

BYLAW NO. 10082

The Zoning Amendment Bylaw, 2025 (No. 10)

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2025 (No. 10)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to support a continued transition from light industrial uses to mixed-use development for neighbourhood scale retail while increasing density in the MX2 District.

Zoning Bylaw Amended

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

Section 13.0 Amended

4. Subsection 13.7 is repealed and substituted as set out in the attached Appendix "A".

Coming Into Force

5. This Bylaw comes into force on January 1, 2026.

Read a first time this _____ day of _____, 2025.

Read a second time this _____ day of _____, 2025.

Read a third time and passed this _____ day of _____, 2025.

Mayor

City Clerk

Appendix “A”

13.7 MX2 – Downtown Warehouse Mixed-Use District

13.7.1 Purpose

The purpose of the MX2 district is to encourage growth in Downtown’s warehouse district by facilitating mixed-uses and flexible zoning standards, as well as promoting the rehabilitation of existing structures. The MX2 district is intended to facilitate a broad range of compatible commercial, cultural, entertainment, residential and neighbourhood serving retail uses.

13.7.2 Permitted Uses

The permitted uses and minimum development standards in an MX2 district are set out in the following table:

MX2 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m ²)	Front Yard	Side Yard	Rear Yard	Building Height (Min/Max) 3
13.7.2 Permitted Uses^{1,2,3} All uses of building and land are permitted except those specifically noted as prohibited or discretionary in the sections below	-	-	-	-	-	-	8/27

13.7.3 Prohibited Uses

The Prohibited Uses in an MX2 district are:

- Adult entertainment venues
- Adult mini-theatres
- Adult service agency
- All uses of land, buildings and industrial process that may be noxious or injurious, or constitute a nuisance beyond the boundaries of the subject site by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration, or other similar substances or conditions
- Arsenals or explosives manufacturing or storage
- Campgrounds
- Chemical manufacturing
- Contractor’s offices, workshops and yards
- Crematoriums
- Dangerous goods manufacturing

- Distilleries
- Gas manufacturing, bulk storage, or the filling of bulk gas cylinders
- Independent adult service agency
- Intensive livestock operations and stockyards
- Junk and salvage yards, vehicle wrecking yards, and other similar uses
- Lumber and building materials storage yards
- Microbreweries – type I
- Mobile home courts
- Motor vehicle dealers – excluding small, personal recreational vehicles such as motorcycles, snowmobiles, ATVs, etc.
- OUDs
- Pawnshop
- Refining or wholesale storage of petroleum products or explosive derivatives thereof
- Retail stores with a gross floor area exceeding 2000 square metres
- Sawmills and planing mills
- Steel mills, blast furnaces, smelters, and foundries
- Trucking operations
- TUDs
- SDDs

13.7.4 Discretionary Uses

The discretionary uses and minimum development standards in an MX2 district are set out in the following table:

MX2 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m ²)	Front Yard	Side Yard	Rear Yard	Building Height (Min/Max) ₃
13.7.4 Discretionary Uses ^{1,2,3}							
Custodial care facilities – type I, II, or III	-	-	-	-	-	-	8/27
Gas bars	-	-	-	-	-	-	8/27
Independent schools	-	-	-	-	-	-	8/27
Public garages	-	-	-	-	-	-	8/27
Service stations	-	-	-	-	-	-	8/27

13.7.5 Notes to Development Standards

- 1 Except for the building height standards and the prohibition of retail stores exceeding 2000 square metres in gross floor area, there are no minimum or maximum size restrictions on buildings or sites.

- 2 All proposed developments containing residential uses require environmental reporting and remediation prior to a development permit being approved.
- 3 The height of a building may exceed the maximum building height where a density bonus has been granted in accordance with the provisions contained in Appendix D - Density Bonus Provisions.

13.7.6 Signs

- (1) Except as provided in subclause (2), the regulations governing signs in an MX2 district shall be those contained in Signage Group No. 5 of Appendix A - Sign Regulations.
- (2) Portable signs are prohibited in an MX2 district.

13.7.7 Parking

The regulations governing parking and loading in an MX2 district are contained in section 6.0, subject to the following:

- (a) off-street parking in the front yard of any site is prohibited;
- (b) parking structures must be screened with architectural treatments on all street-facing façades and façades that can be viewed from a street, regardless of setback distance. Architectural treatments may include architectural screening or cladding resembling a building façade, subject to the satisfaction of the Development Officer;
- (c) parking structures must incorporate elements of an active frontage and must provide uses that serve and attract the general public for a minimum of 50% of the ground floor frontage along the building's street-facing frontage where immediately adjacent to a street. The ground floor of parking structures are encouraged to be retail-ready as a means to accommodate public uses at-grade.

13.7.8 Outdoor Storage

Outdoor storage is permitted in rear and side yards, except for areas where a building is set back from a street-facing property line, provided that the outdoor storage area is suitably screened from view from any streets.

13.7.9 Use of Set Back Area

Where a building is set back from a street-facing property line, the space created should be dedicated to pedestrian activities including plazas, seating areas, landscaping, public art, bicycle parking, a drop off area or other uses that are active or provide visual interest. The space shall not be used for vehicle parking.

13.7.10 Division of the Façade

For buildings that exceed 12 metres in height, the façade must consist of different elements for the base, middle and top portions of the building. Articulation of the façade or a change in material may satisfy this requirement, subject to the satisfaction of the Development Officer.

13.7.11 Drive-Throughs

Drive-throughs are prohibited.

13.7.12 On-Site Waste Spaces

The regulations governing on-site waste spaces in an MX2 district are contained in clause 5.2.6.