

BYLAW NO. 9919

The Zoning Amendment Bylaw, 2023 (No. 17)

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2023 (No. 17)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to:
 - (a) amend the timeframe for consideration of applications for removal of the holding symbol “H”;
 - (b) address concerns around residential property maintenance with respect to storage of waste containers; and
 - (c) address matters in the Definitions, General Provisions, and specific districts to provide clarity for interpretation and application.

Zoning Bylaw Amended

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

Section 2.0 Amended

4. Section 2.0 is amended by:
 - (a) adding “or category 3” after “category 1” in the definition of “**category 2 neighbourhood**”; and
 - (b) adding the following after “**category 2 neighbourhood**”:

“**category 3 neighbourhood**” means the following neighbourhoods for the purpose of governing garden and garage suites: Aspen Ridge, Brighton, Evergreen, Hampton Village, Kensington, Rosewood, Stonebridge, Willowgrove and any new residential neighbourhood with an approved concept plan after the adoption of category 3 neighbourhood.”

Section 3.0 Amended

5. Subsection 3.7 is repealed and substituted with the following:

“3.7 Use of the Holding Symbol “H”

- (1) Subject to the Official Community Plan, a holding symbol “H” may be used in conjunction with any zoning district to identify the future use of the land.
- (2) Upon removal of a holding symbol “H” the zoning regulations for the underlying zoning district shall apply to the land.
- (3) An applicant may appeal to the Development Appeals Board if upon consideration of an application to remove the holding symbol “H”, council refuses the application, or fails to make a decision respecting an application within 90 days after the date on which the completed application is received.”

Section 5.0 Amended

6. (1) Clause 5.8(2) is amended by:

- (a) striking out “.” at the end of subclause (g) and substituting “;”; and
- (b) adding the following subclause after subclause 5.8(2)(g):
 - “(h) a fence or other structure to provide screening of waste containers with a maximum area of 4 square metres and a maximum height of 1.3 metres.”

(2) Subsection 5.43 is amended by:

- (a) striking out “category 3 neighbourhoods” in clauses (15) and (16) and substituting “sites in category 3 neighbourhoods with rear lane access”;

- (b) striking out the “**Category 3₅**” row in the chart containing the development standards for garden suites in clause (17) and substituting the following:

“

Category 3 (sites with rear lane access)	0.75 ₁	2 ₂	50%	5.8 ₃	4.0		9.0	2
Category 3 (sites without rear lane access)	3	2	50%	3.5	4.0	3.2	9.0	1

”.

- (c) repealing Note 4 in the Notes to Development Standards for Garden Suites following clause (17);
- (d) striking out the “**Category 3**” row in the chart containing the development standards for garden suites in clause (18) and substituting the following:

“

Category 3 (sites with rear lane access)	0.75 ₁	2 ₂	50%	6.0 ₃	4.0		9.0	2
Category 3 (sites without rear lane access)	0.75 ₁	2	50%	5.0	4.0	4.0	9.0	1

”; and

- (e) repealing Note 4 in the Notes to Development Standards for Garage Suites following clause (18).

Section 8.0 Amended

7. (1) Note 7 in the Notes to Development Standards contained in clause 8.8.4 is amended by striking out “street townhouse sites” and substituting “sites containing one-unit, two-unit, semi-detached dwelling and street townhouses”.

(2) Subclause 8.8.6(2) is repealed and the following substituted:

“(2) (a) For one- and two-unit and semi-detached dwellings, parking and vehicular access shall not be permitted in the front yard except where sites front onto a local street as defined in the Saskatoon Transportation Master Plan.

(b) For street townhouses, parking and vehicular access shall not be permitted in the front yard except where sites front onto a local street road as defined in the Saskatoon Transportation Master Plan, provided that the front yard is landscaped in accordance with Section 7.7.1 Landscaping Standards for Residential Districts and Section 7.7.2 Notes to Landscaping Standards for Residential Districts.”

(3) Note 7 in the Notes to Development Standards contained in clause 8.9.4 is amended by striking out “street townhouse sites” and substituting “sites containing one-unit, two-unit, semi-detached dwelling and street townhouses”.

(4) Subclause 8.9.6(2) is repealed and the following substituted:

“(2) (a) For one- and two-unit and semi-detached dwellings, parking and vehicular access shall not be permitted in the front yard except where sites front onto a local street as defined in the Saskatoon Transportation Master Plan.

(b) For street townhouses, parking and vehicular access shall not be permitted in the front yard except where sites front onto a local street road as defined in the Saskatoon Transportation Master Plan, provided that the front yard is landscaped in accordance with Section 7.7.1 Landscaping Standards for Residential Districts and Section 7.7.2 Notes to Landscaping Standards for Residential Districts.”

Section 10.0 Amended

8. Subclause 10.7A.10(5) is amended by striking out the second sentence in that subclause.

Coming Into Force

9. 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