

Summary of Amendments Sections 2, 4, 5, 7, 11, 12 and Appendix C

Section 2: Definitions			
Definition	Current Definition	Proposed Change	Rationale
access aisle	None	Add a new definition to provide clarity on the area of a parking space for people with a disability that is required to safely exit a vehicle.	This addition will clarify the requirement for an access aisle for accessible parking spaces and will lead to more user-friendly and efficient use of space.
access path	None	Add a new definition to ensure an access path is provided from a parking space for people with a disability to a building entrance.	This addition will improve consideration of clear and direct access between an accessible parking space and a building.
bulk data storage	None	Add a new definition for a new use that consists of the storage of electronic information on data servers.	This definition will support regulating an emerging industry.
contractor's yards	None	Add a new definition to describe the use of a site as a contractor's yard.	This definition will clarify the appropriate use of a contractor's yard.
hazardous material	None	Add a new definition for hazardous materials that are likely to be hazardous to humans, animals or likely to harm the general environment.	This definition will specify what is considered hazardous material based on provincial regulations to support regulating the location of facilities that process or manufacture hazardous material.
home-based business	"home-based business" means an accessory use of a dwelling unit for a business which is secondary and incidental to the primary use of the dwelling as a residence and does not change the residential character of the buildings or site.	Clarify the home-based business is located within the business owner's residence.	This change is required to clarify the business owner must reside at the dwelling the business operates from.

Section 2: Definitions			
Definition	Current Definition	Proposed Change	Rationale
industrial complex	"industrial complex" means a group of two (2) or more detached principal buildings located on the same site and which are not for human habitation except those necessary for a watchman or caretaker, provided that each form of development comprising the industrial complex is otherwise a permitted or discretionary use in the zoning district.	Remove the reference to a caretaker residence and clarify that industrial uses be located in an industrial complex.	This change provides a clear distinction between an industrial complex and a shopping centre to support regulating the two uses fairly and appropriately.
screening	"screening" means a fence, building, structure or other device which provides a visual barrier sufficient to conceal parking areas, garbage collection areas and storage areas.	Update the reference from garbage to waste.	Update terminology to align with new waste provisions.
showroom	None	Add a new definition to describe the area within an industrial building that is used to display merchandise.	This definition provides flexibility and clear development standards for an accessory use.
waste	None	Add a new definition for waste that is consistent with Bylaw No. 8310, The Waste Bylaw, 2004 and includes garbage, recycling and organics.	Update terminology to align with new waste provisions.

Section 4: General Administration

Section	Current Provision	Proposed Change	Rationale
4.3.4 (1) (d) Plans and Information Required for a Development Permit Application	iii) the location and size of all parking spaces, aisles and vehicle circulation areas, loading spaces, entrances and exits to the site and garbage receptacles	Replace 'garbage receptacles' with 'waste spaces'.	Update terminology to align with new waste provisions.
4.12.2 (1) Site Plan Control	(1) Site Plan Controls may be applied as follows: (a) to any Commercial use proposed within an area designated as Regional Commercial Area in the Official Community Plan and that is not part of a Direct Control District.	Add a subsection (b) to provide for the option for Site Plan Control to be used on sites abutting or having frontages or flankages along high-frequency transit corridors.	This change will allow for Site Plan Control to be applied along high-frequency transit corridors.
4.7.1	(1) List of Discretionary Uses that are delegated to Administration Residential Uses and Live/Work Units in the MX1 District	Remove Units in the MX1 District	It is proposed that residential uses and live/work units be permitted provided that an Environmental Site Assessment (ESA) is submitted with the permit application.
4.7.2 (4)	None	Add a subsection (4) to clarify that an increase in intensity of use requires a new discretionary use application.	This will clarify that a new Discretionary Use Application will be required when the intensity of use is to be increased beyond what was previously approved by City Council.

