificate of Title 77S01821;

- (7) Surface Parcel No.: 118557669
 Legal Land Description: NW 05-37-04-3 Ext 0
 As described on Certificate of Title 77S01821A;
- (8) Surface Parcel No.: 118557670
 Legal Land Description: NE 05-37-04-3 Ext 0
 As described on Certificate of Title 77S01821A;
- (9) Surface Parcel No.: 118533067
 Legal Land Description: SW 05-37-04-3 Ext 0
 As described on Certificate of Title 77S01821A;
 and
- (10) Surface Parcel No.: 118557658
 Legal Land Description: SE 05-37-04-3 Ext 0
 As described on Certificate of Title 77S01821A.

Coming into Force

9. This Bylaw shall come into force upon the approval of Bylaw No. 9442, The Official Community Plan Amendment Bylaw, 2017 (No. 5) by the Minister of Government Relations.

Read a first time this day of , 2017.

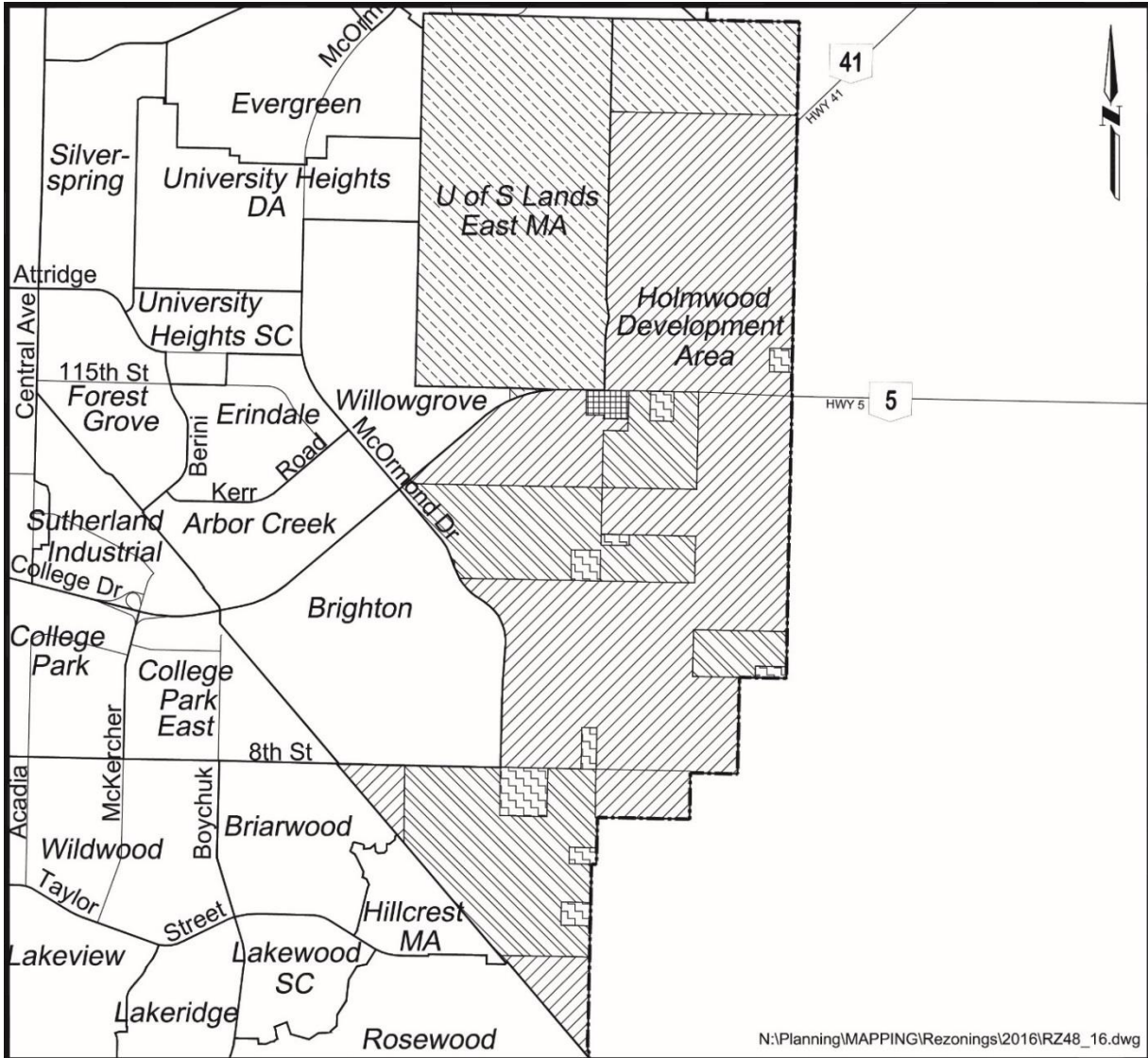
Read a second time this day of , 2017.

Read a third time and passed this day of , 2017.

Mayor


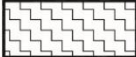


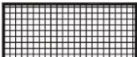
City Clerk

Appendix "A"



ZONING AMENDMENT

Holmwood Development Area

- | | | | |
|---|------------------|--|------------------|
|  | From DAG1 to FUD |  | From DCR3 to FUD |
|  | From DAG2 to FUD |  | From DAG1 to AG |
|  | From DC1 to FUD | | |



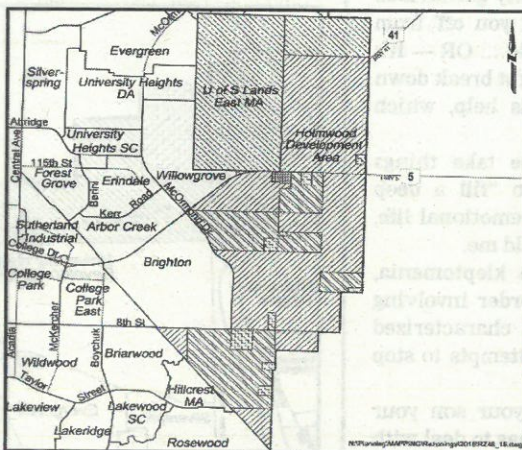
BRIDGES, FRIDAY, MAY 5, 2017
THE STARPHOENIX, SATURDAY, MAY 6, 2017

ZONING NOTICE
HOLMWOOD SECTOR

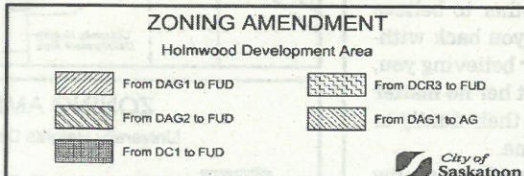
PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9443

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) regarding lands in the Holmwood Sector.

By way of Bylaw No. 9443, The Zoning Amendment Bylaw, 2017 (No. 9), the subject sites are proposed to be rezoned from "DAG 1 - D-Agricultural 1 District", "DAG 2 - D-Agricultural 2 District", "DC1 - D Commercial 1 District" and "DRC 3 - D-Country Residential 3 District" to "AG – Agricultural District" and "FUD – Future Urban Development District".



LAND DESCRIPTION- All of Sec. 08 Twp. 37 Rge. 04 W3 , All of Sec. 05 Twp. 37 Rge. 04 W3 , NW & NE ¼ 09 Twp. 37 Rge. 04 W3 , and SE ¼ Sec. 26 Twp. 37 Rge. 04 W3 , All of Sec. 09 Twp. 37 Rge. 04 W3 , All of 04 Twp. 37 Rge. 04 W3 , NE ¼ Sec. 32 Twp. 36 0 Rge 4 W3 , NE and SE Sec. 33 Twp. 36 Rge. 04 W3 , NW and SW Sec. 28 Twp. 36 Rge. 04 W3 , NE and SE Sec. 29 Twp. 36 Rge. 04 W3 , NE ¼ Sec. 19 Twp. 36 Rge. 04 W3 , SW ¼ Sec. 32 Twp. 36 Rge. 4 W3 , Par A Plan 101478742, Par E Plan 101883315, Par C Plan 101446477, Par B Plan 101446455, Par A Plan 66S15737, Par B Plan 85S30142, Par A Plan 101446488, Par A Plan G923, Par B Plan 85S42027, Par A Plan 78S04841, Par A Plan 101446208, Par B and C Plan 96S43026, Par A Plan 77S04589, Par A Plan 101445454, Par X Plan 101491185, Par Y Plan 101928371, Par A, B, C and D Plan 101286738, Par C and D Plan 101445432, Par A Plan 96S43026, Par A Plan 101446006, Par A Plan 101964517, Par A Plan 102093195, Par B Plan 00SA23204, LSD 10 & 15 Sec. 20 Twp. 36 Rge. 4 W3, LSD 13 & 14 Sec. 21 Twp. 36 Rge. 4 W3, LSD 2,7,9,10,15, & 16 Sec. 28 Twp. 36 Rge. 4 W3, LSD 14 Sec. 29 Twp. 36 Rge. 04 W3, LSD 1,2,7,8,11 & 12 Sec. 32 Twp. 36 Rge. 04 W3, LSD 3,5,6 Sec. 33 Twp. 36 Rge. 04 W3,



REASON FOR THE AMENDMENT – The proposed amendment includes lands in the Holmwood Sector that were brought into the City of Saskatoon by boundary

alteration in 2010 and are currently designated under the Corman Park – Saskatoon Planning District Zoning Bylaw. The proposed amendment to an FUD District, in conjunction with the Official Community Plan Land Use Map amendment, are required to place lands under the City's Zoning Bylaw to put land use controls and provide interim land uses and regulations for this area until such time that urban development occurs. And, the proposed amendment to an AG District will be applied to lands owned by the University of Saskatchewan which are used for research purposes.

INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge: Community Services Department, Planning and Development
 Phone: 306-975-7621 (Paula Kotasek-Toth)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Tuesday, May 23, 2017 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must 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 Tuesday, May 23, 2017** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

May 19, 2017

Planning and Development
222 3rd Avenue North
Saskatoon SK S7K 0J5

Attention: Paula Kotasek-Toth and Darryl Dawson

RE: Proposed Land Use and Zoning Changes
File No. PL 4350 – OCP47/16 and Z48/16
Parcel A, Plan G923/9450 Range Road 3044/Site ID: 1711743

We appreciate you taking the time to talk with us by phone on May 18, 2017 regarding our concerns about the proposed zoning for Parkland Fuel Corporation's land as referenced above as part of File No. PL 4350 – OCP47/16 and Z48/16. We fully understand the City's need to rezone the land annexed to the City to bring it under the City of Saskatoon's Zoning Bylaw No. 8770. However, as discussed, we have significant concerns with the proposed Future Urban Development District (FUD) itself and the implications it would have for Parkland Fuel Corporation's existing Fas Gas development on its land which was recently approved by the City in 2014 and the existing entitlements under the current DC1 – D-Commercial 1 District of the Corman Park Saskatoon Planning District Zoning Bylaw.

Firstly, should the rezoning to the FUD be approved, this would render the existing approved Fas Gas development on the property legally non-conforming which would restrict changes and prohibit reconstruction of the existing development should anything happen to the existing improvements on the property. This is a major concern for Parkland Fuel Corporation given that it has invested 3.6 million dollars into this development. Secondly, the proposed zoning would eliminate Parkland Fuel Corporation's ability to even apply for a second phase of development being a Tim Horton's restaurant, which has been in the preliminary planning stages prior to annexation and is in our opinion compatible with future uses contemplated for the area. Please refer to the attached previous letter we provided to you on May 12, 2017 which explains in detail our concerns.

In discussion with you, we understand that there is no other district in the City of Saskatoon Zoning Bylaw that would be appropriate to facilitate this type of transitional situation. Therefore, we are obligated to object to the proposed zoning to FUD for Parcel A, Plan G923 owned by Parkland Fuel Corporation.

However, we understand the City's need to move through this process for the rest of the lands shown in the Zoning Amendment Map attached to Bylaw No. 9443 Proposed Rezoning to FUD – Future Urban Development District. As such, we respectfully propose that the City amend the Zoning Amendment Map of the bylaw to exclude **Parcel A, Plan G923**. This way, the rest of the lands can proceed through the

City's process while allowing Parkland Fuel Corporation to maintain its existing entitlements given that no appropriate land use district exists under the City of Saskatoon's Zoning Bylaw No. 8770. The DC1 – D-Commercial 1 District appears to be in effect under the Corman Park Saskatoon Planning District Zoning Bylaw. Therefore, we respectfully believe that this is the best solution under these unique circumstances where land, although part of an area slated for a future concept plan, has existing development that was recently approved by the City of Saskatoon and is compatible with the future uses contemplated for the area.

In summary, we respect the City's broader planning process for the area but at the same time wish to preserve existing entitlements previously accorded to Parkland Fuel Corporation's property under the City's development process. We appreciate the Planning Department's efforts to work with us on this matter and believe the solution proposed balances both the interests of the City and those of Parkland Fuel Corporation.

Again, we thank you for taking the time to consider this matter and if you have any questions, please do not hesitate contact us. We wish to work with the City on finding a mutually beneficial solution.

Sincerely,

A handwritten signature in black ink, appearing to read "Daria McDonald". The signature is stylized and somewhat cursive.

Daria McDonald, RPP. MCIP
Senior Planner
Brown & Associates Planning Group

Enclosure

Cc City of Saskatoon Council

May 12, 2016

Planning and Development
222 3rd Avenue North
Saskatoon SK S7K 0J5

Attention: Paula Kotasek-Toth

RE: Proposed Land Use and Zoning Changes
File No. PL 4350 – OCP47/16 and Z48/16
Parcel A, Plan G923/9450 Range Road 3044/Site ID: 1711743

We have recently been engaged by Parkland Fuel Corporation to assist and represent them as their agent in the matter of the above referenced proposed Official Community Plan and Zoning Bylaw amendments. In particular, please accept this correspondence in response to a letter dated February 28, 2017 from the City of Saskatoon to Parkland Industries Ltd. regarding File No. PL 4350 – OCP47/16 and Z48/16. We have reviewed this correspondence from the City of Saskatoon and are writing to express our concerns relating to the proposed rezoning of the subject property. We understand that this matter has been scheduled for its three readings and public hearing on May 23rd, 2017. It is our intent to work with the City of Saskatoon to discuss and resolve concerns with the proposed zoning amendment in advance of the public hearing and proposed three readings.

Context

B&A Planning Group understands that the City of Saskatoon intends to give the subject land an appropriate City land use and zoning district given that it has recently been annexed from the RM of Corman Park. This is standard with any regular annexation process. Based on our review of the Amendment Maps and The City of Saskatoon's *Projected Growth Concept Plan Map* (attached) we would assume that the City intends to prepare a long – term comprehensive plan for the Holmwood Development area. This long term comprehensive plan would likely inform future neighbourhood plans and subsequent land use amendment, subdivision and development applications. This is also standard in any good planning process. This is why we assume the City is proposing an Urban Holding Area land use and the Future Urban Development District (FUD).

Impact of Proposed Zoning on Existing Development

Prior to annexation into the City of Saskatoon, Parkland Industries had prepared plans for the subject land that included a phased approach to development. Phase one of the project included the Fas Gas station and convenience store as it currently exists on the property.

In support of the development, the City of Saskatoon issued a building permit for demolition of existing improvements on the site (BPA-3414/14) on September 8, 2014 and a subsequent building permit for the construction of the new gas bar and convenience store (BP-3597/14) shortly thereafter. Improvements in accordance with this building permit were completed on or around May 25, 2015.

With respect to these City approvals and the construction of the gas bar and convenience store, Parkland Industries invested \$3.6 million dollars in to the subject property to date.

As part of the initial development planning for the property, Parkland Industries contemplated a phased approval to development and prepared development plans, site drawings and other materials which contemplated the construction of a future drive through Tim Hortons restaurant on the subject property. This is still in the planning stages and no application has been made as of yet. Parkland Corporation is sharing the preliminary site plans of phase two for your reference as an attachment to this letter.

Based on existing development approvals and the proposed phase two of the development, Parkland Corporation's concern with the proposed zoning bylaw amendment is twofold:

- The proposed zoning would render existing development legally – non conforming which has significant constraints moving forward should anything happen to the existing improvements on the subject property.
- The proposed zoning is extremely limiting in nature and would not allow the planning, design and construction of compatible appropriate development on the subject property including but not limited to the construction of a Tim Horton's restaurant and drive through. The subject property remains suitable for Highway Service uses.

While we understand the City's general planning intent with the proposed zoning and the future long range planning to take place, a fundamental concern remains that the proposed zoning does not respect existing development, does not allow for potential additional development and would represent a significant constraint to the subject property. It was assumed as part of the annexation process, that existing development entitlements would be respected and that compatible development intensification would be supported.

We believe that there is a mutually beneficial solution in this situation and we wish to work with you on this. We understand that the City does not want piecemeal development occurring that could be incompatible with future comprehensive plans for this overall area. However, upon reviewing the Growth Strategy and the 'Projected Growth Concept Plan' which is attached, the land appears to be identified as a future

"Employment Area (Business Park Industrial)." There also appears to be a 'Commercial' area proposed south of the intersection. Given this location at the southwest corner of the Highway 5 and Range Road 3044 intersection, we believe that a Fas Gas and a Tim Hortons are reasonable uses for an industrial business park area. We would suggest that perhaps a 'Transitional Land use Areas' Designation (and an associated district) could be explored for the subject land.

Fiscal Benefits and Alignment with Long Term Planning

In addition to being compatible with future growth plans for the area, we would strongly encourage the City to consider incorporating this landowner's development interests into future planning because it will add to the City's tax base and will provide an amenity and services to the area.

Secondly, because the existing and contemplated development on the subject land is, in our opinion, compatible with future land use for the area, we would offer that it is possible to plan for development in coordination with any long range planning process taking place for the broader area.

Closure

Respectfully, it is our view that after annexation, the existing entitlements should be considered and accommodated where appropriate as part of City's zoning update via a more transitional type of designation. We understand and respect the City's intention for long range planning of the area and believe the existing and contemplated use is compatible with preliminary long term planning directions and will not impact or impede future coordinated development in the area. Therefore, we respectfully request that the planning department review our concerns and consider an alternate solution.

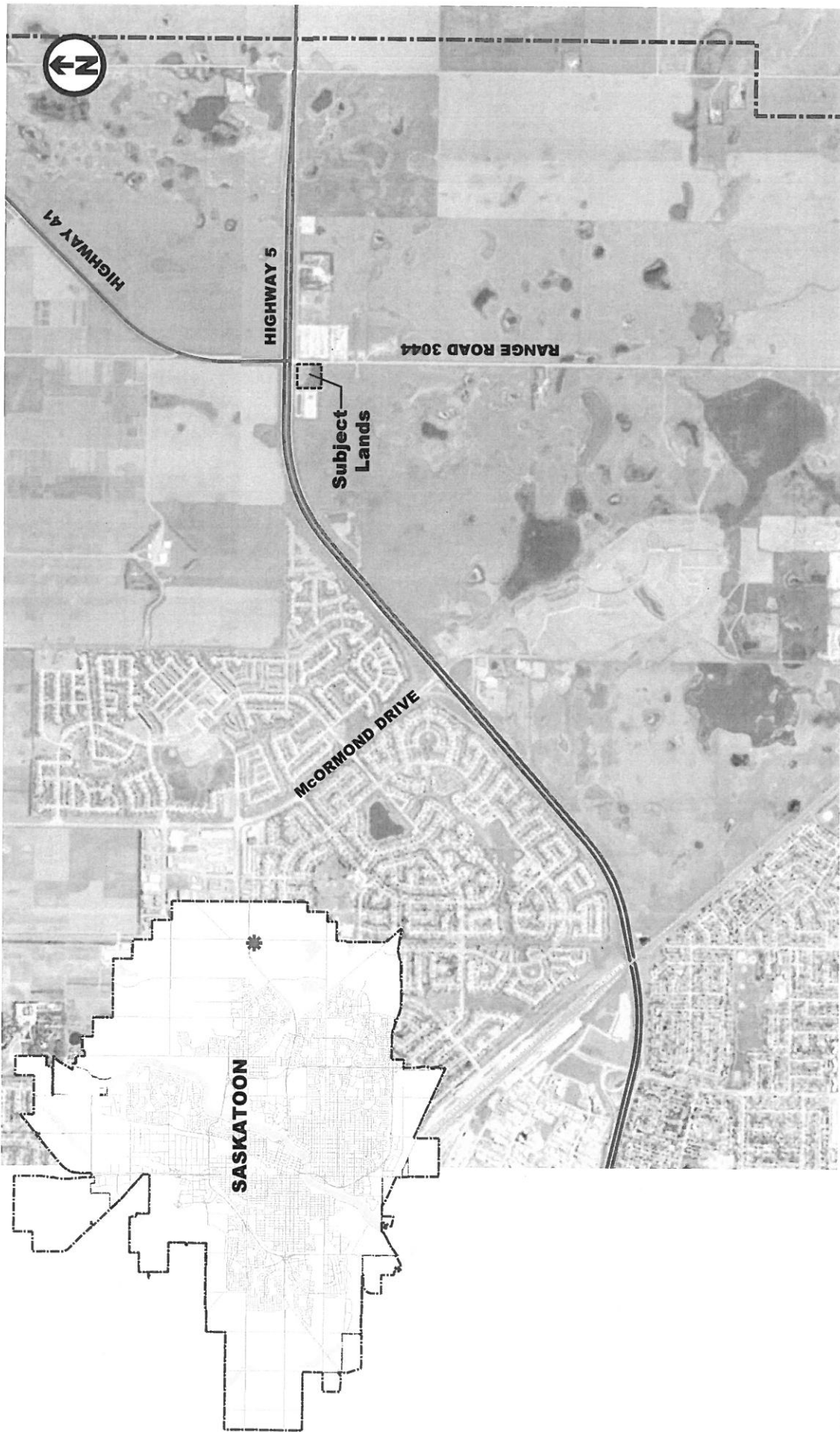
We thank you for taking the time to consider our concerns and are confident that we can identify a solution to this matter together. Upon receipt of this letter we would like to request a follow up phone call to discuss this matter in detail. Thank you in advance and we look forward to speaking with you.

Sincerely,




A handwritten signature in black ink that reads "Daria McDonald". The signature is written in a cursive style with a large initial "D" and a circled "M" in the middle.

Daria McDonald, RPP. MCIP
Senior Planner
Brown & Associates Planning Group

Enclosures



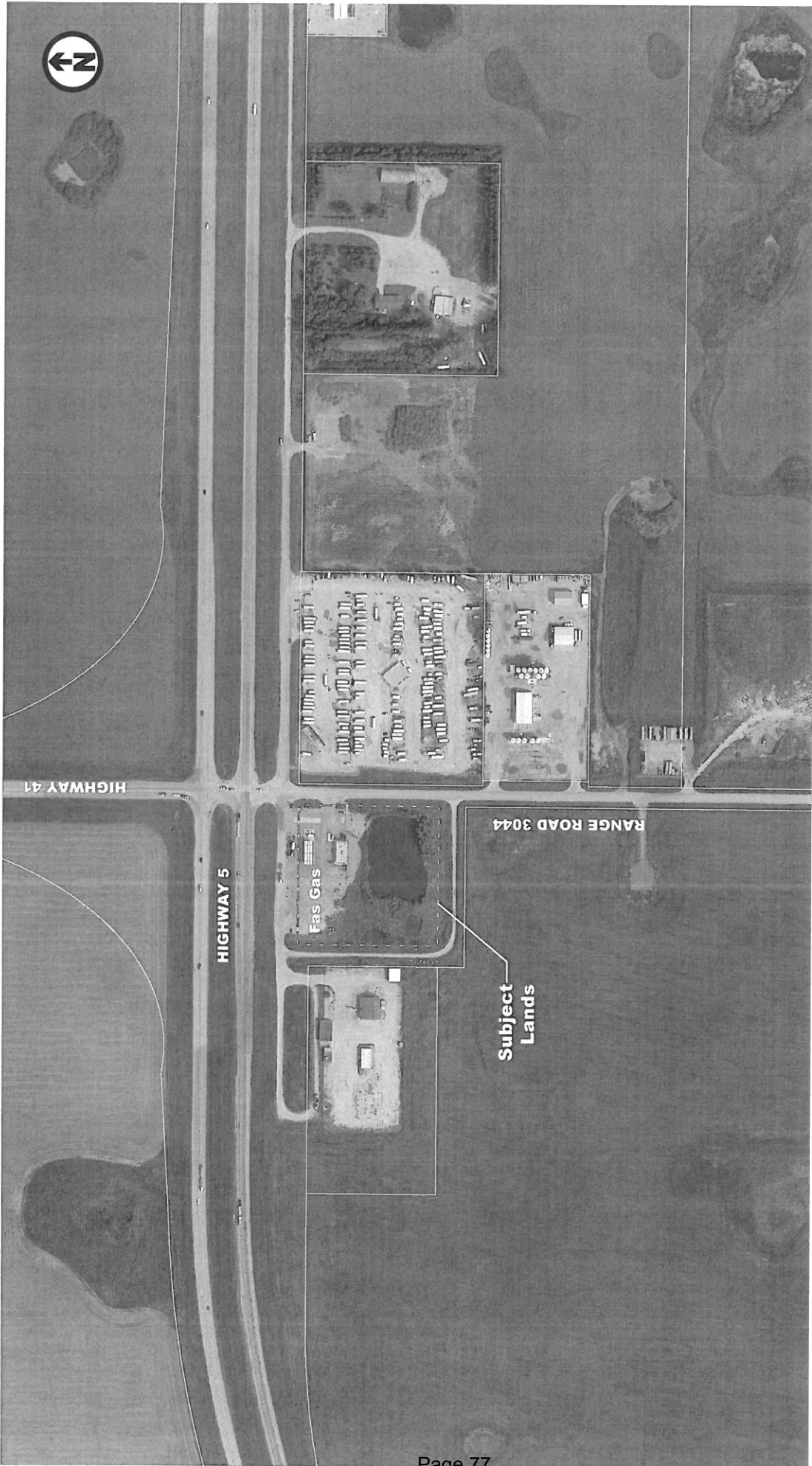
**Parkland Fuel Corporation
Location**

- Legend:**
-  Subject Lands
 -  City Boundary
 -  CN Railway

May 2017

May 08, 2017 - 2:38pm W:\C2065 CCP-ZB Support\Drawing CAD Files\C2065 Context_May_2017.dwg





