

## Comprehensive Zoning Bylaw Review – Amendment Package Five

### 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 fifth 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 of the Project.

### 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 (OCP);
- 2) Address parking standards for designated parking spaces for people with a disability to improve accessibility; and
- 3) Address matters within the General Provisions section and specific districts to improve consistency of interpretation and application.

### General Amendments to Definitions, Interpretation of Zoning Districts and Zoning Maps, General Administration and General Provisions

Amendments are proposed for Sections 2, 3, 4 and 5 of the Zoning Bylaw including:

- 1) Updates to definitions for 'home-based businesses' and 'screening';
- 2) Amendments to sections regarding site plan control and the discretionary use application process; and

- 3) Updates to the General Provisions section for accessory buildings and structures, screening and home-based businesses and short-term rental properties.

Amendments for the Provisions of On-site Waste Spaces

- 1) Provide a new definition for waste that includes all three streams of waste;
- 2) Include a new general provision containing regulations for on-site waste space to provide adequate space for the collection and storage of waste;
- 3) Replace references to ‘garbage’ with ‘waste’ throughout the bylaw;
- 4) Require on-site waste spaces for multi-residential uses and other uses in Residential and Institutional Districts;
- 5) Change the regulations for ‘garbage pickup area’ to ‘waste space’ and amend the regulation to the standard size of a waste collection space in Commercial Districts and the AM – Auto Mall District; and
- 6) Include a new regulation to require on-site waste spaces in Industrial Districts.

Amendments to On-Site Required Parking, Loading and Vehicular Circulation Provisions for Parking for People with a Disability

- 1) Amend the size of designated parking spaces on-site for people with a disability;
- 2) Amend the number of required designated parking spaces on-site for people with a disability;
- 3) Include regulations for the identification of spaces, including demarcation of access aisles and above-ground signage; and
- 4) Add new figures in the Zoning Bylaw to illustrate these requirements.

Amendments to Residential, Institutional, Commercial, Industrial Districts and Specialized Districts

Amendments are proposed for Sections 8, 9 and 12 of the Zoning Bylaw including:

- 1) Updates to regulations for rear yards for dwelling groups in Residential and Institutional Districts;
- 2) Amendments to the MX1 – Mixed Use 1 District to allow for residential uses to be permitted rather than discretionary and revise the lists of permitted and prohibited uses;
- 3) Amendments to the Industrial Districts in the vicinity of chemical manufacturing plants to clarify the purpose of those Districts which limit public assembly; and
- 4) Housekeeping amendments to Industrial Districts to clean-up the permitted, discretionary and prohibited use tables.

Updates to Appendices

- 1) Revisions to Appendix C – South Downtown Local Area Design Plan.

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 of the Zoning Bylaw. Explanations of proposed amendments and rationale are outlined in Appendix 2, 3 and 4.

Policy Review

Proposed amendments in this report conform to OCP policies as required by *The Planning and Development Act, 2007*.

Comments from Other Divisions

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 5. 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. Comprehensive Review of the Zoning Bylaw Project Update – December 2022
2. Summary of Amendments 2, 4, 5, 6, 11, 12 and Appendix C
3. Summary of Amendments - Parking for People with a Disability
4. Summary of Amendments - On-site Waste Spaces
5. Public Engagement Summary

**REPORT APPROVAL**

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