



EVERGREEN

Evergreen Land Lease Request for Proposals

Parcel JJ



City of
Saskatoon
Saskatoon Land

Table of Contents

Offering.....	3
Introduction and Background	4
Neighbourhood Information	4
Parcel Information.....	4
Proposal Review	6
Submission Requirements.....	6
Evaluation Criteria	6
General Lease Terms	8
Architectural Controls.....	8
Zoning.....	9
Disclosures.....	9
General Disclosures	9
Freedom of Information and Protection of Privacy Act.....	10
Negotiations.....	10
Frequently Asked Questions	11

Figures

Figure 1: Lot Information Map	5
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Attachments

- Attachment 1 – Application Checklist
- Attachment 2 – Application Form
- Attachment 3 – Plan of Survey
- Attachment 4 – Cut & Fill Contours
- Attachment 5 – Area Grading
- Attachment 6 – Feature Utility Right of Way
- Attachment 7 – Zoning Bylaw 9990, RMTN District

Offering

Interested proponents can submit their lease application, along with all required documents indicated in the Application Form (Attachment 2), to land@saskatoon.ca or in a sealed envelope clearly marked 'Evergreen Parcel JJ Land Lease' and addressed to:

Saskatoon Land
Attn: Sales Section
200 4th Ave N
Saskatoon SK S7K 0K1

Proposals will be accepted until 2:00 pm on Thursday, February 12th, 2026 for a long-term land lease on the following property:

CIVIC ADDRESS:	615 Baltzan Boulevard
ZONING DISTRICT:	RMTN
LEGAL DESCRIPTION:	Parcel JJ, Plan 102137633
ISC PARCEL NO.:	202844729
SITE AREA:	3.05ac (1.23ha)
PARCEL VALUE ¹ :	\$2,776,000.00

¹ – Parcel value only noted for reference if parcel were to be purchased from Saskatoon Land and to provide context on lease terms.

Introduction and Background

Saskatoon Land is offering a new opportunity for nonprofits and/or community groups interested in leasing land for a community-oriented project or service located in the Evergreen Neighbourhood. For the right organization and or service provider, A long-term land lease may provide a financial flexibility to those working with not-for-profits, Indigenous organizations, registered charities, Affordable Housing providers, and/or community organizations. This Request for Lease Proposal offering provides an opportunity for interested proponents to secure fully serviced land without the typical capital dollar outlay required in a fee simple market land transaction.

Neighbourhood Information

As part of the University Heights sector plan, Evergreen is the second neighbourhood in the area developed by Saskatoon Land with an estimated population of 11,193 within 4,987 dwellings.

The community is rooted in neo traditional design principles and includes multiple dwelling types and amenities that appeal to a wide range of households from diverse backgrounds. The community has robust mix of commercial offerings including restaurants, convenience stores, daycares, banking institutions, medical and paramedical facilities, and a grocery store, with more services being developed as buildout progresses.

Parcel Information

Parcel JJ is located on Baltzan Boulevard in the Evergreen neighbourhood. Flanked to the rear and the side by single-unit residential and across the street from low-medium density multi-unit residential, this parcel is in a prime location to provide a multitude of services to the residents of the neighbourhood and beyond. Its' 3.05ac of developable area gives ample space for several potential community-oriented uses with ample space for improvements designed specifically for the benefit of the Lessee.

Lot Information Map of Parcel JJ Evergreen



Figure 1: Lot Information Map

Proposal Review

Saskatoon Land invites proposals from eligible organizations for the development of community-oriented projects. Preferred proponents may be one or more of the following:

- Registered non-profit organizations
- Indigenous organizations or governments
- Registered charities
- Affordable housing providers
- Community-based organizations

Submission Requirements

Interested proponents are required to submit a comprehensive business plan that clearly articulates:

- The community need being addressed in their proposal
- The anticipated benefits of the proposed development
- A detailed financial pro forma demonstrating project viability and sustainability
- Estimate of annual operating revenues and expenses
- The annual market lease rate payable for parcel.

Evaluation Criteria

Respondents to this RFP and their employees and or partners are expected to have the necessary experience, resources, and capacity to undertake the planned improvements on the lands. Community organizations and not-for-profit organizations may partner with other organizations to strengthen their proposed project.

Saskatoon Land reserves the right to deny an applicant while considering the overall benefit to the neighbourhood.

