

Comprehensive Review of the Zoning Bylaw – List of Approved Amendments Updated June 28, 2023

Project Update Reports

The Project Update Reports provide information about the project status including information about topics which are no longer being considered as part of the Project.

[Amendment Package 1 – May 25, 2020](#)

[Amendment Package 2 – April 26, 2021](#)

[Amendment Package 3 – December 21, 2021](#)

[Child Care and Adult Day Care Facilities - April 12, 2022](#)

[Neighbourhood Level Infill - May 24, 2022](#)

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[Amendment Package 6 – June 28, 2023](#)

[Amendment Package 7 - September 27, 2023](#)

Section 2: Definitions				
Definition	Previous Provision	Changes	Rationale	Package and Date
Access aisle	None	means a designated area for drivers and passengers, including persons using mobility devices, to safely move from their parked vehicle to the access path and to their desired destination.	This addition will clarify the requirement for an access aisle for parking spaces for people with a disability and will lead to more user-friendly and efficient use of space.	Amendment Package 5 Approved January 25, 2023
Access path	None	means a planned route from a designated accessible parking space to an entrance of a destination and may include pedestrian accessibility ramps and other elements that facilitate accessibility.";	This addition will improve consideration of clear and direct access between a parking space for people with a disability and a building.	Amendment Package 5 Approved January 25, 2023
Active frontage	means building frontages that face and open onto a public sidewalk and are designed to promote animation, vibrancy and interest, as well as an element of comfort to the public realm. This is intended to create a relationship between the building and the street by incorporating the following elements: (i) frequent door and transparent window openings; (ii) no blank walls, continuous garage doors or high fences; (iii) interesting building facades along the street frontages; (iv) building facades that vary along the block face; (v) building facades may be articulated or contain projections, including but not limited to, bays and porches to provide visual interest; (vi) where a building is setback from the property line, the space created should be dedicated to pedestrian activities, including plazas, seating areas,	means building frontages that face and open onto a public sidewalk and are designed to promote animation, vibrancy and interest, as well as an element of comfort to the public realm. This is intended to create a relationship between the building and the street and may incorporate the following elements: (i) frequent door and transparent window openings; (ii) no blank walls, continuous garage doors or high fences; (iii) interesting building facades along the street frontages; (iv) building facades that vary along the block face;	This amendment will ensure that development standards are to be provided in zoning districts directly, and definitions provide clarifying information.	Amendment Package 6 Approved June 28, 2023

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Definition	Previous Provision	Changes	Rationale	Package and Date
	landscaping, or other uses that are active or provide visual interest; (vii) public uses should be located on the ground floor where possible; (viii) internal uses should be visible from the sidewalk or may continue onto the sidewalk.	(v) building facades that may be articulated or contain projections, including but not limited to, bays and porches to provide visual interest; (vi) where a building is setback from the property line, the space created should be dedicated to pedestrian activities, including plazas, seating areas, landscaping, or other uses that are active or provide visual interest; (vii) public uses should be located on the ground floor where possible; (viii) internal uses visible from the sidewalk or that may continue onto the sidewalk.		
Alcohol establishment	None	means an establishment or portion thereof where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food.	The proposed definition will introduce neutral terminology and provide clarity in the Zoning Bylaw for alcohol establishments where the primary business is the sale of beverage alcohol for consumption.	Amendment Package 6 Approved June 28, 2023
Alcohol establishment – type I	None	means an alcohol establishment that is limited to 250m ² gross leasable floor area and where limited live entertainment is permitted.	The proposed definition will introduce neutral terminology and provide clarity in the Zoning Bylaw for alcohol establishments where the primary business is the sale	Amendment Package 6 Approved June 28, 2023