HIGHWAY 41

HIGHWAY 5

Fas Gas

RANGE ROAD 3044

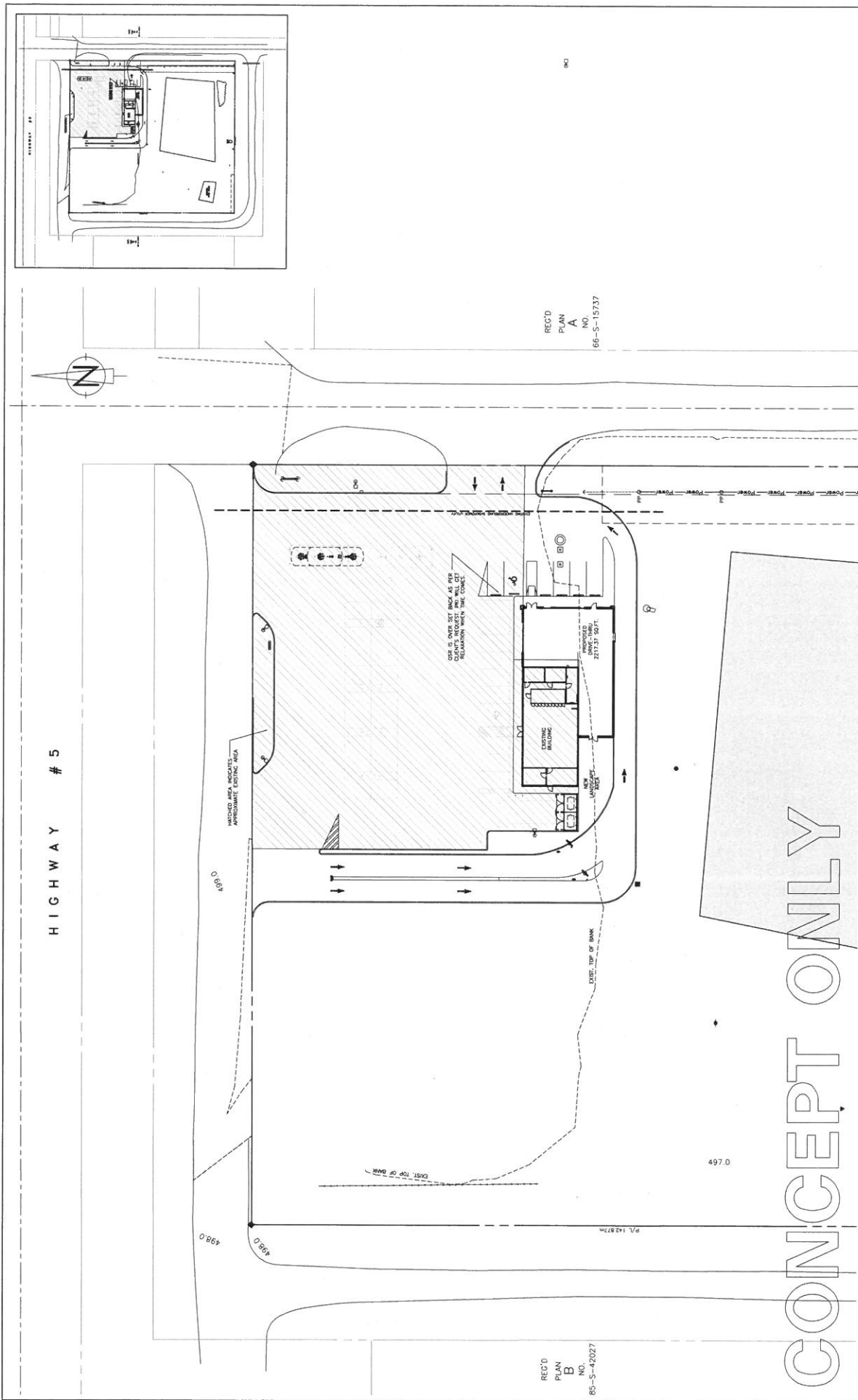
Subject Lands

Legend

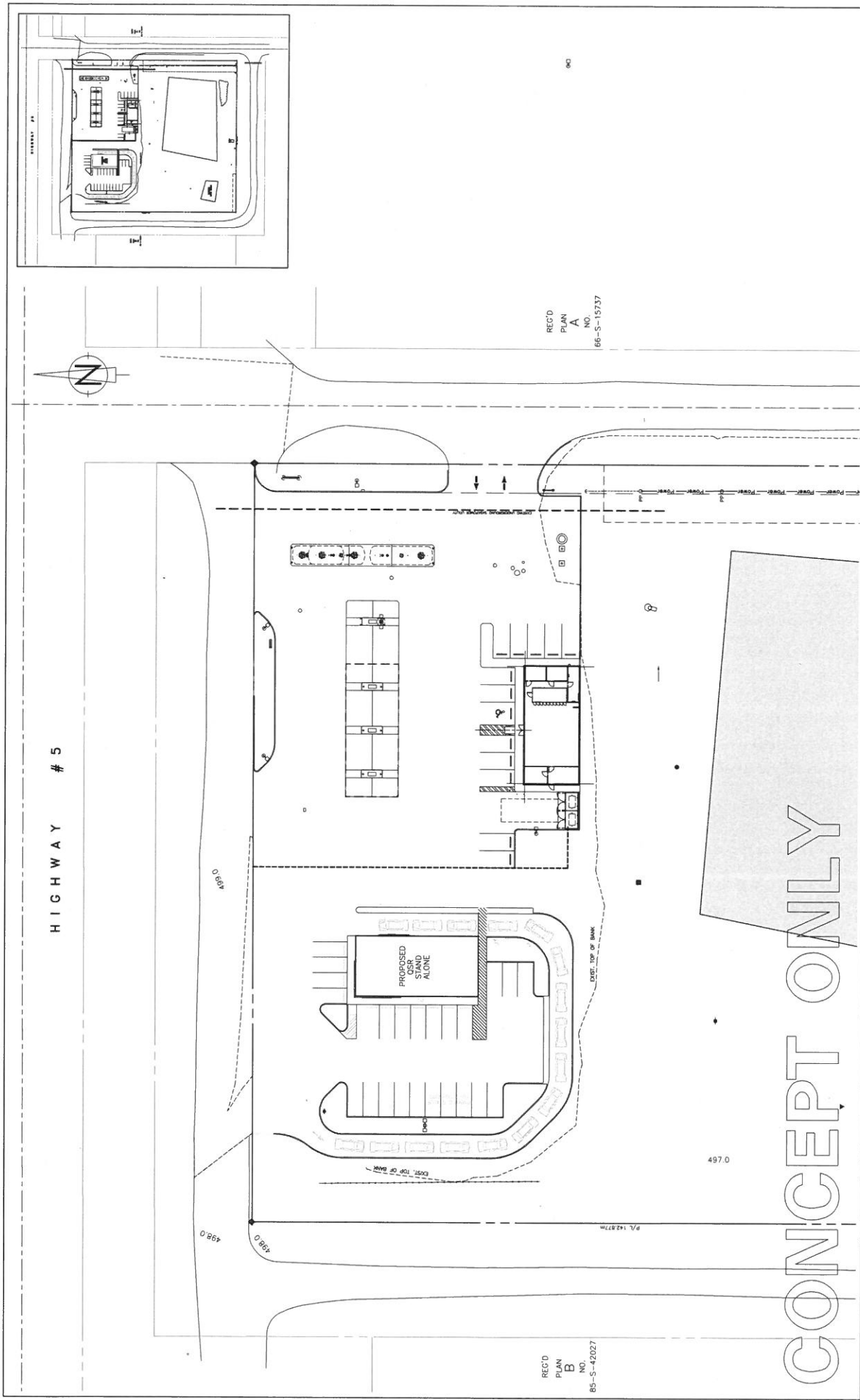


Subject Lands





CONCEPT ONLY



REC'D
PLAN
A
NO. 15737
66-S-15737

REC'D
PLAN
B
NO.
85-S-42027

PROPOSED SITE PLAN
NEW C-STORE & GAS BAR
HIGHWAYS #5 & #41
SASKATOON
SASKATCHEWAN
SP1/A



NO.	REVISIONS	BY	DATE

CONCEPT ONLY

CITY OF SASKATOON PROJECTED GROWTH CONCEPT PLAN

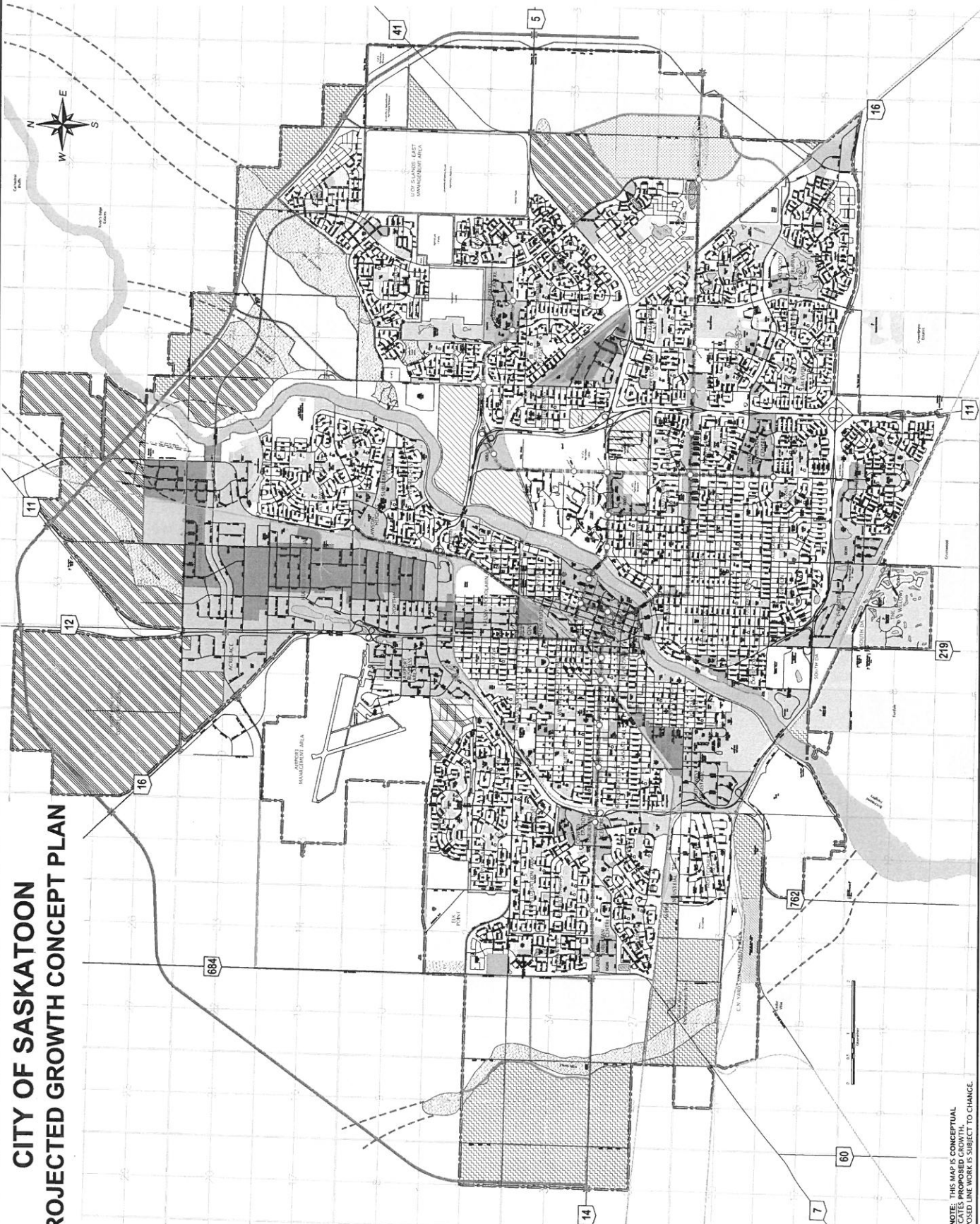
Saskatoon's Freeway Alignment & Corridor Park-Saskatoon Planning District

EXISTING

	HOSPITAL
	FIRE HALL
	CITY LIMITS
	NEIGHBOURHOOD BOUNDARY
	ENVIRONMENTAL OR LOW LYING LAND
	LIGHT INDUSTRIAL DISTRICT
	HEAVY INDUSTRIAL DISTRICT
	COMMERCIAL DISTRICT
	URBAN RESERVE
	SERVICE DISTRICT
	SOCIAL DISTRICT
	COUNTY RESIDENTIAL
	NEIGHBOURHOOD
	DISTRICT
	MULTI DISTRICT
	SPECIAL USE
	INDUSTRIAL
	AVIATION
	SCHOOL SITES
	PUBLIC - ELEMENTARY/SECONDARY
	PRIMARY - ELEMENTARY/SECONDARY
	OTHER
	STORM WATER RETENTION PONDS
	GOLF COURSE
	MOBILE HOME SITE
	PLANNING DISTRICT BOUNDARY

PROPOSED

	URBAN VILLAGE AREA
	PARKLAND AREA BUSINESS
	PARK INDUSTRIAL
	RESIDENTIAL DEVELOPMENT
	RESIDENTIAL INSTITUTIONAL
	SCHOOL SITE
	COMMERCIAL
	DISTRICT VILLAGE
	SUBURBAN CENTRE
	REGIONAL RETAIL
	ARTERIAL
	PARKS
	NEIGHBOURHOOD
	DISTRICT
	MULTI DISTRICT
	SPECIAL USE
	INDUSTRIAL
	STREETS
	SASKATOON FREEWAY
	ARTERIAL
	LOCAL COLLECTOR
	TRANSECT
	HIGH FREQUENCY CORRIDOR - LAWSON/MITLEN
	HIGH FREQUENCY CORRIDOR - BANHAM/UNIVERSITY HEIGHTS/HOOKWOOD
	HIGH FREQUENCY CORRIDOR
	HIGH FREQUENCY TERMINUS
	OTHER
	PREDICTED FUTURE GROWTH SECTOR
	STORM WATER RETENTION PONDS
	ROADWAY INTERCHANGE
	RAILWAY OVERPASS
	FIRE HALL



PLEASE NOTE: THIS MAP IS CONCEPTUAL AND INDICATES PROPOSED GROWTH. ALL PROPOSED LINE WORK IS SUBJECT TO CHANGE.

12.2 FUD - Future Urban Development District

12.2.1 Purpose

The purpose of the FUD District is to provide for interim land uses where the future use of land or the timing of development is uncertain due to issues of servicing, transitional use or market demand.

12.2.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an FUD District are set out in the following chart:

FUD District	Minimum Development Standards (in Metres)				
	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
12.2.2 Permitted Uses					
(1) One-unit dwellings (OUD)	32	23	15	18	8.5
(2) Agricultural uses	32	23	15	18	14
(3) Market gardens, nurseries and greenhouses	32	23	15	18	14
(4) Outdoor commercial recreation uses and public parks	32	23	15	18	14
(5) Home-based businesses	Refer to General Provisions Section 5.29				
(6) Accessory buildings and uses	-	23	3	-	14

(Revised Bylaw No. 9378 – June 27, 2016)

12.2.3 Prohibited Uses

The Prohibited Uses in an FUD District are set out in the following chart:

FUD District	Minimum Development Standards (in Metres)				
	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
12.2.3 Prohibited Uses					
(1) Intensive livestock operations					
(2) Mushroom farms					

12.2.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an FUD District are set out in the following chart:

FUD District	Minimum Development Standards (in Metres)				
	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
12.2.4 Discretionary Uses					
(1) Agricultural research stations	32	23	15	18	14
(2) Campgrounds	32	23	15	18	14
(3) Boarding and breeding kennels	32	23	15	18	14
(4) Farm implement machinery assembly and sales lots	32	23	15	18	14
(5) Trucking terminals	32	23	15	18	14
(6) Recreational vehicle and equipment storage	4	23	15	18	14
(7) Passenger vehicle storage	4	23	15	18	14

(Revised Bylaw No. 9378 – June 27, 2016)

12.2.5 Signs

The regulations governing signs in an FUD District are contained in **Appendix A - Sign Regulations**.

12.2.6 Parking

The regulations governing parking and loading in an FUD District are contained in **Section 6.0**.

12.2.7 Landscaping

Outside storage areas shall be suitably screened from any public street to the satisfaction of the Development Officer.

8.2 Transitional Land Use Areas

8.2.1 Policies:

- | | | |
|----------------------------|----|---|
| <i>Context</i> | a) | Transitional Land Use Areas include those parts of the City where significant land use changes are expected to occur and where additional studies may be required to determine appropriate future land use and development. |
| <i>Interim Development</i> | b) | In advance of studies to determine future land use patterns, development may take place in accordance with existing zoning patterns. However, the use of the holding symbol "H" may further limit current development. (Refer to Section 18.1.4 of this Plan) |
| <i>Rezoning Requests</i> | c) | Requests for rezoning shall normally conform to the long range land use pattern for the area. In advance of studies to determine future land use patterns, requests for rezoning may be considered subject to Section 18.1.2 of this Plan. |

September 8, 2014

Simon Koopmans
JBA Construction Management
3503 78th Ave SE
Calgary SK T2C 1J7

Dear Simon Koopmans:

**Re: Building Permit Application – Demolition of Gas Bar – Gas Bar & Convenience Store – Fas Gas Plus
9450 Range Road 3044, Saskatoon (BPA-3414/14)**

The above referenced building is classified as an Assembly (Group A2) occupancy under Article 3.2.2.25 of the 2010 National Building Code (NBC). The applicable codes and regulations for this project are the Uniform Building and Accessibility Standards Act (UBASA) - 2013 Regulations and the 2010 National Building Code (NBC) with amendments made by the UBASA Regulations. All articles quoted are from the amended 2010 NBC.

Building Permit approval and issuance is subject to the following conditions and requirements and other requirements that may be determined during the inspection process:

- 1.1. Please note the removal of the underground storage tanks are not approved until all items noted in Luc Durands' letter dated August 29, 2014 are addressed. Please contact Luc Durand at 306-975-2526 if you have any questions regarding this item.
- 1.2. See attached information sheets for safety measures at construction and demolition sites.
- 1.3. Unless it is shown to be unnecessary, site security is required as per Part 8 of the NBC before demolition begins.
- 1.4. Any damage to City streets, sidewalks, curbs, trees or any other City infrastructure or property caused during the demolition shall be repaired by the owner or contractor or will be repaired by the City of Saskatoon, with the costs of such repair being payable by the owner or contractor.
- 1.5. If encountered, asbestos must be removed in accordance with Saskatchewan Labour, Occupational Health and Safety Division. Please ensure Saskatchewan Labour, Occupational Health and Safety Division is contacted prior to removing asbestos.
- 1.6. Prior to actual demolition, the owner or contractor must make application to have all other services (gas, electrical, telephone etc) disconnected to the street and/or lanes.
- 1.7. The use of abutting streets or lanes requires separate approval of the Traffic & Planning Operations Division of Transportation and Utilities Department.

1.8. All concrete slabs, footings and foundations shall be removed to a minimum of 12 inches below final grade. Excavations shall be filled in if new construction does not proceed immediately.

Please note that neither the issuance of a building permit, nor the inspections made by the authority having jurisdiction, shall relieve the owner of the building from full responsibility for carrying out the construction or having the construction carried out in accordance with the requirements of the Uniform Building and Accessibility Standards Act, the City of Saskatoon Building Bylaw or other bylaws and regulations.

The Building Permit may be picked up upon payment of the permit fee. Please note that construction is not to begin until the permit has been issued.

Yours truly,



Greg Draghici, P.Eng.

Building Code Engineer, Building Standards

Ph: (306) 975-8339 Fax: (306) 975-7712

Email: gregory.draghici@saskatoon.ca

c: Rob Harasymchuk, Maxies Excavating
Jerry Iliscupidez, Building Owner
Josh Radtke, Building Owner
William Bates, SLR Consulting



City of
Saskatoon

COMMUNITY SERVICES DEPARTMENT
Building Standards Division

INSPECTION REPORT

TO CALL FOR AN INSPECTION - PHONE (306) 975-7924

Scope of Work: New Gas Bar - (Gas Bar & Convenience Store) (Fas Gas Plus) Location: 9450 Range Road 3044	Building Permit # 3597/14	Date of Report May 26, 2015
Chris Algeo JBA Construction Management 3503 78th Ave SE Suite B Calgary SK T2C 1J7	Customer Fax: 4032370151	
		Inspector Name: Jamie Wilson Phone: (306) 975-7645 (8:15am - 9:00am)

CURRENT & PREVIOUS INSPECTIONS (including incomplete items and/or deficiencies)

Permit Closed

Final Inspection completed May 25, 2015

Ongoing Inspection completed April 29, 2015

Ongoing Inspection completed March 27, 2015

Ongoing Inspection completed February 20, 2015

Ongoing Inspection completed January 21, 2015

Ongoing Inspection completed December 31, 2014

Ongoing Inspection completed November 27, 2014

Ongoing Inspection completed October 29, 2014

Ongoing Inspection completed October 3, 2014

Start of Project Inspection completed September 11, 2014

INSPECTION NOTES:

STATUS OF JOB:

According to our records this permit is completed as of May 26th, 2015. If you believe this to be in error, please contact the Building Standards Branch at (306) 975-7924 immediately to clarify.

It is the permit holder's responsibility to correct all of the conditions that do not fully comply with the National Building Code and the Uniform Building and Accessibility Standards Act. Once the items have been corrected you are required to call for a follow-up inspection to confirm compliance unless the item is left open and can be inspected at one of the subsequent inspection stages.

YOUR CO-OPERATION WILL HELP TO ENSURE THERE ARE NO UNDUE DELAYS

BYLAW NO. 9444

The Official Community Plan Amendment Bylaw, 2017 (No. 6)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Official Community Plan Amendment Bylaw, 2017 (No. 6)*.


Purpose

2. The purpose of this Bylaw is to amend the Official Community Plan Land Use Map to change the land use designation of the land from Control of the Corman Park-Saskatoon Planning District to Urban Holding Area.

Bylaw No. 8769 Amended

3. The Official Community Plan which is annexed as Schedule "A" to Bylaw No. 8769 and forms part of the Bylaw, is amended in the manner set forth in this Bylaw.

Land Use Map Amended

4. The Land Use Map, which forms part of the Official Community Plan, is amended to change the land use designation of the lands described in this Section and shown as  on Appendix "A" to this Bylaw from the Control of the Corman Park-Saskatoon Planning District to Urban Holding Area:

- (1) Surface Parcel No.: 135917770
Legal Land Description: Blk/Par A Plan 101478821 Ext 15
As described on Certificate of Title 67S05085, description 15;
- (2) Surface Parcel No.: 135805978
Legal Land Description: LSD 15-23-37-05-3 Ext 20
As described on Certificate of Title 81S44865A, description 20;

- (3) Surface Parcel No.: 135805989
Legal Land Description: LSD 16-23-37-05-3 Ext 21
As described on Certificate of Title 81S44865A,
description 21;
- (4) Surface Parcel No.: 131676880
Legal Land Description: Blk/Par C Plan 101459505 Ext 3
As described on Certificate of Title 99SA02054,
description 3;
- (5) Surface Parcel No.: 162089758
Legal Land Description: Blk/Par A Plan 101911788 Ext 0;
- (6) Surface Parcel No.: 118975124
Legal Land Description: NE 24-37-05-3 Ext 0
As described on Certificate of Title 88S18351;
- (7) Surface Parcel No.: 118975090
Legal Land Description: SE 24-37-05-3 Ext 0
As described on Certificate of Title 79S05603;
- (8) Surface Parcel No.: 118974639
Legal Land Description: Blk/Par A Plan 78S31217 Ext 0
As described on Certificate of Title 91S36803;
- (9) Surface Parcel No.: 118558143
Legal Land Description: SW 19-37-04-3 Ext 0
As described on Certificate of Title
00SA09885(4);
- (10) Surface Parcel No.: 118558132
Legal Land Description: SE 19-37-04-3 Ext 0
As described on Certificate of Title 73S25668;
- (11) Surface Parcel No.: 118558187
Legal Land Description: SW 20-37-04-3 Ext 0
As described on Certificate of Title 94S09980;
- (12) Surface Parcel No.: 135917747
Legal Land Description: NW 17-37-04-3 Ext 12
As described on Certificate of Title 94S09982,
description 12;
- (13) Surface Parcel No.: 118558086
Legal Land Description: NE 17-37-04-3 Ext 0
As described on Certificate of Title 86S51923;

- (14) Surface Parcel No.: 118558053
Legal Land Description: SE 17-37-04-3 Ext 0
As described on Certificate of Title
00SA09297B;
- (15) Surface Parcel No.: 135805967
Legal Land Description: LSD 14-23-37-05-3 Ext 19
As described on Certificate of Title 81S44865A,
description 19;
- (16) Surface Parcel No.: 135806182
Legal Land Description: LSD 5-24-37-05-3 Ext 85
As described on Certificate of Title 81S09631A,
description 85;
- (17) Surface Parcel No.: 162089769
Legal Land Description: LSD 4-24-37-05-3 Ext 43
As shown on Plan 101911788;
- (18) Surface Parcel No.: 135917691
Legal Land Description: LSD 5-16-37-04-3 Ext 32
As described on Certificate of Title 90S00299A,
description 32;
- (19) Surface Parcel No.: 135983100
Legal Land Description: Blk/Par A Plan 01SA04979 Ext 1
As described on Certificate of Title 01SA06965;
- (20) Surface Parcel No.: 135917679
Legal Land Description: LSD 4-16-37-04-3 Ext 31
As described on Certificate of Title 90S00299,
description 31;
- (21) Surface Parcel No.: 135806047
Legal Land Description: SW 23-37-05-3 Ext 14
As described on Certificate of Title 60S08384,
description 14;
- (22) Surface Parcel No.: 135806205
Legal Land Description: LSD 6-24-37-05-3 Ext 86
As described on Certificate of Title 81S09631A,
description 86;

- (23) Surface Parcel No.: 135806148
 Legal Land Description: LSD 3-24-37-05-3 Ext 41
 As described on Certificate of Title 83S51441,
 description 41;
- (24) Surface Parcel No.: 135917714
 Legal Land Description: LSD 6-16-37-04-3 Ext 33
 As described on Certificate of Title 90S00299A,
 description 33;
- (25) Surface Parcel No.: 135917657
 Legal Land Description: LSD 3-16-37-04-3 Ext 30
 As described on Certificate of Title 90S00299,
 description 30;
- (26) (a) Surface Parcel No.: 203139479
 Legal Land Description: Blk/Par MB1 Plan 102195952 Ext 0;
- (b) Surface Parcel No.: 203139446
 Legal Land Description: Blk/Par MB1 Plan 102195952 Ext 1;
- (c) Surface Parcel No.: 203139468
 Legal Land Description: Blk/Par MB1 Plan 102195952 Ext 2;
- (d) Surface Parcel No.: 203139435
 Legal Land Description: Blk/Par MB1 Plan 102195952 Ext 3;
- (e) Surface Parcel No.: 203139457
 Legal Land Description: Blk/Par MB1 Plan 102195952 Ext 4;
- (27) Surface Parcel No.: 203290422
 Legal Land Description: LSD 10-23-37-05-3 Ext 182;
- (28) Surface Parcel No.: 203290433
 Legal Land Description: LSD 9-23-37-05-3 Ext 181;
- (29) Surface Parcel No.: 203290400
 Legal Land Description: LSD 10-23-37-05-3 Ext 181;
- (30) Surface Parcel No.: 203290376
 Legal Land Description: LSD 11-23-37-05-3 Ext 182;
- (31) Surface Parcel No.: 203290365
 Legal Land Description: LSD 11-23-37-05-3 Ext 183;

- (32) Surface Parcel No.: 203290387
Legal Land Description: LSD 9-23-37-05-3 Ext 180;
- (33) Surface Parcel No.: 203242092
Legal Land Description: Blk/Par A Plan 102200779 Ext 0;
- (34) Surface Parcel No.: 203290411
Legal Land Description: Blk/Par A Plan 102223561 Ext 0;
- (35) Surface Parcel No.: 131711127
Legal Land Description: SE 26-37-05-3 Ext 5
As described on Certificate of Title 99SA25395,
description 5;
- (36) Surface Parcel No.: 164288032
Legal Land Description: Blk/Par A Plan 101955720 Ext 0;
- (37) Surface Parcel No.: 135907500
Legal Land Description: LSD 4-25-37-05-3 Ext 112
As described on Certificate of Title 78S02852,
description 112;
- (38) Surface Parcel No.: 135907410
Legal Land Description: LSD 13-24-37-05-3 Ext 53
As described on Certificate of Title 78S02855,
description 53;
- (39) Surface Parcel No.: 135907487
Legal Land Description: LSD 3-25-37-05-3 Ext 111
As described on Certificate of Title 78S02852,
description 111;
- (40) Surface Parcel No.: 164288043
Legal Land Description: SE 23-37-05-3 Ext 19
As shown on Plan 101955720;
- (41) Surface Parcel No.: 135907432
Legal Land Description: LSD 14-24-37-05-3 Ext 54
As described on Certificate of Title 78S02855,
description 54;
- (42) Surface Parcel No.: 135907375
Legal Land Description: LSD 11-24-37-05-3 Ext 56
As described on Certificate of Title 78S02854,
description 56;

- (43) Surface Parcel No.: 203242081
 Legal Land Description: LSD 12-24-37-05-3 Ext 58;

- (44) Surface Parcel No.: 118974909
 Legal Land Description: Blk/Par A Plan 97S53131 Ext 0
 As described on Certificate of Title 97S53131;
 and

- (45) Surface Parcel No.: 118974897
 Legal Land Description: Blk/Par B Plan 97S53131 Ext 0
 As described on Certificate of Title 97S55751.

