

Comprehensive Zoning Bylaw Review – Project Update

ISSUE

The Comprehensive Zoning Bylaw Review Project (Project) is being undertaken in order to align Bylaw No. 8770, the Zoning Bylaw, 2009 (Zoning Bylaw), with identified strategic priorities, current trends, changes to provincial legislation and minor amendments. This report provides a status update and overview of proposed Zoning Bylaw amendments which will be brought forward to City Council in 2023.

BACKGROUND

The [Zoning Bylaw](#) was last reviewed between 2007 and 2009, prior to redesign of the [Official Community Plan](#) (OCP), approval of City of Saskatoon's (City) [Plan for Growth](#) and development of other relevant City strategies and plans. The Project's general scope is to bring the Zoning Bylaw into alignment with relevant strategies and plans to reflect and balance community values, industry needs and to support and manage city growth.

CURRENT STATUS

Zoning Bylaw amendments are being managed through a series of amendment packages staged out over the course of the Project and address a range of topics identified during the information gathering phase. Each topic involves engagement, tailored to the topic being considered, with stakeholders and the community. To date, City Council has approved four amendment packages with broad ranging topics, as well as topic-specific amendments for day cares and preschools, neighbourhood level infill, and the Architectural Control Districts Design Review Committee. Additionally, the new [Bylaw No. 9724, Development Applications Fee Bylaw, 2020](#) has been approved through the Project. A complete list of approved Zoning Bylaw amendments can be found on the [Project webpage](#).

In May 2022, the Project released a [digital Zoning Bylaw](#). Previously the 488-page document was only available as a paper copy or online in PDF format. The digital indexed Zoning Bylaw now provides a user-friendly online version, making it easier for both public and Administration to navigate and reference. The digital Zoning Bylaw is updated on a continuous basis anytime amendments are approved by City Council.

DISCUSSION/ANALYSIS

Amendment Package Five

Administration is bringing forward Amendment Package Five to City Council at its January 2023 meeting. Proposed Zoning Bylaw amendments may include:

- Amendments to Definitions and General Administration sections;
- Amendments to home based businesses and short-term accommodations in the General Provisions section;
- Amendments to accessible parking in the Required Parking, Loading and Vehicular Circulation section;

- Amendments to the MX1 zoning districts to permit residential uses;
- Amendments to the residential, institutional, commercial and industrial districts to include a provision for an on-site waste storage and collection space;
- Amendments to specific zoning districts including residential, industrial and direct control districts required for clarity and clarification; and
- Amendments to Appendix C of the Bylaw – South Downtown Local Area Design Plan.

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

- Improve consistency of interpretation and application of zoning provisions;
- Streamline the development approval process by reducing number of discretionary use applications which require consideration by City Council, where basis for approval is on technical factors; and
- Support objectives for accessibility set out in the OCP.

These amendments were put forward by stakeholders or were identified by Administration and are intended to address policy gaps, improve flexibility and remove inconsistencies in the Zoning Bylaw.

Review of Environmental Initiatives

As part of the Project's plan, the topic of environmental initiatives was specifically identified to be undertaken through an in-depth review. Through this review, the Project will consider options to include new or amended regulations in the Zoning Bylaw to support the City's environmental initiatives. These options include environmental actions identified in the OCP, Low Emissions Community Plan, and Green Infrastructure Strategy.

Administration is working with a consultant who has specific expertise in environmental initiatives to undertake the review. Appendix 1 provides details on items in scope of the review, key deliverables, timeline and next steps.

Repeal and Replace

The Project is now in its final year. Following upcoming amendment packages, the final phase of the Project is to repeal and replace the Bylaw. Final review and revisions of the full document will take place during lead up to the last milestone of the Project. Upon adoption, the new Bylaw, including a new Zoning Map, will replace the existing Zoning Bylaw.

The scope of repeal and replace of the bylaw focuses on improving consistency, new figures, updates to definitions, references and maps, removing redundancies, format clean-up and reorganization. More substantial Zoning Bylaw amendments have intentionally been brought forward through previous amendment packages.

FINANCIAL IMPLICATIONS

Upcoming Zoning Bylaw amendments, identified in this report, will involve advertising costs for public notice. These costs are accounted for as part of the Capital Project Budget. No new funding is required.

NEXT STEPS

This report will be forwarded to the Municipal Planning Commission for their information. Amendment Package Five will be brought forward to the Municipal Planning Commission in December 2022, followed by the Public Hearing in January 2023. Public engagement for repeal and replace is set to begin in the first quarter of 2023, and amendments are anticipated to be presented to City Council in the second or third quarter of 2023. The digital bylaw will be updated following City Council's approval of the new Bylaw.

Following completion of the Project, the Planning and Development Department has identified a dedicated planning position, whose role will be to support consistent maintenance of the new Zoning Bylaw and carry out updates and improvements as required. This position was approved in the 2022-2023 Multi-Year Business Plan and Budget.

APPENDICES

1. Review of Environmental Initiatives

REPORT APPROVAL

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