

# Zoning Bylaw Review

Official Community Plan  
Zoning Bylaw Review



# Project Overview

## Information Gathering Phase (Spring – Fall 2019)

The purpose of this phase was to gather input regarding the topics that should be included in the Comprehensive Review of the Zoning Bylaw Project (Project). An [information report](#) was provided to the Standing Policy Committee on Planning, Development and Community Services (PDCS) on November 5, 2019.

## Amendment Phase (September 2019 – 2022)

The purpose of this phase is to undertake amendments to the Zoning Bylaw through a series of amendment packages staged over the course of the Project. Each topic will involve an appropriate level of engagement for the topic being considered with stakeholders and the community.

Working groups consisting of industry experts and community members may be formed to assist with the development of amendments to address issues.

Two groups have been formed thus far:

- In February 2020, a Technical Advisory Committee for the review of the RMTN / RMTN1 Districts.
- In March 2021, a focus group for the review of Neighbourhood Level Infill regulations.

## Completed Sections of Project

The following have been completed as part of the Project:

- Amendment package one was approved by City Council in [May 2020](#).
- The [Development Applications Fee Bylaw](#) was approved by City Council in November 2020.
- Amendment package two is being considered by City Council in April 2021.

## Repeal and Replace (2022)

To repeal Zoning Bylaw No. 8770 and replace the Bylaw. When this occurs, the new Bylaw will replace the existing Zoning Bylaw No. 8770 with final review and revisions of the full document taking place during the final stage of the Project.

# Project Topics

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Several topics have already been addressed with amendment packages one and two. Topics that are still under review and will be addressed in future amendment packages are outlined in this report.

New items added to the Project since the last update or items that will no longer be addressed through the Project are identified in the next section. We will continue to identify new items in future updates to ensure transparency.

## General Updates to the Zoning Bylaw

General updates to the Zoning Bylaw will be undertaken to ensure consistency with the applicable Provincial legislation, the Official Community Plan, and other relevant City policies and practices. The Zoning Bylaw will also be updated to correct spelling and grammatical errors, clarify definitions where appropriate, provide clarification where needed and review the Bylaw for repetition and consistency.

General updating of the Bylaw will be undertaken throughout the Project.

## Updates to the Bylaw

The review of specific regulations identified during stakeholder consultations is underway. This includes:

- Review of the Architectural Review Committee provisions;
- Ensuring consistency with accessibility standards;
- Review of regulations for residential care homes, family care homes to ensure consistency with provincial regulations;
- Review and clarify building height regulations;
- Review and clarify permitted obstructions in required side, front and rear yards;
- Clarification of regulations as they relate to grade;
- Review of discretionary uses;
- Review and clarify regulations for accessory buildings;
- Consideration of school site zoning regulations;
- Review and clarify amenity space requirements;
- Review requirements for Site Plan Control; and,
- Review setbacks in residential and commercial districts to ensure consistency.

In addition, updates to various Zoning districts and sections of the Bylaw will be undertaken including:

- RMTN/RMTN1 and B1B Districts;
- Regional Retail DCDs (Preston Crossing, Blairmore and Stonebridge); and,
- South Downtown Local Area Design Plan.

## In-depth Review of Topics

**Parking** – Parking will be reviewed to address specific regulations identified during stakeholder consultations. This includes:

- Review of parking standards for specific uses identified during stakeholder consultations;
- Review of options for payment in lieu of required parking facilities;
- Location of parking requirements in the B5 and B6 Districts (restrict front yard parking);
- Review of small car parking requirements;
- Review separation requirements from parking space to balcony edge;
- Alternatives for hard surfacing; and,
- Review of electric vehicle parking options.

**Landscaping** – The landscaping section of the Bylaw will be updated to address concerns raised by stakeholders regarding repetition and inconsistencies. In addition, amendments will be proposed to address specific regulations including:

- Landscaping requirements as it relates to utility easements;
- Review of hard and soft landscaping including a review of landscaping materials;
- Review of the location of trees and other plantings; and,
- Update the Zoning Bylaw with relevant sections from the Landscape Guidelines.

**Neighbourhood Level Infill** – A review of the Neighbourhood Level Infill Regulations is under way. A [report](#) was presented to the Standing Committee on Planning, Development and Community Services on January 12, 2021, detailing the topics to be considered during this review.

**Environmental Initiatives** – Amendments will be proposed to address environmental/sustainability recommendations provided during stakeholder consultations. This includes:

- Review of bonusing options for environmental initiatives;
- Incorporating options for green roofs; and,
- Review of potential provisions for net zero buildings.



## Other Topics Evaluated

After a review, it has been determined that the topics below are either not within the scope of the project, are better managed by others, or that no changes are needed to them. This table includes items that have been brought forward for consideration since the last update.

Topic	Reason
<p>Recommendation from the <a href="#">Standing Policy Committee on Planning, Development and Community Services (December 2019)</a> - That the information be received and joined to the Zoning Bylaw review file for consideration including specific classification of liquor retailers with specific information on separation distances.</p>	<p>The SLGA issues permits to sell and keep for sale beverage alcohol in closed containers for consumption off the premises. The Province of Saskatchewan limits the number of permits based on population (to a maximum of 40 permits for a population of up to 275,000).</p> <p>A liquor store is considered a “retail store” in the Zoning Bylaw. It is Administration’s opinion that the retail sales of alcohol meets the definition of retail store as outlined in the Zoning Bylaw.</p> <p>In a scan of other Saskatchewan municipalities, most municipalities have no reference to the location or concentration of a liquor store. Prince Albert requires that a liquor store shall not be located within 500 meters of any other liquor store.</p> <p>Based on Administration’s review of best practices in Saskatchewan and the current approach, it is Administration’s opinion that the land use of a liquor store is retail sales and is adequately regulated in the Zoning Bylaw. Should further review be requested, the matter would be best managed as a business licensing issue.</p>
<p>Review and clarify regulations related to attached/covered pools</p>	<p>Further review has determined that amendments are not required in order to provide clarity and the existing process for managing these items is acceptable.</p>
<p>Fencing requirements as they pertain to retaining wall height</p>	<p>Further review has determined that amendments are not required in order to provide clarity and the existing process for managing these items is acceptable.</p>
<p>A review of live/work regulations</p>	<p>This item will be considered through ongoing maintenance and sustainment of the Bylaw.</p>
<p>A review of regulations for residential sales centres</p>	<p>This item will be considered through ongoing maintenance and sustainment of the Bylaw.</p>
<p>Options and considerations for affordable housing</p>	<p>This item will be considered separately from the Project due to the resources and work required to undertake a complete review of this item. Budget or resources requirements, if required, will be brought forward through the typical budget process.</p>

Topic	Reason
A comprehensive review of lighting including dark sky lighting	This item will be considered separately from the Project due to the resources and work required to undertake a complete review of this item. Budget or resources requirements, if required, will be brought forward through the typical budget process.
Regulations relating to drive thrus in commercial districts	This topic will be considered through the development of the Zoning Districts for the Corridor Planning Program.
Regulations pertaining to waste / recycling / organics	This item will be coordinated with the Waste Bylaw review.
Storage of RVs in the front yard of residential sites	<p>Questions were received regarding the storage of RVs in the front yard of residential sites.</p> <p>Regulations pertaining to the storage of RVs in the front yard of residential sites were comprehensively reviewed in 2010. It is Administration's opinion that the current regulations in the Zoning Bylaw are appropriate.</p>