All proposals will be evaluated based on the following weighted criteria:

1. Organizational Status (20%)

- a) Confirmation of eligibility (e.g., non-profit, Indigenous organization, community organizations, etc.)
- b) Ownership structure, partnership model, and corporate registry documentation

2. Community Benefit and Need (20%)

- a) Demonstrated alignment with an identifiable community and municipal need

- 3. Development, Construction, and/or Facility Management Experience (10%)**
 - a) Relevant experience in project design, development, construction, and/or operations
 - b) Reference letters from stakeholders familiar with the proponent's or partners' work
- 4. Ability to Leverage Financial Support (10%)**
 - a) Evidence of capacity to secure capital and/or operational funding from government or other sources
- 5. Partnerships (5%)**
 - a) Strength and relevance of operational and financial partnerships
- 6. Project Details (20%)**
 - a) Completeness of submission
 - b) Site plan feasibility and configuration
 - c) Unit yield, mix, and layout (for Affordable Housing projects)
 - d) Landscaping and amenity plans
 - e) Ancillary uses and innovative design features
 - f) Site servicing strategy (if applicable)
 - g) Capital budget, financial pro forma, and business plan feasibility
 - h) Project deliverables and implementation timelines
 - i) Alignment with the neighbourhood's architectural controls
 - j) Integration with surrounding community
- 7. Project Pro Forma (5%)**
 - a) Detailed capital budget requirements
 - b) Long-term operational budget and sustainability strategy
- 8. Proposed Lease Payment (10%)**
 - a) Annual lease payment offer with justification based on market value and proposed land use

General Lease Terms

Final Lease terms will be negotiated with the highest-scoring proponent(s) based on the evaluation criteria. The lease agreement will include, but not be limited to, the following provisions:

- **Annual Rent:** Subject to review and adjustment every five years or as mutually agreed
- **Lease Term:** duration of 20 to 50 years (with potential options for renewal), aligned with the lifecycle of the proposed improvements and parcel requirements (subject to negotiation)
- **Build Commitment:** Construction must commence within one year of the lease agreement's effective date
- **Property Taxes:** Tenant will be responsible for all applicable property taxes
- **Maintenance:** Tenant will be responsible for ongoing maintenance of the site and improvements
- **Insurance and Liability:** Tenant must maintain appropriate insurance coverage and comply with liability requirements
- **Environmental Compliance:** Tenant must adhere to all applicable environmental regulations
- **Alterations and Improvements:** Conditions governing modifications to the parcel will be outlined in the lease
- **Subleasing and Assignment:** Terms regarding subleasing and assignment will be specified
- **Default and Termination:** Conditions under which the lease may be terminated will be clearly defined

Given the diversity of potential community-oriented developments, final lease terms will be tailored to the specific nature and scope of the selected proposal.

Architectural Controls

Building plans will be reviewed for consistency with Saskatoon Land's [Multi-Unit Dwelling District Architectural Controls](#).

Successful proponents must gain approval of architectural plans for any site from Saskatoon Land through an architectural control review process. Prior to plan preparation, or at any stage during plan development, Saskatoon Land staff are available to meet to view draft plans and discuss the architectural requirements.

The successful proponent must submit draft elevation and site plans to Saskatoon Land for Architectural Evaluation within eight weeks of notification.

Saskatoon Land will then analyze the plans for compliance with the architectural controls. Saskatoon Land reserves the right to take up to two (2) weeks to review and

comment on plans after any submission is made by the successful proponent. After plans have been reviewed, a meeting with the successful proponent will be arranged to discuss plan changes, if any, which may be required.

The final Architectural Evaluation and approval of the architectural controls by Saskatoon Land must be obtained by the successful proponent within eighteen (18) weeks from the date the successful proponent was first notified.

The successful proponent will not be able to apply for a building permit until receiving final approval from Saskatoon Land. Once the Architectural Evaluation is complete, the successful proponent may apply for a Building Permit by providing the Building Standards Division with a copy of the building plans. These plans will be cross checked to the plans which were submitted to and approved by Saskatoon Land. If the successful proponent makes changes to their plans following approval from Saskatoon Land, a second approval will be required to ensure that the design still meets all architectural controls.

The architectural controls provide a framework for site planning and design to promote Saskatoon Land's vision for the area. It is strongly recommended that successful proponents contact Saskatoon Land early in the design stage to avoid significant revisions at the building permit stage.

Zoning

The fully serviced parcel is 3.05 acres (1.23 hectares) and is currently zoned RMTN. Refer to Attachment 7 for further information and City of Saskatoon Zoning Bylaw 9990.

If discretionary use approval is required, the application and approval will be done by the successful proponent prior to or concurrently with the Building Permit application. Applicants should confirm the intended land use is permitted by contacting the City of Saskatoon Planning Department prior submitting a complete proposal.

This parcel is currently located in close proximity to a number of multi-unit parcels that have been fully developed and contain a mix of dwelling unit types.

Disclosures

General Disclosures

1. This is a request for proposals (RFP) and is not a legally binding contract between the City of Saskatoon and the proponent(s).
2. The City, at its discretion, reserves the right to:
 - a) Select a proposal that deviates from the requirements of this RFP; and
 - b) Modify this RFP at any time.
3. Proponents will be solely responsible for their own expenses incurred in connection with this RFP, including preparing and submitting the proposal and any subsequent negotiations with the City.

