

# BYLAW NO. 9862

## The Zoning Amendment Bylaw, 2023

The Council of the City of Saskatoon enacts:

### Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2023*.

### Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to improve upon clarity, consistency and interpretation for home based businesses and short-term rental properties.

### Zoning Bylaw Amended

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

### Section 2.0 Amended

4. “**Home based business**” in section 2.0 is amended by:
  - (a) striking out “a” before “residence”; and
  - (b) adding “the business owner’s principal” before “residence,”.

### Section 5.0 Amended

5. (1) Clause 5.29(2) is amended by:
  - (a) repealing subclause (a);
  - (b) repealing subclause (e) and substituting the following:

“any business activity that requires the use of commercial or industrial equipment”;

- (c) adding “, but not including homecraft” after “furniture making” in subclause (h);
  - (d) adding “, except sales incidental to a personal service trade” after “merchandise” in subclause (k)
- (2) Clause 5.29(3) is amended by:
- (a) repealing subclause (a) and substituting the following:
    - “(a) No more than one non-resident person associated with the home based business may be present at the home based business at any one time;”
  - (b) repealing paragraph (e)(i) and substituting the following:
    - “if a non-resident person associated with the business attends the home based business, two off-street parking spaces;”;
  - (c) adding the following paragraph after paragraph (e)(v):
    - “(vi) off-street parking is not required in the B6, DCD1, MX2 and M4 districts.”;
  - (d) adding “and one trailer,” after “related vehicle” in subclause (f);
  - (e) adding “3 client or business related visits at one time,” after “a total of no more than” in subclause (g); and
  - (f) repealing subclause (j).
- (3) The following is added after clause 5.29(3)
- “(4) A home based business is a permitted accessory use in any district where dwellings are a permitted or discretionary use.”.
- (4) Subsection 5.51 is amended by:
- (a) repealing clause (2) and substituting the following:
    - “(2) The permitted number of guests are as follows:
      - (a) no more than six in a one-unit dwelling;

- (b) no more than two in each dwelling unit of a semi-detached dwelling, two-unit dwelling, townhouse or multiple-unit dwelling.”

- (b) repealing clause (4) and substituting the following:

“(4) Parking shall be required, to the satisfaction of the Development Officer, as follows:

- (a) other than in the B6, DCD1, MX2 and M4 districts, one off-street parking space for guests and at least one off-street parking space for the principal dwelling;
- (b) additional off-street parking spaces may be required in order to maintain the residential character of the area; and
- (c) the siting and screening of all required parking shall be undertaken to the satisfaction of the Development Officer and located on a surfaced parking area consisting of gravel, asphalt or concrete.”.

- (5) Subsection 5.52 is amended by:

- (a) repealing clause (2) and substituting the following:

“(2) No more than six guests are permitted in a one-unit dwelling, and in each dwelling unit of a semi-detached dwelling, two-unit dwelling, townhouse or multiple-unit dwelling.”

- (b) repealing clause (4) and substituting the following:

“(4) Parking shall be required as follows, to the satisfaction of the Development Officer:

- (a) other than in the B6, DCD1, MX2 and M4 districts, one off-street parking space for guests;
- (b) additional off-street parking spaces may be required in order to maintain the residential character of the area; and

(c) the siting and screening of all required parking shall be undertaken to the satisfaction of the Development Officer and located on a surfaced parking area consisting of gravel, asphalt or concrete.”.

**Section 8.0 Amended**

6. (1) The charts contained in clauses 8.1.2 and 8.2.2 are amended by repealing:

“

(15) Home based businesses	Refer to General Provisions Section 5.29
----------------------------	--

”.

(2) The chart contained in clause 8.3.2 is amended by repealing:

“

(12) Home based businesses	Refer to General Provisions Section 5.29
----------------------------	--

”.

(3) The chart contained in clause 8.4.2 is amended by repealing:

“

(19) Home based businesses	Refer to General Provisions Section 5.29
----------------------------	--

”.

(4) The chart contained in clause 8.6.2 is amended by repealing:

“

(3) Home based businesses	Refer to General Provisions Section 5.29
---------------------------	--

”.

(5) The chart contained in clause 8.7.2 is amended by repealing:

“

(6) Home based businesses	Refer to General Provisions Section 5.29
---------------------------	--

”.

(6) The chart contained in clause 8.8.2 is amended by repealing:

“

(8) Home based businesses	Refer to General Provisions Section 5.29
---------------------------	--

”.

- (7) The chart contained in clause 8.9.2 is amended by repealing:

“

(6) Home based businesses	Refer to General Provisions Section 5.29
---------------------------	--

”

### Section 9.0 Amended

7. (1) The chart contained in clause 9.1.2 is amended by repealing:

“

(26) Home based businesses	Refer to General Provisions Section 5.29
----------------------------	--

”

- (2) The chart contained in clause 9.2.2 is amended by repealing:

“

(35) Home based businesses	Refer to General Provisions Section 5.29
----------------------------	--

”

- (3) The chart contained in clause 9.3.2 is amended by repealing:

“

(51) Home based businesses	Refer to General Provisions Section 5.29
----------------------------	--

”

- (4) The chart contained in clause 9.4.2 is amended by repealing:

“

(55) Home based businesses	Refer to General Provisions Section 5.29
----------------------------	--

”

### Section 10.0 Amended

8. The chart contained in clause 10.4.2 is amended by repealing:

“

(6) Home based businesses	Refer to General Provisions Section 5.29
---------------------------	--

”

**Section 12.0 Amended**

9. (1) The chart contained in clause 12.2.2 is amended by repealing:

“

(5) Home based businesses	Refer to General Provisions Section 5.29
---------------------------	--

”.

- (2) The chart contained in clause 12.7.2 is amended by striking out subscript 3 in both “(4) Homestays” and “(5) Short-term rental properties”.
- (3) Clause 12.7.5 Notes to Development Standards are amended by repealing note 3.

**Section 13.0 Amended**

- 10. (1) Clause 13.4.3 is amended by repealing subclause ii).
- (2) The chart contained in clause 13.8.3 is amended by:
  - (a) repealing “Home Based Businesses” under the Commercial Category in the Uses column in Zone 3; and
  - (b) repealing the Commercial Category in Zone 4.

**Coming Into Force**

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

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
 Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
 Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor

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