Coming into Force

5. This Bylaw shall come into force upon receiving the approval of the Minister of Government Relations.

Read a first time this _____ day of _____, 2017.

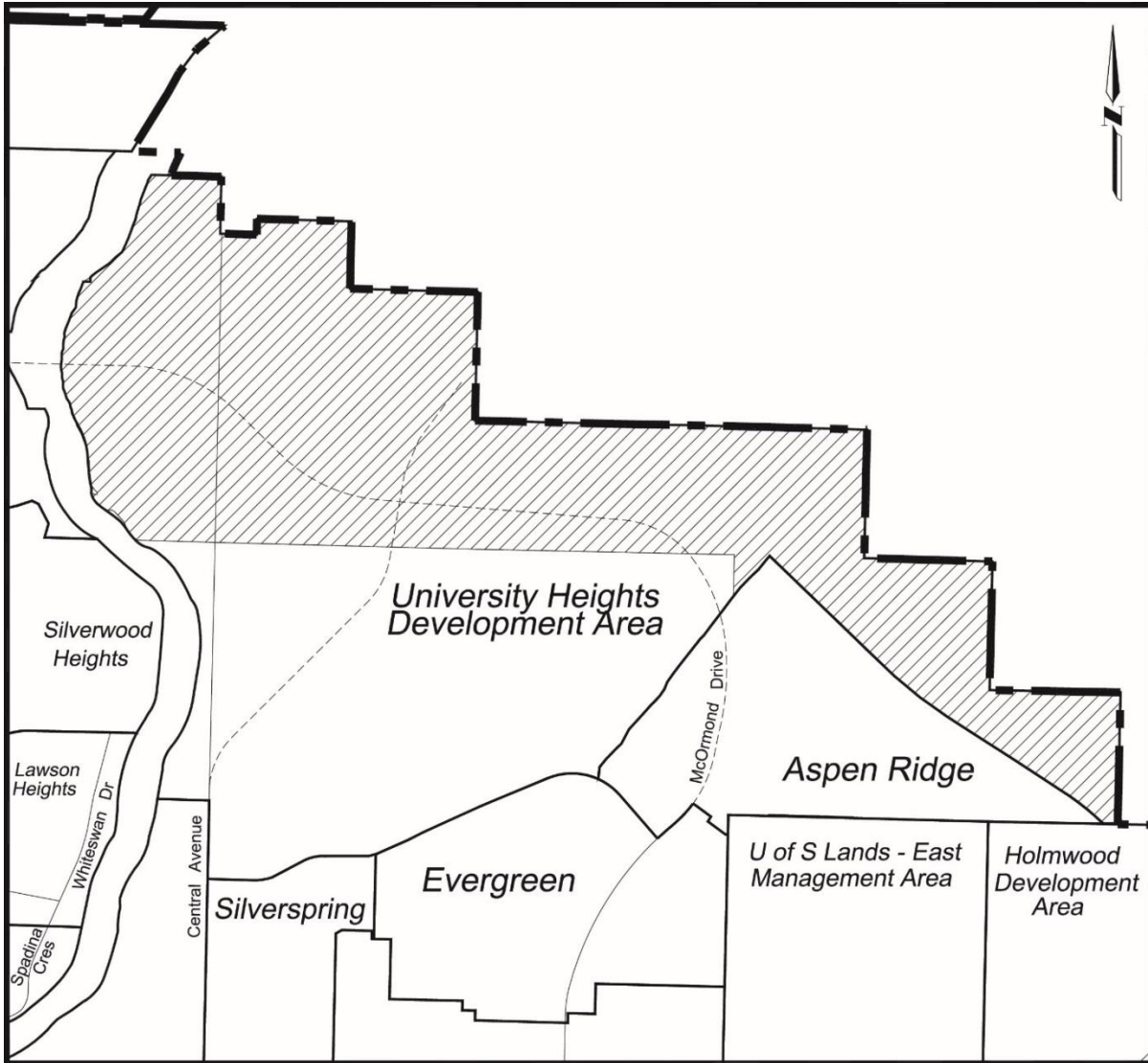
Read a second time this _____ day of _____, 2017.

Read a third time and passed this _____ day of _____, 2017.

Mayor

City Clerk

Appendix "A"



OFFICIAL COMMUNITY PLAN AMENDMENT
LAND USE MAP



From the Control of the Corman Park - Saskatoon Planning District
to Urban Holding Area



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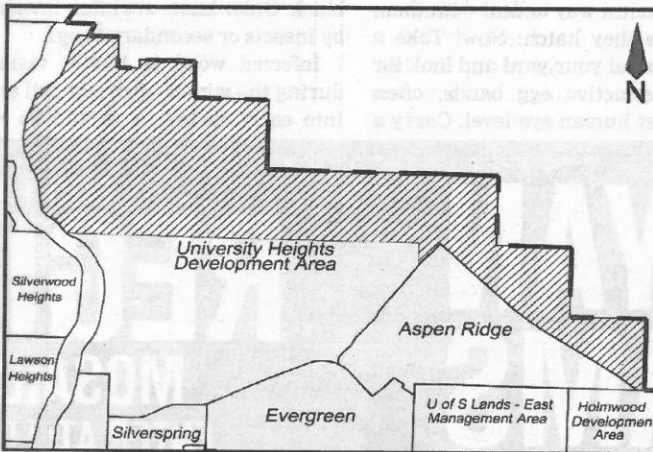
BRIDGES, FRIDAY, MAY 5, 2017
THE STARPHOENIX, SATURDAY, MAY 6, 2017

OFFICIAL COMMUNITY PLAN NOTICE
UNIVERSITY HEIGHTS SECTOR

PROPOSED AMENDMENT TO THE OFFICIAL COMMUNITY PLAN – LAND USE MAP –
BYLAW NO. 9444


Saskatoon City Council will consider an amendment to the Official Community Plan, Bylaw (No. 8769) regarding lands in the University Heights Sector.

By way of Bylaw No. 9444, The Official Community Plan Amendment Bylaw, 2017 (No. 6) the subject sites are proposed to re-designated from "Control of Corman Park – Saskatoon Planning District" to an "Urban Holding Area" on the Official Community Plan Land Use Map.



LAND DESCRIPTION - Portion NW, Portion NE, and Portion SE ¼ Sec. 17 Twp. 37 Rge. 04 W3 , SE and SW ¼ Sec.19 Twp.37 Rge. 04 W3 , SW ¼ Sec. 20 Twp.37 Rge.04 W3 , SE and SW ¼ Sec. 23 Twp.37 Rge.05 W3 , NE and SE ¼ Sec. 24 Twp.37 Rge.05 W3 , SE ¼ Sec. 26 Twp.37 Rge.05 W3 , Par C Plan 101459505, Par A Plan 101955720, Par A and B Plan 97S53131, Par A, Plan 101911788, Par A Plan 78S31217, Portion Par A Plan 101478821, Par A Plan 01SA04979, Par A Plan 102200779, Par A 102223561, LSD 3,4,5, & 6 Sec. 16 Twp. 37 Rge. 4 W3, LSD 9,10,11,14,15,16 & 19 Sec. 23 Twp. 37 Rge. 4 W3, LSD 3,4,5,6,11,12,13 &14, Sec. 24 Twp. 37 Rge. 4 W3 , LSD 3 & 4 Sec. 25 Twp. 37 Rge. 4 W3

PROPOSED OFFICIAL COMMUNITY PLAN AMENDMENT
LAND USE MAP

 From the Control of the Corman Park - Saskatoon Planning District to Urban Holding Area

File No. OCP45-2016

REASON FOR THE AMENDMENT – The proposed amendment includes lands in the University Heights Sector that were brought into the City of Saskatoon by boundary alterations in 2010 and are currently designated under the Corman Park –

Saskatoon Planning District Official Community Plan. The proposed amendment, in conjunction with an amendment to the Zoning Bylaw, will identify areas for future urban development through the "Urban Holding Area" designation on the City of Saskatoon Official Community Plan Land Use Map.

INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:
Community Services Department,
Planning and Development
Phone: 306-975-7621 (Paula Kotasek-Toth)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Tuesday, May 23, 2017 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must 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 Tuesday, May 23, 2017** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BYLAW NO. 9445

The Zoning Amendment Bylaw, 2017 (No. 10)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2017 (No. 10)*.


Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Bylaw from a DAG1 District, a DAG2 District, and a DCR3 District all to an FUD District.

Bylaw No. 8770 Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

DAG1 District to FUD District

4. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from a DAG1 District to an FUD District:

- (1) Surface Parcel No.: 135917770
Legal Land Description: Blk/Par A Plan 101478821 Ext 15
As described on Certificate of Title 67S05085, description 15;
- (2) Surface Parcel No.: 135805978
Legal Land Description: LSD 15-23-37-05-3 Ext 20
As described on Certificate of Title 81S44865A, description 20;
- (3) Surface Parcel No.: 135805989
Legal Land Description: LSD 16-23-37-05-3 Ext 21
As described on Certificate of Title 81S44865A, description 21;


- (4) Surface Parcel No.: 131676880
 Legal Land Description: Blk/Par C Plan 101459505 Ext 3
 As described on Certificate of Title 99SA02054,
 description 3;
- (5) Surface Parcel No.: 162089758
 Legal Land Description: Blk/Par A Plan 101911788 Ext 0;
- (6) Surface Parcel No.: 118975124
 Legal Land Description: NE 24-37-05-3 Ext 0
 As described on Certificate of Title 88S18351;
- (7) Surface Parcel No.: 118975090
 Legal Land Description: SE 24-37-05-3 Ext 0
 As described on Certificate of Title 79S05603;
- (8) Surface Parcel No.: 118974639
 Legal Land Description: Blk/Par A Plan 78S31217 Ext 0
 As described on Certificate of Title 91S36803;
- (9) Surface Parcel No.: 118558143
 Legal Land Description: SW 19-37-04-3 Ext 0
 As described on Certificate of Title
 00SA09885(4);
- (10) Surface Parcel No.: 118558132
 Legal Land Description: SE 19-37-04-3 Ext 0
 As described on Certificate of Title 73S25668;
- (11) Surface Parcel No.: 118558187
 Legal Land Description: SW 20-37-04-3 Ext 0
 As described on Certificate of Title 94S09980;
- (12) Surface Parcel No.: 135917747
 Legal Land Description: NW 17-37-04-3 Ext 12
 As described on Certificate of Title 94S09982,
 description 12;
- (13) Surface Parcel No.: 118558086
 Legal Land Description: NE 17-37-04-3 Ext 0
 As described on Certificate of Title 86S51923;
- (14) Surface Parcel No.: 118558053
 Legal Land Description: SE 17-37-04-3 Ext 0
 As described on Certificate of Title
 00SA09297B;

- (15) Surface Parcel No.: 135805967
Legal Land Description: LSD 14-23-37-05-3 Ext 19
As described on Certificate of Title 81S44865A,
description 19;
- (16) Surface Parcel No.: 135806182
Legal Land Description: LSD 5-24-37-05-3 Ext 85
As described on Certificate of Title 81S09631A,
description 85;
- (17) Surface Parcel No.: 162089769
Legal Land Description: LSD 4-24-37-05-3 Ext 43
As shown on Plan 101911788;
- (18) Surface Parcel No.: 135917691
Legal Land Description: LSD 5-16-37-04-3 Ext 32
As described on Certificate of Title 90S00299A,
description 32;
- (19) Surface Parcel No.: 135983100
Legal Land Description: Blk/Par A Plan 01SA04979 Ext 1
As described on Certificate of Title 01SA06965;
- (20) Surface Parcel No.: 135917679
Legal Land Description: LSD 4-16-37-04-3 Ext 31
As described on Certificate of Title 90S00299,
description 31;
- (21) Surface Parcel No.: 135806047
Legal Land Description: SW 23-37-05-3 Ext 14
As described on Certificate of Title 60S08384,
description 14;
- (22) Surface Parcel No.: 135806205
Legal Land Description: LSD 6-24-37-05-3 Ext 86
As described on Certificate of Title 81S09631A,
description 86;
- (23) Surface Parcel No.: 135806148
Legal Land Description: LSD 3-24-37-05-3 Ext 41
As described on Certificate of Title 83S51441,
description 41;

- (24) Surface Parcel No.: 135917714
 Legal Land Description: LSD 6-16-37-04-3 Ext 33
 As described on Certificate of Title 90S00299A,
 description 33;
- (25) Surface Parcel No.: 135917657
 Legal Land Description: LSD 3-16-37-04-3 Ext 30
 As described on Certificate of Title 90S00299,
 description 30;
- (26) (a) Surface Parcel No.: 203139479
 Legal Land Description: Blk/Par MB1 Plan 102195952 Ext 0;
- (b) Surface Parcel No.: 203139446
 Legal Land Description: Blk/Par MB1 Plan 102195952 Ext 1;
- (c) Surface Parcel No.: 203139468
 Legal Land Description: Blk/Par MB1 Plan 102195952 Ext 2;
- (d) Surface Parcel No.: 203139435
 Legal Land Description: Blk/Par MB1 Plan 102195952 Ext 3;
- (e) Surface Parcel No.: 203139457
 Legal Land Description: Blk/Par MB1 Plan 102195952 Ext 4;
- (27) Surface Parcel No.: 203290422
 Legal Land Description: LSD 10-23-37-05-3 Ext 182;
- (28) Surface Parcel No.: 203290433
 Legal Land Description: LSD 9-23-37-05-3 Ext 181;
- (29) Surface Parcel No.: 203290400
 Legal Land Description: LSD 10-23-37-05-3 Ext 181;
- (30) Surface Parcel No.: 203290376
 Legal Land Description: LSD 11-23-37-05-3 Ext 182;
- (31) Surface Parcel No.: 203290365
 Legal Land Description: LSD 11-23-37-05-3 Ext 183;
- (32) Surface Parcel No.: 203290387
 Legal Land Description: LSD 9-23-37-05-3 Ext 180;
- (33) Surface Parcel No.: 203242092
 Legal Land Description: Blk/Par A Plan 102200779 Ext 0; and

- (34) Surface Parcel No.: 203290411
 Legal Land Description: Blk/Par A Plan 102223561 Ext 0.


DAG2 District to FUD District

5. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from a DAG2 District to an FUD District:

- (1) Surface Parcel No.: 131711127
 Legal Land Description: SE 26-37-05-3 Ext 5
 As described on Certificate of Title 99SA25395, description 5;
- (2) Surface Parcel No.: 164288032
 Legal Land Description: Blk/Par A Plan 101955720 Ext 0;
- (3) Surface Parcel No.: 135907500
 Legal Land Description: LSD 4-25-37-05-3 Ext 112
 As described on Certificate of Title 78S02852, description 112;
- (4) Surface Parcel No.: 135907410
 Legal Land Description: LSD 13-24-37-05-3 Ext 53
 As described on Certificate of Title 78S02855, description 53;
- (5) Surface Parcel No.: 135907487
 Legal Land Description: LSD 3-25-37-05-3 Ext 111
 As described on Certificate of Title 78S02852, description 111;
- (6) Surface Parcel No.: 164288043
 Legal Land Description: SE 23-37-05-3 Ext 19
 As shown on Plan 101955720;
- (7) Surface Parcel No.: 135907432
 Legal Land Description: LSD 14-24-37-05-3 Ext 54
 As described on Certificate of Title 78S02855, description 54;
- (8) Surface Parcel No.: 135907375
 Legal Land Description: LSD 11-24-37-05-3 Ext 56
 As described on Certificate of Title 78S02854, description 56; and

- (9) Surface Parcel No.: 203242081
 Legal Land Description: LSD 12-24-37-05-3 Ext 58.

DCR3 District to FUD District

6. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from DCR3 District to FUD District:

- (1) Surface Parcel No.: 118974909
 Legal Land Description: Blk/Par A Plan 97S53131 Ext 0
 As described on Certificate of Title 97S53131;
 and
- (2) Surface Parcel No.: 118974897
 Legal Land Description: Blk/Par B Plan 97S53131 Ext 0
 As described on Certificate of Title 97S55751.

Coming into Force

7. This Bylaw shall come into force upon the approval of Bylaw No. 9444, The Official Community Plan Amendment Bylaw, 2017 (No. 6) by the Minister of Government Relations.

Read a first time this _____ day of _____, 2017.

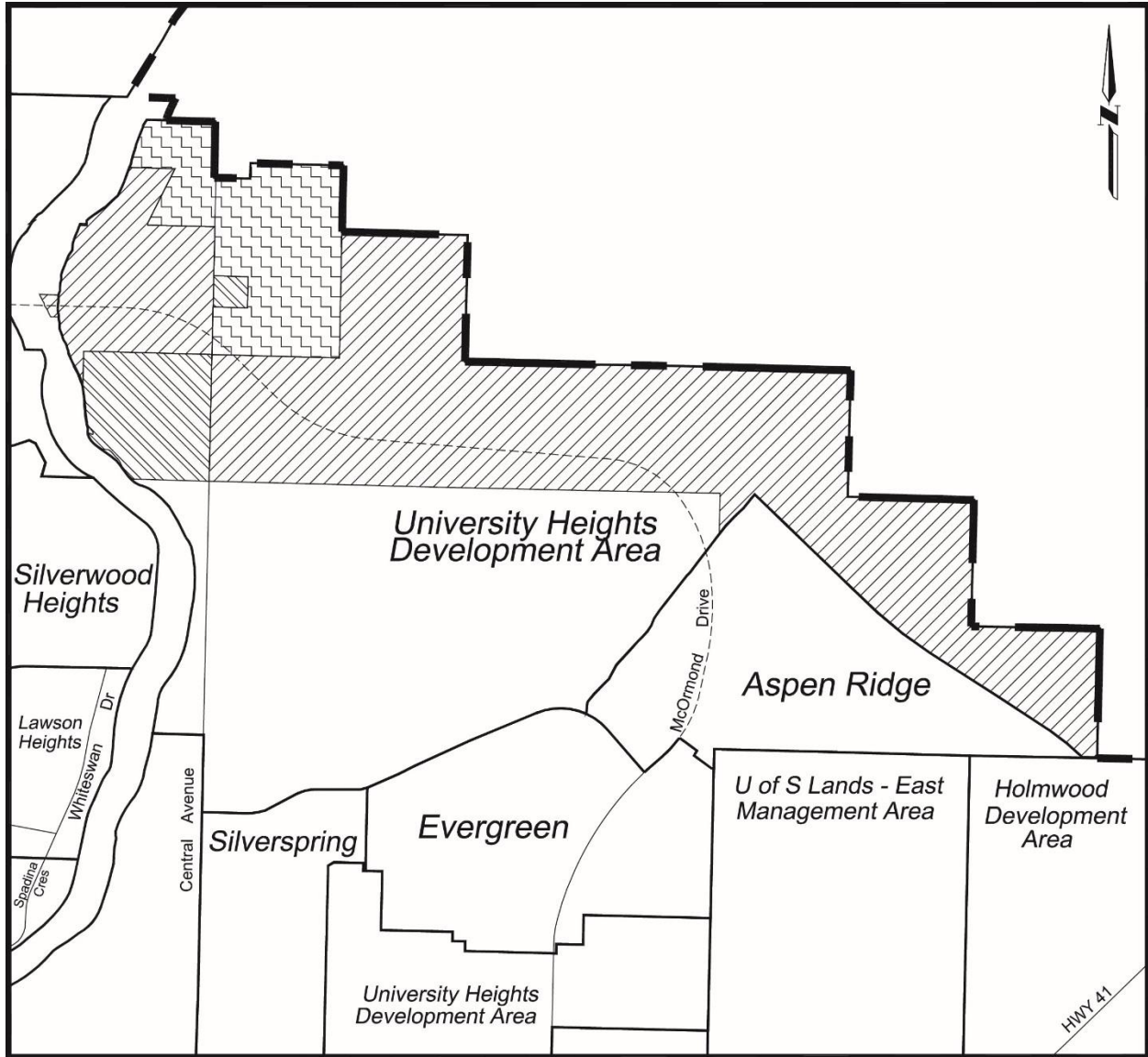
Read a second time this _____ day of _____, 2017.

Read a third time and passed this _____ day of _____, 2017.

Mayor

City Clerk

Appendix "A"

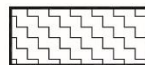


ZONING AMENDMENT

University Heights Development Area



From DAG1 to FUD



From DCR3 to FUD



From DAG2 to FUD

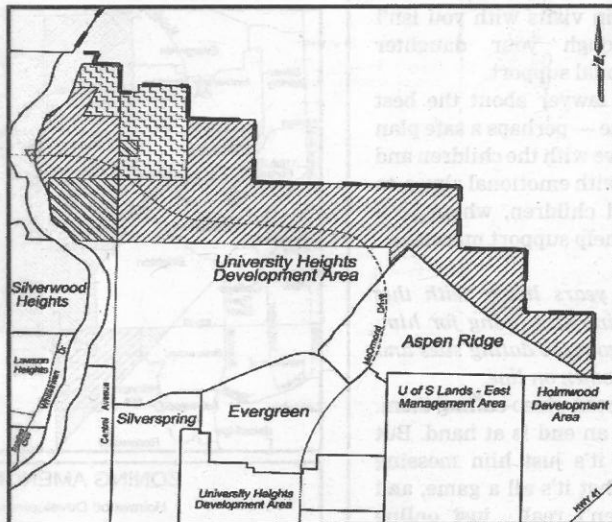
BRIDGES, FRIDAY, MAY 5, 2017
THE STARPHOENIX, SATURDAY, MAY 6, 2017

ZONING NOTICE
UNIVERSITY HEIGHTS SECTOR

PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9445

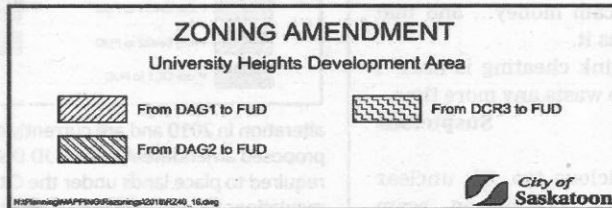
Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) regarding lands in the University Heights Sector.

By way of Bylaw No. 9445, The Zoning Bylaw, 2017 (No. 10), the subject sites are proposed to be rezoned from "DAG 1 - D-Agricultural 1 District", "DAG 2 - D-Agricultural 2 District" and "DRC 3 - D-Country Residential 3 District" to "FUD – Future Urban Development District".



LAND DESCRIPTION - Portion NW, Portion NE, and Portion SE ¼ Sec. 17 Twp. 37 Rge. 04 W3 , SE and SW ¼ Sec.19 Twp.37 Rge. 04 W3 , SW ¼ Sec. 20 Twp.37 Rge.04 W3 , SE and SW ¼ Sec. 23 Twp.37 Rge.05 W3 , NE and SE ¼ Sec. 24 Twp.37 Rge.05 W3 , SE ¼ Sec. 26 Twp.37 Rge.05 W3 , Par C Plan 101459505, Par A Plan 101955720, Par A and B Plan 97553131, Par A, Plan 101911788, Par A Plan 78531217, Portion Par A Plan 101478821, Par A Plan 01SA04979, Par A Plan 102200779, Par A 102223561, LSD 3,4,5, & 6 Sec. 16 Twp. 37 Rge. 4 W3, LSD 9,10,11,14,15,16 & 19 Sec. 23 Twp. 37 Rge. 4 W3, LSD 3,4,5,6,11,12,13 & 14, Sec. 24 Twp. 37 Rge. 4 W3 , LSD 3 & 4 Sec. 25 Twp. 37 Rge. 4 W3

REASON FOR THE AMENDMENT – The proposed amendments includes lands in the in the University Heights Sector that were brought into the City of Saskatoon by boundary alterations in 2010 and are currently zoned under the Corman Park – Saskatoon Planning District Zoning Bylaw. The proposed amendment to an FUD District, in conjunction with the Official Community Plan Land Use Map amendment, are required to place lands under the City's Zoning Bylaw to put land use controls and provide interim land uses and regulations for this area until such time that urban development occurs.



INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:
Community Services Department, Planning and Development
Phone: 306-975-7621 (Paula Kotasek-Toth)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Tuesday, May 23, 2017 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must 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 Tuesday, May 23, 2017** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BYLAW NO. 9446

The Corman Park – Saskatoon Planning District Official Community Plan Amendment Bylaw, 2017

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Corman Park – Saskatoon Planning District Official Community Plan Amendment Bylaw, 2017*.

Purpose

2. The purpose of this Bylaw is to amend The Corman Park – Saskatoon Planning District Official Community Plan to allow relaxation of separation distances from a Liquid Waste Disposal Facility to align with the provincial regulations where agreement is reached by the affected parties.

Corman Park – Saskatoon Planning District Official Community Plan Amended

3. The Corman Park – Saskatoon Planning District Official Community Plan, being Schedule “A” to Bylaw No. 8844 and forming part of the Bylaw, is amended in the manner set forth in this Bylaw.

New Sections 9.3.10, 9.3.11 and 9.3.12

4. The following is added after Section 9.3.9:

- | | |
|---|---|
| <i>“Relaxation of Separation Distances</i> | 10. Notwithstanding section 9.3.5, and subject to compliance with the Official Community Plan, the owners of all parcels with single family dwellings, parcels in multi-parcel country residential developments, and recreational use lands located within the required separation distance from a proposed liquid waste facility, may unanimously agree in writing to relax the strict application of the separation distance. Any such agreement shall be registered as an interest on the affected titles. |
| <i>Limits on Relaxation of Separation Distances</i> | 11. Notwithstanding section 9.3.10, a relaxation of separation distances cannot allow a greater relaxation than the requirements of <i>The Waterworks and Sewage Works Regulations</i> . |
| <i>Prior Approval of Separation Distances Required</i> | 12. Notwithstanding section 9.3.10, a relaxation of separation distances must be subject to prior approval from Corman Park and Saskatoon.” |

Coming into Force

5. This Bylaw shall come into force upon receiving the approval of the Minister of Government Relations.

Read a first time this day of , 2017.

Read a second time this day of , 2017.

Read a third time and passed this day of , 2017.

Mayor

City Clerk

Corman Park – Saskatoon Planning District Official Community Plan Text Amendments

Recommendation

That at the time of the public hearing, consideration be given to the Corman Park - Saskatoon District Planning Commission's recommendation that the amendments to Corman Park – Saskatoon Planning District Official Community Plan Bylaw No. 8844 to allow for the relaxation of separation distances with respect to liquid waste disposal facilities from rural residential and rural recreation developments, as outlined in the attached report, be approved.

Topic and Purpose

The purpose of this report is to propose text amendments to Corman Park – Saskatoon Planning District Official Community Plan Bylaw No. 8844. The proposed amendments provide the flexibility to relax separation distances from rural residential and rural recreation developments to liquid waste disposal facilities through the use of a coexistence agreement.

Report Highlights

1. Amendments to Corman Park – Saskatoon Planning District (Planning District) Official Community Plan Bylaw No. 8844 (Official Community Plan) are proposed to allow for relaxation of separation distances from liquid waste disposal facilities to rural residential and rural recreation development in the Planning District.
2. The relaxation of separation distances would be approved only with the agreement of the City of Saskatoon (City) and the Rural Municipality of Corman Park No. 344 (RM), with a coexistence agreement between the affected property owners. The coexistence agreement would be registered on the titles to the relevant properties. Any relaxation applied may not be less than the provincial standard.

