

BYLAW NO. 9979

The Zoning Amendment Bylaw, 2024 (No.2)

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2024 (No.2)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to reduce barriers for building accessory dwelling units.

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 repealing the definitions of “**garage suite**” and “**garden suite**” and substituting the following:

“**garage suite**” means a building containing both a garden suite and an area used as a private garage that is accessory to and located in the rear yard of a one-unit dwelling, two-unit dwelling or semi-detached dwelling;

“**garden suite**” means a self-contained, ground oriented dwelling unit that is accessory to and located in the rear yard of a one-unit dwelling, two-unit dwelling or semi-detached dwelling;”

Section 5.0 Amended

5. (1) Paragraph 5.7(3)(e)(iii) is repealed and the following substituted:

“(iii) Shall not have a total floor area greater than the floor area of the principal building exclusive of an attached garage or carport or 54 square metres, whichever is greater. In no circumstance shall a detached building or structure accessory to a one-unit dwelling have a total floor area greater than 87 square metres.”

(2) Clause 5.30(1) is repealed and the following substituted:

“(1) The following regulations shall apply to secondary suites:

- (a) it may be located only in detached one-unit dwellings and shall occupy no more than 40% of the gross floor area of a dwelling, including the area of the basement;
- (b) it shall not be located in a one-unit dwelling located within a dwelling group;
- (c) it shall be no more than 80 square metres;
- (d) there shall be no more than one contained in any one-unit dwelling; and
- (e) the floor area shall be considered as part of the principal building.”

(3) Subsection 5.43 is amended by:

(a) repealing clause (1) and substituting the following:

“(1) There shall be no more than one garden or garage suite per site.”;

(b) repealing clauses (7) and (10);

(c) the following is added after clause (8):

“(8.1) (a) A garden or garage suite may be attached to one other garden or garage suite on an adjacent site where there is access to a rear lane:

- (i) if attached, the common wall dividing the garden or garage suite shall be no less than 75% of the depth of the entire structure.”

- (d) striking out “dwelling” in subclauses (11)(a) and (b) and substituting “building”;
- (e) striking out “one-unit dwelling” in subclause (11)(d) and substituting “principal building”;
- (f) striking out “dwelling” in paragraph 11(f)(ii) and substituting “building”;
- (g) striking out “Dwelling” in the heading for “Distance from Principal Dwelling (min)” in the charts contained in clauses (17) and (18) and substituting “Building”;
- (h) clause (17) is amended by:
 - (i) repealing Note 1 in the Notes to Development Standards for Garden Suites and substituting the following:
 - “1 (a) No less than a 1.2 metre side yard setback shall be provided on one side of the site.
 - (b) Where a garden suite is attached to one other garden or garage suite on an adjacent site, the minimum side yard setback is 0 metres on the side yard with the attached common wall.”;
 - (ii) adding subscript “5” in the Side Yard (min) column corresponding to “Category 2” in the chart;
 - (iii) adding the following after Note 4 in the Notes to Development Standards for Garden Suites:
 - “5 Where a garden suite is attached to one other garden or garage suite on an adjacent site, the minimum side yard setback is 0 metres on the side yard with the attached common wall and no less than 3 metres on the other side.”
- (i) clause (18) is amended by repealing Note 1 in the Notes to Development Standards for Garage Suites and substituting the following:
 - “1 (a) No less than a 1 metre side yard setback shall be provided on one side of the site.

- (b) Where a garage suite is attached to one other garden or garage suite on an adjacent site, the minimum side yard setback is 0 metres on the side yard with the attached common wall.”
- (j) striking out subscript “3” and substituting subscript “5” in the Building Height (max) column corresponding to “Category 3 (sites with rear lane access)” in the chart;
- (k) adding the following after Note 4 in the Notes to Development Standards for Garage Suites:
 - “5 The maximum building height can be increased to 6.5 metres to the mean height level between the eaves and the ridge on buildings with a gable, hip or gambrel roof.”.
- (4) Clause 5.51(4) is repealed.
- (5) Clause 5.52 (4) is repealed.

Section 6.0 Amended

- 6. (1) The chart contained in subclause 6.3.1(4) is amended by striking out the uses and parking regulations for “Secondary suites”, “Homestays” and “Short-term rental properties”.
- (2) The chart contained in subclause 6.3.2(4) is amended by striking out the uses and parking regulations for “Homestays” and “Short-term rental properties”.
- (3) The chart contained in subclause 6.3.6(2) is amended by striking out the uses and parking regulations for “Homestays” and “Short-term rental properties”.
- (4) The chart contained in subclause 6.3.8(3) is amended by striking out the use and parking regulations for “Short-term rental properties”.

Section 12.0 Amended

7. The chart contained in clause 12.6.2 is amended by striking out “accessory to a one-unit dwelling” at “(50)” in the Permitted Uses column.

Coming Into Force

8. This Bylaw comes into force on the day of its final passing.

Read a first time this day of , 2024.

Read a second time this day of , 2024.

Read a third time and passed this day of , 2024.

Mayor

City Clerk