

BYLAW NO. 9683

The Zoning Amendment Bylaw, 2020 (No. 2)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2020 (No. 2)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to provide for regulations applicable to short-term accommodations.

Bylaw No. 8770 Amended

3. The Zoning Bylaw is amended in the manner set forth in this Bylaw.

Section 2.0 Amended

4. Section 2.0 is amended by:

- (a) repealing the definition of “**bed and breakfast home**”;
- (b) adding the following after “**home craft**”:

““**homestay**” means a dwelling within the principle residence of the host, in which rental accommodations are provided to guests for tenancies of less than 30 days.”; and

- (c) adding the following after “**shopping centre**”:

““**short-term rental property**” means a dwelling which is not the principle residence of the host, but is used to provide rental accommodations to guests for tenancies of less than 30 days.”.

Section 4.0 Amended

5. (1) Subclause 4.3.2(1) is amended by adding the following after paragraph (i):

- “ (j) hosting up to two guests in the principle residence of the host, including in a one-unit dwelling; a secondary suite, garden suite or garage suite resided in by the host; and each of a two-unit dwelling, semi-detached dwelling, multiple unit dwelling and townhouse.”.
- (2) Paragraph 4.7.1(1)(a) is amended by striking out “Bed and Breakfast Homes” and substituting “Short-term Rental Property”.
- (3) Subclause 4.7.2(1) is amended by adding “Short-term Rental Property” after “Garden and Garage Suites”.
- (4) Clause 4.7.3 is amended by adding the following after subclause (5):
 - “(6) The evaluation of discretionary use applications for a short-term rental property will have due consideration for the following:
 - (a) the suitability of the proposed use in the specific location;
 - (b) the impact of the use on the residential character of the neighbourhood;
 - (c) the cumulative impact of other discretionary uses on the residential characteristics of an area.”

Section 5.0 Amended

- 6. (1) Subsection 5.31 is repealed.
- (2) The following subsections are added after subsection 5.48:

“5.49 Homestays

- (1) No exterior alterations shall be undertaken which would be inconsistent with the residential character of the neighbourhood.
- (2) No more than six guests in total are permitted in a one-unit dwelling, with up to three guests in one of a secondary suite, garden suite or garage suite.
- (3) When boarders are hosted in a dwelling, the total number of guests and boarders shall not exceed the maximum number of boarders permitted.

- (4) Other than in the B6, DCD1, MX2 and M4 Zoning Districts, one paved off-street parking space shall be required for guests and at least one off-street parking space shall be required for the principle dwelling. Additional off-street parking spaces may be required where, due to the nature of the site, the Development Officer determines that additional parking is necessary to maintain the residential character of the area. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of the Development Officer.

5.50 Short-term Rental Properties

- (1) No exterior alterations shall be undertaken which would be inconsistent with the residential character of the neighbourhood.
- (2) No more than six guests in total are permitted in a one-unit dwelling, with up to three guests in a secondary suite. No more than six guests are permitted in each unit of a semi-detached dwelling, two-unit dwelling, multiple-unit dwelling or townhouse.
- (3) When boarders are hosted in a dwelling, the total number of guests and boarders hosted shall not exceed the maximum number of boarders permitted.
- (4) Other than in the B6, MX2, DCD1 and M4 Zoning Districts, one paved off-street parking space shall be required for guests. Additional off-street parking spaces may be required where, due to the nature of site, the Development Officer determines that additional parking is necessary to maintain the residential character of the neighbourhood. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of the Development Officer.
- (5) In addition to the development standards contained within the zoning district, Section 4.7 of this Bylaw shall apply to the review and approval of short-term rental properties when listed as a discretionary use.”.

Section 6.0 Amended

7. (1) The chart contained in each of subclauses 6.3.1(4), 6.3.2(4) and 6.3.6(3) is amended by striking out:

“

Bed and breakfast homes	1 space plus at least 1 space for visitors
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”

- (2) The chart contained in subclause 6.3.1(4) is amended by adding the following after “Street townhouses”:

“

Homestays	1 space plus at least 1 space for visitors
Short-term rental properties	1 space per dwelling unit

”

- (3) The chart contained in subclause 6.3.2(4) is amended by adding the following after “Veterinary clinics”:

“

Homestays	1 space plus at least 1 space for visitors
Short-term rental properties	1 space per dwelling unit except in the M4 District where there are no parking requirements

”

- (4) The chart contained in subclause 6.3.6(3) is amended by adding the following after “Nightclubs and Taverns”:

“

Homestays	1 space plus at least 1 space for visitors
Short-term rental properties	1 space per dwelling unit

”

Section 8.0 Amended

8. (1) The chart contained in each of clauses 8.1.2 and 8.2.2, is amended by adding the following after “(16) Accessory buildings and uses”:

“

(17) Homestays	Refer to General Provisions Section 5.49
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”

- (2) The chart contained in each of clauses 8.1.3, 8.2.3, 8.3.3, 8.4.3, 8.5.3 and 8.9.3 is amended by striking out:

“

(7) Bed and breakfast homes	Refer to General Provisions Section 5.31
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”

and replacing it with:

“

(7) Short-term rental properties	Refer to General Provisions Section 5.50
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”

.