Strategic Goal

This proposal supports the Strategic Goal of Sustainable Growth, specifically to plan collaboratively with regional partners.

Background

The Official Community Plan is jointly adopted by the RM and the City to manage land use and development in the Planning District. The Official Community Plan currently provides for a 600 metre separation requirement from rural residential and rural recreation developments to liquid waste disposal facilities, which is the strictest requirement when comparing to provincial standards. This typically applies only to facultative lagoons and built-up urban areas.

The proposed amendments are intended to align with *The Waterworks and Sewage Works Regulations* regulated by the Water Security Agency. The Water Security Agency issues the permits to construct and operate liquid waste disposal facilities in Saskatchewan.

Report

Corman Park – Saskatoon Planning District Official Community Plan Text Amendments

Details regarding the proposed textual amendments, noted in the report presented to the District Planning Commission at its April 5, 2017 meeting, can be found in Attachment 1. The District Planning Commission members voted to recommend the approval of the text amendments.

Relaxation of Separation Distances with Respect to Liquid Waste Disposal Facilities

The Official Community Plan currently does not provide for relaxation of separation distances that pertain to liquid waste disposal facilities and rural residential or rural recreation developments in the Planning District. The proposed amendments would provide for relaxation through coexistence agreements, where it is acceptable to the City, RM, and neighbouring property owners.

Options to the Recommendation

City Council may choose to not consider the proposed amendments and the District Planning Commission's recommendation. This option is not recommended as it would limit the ability to provide flexibility to align with the regulating agency's standards, which in the case of liquid waste disposal facilities, is the Water Security Agency.

Public and/or Stakeholder Involvement

This amendment process was initiated by the RM as the administrators of the joint Planning District. The amendments were considered by the District Planning Commission on April 5, 2017, and approved by the RM Council on April 18, 2017, following an advertised public hearing.

Communication Plan

Since the Planning District Official Community Plan is adopted by both City and RM Councils, each is required to hold a public hearing before the Planning District Official Community Plan can be amended.

The proposed amendments do not require a public communication plan beyond the public notice requirements described in the Public Notice Section.

Policy Implications

The proposal is to amend the land use policies in the Planning District Official Community Plan.

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

No specific follow-up actions are required.

Public Notice

Public notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is required. The public notice will appear in the May 13 and May 20 editions of The StarPhoenix.

Attachment

1. Textual Amendments – District Official Community Plan and Zoning Bylaw – Relaxation of Separation Distance Requirements from Liquid Waste Disposal Facility

Report Approval

Written by: Dana Kripki, Senior Planner - Regional Partnerships, Regional Planning
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Randy Grauer, General Manager, Community Services Department
Murray Totland, City Manager

S:\Reports\2017\PD\COUNCIL – Corman Park – Saskatoon Planning District OCP Text Amendment/ks

Textual Amendments – District Official Community Plan and Zoning Bylaw – Relaxation of Separation Distance Requirements from Liquid Waste Disposal Facility

4. Other

a) *Textual Amendments – District Official Community Plan & Zoning Bylaw – Relaxation of Separation Distance Requirements from Liquid Waste Disposal Facility*

Background:

The Commission will recall considering a textual amendment to the Corman Park-Saskatoon Planning District Official Community Plan (DOCP) and Zoning Bylaw (DZB) at the December 14, 2016 meeting. This item was deferred to allow for a review of best practices and further consultation with the Ministry of Environment, Water Security Agency and R.M. and City solicitors.

Analysis:

The proposed bylaw amendments were referred to the Water Security Agency (WSA), being the regulatory agency for sewage treatment facilities in Saskatchewan. WSA reviewed the bylaws and provided comment that a co-existence agreement cannot allow a greater relaxation than what *The Waterworks and Sewage Works Regulations* allow. These agreements cannot exempt a municipality from any applicable regulations regarding buffer zones for the construction of sewage works in proximity to individual residences at present nor in the future as development in and around a wastewater treatment facility occurs.

WSA recommended that the impact on future development in the area of an approved sewage treatment facility be considered prior to approving the bylaw amendment and prior to entering into a co-existence agreement. Consideration of what future development may be allowed in proximity to a new sewage works should be considered at the time of approval.

Below is a table of the required Buffer Zone in *The Waterworks and Sewage Works Regulations*.

	Facultative Lagoon Buffer Zone (Metres)	Mechanical Treatment Facility Buffer Zone (Metres)
Single Isolated Residence	300	300 ¹
Built-up Residential Area	550 ¹	300 ¹
Institutional Area	550 ¹	300 ¹
Commercial Area (with no built-up residential area)	300	300 ¹

¹WSA may approve a reduced buffer zone subject to certain terms and conditions

Some examples of terms and conditions that could allow for a reduced buffer zone are siting a sewage treatment facility downwind from a residential development or installation of vegetation around the facility. These examples coupled with a history of no odour complaints, dedicated odour control equipment and, in the case of facultative lagoons, an understanding of the loading of the facility would serve to make a case for reducing the buffer zone requirements on a case by case basis.

Based on the comments received from WSA the proposed amendments to the DOCP and DZB have been revised to include wording to make it clear that the relaxation of separation distances in a co-existence agreement cannot allow a greater relaxation than the requirements of *The Waterworks and Sewage Works Regulations*.

With regards to the WSA comments concerning the impact on future development, Administration takes these impacts into account any time such an application is received, whether in the Planning District or elsewhere in the R.M. Additionally, language has been added to the proposed bylaws to indicate that the R.M. and the City have to be in agreement with the relaxation. The previous version had language that only referenced the landowners.

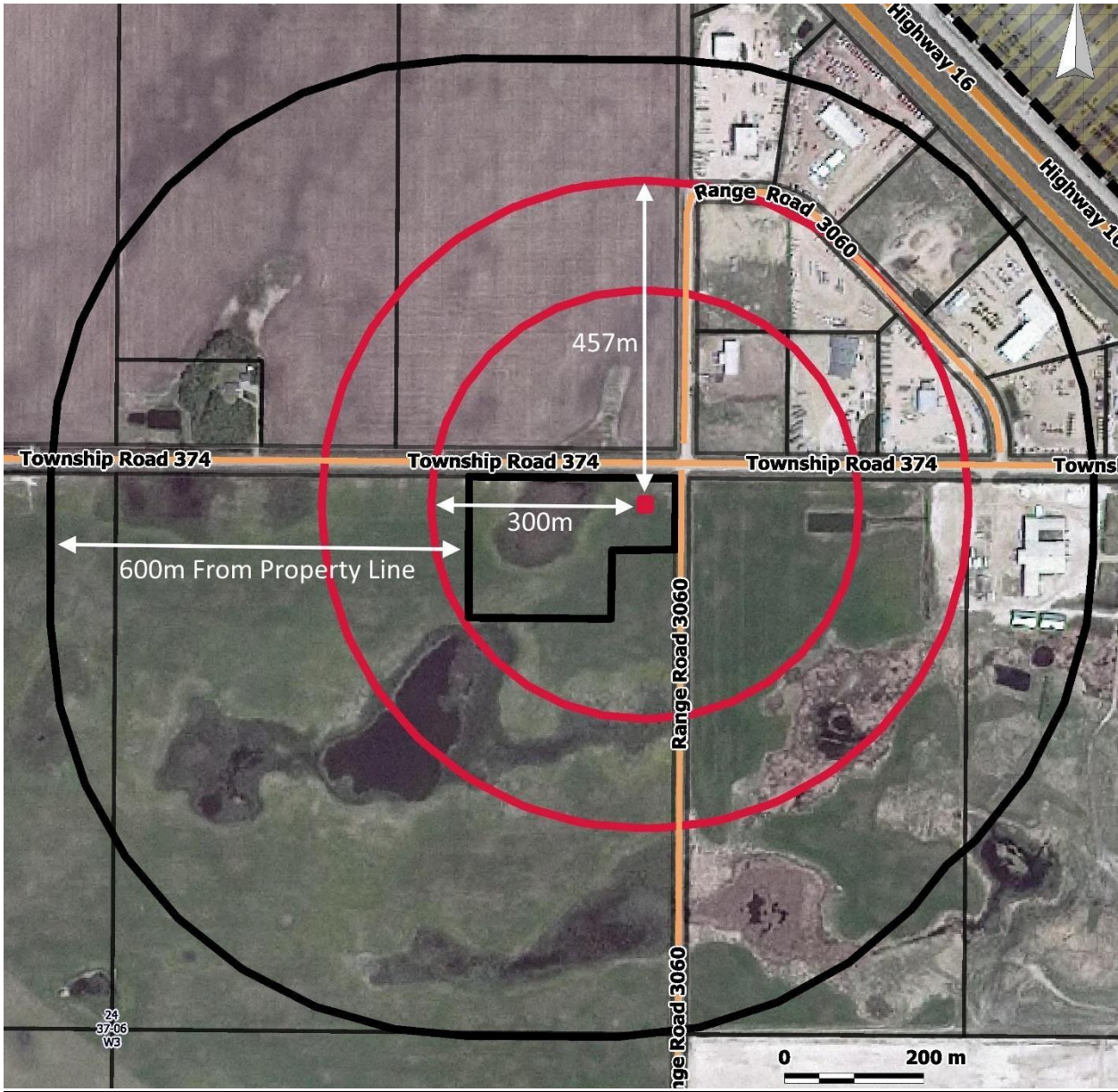
When looking at the best practice regarding the use of co-existence agreements the R.M. has long used such agreements with regards to residential setbacks from Intensive Livestock Operations. The Ministry of Government Relations have also used such an agreement to allow for a relaxation of the 457 metre setback requirement in the *Subdivision Regulations, 2014* from a wastewater facility.

The proposed amendments have been sent to the R.M. and City solicitors for comments. The R.M. solicitor's comments were that the wording of the bylaw is somewhat vague and that it should be explicitly stated that all landowners of the uses outlined in the DOCP and DZB that fall within the 600 metre separation distance would need to agree with the relaxed separation distance. It was also recommended that wording could be added to make it clear that the relaxation would be subject to the R.M.s prior approval. The R.M. and City solicitors discussed the amendments and determined that the relaxations should be subject to municipal approval. The way the amendment was first drafted appeared to need only landowner and applicant approval. After further discussions with between administrations and confirmation with legal the bylaws have been amended to include wording that relaxations would be subject to Corman Park and Saskatoon approval as well.

Setback Comparisons:

Proposed Use	Planning District Setback Requirements	Water Security Agency Setback Requirements	Subdivision Regulation Setback Requirements
Single Isolated Residence	600m - measured from property boundary of facility to foundation of dwelling	300m - measured from facility to foundation of dwelling	457m (300m for existing residential development) - measured from facility to property boundary of residential site
Multi-parcel Residential/ Built-up Residential Area	As above	550m (facultative lagoon), 300m (mechanical treatment facility) - measured from facility to property boundary of nearest residential site	As above
Institutional or Commercial Area	None	As above	None
Wanuskewin Heritage Park or recreational use	600m	None	None

□ Prior to 2012 the provincial requirement for setbacks from a built-up area was 600m



Recommendation:

“That the District Planning Commission supports amending the Corman Park-Saskatoon Planning District Official Community Plan and Zoning Bylaw to allow for the relaxation of separation distances from a Liquid Waste Disposal Facility, as outlined in this report and;

- a) That the R.M. of Corman Park pass bylaws to amend the Corman Park-Saskatoon Planning District Official Community Plan and Zoning Bylaw; and*
- b) That at the time of the public hearing, City Council be asked to consider the Corman Park-Saskatoon District Planning Commission’s recommendations that the amendments to the Corman Park-Saskatoon District Official Community Plan Bylaw No. 8844 be approved.”*



**RURAL MUNICIPALITY OF CORMAN PARK NO. 344
BYLAW 24/17**

A bylaw to amend Bylaw No. 22/10 known as the Corman Park-Saskatoon Planning District Official Community Plan.

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, enacts to amend Bylaw 22/10 as follows:

1. Section 9: Waste Management and Remediation Objectives and Policies is amended by adding the following sub-sections after section 9.3.9:

“Relaxation of Separation Distances 9.3.10. Notwithstanding section 9.3.5, and subject to compliance with the Official Community Plan, the owners of all parcels with single family dwellings, parcels in multi-parcel country residential developments, and recreational use lands located within the required separation distance from a proposed liquid waste facility, may unanimously agree in writing to relax the strict application of the separation distance. Any such agreement shall be registered as an interest on the affected titles.”

“Limits on Relaxation of Separation Distances 9.3.11. Notwithstanding section 9.3.10, a relaxation of separation distances cannot allow a greater relaxation than the requirements of *The Waterworks and Sewage Works Regulations*.”

“Prior Approval of Separation Distances Required 9.3.12. Notwithstanding section 9.3.10, a relaxation of separation distances must be subject to prior approval from Corman Park and Saskatoon.

This Bylaw shall come into force and take effect upon receiving the approval of the Minister of Government Relations.

REEVE, Judy Harwood

SEAL

ADMINISTRATOR, Adam Tittlemore



**RURAL MUNICIPALITY OF CORMAN PARK NO. 344
BYLAW 25/17**

A bylaw to amend Bylaw No. 23/10 known as the Corman Park-Saskatoon Planning District Zoning Bylaw.

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, enacts to amend Bylaw 23/10 as follows:

1. Section 4.8 is amended by adding the following new sub-sections after section 4.8.3. and re-numbering the other sub-sections accordingly:

“4.8.4. Notwithstanding section 4.8.3. and subject to compliance with the Official Community Plan, the owners of all parcels with single family dwellings, parcels in multi-parcel country residential developments, and recreational use lands located within the required separation distance from a proposed liquid waste facility, may unanimously agree in writing to relax the strict application of the separation distance. Any such agreement shall be registered as an interest on the affected titles.”

“4.8.5. Notwithstanding section 4.8.4, a relaxation of separation distances cannot allow a greater relaxation than the requirements of *The Waterworks and Sewage Works Regulations*.”

“4.8.6. Notwithstanding section 4.8.4, a relaxation of separation distances shall be subject to prior approval from Corman Park and Saskatoon.”

This Bylaw shall come into force and take effect upon receiving the approval of the Minister of Government Relations.

REEVE, Judy Harwood

SEAL

ADMINISTRATOR, Adam Tittermore

EPB 415 - Buffer Zone Criteria for Developments in Proximity to Sewage Treatment Facilities in Saskatchewan

What is a Buffer Zone?

Sewage treatment facilities emit odours that can persist at some distance from the source. A buffer zone is the physical distance between (or setback from) the nearest liquid surface within a sewage treatment facility to the corner of the nearest occupied building within a development.

In Saskatchewan, a buffer zone is required between residential, commercial or institutional developments and a sewage treatment facility. This buffer zone helps to foster a living and work environment that is generally free of sewage odours and minimizes health concerns. The setback distances set in *The Waterworks and Sewage Works Regulations* have been found to reasonably limit the number of complaints received from the public about sewage odour, indicating that the odour was unable to persist regularly at such distances from the source.

Who regulates the Buffer Zone requirements in Saskatchewan?

Both the Water Security Agency (WSA) and the Saskatchewan Ministry of Government Relations have setback requirements for residential development from a sewage treatment facility. Outside of the cities with planning approval authority, the authority to approve or refuse subdivision proposals lies with the Saskatchewan Ministry of Government Relations.

WSA has legislative authority on the construction of water and wastewater infrastructure in the Province. The buffer zone required by WSA, as set out in Table 1 of *The Waterworks and Sewage Works Regulations*, needs to be met in order for approval to be granted for the construction of wastewater treatment facilities.

At this time, WSA's buffer zone requirements are larger for sewage lagoons than the setback requirements set by Government Relations. Communities planning for development should verify that proposals meet WSA's buffer zone requirements. If there is any confusion on this issue, communities should speak with WSA during its planning phases to ensure that buffer zone requirements are met. In terms of consideration for growth in the more distant future available plans should be referred to WSA early on in order to address potential land use conflicts.

What is the required Buffer Zone in *The Waterworks and Sewage Works Regulations*?

The buffer zone requirements for Mechanical Treatment Facilities are different than the requirements for Facultative Lagoons, as set out in *The Waterworks and Sewage Works Regulations*. Mechanical Treatment Facilities tend to abate odour more effectively than a lagoon; therefore, a smaller buffer is required. WSA's buffer zone requirements are shown in the table below:

	Facultative Lagoon Buffer Zone (Metres)	Mechanical Treatment Facility Buffer Zone (Metres)
Single Isolated Residence	300	300 ¹
Built-up Residential Area	550 ¹	300 ¹
Institutional Area	550 ¹	300 ¹
Commercial Area (with no built-up residential area)	300	300 ¹

¹ WSA may approve a reduced buffer zone subject to certain terms and conditions

Please note that, under the *Subdivision Regulations, 2014*, Government Relations requires a 457 metre setback from land used or authorized for use as a wastewater treatment facility or wastewater lagoon; however, this set back distance does not apply to commercial, industrial or institutional development.

Are there any other factors that should be considered when siting a sewage treatment facility? In addition to the buffer zone requirements set out in the previous table, siting considerations should include:

- Present and planned land use compatibility;
- Direction of prevailing winds;
- Year round accessibility for vehicular traffic;
- Protection from flooding;
- Suitability for expansion;
- Effluent discharge arrangements; and
- Topography, soil conditions and groundwater regime.

In general, sewage treatment facilities should be located to avoid local objections and as far as possible from existing or pending development. Applicable isolation distances required by road, highway and railway authorities should also be considered.

Facultative lagoons near recreational lakes should be sited as far as practically possible from the lake and recreational areas and should consider applicable shoreline regulations that may be in effect.

Can the Buffer Zone distances be reduced?

Siting a sewage treatment facility downwind from a residential development lessens the ability of the odour to spread toward the development, as does the installation of enhanced vegetative surround around the sewage treatment facility. The applicability of either of these factors (or others proven to do the same), coupled with a history of no odour complaints and, in the case of a facultative lagoon system, an understanding of the loading of the facility, would serve to make a case for reducing the buffer zone requirement on a case by case basis.

Our sewage treatment facility is very close to our community and any subdivision development would fall within the Buffer Zone, what can be done?

WSA will recommend against development in areas where sewage odours will present an unsafe environment for those who must reside or work in the area. Persistent sewage odours can be quite inhospitable. If your community is unable to obtain a reduction in the buffer zone, or the reduction is not enough, you may have to consider alternative locations for development. Some options that could be considered include:

- Relocation of the proposed subdivision,
- Relocation of the sewage treatment facility, or
- Alternative land uses in the affected area, such as zoning the area for recreational or industrial use.

Will an exception be granted if our community was planned prior to these Buffer Zone requirements coming into force?

Compliance with the buffer zones will not be exempted, but it may be reduced as mentioned above. Existing developments within the buffer zone can remain, it is the new developments that must comply with the requirements. However, if an existing development within a buffer zone is subject to persistent odour complaints, the community will be required to take measures to rectify the odour issues.

Who can I contact for more information on buffer zone requirements?

To talk to the Water Security Agency, you can contact an Approvals Engineer within the WSA's Environmental and Municipal Management Services Division. Approvals Engineers are headquartered in Regina and may be contacted at:

Engineering and Approvals
Environmental and Municipal Management Services Division
Water Security Agency
420 - 2365 Albert Street
Regina SK S4P 4K1
(306) 787-0726

To talk to the Saskatchewan Ministry of Government Relations' Community Planning Branch, you can contact either their Regina or Saskatoon offices at:

#978, 122 3rd Avenue N
Saskatoon SK S7K 2H6
(306) 933-5740

420 - 1855 Victoria Avenue
Regina SK S4P 3T2
(306) 787-2725

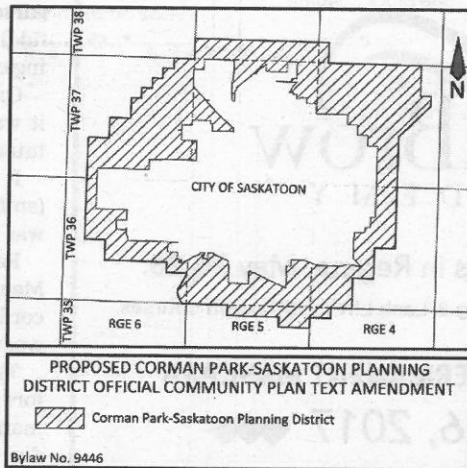
BRIDGES, FRIDAY, MAY 12, 2017
THE STARPHOENIX, SATURDAY, MAY 13, 2017

OFFICIAL COMMUNITY PLAN NOTICE
CORMAN PARK – SASKATOON PLANNING DISTRICT

Proposed Official Community Plan Amendment – Bylaw No. 9446

Public notice is hereby given that Saskatoon City Council will consider text amendments under *The Planning and Development Act, 2007* to amend Bylaw No. 8844, known as the Corman Park – Saskatoon Planning District Official Community Plan.

AFFECTED LANDS - The affected lands are all lands contained within the Corman Park – Saskatoon Planning District, which is an area inside the Rural Municipality (RM) of Corman Park that extends approximately one to five kilometres from city limits.



REASON FOR THE AMENDMENT - The proposed Bylaw No. 9446 will provide for a textual amendment to Section 9: Waste Management and Remediation Objectives and Policies by adding the following sub-sections after section 9.3.9:

"Relaxation of Separation Distances 9.3.10. Notwithstanding section 9.3.5, and subject to compliance with the Official Community Plan, the owners of all parcels with single family dwellings, parcels in multi-parcel country residential developments, and recreational use lands located within the required separation distance from a proposed liquid waste facility, may unanimously agree in writing to relax the strict application of the separation distance. Any such agreement shall be registered as an interest on the affected titles."

"Limits on Relaxation of Separation Distances 9.3.11. Notwithstanding section 9.3.10, a relaxation of separation distances cannot allow a greater relaxation than the requirements of The Waterworks and Sewage Works Regulations."

"Prior Approval of Separation Distances Required 9.3.12. Notwithstanding section 9.3.10, a relaxation of separation distances must be subject to prior approval from Corman Park and Saskatoon.

INFORMATION - Questions regarding the proposed amendment or requests to view the proposed amending Bylaw and the Corman Park – Saskatoon Planning District Official Community Plan may be directed to the following without charge: Community Services Department, Planning and Development
Phone: 306-657-8640 (Ian Williamson)

PUBLIC HEARING - City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Tuesday, May 23rd, 2017, at 6:00 PM in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for the City Council's consideration must 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 Tuesday, May 23, 2017** will be forwarded to City Council.

Proposed Closure of Right-of-Way – Portion of Spadina Crescent and Avenue H South & 11th Street West – Holiday Park Neighbourhood

Recommendation

1. That City Council consider Bylaw No. 9449, The Street Closing Bylaw, 2017 (No. 8); and
2. That City Council consider Bylaw No. 9450, The Street Closing Bylaw, 2017 (No. 9).

Topic and Purpose

This report is to obtain approval for two road closures including a portion of the intersection of 11th Street West and Avenue H South (Holiday Park neighbourhood) and a portion of Spadina Crescent West between Gordie Howe Bridge and the 1300 Block of Spadina Crescent West (Holiday Park neighbourhood).

Report Highlights

1. Public Safety Canada conducted a “Critical Infrastructure Resiliency Analysis” of the Water Treatment Plant (WTP). The assessment suggests that a road closure will enable the WTP to enhance security by enclosing the facility with a perimeter fence, restricting traffic in and out of the facility.
2. Closure of Spadina Crescent would reduce short cutting traffic through adjacent residential neighbourhoods and facilitate the upcoming Meewasin Valley pathway expansion.
3. An evaluation of the impacts on adjacent roadways was completed and traffic calming measures are recommended.
4. Travel and emergency response times to the Rural Municipality of Corman Park (RM) southwest of the City will have minimal impact from the closures.

Strategic Goal

This report supports the Strategic Goal of Moving Around by providing improvements for the safety of all road users (pedestrians, cyclists, and drivers), and helps provide a great place to live, work, and raise a family.

This report also supports the Strategic Goal of Quality of Life by supporting the corporate priority of life safety initiatives within the city, and providing improvements at the WTP to reduce the risk of accidental or planned intrusions.

Background

During the WTP expansion (2012 to 2014), the intersection of Avenue H and 11th Street was closed for over two and a half years.

Proposed Closure of Right-of-Way – Portion of Spadina Crescent and Avenue H South & 11th Street West – Holiday Park Neighbourhood

A March 8, 2016 report was submitted to the Standing Policy Committee on Transportation entitled ‘South West Roadway Network Improvements’ outlining the need to undertake an overall planning study of the roadway network in the southwest portion of the city.

On November 14, 2016, a report was provided to the Standing Policy Committee on Transportation also entitled ‘South West Roadway Network Improvements’, which determined the closure of the intersection of Avenue H and 11th Street to have minimal traffic impacts on surrounding roadways.

Report

WTP Security and Operations - Removal of Public Roadway

The WTP is designated as critical infrastructure for the City of Saskatoon, as it is vital to public health and the economy of the Saskatoon region. The WTP serves over 300,000 residents including 35,000 customers outside the city limits, and is the largest in the province. Operations have been upgraded and expanded over the last 10 years to encompass all three corners of the Avenue H and 11th Street intersection. The southwest portion consists of a maintenance shop, and the plant itself is located on both sides of Avenue H, with extensive infrastructure underneath the roadway conjoining the plant.

In conjunction with the City, Public Safety Canada conducted a “Critical Infrastructure Resiliency Analysis” of the Water and Wastewater Treatment Plants. The assessment suggests that a road closure will enable the WTP to enhance security by enclosing the facility with a perimeter fence, restricting traffic in and out of the facility. The proposed Avenue H and 11th Street restrictions are illustrated in Attachment 1.

Spadina Crescent – Motorized Vehicle Restriction

Spadina Crescent south of Avenue H is an arterial roadway carrying approximately 600 vehicles per day in the summer and 220 vehicles per day in the winter. To minimize the impact of vehicular shortcutting through Holiday Park neighbourhood due to the closure of Avenue H and 11th Street and address long standing concerns of excessive speeds along Spadina Crescent, a road closure is recommended along Spadina Crescent south of the 1300 Block. The closure will also provide an opportunity for the Meewasin Valley Authority to facilitate their trail expansion plans by constructing a multi-use pathway on the existing roadway between the Sanitarium site and the Gordie Howe Bridge.

The proposed Spadina Crescent closure is illustrated in Attachment 2.

The closure of Spadina Crescent will change access to the Queen Elizabeth Power Plant. Currently, three alternatives are available to access the Queen Elizabeth Power Plant, including Spadina Crescent, Dundonald Avenue (via Landfill Access Road) and Hodgson Road. With the closure of Spadina Crescent, two alternatives will remain including Dundonald Avenue (either in its existing location or realigned) and Hodgson Road as outlined in Attachment 3.

Proposed Closure of Right-of-Way – Portion of Spadina Crescent and Avenue H South & 11th Street West – Holiday Park Neighbourhood

Traffic Impacts on adjacent roadways

The impact of the proposed closures on the surrounding road network has been evaluated and is shown in Attachment 4. In the short term, the following measures will be implemented to mitigate the impacts on adjacent roadways:

1. Installation of a guide sign on the southbound approach to the intersection of 17th Street and Avenue H indicating to turn right to access Circle Drive South.
2. Installation of traffic calming devices, such as a curb extension, at the intersection of 16th Street and Avenue H, and a centre median at the intersection of 15th Street and Avenue H.
3. Revise the traffic signals at the intersection of 11th Street and Avenue P to promote the eastbound left-turn movements from 11th Street onto Avenue P.

Additional improvements are also being considered along 11th Street West and will be presented in a subsequent report. Long term, extending 17th Street along the abandoned railway right-of-way from Avenue P to 11th Street will assist in reducing the volume of traffic along 11th Street West by shifting traffic patterns through alternate routes.

