

BYLAW NO. 10085

The Zoning Amendment Bylaw, 2025 (No. 13)

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2025 (No. 13)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to:
 - (1) make housekeeping amendments to improve consistency and clarity; and
 - (2) amend Appendix A to Zoning Bylaw No. 9990 to update standards applicable to sign regulations.

Zoning Bylaw Amended

3. The Zoning Bylaw No. 9990 is amended in the manner set forth in this Bylaw.

Section 2.0 Amended

4. Section 2.0 is amended by:
 - (a) striking out “means” the first time it appears in the definition of “**attached covered entry, patio or deck**”; and
 - (b) striking out “converted dwelling,” in the definition of “**multiple-unit dwelling**” or “**MUD**”.

Section 3.0 Amended

5. Subsection 3.1 is amended by adding the following after
“AC1 DCD1 Architectural Control Overlay District”:

“AC2 B5B Architectural Control Overlay District
RBS RBS Riverbank Slope Overlay District”.

Section 4.0 Amended

6. (1) Subclause 4.3.3(2) is amended by striking out “applications business licenses” and substituting “business license applications”.
- (2) Paragraph 4.7.1(1)(h) is repealed.

Section 5.0 Amended

7. (1) Subclause 5.1.14(6) is amended by striking out “B5B” the second time it appears and substituting “B5C”.
- (2) Subclause 5.1.2(5) is repealed and the following substituted:

“(5) An accessory building on a corner site is not permitted to encroach into the required side yard adjacent to the street.”.
- (3) The table contained in subclause 5.3.14(15) is amended by:
 - (a) striking out footnote “2” and substituting footnote “3” wherever it appears;
 - (b) adding footnote “1” and “2” at the end of the heading for the column reading “**Side Yard (min)**”;
 - (c) striking out footnote “3” and substituting footnote “4” wherever it appears; and
 - (d) striking out footnote “1” and “4” each time it appears in the column with the heading “**Side Yard (min)**”.
- (4) Note 5 in subclause 5.3.14.1 is repealed.
- (5) The table contained in subclause 5.3.14(16) is amended by:
 - (a) striking out footnote “2” and substituting footnote “3” wherever it appears;
 - (b) striking out footnote “3” and substituting footnote “4” wherever it appears; and
 - (c) adding footnote “2” at the end of the heading for the column reading “**Side Yard (min)**”.

- (6) Note 1(c) in subclause 5.3.19.1 is amended by striking out “one-unit dwelling, two-unit dwelling or semi-detached dwelling” and substituting “OUD, TUD and SDD”.

Section 8.0 Amended

- 8. (1) The tables contained in clauses 8.5.3 and 8.10.2 are amended by repealing “Converted dwellings – maximum four dwelling units” and the corresponding Minimum Development Standards.
- (2) The tables contained in clauses 8.11.2, 8.12.2, 8.13.2 and 8.14.2 are amended by repealing “Converted dwellings with a maximum four units” and the corresponding Minimum Development Standards.

Section 9.0 Amended

- 9. The tables contained in clauses 9.2.2, 9.3.2 and 9.4.2 are amended by repealing “Converted dwellings with a maximum four units” and the corresponding Minimum Development Standards.

Section 10.0 Amended

- 10. (1) The table contained in clause 10.1.2 is amended by repealing “Converted dwellings” and the corresponding Minimum Development Standards.
- (2) The table contained in clause 10.2.2 is amended by striking out “and converted dwellings” after “MUDs” where it appears the second time in the table.
- (3) The table contained in clause 10.4.2 is amended by adding footnote 1 after “MUDs”.

Section 11.0 Amended

- 11. (1) Subclause 11.8.10(d) is amended by striking out “exists” at the end of the subclause and substituting “exits”.
- (2) The table contained in clause 11.10.2 is amended by:
 - (a) adding the following row after “Accessory buildings and accessory uses”:

“

Alcohol establishment – type I	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
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”; and

- (b) adding the following row after “Medical, dental and optical laboratories”:

“

Microbrewery – type II	7.5	225	0 ₁	0 ₂	0 ₃	-4	-
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Section 13.0 Amended

12. (1) The table contained in clause 13.6.2 is amended by:
- (a) repealing the permitted use, “Private schools” and the corresponding “Minimum Development Standards”; and
- (b) adding the following row after “Commercial recreation uses”:

“

Commercial schools	7.5	30	225	0	0	0	14
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- (2) Clause 13.6.3 is amended by striking out “automobile” in “Junk and salvage yards, automobile wrecking yards and other similar uses” and substituting “vehicle”.

Section 15.0 Amended

13. Section 15.6 is amended by adding “RBS -” before “Riverbank Slope Overlay District” in the heading.

Appendix A Amended

14. (1) Subsection 1.1 in Appendix A to Zoning Bylaw No. 9990 – Sign Regulations is amended by:
- (a) striking out “or” after “urban centre” in the definition of “**area identification sign**” and substituting “,”;
- (b) adding “or business park” after “industrial area” in the definition of “**area identification sign**”;

- (c) striking out “**laser protected sign**” and substituting “**laser projected sign**”;
 - (d) adding the following definition after the definition of “**laser projected sign**”:

“**“off-site products or services”** means any product or service not produced, sold or stored on the subject site.”;
 - (e) striking out “1.9” in the definition of “**portable sign**” and substituting “1”;
 - (f) striking out “and” in the definition of “**roof sign**” and substituting “or”;
 - (g) repealing the definition of “**secondary freestanding sign**” and substituting the following:

