

Comprehensive Zoning Bylaw Review – Amendment Package Seven

APPLICATION SUMMARY

A comprehensive review of the Zoning Bylaw Project (Project) is being undertaken to align [Bylaw No. 8770, Zoning Bylaw, 2009](#), with identified strategic priorities, current trends and changes to provincial legislation as well as to make minor amendments. This report is the seventh package of proposed amendments being undertaken as part of the Project. The proposed amendments address a limited number of topics, including addressing implications arising from implementation of the Green Cart Program.

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 bring Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw) into alignment with relevant City of Saskatoon (City) strategies and plans, through new and amended regulations, to reflect and balance community values and industry needs, as well as support and manage Saskatoon’s growth. 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

Proposed amendments, if adopted, will achieve several outcomes, which are supportive of approved strategies and plans and the City’s strategic goals. Amendments proposed in this package include:

- Amend the timeframe for consideration of applications for removal of the Holding Symbol “H”, which require a detailed review;
- Amend the Zoning Map to correct “split zoning” on City-owned parcels, where one site has more than one Zoning District;
- Address concerns around residential property maintenance related to storage of waste containers; and
- Address matters within the Definitions, General Provisions and specific districts to improve consistency of interpretation and application.

More detail on each amendment topic is provided below.

Amendments to the Holding Symbol “H” Regulations

The Holding Symbol “H” is used in conjunction with any Zoning District to identify future use of land, but which is considered premature or inappropriate for immediate development due to capacity of servicing or other constraints.

Pursuant to provisions of Section 71 of the *Planning and Development Act, 2007*, City Council has 60 days, from the date an application is received, to make a decision to remove a holding symbol. *The Planning and Development Act, 2007* allows for a council, that is an approving authority, to extend the above time limit through a provision in bylaw. As City Council is an approving authority, it is proposed this application time be extended to a minimum of 90 days from date of receipt of an application. This provides an achievable timeframe for administrative review and reporting of an application to be considered by Council, in cases where a more detailed review is required.

Amendments to the Zoning Map for City-owned parcels containing more than one Zoning District

The City is divided into Zoning Districts, the boundaries of which are shown on the Zoning Map that forms part of the Zoning Bylaw. As a result of subdivisions, a number of City-owned parcels, largely right-of-way or Municipal Reserve sites, are divided into more than one Zoning District. These sites will be rezoned so the Zoning District boundary follows site boundary lines. Legal descriptions and addresses of sites impacted are listed in Appendix 2.

Amendments to permit Waste Container Enclosures in front yards

Upon adoption of the residential household organics program, concerns have been identified regarding waste container storage on residential sites. To enable screening of waste bins, an amendment is proposed to allow for structures to screen waste containers to be permitted in front yards to a maximum size. Regulations will be in place to minimize conflict and obstruction of sight lines. Screening will be required to be entirely on private property.

Other Amendments:

- To clarify regulations for garden and garage suites in newer neighbourhoods, such that those properties with lane access allow for two-storey buildings and those without lane access maintain regulations of a Category 2 neighbourhood;
- To clarify requirements for transparent openings for buildings on corner sites in the B4MX District; and
- To clarify regulations for one-, two-unit and semi-detached dwelling sites in RMTN and RMTN1 Zoning Districts.

Further detail and rationale of proposed amendments are outlined in Appendix 3.

Policy Review

Proposed amendments in this report conform to Official Community Plan 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 proposed amendments is included in Appendix 4. 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 Council Policy C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy 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 – August 2023
2. List of City owned parcels containing more than one Zoning District
3. Proposed Zoning bylaw Amendments
4. Public Engagement Summary

REPORT APPROVAL

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