4. Proponents shall not contact City-elected officials, officers, or employees directly or indirectly regarding this RFP, except for those named in this package.
5. Proponents must disclose if there is any financial or personal relationship or affiliation with any City of Saskatoon employee or elected official.

Freedom of Information and Protection of Privacy Act

Proponents are advised that:

1. The City may be required to disclose part, or parts of any application or any other records relating to the application pursuant to its disclosure obligations as contained in, and in accordance with, the Local Authority Freedom of Information and Protection of Privacy Act (Saskatchewan) (the “LAFOIP Act”), including requests to access information made pursuant to LAFOIP;
2. The City may disclose applications and other confidential information to its advisors and other orders of government; and
3. The LAFOIP Act may provide protection for confidential and proprietary business information. Applicants are advised to consult their own legal advisors as to the appropriate way in which confidential or proprietary business information should be identified in their applications.
4. Subject to the provisions of the LAFOIP Act, the City will use reasonable efforts to maintain in confidence the confidentiality of any information identified by an applicant as confidential in a manner consistent with the LAFOIP Act, but the City will not be liable in any way whatsoever to any applicant or applicant team member if such information is disclosed based on requirements of the LAFOIP Act, an order or decision of Saskatchewan’s Office of the Information and Privacy Commissioner or otherwise as required under applicable laws.

Negotiations

If a written lease contract cannot be negotiated within a reasonable time period with the lead proponent, the City may, at its discretion at any time thereafter, terminate negotiations with the lead proponent and either enter into negotiations with the next qualified proponent or cancel the RFP.

Frequently Asked Questions

1. What is a ground lease?

A ground lease is a long-term lease agreement where a tenant rents land from a landlord and is permitted to develop or improve the land

2. How long does a ground lease typically last?

Ground leases can range from 20 to 50 years, depending on the agreement between the parties

3. Who is responsible for property taxes and insurance?

The tenant is responsible for paying property taxes, insurance, and all other costs associated with the property during the lease term

4. Can the tenant make improvements to the property?

Yes, the tenant can make improvements to the property, such as constructing buildings or other structures, as specified in the lease agreement

5. What happens to the improvements at the end of the lease?

At the end of the lease term, ownership of any improvements made by the tenant usually reverts to the landlord, unless otherwise specified in the lease

6. Can the lease be terminated early?

The lease can be terminated early under certain conditions, such as default by either party or mutual agreement. The specific terms for early termination should be outlined in the lease agreement

7. Is subleasing allowed under a ground lease?

Subleasing may be allowed, but it depends on the terms of the ground lease. The lease agreement should specify whether subleasing is permitted and under what conditions

8. How is rent determined and adjusted over time?

Rent is typically determined based on the value of the land and can be adjusted periodically based on an agreed-upon index, fixed increases, or other methods specified in the lease

9. What are the benefits of a ground lease for the tenant?

Benefits for the tenant include lower upfront costs compared to purchasing land, the ability to develop the property, and potential tax advantages

10. What are the risks associated with a ground lease?

Risks include the potential for rent increases, the obligation to maintain and insure the property, and the possibility of losing improvements at the end of the lease term



Evergreen Land Lease Submission Checklist

To be considered, the following must be completed and submitted:

Completed Application Form

Comprehensive Business Plan including, but not limited to, the following:

- The community need being addressed in their proposal
- The anticipated benefits of the proposed development
- A detailed financial pro forma demonstrating project viability and sustainability
- Estimate of annual operating revenues and expenses
- Site plan indicating approximate location of building(s) and improvements
- Building elevation plans

Sealed submissions plainly marked "Evergreen Land Lease RFP - Parcel JJ" must be delivered to:

Saskatoon Land
Attn: Sales Section
200 4th Avenue N
Saskatoon SK S7K 0K1

Submissions will be received until 4:00pm Saskatchewan time on January 31, 2026.



Evergreen Land Lease Application Form

The completion of this form in no way obligates the applicant to purchase or enter into a long-term lease of the property in question and is not in any way binding upon The City of Saskatoon. It is for information purposes only.

Saskatoon Land will review all submissions for the Long-term Land Lease of Evergreen Parcel JJ and contact the successful applicant. Saskatoon Land reserves the right to amend or abandon any public offering without accepting any applications.

Saskatoon Land has the ability to reject any offer for any reason prior to acceptance or approval.

Property Information:

Civic Address 615 Baltzan Boulevard
Legal Address Parcel JJ Plan 102137633
Proposed Annual Rent
Proposed Lease Term
Intended Use of Parcel

Contact Information:

Company Name
(or name to appear on title)
Contact Person
Phone Number
Email Address
Mailing Address
City, Province, Postal Code
GST Registration Number
(if applicable)

Lawyer Information:

Lawyer Name
Law Firm
Law Firm Phone Number
Law Firm or Lawyer Email Address
Law Firm Street Address
Law Firm City, Province, Postal Code

The property is released "as is". No warranties or guarantees apply. All agreements are subject to administrative approval. The City reserves the right not to enter into a sales agreement.

