

BYLAW NO. 9758

The Zoning Amendment Bylaw, 2021 (No. 8)

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2021 (No. 8)*.

Purpose

2. The purpose of this Bylaw is to make amendments to the Zoning Bylaw that will address gaps in the regulations, provide clarity and remove inconsistencies.

Zoning Bylaw Amended

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

Section 4.0 Amended

4.
 - (1) Clause 4.2(4) is amended by adding “or community centres” after “schools”.
 - (2) Subclause 4.4.3(1) is amended:
 - (a) by adding the following after paragraph (a):

“(a.1) in addition to the minor variances contained in paragraph (a), where a change in use to a permitted or discretionary use, of an existing building proposed in an Established Neighbourhood, a minor variance may be granted for variation of:

 - (i) the minimum site area;
 - (ii) the minimum site width;
 - (iii) the minimum site depth;
 - (iv) regulations applicable to Parking and Loading Space requirements;
 - (v) site coverage; and
 - (vi) gross floor space ratio;”;

- (b) by adding “and” after “,” in paragraph (d);
- (c) by striking out “; and” in paragraph (e) and substituting “.”; and
- (d) by repealing paragraph (f).

Section 5.0 Amended

5. (1) Clause 5.8(4) is amended by adding the following after subclause (b):
- “(i) notwithstanding subclause (b), in the case of a site where the side yard flanks a street or a registered lane, the projection shall not be more than 1.8 metres into the required side yard;”.
- (2) Clause 5.11(1) is repealed and the following substituted:
- “(1) The height limitations of this Bylaw shall not apply to:
 - (a) scenery lofts in theatres;
 - (b) chimneys;
 - (c) church spires, belfries and cupolas;
 - (d) monuments;
 - (e) architectural features;
 - (f) enclosed structures erected only to such heights as necessary for roof top access including elevator machinery or stairways, and provided they do not cover more than 10% of the gross roof area upon which they are located; and
 - (g) enclosed mechanical penthouses and necessary mechanical appurtenances provided they are erected only to such heights as is necessary, and provided they do not cover more than 10% of the gross roof area upon which they are located.”.
- (3) The following is added after clause 5.11(2):
- “(3) Mechanical penthouses and equipment located on rooftops shall be appropriately screened.”.
- (4) Clause 5.30(1) is repealed and the following substituted:

“(1) Secondary suites shall conform to the following regulations:

- (a) Secondary suites may be located only in detached one unit dwellings and shall occupy no more than 40% of the gross floor area of a dwelling, including the area of the basement;
- (b) Secondary suites shall not be located in one unit dwellings located within a dwelling group;
- (c) The maximum size of a secondary suite shall be 80m²;
- (d) No more than one secondary suite may be located in any detached one unit dwelling;
- (e) The floor area occupied by the secondary suite shall be considered as part of the principal building;
- (f) A secondary suite shall contain no more than two bedrooms;
- (g) One off-street parking space is required for a secondary suite in addition to at least one off-street parking space for the principal dwelling. The parking space for the principal dwelling may be located in a required front yard. The parking space for the secondary suite shall not be located in a required front yard unless the subject site has no access to a rear lane, and is sited, delineated and screened to the satisfaction of the Development Officer;
- (h) Where a secondary suite has an entrance which is separate from that of the principal dwelling, the entrance may only be located on a side or rear wall of the principal dwelling;
- (i) Secondary suites shall comply with all relevant requirements of the National Building Code, or equivalencies as may be established by the Development Officer and the *Property Maintenance and Nuisance Abatement Bylaw*, No. 8175.”.

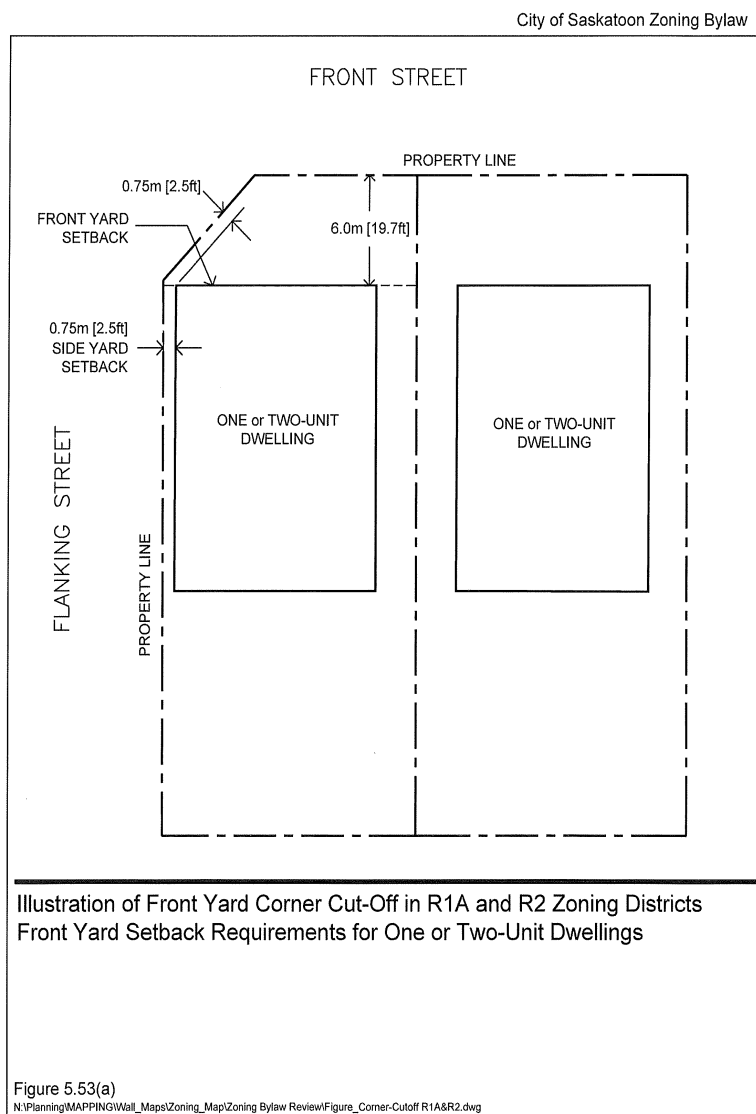
(5) The following is added after subsection 5.52:

“5.53 Front Yard Corner Cut-Offs

- (1) These regulations do not apply to rear yards and rear yard corner cut-offs.

- (2) The minimum lot frontage on corner sites shall be measured as the distance 6 metres along a line drawn perpendicular to the fronting street as illustrated in Figures 5.53(a) and 5.53(b) below.
- (3) In the R1A and R2 districts, the minimum setback from a corner cut-off is 0.75m as illustrated in Figure 5.53(a).

Figure 5.53(a)



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