“**secondary freestanding sign**” means a freestanding sign which is subordinate in terms of height and sign face area to a site’s primary freestanding sign.”;
 - (h) striking out “1.9” in the definition of “**small ground sign**” and substituting “1”.
- (2) Section 3.0 in Appendix A to Zoning Bylaw No. 9990 – Sign Regulations is amended by:
- (a) adding the following paragraph after paragraph 3.1.3(1)(c):

“(d) More than one freestanding sign may be provided on dwelling group sites, provided that a minimum 50 metre spacing requirement is maintained between freestanding signs measured linearly along the property line.”;
 - (b) repealing paragraph 3.1.3(2)(g);
 - (c) striking out “1.2” in paragraph 3.1.3(4)(d) and substituting “2”;
 - (d) striking out “.” in paragraph 3.2.3(1)(a) and substituting “.”;
 - (e) adding the following subparagraph after paragraph 3.2.3(1)(a):

“(i) notwithstanding (a), more than one freestanding sign may be provided on dwelling group sites, provided that a minimum 50 metre spacing requirement is maintained between

freestanding signs, measured linearly along the property line.”;

- (f) repealing paragraph 3.2.3(3)(g);
- (g) striking out “2” in paragraph “3.2.3(5)(c) and substituting “3”;
- (h) striking out “.” in paragraph 3.3.3(3)(a) and adding the following at the end of the sentence “, measured linearly along the property line.”;
- (i) repealing paragraph 3.3.3(3)(e);
- (j) repealing paragraph 3.4.3(1)(e) and substituting the following:
 - “(e) One primary freestanding sign is permitted for a stand-alone use on a shopping mall site subject to a spacing requirement of 20 metres from another other secondary freestanding sign and 50 metres from any primary freestanding sign on-site measured linearly along the property line.”;
- (k) repealing paragraph 3.4.3(2)(a) and substituting the following:
 - “(a) The maximum number of secondary freestanding signs per site is subject to a spacing requirement of 20 metres from any other secondary freestanding sign and 50 metres from any primary freestanding sign on-site measured linearly along the property line.”;
- (l) repealing paragraph 3.4.3(2)(e);
- (m) striking out “**Characteristics Permitted**” in the table contained in clause 3.5.2 and substituting “**Characteristics Prohibited**”;
- (n) adding the following subclause after subclause 3.5.3(1):
 - “(1.1) Wall, Banner and Awning Signs
 - (a) No more than one electronic message centre is permitted per building face.
 - (b) Except as provided in subsection (a), wall, banner and awning signs are unrestricted except for the general provisions which apply to all signs.”;

- (o) striking out “DCD5 and DCD6 Districts” wherever it appears in subclause 3.5.3(7) and substituting “DCD5, DCD6 and DCD7 Districts”;
 - (p) repealing subclause 3.5.3(8).
- (3) Section 4.0 in Appendix A to Zoning Bylaw No. 9990 – Sign Regulations is amended by:
 - (a) repealing clause 4.1(1) and substituting the following:
 - “(1) Sign permits are required for all permanent signs as well as the following.”;
 - (b) repealing subclause 4.1(1)(a);
 - (c) repealing subclause 4.4(1)(c) and substituting the following:
 - “(c) Directional signage below 3.0 m² in sign face area, 2.1 metres in height or 113 kg in weight, providing on-site directions for the convenience and safety of persons using the site.”;
 - (d) striking out “1.9” in subclause 4.4(1)(d) and substituting “1”;
 - (e) adding the following subclause after subclause 4.4(1)(e):
 - “(f) Changing a panel on an existing freestanding sign provided the size of the panel does not change, and does not change the face area from what was originally permitted.”
- (4) Section 6.0 in Appendix A to Zoning Bylaw No.9990 – Sign Regulations is amended by:
 - (a) adding the following after “billboard” wherever it appears in clause 6.2(1) “or electronic message centre”;
 - (b) adding the following clause after clause 6.7(6):
 - “(7) the transitions between digital advertisements must be instantaneous with no transition effects so as to avoid driver distraction.”
- (5) Section 7.0 in Appendix A to Zoning Bylaw No. 9990 – Sign Regulations is amended by adding the following subsection after subsection 7.5:

“7.6 Lighting

No portable sign shall include solar or any other light to illuminate the sign.”.

- (6) Section 8.0 in Appendix A to Zoning Bylaw No. 9990 – Sign Regulations is amended by adding the following clause after clause 8.2(2):

“(3) No electronic message centre or billboard may be located within 200 metres of another electronic message centre or billboard, facing the same oncoming traffic. Refer to Figure F 6.2(1).”.

- (7) Section 9.0 in Appendix A to Zoning Bylaw No. 9990 – Sign Regulations is amended by:

- (a) repealing subsection 9.1 and substituting the following:

“9.1 Signs to be Maintained

- (1) All signs, sign messages and sign structures must be maintained in a proper state of repair.
- (2) If any component of the sign fails or is malfunctioning in such a way that it impacts the image quality of the display, the sign shall be turned off until the display is operating as intended.”.

- (b) striking out “2017” and substituting “2024”.

Coming Into Force

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

Read a first time this 25th day of June, 2025.

Read a second time this 25th day of June, 2025.

Read a third time and passed this 25th day of June, 2025.

“Cynthia Block”

Mayor

“Adam Tittlemore” “SEAL”

City Clerk