

PROPOSED OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

PUBLIC NOTICE

The Council of the City of Saskatoon hereby gives notice of its intention to adopt a new Official Community Plan and Zoning Bylaw. The Proposed Official Community Plan Bylaw and Zoning Bylaw encompass all properties within the City of Saskatoon as shown on the Map. **The proposed Official Community Plan and Zoning Bylaw do not change the land use designation or zoning on any property from the current Development Plan Bylaw No. 7799 or Zoning Bylaw No. 7800.**

The new Official Community Plan is proposed to be adopted as Schedule "A" to Proposed Bylaw No. 8769. The new Zoning regulations are contained in Proposed Zoning Bylaw No. 8770. City Council also gives notice of its intent to repeal the existing Development Plan Bylaw No. 7799 and repeal the existing Zoning Bylaw No. 7800.

PUBLIC HEARING - City Council will hear all submissions respecting the proposed Official Community Plan Bylaw and proposed Zoning Bylaw on:

**Monday June 22, 2009
7:00 PM in Council Chambers
City Hall
Saskatoon, Saskatchewan.**

All submissions received by the City Clerk by 10:00 AM on Tuesday, June 16, 2009 will be forwarded to City Council. City Council will also hear all persons who are present at the meeting and wish to speak to the matter.



City and Neighbourhood Boundaries
May 2009

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The entire text and maps for the proposed Official Community Plan (and adopting bylaw) and the proposed Zoning Bylaw may be viewed at the Community Services Department, Planning and Development Branch, 3rd Floor, City Hall, 222 3rd Avenue North, Saskatoon, SK, S7K 0J5. These documents may be examined by any person without payment of any fee between the hours of 8:00 AM and 5:00 PM, Monday through Friday, excluding holidays, up to and including June 22, 2009. These documents may also be viewed

at all City of Saskatoon Public Library branches, as well as online at www.saskatoon.ca. (go to Find a Service, click on "P" and look for Planning & Development)

Questions on the Official Community Plan Bylaw or Zoning Bylaw may be directed to Darryl Dawson at the Planning and Development Branch, City Hall by phone (975-7621), email (bylaw.review@saskatoon.ca), mail or in person.

The Bylaw Review Project

The City of Saskatoon has undertaken a review of the current Development Plan and Zoning Bylaw to focus on a number of specific policy issues which have arisen due to changes in provincial legislation or as a result of various civic initiatives. As well, a number of issues need to be addressed to improve planning processes and clarify the interpretation and application of the current Development Plan and Zoning Bylaw.

The review of the Development Plan and Zoning Bylaw has been divided into two phases. Phase I involves:

- Changes related to new Provincial planning legislation;

- revisions to development standards to support housing affordability;
- improvements to streamline planning processes; and
- clarification of the interpretation and application of various provisions of the Development Plan and Zoning Bylaw.

The results of this phase have been incorporated into the new Official Community Plan (currently known as the Development Plan) and Zoning Bylaw. The proposed Official Community Plan and Zoning Bylaw do not change the land use designation or zoning on any property.

Phase II of the review will incorporate policies from various civic initiatives, such as:

- the Transit Strategic Plan;
- the Energy and Greenhouse Gas Management Plan; and,
- ongoing studies related to wetland management policies, the New Neighbourhood Design and Development Standards Report, and the Master Future Growth Plan.

Phase II will also include research on policies and regulations such as infill development and development standards related to alternative energy sources. It is anticipated that recommendations resulting from Phase II of the project will be considered by City Council in late 2010, following appropriate community consultation.

The Official Community Plan

The proposed Official Community Plan will replace the current Development Plan. The Official Community Plan defines, directs and evaluates development, and guides City Council in making development and land use decisions. The Official Community Plan balances the environmental, social and economic needs of the community and ensures that development takes place in an orderly and rational manner. It is intended to guide the growth and development of Saskatoon to a population of approximately 320,000 residents.

For Phase I of the Bylaw review, the proposed Official Community Plan will

provide updated definitions and clarify existing policies. Other highlights of the proposed Official Community Plan include:

- updated policies on environmental management that will address source water protection. These policies will address the protection of the quality and quantity of water sources, now and into the future;
- updated description of Suburban Development Areas to recognize the development of the Blairmore Suburban Development Area;
- recognize the role of Local Area Plans and the Northern Industrial Area in long range planning in Saskatoon;

- policies for a new land use district known as Regional Commercial Areas to reflect the presence of large format retail in Saskatoon;
- an updated public consultation process to reflect the City of Saskatoon's current Community Engagement Process;
- clarification of policies to ensure new development is directed to areas which fall into the Development Phasing Sequence in order to ensure that development in Saskatoon occurs in a compact and orderly fashion; and
- updates to the definitions and use of Concept Plans and Sector Plans to ensure consistent terminology and use throughout the Official Community Plan.

The Zoning Bylaw

The purpose of the Zoning Bylaw is to regulate development in the City of Saskatoon and provide for the amenity of the municipality and the health, safety and general welfare of inhabitants in a manner consistent with the Official Community Plan.

