

# BYLAW NO. 9759

## The Zoning Amendment Bylaw, 2021 (No. 9)

The Council of The City of Saskatoon enacts:

### Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2021 (No. 9)*.

### Purpose

2. The purpose of this Bylaw is to make amendments to the Zoning Bylaw that will improve consistency of interpretation and application, enable additional development forms not currently permitted and align provisions with the Saskatoon North Partnership for Growth regulations.

### Zoning Bylaw Amended

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

### Section 8.0 Amended

4. (1) The chart contained in clause 8.8.2 is amended by:

- (a) striking out:

“

(1) Dwelling groups	30	30	900	6	6	6	6	10 <sub>s</sub>	30% <sub>s</sub>	9
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”

and replacing it with:

“

(1) Dwelling groups	30	30	900	6	6	6	6	10 <sub>s</sub>	40% <sub>s</sub>	9
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”

- (b) striking out:

“

(2) Street townhouses	6	30	180	6 <sub>r</sub>	2.3	7.5	7.5	10 <sub>s</sub>	40%	-
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”

and replacing it with:

“

(2) Street townhouses	6	30	180	6 <sub>7</sub>	1.5	7.5	7.5	10 <sub>8</sub>	40% <sub>3</sub>	-
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”; and

(c) adding the following after “(10) Homestays”:

“

(11) Semi-detached dwellings (SDD)	6	30	180	6 <sub>7</sub>	1.5	7.5	7.5	10	40%	-
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”.

(2) The Notes to Development Standards contained in clause 8.8.4 are amended by:

(a) repealing 2(b);

(b) repealing 3 and substituting the following:

“3 Site coverage for street townhouses may be increased to 50% where the increased site coverage is used exclusively for required enclosed parking. Site coverage includes principal and accessory buildings located on site.”; and

(c) repealing 6 and substituting the following:

“6 Site coverage includes all detached accessory buildings, covered patios and decks and cantilevered balconies.”.

(3) Clause 8.8.7 is amended by repealing subclause (2) and substituting the following:

“(2) For street townhouses, a landscape strip of not less than 4.5 metres in depth throughout, except as provided in clause 8.8.4 Note 7, lying parallel to and abutting the front site line shall be provided on every site, and shall be used for no purpose other than landscaping and necessary driveway access to the site.”.

(4) The chart contained in clause 8.9.2 is amended by:

(a) striking out:

“

(1) Dwelling Groups <sub>1</sub>	30	30	900	6	6 <sub>5</sub>	6 <sub>5</sub>	6 <sub>5</sub>	12	40% <sub>6</sub>	9 <sub>4</sub>
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”.

and replacing it with:

“

(1) Dwelling Groups <sub>1</sub>	30	30	900	6	6 <sub>5</sub>	6 <sub>5</sub>	6 <sub>5</sub>	12	45%	9 <sub>4</sub>
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”;

(b) adding the following after “(10) Homestays”:

“

(11) Semi-detached dwellings (SDD)	6	30	180	6 <sub>7</sub>	1.5	7.5	7.5	10	40%	-
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”

(5) The Notes to Development Standards contained in clause 8.9.4 are amended by:

(a) repealing 2(b); and

(b) repealing 6 and substituting the following:

“6 Site coverage includes all detached accessory buildings, covered patios and decks and cantilevered balconies.”

**Section 9.0 Amended**

5. (1) The chart contained in clause 9.3.2 is amended by adding the following after “(62) Short-term rental properties”:

“

(63) Special needs housing	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	37	5
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”

(2) The chart contained in clause 9.3.3 is amended by repealing the following:

“

(3) Special needs housing	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	37	5
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”

(3) The chart contained in clause 9.4.2 is amended by adding the following after “(66) Short-term rental properties”:

“

(67) Special needs housing	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	5
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”

- (4) The chart contained in clause 9.4.3 is amended by repealing the following:

“

(2) Special needs housing	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	5
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”

- (5) The Notes to Development Standards contained in clause 9.4.4 are amended by striking out “corner” after “that on a” in Note 6.

### Section 10.0 Amended

6. (1) The chart contained in clause 10.4.2 is amended by striking out “7.5” wherever it appears under “Building Height (Max.)” and substituting “10.5”.
- (2) The chart contained in clause 10.4.3 is amended by striking out “7.5” wherever it appears under “Building Height (Max.)” and substituting “10.5”.
- (3) The Notes to Development standards contained in 10.4.4 are amended by adding the following after Note 4:
- “5 The maximum building height in established neighbourhoods is 8.5 metres.”
- (4) The charts contained in 10.4.2 and 10.4.3 are amended by adding subscript “5” to all uses where “Building Height (Max)” is set out in those charts.

### Section 12.0 Amended

7. (1) The chart contained in clause 12.1.2 is amended by adding the following after “(24) Municipal public works yard – Type II and III”:

“

(25) Secondary suites	Refer to General Provisions Section 5.30
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”

- (2) Clause 12.1.3 is repealed.
- (3) The chart contained in clause 12.2.2 is amended by striking out:

“

(3) Market gardens, nurseries and greenhouses	32	23	15	18	14
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”

and replacing it with:

“

(3) Secondary suites	Refer to General Provisions Section 5.30				
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”

(4) Clause 12.2.3 is repealed.

(5) The chart contained in clause 12.2.4 is amended by:

(a) striking out:

“

(1) Agricultural research stations <sub>1</sub>	32	23	15	18	14
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”

and replacing it with:

“

(1) Child care centres and preschools accessory to a dwelling	Refer to General Provisions of Section 5.32				
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”

; and

(b) adding the following after “(7) Passenger vehicle storage”:

“

(8) Market gardens, nurseries and greenhouses	32	23	15	18	14
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”

(6) The Notes to Development Standards contained in clause 12.2.4.1 is repealed.

**Coming Into Force**

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

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk