

Proposed Zoning Bylaw Amendments – Bylaw No. 9990, Zoning Bylaw, 2024, Housekeeping

APPLICATION SUMMARY

Housekeeping amendments are proposed to Bylaw No. 9990, Zoning Bylaw, 2024, including Sign Regulations. The proposed text amendments are for clarity and consistency and to correct errors and omissions inadvertently made in the drafting of this new bylaw that has been in effect since January 2025.

RECOMMENDATION

That at the time of the Public Hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 9990, Zoning Bylaw, 2024, as outlined in this report from the Community Services Division, dated May 27, 2025, be approved.

BACKGROUND

Bylaw No. 9990, Zoning Bylaw, 2024

City Council, at the Public Hearing [meeting](#) on September 25, 2024, approved [Bylaw No. 9990, Zoning Bylaw, 2024](#) (Zoning Bylaw), which replaced the previous Bylaw No. 8770, Zoning Bylaw, 2009, after a comprehensive review which took place from 2019 to 2024. The Zoning Bylaw was approved by the Province of Saskatchewan and took effect on January 3, 2025.

Sign Regulations

The Sign Regulations in Appendix A of the Zoning Bylaw provide development standards for all signs within the city, based on the applicable zoning district. Substantive amendments to the Sign Regulations have not occurred since 2011. Administration is currently reviewing the Sign Regulations to update the development standards. This review is occurring in two phases. The first phase of the review, as outlined in this report, includes housekeeping amendments to improve consistency and clarity. The second phase will focus on substantive amendments related to digital signs and project development signs.

DISCUSSION

Proposed Zoning Bylaw Amendments

Preparation of the new Zoning Bylaw was a large undertaking. Now that it has been in effect for approximately four months, necessary amendments have been identified for clarity and consistency and to correct errors and omissions inadvertently made in its drafting. This includes correcting spelling, grammar, references, numbering and order of clauses and missing items. See Appendix 1 for a summary. The amendments do not make substantive changes to Zoning Bylaw regulations or their intent.

Amendments to Appendix A – Sign Regulations

A detailed description of the amendments to the Sign Regulations can be found in Appendix 2. Notable changes include:

- Sign Definitions - adding or amending sign definitions to align with current sign industry practices;
- Freestanding Signs - allowing additional freestanding signs per vehicle entrance on sites with multi-unit developments and strengthening separation distance requirements between signs to prevent sign clutter;
- Landscaping Requirements - reducing conflict between landscaping requirements around signs and those required for development by other parts of the Zoning Bylaw;
- Permitting and Licensing - ensuring all permanent signs obtain permits to address public safety requirements;
- Digital Signs - adding a reciprocal separation distance between different types of digital signs and ensuring transitions between digital advertisements are instantaneous; and
- Malfunctioning Signs - adding a provision to require malfunctioning signs to be switched off until the sign is repaired.

Policy Review

Proposed amendments in this report conform to [Bylaw No. 9700, The Official Community Plan, 2020](#), policies as required by *The Planning and Development Act, 2007*. Proposed amendments align with the City's strategic goal of continuous improvement as outlined in the Official Community Plan.

Comments from other Departments

The Zoning Bylaw was circulated to affected Departments through an internal review process when the bylaw was being prepared in 2024, and no concerns were raised.

Proposed amendments to the Sign Regulations were circulated to affected Departments through an internal review process and no concerns were raised.

COMMUNICATIONS AND ENGAGEMENT

Extensive communications and engagement took place throughout the Zoning Bylaw review project.

Sign Regulations

A public open house was hosted on March 21, 2024, to gather feedback on the proposed amendments. Since the amendments are minor in nature, attendees did not express strong opposition to any of the proposed changes. The public was most interested in the way portable signs are regulated; however, many of the comments regarding this sign type were unrelated to the proposed amendments. The sign industry was also directly engaged on the proposed amendments as key stakeholders. This group did not oppose the proposed changes, which were mainly viewed as aligning with regulations in other cities. The proposed size increase for wall signs was viewed as an industry-driven change to reduce the number of development appeals.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Council Policy C01-021, Public Notice.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Council Policy C01-021, Public Notice, 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. Summary of Zoning Bylaw Amendments
2. Proposed Sign Regulation Amendments

REPORT APPROVAL

Written by: Veronica Blair, Policy Manager
Brent McAdam, Senior Planner

Reviewed by: Darryl Dawson, Development Review Manager
Matt Grazier, Director of Community Standards
Lesley Anderson, Director of Planning and Development

Approved by: Celene Anger, General Manager, Community Services

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