Section 5: General Provisions			
Section	Current Provision	Proposed Change	Rationale
5.7(3) Accessory Buildings and Structures	<p>(e) take into account the following when determining the total floor area of detached accessory buildings:</p> <p>i) in calculating the main floor of the principal building, the area of an attached garage shall be excluded;</p> <p>ii) the area of the attached garage and the total floor area of all detached accessory buildings shall not exceed the building floor area of the principal building;</p> <p>iii) -the cumulative gross area of detached accessory buildings or structures which:</p> <p style="padding-left: 40px;">a. shall not exceed the floor area of the principal dwelling or 54m², and shall not exceed the floor area of the principal dwelling exclusive of attached garage, above grade whichever is greater; and</p> <p style="padding-left: 40px;">b. shall not have a total floor area exceeding 87m²</p>	<p>Reword provision to describe what is permitted, instead of what is not permitted.</p> <p>Include carport in total floor area calculation exclusion.</p> <p>Clarify that the total maximum floor area for attached garage and detached accessory buildings does not exceed the main floor area, not the entire building floor area.</p> <p>Remove gross, from cumulative gross floor area.</p>	Updated for clarity.
5.15 (1) (e) Amenity Space	Amenity space shall not be used for the purpose of vehicle storage, parking, loading, vehicle repair, garbage collection or maintenance buildings.	Replace 'garage collection' with 'waste spaces'.	Update terminology to align with new waste provisions.

Section 5: General Provisions			
Section	Current Provision	Proposed Change	Rationale
5.29 (2) Home-Based Business	<p>This section identifies the home-based businesses that are prohibited. The amendment is applicable to these sections:</p> <p>(a) tattoo or body modification services;</p> <p>(e) sharpening services, printing, screen printing, dying services, food packaging, upholstery, engraving and embroidery services that require the use of commercial or industrial equipment;</p> <p>(h) industrial uses, including but not limited to welding, metal works, salvaging, recycling, warehousing, cabinet making or furniture making;</p> <p>(k) on-site sale of any products, goods or merchandise.</p>	<p>(a) Tattoo or body modification services to be permitted.</p> <p>(e) The examples of business that use commercial or industrial equipment are being removed.</p> <p>(f) Is being added to allow that home crafts are permitted in a home-based business.</p> <p>(k) Incidental on-site sale of merchandise will be permitted for personal service.</p>	<p>The amendment to permit tattoo and body modification is being brought forward as other personal trades (hairdressers, nail salons) are already permitted. All personal service trades are required to meet all Saskatchewan Health Authority requirements.</p> <p>The business environment is constantly changing as new services become available and the examples provided in the bylaw are no longer current.</p> <p>Home crafts are already defined in the Zoning Bylaw. This amendment will clarify that certain type of manufacturing and artwork is permitted and not considered to be an industrial use.</p>

Section 5: General Provisions			
Section	Current Provision	Proposed Change	Rationale
Home-Based Businesses	<p>This section provides the provisions for home-based businesses. The amendments apply to these sections:</p> <p>(a) No more than one non-resident person shall be employed in relation to home-based businesses on any one site;</p> <p>(e) Parking shall be required as follows, to the satisfaction of the Development Officer: (i) one off-street parking space shall be required for a non-resident employee and at least one off-street parking space shall be required for the principal dwelling;</p> <p>(j) An approved home-based business may serve as the administrative headquarters for up to two associates or partners who may be permitted to work from their own dwelling provided they obtain a separate home-based business approval and that they are present at the administrative headquarters no more than two hours in any one-week period.</p>	<p>(a) clarify that an employee, business partner or associate attend the home-based business.</p> <p>(e) an on-site parking space is provided for an employee, business partner or associate. Add a new provision that on-site parking is not required for districts in the downtown.</p> <p>(f) one trailer stored on or in the vicinity of the site</p> <p>(g) a provision that limits visits to three at one time</p> <p>(j) remove this provision</p>	<p>The amendment will simplify the regulations by consolidating the standards related to non-resident employees and those standards related non-resident business partners or associates. Land use implications are the same regardless of whether the person attending the site is a co-owner or not.</p> <p>Further consolidation of the non-resident employee and non-resident business partner requirements. To be consistent with parking requirements in the Zoning District in the downtown including the B6, DCD1, MX2 and M4 the requirement for home-based businesses will be removed.</p> <p>Allowing for a trailer to be located on a site will clarify an existing interpretation that a trailer is not considered a vehicle for the purpose of this development standard.</p> <p>Clarify that more than three clients are not to visit the home-based business at one time.</p> <p>Remove the provision regarding the administrative headquarters.</p>