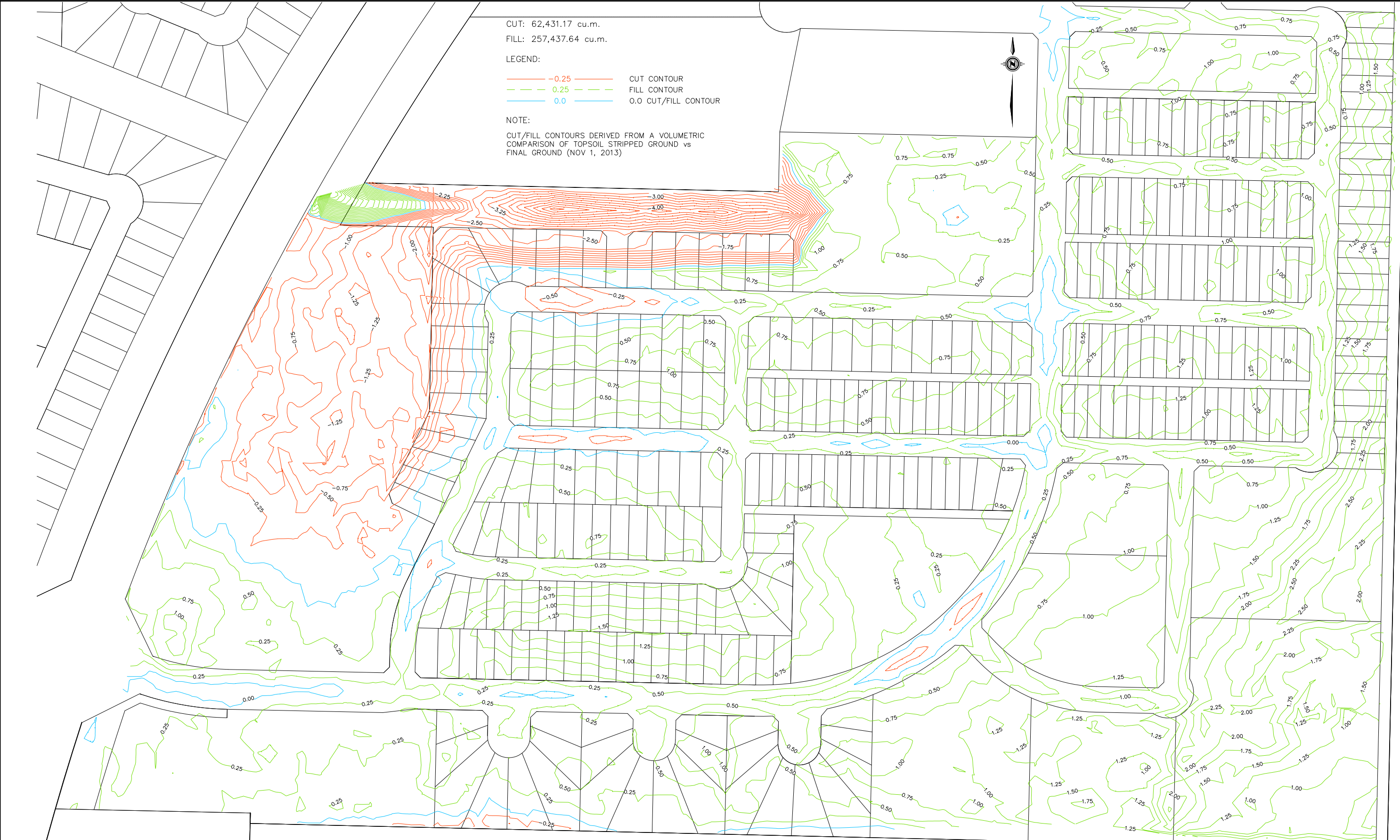


f part of Parcel X - Plan 102038150
in S 1/2 of Sec 07 Twp 37 Rge 4 West 3 Mer
and part of SW 1/4 Sec 07 Twp 37 Rge 4 West 3 Mer
and part of SE 1/4 Sec 07 Twp 37 Rge 4 West 3 Mer

Date: June - August 2013 AD _____ Scale 1:1000

Notes: —

- Measurements are in metres and three decimals of a metre.
- Road allowances on this plan are Third Street.
- Monuments found are shown thus: 
- Standard iron posts placed are marked S004 and shown thus: 
- Reference points are shown thus: 
- Lot corners not marked with standard iron posts are marked with O.D.36 x 0.46 metre iron pins.
- Areas to be approved is outlined by a heavy dashed line.
- Boundaries within the lot of the proposed extension are extension 2 unless otherwise noted.
- The Datum used: NAD83 (NZMS2000)
- The Projection used: WGS84/UTM extended
- RF1: Northing 5765243.21m; Easting 59568556.0m
- RF2: Northing 5765234.76m; Easting 59568546.70m
- RF coordinates are derived from GNSS as of June 6, 2013 AD



