



July 30, 2025

To Whom It May Concern:

Re: Discretionary Use Application for Civic Address 201 Railway Ave. E.

The Town of Rosetown has received a Development Permit Application for a discretionary use in the C1 Zoning District (attached). This application is for a convenience store which is a permitted use and a gas station which is a discretionary use. Although this location was once the Circle K Gas Station and Convenience Store it has not operated for a number of years and therefore must go through the process of being approved.

With any Discretionary Use Application, a notice must be sent to all property owners within a 75 meter radius of the location making them aware of the application and when Council will be considering the application.

Council will be discussing this Discretionary Use Application at their regularly scheduled Council meeting on August 18, 2025 beginning at 7 pm. You can make a written submission or if you wish to speak to the subject, book a time on the Council agenda.

If you have any questions on the above do not hesitate to contact me.

Sincerely,

Darcy Olson, CAO
Town of Rosetown



Bylaw No. 693-14 – The Zoning Bylaw
Appendix "A"
Town of Rosetown
Application for a Development Permit

Application No: _____

1. Applicant:

a) Name: Rachit Lamba
b) Address: 301 Ontario Ave Saskatoon Postal Code: S7K1S3
c) Telephone Number: 7782158887 Cell phone:

2. Registered Owner: as above (), or:

a) Name: 102194462 Saskatchewan Ltd
b) Address: 301 Ontario Ave, Saskatoon Postal Code: S8K1S3
c) Telephone Number: 7782158887 Cell phone:

3. Property: Legal Description: Lot 22/1/2/3 Block 16 Plan No. G266
Certificate of Title No: 89S52798 Date: 26th July 2025

4. Parcel Size: Dimensions: 52.4M/42.4M Area: 2109 (m^2)

5. Existing Land Use: Use to be a Gas station but currently a Water refill depot and Mobility business

6. Proposed Land Use / description of Proposed Development:
Gas Station and Convenience store

7. Proposed date of Commencement: September 15th
Proposed date of Completion: December 15th

8. Other Information:

9. FOR NEW CONSTRUCTION PROVIDE A DETAILED SITE PLAN, drawn to scale on a separate sheet showing, with labels, the following existing and proposed information:

- a scale and north arrow,
a legal description of the site,
mailing address of owner or owner's representative,
site lines,
Bylaw site line setbacks,
front, rear, and side yard requirements,



- site topography and special site conditions (which may require a contour map), including ponds, streams, other drainage runs, culverts, ditches, and any other drainage features,
- the location of any buildings, structures, easements, and dimensioned to the site lines,
- the location and size of trees and other vegetation, especially natural vegetation, street trees, and mature growth,
- proposed on-site and off-site services,
- landscaping and other physical site features,
- a dimensioned layout of parking areas, entrances, and exits,
- abutting roads and streets, including service roads and alleys,
- an outline, to scale, of adjacent buildings on adjoining sites,
- the use of adjacent buildings and any windows overlooking the new proposal,
- fencing or other suitable screening,
- garbage and outdoor storage areas,
- other, as required by the Development Officer or Council to effectively administer this Bylaw.

10. a) **Manufactured Homes:** C.S.A.Z240 Approval (serial) Number: _____
 Manufactured Home date of Manufacture: _____

b) **Modular Homes:** C.S.A.A277 Approval (serial) Number: _____
 Modular Home date of Manufacture: _____

11. Declaration of Applicant:

I, Rachit Lamba of the Town / City of Sasaktoon in the Province of Saskatchewan, do Solemnly declare that the above statements contained within the application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act."

I agree to indemnify and hold harmless the Town of Rosetown from and against any claims, demands, liabilities, costs and damages elated to the development undertaken pursuant to this application.

Date: 26th July 2025 Signature: 

FOR MUNICIPAL OFFICE USE ONLY:

1. Present Zoning: C2

2. Proposed Use(s): Principal: Gas Station Accessory: _____

3. Proposed Yards: Front _____ Rear _____ Side _____ Side _____
 Required Yards: Front _____ Rear _____ Side _____ Side _____

4. Application Status: Meets Bylaw Requirements: _____ Does Not Meet Bylaw Requirements: _____
 Other Regulations/Comments:

Date: _____ Development Officer: _____

