

SASKATOON STARPHOENIX, SATURDAY, APRIL 6, 2024
SASKATOON STARPHOENIX, MONDAY, APRIL 8, 2024

OFFICIAL COMMUNITY PLAN AMENDMENT NOTICE

Proposed Official Community Plan Amendment – Bylaw No. 9978

Saskatoon City Council will consider amendments to the City's Official Community Plan (No. 9700) by way of Bylaw No. 9978, The Official Community Plan Amendment Bylaw, 2024.

On February 28, 2024, the Government of Canada and the City of Saskatoon announced the City's successful application for the Housing Accelerator Fund. Information on the proposed amendment and project may be viewed on the Housing Accelerator Fund Engage Page on the City of Saskatoon website (saskatoon.ca/HAF).

An amendment is required to Section G1.3 (8) Policies – Neighbourhood Infill to permit a garden or garage suite accessory to a semi-detached dwelling or two-unit dwelling in addition to a one-unit dwelling.

INFORMATION – Questions regarding the proposed amendments or requests to view the proposed amending Bylaws, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Division, Planning and Development
Phone: 306-986-3668 (Lee Smith)

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendments at the City Council meeting on **Wednesday, April 24, 2024, at 6:00 p.m., City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

Should you wish to provide comments to City Council, please visit saskatoon.ca/write-letter-councilcommittees. If you are requesting to speak in person or remotely, please indicate this in your submission and you will be contacted by a representative of the City Clerk's Office with further information.

Written submissions for City Council's consideration may also be forwarded to:

His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by 5:00 p.m. on Monday, April 22, 2024, will be forwarded to City Council. The Public Hearing is broadcast live on Shaw TV - Channel 10, Shaw BlueSky – Channel 105 and video-streamed on the City's website - saskatoon.ca/meetings starting at 6:00 p.m. on the scheduled day.

ZONING NOTICE

Proposed Zoning Bylaw Amendment – Bylaw No. 9979

Saskatoon City Council will consider amendments to the City's Zoning Bylaw (No. 8770) by way of Bylaw No. 9979, The Zoning Amendment Bylaw, 2024 (No. 2).

The City of Saskatoon is undertaking amendments to meet the City's commitments for the Housing Accelerator Fund. The proposed amendments are to remove barriers to the development of accessory dwelling units (secondary suites and garden or garage suites). Information on the proposed amendments and project may be viewed on the Housing Accelerator Fund Engage Page on the City of Saskatoon website (saskatoon.ca/HAF).

Amendments to Definitions (Section 2)

- Amend the definitions for garage suite and garden suite to be permitted accessory uses to a semi-detached dwelling or a two-unit dwelling.

Amendments to General Provisions (Section 5)

- Amend Accessory Buildings and Structures (Section 5.7) to replace "principal dwelling" with "principal building" for clarity and consistency with the proposed amendments.

Amend Secondary Suites (Section 5.30) to:

- Remove the requirement for a secondary suite to contain no more than two bedrooms;
- Remove the requirement for off-street parking for a secondary suite;
- Remove the requirement for a secondary suite entrance which is separate from that of the principal dwelling to be located on a side or rear wall of the principal dwelling.

Amend Garden and Garage Suites (Section 5.43) to:

- Permit a garden or garage suite on the same site as a one-unit dwelling with a secondary suite;
- Remove the requirement for off-street parking for a garden or garage suite;
- Remove the requirement for a garden or garage suite to contain no more than two bedrooms;
- Replace "principal dwelling" with "principal building" to determine gross floor area requirements and development standards for a garden or garage suite;
- Permit a garden or garage suite to be attached to another garden or garage suite on an adjacent site where there is access to a rear lane;
- Increase the permitted height for a garage suite to 6.5m in Category 3 neighbourhoods.

Remove the requirement for off-street parking in General Provisions for Homestays (Section 5.51) and Short-Term Rentals (Section 5.52) to be consistent with the requirements for secondary suites.

Amendments to Required Parking, Loading, and Vehicular Circulation Provisions (Section 6)

- Amend Section 6.3.1 (Parking and Loading Requirements for Residential Districts) to remove the requirement for off-street parking for Secondary Suites, Homestays and Short-Term Rental Properties.
- Amend Section 6.3.2 (Parking and Loading Requirements for Institutional Districts) to remove the requirement for off-street parking for Homestays and Short-Term Rental Properties.
- Amend Section 6.3.6 (Parking and Loading Requirements for Mixed Use District 1) to remove the requirement for off-street parking for Homestays and Short-Term Rental Properties.
- Amend Section 6.3.8 (Parking and Loading Requirements for Corridor Districts) to remove the requirement for off-street parking for Short-Term Rental Properties.

Amendments to Specialized Zoning Districts (Section 12)

- In the MX1 – Mixed Use District 1 Zoning District, for Garden and garage suite accessory to a one-unit dwelling, remove the reference to "accessory to a one-unit dwelling".

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