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1	CUT & FILL CONTOURS OF STRIPPED GROUND VS FINAL EMBANKMENT	2014-JAN-29	STT
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SEAL

CHECKED BY:	CHECKED BY:
DATE	DATE

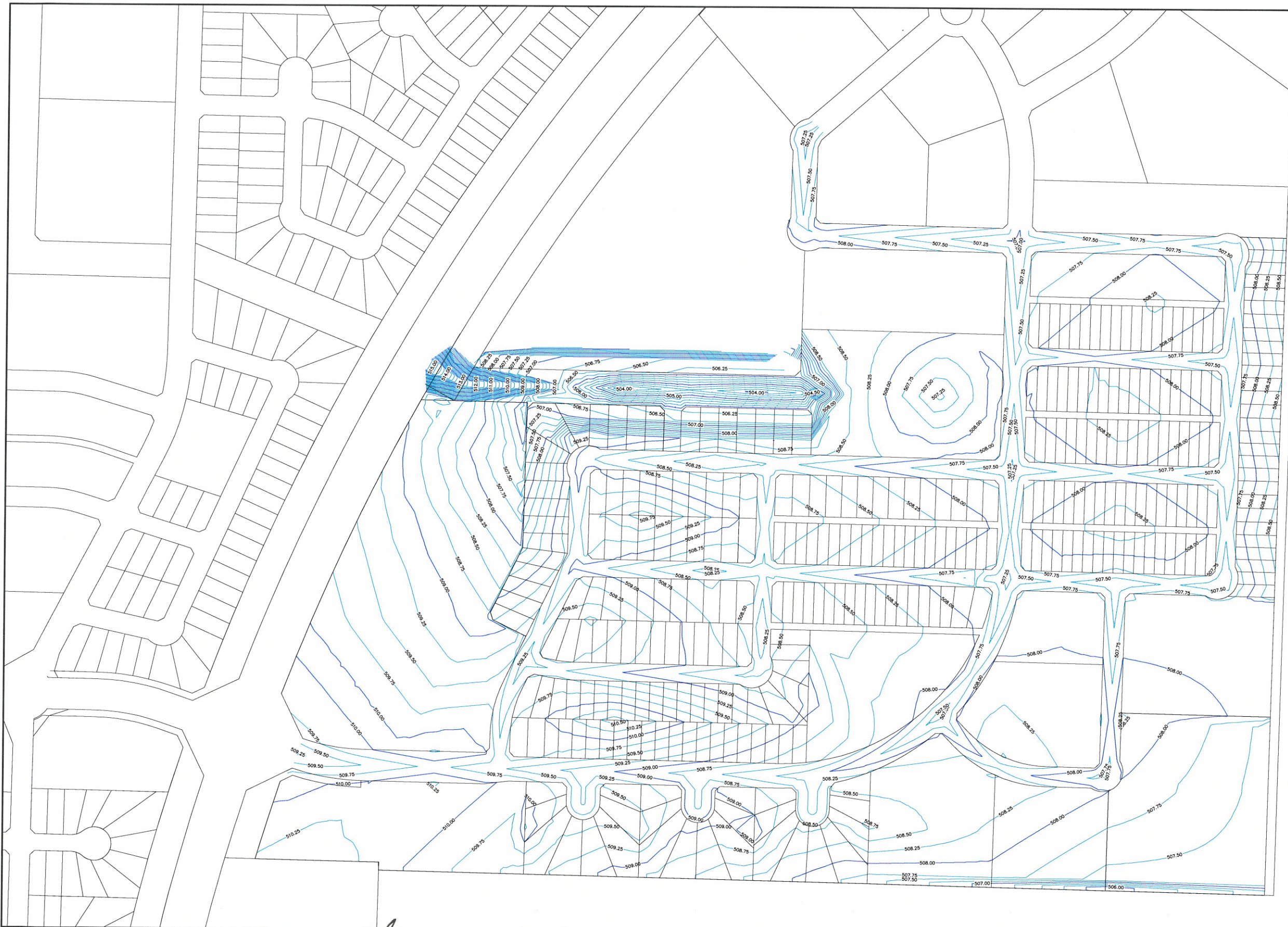
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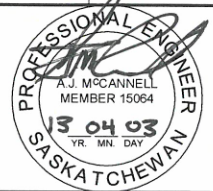
City of Saskatoon
Transportation & Utilities Department

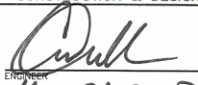
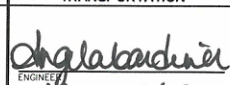
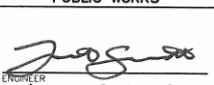
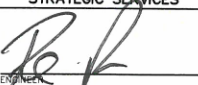
EVERGREEN D1 - D2 LAND DEVELOPMENT
CUT & FILL CONTOURS
VOLUMETRIC COMPARISON OF
STRIPPED GROUND vs FINAL EMBANKMENT

CHIEF ENGINEER	
SCALES :	
HOR. 1:2500	DATE
VERT.	
SHEET NO.	PLAN NO.



