

THE STARPHOENIX, SATURDAY, JULY 9, 2022
THE STARPHOENIX, MONDAY, JULY 11, 2022

ZONING NOTICE

Proposed Zoning Bylaw Amendment – Bylaw No. 9833

Saskatoon City Council will consider amendments to the City’s Zoning Bylaw (No. 8770) by way of Bylaw No. 9833, The Zoning Amendment Bylaw, 2022 (No. 14).

The City of Saskatoon is undertaking a comprehensive review of the Zoning Bylaw to align it with identified strategic priorities, current trends and changes to provincial legislation. This is the fourth of several amendment packages that will be brought forward as part of this project.

This set of amendments relate to several topic areas of the Zoning Bylaw and are intended to address gaps, improve flexibility and provide clarification.

The proposed amendments are described below and are listed by the applicable section of the Zoning Bylaw. Information on the proposed amendments and project may be viewed on the Zoning Bylaw Review Engage Page on the City of Saskatoon website (saskatoon.ca/engage).

Amendments to Definitions (Section 2)

- Add new definitions for gazebo, pergola, and three season room.
- Amend the definition for attached covered entry, patio or deck to clarify the difference between an attached covered entry, patio or deck and a three season room.

Amendments to General Administration (Section 4)

- Updates to developments not requiring a development permit (Section 4.3.2)
 - Add the following to the types of development which do not require a development permit:
 - Day care, residential
 - Keeping of boarders
 - Pergola
 - Gazebo

Amendments to General Provisions (Section 5)

- Updates to permitted obstructions in required yards (Section 5.8)
 - Amend clause 5.8(2)(g) to add attached covered entries, patios or decks to not be considered obstructions in any required front yard on a primary dwelling in category 1 neighbourhoods.
- Updates to yard corner cut-offs (Section 5.53)
 - Add regulations about how rear yard corner cut-offs are measured when the site is adjacent to a municipal reserve.
 - Rename the section to Corner Cut-Offs.
 - Add new figure for rear yard corner cut-offs and update existing figures for front yard corner cut-offs.
- Add new section containing regulations for three season rooms.
- Add new section for pergolas, gazebos and similar structures to support proposed amendments to Section 4.3.2.

Amendments to Landscaping Provisions (Section 7)

- Updates to planting requirements for plant materials (Section 7.3)
 - Specify the planting ratio for shrubs and grasses planted in lieu of trees where the development is adjacent to boulevard trees with large canopies.
- Updates to flexible site design (Section 7.6)
 - Reformat the regulations which provide for flexible landscaping in the commercial, industrial, institutional and mixed-use districts within areas defined as Established Neighbourhoods, C.N. Industrial Area and the Airport Business Area.
 - Rename the section to Flexible Landscaping.
 - Add a new section to provide flexibility for the required tree planting location where a utility constraint exists on a site.
- Updates to landscaping requirements for commercial districts (Section 7.7)
 - Clarify that the landscaping requirements in the Integrated Commercial Mixed-Use (B4MX) District apply to any required front yard.

Amendments to Residential Districts (Section 8)

- Update residential districts, excluding the Mobile Home Court (RMHC) District, to clarify that the additional site coverage will apply for three season rooms and attached covered entries in addition to attached covered patios and decks.
- In the One and Two Unit Residential (R2) District, amend the Notes to Development Standards contained in clause 8.4.4(3)(a) which provides for the front yard setback requirement in Established Neighbourhoods to add two-unit dwellings and semi-detached dwellings.

Amendments to Institutional Districts (Section 9)

- Update the Community Institutional Service (M2) District to clarify that the additional site coverage will apply for three season rooms and attached covered entries in addition to attached covered patios and decks.
- Amend the permitted use tables in the General Institutional Service (M3) and Core Area Institutional Service (M4) Districts to remove the use day cares and preschools, accessory to a place of worship, elementary and high schools, community centre conversion or community centre. Day cares and preschools are permitted in the M3 and M4 Districts, this amendment will remove the duplication.

INFORMATION – Questions regarding the proposed amendments or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Division, Planning and Development
Phone: 306-986-0866 (Chantel Riou)

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendments at the City Council meeting on **Monday, July 25, 2022 at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

Should you wish to provide comments to City Council, please visit saskatoon.ca/write-letter-councilcommittees. If you are requesting to speak in person or remotely, please indicate this in your submission and you will be contacted by a representative of the City Clerk’s Office with further information.

Written submissions for City Council’s consideration may also be forwarded to:

His Worship the Mayor and Members of City Council
c/o City Clerk’s Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by 10:00 a.m. on Monday, July 25, 2022 will be forwarded to City Council. The Public Hearing is broadcast live on Shaw TV - Channel 10, Shaw BlueSky – Channel 105 and video-streamed on the City’s website - saskatoon.ca/meetings starting at 6:00 p.m. on the scheduled day.