Travel Time and Emergency Response Assessment

To assess the impact of closing Spadina Crescent on travel times to the RM, a travel time assessment was completed to compare various routes from the Central Business District. The results of the assessment are included in the table below.

Start / End Point	Route	Distance (km)	Travel Time (min)	
			Out	Return
Start: 22 nd Street / 1 st Avenue	22 nd Street – Idylwyld Freeway – Lorne Avenue – Circle Drive – Valley Road	12	12	11
	22 nd Street – Circle Drive – Valley Road	11	15	14
End: Valley Road / Hodgson Road	22 nd Street - 4 th Avenue – 19 th Street – Avenue H – Spadina Crescent – Hodgson Road (TR 362)	8.5	16	15
	22 nd Street – Highway 7 – Hodgson Road	18.5	24	23

The assessment indicates that, for the sample route, two alternate routes have shorter travel times than Spadina Crescent.

A review of the impact to emergency response to both the RM and the Queen Elizabeth Power Plant was conducted and concluded that the proposed closures will not have an impact on emergency response to the RM as Valley Road is currently the preferred route. The impact on emergency response times to the Queen Elizabeth Power Plant is outlined in Attachment 5. Saskatoon Fire Department (SFD) has responded to 9 incidents at the Queen Elizabeth Power Plant since 2009. SFD responds from various fire halls depending on the nature of the emergency. Currently, initial response for a Level 1 alarm is dispatched from Fire Hall #1 and uses Spadina Crescent to access the Queen Elizabeth Power Plant, with an average response time of 7 minutes. With the closure of Spadina Crescent, initial response will be dispatched from Fire Hall #2 via Valley Road, increasing the response time by less than 2 minutes. The response route

for a rescue truck from Fire Hall #6 would not change.

Street Closing Bylaw

To complete this closure, the Administration requires City Council to approve Bylaw No. 9449, The Street Closing Bylaw, 2017 (No. 8), and Bylaw No. 9450, The Street Closing Bylaw, 2017 (No. 9), Attachments 6 and 7.

Options to the Recommendation

There are two options available to City Council:

1. Not to proceed with the road closures. The Administration does not recommend this option as closure of the intersection within the WTP would enable the City to improve the security of the facility and therefore further protect citizens throughout the Saskatoon region.
2. Proceed with restricting Avenue H and 11th Street but not Spadina Crescent. The Administration does not recommend this option as closing the intersection of Avenue H and 11th Street by itself will promote shortcutting of regional traffic through a residential neighbourhood.

Public and/or Stakeholder Involvement

Since 2015, various discussions have been held with SaskPower, Meewasin Valley Authority, RM and emergency services. A summary of the public and/or stakeholder involvement is included in Attachment 8.

A resident survey was completed to gauge the level of support for the proposed restrictions. The level of support varies among the residents surveyed and the results are presented in Attachment 9.

Communication Plan

City Council's direction will be shared with the residents impacted by the decision using several methods: the City website, the Community Association, direct mail-out and other forums (i.e. community newsletter) as appropriate.

Financial Implications

The estimated cost to close the roadways and enhance security at the WTP is \$1.6 Million. This work will be funded from the Water Utility through the Water Works Capital Projects Reserve.

Environmental Implications

The overall impact of the recommendations on traffic characteristics, including the impacts on greenhouse gas emissions, has not been quantified at this time.

CPTED Implications

There are no CPTED implications for the closure of 11th Street West and Avenue H South.

The closure to vehicles of Spadina Crescent between the 1300 block of Spadina

Crescent West and the Gordie Howe Bridge may have CPTED implications. A CPTED review will be completed as part of Meewasin's design of their trail extension.

Other Considerations/Implications

There are no policy or privacy considerations or implications.

Due Date for Follow-up and/or Project Completion

If approved, a further report will be required to approve a budget adjustment to fund the closures and the security enhancements at the WTP. It is anticipated that the roadways will be closed and the security enhancements will be constructed in late 2017.

Public Notices

Public Notice is required for consideration of this matter, pursuant to Section 3 of Policy No. C01-021, The Public Notice Policy. The following notice was provided:

- Advertised in The StarPhoenix and Bridges on the weekend of May 13, 2017 (Attachment 10);
- Posted on the City Hall Notice Board on May 12, 2017;
- Posted on the City of Saskatoon website on May 12, 2017; and
- Notices were mailed to the adjacent land owners on May 10, 2017.

Attachments

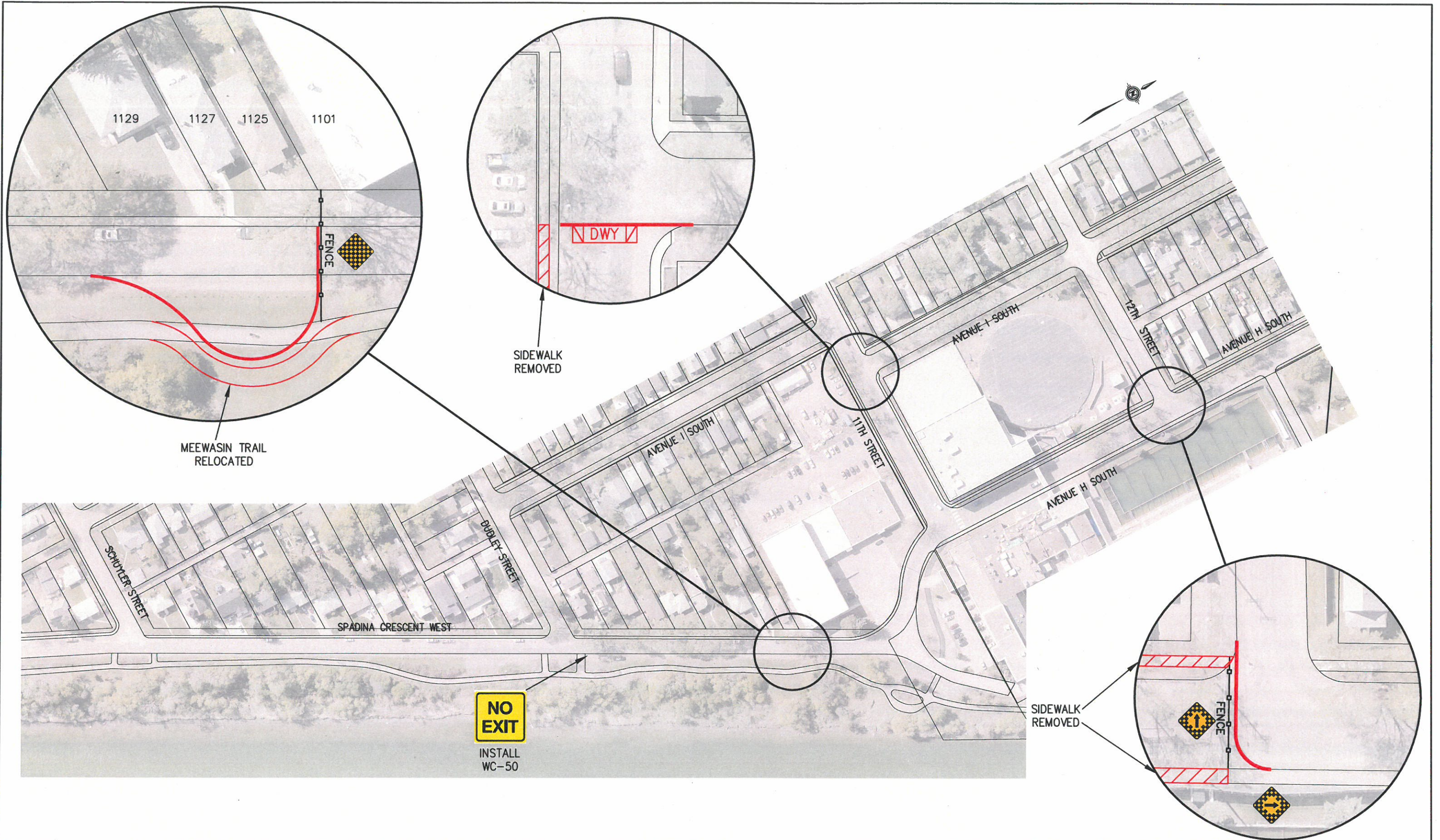
1. Proposed Road Closure – Portions of Spadina Crescent West, 11th Street and Avenue H
2. Proposed Road Closure - Spadina Crescent West
3. Access to Queen Elizabeth Power Plant
4. Traffic Impacts Review
5. Emergency Response Time
6. Bylaw No. 9449, The Street Closing Bylaw, 2017(No. 8)
7. Bylaw No. 9450, The Street Closing Bylaw, 2017(No. 9)
8. Public and Stakeholder Engagement Summary
9. Resident Survey Results
10. Copy of Public Notice

Report Approval

Written by: Dave LeBoutillier, Senior Transportation Engineer, Transportation
Jay Magus, Engineering Section Manager, Transportation

Reviewed by: Angela Gardiner, Director of Transportation
Reid Corbett, Director of Saskatoon Water

Approved by: Jeff Jorgenson, General Manager, Transportation & Utilities
Department



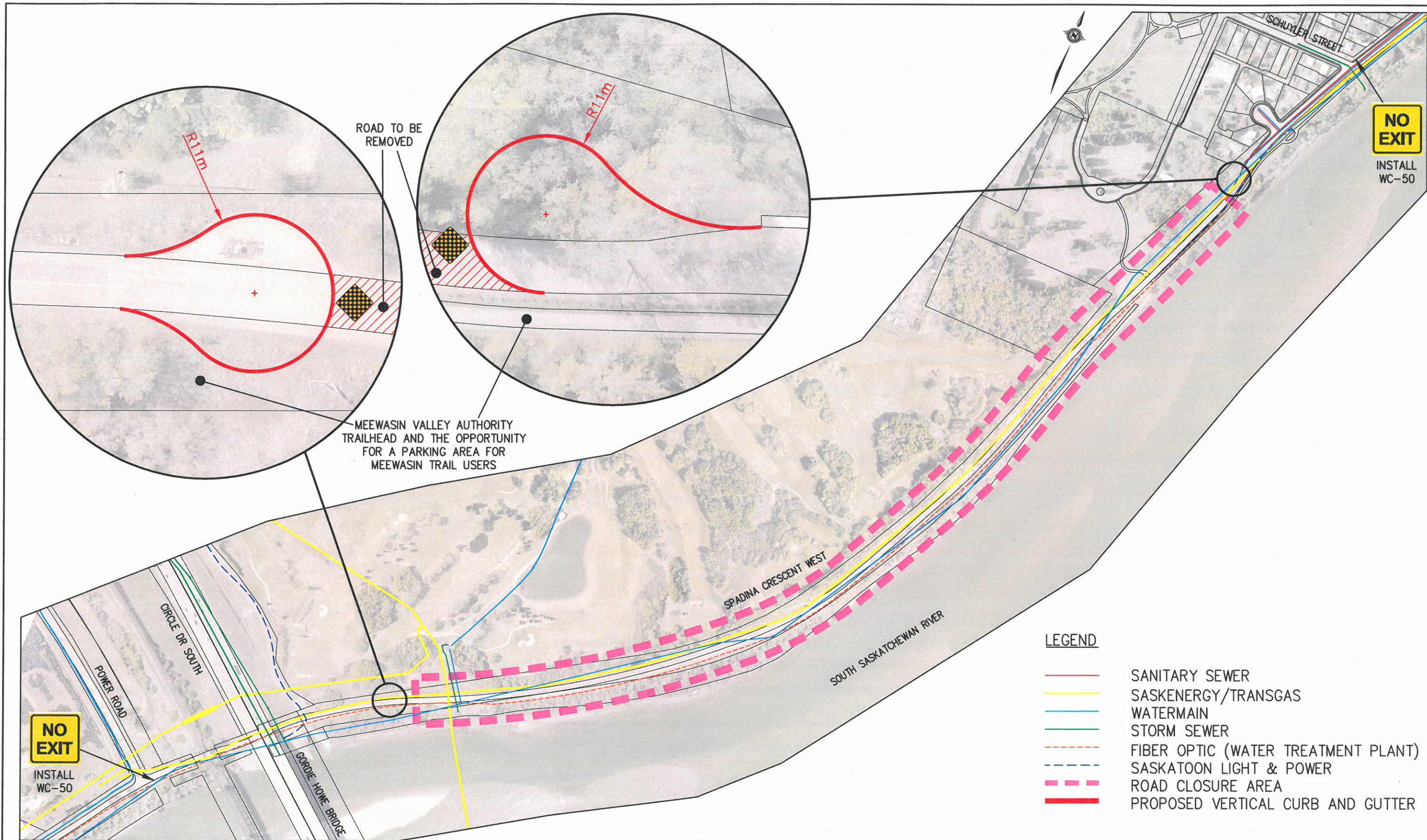
11			
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5			
4			
3			
2			
1			
PLAN DESCRIPTION/REVISION	DATE	BY	SEAL

CHECKED BY:	CHECKED BY:
DATE	DATE
DRAWN BY: JMR	DATE: 2018-DEC-13



PROPOSED ROAD CLOSURE
 PORTIONS OF SPADINA CRESCENT WEST
 11TH STREET, AND AVENUE H SOUTH
 SURROUNDING WATER TREATMENT PLANT

CHIEF ENGINEER	
SCALES:	DATE
HOR. NTS	
VERT.	
SHEET NO. 1 OF 1	PLAN NO. 240-0044-001r001



- LEGEND**
- SANITARY SEWER
 - SASKENERGY/TRANSGAS
 - WATERMAIN
 - STORM SEWER
 - - - FIBER OPTIC (WATER TREATMENT PLANT)
 - - - SASKATOON LIGHT & POWER
 - - - ROAD CLOSURE AREA
 - PROPOSED VERTICAL CURB AND GUTTER

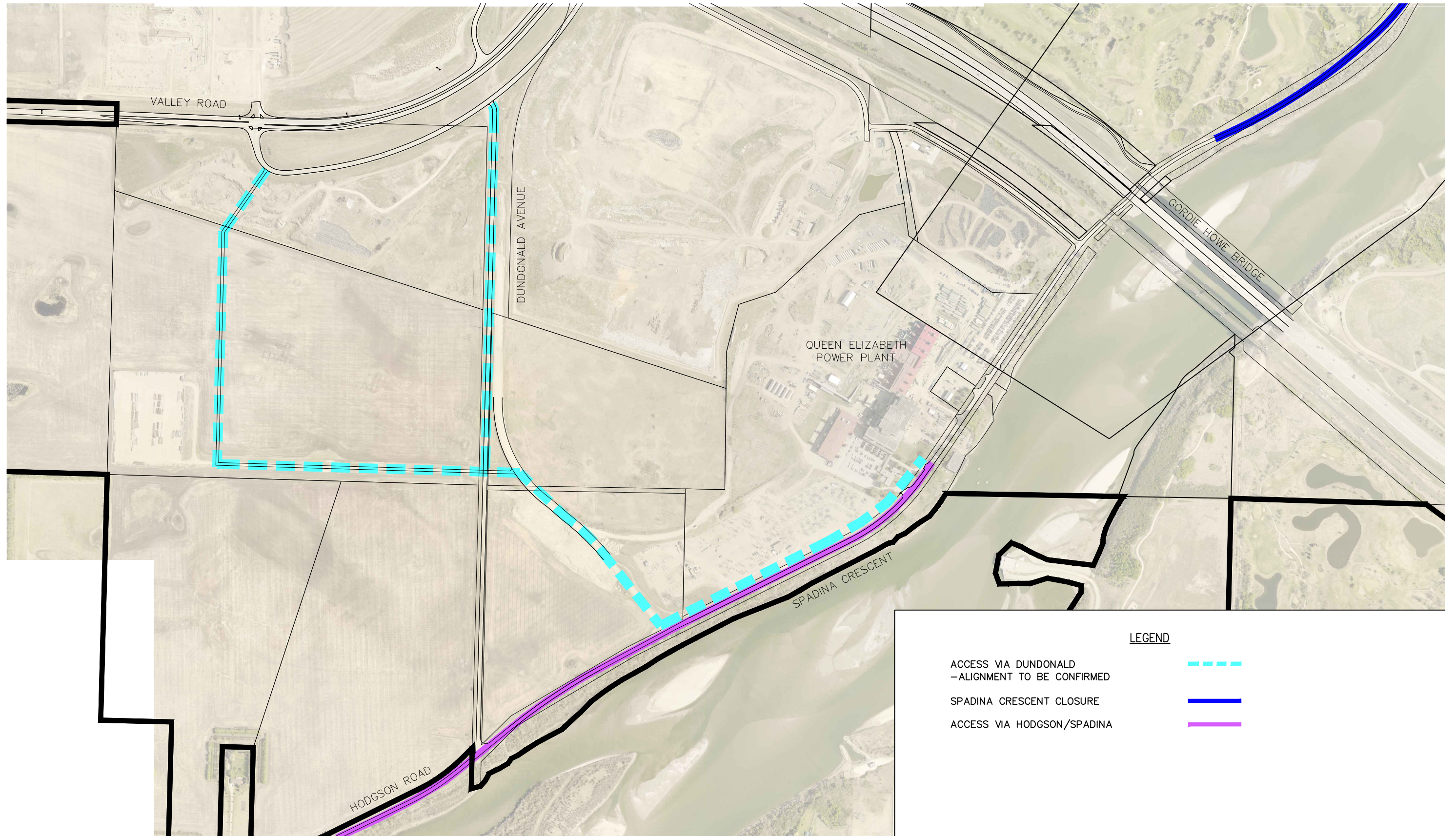
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PLAN DESCRIPTION/REVISION	DATE	BY	SEAL

CHECKED BY:	CHECKED BY:
DATE	DATE
DRAWN BY: JMR	DATE: 2016-12-09






PROPOSED ROAD CLOSURE	
SPADINA CRESCENT WEST	
APPROXIMATELY 150m NORTHEAST OF GORDIE HOWE BRIDGE TO	
APPROXIMATELY 36m SOUTH OF 1337 SPADINA CRESCENT WEST	

CHIEF ENGINEER	
SCALES:	DATE
HOR. NTS	
VERT.	
SHEET NO. 1 OF 1	PLAN NO. 240-0017-012r001



LEGEND

ACCESS VIA DUNDONALD -ALIGNMENT TO BE CONFIRMED	
SPADINA CRESCENT CLOSURE	
ACCESS VIA HODGSON/SPADINA	

11			
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1	DESCRIPTION OF PLAN/REVISION	20YY-MON-DD	XXX
	PLAN DESCRIPTION/REVISION	DATE	BY

CHECKED BY:	CHECKED BY:
_____	_____
DATE	DATE
_____	_____
DRAWN BY: KAS	DATE: 2017-APR-12

Traffic Impacts Review

The existing daily traffic volume near the intersection of 11th Street and Avenue H are illustrated in Figure 1. Once the intersection of 11th Street and Avenue H is closed, the traffic will be redistributed as approximated in Figure 2.

A review of the information provided in these two attachment yields the following comments:


- The additional traffic redistributed to 12th Street and Avenue I will be mitigated by:
 - Installation of a guide sign on the southbound approach to the intersection of 17th Street and Avenue H indicating to turn right to access 'Circle Drive South'.
 - Installation of traffic calming devices, such as curb extension, at the intersection of 16th Street and Avenue H, and a centre media at the intersection of 15th Street and Avenue H.
 - Revise the traffic signals at the intersection of 11th Street and Avenue P to promote the eastbound left-turn movements from 11th Street onto Avenue P. This can be achieved through the addition of dedicated left-turn arrow for the eastbound approach. Adding a dedicated left-turn arrow will require geometric modifications to the intersection on the eastern leg to physically restrict the eastbound through movement in the middle lane.

- Comparing the existing daily traffic volumes on Avenue I south of 11th Street with the expected daily traffic volumes after the road closures, there is a potential for a significant increase (increasing by approximately 900 vehicle trips per day). To mitigate this impact, closing Spadina Crescent has the potential to reduce the daily traffic by 600 trips on Avenue I South.



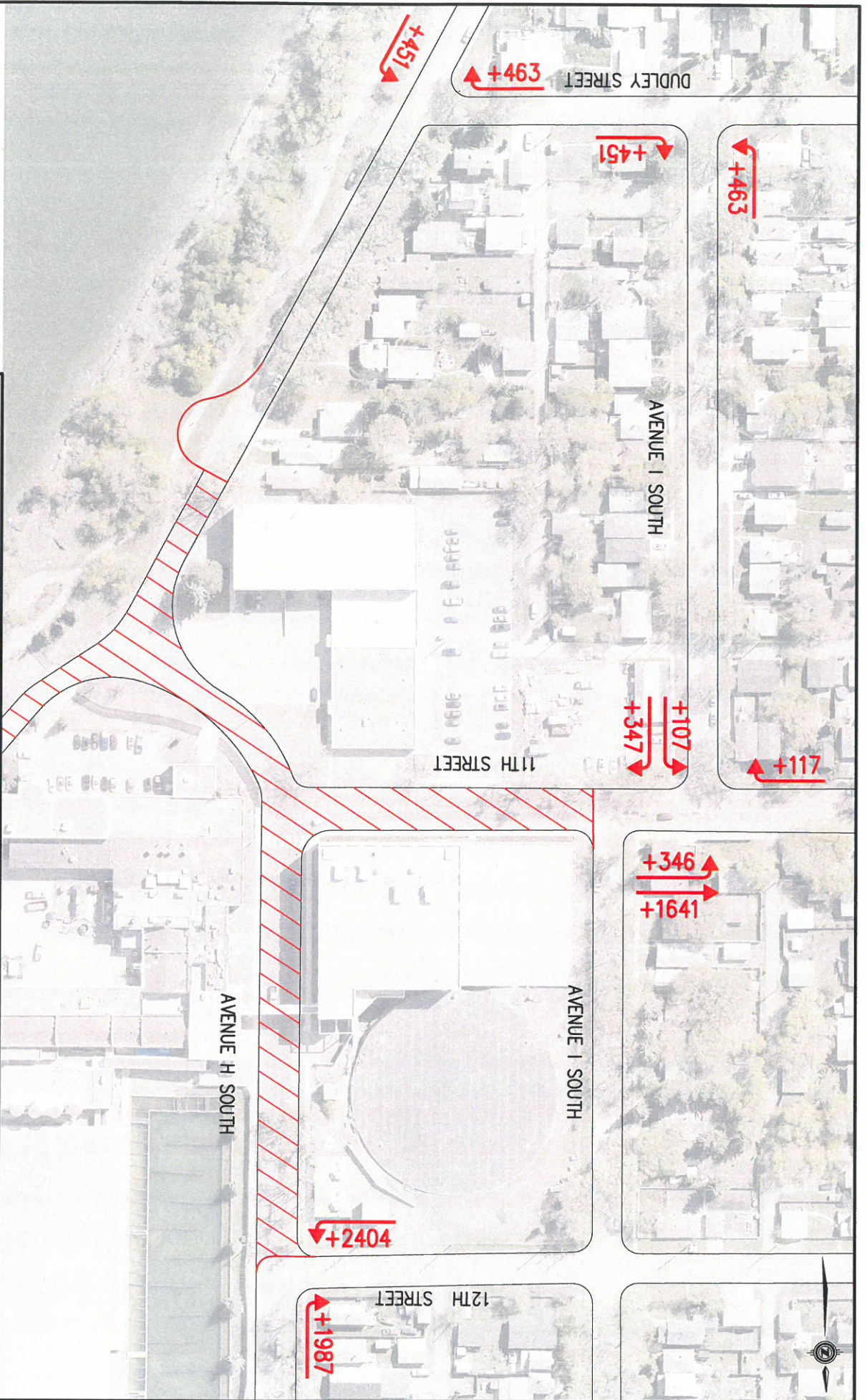
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DRAWN BY JMR
 DATE 2017-MAR-20
 SCALE : HOR. NTS VERT. NTS


City of Saskatoon
 Transportation & Utilities Department

AVENUE H S & 11TH STREET W
 TRAFFIC VOLUMES
 CURRENT [MARCH 2017]

APPROVED	
CHIEF ENGINEER	_____
ENGINEER	_____
PLAN NO.	240-0044-0037001



AREA TO BE CLOSED

PLAN DESCRIPTION/REVISIONS

4	
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1	

DRAWN BY JMR

DATE 2017-MAR-20

SCALE : HOR. NTS VERT. NTS



City of Saskatoon
Transportation & Utilities Department

AVENUE H S & 11TH STREET W
TRAFFIC VOLUMES
AFTER CLOSURE REDISTRIBUTION

APPROVED

CHIEF ENGINEER

ENGINEER

PLAN NO. 250-0044-004/001

Emergency Response to RM

Saskatoon Fire Department (SFD) provided the following information:

- The priority stations to respond to an incident in the RM are:
 - Saskatoon Fire Station #2, 3111 Diefenbaker Drive
 - Saskatoon Fire Station #3, 1906 York Avenue
- The preferred route is via Circle Drive to Valley Road.

The following travel time assessment have been completed:

Route	Distance (km)	Driving Time (min) ¹
From Fire Hall #2 to RM (intersection of Valley Road / Hodgson Road):		
Diefenbaker Drive - 22 nd Street – Circle Drive – Valley Road – Hodgson Road	10.2	11
Diefenbaker Drive – 22 nd Street – Avenue W - 11 th Street – Spadina Crescent – Hodgson Road	8.3	15
Diefenbaker Drive – 22 nd Street – Highway 7 – Hodgson Road	15.3	19
From Fire Hall #3 to RM (intersection of Valley Road / Hodgson Road):		
Taylor Street – Clarence Avenue – Circle Drive – Valley Road – Hodgson Road	13.8	14

¹ Times based on posted speed limit, emergency response is usually faster.

Emergency Response to Queen Elizabeth Power Plant

The SFD provided the following information:

- Since 2009, SFD has responded to 9 incidents at the SaskPower facility, with an average response time of 7 min – 5 sec.
- Since 2009, EMS has responded to 4 incidents at the SaskPower facility, with an average response time of 6 min – 37 sec.
- The initial response for a Level 1 alarm to the Queen Elizabeth Power Plant would be 3 pumpers, and aerial truck and a rescue truck. Currently the 3 pumpers would be dispatched from #1 Station, and the rescue truck is dispatched from #6 Station (on Taylor Street).
- The response time from #1 Station is approximately 7 minutes.
- With the closure of Spadina Crescent, the response time to the Queen Elizabeth Power Plant for the first 2 pumpers from #2 Station would increase by approximately 2 minutes based on GIS modelling.
- The proposed relocation of Dundonald Avenue including the use of SaskPower's private road would reduce the response time.
- The third pumper, from the new #3 Station would arrive 1 minute later.
- The aerial would still be dispatched from #1 Station with a response time of 13 minutes.
- The response time for the rescue truck from #6 Station would not change.
- In SFD opinion, closing Spadina Crescent would not significantly affect responses of the Technical Rope or HazMat Team if they were required.

Emergency access to the closed portion of Spadina Crescent West is still required in order to deal with the possibility of grass fires along the riverbank. This can be accomplished with special access gates or other passable measures.

BYLAW NO. 9449**The Street Closing Bylaw, 2017 (No. 8)**

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Street Closing Bylaw, 2017 (No. 8)*.

Purpose

2. The purpose of this Bylaw is to close a portion of Spadina Crescent West in Saskatoon, Saskatchewan.

Closure of Portion of Road

3. All that portion of Spadina Crescent West between approximately 186 meters northeast of the Gordie Howe Bridge and approximately 36 meters southwest of 1337 Spadina Crescent West with an area of 42,050 square metres, as shown in the diagram, attached as Schedule "A" to this Bylaw, is closed.

Coming into Force

4. This Bylaw comes into force on the day of its final passing.

Read a first time this _____ day of _____, 2017.