11			
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1	FOR CONSTRUCTION	2012-AUG-29	RWD
	PLAN DESCRIPTION/REVISION	DATE	BY

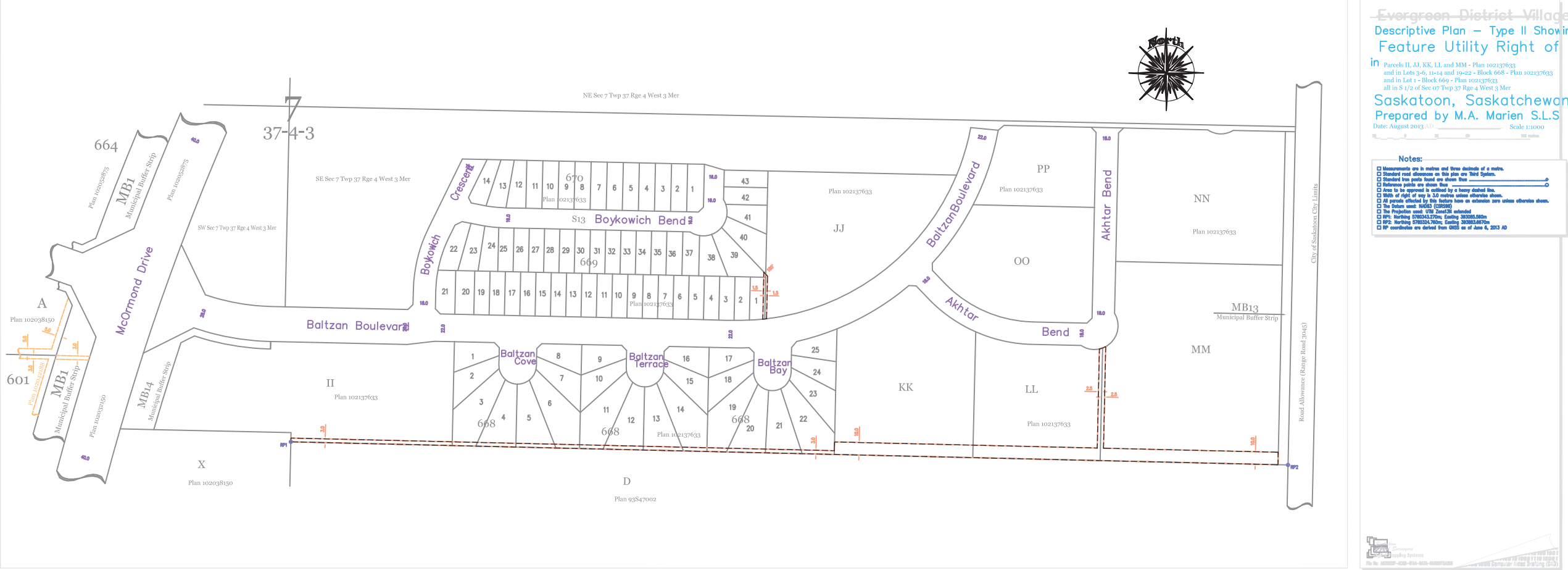


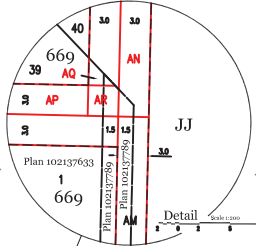
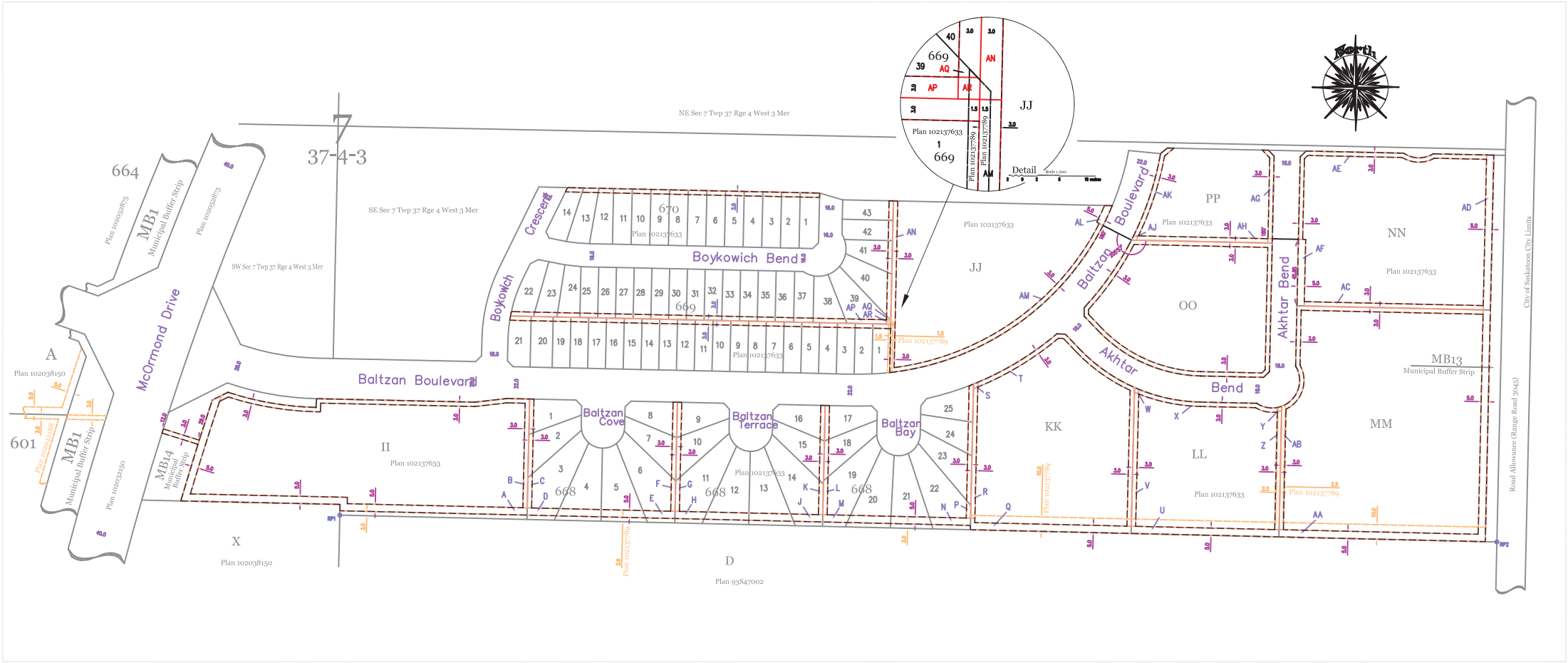
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 ENGINEER DATE May 21, 2013	 ENGINEER DATE May 29/13	 ENGINEER DATE June 7, 2013	 ENGINEER DATE June 10, 2013
DRAWN BY RWD	DATE 2012-AUG-29	CHECKED BY	DATE



EVERGREEN PHASE D-1 LAND DEVELOPMENT
AREA GRADING DESIGN CONTOURS

	
GENERAL MANAGER	
SCALES:	DATE 3 Jun 13
HOR. 1:3500	
VERT. 1:3500	
SHEET NO.	PLAN NO.
	113-0083-328r001





Evergreen District Village
Descriptive Plan – Type II Showing
Feature Utility Right of Way

in Parcels II, JJ, KK, LL, MM, NN, OO, PP - Plan 102137633
and in MB1 - Municipal Buffer Strip - Plan 102137633
and in Lots 1 to 25 - Block 668 - Plan 102137633
and in Lots 1 to 43 - Block 669 - Plan 102137633
and in Lots 1 to 14 - Block 670 - Plan 102137633
all in S 1/2 of Sec 07 Twp 37 Rge 4 West 3 Mer

Saskatoon, Saskatchewan
Prepared by M.A. Marien S.L.S.

Date: August 2013 AD Scale 1:1000

Notes:

- Measurements are in metres and three decimals of a metre.
- Standard road dimensions on this plan are Third System.
- Standard iron posts found are shown thus: [Symbol]
- Reference points are shown thus: [Symbol]
- Area to be approved is outlined by a heavy dashed line.
- Width of right of way is 30 metres unless otherwise shown.
- All parcels affected by this feature have an extension zero unless otherwise shown.
- The feature width is 10.00 (10.00m).
- The Projection used is UTM Zone 18N extended.
- UTM: Northing 5780324.770m; Easting 302083.667m.
- UTM: Northing 5780324.770m; Easting 302083.667m.
- UTM coordinates are defined from GRS83 as of June 8, 2013 AD.



8.8 RMTN – Townhouse Residential District

8.8.1 Purpose

The purpose of the RMTN district is to provide for comprehensively planned low to medium density MUDs in the form of street townhouses, dwelling groups and other building forms, as well as related community uses.

