

Comprehensive Zoning Bylaw Review – Amendment Package Four

APPLICATION SUMMARY

A Comprehensive Review of the Zoning Bylaw Project (Project) is being undertaken to align the Zoning Bylaw with identified strategic priorities, current trends, changes to provincial legislation and to make minor amendments. This report is the fourth package of proposed amendments being undertaken as part of the Project. The proposed amendments address a range of topics identified during the information gathering phase.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in this report, be approved.

BACKGROUND

The general scope of the Project will, through new and amended regulations, bring [Bylaw No. 8770, Zoning Bylaw, 2009](#) (Zoning Bylaw) into alignment with relevant City of Saskatoon (City) strategies and plans to reflect and balance community values, industry needs and to support and manage city growth. The proposed Zoning Bylaw amendments are being managed through a series of amendment packages staged out over the course of the Project. A project update, including information about previously approved amendments, is provided in Appendix 1.

DISCUSSION

The proposed amendments, if adopted, will achieve several outcomes which are supportive of approved strategies and plans and the City's strategic goals, including:

- 1) Implement policies and recommendations from the Official Community Plan;
- 2) Address matters which will improve consistency of interpretation and application;
- 3) Allow for flexible application of landscape requirements when utility constraints are present.

Amendments to Definitions, General Administration, General Provisions, Landscaping and Residential and Institutional Zoning Districts

Amendments are proposed for Sections 2, 4, 5, 7, 8 and 9 of the Zoning Bylaw including:

- 1) Update to the section for developments not requiring a development permit including the addition of pergolas and gazebos;
- 2) Definitions and regulations for attached covered patios or decks, three season rooms and pergolas and gazebos;
- 3) Clarification of how rear yard corner cut-offs are measured when adjacent to Municipal Reserve;

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- 4) Allow for flexible tree planting locations to manage utility constraints, while supporting the City's targets for the urban tree canopy, as well as other clarifications to the existing landscaping provisions;
 - 5) Remove a duplicated use from the M3 and M4 permitted use tables; and
 - 6) Housekeeping amendment to the R2 District.

These amendments were put forward by stakeholders or were identified by Administration and are intended to address policy gaps, improve flexibility and remove inconsistencies from the above-mentioned sections in the Zoning Bylaw. Details of the proposed amendments and rationale are outlined in Appendix 2.

Policy Review

Proposed amendments in this report conform to [Bylaw No. 9700, The Official Community Plan, 2020](#) (OCP) policies as required by *The Planning and Development Act, 2007*.

Comments from other Departments

Proposed amendments were circulated to affected departments through an internal review process and no concerns were raised.

COMMUNICATIONS AND ENGAGEMENT

The Public Engagement Summary for the proposed amendments is found in Appendix 3. Communications will be developed to communicate changes to all affected stakeholders.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Zoning Bylaw Review Project Update
2. Proposed Zoning Bylaw Amendments
3. Public Engagement Summary

REPORT APPROVAL

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