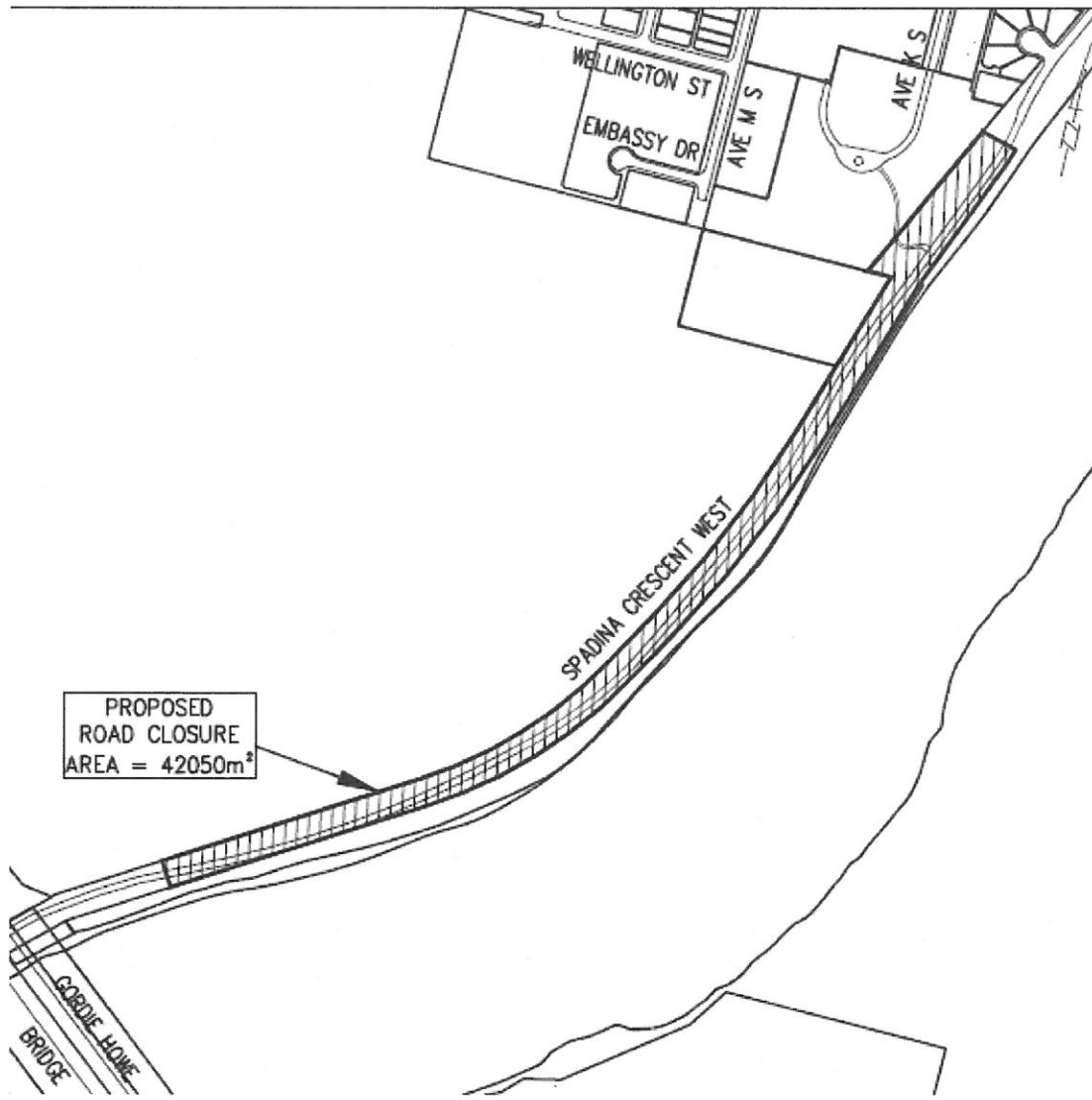
Read a second time this _____ day of _____, 2017.

Read a third time and passed this _____ day of _____, 2017.

Mayor

City Clerk

Schedule "A"



BYLAW NO. 9450**The Street Closing Bylaw, 2017 (No. 9)**

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Street Closing Bylaw, 2017 (No. 9)*.

Purpose

2. The purpose of this Bylaw is to close a portion of Avenue H South, a portion of 11th Street West, and a portion of Spadina Crescent West, in Saskatoon, Saskatchewan.

Closure of Portion of Road

3. All that portion of Avenue H South between 12th Street West and Spadina Crescent West, portion of 11th Street West between Avenue I South and Avenue H South and a portion of Spadina Crescent West between Avenue H South and the southern property line of 1101 Spadina Crescent West (Water Treatment Plant) with an area of 6,063 square metres, as shown in the diagram, attached as Schedule "A" to this Bylaw, is closed.

Coming into Force

4. This Bylaw comes into force on the day of its final passing.

Read a first time this _____ day of _____, 2017.

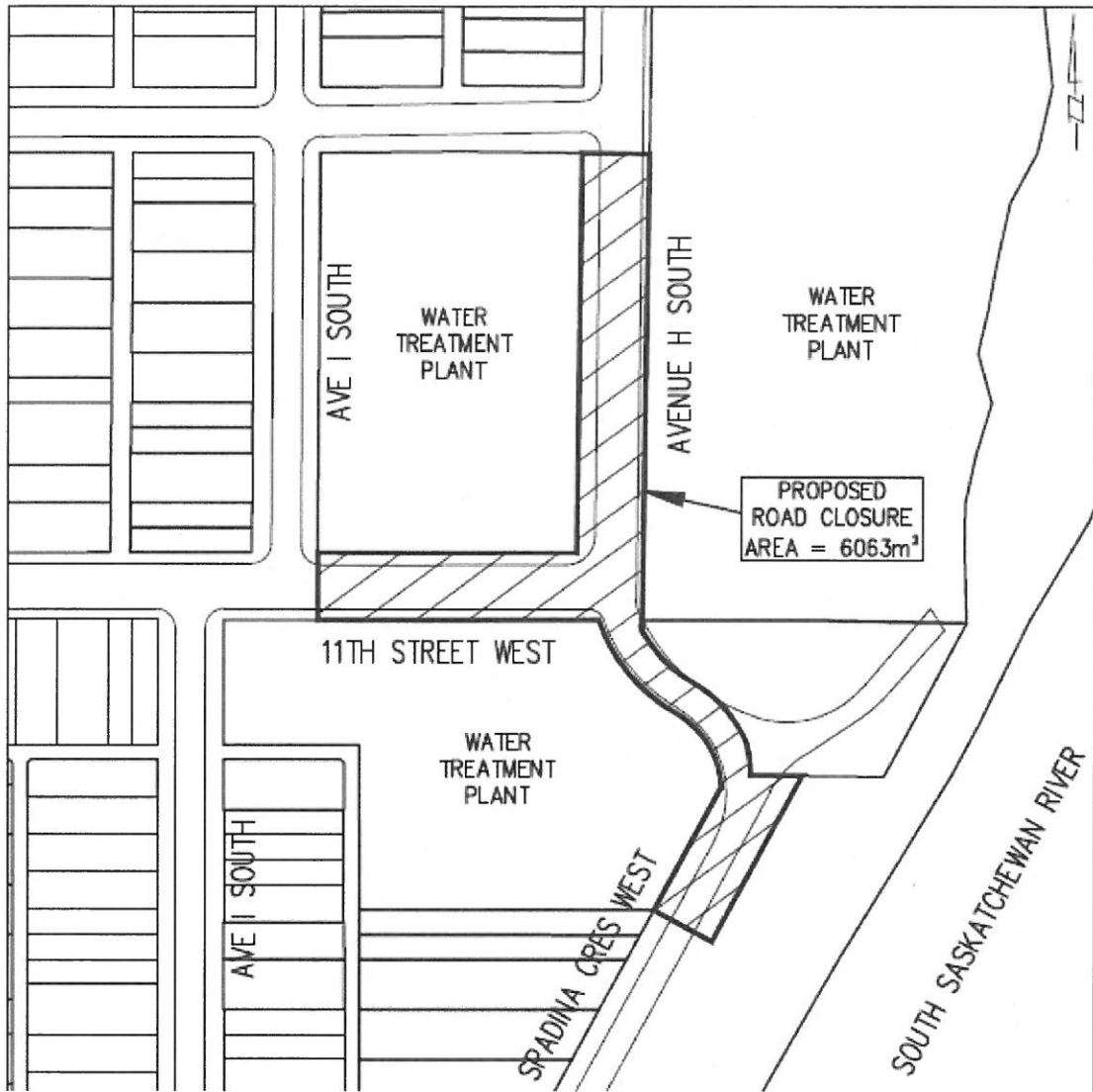
Read a second time this _____ day of _____, 2017.

Read a third time and passed this _____ day of _____, 2017.

Mayor

City Clerk

Schedule "A"



Public and Stakeholder Engagement Summary

The public has been engaged throughout this process as follows:

Date	Timeline
October 2015	Initial Meeting held with local SaskPower / Randy Manz (retiring Director of Operations) and Curtis Granger (Director of Operations)
March 8, 2016	Report to the Standing Policy Committee on Transportation titled 'South West Roadway Network Improvements'
November 14, 2016	Report to the Standing Policy Committee on Transportation outlining the traffic impacts of closing Avenue H and 11 th Street and the formal stakeholder consultation plan
November 16, 2016	Public meeting for local area businesses – proposed SW Roadways plan
November 22, 2016	Public meeting for local area residents – proposed SW Roadways plan; advertising included billboards, Shaping Saskatoon, flyers to four neighbourhoods (Holiday Park, King George, Pleasant Hill, and Meadowgreen), & notifying community associations
November 2016	Discussion with SaskPower / Curtis Granger – update on report to Transportation Committee outlining plan for public and stakeholder consultation
January 2017	Directors of Transportation and Water presented proposed plans to RM
January 2017	Meeting with SaskPower / Curtis Granger and Howard Matthews (VP Power Production from Regina)
January – April 2017	Ongoing discussions with SaskPower / Curtis Granger and Howard Matthews
January – April 2017	Ongoing discussions with Meewasin Valley Authority / Alan Otterbein
April 2017	Councillor Donauer participated in RM of Corman Park meeting
April 2017	A survey was distributed to area residents to determine the level of support for closing Spadina Crescent West and the intersection of 11 th Street / Avenue H

Summary of Feedback

SaskPower

- Primary concern is 24 hour emergency access to their site.
- Desire to ensure paved primary access for employees and contractors/maintenance trucks. Approximately 60 employees travel to site on a daily basis.
- Vehicle speeds along Spadina Cres and need for SaskPower employees to regularly access pump house along river bank.
- Requires a minimum of 2 independent, paved access routes

Rural Municipality of Corman Park

Closure of Spadina Crescent:

- may increase emergency response times
- will increase congestion on Valley Road
- will eliminate an evaluation route for city residents
- potential incident along Valley Road will block access to RM
- loss of scenic drive along Spadina Crescent

Survey Results

A survey was delivered to residents on April 21 and April 24, 2017, to determine the level of support for making the Spadina Crescent West and Avenue H South and 11th Street West closures permanent. A copy of the survey is included as Figure A.

The tabular summary is provided below:

Zone	Surveys Distributed (approximate)	Do you support the closure of Avenue H and 11 th Street to enhance security of the City's water supply?		Do you support the closure of Spadina Crescent (between the most southerly residence and the SaskPower facility) to minimize traffic short-cutting through King George and Holiday Park neighbourhoods?	
		Yes	No	Yes	No
1	150	4	8	6	6
2	137	1	17	9	10
3	131	29	45	71	10
4	122	23	37	46	11
Totals	540	57	107	132	37

A graphical summary of the responses is provided in Figure B.



Spadina Crescent / 11th Street / Avenue H Road Closures - Update and Survey

On November 22, 2016 the City held a Public Meeting at St. John School to discuss the Southwest Transportation Study recommendations. Of note were 3 specific long-term recommendations:

1. Close 11th Street east of Avenue I.
2. Close Avenue H south of 12th Street.
3. Close Spadina Crescent, to vehicular traffic only, south of the most southerly residence. Likewise, Spadina would also be closed just north of the SaskPower facility. The closed road would be completely available for cycling and walking.

Closing parts of 11th Street and Avenue H is recommended for public safety reasons. Currently, these public roads dissect Saskatoon's Water Treatment Plant, and closing these roads would significantly increase the security of this important infrastructure that is critical to the City.

Currently, in the summer, approximately 600 vehicles per day drive on Spadina Crescent between the Water Treatment Plant and the SaskPower facility. If parts of 11th Street and Avenue H are closed, then there is the potential for these 600 vehicles to cut-through the Holiday Park and King George neighbourhoods. To mitigate this impact, the City is therefore recommending closing Spadina Crescent (as described above) to vehicle traffic.

We are surveying area residents for input regarding the proposed road closures. The results will be included in an upcoming report provided to City Council at 6 p.m. on Tuesday, May 23. It is possible this may change, please check the City's website for the May 23rd meeting agenda (published on May 18th).

Sketches of the proposed closures are attached.



SURVEY

Name: _____

Address: _____

Please indicate your support for one of the following options:

Do you support the closure of Avenue H and 11th Street to enhance security of the City's water supply?

_____ yes _____no

Do you support the closure of Spadina Crescent (between the most southerly residence and the SaskPower facility to minimize traffic short-cutting through King George and Holiday Park neighbourhoods?

_____ yes _____no

Please return your survey by **May 2, 2017** to transportationsurvey@saskatoon.ca
(suggest taking a picture and emailing).

or mail: Transportation Customer Service
 222 – 3rd Avenue North
 Saskatoon, SK S7K 0J5

or drop-off: Transportation Desk
 3rd Floor, City Hall
 222 – 3rd Ave North

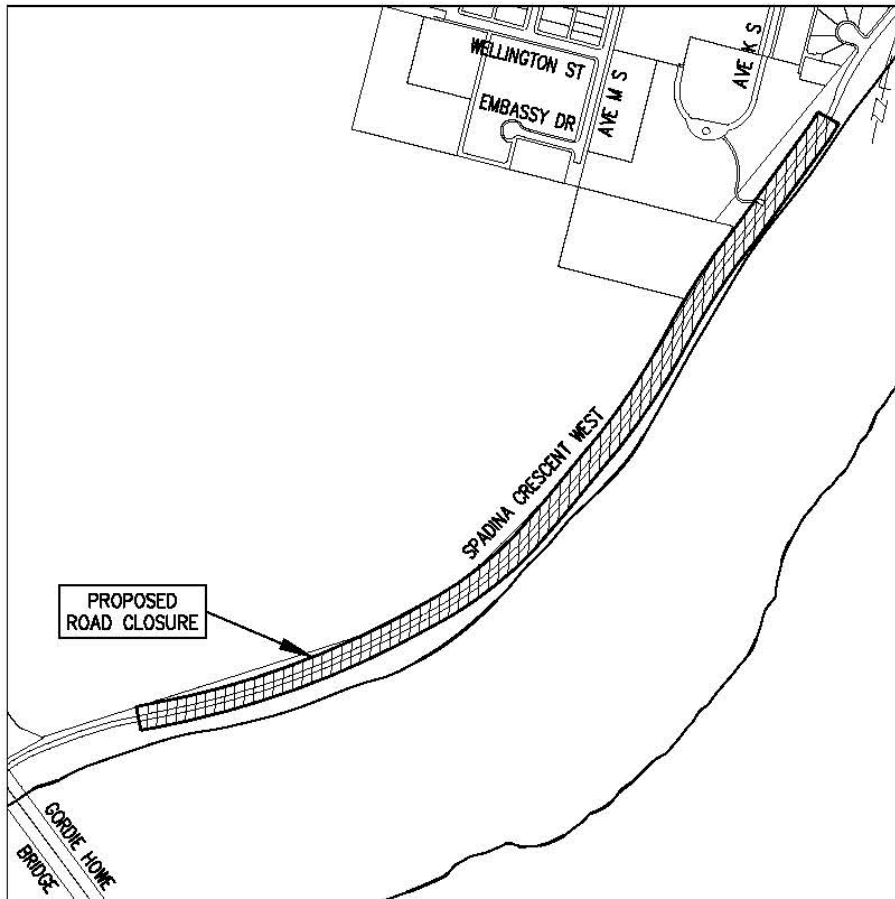
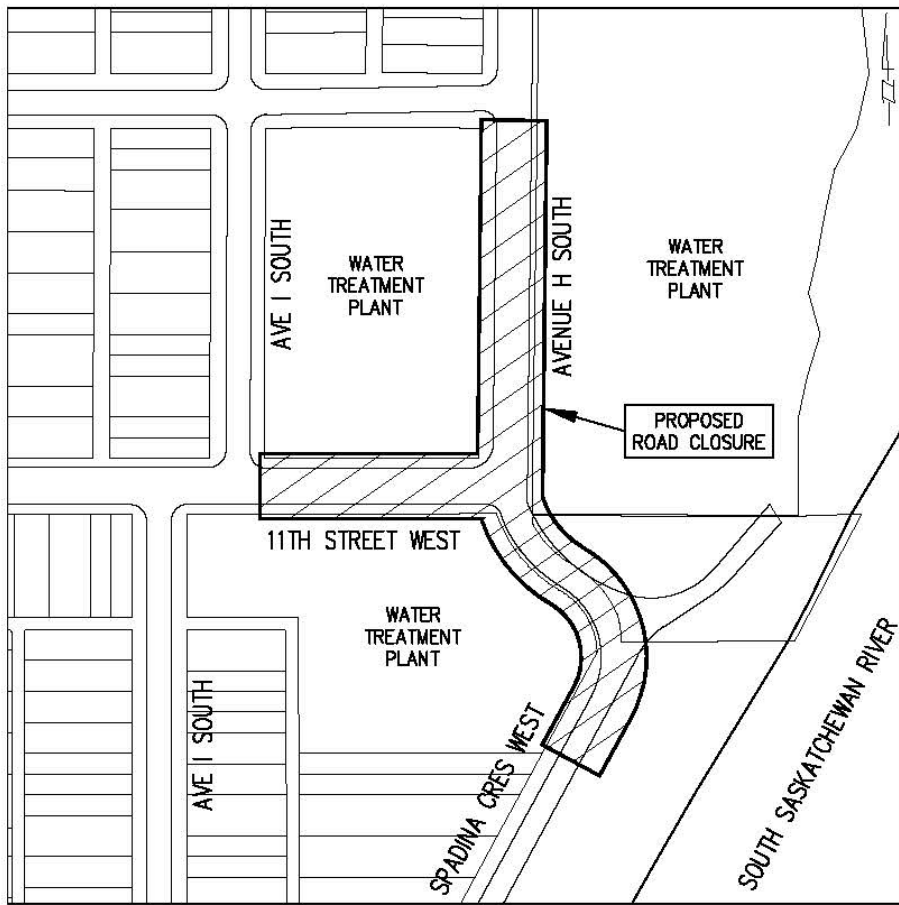
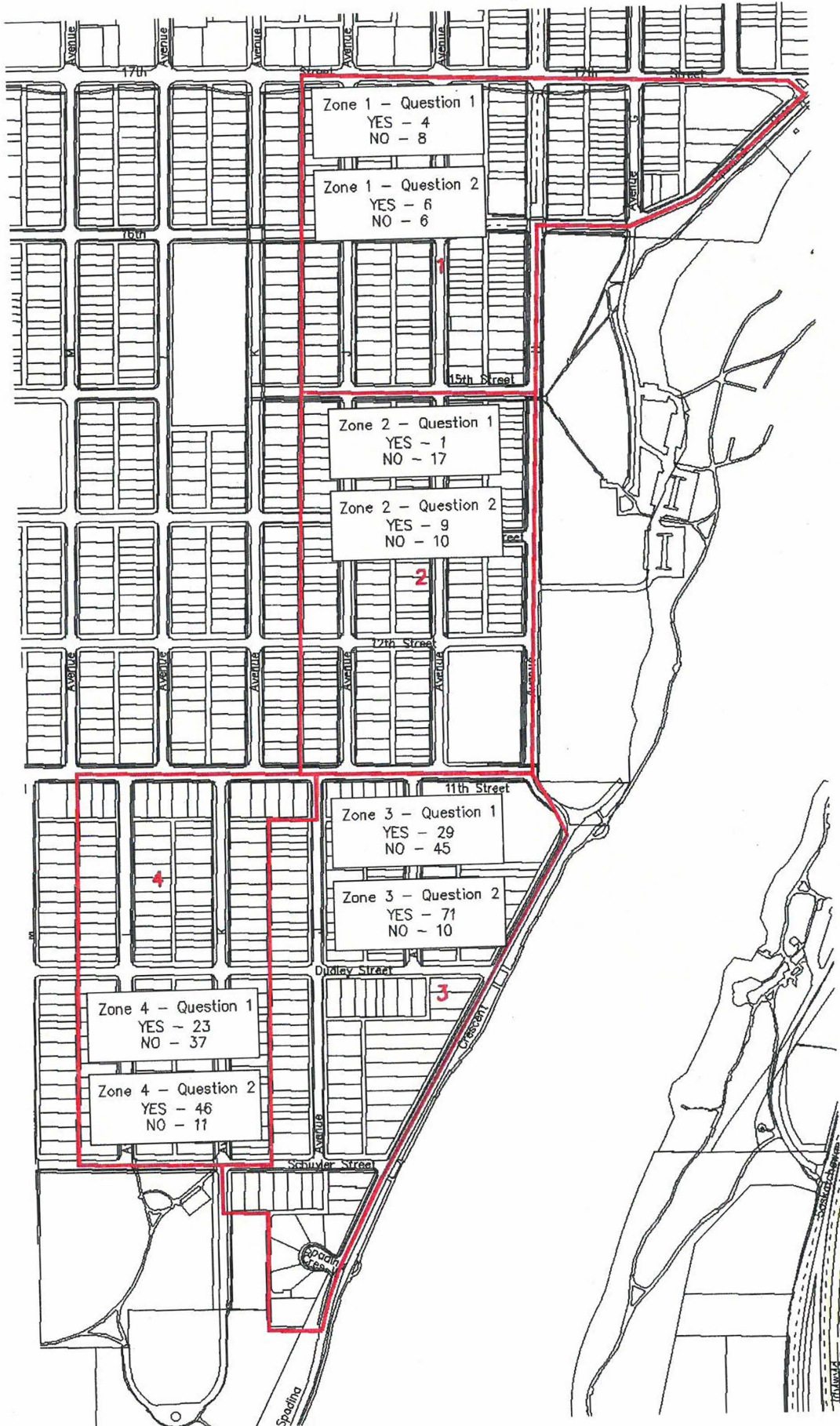


Figure B



PUBLIC NOTICE PROPOSED CLOSURE OF RIGHT-OF-WAY

The City of Saskatoon is proposing the following closure of Right-of-Way – Portion of the intersection of 11th Street West and Avenue H South – Holiday Park Neighbourhood

Location: Portion of Right-of-Way Intersection of 11th Street West and Avenue H South

Please note: This closure is for all traffic.



PUBLIC MEETING - City Council will consider the above matter and hear all persons present at the City Council meeting and wish to speak on **Tuesday May 23, 2017, at 6:00 p.m.** in the Council Chamber, City Hall, Saskatoon, Saskatchewan.

WRITTEN SUBMISSIONS – If you wish to submit a letter on this matter for City Council’s consideration, it must be received by **Tuesday May 23, 2017 at 10:00 a.m.** Mail 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

ONLINE SUBMISSIONS

Visit the City of Saskatoon website www.saskatoon.ca and search “write a letter to Council” or visit this page: <https://www.saskatoon.ca/write-letter-councilcommittees>

INFORMATION - Questions regarding the proposal may be directed to:

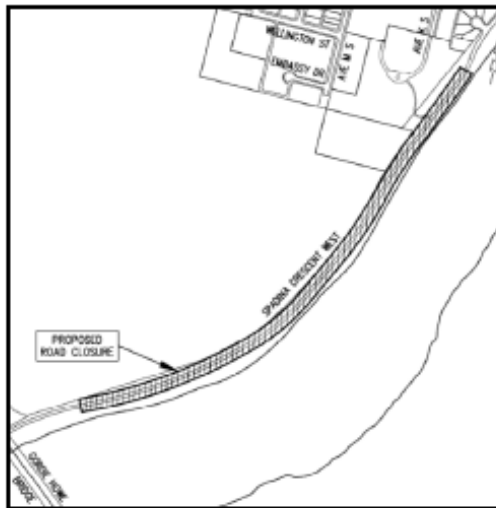
Transportation Division
Phone: 306-975-2454
Email: Transportation@Saskatoon.ca

PUBLIC NOTICE
PROPOSED CLOSURE OF RIGHT-OF-WAY

The City of Saskatoon is proposing the following closure of Right-of-Way – Portion of Spadina Crescent West between Gordie Howe Bridge and the 1300 Block of Spadina Crescent West – Holiday Park Neighbourhood

Location: Portion of Right-of-Way Spadina Crescent West between Gordie Howe Bridge and 1300 Block Spadina Crescent West

Please note: This closure is for vehicle traffic only – pedestrian and bicycle traffic will continue to be allowed.



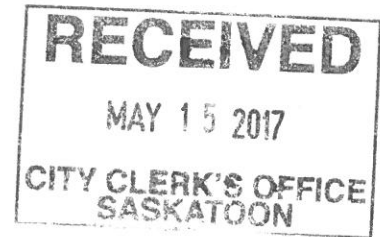
PUBLIC MEETING - City Council will consider the above matter and hear all persons present at the City Council meeting and wish to speak on **Tuesday May 23, 2017, at 6:00 p.m.** in the Council Chamber, City Hall, Saskatoon, Saskatchewan.

WRITTEN SUBMISSIONS – If you wish to submit a letter on this matter for City Council’s consideration, it must be received by **Tuesday May 23, 2017 at 10:00 a.m.** Mail 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

ONLINE SUBMISSIONS
Visit the City of Saskatoon website www.saskatoon.ca and search “write a letter to Council” or visit this page: <https://www.saskatoon.ca/write-letter-councilcommittees>

INFORMATION - Questions regarding the proposal may be directed to:
Transportation Division
Phone: 306-975-2454
Email: Transportation@Saskatoon.ca

From: City Council
Sent: May 14, 2017 5:23 PM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Sunday, May 14, 2017 - 17:22
Submitted by anonymous user: 71.17.41.232
Submitted values are:

Date: Sunday, May 14, 2017
To: His Worship the Mayor and Members of City Council
First Name: Joanne
Last Name: Cliff
Address: 338 Cooper Cres
City: Saskatoon
Province: Saskatchewan
Postal Code: S7M 4L3
Email: j.cliff@sasktel.net
Comments:

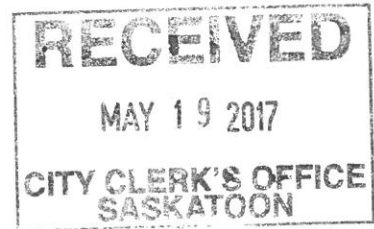
I am opposed to the closure of Ave H and 11th St as well as the closure of Spadina Cres . Regarding Spadina Cres -there will be only one way to get to the South of the city and that route is Valley Road. Having only one access south is not a good idea , especially if there is an accident on that road . The Spadina Cres South route is a beautiful scenic drive that we often do. From what I have heard is that the old Leisure land property will be developed soon. Would a road out to that area along Spadina not be a good idea?? The city is not looking towards future planning in the area if they close Spadina now.

As for the closure of Ave H and 11th Street. I thought that the city had said that they were NOT closing that intersection due to feedback from local residents and businesses. I drive /bike that route quite often. I prefer to go that way from Fairhaven when going to the Farmers Market, downtown or Riverside tennis club. Avenue I is not wide enough to accomodate all the traffic that goes down 11th St....parking would have to be allowed only on one side of the street to make it a little wider for vehicles.