Section 5: General Provisions			
Section	Current Provision	Proposed Change	Rationale
5.51 Homestays	<p>(2) No more than six guests in total are permitted in a one-unit dwelling, with up to three guests in a secondary suite, garden suite or garage suite.</p> <p>(4) Other than in the B6, DCD1, MX2 and M4 Zoning Districts, one paved off street parking space shall be required for guests and at least one off-street parking space shall be required for the principal dwelling. Additional off-street parking spaces may be required where, due to the nature of the site, the Development Officer determines that additional parking is necessary to maintain the residential character of the area. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of the Development Officer.</p>	<p>(2) Remove the provision regarding guests in secondary suites.</p> <p>(4) Amend the provision for parking to be consistent with other accessory uses to dwellings.</p>	<p>The amendment to remove the number of guests in a secondary suite is proposed to be removed to be consistent with current secondary suite provisions.</p> <p>The amendment regarding the surfacing, siting and delineating the parking space are consistent with other uses accessory to a dwelling unit.</p>
5.52 (2) and (4) Short Term Rental Properties	<p>(2) No more than six guests in total are permitted in a one-unit dwelling, with up to three guests in a one of a secondary suite, garden suite or garage suite. No more than two guests are permitted in each unit of a semi-detached dwelling, two-unit dwelling, multiple-unit dwelling or townhouse.</p> <p>(4) Other than in the B6, DCD1, MX2 and M4 Zoning Districts, one paved off-street parking space shall be required for guests and at least one off-street parking space shall be required for the principal dwelling. Additional off-street parking spaces may be required where, due to the nature of the site, the Development Officer determines that additional parking is necessary to maintain the residential character of the area. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of the Development Officer.</p>	<p>(2) Remove the provision regarding guests in secondary suites.</p> <p>(4) Amend the provision for parking to be consistent with other accessory uses to dwellings.</p>	<p>The amendment to remove the number of guests in a secondary suite is proposed to be removed to be consistent with current secondary suite provisions.</p> <p>The amendment regarding the surfacing, siting and delineating the parking space are consistent with other uses accessory to a dwelling unit.</p>
5.55 Screening	<p>1) Except in I, AG and FUD Districts all mechanical equipment including roof mechanical units shall be concealed by screening in a manner compatible with the architectural character of the building or by incorporating it within the building.</p>	<p><u>Repeal this provision.</u></p>	<p>This provision is proposed to be removed as it has proven to be overly onerous to the development industry.</p>

Section 7: Residential			
Section	Current Provision	Proposed Change	Rationale
RMTN 8.8.2 Permitted Uses RMTN1 8.9.2 Permitted Uses	None	Add secondary suites to permitted uses.	To allow for secondary suites in one-unit dwellings which became permitted in the previous amendment package.
RMTN 8.8.4 Notes to Development Standards (5) RMTN1 8.9.4 Notes to Development Standards (5) RM2 8.11.4 Notes to Development Standards (5) RM3 8.12.4 Notes to Development Standards (5) RM4 8.13.4 Notes to Development Standards (4)	For dwellings in dwelling groups, a side yard of not less than 3 metres in width throughout and a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered patio or deck or an attached raised patio or deck.	Update terminology to include 'attached covered entry, patio and deck or three season room'.	Update terminology to reflect previous amendments.

Section 9: Institutional			
Section	Current Provision	Proposed Change	Rationale
M2 9.2.4 Notes to Development Standards (5)	For dwellings in dwelling groups, a side yard of not less than 3 metres in width throughout and a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered patio or deck or an attached raised patio or deck.	Update terminology to include 'attached covered entry, patio and deck or three season room'.	Update terminology to reflect previous amendments.