8.8.2 Permitted Uses

The permitted uses and minimum development standards in an RMTN district are set out in the following table:

RMTN District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m ²)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Corner Site	Yard Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m ²)
8.8.2 Permitted Uses										
Accessory buildings and accessory uses	Refer to clause 5.1.2									
Day cares, residential	Refer to clause 5.3.10									
Dwelling groups	30	30	900	6 ₉	6 ₅	6 ₅	6 ₅	10 ₈	40% ₆	9 ₄
Elementary and high schools	30	30	900	6	3	7.5	4.5	11	40%	-
Garden and garage suites	Refer to clause 5.3.14									
Homestays	Refer to clause 5.3.16									
Keeping of up to two boarders in a dwelling unit	-	-	-	-	-	-	-	-	-	-
MUDs as part of a dwelling group	30	30	900	6	6 ₅	6 ₅	6 ₅	10 ₈	40% ₆	9
MUDs containing five or more dwelling units	Refer to clause 5.3.19									
ODUs	7.5	30	225	6 ₇	0.75	7.5	7.5	10 ₈	40%	-
Parks	-	-	-	6	6	6	6	8.5	10%	-
Residential care homes – type I	6	30	180	6	1.5	7.5	7.5	10 ₈	40%	-
Residential care homes – type II (on pre-designated site)	15	30	450	6	1.5	7.5	7.5	10 ₈	40%	-
Secondary suites	Refer to clause 5.3.23									
SDDs	6	30	180	6 ₇	0.75	7.5	7.5	10 ₈	40%	-
Street townhouses	6	30	180	6 ₇	1.5 ₂	7.5	7.5	10 ₈	40% ₃	-
Townhouses as part of a dwelling group	30	30	900	6 ₉	6 ₅	6 ₅	6 ₅	10 ₈	40% ₆	9
TUDs	15	30	450	6 ₇	0.75	7.5	7.5	10 ₈	40%	-

8.8.3 Discretionary Uses

The discretionary uses and minimum development standards in an RMTN district are set out in the following table:

RMTN District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m ²)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Corner Site	Yard Height (Max.)	Building Height (Max.)	Amenity Space Per Unit (m ²)
8.8.3 Discretionary Uses										
Ambulance stations	15	30	450	6	3	7.5	4.5	10 ₈	40%	-
Commercial schools	15	30	450	6	3	7.5	4.5	11 ₈	40%	-
Community centres	6	30	180	6	6	6	6	10 ₈	30%	-
Day care centres and preschools	6	30	180	6	1.5	7.5	7.5	10 ₈	40%	-
Independent schools	15	30	450	6	3	7.5	4.5	11 ₈	40%	-
Places of worship	30	30	900	6	3	7.5	4.5	10 ₈	40%	-
Residential care homes - type II	15	30	450	6	1.5	7.5	7.5	10 ₈	40%	-
Short-term rental properties	Refer to clause 5.3.24									

8.8.4 Notes to Development Standards

- 1 For MUDs and townhouses, in dwelling groups, there shall be:
 - (a) not more than 18 dwelling units in a building;
 - (b) not more than 9 dwelling units side by side along any one building elevation.
- 2 No side yard shall be required for an attached street townhouse dwelling with two shared common walls.
- 3 Site coverage for street townhouses may be increased to 50% where more than 50% of the parking is provided underground or enclosed as part of the principal building.
- 4 An amenity space with a minimum area of 90 square metres, or 9 square metres for each dwelling unit, whichever is the greater, shall be provided on each site for a dwelling group.
- 5 For dwellings in dwelling groups, a side yard of not less than 3 metres in width throughout and a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered entry, patio or deck, or three season room.
- 6 Site coverage includes all principal and detached accessory buildings, covered entries, patios and decks, three season rooms and balconies.
- 7 A front yard of not less than 3 metres in depth throughout may be provided for sites containing a OUD, TUD, SDD and street townhouses which front onto a local street or service road as defined in the Saskatoon Transportation Master Plan and which has access to a rear lane provided parking is located off the rear lane.

- 8 The maximum building height in established neighbourhoods is 8.5 metres.
- 9 The front yard setback for a townhouse within a dwelling group that fronts onto a local street, as defined in the Saskatoon Transportation Master Plan and which has access to rear lane may be 3 metres. The rear lane may be either a public lane or a lane internal to the site.

8.8.5 Signs

The regulations governing signs in an RMTN district are contained in Appendix A - Sign Regulations.

8.8.6 Parking

- (1) Except as provided in subclause (2), the regulations governing parking and loading in an RMTN district are contained in section 6.0.
- (2) For OUDs, TUDs and SDDs, parking and vehicular access shall not be permitted in the front yard except where sites front onto a local street as defined in the Saskatoon Transportation Master Plan.
- (3) For street townhouses, parking and vehicular access shall not be permitted in the front yard except where sites front onto a local street as defined in the Saskatoon Transportation Master Plan, provided that the front yard is landscaped in accordance with clause 7.7.1 Landscaping Standards for Residential Districts and clause 7.7.2 Notes to Landscaping Standards for Residential Districts.

8.8.7 Landscaping

The regulations governing landscaping in an RMTN district are contained in section 7.0.

8.8.8 Special Provision for Marquees or Canopies

For all permitted buildings except OUDs and TUDs, a marquee or canopy shall be permitted to project into required front yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.

8.8.9 On-Site Waste Spaces

The regulations governing on-site waste spaces in an RMTN district are contained in clause 5.2.6.