The Zoning Bylaw divides the City into zoning districts. Each zoning district includes the purpose of the district, a list of permitted land uses within the district, and a list of development standards establishing minimum and maximum requirements that must be met before development can proceed.

The new Zoning Bylaw includes a number of updates that clarify the interpretation and application of the Zoning Bylaw, address housing affordability, incorporate changes from new Provincial planning legislation and improve planning processes.

Highlights of the New Zoning Bylaw

Noted below are key changes to the Zoning Bylaw. For details on all of the changes to the Zoning Bylaw, please refer to the City of Saskatoon website at www.saskatoon.ca (go to Find a Service, click on "P" and look for Planning & Development).

Improvements to Planning Processes

1. Secondary Suites

The proposed Zoning Bylaw will streamline the approval process for secondary suites by providing for one category of secondary suite that will be permitted in all areas of the City where detached one-unit dwellings are permitted. Existing development standards for secondary suites, including parking requirements, will remain unchanged and apply to the development of all secondary suites.

2. Home Based Business Regulations

The proposed Zoning Bylaw will provide for one type of Home Based Business that will be fully permitted in all Districts that currently provide for Type I and Type II Home Based Businesses as permitted or discretionary uses. The Bylaw will contain performance-based criteria to evaluate and approve potential Home Based Businesses. The performance-based criteria will consist of development standards currently in place for a Type II Home Based Business with changes that provide for:

- one non-resident employee and up to eight client visits per day to a maximum of 40 client visits per week;
- one off-street parking space for the non-resident employee as a means to minimize any impact on the neighbouring properties; and
- one off-street parking space for the dwelling.

3. Discretionary Uses Changed to Permitted Uses

A review of discretionary uses in the current Zoning Bylaw has identified certain discretionary uses that are not typically controversial and do not require special conditions of approval. Conditions for development of these uses are adequately addressed by the development standards contained within the Zoning Bylaw. The following discretionary uses will become permitted uses in the proposed Zoning Bylaw:

- Special Care Homes in the RM2, RM3, RM4, RM5, and M2 Districts;
- Residential Care Homes – Type III in the RM2, RM3, RM4, RM5, and M2 Districts;
- Boarding Apartments in the RM2, RM3, RM4, RM5, and M2 Districts;
- Convents and Monasteries – Type II in the RM2, RM3, RM4, RM5, and M2 Districts;
- Financial Institutions in the M2 District;
- Commercial Recreation Uses in a Public Park or Public Civic Centre in the M3 and M4 Districts; and
- Special Needs Housing in the B6 District.

Housing Affordability

The City of Saskatoon is looking at a variety of initiatives to improve housing affordability, including revisions to development regulations to both reduce development costs and to provide the flexibility necessary to facilitate innovative housing opportunities, while continuing to respect the neighbourhood context of these developments. The proposed Zoning Bylaw will provide for:

- For multiple-unit dwellings, reduce parking rate to 1 parking space/unit for units with a floor area of 50 m² or less; reduce visitor parking from 1 parking space for every 4 dwelling units to 1 parking space for every 8 dwelling units; provide that a maximum of 15 percent of required parking spaces may be for small vehicles; and provide for tandem parking;
- Increase building heights for multiple-unit dwellings by 1 metre in the RM2, RMTN, RM3, RM4 and M2 Districts to address innovations in construction, design, and market place preferences;
- Remove reference to the number of storeys from the regulations for multiple-unit dwellings in the RM2, RM3, RM4, and M2 Districts to provide for innovative design that may include ideas that incorporate basement development or stacked townhouses;
- Establish a new medium density residential Zoning District for townhouse style development which will provide for increased building heights and greater densities; and
- Eliminate the current required minimum site area per dwelling unit in the RMTN, RM2, and RM3 Districts so as to not impede the construction of smaller, more affordable units.

New Provincial Planning Legislation

Changes to Provincial planning legislation through *The Planning and Development Act, 2007*, have provided an opportunity for the City of Saskatoon to streamline planning processes and to improve customer service, while ensuring appropriate review and consultation occurs.

1. Delegation of Discretionary Use Applications

Currently, all discretionary uses are considered by City Council. The new Zoning Bylaw will provide for certain discretionary uses to be reviewed and considered by Administration. The Zoning Bylaw will provide the process for this review, which will include consultation with neighbouring property owners.

The following discretionary uses are proposed to be delegated to Administration:

- Boarding Houses in the RM1 and M1 Districts;
- Child Care Centres and Preschools in all Districts except the R1, R1A, R1B, R2, R2A, RMHC, RMHL, and RMTN Districts;
- Adult Day Cares – Type I and II;
- Special Needs Housing;
- Residential Care Homes on Pre-designated Sites; and
- Residential Uses and Live/Work Units in the RA1 and MX1 Districts.

2. Approval of Minor Variances

The new Zoning Bylaw will provide for consideration of a minor variance to be increased from 10 percent to 25 percent and that the prescribed time frame for when a minor variance approval takes effect may be waived, if the adjacent property owners provide written verification that they have no objection.



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