Section 11: Industrial			
Section	Current Provision	Proposed Change	Rationale
IL2 11.2.1 Purpose	The purpose of the IL2 District is to facilitate economic development through certain light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations, as well as to limit activities oriented to public assembly.	To include that the limitation to public assembly is due to the proximity of the district to hazardous material facilities.	To improve rationale for the purpose of the District.
IL2 11.2.3 Prohibited Uses	List of prohibited uses	Remove those prohibited uses that are not related to manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products.	To clean-up the use table to clarify that those uses not listed as permitted or discretionary are therefore prohibited.
IL3 11.3.1 Purpose	The purpose of the IL3 District is to facilitate economic development through limited light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations, as well as to limit activities oriented to public assembly.	To include that the limitation to public assembly is due to the proximity of the district to hazardous material facilities.	To improve rationale for the purpose of the District.

Section 11: Industrial			
Section	Current Provision	Proposed Change	Rationale
IL3 11.3.3 Prohibited Uses	List of prohibited uses.	Remove those prohibited uses that are not related to Manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products.	To clean-up the use table to clarify that those uses not listed as permitted or discretionary are therefore prohibited.
IH2 11.6.1 Purpose	The purpose of the IH2 District is to facilitate economic development through certain heavy industrial activities that may have the potential for creating nuisance conditions during the normal course of operations, as well as to limit activities oriented to public assembly.	To include that the limitation to public assembly is due to the proximity of the district to hazardous material facilities.	To improve rationale for the purpose of the District.

Section 12: Specialized			
Section	Current Provision	Proposed Change	Rationale
MX1 12.6.1 Purpose	The purpose of the MX1 District is to facilitate reinvestment in core neighbourhoods and industrial areas of the city by encouraging mixed uses in new development, as well as promoting the rehabilitation of existing structures. The MX1 District is intended to facilitate a broad range of compatible commercial, industrial, institutional, cultural and residential uses, including live/work units.	Amend the purpose of the district to reference historic neighbourhoods and to include corridor infill sites. Clarify that only light industrial uses are compatible in this district and remove the reference to live/work units.	The purpose is being updated to reference the historic neighbourhoods and to include corridor infill sites that may be located on former industrial lands. The purpose will be updated to reflect that only appropriate light industrial uses exist in this district.

Section 12: Specialized			
Section	Current Provision	Proposed Change	Rationale
12.6.2 Permitted Uses	MX1 - Mixed Use District 1	<p>Permit residential uses, provided appropriate environment site assessment (ESA) is submitted with the permit application.</p> <p>Permit other uses appropriate to the district.</p>	<p>Residential uses are currently discretionary in this district as an ESA was required to be submitted with the discretionary use application. The amendment will permit residential use while retaining the requirement for an ESA to be submitted with the building permit application.</p> <p>The list of permitted uses will be expanded to include those appropriate in this district.</p>
12.6.3 Prohibited Uses	MX1 - Mixed Use District 1	Remove uses that are redundant.	The list of prohibited businesses will be refined and the uses that are redundant will be removed. An extensive list of prohibited uses is not required as only those identified as permitted or discretionary are allowed.
12.6.4 Discretionary Uses	MX1 - Mixed Use District 1	Remove residential uses.	The residential uses are being removed as these uses will be become permitted. Selected supportive housing uses will remain discretionary as additional review and engagement is required for these uses.

Appendices			
Section	Current Provision	Proposed Change	Rationale
Appendix C	South Downtown Local Area Design Plan Appendix C to Zoning Bylaw No. 8770	<ul style="list-style-type: none"> • Update guidelines in the context of the current built form. • Update the maps and reference photos. • Edit text and reorganize the structure of the Plan for clarity and to reduce redundancies. Update design guidelines to allow for more flexibility, creative freedom, and to focus on pedestrian experience. Confirm alignment with other City policies, bylaws, and plans. 	To keep the Plan current and in line with existing conditions, precedents, programs and priorities. Specifically, regarding the maps, images, organization of the Plan, improving the language, ensuring alignment with other City documents and adding clarity to the guidelines.