- (3) The chart contained in clause 8.3.2 is amended by adding the following after “(13) Accessory buildings and uses”:

“

(14) Homestays	Refer to General Provisions Section 5.49
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”

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- (4) The chart contained in clause 8.4.2 is amended by adding the following after “(20) Accessory buildings and uses”:

“

(21) Homestays	Refer to General Provisions Section 5.49
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”

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- (5) The chart contained in clause 8.7.2, is amended by adding the following after “(8) Adult day care – Type 1”:

“

(9) Homestays	Refer to General Provisions Section 5.49
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”

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- (6) The chart contained in clause 8.7.3, is amended by adding the following after “(5) Adult day care – Type II”:

“

(6) Short-term rental property	Refer to General Provisions Section 5.50
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”

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- (7) The chart contained in clause 8.8.2, is amended by adding the following after “(9) Accessory buildings and uses”:

“

(10) Homestays	Refer to General Provisions Section 5.49
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”

.

- (8) The chart contained in each of clauses 8.8.3, 8.10.3, 8.11.3, 8.12.3 and 8.13.3 is amended by striking out:

“

(4) Bed and breakfast homes	Refer to General Provisions Section 5.31
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”

and replacing it with:

“

(4) Short-term rental properties	Refer to General Provisions Section 5.50
----------------------------------	--

”

- (9) The chart contained in clause 8.9.2, is amended by adding the following after “(9) Elementary and high schools”:

“

(10) Homestays	Refer to General Provisions Section 5.49
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”

- (10) Subclause 8.10.7(1) is amended by striking out “bed and breakfast homes” and substituting “homestays, short-term rental properties”.

- (11) The chart contained in clause 8.14.2, is amended by adding the following after “(15) Accessory uses to multiple-unit dwellings containing at least 100 dwelling units”:

“

(16) Short-term rental properties	Refer to General Provisions Section 5.50
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”

- (12) The chart contained in clause 8.14.3 is amended by striking out:

“

(5) Bed and breakfast homes	Refer to General Provisions Section 5.31
-----------------------------	--

”

Section 9.0 Amended

9. (1) The chart contained in clause 9.1.2, is amended by adding the following after “(28) Keeping of three residential care home residents in each unit of a TUD or SDD”:

“

(29) Homestays	Refer to General Provisions Section 5.49
(30) Short-term rental properties	Refer to General Provisions Section 5.50

”

- (2) The chart contained in each of clauses 9.1.3, 9.2.3 is amended by striking out:

“

(5) Bed and breakfast homes	Refer to General Provisions Section 5.31
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”

.

- (3) The chart contained in clause 9.2.2, is amended by adding the following after “(43) Keeping of three residential care home residents in each unit of a TUD or SDD”:

“

(44) Homestays	Refer to General Provisions Section 5.49
(45) Short-term rental properties	Refer to General Provisions Section 5.50

”

.

- (4) The chart contained in clause 9.3.2, is amended by:

- (a) striking out:

“

(44) Bed and breakfast homes	Refer to General Provisions Section 5.31
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”

and;

- (b) adding the following after “(59) Keeping of three residential care home residents in each unit of a TUD or SDD”:

“

(60) Homestays	Refer to General Provisions Section 5.49
(61) Short-term rental properties	Refer to General Provisions Section 5.50

”

.

- (5) The chart contained in clause 9.4.2, is amended by:

- (a) striking out:

“

(45) Bed and breakfast homes	Refer to General Provisions Section 5.31
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”

and;

- (b) adding the following after “(63) Parking structures”:

“

(64) Homestays	Refer to General Provisions Section 5.49
(65) Short-term rental properties	Refer to General Provisions Section 5.50

”

Section 10.0 Amended

10. (1) The chart contained in clause 10.2.2, is amended by adding the following after “(15) Small animal grooming”:

“

(16) Homestays	Refer to General Provisions Section 5.49
(17) Short-term rental properties	Refer to General Provisions Section 5.50

”

- (2) The chart contained in clause 10.4.2, is amended by adding the following after “(25) Accessory buildings and uses”:

“

(26) Homestays	Refer to General Provisions Section 5.49
(27) Short-term rental properties	Refer to General Provisions Section 5.50

”

- (3) The chart contained in clause 10.7.2, is amended by adding the following after “(32) Cannabis retail stores”:

“

(33) Homestays	Refer to General Provisions Section 5.49
(34) Short-term rental properties	Refer to General Provisions Section 5.50

”

- (4) The chart contained in clause 10.7A.2, is amended by adding the following after “(25) Cannabis retail stores”:

“

(26) Homestays	Refer to General Provisions Section 5.49
(27) Short-term rental properties	Refer to General Provisions Section 5.50

”

- (5) The chart contained in clause 10.8.2, is amended by adding the following after “(46) Cannabis retail stores”:

“

(47) Homestays	Refer to General Provisions Section 5.49
(48) Short-term rental properties	Refer to General Provisions Section 5.50

”

- (6) The chart contained in clause 10.8A.2, is amended by adding the following after “(43) Cannabis retail stores”:

“

(44) Homestays	Refer to General Provisions Section 5.49
(45) Short-term rental properties	Refer to General Provisions Section 5.50

”

- (7) The chart contained in clause 10.8B.2, is amended by adding the following after “(47) Cannabis retail stores”:

“

(48) Homestays	Refer to General Provisions Section 5.49
(49) Short-term rental properties	Refer to General Provisions Section 5.50

”

Section 12.0 Amended

11. (1) The chart contained in clause 12.6.2, is amended by adding the following after “(2) All uses of the building and land are permitted except those specifically noted as prohibited or discretionary in the sections below”:

“

(3) Homestays ₇	Refer to General Provisions Section 5.49
(4) Short-term rental properties ₇	Refer to General Provisions Section 5.50

”

- (2) The chart contained in clause 12.6.4 is amended by striking out:

“

(21) Bed and breakfast homes ₇	7.5	30	225	0	0.75	4.5	10
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”

- (3) The Notes to Development Standards contained in clause 12.6.5 are amended by repealing 7 and substituting the following:

“7 A homestay or short-term rental property is a permitted use provided that discretionary use approval for a dwelling has been granted.”.

- (4) The chart contained in clause 12.7.2 is repealed and the following substituted:

“

MX2 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m ²)	Front Yard	Side Yard	Rear Yard	Building Height (Min.)
12.7.2 Permitted Uses ¹							
(1) All uses of building and land are permitted except those specifically noted as prohibited or discretionary in the sections below							8
(2) Residential uses limited to multiple-unit dwellings, boarding houses and boarding apartments ²							8
(3) Live/work units ²							8
(4) Homestays ³							
(5) Short-term rental properties ³							

”

- (5) The Notes to Development Standards contained in clause 12.7.5 are amended by adding the following after 2:

“3 A homestay or short-term rental property is a permitted use provided that discretionary use approval for a dwelling has been granted.”.

Section 13.0. Amended

12. (1) The chart contained in paragraph 13.1.3.1 a) entitled “Uses for the DCD1” is amended by adding “Homestays, Short-term Rental Properties,” after “Condominiums,” in the “Residential” category, under the “Uses” column.
- (2) The chart contained in paragraph 13.7.3.1(1) entitled “Uses for the DCD7” is amended by adding “, Homestays, Short-term Rental Properties” after “Hostels” in the “Residential” category, under the “Uses” column.
- (3) The chart contained in clause 13.8.3 entitled “Zone 2” is amended by adding “, Homestays, Short-term Rental Properties” after “Dwelling Units” in the “Residential” category, under the “Uses” column.
- (4) The chart contained in clause 13.8.3 entitled “Zone 3” is amended by adding “, Homestays, Short-term Rental Properties” after “Dwelling Units” in the “Residential” category, under the “Uses” column.
- (5) The chart contained in clause 13.8.3 entitled “Zone 4” is amended by adding “, Homestays, Short-term Rental Properties” after “Townhouses” in the “Residential” category, under the “Uses” column.

Sign Regulations Amended

13. The Sign Regulations being Appendix “A” to Bylaw No.8770 and forming part of that Bylaw, are amended by:
- (a) striking out “bed and breakfast homes” in each of subclause 3.1.3.1 and paragraphs 3.1.3.4(3) and 3.1.3.4(5) and substituting “homestays and short-term rental properties”; and
 - (b) “striking out “bed and breakfast homes” wherever it appears in section 10, under the heading “**Wall Signs**” and substituting “homestays and short-term rental properties”.

Coming into Force

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

Read a first time this _____ day of _____, 2020.

Read a second time this _____ day of _____, 2020.

Read a third time and passed this _____ day of _____, 2020.

Mayor

City Clerk