

## Project Summary



### Comprehensive Zoning Bylaw Review

The purpose of this project is to bring the 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.

At the beginning of the project, information was gathered regarding the topics to be included in the Project. This phase included engagement with civic staff and stakeholders which framed the contents of the review. A [report](#) was received by the Standing Policy Committee on Planning, Development and Community Services (PDCS) on November 5, 2019.

An on-line version of the Zoning Bylaw was launched on May 17, 2022. This version makes it easier to find information on specific areas of the city, through an easy-to-navigate interface, as well as interactive maps.

Over the course of the project, there were seven general amendment packages and four topic specific amendment packages, resulting in 29 bylaws being considered by City Council. A complete list can be found [here](#).

The following is a summary of bylaw amendments already approved by City Council in each section of the bylaw:

#### Amendments by Section

##### Section 2: Definitions

The following definitions were added: access aisle, access path, alcohol establishment, alcohol establishment – type I, II and III, attached covered entry, patio or deck, bulk data storage, category 3 neighbourhood, contractor's yards, day care, day care (residential), electric vehicle charging station, gazebo, hazardous substance, microbrewery – type II, passive solar building, pergola, public utility, municipal public works yard, waste and xeriscaping.

The following definitions were amended: active frontage, attached covered patio or deck, balcony, building permit, category 2 neighbourhood, gas bar, home based business, industrial complex, lounge, microbrewery – type I, screening, service station and site coverage.

The following definitions were removed: adult day care type I and II, attached covered patio or deck, child-care centre, grade level, night club and tavern.

#### Section 4: General Administration

Amendments to this section were required to improve processes and allow for additional flexibility in facilitating development:

- Use of the Holding Symbol “H”;
- Minor Variance;
- Discretionary Use Application Process;
- Architectural Control District Applications; and
- Site Plan Control.

#### Section 5: General Provisions

Amendments to this section provide regulations for site development and specific uses. The amendments provide new regulations in some cases and revisions in others:

- Detached Accessory Buildings;
- Permitted Obstructions into required yards;
- Building Height;
- Home Based Businesses;
- Secondary Suites;
- Day care centres;
- Garden and Garage Suites;
- Homestay and Short-Term rentals;
- Municipal Public Works Yards;
- Screening;
- Corner Cut-Offs;
- Three Season Rooms;
- Development in Proximity to Rail Lines; and
- On-site waste space.

#### Section 6: Parking

- Implementation of Bicycle Parking Regulations city-wide;
- Accessible Parking (parking for people with a disability) regulations that increased the size and the number of parking spaces required; and
- Amendments for clarity and consistency.

#### Section 7: Landscaping

- Update requirements of a landscaping plan to include the location of utilities and easements;
- Redesign the Landscaping Section (Section 7.0) to include all regulations pertaining to landscaping, provide clarity and remove redundancies. This involved restructuring the general landscaping provisions, as well as adding tables with landscaping requirements for each zoning district and/or specific uses. Landscaping requirements currently

located in each zoning district are repealed, except for specific circumstances. Where necessary, Zoning Districts have been reorganized to accommodate this change;

- Provide flexibility for tree planting requirements where development is adjacent to boulevard trees with large canopies, by allowing for the tree requirement to be replaced by other appropriate landscaping options. This change would be appropriate in situations where a new tree would not survive due to the existing large canopy;
- For sites with constraints to provide the required tree plantings, allow shrubs or ornamental grasses to be planted in lieu of trees;
- Allow for alternative landscaping practices including xeriscaping, rain gardens and bioswales; and
- Allow for Flexible Landscaping to address conflicts with utility easements.

#### Section 8: Residential Districts

- Permit garden and garage suites and allow 2-storey structures in new neighbourhoods;
- Amendments to RMTN and RMTN1 to permit OUD, TUD and SDD, provide flexibility in the dwelling group regulations, allow for front driveway on sites with rear lanes; and
- Amendments related to municipal public works yards, day cares, on-site waste spaces, three season rooms and attached patios and decks. Amendments for clarity and consistency.

#### Section 9: Institutional Districts

- Amendments to reflect the changes made to municipal public works yards, day cares, on-site waste spaces, three season rooms, attached patios and decks and alcohol establishments; and
- Permit (formerly discretionary) special needs housing.

#### Section 10: Commercial Districts

- Amendments to reflect the changes made to day cares, on-site waste spaces and alcohol establishments;
- Amendments to the B4MX District to provide flexibility in the building form and active frontage requirements; and
- Permit (formerly discretionary) residential uses in B5C.

#### Section 11: Industrial Districts

- Clarify the purpose in the IL2, IL3 and IH2 Districts; and
- Amendments related to municipal public works yards, day cares, on-site waste spaces and alcohol establishments.

#### Section 12: Specialized Districts

- Permit (formerly discretionary) residential uses in MX1;
- Amendments to the AG and FUD Districts to be compatible with regulations with the P4G Zoning Bylaw; and
- Amendments related to municipal public works yards, day cares, on-site waste spaces and alcohol establishments.

## Section 13 and 14: Direct Control Districts and Overlay Districts

Amendments to reflect the changes made to day cares, on-site waste spaces and alcohol establishments.

### Appendices

- Appendix C: South Downtown Local Area Design Plan was replaced with amendments to update guidelines in the context of the current built form, update the maps and reference photos, edit text and reorganize the structure of the Plan for clarity and to reduce redundancies. The design guidelines were updated to allow for more flexibility, creative freedom, to focus on pedestrian experience and to align with other City policies, bylaws and plans.