

Information Meeting

The City of Saskatoon is proposing new regulations for development on properties adjacent to the South Saskatchewan River. Impacted residential and commercial landowners, as well as key stakeholders are invited to an information meeting to obtain details and ask questions on the proposed regulations.

Information Meeting Dates and Locations

Information meetings have been arranged for each zone, please feel free to attend the session that works best for you. The information meeting will begin with a short presentation from the City of Saskatoon followed by a question period.

ZONE 1 **Monday, July 15 • 7:00 to 8:30 p.m.** • Grace Westminster Church, 505 10th Street East

ZONE 2 **Wednesday, July 17th • 7:00 to 8:30 p.m.** • Emmanuel Anglican Church, 609 Dufferin Ave
Thursday, July 18th • 7:00 to 8:30 p.m. • Grace Westminster Church, 505 10th Street East

Background

In 2015, in response to the slope failure in the Nutana Slope area, City Council approved the continued monitoring and reporting on slope activity. Since that time, the City Administration and its consultants continue to monitor the riverbank of the South Saskatchewan River with a focus on maintaining public safety. City Administration also began reviewing options for regulations to support safe and sustainable development on riverbank properties. That review included evaluation of the ongoing riverbank monitoring and geological assessments, and an analysis of slope management practices from municipalities across Canada.

Proposed Amendments

From the review, two specific zones along the riverbank have been identified; Zone 1 – properties along the east riverbank in the Nutana Slope area and Zone 2 – other east riverbank properties within 30 meters of the top of bank. A map showing the zones is on the reverse side.

Regulations for each of the zones have been developed to be included in Zoning Bylaw No 8770 and are intended to provide a clear process for development of new structures, changes to existing structures, and site work within the zones. An overview of the proposed regulations is provided in the table below.

Overview of Proposed Regulations

| DEVELOPMENT TYPE | ZONE 1 | ZONE 2 |
|---|--|--|
| Major Developments <ul style="list-style-type: none"> New structures with livable spaces (such as a house, attached garage, multiple-unit dwelling) Additions greater than 10m² Site grading | <ul style="list-style-type: none"> Geotechnical report to be submitted with building and development permit application that demonstrates a Factor of Safety of 1.5 for the proposed development. | <ul style="list-style-type: none"> Geotechnical report to be submitted with building and development permit application that demonstrates a Factor of Safety of 1.5 for the proposed development. No report required for site grading. |
| Minor Developments <ul style="list-style-type: none"> Demolitions Detached garages Patios and Decks Additions less than 10m² | <ul style="list-style-type: none"> Geotechnical report to be submitted with building and development permit application that demonstrates a Factor of Safety of 1.3 for the proposed development. | <ul style="list-style-type: none"> Geotechnical report to be submitted with building and development permit application that demonstrates a Factor of Safety of 1.3 for the proposed development OR a letter from a geotechnical engineer indicating proposed development will have a minimal risk to slope stability. No report required for detached accessory buildings and raised patios or decks with a gross floor area less than 10m². |

In ground swimming pools – not permitted in either zone.

No additional regulations for above ground swimming pools/hot tubs, tree removal, general landscaping and underground sprinklers. Educational information will be available to owners on the potential risks to properties associated with these types of developments.

PROPOSED RIVERBANK DEVELOPMENT REGULATIONS