The only good thing I can see from these proposed road closures is that Spadina will stay open for cycling and walking, but I worry that the road will not be maintained for long.
Thankyou

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/169078>

From: City Council
Sent: May 19, 2017 10:11 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Friday, May 19, 2017 - 10:11
Submitted by anonymous user: 174.2.161.4
Submitted values are:

Date: Friday, May 19, 2017
To: His Worship the Mayor and Members of City Council
First Name: Mary
Last Name: Jacobi
Address: 1333 Spadina Crescent West
City: Saskatoon
Province: Saskatchewan
Postal Code: S7M 1P5
Email: maryjacobi@shaw.ca
Comments:
To whom it may concern;

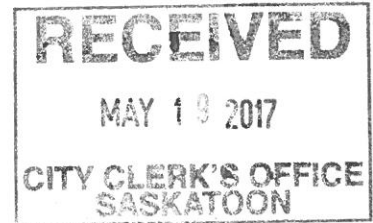
I, Mary Jacobi, would like to communicate my support for the closure of Spadina Crescent between the most southerly residence and the SaskPower facility to decrease the increasing number of vehicles that use Spadina Crescent West as a 'fast' exit out of the city. Speeding and use of this road by over-sized vehicles has increased noticeably in the last ten years since we have lived here.

I understand that this closure is for vehicle traffic only allowing pedestrian traffic to continue to use the street and I thank you for continuing to allow this to be open and maintained for pedestrian traffic.

Thank you.
Mary Jacobi

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/170738>

From: City Council
Sent: May 18, 2017 7:13 PM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Thursday, May 18, 2017 - 19:12
Submitted by anonymous user: 96.125.241.49
Submitted values are:

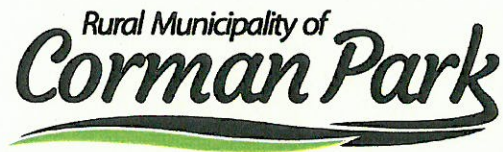
Date: Thursday, May 18, 2017
To: His Worship the Mayor and Members of City Council
First Name: Janine
Last Name: Katelnikoff
Address: 1250 Ave.K.S.
City: Saskatoon
Province: Saskatchewan
Postal Code: S7M 2G7
Email: wmkatelnikoff@hotmail.com

Comments:

I am writing Saskatoon City Council concerning the Spadina Crescent W. purposed closure along with Ave. H & 11th. St. Spadina closure at the Water Treatment plant. We have lived in Holiday Park for over 47years and in the past 5 or 6 years with the intermittent closing of Ave. H & Spadina to 11th. St. W. we have seen a big increase in traffic from Spadina Cres. coming from the direction of the Queen Elizabeth Power Plant. Much of the traffic turns down Schuyler Street going to Avenue P as they now cannot access 11th. St. from Spadina & Ave. H, South. As they come off Spadina from traveling at speeds higher than posted, they continue their increased speeds past our house, past the park (children), past the school yard (children) and past the paddling pool (children), leaving a trail of dust behind them. These are not just home owner vehicles coming to and from their acreages. These are also garbage trucks, dump trucks, recycle trucks, semis and other big, fast trucks! We always thought that Spadina W. was NOT a truck route and we thought that Spadina W. was NOT posted with FREEWAY speeds! One morning as I walked at about 7:15 AM. along Spadina W, I was approaching the last house in the city and within a 5 minute time frame I must have had about 15 vehicles pass by me, mostly trucks, driving at speeds that are dangerous on a road that many use to walk, run, ride bike, walk their dogs and push their baby strollers. We feel that if the City Of Saskatoon must close Ave. H and 11th. St. then you must close Spadina Cres. W. south of the last house right to the Queen Elizabeth Power Plant. The road should be closed to all vehicle traffic except for emergency vehicles and then use this piece of treed river road as a pedestrian corridor for walkers, runners, bicyclers etc. a place where all can feel safe and also with the closing of Spadina Cres. West we the residents will get our community of Holiday Park back to being a quiet safe neighborhood for all to enjoy!

Sincerely,
Janine and Walter Katelnikoff

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/170657>



May 17, 2017

His Worship Mayor Charlie Clark
and Members of City Councillors
Saskatoon City Hall
222 Third Avenue North
Saskatoon SK S7K 0J5

Dear Mayor Clark and City Councillors:

At our May 15, 2017 meeting the Rural Municipality of Corman Park Council discussed and gave much consideration to the recommendation that has been made by City of Saskatoon Administration to the City of Saskatoon Council to close part of Spadina Crescent West. The R.M. Council recognizes the need to improve the security of the water treatment plant in the King George neighbourhood but have concerns with what the part closure of Spadina Crescent West and the impact it will have on R.M. residents.

At this recent meeting it was the unanimous decision of the R.M. Council to then pass the following motion voicing their objection to the closure of the intersection of 11th Street West and Spadina Crescent West:

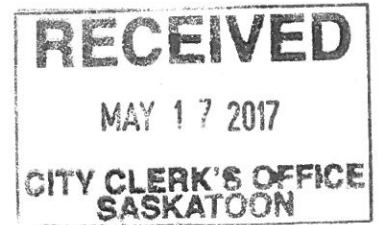
"That a letter be sent to the City of Saskatoon to be presented at the May 23, 2017 public hearing, indicating that the R.M. is opposed to the closure of Spadina Crescent as it negatively affects the access and egress to the City especially in emergencies."

The R.M. Council urges the City Council to consider their opposition when addressing the matter regarding the closure of part of Spadina Crescent West at your May 23 Council meeting.

Sincerely,

Judy Harwood
Reeve
R.M. of Corman Park No. 344

From: City Council
Sent: May 17, 2017 11:40 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Wednesday, May 17, 2017 - 11:39
Submitted by anonymous user: 71.17.108.189
Submitted values are:

Date: Wednesday, May 17, 2017
To: His Worship the Mayor and Members of City Council
First Name: Nick
Last Name: Denesyk
Address: 1337 Spadina Crescent West
City: Saskatoon
Province: Saskatchewan
Postal Code: S7M 1P5
Email: nickdenesyk@hotmail.com

Comments:

Re: proposed Spadina Crescent closure .

In the event that there is strong opposition , and the street is not entirely closed as per proposal , it will be mandatory to install speed bumps or other devices at the end of the 1300 block .There never is any speed surveillance . It is considered by Most users as a freeway with unlimited speed .

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/169866>

From: City Council
Sent: May 18, 2017 7:03 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Thursday, May 18, 2017 - 07:03
Submitted by anonymous user: 69.11.112.153
Submitted values are:

Date: Thursday, May 18, 2017
To: His Worship the Mayor and Members of City Council
First Name: Jackie
Last Name: Avrantinis
Address: 1128 Avenue I South
City: Saskatoon
Province: Saskatchewan
Postal Code: S7M 1Z8
Email: schimmy@sasktel.net
Comments:

Hello,

My comments are concerning the spadina street west closure as it is my understanding it is on the agenda for the next city council meeting.

I have lived on the 1100 block of avenue I south for 15 years and every time spadina street is closed, which has been numerous times, the sask power plant employees use our street as a detour. The traffic is so bad sometimes that when I'm walking my dog every morning, between 6-6:30am, cars won't even let me cross the street on the corner of avenue I and Dudley. I know that 11th and H is going to be closed regardless, which is understandable, but without closing spadina street west at the same time, the traffic on our street will once again become horrendous - and will remain that way permanently. I'm located in the middle of the street and there are currently 11-13 kids within 3 houses from me. Some of these children are not parented, which is a whole other issue, and are out until 9 or 10 at night and are from the ages of 2 to 10. I shutter when I hear the traffic and cars racing by because I know the kids are still outside and the cars are not watching for or expecting them as they are using it in lieu of a busy Main Street and are going fast. With all of the past detours through Avenue I, there has not been anything set up to monitor the traffic in these situations. I saw something at the corner I mentioned above for a few days just in the last 2 months or so, however, I can't see how 2 or 3 days (or even a week for that matter) could possibly yield accurate information to determine what the daily traffic is and how fast people are travelling in what was once a nice, quiet, residential street.

I appreciate your consideration as this is a huge safety concern and it is only a matter of time before someone is injured, if not worse.

Jackie Avrantinis

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/170383>

His Worship the Mayor
And Members of City Council
c/o City Clerk's Office
222 - 3rd Ave. North
Saskatoon, Sask.
S7K 0J5

May 17, 2017



I am writing this letter with regards to the proposed closing of the intersection of 11th Street, Ave H, and Spadina Crescent for security reasons.

The closure of this intersection will cause a great deal of disruption for many people. This intersection has been used as an access to the southwest portion of the city for more than 100 years. This route was the only access to Highway 7 for many years until 22nd Street was extended past Witney Ave. It is one of the access routes to the south downtown, Broadway Ave, and 8th St for the residents of Holiday Park, Riversdale, Montgomery Place, and Valley Road.

If this intersection is closed, the proposed route for traffic is 17th Street. The residents of Holiday Park will cut through Riversdale to reach 17th Street, on streets that were not built to handle excess traffic. The residents of Ave I between 11th & 12th Streets will have a permanent detour in front of their homes, one that was not there or even considered when they bought their homes.

Enclosing the settling ponds on Ave H, which are presently wide open, would provide a great deal of security for the water system. Closing the intersection and surrounding streets is not necessary to do this. Any further enclosure of the area around the water treatment plant would be excessively expensive. The MVA trail is between the plant and the river. The river itself is an access point for a security breach. The water intake is a kilometre or two away from the water treatment plant.

Doing what is reasonable should be the focus of any security changes at the plant. Millions of dollars could be spent to make the plant completely secure, but in the end if someone is determined to cause havoc, they will do so. Closing the intersection and roadways around the water treatment plant will not provide the security that is intended.

Yours truly,

Jim Earle

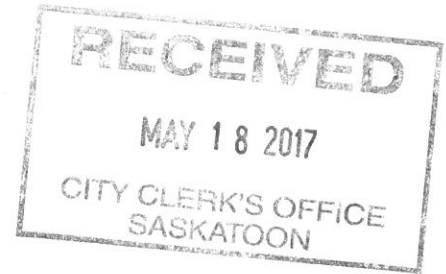
3436 Ortona St.

Saskatoon, Sask.

S7M 3S1

306-382-9303

P.O. Box 342
 Station Main
 Saskatoon, SK
 S7K 3L3
 18 May 2017



The Mayor and City Councillors
 c/o The City Clerk
 City Clerk's Office
 City Hall
 222 Third Avenue North
 Saskatoon, SK
 S7K 0T5

Dear Members of City Council:

re Closure of Right-of-Way, Intersection of 11th Street
 West and Avenue H. South

As a long-time resident of Holiday Park for over 56 years, and residing only approximately one city block away from the affected area, I believe that I have an excellent grasp of traffic flow in the community and know that there will be grave consequences and serious safety hazards should this closure take place.

We have experienced some major interruptions over the past several weeks due to roadway/infrastructure repair work in this area. Traffic has been disrupted and a good majority of it has been diverted to Dudley Street and the 1100 block of Avenue I South. This (hopefully temporary) inconvenience has resulted in major concerns along these narrow residential roadways. If this is a foreshadowing of what may result on Dudley Street, and the 1000 and 1100 blocks of Avenue I South, the closure of this right-of-way will be noisy, and present a very dangerous situation due to increased traffic.

Closure of this right-of-way will ultimately result in the following:

- 1) Traffic volumes eastbound along 11th Street West will be greatly increased and directed northbound to the 1000 block of Avenue I South (the map accompanying the city's "Shaping Saskatoon" flyer delivered to area residents incorrectly identified the affected roadway as "Ave. K. South"). This "feeder" roadway connecting to 12th Street West, and ultimately to northbound traffic continuing past the closed area of Avenue H South, is simply too narrow to handle this traffic flow. If residential parking is only allowed on the west side of the avenue, there remains the fact that the roadway is too narrow and will result in a major safety issue.
- 2) Traffic flow will increase along the 1100 block of Avenue I South and Dudley Street to feed into Holiday Park rather than along 11th Street West. Again, these residential roadways were not constructed to allow for two-way traffic at the rate this

right-of-way closure will create.

- 3) There has been some discussion in the media that a potential "safety" issue of the city's water system may be compromised if the right-of-way is not closed. Frankly I am extremely disappointed that such a bogus and red-herring issue would have been presented in this discussion. Apparently Public Safety Canada has assessed the area and has proposed the closure based on a baseless mind-set and its penchant for fear-mongering.

The city's municipal waterworks has, without any threat, managed to successfully function in this area (and with intersecting roadways) for almost seven decades. I am not aware of any threat posed to its facilities and if such was the case, why weren't city residents notified? Please do not allow unsubstantiated and baseless alarmist nonsense cloud the issue.

- 4) The City of Saskatoon is facing some serious fiscal restraint at this time. Why would City Council feel that an expensive "concrete wall" (as reported in the StarPhoenix, 29 April) would be a good use of taxpayers' money? Any wall can be breached if this is a safety issue and would be a terrible waste of valuable resources. If closure was an option of this right-of-way years ago, why were thousands of dollars spent on a "skywalk" over Avenue H South? Surely when the municipal waterworks was expanded years ago there must have been some discussion of the closure of this right-of-way back then. Tax dollars are needed for other more pressing projects and should not be wasted on needless items such as a concrete wall which will be a useless eyesore.

Thank you for allowing residents to voice their concerns. I do hope that a decision has not already been made to close this right-of-way as has often been the case with Saskatoon City Council in the past.

The closure of this right-of-way will do more harm than good and will ultimately result in placing this section of Holiday Park at great risk for its residents.

Sincerely yours,



D.W. Mario

P.O. Box 342
 Station Main
 Saskatoon, SK
 S7K 3L3
 18 May 2017



The Mayor and City Councillors
 c/ The City Clerk
 City Clerk's Office
 City Hall
 222 Third Avenue North
 Saskatoon, SK
 S7K 0J5

Dear Members of City Council:

re Closure of Right-of-Way, Spadina Crescent West
 Between Gordie Howe Bridge and 1300 Block Spadina Crescent West

As a long-time resident of Holiday Park I do not agree with the proposed closure of the above right-of-way.

The closure of this portion of Spadina Crescent will result in blocking off an important access road in and out of the area. It will prevent residents from enjoying a scenic river view and full access to Corman Park.

I seriously question the so-called traffic study in 2014 where an alleged "600 vehicles per day" drive on Spadina Crescent in the summer. I live one block away from Spadina Crescent and have never seen (and more importantly heard) this number of vehicles. If a number was this amount, perhaps it may have been simply because more people were using Spadina to view the fireworks or the Gordie Howe Bridge when the sample was taken. I think making a decision to close this section of Spadina Crescent West based on a tenuous study would be disastrous.


I cannot help but believe that the proposed closure of this right-of-way along Spadina Crescent West is not based on any problems of traffic or a concern of a majority of residents in the area, but is simply an underhanded way to simply expand the Meewasin Valley Trail (vehicular traffic free) using Spadina Crescent West. We know, given the reticence of the Meewasin Valley Authority to extend the Trail past the Spadina Crescent West's cul-de-sac in the past, and now faced with reduced funding from government sources, that there was a very slim chance the Trail would be extended. Closure of this roadway to vehicles only (and not to pedestrian or bicycle traffic) so that access to the Gordie Howe Bridge walkway is maintained, is suspicious.

.../2

The residents of Holiday Park and Corman Park do not enjoy being deceived. There are no legitimate reasons to close the right-of-way at the intersection of 11th Street West and Avenue H South or that of Spadina Crescent West between the Gordie Howe Bridge and the 1300 Block of Spadina Crescent West.

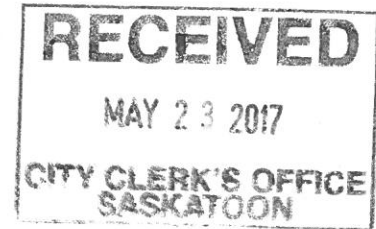
Thank you.

Sincerely yours,

A handwritten signature in cursive script that reads "D.W. Mario". The signature is written in dark ink and is positioned to the right of the typed name below it.

D.W. Mario

From: City Council
Sent: May 19, 2017 4:24 PM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Friday, May 19, 2017 - 16:24
 Submitted by anonymous user: 184.69.57.82
 Submitted values are:

Date: Friday, May 19, 2017
 To: His Worship the Mayor and Members of City Council
 First Name: Laura
 Last Name: Scrivener
 Address: 1239 Spadina Cr W
 City: Saskatoon
 Province: Saskatchewan
 Postal Code: S7M 1P4
 Email: cisvlaura@gmail.com
 Comments:

RE: Proposed Closure of Right-of-Way - Portion of Spadina Crescent and Avenue H South and 11th Street West - Holiday Park Neighbourhood [File No. CK 6295-016-007, CK6295-017-006 and TS 6295-1]

Our household does not support either proposed closures. The proposed closures further isolate a section of Holiday Park from the rest of the city and alter traffic patterns in ways that reduce commuting options to and from the city and potentially increase the safety hazards vehicles and residents encounter in some other parts of the neighbourhood. We respectfully submit our comments, concerns and suggestions in two parts below.

PROPOSED CLOSURE 1: CLOSURE OF RIGHT-OF-WAY (Portion of the intersection of 11th Street West and Avenue H South – Holiday Park Neighbourhood)

The rationale given to the public for his proposed closure is to enhance security of the City's water supply

The Holiday Park neighbourhood has a long history within the City of Saskatoon. Most of the homes were built between 1920 and 1960. To our knowledge, the development of the neighbourhood preceded much, if not all of, the development of the City's water supply in the area.

In fact, the most recent expansions of the water supply development were completed within the last couple of years. An 'expert' comes in and tells the city that no other jurisdiction has roads intersecting the location of the municipal water supply and all of a sudden the security of the water supply is threatened and the closure of that particular intersection is put forward by the City, again. Without solid science to back up this claim, which residents did not receive, the rationale for this closure is not supported by scientific evidence. Nor is it practical.

This intersection offers a smooth movement flow (safe and timely passage) for all vehicle traffic. This intersection offers cyclists and pedestrians a smooth movement flow to the Meewasin Trail and downtown. This intersection offers residents in Holiday Park smooth movement flow options for

entering and exiting their neighbourhood. Closing this intersection to all traffic forces vehicles and cycles to meander through other residential neighbourhood streets.

The other residential neighbourhood streets in Holiday Park and neighbouring King George are too narrow to provide residents with safe and timely vehicle passage. Parking on both sides of the streets means only space left for one lane for traffic. Drivers have to weave in and out of parked cars when they meet another car. This is not a safe situation for drivers, parked vehicles, people getting in and out of their vehicles nor for people trying to cross the street, etc. These safety concerns are even far worse in the winter when snow banks push the parked vehicles further into the lane of traffic.

Closure would increase traffic on residential streets that are not wide enough to accommodate extra traffic on a permanent basis, or would require eliminating resident parking on one side of some residential streets to accommodate the extra traffic.

Closure would result in slower emergency response times to residents in Holiday Park and points further such as the Queen Elizabeth Power Station.

Closure would likely increase traffic flow by parks and schools in the neighbourhood.

Traffic (vehicle and people) efficiency and safety for the residents of Holiday Park should be a high priority for the City too.

PROPOSED CLOSURE 2: CLOSURE OF RIGHT OF WAY (Portion of Spadina Cr W between Gordie Howe Bridge and 1300 Block Spadina Cr W)

The rationale given by the City is to eliminate vehicle traffic from entering or leaving Saskatoon via Spadina Cr W.

True: Closure would eliminate vehicle traffic entering and leaving Saskatoon through Holiday Park on Spadina Cr W.

True: Many folks (from Holiday Park and other neighbourhoods on both sides of the river) cycle and walk the Meewasin Trail along the river beside Spadina Cr W. and use the road to get from the 1300 block of Spadina Cr W to the Gordie Howe Bridge Pedestrian Walk.

We do not support closing the road to accommodate the trail. We do support the following:

- Revamping the area to accommodate an extension of the Meewasin Trail to the Gordie Howe Bridge Pedestrian Walk for pedestrians and to accommodate vehicles, including cyclists, emergency vehicles and all other vehicles (with reasonable size and weight restrictions).
- Revamping the area in a manner that preserves the safety and movement of business, people, cyclists, and vehicles from all directions for the area's current environment and far into the future.

Closure generally leads to neglected road surfaces. Maintenance and repair become non-existent (or nearly so) and it isn't long before "old road" becomes a seasonal, unkempt, under maintained road that is a hazard for cyclists and pedestrians alike.

Closure reduces access to the City from the south on the west side of the river to Valley Road. Having only one access is never a sound idea.

Closure restricts and/or discourages development south of the 1300 block of Spadina Cr W. The City should anticipate development beyond the Queen Elizabeth Power Station in the future.

A far more palatable option is to implement some traffic calming (not blocking or diverting) measures for this road. We are far more concerned with the speed of some drivers than how many vehicles go by our home daily on Spadina Cr W.

To minimize and slow down vehicle traffic, we would support some combination of the following measures:

1. Stop signs at every direction or traffic circles at intersections ending on Spadina Cr W. (Schuyler & Spadina and Dudley & Spadina, perhaps even Ave H & 11th St)
2. Stop signs or motion-activated raised arm barricades (like train crossings but on a much smaller scale) on both sides of the trail as it crosses from the Meewasin Trail into Holiday Park.
3. Speed limit reductions to 50km from the Queen Elizabeth Power Station to the 1300 block of Spadina Cr W. (It is already 50km along Spadina Cr W).
4. Speed humps (not bumps) placed strategically to encourage drivers to stay within the speed limit.

Thank you for considering our concerns, comments and suggestions.

Respectfully Submitted.

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/170836>

From: City Council
Sent: May 23, 2017 9:48 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Tuesday, May 23, 2017 - 09:47
Submitted by anonymous user: 174.2.189.62
Submitted values are:

Date: Tuesday, May 23, 2017
To: His Worship the Mayor and Members of City Council
First Name: Blaine
Last Name: Nimchuk
Address: 1009 Avenue i South
City: Saskatoon
Province: Saskatchewan
Postal Code: S7M 1Z6
Email: bnimchuk13@shaw.ca
Comments:

I have lived on Avenue I for over 20 years.
From past experience closure of Ave H and 11th Street permanently is not a good idea.
The 1000 block is too narrow for double lane traffic.

Definitely AGAINST the closure

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/171164>

From: City Council
Sent: May 23, 2017 9:44 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Tuesday, May 23, 2017 - 09:43
Submitted by anonymous user: 174.2.189.62
Submitted values are:

Date: Tuesday, May 23, 2017
To: His Worship the Mayor and Members of City Council
First Name: Reg
Last Name: Reimer
Address: 1005 & 1009 Avenue i South
City: Saskatoon
Province: Saskatchewan
Postal Code: S7M 1Z6
Email: rreimer12@shaw.ca
Comments:

11th St & Ave H Closure. Have lived here for over 30 years..We were told when initial expansion of Water Treatment Plant (WTP) was happening that with walkway over H all would be good which it is...The 1000 block of Ave i CANNOT support the amount of traffic that will still happen as it did for 3 years when it was closed for WTP construction. Firetrucks, lost semis, people who are too stubborn to change routes to downtown all pertain to what we will go through..As for security of the WTP ...if someone wants to contaminate the water an enclosed fence is not going to stop them. Avenue i does not have the width like Ave H and in turn it should be used for what it was designed for. Avenue i with traffic going both ways in rush hour traffic made the street very dangerous as alternate parking choices are not an option..2 vehicles were rear ended from this household alone when this was previously done..let alone the numerous almost sideswipes from vehicles upset that a DETOUR was being imposed.

I have talked to every neighbor in area and have not found one who is for this change.
PLEASE CHANGE YOUR MIND on this

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/171163>

From: City Council
Sent: May 23, 2017 9:34 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Tuesday, May 23, 2017 - 09:34
Submitted by anonymous user: 207.195.86.86
Submitted values are:

Date: Tuesday, May 23, 2017
To: His Worship the Mayor and Members of City Council
First Name: Patrick
Last Name: Smith
Address: Site 319 Box 134 RR3
City: Saskatoon
Province: Saskatchewan
Postal Code: S7K 3J6
Email: maplegrove@mail.com
Comments:

Unfortunately I will not be able to attend the public hearing regarding the proposed road closure of Spadina so I would like to take this opportunity to share my opinion. Public consultations were held last year about this project. The road in question was never posted. The road closure was lumped in with a greater transportation study and if one went on the city's website to get more information about the meeting the proposed road closure was not even mentioned. I believe the city should be open, honest and public about it's intentions. If the city wishes to proceed with this plan a new open, honest and well advertised consultation should take place.

The MVA has had a plan for many years if not decades to build a trail along this section of road. When the weather is ideal there is conflict between motorists, vehicles and pedestrians in this area. Unfortunately the MVA has chosen to prioritize building new trails in places where they are not as urgently required. There is no doubt that the closure of this road will endanger people and property by restricting access to emergency services and obstructing an evacuation route. People in the RM of Corman park will no longer have an alternate route if there is an accident on circle drive.

When a serious accident happens a road can be closed for many hours while the incident is investigated. The road is currently used as an active transportation corridor. The closure of this road has absolutely nothing to do with creating an active transportation corridor. Very few will be walking or cycling into Saskatoon from the RM of Corman park. The definition of transportation is going from point a to point b. This road closure will create an active playground and since it will no longer be policed as heavily and is isolated it will attract hooliganism.

It is not wise for the city to spend money building new sidewalks and landscaping around the water treatment plant and then propose to erect a fence around the plant. I guess the staff will enjoy the beautification. I believe that setting up a 10 foot fence with a guard because of a fear of terrorism will attract terrorism. It's called the law of attraction.

The biggest threat to the quality of our drinking water does not come from terrorism but from the continued insistence from the city that they forcibly medicate everyone with fluoride. Those who

desire fluoride can find it through drinks, foods and toothpaste. It is very affordable, this should not be provided through the city's water system.

If it is deemed absolutely necessary that people be prevented from going down avenue H through the water treatment plant one solution that may be considered is building a new road behind the water treatment plant replacing a small stretch of the Meewasin trail with a road.

Myself and many others living in the RM of Corman park and Saskatoon would greatly appreciate it if the city would abandon this proposal, build a proper trail beside the road with some traffic calming measures and pave the short stretch of gravel between the power plant and Dundonald. On the city's website and while talking to people I have not heard anyone say anything in support of this closure. If this road closure goes forward it is safe to say that doing so would go against the feedback that the city has received from it's residents. The water treatment plant has been in operation since 1906. I suspect this road has been used for much longer and I hope that it will continue to be in use for generations to come.

Respectfully,

Patrick L. Smith

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/171159>

Proposed Closure of Right-of-Way – Portion of Lane 2400 Block of Preston Avenue South – Eastview Neighbourhood

Recommendation

1. That City Council consider Bylaw No. 9448, The Street Closing Bylaw, 2017 (No. 7);
2. That after closure, this land be transferred to Caswell Developments Inc. in exchange for a payment of \$138,847.00 plus applicable taxes; and
3. That all costs associated with the closure be paid for by the applicants, including Solicitor's fees and disbursements.

Topic and Purpose

This report requests approval to close a portion of lane in the 2400 block of Preston Avenue South. This portion of lane will be consolidated with the adjacent parcel at 202 East Place.

Report Highlights

Caswell Developments Inc. requests that a portion of the lane in the 2400 block of Preston Avenue South be closed and consolidated with their adjacent properties. If approved, the closed portion of lane will be sold to Caswell Developments Inc. for \$138,847.00 plus applicable taxes.

Strategic Goal

This report supports the Strategic Goal of Sustainable Growth as the closure will allow development in this area.

Background

In June 2015, Caswell Developments Inc. approached the City of Saskatoon to purchase the portion of lane directly adjacent to their properties at 2401 Preston Avenue South and 202 East Place for development. The 2401 Preston Avenue South lane and 202 East Place lane will be consolidated into one parcel.

