

Comprehensive Zoning Bylaw Review – Repeal and Replace

APPLICATION SUMMARY

A comprehensive review of the Zoning Bylaw Project (Project) has been 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 conclusion of this Project, which replaces the current Zoning Bylaw with a new consolidated version that includes revised language and reorganization to provide clarity and consistency.

RECOMMENDATION

That this report be submitted to City Council recommending that, at the time of the public hearing, City Council consider Administration's recommendation to repeal Bylaw No. 8770, Zoning Bylaw, 2009, and replace it with proposed Bylaw No. 9990, Zoning Bylaw, 2024, as outlined in this report.

BACKGROUND

The general scope of the Project brings [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 to support and manage Saskatoon's growth.

Throughout the Project, 11 amendment packages comprised of 29 separate bylaws were considered and adopted by City Council between September 2019 and November 2023. A project summary has been included (see Appendix 1), which provides a list of the amendments made to the Zoning Bylaw.

Highlights of the project include:

1. The creation of a digital Zoning Bylaw;
2. A review of environmental sustainability initiatives was completed and resulted in amendments related to landscaping, building design and electric vehicle parking;
3. Three stakeholder focus groups that reviewed and developed amendments for:
 - neighbourhood level infill regulations;
 - townhouse residential districts (RMTN and RMTN1 Zoning Districts); and
 - the Integrated Commercial Mixed-Use District (B4MX Zoning District);
4. Revision of the landscaping regulations, including the development of flexible landscaping regulations to better accommodate utility easements;
5. Revised regulations for day care centres to address feedback from stakeholders and to align the Zoning Bylaw with Provincial legislation;

6. Amendments to the regulations for alcohol establishments (formerly nightclubs and taverns) and microbreweries to permit on-site consumption in small scale establishments;
7. Residential uses in the MX1 Mixed Use District 1 and the B5C Riversdale Commercial Districts became permitted uses (formerly required discretionary use approval);
8. Expanded regulations for on-site spaces for the storage and collection of waste;
9. Updates to the South Downtown Local Area Design Plan (Appendix C);
10. Amendments in the AG Agricultural District and FUD Future Urban Development District to be compatible with regulations in the Saskatoon North Partnership for Growth (P4G) District Zoning Bylaw;
11. Amendments to the minor variance provisions to accommodate adaptive re-use in older commercial and industrial areas;
12. Implementation of bicycle parking regulations; and
13. Implementation of leading standards for accessible parking.

DISCUSSION

The Zoning Bylaw includes all amendments made to this bylaw since its initial adoption in 2009, up to the present and is referred to as an office consolidation. During the Project, amendments to the Zoning Bylaw requiring detailed analysis and stakeholder engagement have already been completed.

The purpose of this final phase is to do a thorough review and identify required changes in order to prepare a clean, updated version of the Zoning Bylaw. The changes are not substantive in terms of content but are integral to the legibility and interpretation of the bylaw. These proposed changes are included in Bylaw No. 9990 (see Appendix 2).

The draft bylaw includes:

1. Updated definitions and general provisions;
2. Updated references for Civic Departments and Divisions, City bylaws and policies, as well as Federal and Provincial legislation;
3. Changes for clarity and consistency including spelling, grammar and punctuation;
4. Updated and standardized figures, including new figures required for clarification;
5. Formatting changes including ordering of the sections of the bylaw; and
6. Organization within sections for better readability.

The Draft Bylaw No. 9990 in Appendix 2 contains Zoning Bylaw amendments up to and including those considered at the June 27 and 28, 2024 Public Hearing meeting of City Council. Some of the June 2024 Zoning Bylaw amendments are dependent on the Ministry of Government Relations approving enabling amendments to Bylaw No. 9700, Official Community Plan Bylaw, 2020 (also approved by City Council in June 2024) before the new zoning provisions come into force. Portions in the Draft Bylaw No. 9990 affected by this are indicated in italics. At the time of report writing, proposed amendments targeted for the July 31, 2024 Public Hearing meeting of City Council had

not been considered, so are not included in Appendix 2. Any approved Zoning Bylaw amendments from the July 31, 2024 Public Hearing meeting will be incorporated into the final draft Bylaw No. 9990.

Policy Review

Proposed Bylaw No. 9990, Zoning Bylaw, 2024 is consistent with the policies contained in Bylaw No. 9700, Official Community Plan Bylaw, 2020.

Comments from other Divisions

The changes being considered for Draft Bylaw No. 9990 were circulated to affected departments through an internal review process and no concerns were raised.

COMMUNICATIONS AND ENGAGEMENT

A project engagement summary has been included (see Appendix 3). Communication regarding this phase of the Project was done via project newsletters, targeted emails to industry and business groups, as well as the City’s Engage page. A presentation was made to Saskatoon and Region Homebuilders’ Association.

PUBLIC NOTICE

Public Notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy No. C01-021, Public Notice.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy No. C01-021, Public Notice, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix three weeks prior to the public hearing. A notice period of three weeks is required for a new Zoning Bylaw.

APPENDICES

1. Project Summary
2. Proposed Bylaw No. 9990
3. Public Engagement Summary

REPORT APPROVAL

Written by: Paula Kotasek-Toth, Senior Planner
Reviewed by: Chris Schulz, Planning Project Services Manager
Darryl Dawson, Development Review Manager
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services