The Administration reviewed and determined traffic was not required on this portion of lane, and resolved that the Administration supports closure of the lane.

In June 2015, Caswell Developments Inc. consulted with their neighbours and no concerns were raised at that time.

In January 2017, the Planning & Development division held a public meeting to discuss the zoning change. No concerns were raised at that time about the proposed lane closure.

Proposed Closure of Right-of-Way – Portion of Lane 2400 Block of Preston Avenue South – Eastview Neighbourhood

In April 2017, Caswell Developments Inc. agreed to pay the City of Saskatoon \$138,847.00 plus applicable taxes. The price was determined using fair market price of \$43.00 per square foot and a total area closed of 3229 square feet.

Report

The following steps, in chronological order, have been completed as detailed in Table 1.

Table 1 – Proposed Closure of Right-of-Way Process Summary

Date	Action	Comments
November 2015	Received Plan of Proposed Lane Closure dated November 9, 2015 from Meridian Surveys Ltd.	The area to be closed and consolidated with the adjacent property is 0.03 hectares.
December 2015	Received review comments from Ministry of Highways and Infrastructure (MHI)	Meridian Surveys Ltd. initiated the circulation of the Plan of Proposed Lane Closure to MHI, a required action under Section 13 of the <i>The Cities Act</i> .
March 23, 2017	Rezoning approved by City Council	Caswell Developments Inc. did not want to proceed with the lane closure until the rezoning was approved.
May 2017	Public Notice, Bylaw and Council Report	None

To complete this transaction, the Administration requires City Council to approve Bylaw No. 9448, The Street Closing Bylaw, 2017 (No. 7) (Attachment 1).

No dead end situation will be created as a result of this proposed closure of road allowance.

Public and/or Stakeholder Involvement

Utility agencies have been contacted with respect to the closure and subdivision, and have no objections to the closure.

All adjacent property owners have been provided with notice and no objection has been raised.

The Ministry of Highways and Infrastructure has confirmed that no compensation is required to the Crown.

Communication Plan

Communication activities are included with the requirement for Public Notice. No other communication activities are required.

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

There will be no follow-up report.

Public Notice

Public Notice is required for consideration of this matter, pursuant to Section 3 of Policy No. C01-021, The Public Notice Policy. The following notice was provided:

- Advertised in The StarPhoenix and Bridges on the weekend of May 13, 2017 (Attachment 2);
- Posted on the City Hall Notice Board on May 12, 2017;
- Posted on the City of Saskatoon website on March 12, 2017; and
- Notices were mailed to the adjacent land owners on May 10, 2017.

Attachments

1. Bylaw No. 9448, The Street Closing Bylaw, 2017 (No. 7).
2. Copy of Public Notice – Proposed Closure of Right-of-Way

Report Approval

Written by: Chris Helt, Special Projects Manager, Transportation
Reviewed by: Jay Magus, Engineering Manager, Transportation
Reviewed by: Angela Gardiner, Director of Transportation
Approved by: Jeff Jorgenson, General Manager, Transportation & Utilities Department

Council – CH – Prop CI ROW – Portion of Lane 2400 Block Preston Avenue South

BYLAW NO. 9448**The Street Closing Bylaw, 2017 (No. 7)**

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Street Closing Bylaw, 2017 (No.7)*.

Purpose

2. The purpose of this Bylaw is to close a portion of Lane L12 located in the 2400 block of Preston Avenue, in Saskatoon, Saskatchewan.

Closure of Portion of Lane

3. All that portion of Lane L12 in Block 543 on Registered Plan No. 64S15314 where the Northern boundary can be described as a line commencing at the NE boundary of Lot 1 thence Easterly to the NW corner of Lot 43 and where the Southerly boundary can be described as commencing at a point on the South East boundary of Lot 3 thence Easterly to a point on the South West boundary of Lot 41 in the City of Saskatoon as shown on the sketch plan of Proposed Road Closure, prepared by M.G. Radoux, SLS, and dated November 9th, 2015, attached as Schedule "A" to this Bylaw, is closed.

Coming into Force

4. This Bylaw comes into force on the day of its final passing.

Read a first time this _____ day of _____, 2017.

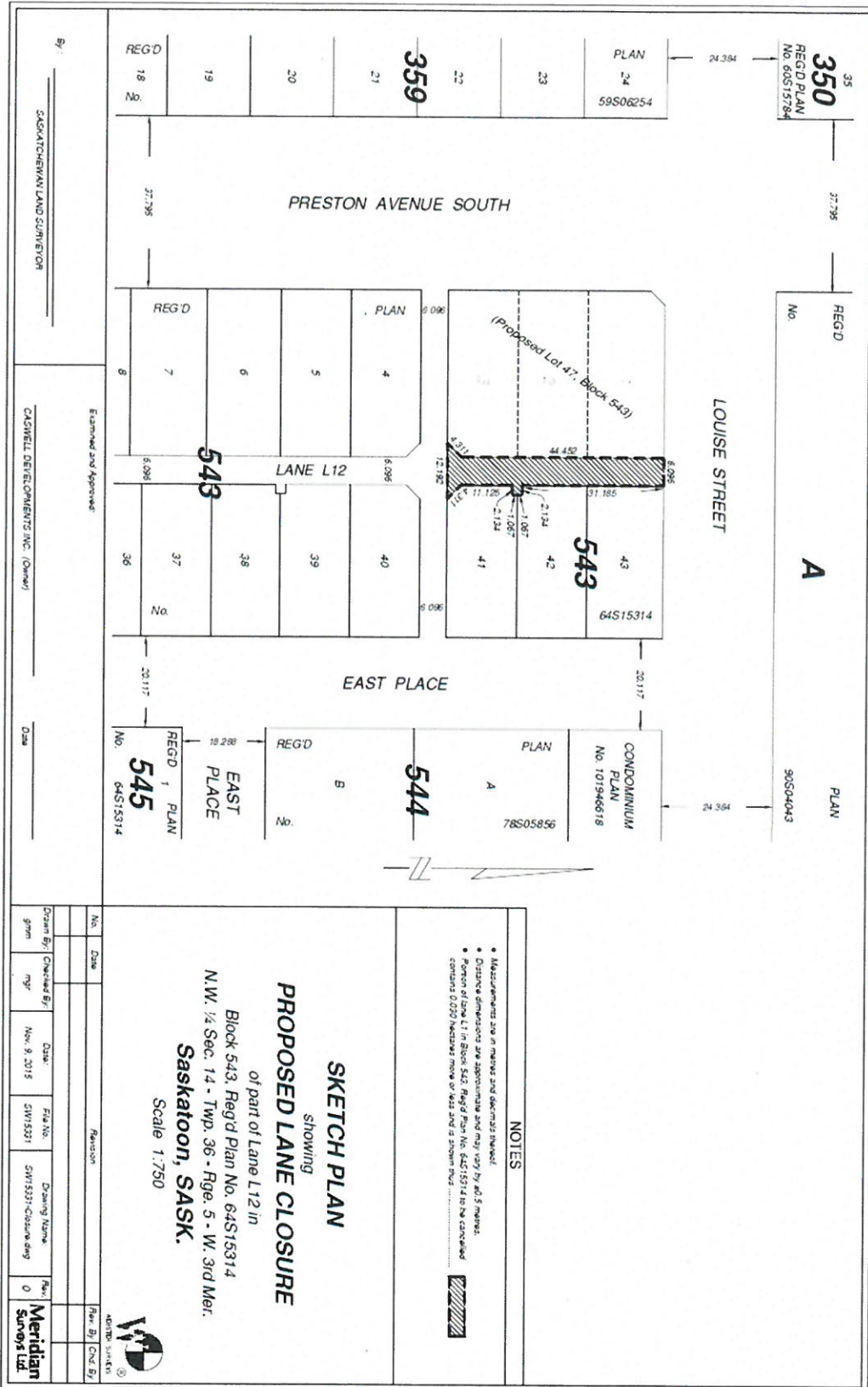
Read a second time this _____ day of _____, 2017.

Read a third time and passed this _____ day of _____, 2017.

Mayor

City Clerk

Schedule "A"



NOTES

- Measurements are in metres and decimals thereof.
- Distances are approximate and may vary by as 5 parts.
- Portion of lot 41 in Block 543, Reg'd Plan No. 64S15314 to be excluded contains 0.020 hectares more or less and is shown in red.

SKETCH PLAN
 Showing
PROPOSED LANE CLOSURE
 of part of Lane L12 in
 Block 543, Reg'd Plan No. 64S15314
 N.W. 1/4 Sec. 14 - Twp. 36 - Rge. 5 - W. 3rd Mer.
Saskatoon, SASK.
 Scale 1:750



No.	Date	Revision	Drawn By	Checked By	Date	File No.	Drawing Name	Rev.
			gmm	myr	Nov. 9, 2015	51V15337	51V15337-Closure.dwg	0

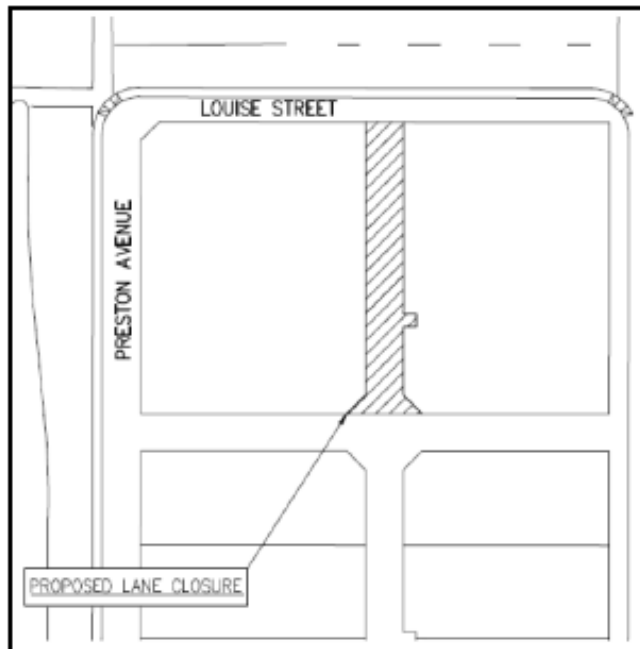
Meridian
 Surveys Ltd.

PUBLIC NOTICE PROPOSED CLOSURE OF RIGHT-OF-WAY

The City of Saskatoon is proposing the following closure of Right-of-Way –
Portion of Lane 2400 Block Preston Avenue South – Eastview Neighbourhood

Location: Portion of Right-of-Way Lane – 2400 Block Preston Ave S

Please note: This closure is for all traffic.



PUBLIC MEETING - City Council will consider the above matter and hear all persons present at the City Council meeting and wish to speak on **Tuesday May 23, 2017, at 6:00 p.m.** in the Council Chamber, City Hall, Saskatoon, Saskatchewan.

WRITTEN SUBMISSIONS – If you wish to submit a letter on this matter for City Council’s consideration, it must be received by **Tuesday May 23, 2017 at 10:00 a.m.** Mail 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

ONLINE SUBMISSIONS

Visit the City of Saskatoon website www.saskatoon.ca and search “write a letter to Council” or visit this page: <https://www.saskatoon.ca/write-letter-council-committees>

INFORMATION - Questions regarding the proposal may be directed to:

Transportation Division
Phone: 306-975-2454
Email: Transportation@Saskatoon.ca

205-1

From: Gardiner, Charmaine (CP - Aboriginal Relations)
Sent: Friday, May 05, 2017 4:10 PM
To: City Clerk's Office
Cc: Dorval, Gilles (CP - Aboriginal Relations); Rhett Sangster; Lorna Arcand
Subject: Application for Reconciliation Flag Ceremony Event
Attachments: FINAL Flag Ceremony Special Event Application.pdf

City of Saskatoon
VIA email
Saskatoon, SK



May 4, 2017

To Whom It May Concern:

On June 22, 2015, the City of Saskatoon declared 2015-2016 a Year of Reconciliation. Since that time, Saskatoon community groups and leaders have been coming together to define reconciliation in Saskatchewan. This is the second year we are hosting events. These groups are working and walking together on the reconciliation journey.

The Office of the Treaty Commissioner in partnership with Saskatoon Tribal Council, City of Saskatoon, and Central Urban Metis Federation Inc. are working with 53 partners including local businesses and church groups to host the second year of events in the spirit of reconciliation. One of these events is a flag ceremony which is a blessing of the flag raised in 2016. This event is to be held at the Civic Square in Saskatoon.

Our proposed date is May 25, 2017. The event will be half day event beginning in the morning that will include a pipe ceremony, a grand entry, the flag ceremony followed by raising of the flag, with entertainment to follow. The pipe ceremony would require us to set up a tipi the night before the event, and it would be used for ceremony early the morning of the event.

If you require further information regarding this request, please contact Lorna Arcand at 306-220-0328, Charmaine Gardiner at 306-833-7828 charmaine.gardiner@saskatoon.ca or Gilles Dorval at 306-260-7600 gilles.dorval@saskatoon.ca. Thank you, we look forward to hearing from you.

Sincerely,

Charmaine Gardiner | tel 306.975.2602 | cell 306.833.7828
Administrative Assistant Aboriginal Relations
Partnership with Office of the Treaty Commissioner
City of Saskatoon | 222 3rd Avenue North | Saskatoon, SK S7K 0J5
Treaty 6 Territory & Homeland of the Metis
charmaine.gardiner@saskatoon.ca
www.saskatoon.ca

205-1

From: City Council
Sent: May 09, 2017 10:21 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Tuesday, May 9, 2017 - 10:20
Submitted by anonymous user: 174.2.174.16
Submitted values are:

Date: Tuesday, May 09, 2017
To: His Worship the Mayor and Members of City Council
First Name: Janet
Last Name: Bennett
Address: 114 Bowman Cres
City: Saskatoon
Province: Saskatchewan
Postal Code: S7L 6T6
Email: jmbenn@shaw.ca

Comments: Would like to request that the United Nations Flag be raised for the day of 09 Aug 2017.
This will recognize our Peacekeepers that so willingly gave their lives in the name of Peace.

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/167693>



Saskatchewan
Parks and Recreation
Association
*Recreation
An investment for life*

505-5



May 4, 2017

His Worship Charlie Clark
City of Saskatoon
Saskatoon, Saskatchewan
S7K 0J5

Dear Mayor Clark:

Re: 2017 June is Recreation & Parks Month

Saskatchewan communities provide outstanding recreation and leisure opportunities for residents. *June is Recreation & Parks Month* (JRPM) is a national campaign for the continued support and use of parks and recreation services in our Province. As a leader, you can encourage the celebration of outdoor recreation activity in your community.

The Saskatchewan Parks and Recreation Association (SPRA) invites you to support JRPM by carrying out any of the following:

1. Register your community as an Ambassador of JRPM (Note: Registered communities are entered in a draw to win a piece of playground equipment from Henderson Recreation Equipment Limited).
2. Complete the enclosed JRPM Proclamation in support of *June is Recreation & Parks Month*.
3. Encourage residents to access recreation services and parks for the associated benefits of using them everyday!

Enclosed are resources to further assist your community in supporting JRPM. For additional information, visit the SPRA website at www.spra.sk.ca/jrpm, or contact Andrew Exelby, Consultant – Parks and Open Spaces, by email at aexelby@spra.sk.ca, by phone at (306) 780-9262 or toll free at 1-800-563-2555.

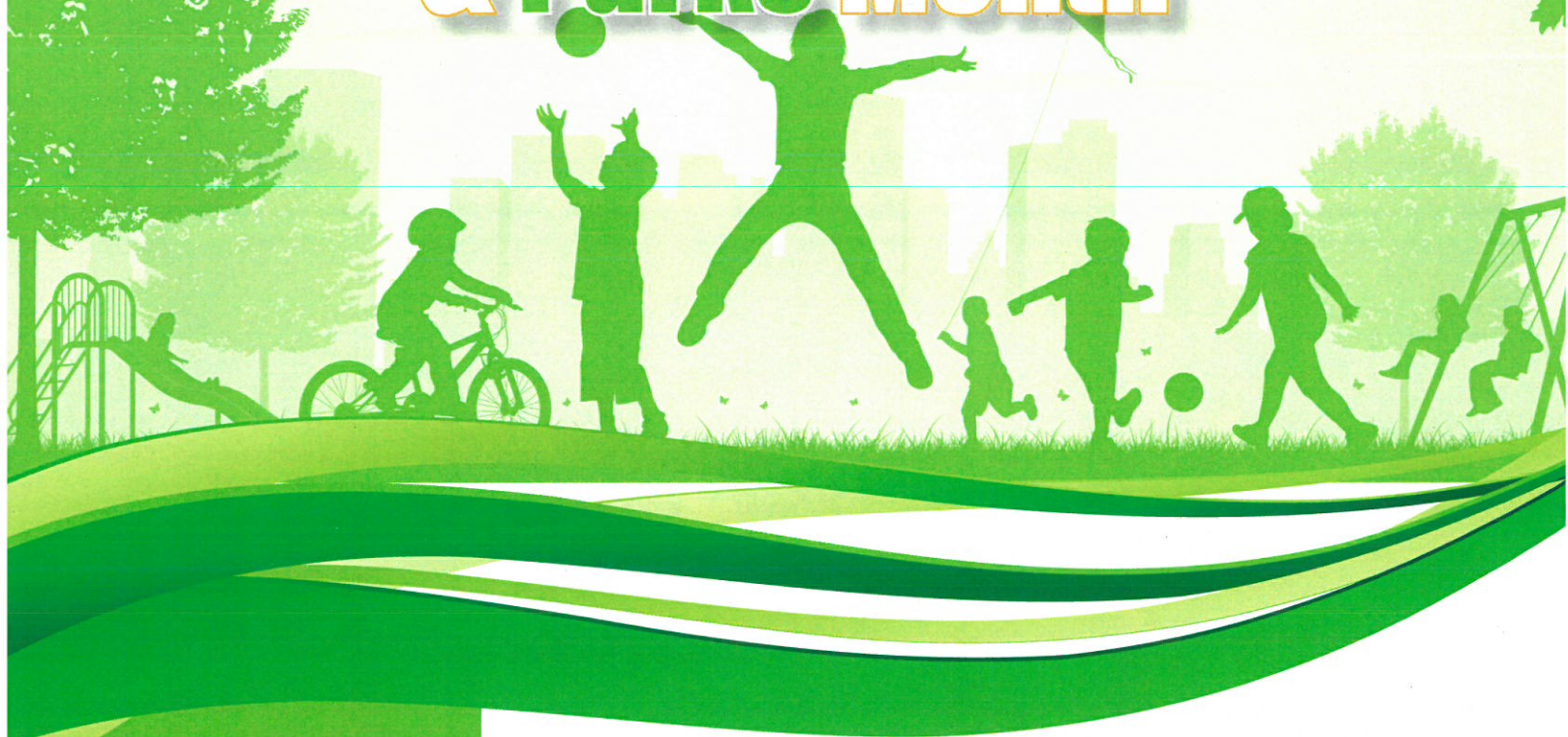
We look forward to your celebration of *June is Recreation & Parks Month*.

Yours truly,

Norm Campbell,
Chief Executive Officer
cc: Andrew Exelby, SPRA Consultant – Parks and Open Spaces
Encl. (3)

S:\CEO\Correspondence\JRPM\2017\I-JRPM mayors invite - 2017.docx

June is Recreation & Parks Month



**Live it
everyday!**

June is Recreation & Parks Month

**Are you a supporter
of June is Recreation &
Parks Month?**

June is time to:

Celebrate the return of summer programming, gather residents together, get children involved in fun outdoor physical activities and recognize employees and volunteers who contribute to the recreation and parks opportunities we all use.



Saskatchewan
Parks and Recreation
Association

A Call for Celebration!

Support JRPM!

Elected officials, recreation and parks professionals and community members can all promote the vital contributions of recreation and parks services to the personal, social, environmental and economic well-being of our province.

- Make a **June is Recreation & Parks Month** Proclamation at your next Town Council meeting. SPRA already has a template you can use!
- Acknowledge the important role that professionals and volunteers play within the recreation and parks delivery system.
- Encourage awareness of the benefits recreation and parks provide.
- Promote the value recreation and parks sectors have in contributing to the quality of life for Saskatchewan's residents.
- Encourage participation in recreation and park activities.

Celebrate Canada 150 with JRPM!

■ Biking ■ Hiking ■ Camping ■ Swimming ■ Gardening

SPRA, Saskatchewan *in motion* and ParticipACTION encourage you to celebrate Canada 150!

Checkout www.playinsk.ca for the Canada 150 Play List and www.participaction.com for some other great ideas.

■ Golf ■ Kayaking

PARTICIPATION
150
PLAY LIST

Resources available at www.spra.sk.ca/jrpm:

- Ideas and suggestions for getting your community involved.
- Events Calendar, Ambassador Registration Form and JRPM merchandise information.
- Logos and Public Service Announcements for local promotion.
- Information on the value of recreation and parks.



LET'S MAKE
SASKATCHEWAN
CANADA'S MOST
PLAYFUL
PROVINCE

Host a June is Recreation & Parks Month Celebration Event!

Experience the Benefits of Parks and Recreation



Generate economic activity through social growth and community pride



Improved quality of living for residents through recreation and parks related events and services

Promote personal development and social activity throughout your community activities



Support ecological environments by promoting the importance of parks and greenspaces



Increase community pride and engagement through recreational activities



Connect people to nature and the outdoors

Grow strong families and healthy communities



Attract tourists and new residents to your community



Reduce the cost of health care by promoting healthy, active lifestyles



Enhance your sense of community by bringing people together

Organization: Built Green Canada
Street Address: 8615 - 104 Street
City: Edmonton
Province: Alberta
Postal Code: T6E 4G6
Phone: (780) 485-0920
Fax Number:
Email: kpodolski@builtgreencanada.ca
Confirm Email: kpodolski@builtgreencanada.ca
Comments:
Dear Mayor Charlie Clark,

We're reaching out to request that the City of Saskatoon proclaim June 7 BUILT GREEN® Day. This will be the fourth year we have proclaimed BUILT GREEN® Day, coinciding with National Environment Week. We use the proclamation to raise awareness about the importance of sustainable building practices and to challenge municipalities across the country to encourage green building as part of their sustainable building policies.

Given the City of Saskatoon encourages sustainable building practices, this is a complementary effort that we trust you would want to support. It also helps to acknowledge those in your community showing sustainable leadership in the residential building sector, while reflecting your efforts to support industry—and homeowners.

As you know, the demand for sustainable building continues to increase. Homebuyers and citizens alike increasingly have expectations of private and public institutions around their sustainable practices. And, we recognize this is also top of mind as the Government of Canada continues their work on the Pan-Canadian Framework on Clean Growth and Climate Change.

We will be issuing a news release across the country, and have included a link to last year's news release:
<http://builtgreencanada.ca/built-green-canada-launches-third-annual-challenge-to-municipalities?id=1456>

For convenience, we have included a draft proclamation here, should you choose to participate:

Draft of proclamation:

WHEREAS, the City of Saskatoon is committed to sustainable growth and responsible stewardship of our natural environment;

AND WHEREAS, Built Green Canada is a national organization that advocates for sustainable environmental practices in the residential building sector;

AND WHEREAS Built Green Canada delivers programs to assist builders in building more sustainably using the latest technologies to create healthier, more efficient, and durable homes;

AND WHEREAS the City of Saskatoon is dedicated to protecting our natural resources and encourages sustainable development;

THEREFORE I, MAYOR CHARLIE CLARK DO HEREBY PROCLAIM, JUNE 7, 2017, "BUILT GREEN® DAY" IN THE CITY OF SASKATOON, SASKATCHEWAN.

Should you require additional information at this time please do let us know.

We're looking forward to hearing back.

Thanks again.

Encl.: City of Saskatoon Application to Request City Council Proclamation

We offer programs for single family, renovation, and high density. Since our inception, builders have worked with us to complete over 28,240 BUILT GREEN® certified homes represented in Alberta, British Columbia, Saskatchewan, and Ontario—including the units in multi-storey projects, the total is over 29,950. Together, we are leading the way in sustainability performance for residential home construction.

Jenifer Christenson
Executive Director

Karen Podolski
Communications & Program Coordinator
Built Green Canada

Phone 780.485.0920
Toll Free 855.485.0920
Email kpodolski@builtgreencanada.ca
Web www.builtgreencanada.ca
Twitter @BuiltGreenCan
BUILDING ON SUSTAINABILITY
Attachment:

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/395/submission/168135>

205-5

From: City Council
Sent: May 15, 2017 11:59 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Monday, May 15, 2017 - 11:59
Submitted by anonymous user: 216.197.237.100
Submitted values are:

Date: Monday, May 15, 2017
To: His Worship the Mayor and Members of City Council
First Name: Carolyn
Last Name: Gaudet
Address: Box 4752
City: Regina
Province: Saskatchewan
Postal Code: S4P 3Y4
Email: pcap@sasktel.net
Comments:

Dear Mr. Mayor Clark and Member of City Council,

On behalf of the Saskatchewan Prairie Conservation Action Plan (SK PCAP), I am requesting the City of Saskatoon's cooperation to proclaim June 18-24, 2017 as the 19th Annual Native Prairie Appreciation Week (NPAW), as proclaimed by the city since 2011. Since 1999, the third week of June has been jointly declared provincially as NPAW by the Saskatchewan Ministries of Agriculture and Environment with the purpose to raise awareness and appreciation of native prairie ecosystems and their importance to Saskatchewan's environmental and agricultural sectors. NPAW is the only week in North America dedicated to celebrating native prairie and highlighting the important role the ranching industry plays in its management and conservation.

With the City of Saskatoon's cooperation in proclaiming NPAW 2017 municipally, it will greatly assist SK PCAP in increasing awareness of this important initiative to Saskatoon residents. NPAW 2017 activities include promotional booths at the Saskatoon Farmer's Market, as well as other locations across the province, a provincial youth poster contest, an activity checklist, and a few other activities. You can find more information on our activities at www.pcap-sk.org or by following us on Twitter at @SaskPCAP or Facebook (Prairie Conservation Action Plan).

SK PCAP would be more than happy to provide the City of Saskatoon with promotional posters, seed packets and checklists to hand out at City Hall and other events held by the city during this week. If you have any questions about NPAW or SK PCAP activities, or would like to discuss ways that we can work together to promote native prairie awareness in Saskatoon, please feel free to contact me anytime at (306) 352-0472 or pcap@sasktel.net. I look forward to speaking with you about how the City of Saskatoon can get involved.

Sincerely,
Carolyn Gaudet
SK PCAP Manager

205-1

From: City Council
Sent: May 15, 2017 11:12 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Monday, May 15, 2017 - 11:12
Submitted by anonymous user: 206.163.232.248
Submitted values are:

Date: Monday, May 15, 2017
To: His Worship the Mayor and Members of City Council
First Name: Scott
Last Name: Eason
Address: 130 219 Grant St.
City: Saskatoon
Province: Saskatchewan
Postal Code: S7N 2A5
Email: Eason.scott.s@gmail.com
Comments:
To Whom it May Concern,

The Saskatoon Pride Festival would formally request to hold a flag raising ceremony for June 12, 2017 and for it to stay risen for the remainder of the 2 week festival.

The pride flag raising is a powerful symbol for the community, one that represent acceptance and diversity in our city. This event is our official kickoff to our 25th anniversary and our first two weeks pride festival celebrating everyone under the umbrella of our community, including all of the allies that help support it. We plan to have both allies and community members speak at the ceremony commemorating the start of the festival and remembering the events of the Orlando shooting that happened one year prior. We also plan on formally announcing our Parade Grand Marshal for this year, His Worship Mayor Charlie Clark.

Thank you for your time and consideration.

Respectfully,
Scott Eason

The results of this submission may be viewed at:
<https://www.saskatoon.ca/node/398/submission/169220>