Section 2: Definitions				
Definition	Previous Provision	Changes	Rationale	Package and Date
			of beverage alcohol for consumption.	
Alcohol establishment – type II	None	means an alcohol establishment with gross leasable floor area greater than 250m ² , and where limited live entertainment is permitted.	The proposed definition will introduce neutral terminology and provide clarity in the Zoning Bylaw for alcohol establishments where the primary business is the sale of beverage alcohol for consumption.	Amendment Package 6 Approved June 28, 2023
Alcohol establishment – type III	None	means an alcohol establishment where evening or night time entertainment is provided, and where there is a designated area including a stage or a dance floor for live entertainment or dancing.	The proposed definition will introduce neutral terminology and provide clarity in the Zoning Bylaw for alcohol establishments where the primary business is the sale of beverage alcohol for consumption.	Amendment Package 6 Approved June 28, 2023
Attached Covered Entry, Patio, or Deck	None	means a single storey patio or deck that is attached to the dwelling and that is covered by a permanent roof. The structure shall not have walls or be enclosed.	Update definition to included attached covered entries. Part of review of three season rooms.	Amendment Package 4 Approved July 25, 2022
Attached Covered Entry	None Repealed	Add definition for a single story patio or deck that is attached to the dwelling and that is covered by a permanent roof.	In part, to expand the opportunities for similar structures to porches to encroach into a required front yard.	Neighbourhood Level Infill Approved May 24, 2022
Attached Covered Patio or Deck	Repealed		Update definition to included attached covered entries. Part of review of three season rooms.	Amendment Package 4 Approved July 25, 2022

Section 2: Definitions				
Definition	Previous Provision	Changes	Rationale	Package and Date
Adult Day Care (Type I and II)	means an establishment for the placement, care and supervision of adults, but does not include the provision of overnight supervision.	Repeal Definition	Replace definition with Day Care and Day Care, Residential.	Child Care and Adult Day Care Facilities Approved April 25, 2022
Balcony	means a platform, projecting from the face of a wall, cantilevered or supported by columns or brackets and usually surrounded by a balustrade or railing.	means a platform, projecting from the face of a wall, cantilevered or supported by columns, posts or brackets and usually surrounded by a balustrade or railing.	To provide clarity.	Amendment Package 3 Approved December 21, 2021
Building Permit	means a permit issued under The Building Bylaw of The City of Saskatoon authorizing the construction of a building.	Clarify that this includes construction, erection, placement, alteration, repair, renovation, demolition, relocation, removal, use, occupancy or change of occupancy of any structure.	To update definition and ensure alignment between the Zoning Bylaw No.8770 and The Uniform Building and Accessibility Standards Act.	Amendment Package 1 Approved May 25, 2020
Bulk Data Storage	None	means the use of a wholly enclosed building for the storage of information on operating data servers.	To add a new definition for a new use that consists of the storage of electronic information on data servers.	Amendment Package 5 Approved January 25, 2023
category 2 neighbourhood	means: (i) for the purposes of the regulations governing garden and garage suites, a neighbourhood other than a category 1 neighbourhood; and (ii) for the purposes of the regulations governing primary dwellings, an established neighbourhood other than a category 1 neighbourhood.	Add category 3 to (i)	To ensure that that the provisions for 2-storey garden and garage suites apply to category 3 neighbourhoods.	Amendment Package 7 Approved September 27, 2023
category 2 neighbourhood	None	means the following neighbourhoods for the purpose of governing garden and garage suites: Aspen Ridge, Brighton,	To create a new category to accommodate 2 storey garden and garages suites in newer areas.	Amendment Package 7 Approved September 27, 2023

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Definition	Previous Provision	Changes	Rationale	Package and Date
		Evergreen, Hampton Village, Kensington, Rosewood, Stonebridge, Willowgrove and any new residential neighbourhood with an approved concept plan after the adoption of category 3 neighbourhood		
Child Care Centre	means an establishment providing for the care, supervision and protection of children, but does not include the provision of overnight supervision.	Repeal Definition	Replace definition with Day Care and Day Care, Residential.	Child Care and Adult Day Care Facilities Approved April 25, 2022
Contractor's yards	None	means a place used for the storage of construction materials, equipment, tools, products and vehicles.";	This definition will clarify the appropriate use of a contractor's yard.	Amendment Package 5 Approved January 25, 2023
Day Care	None	means an establishment providing for the care, supervision, protection, or support of individuals of any age who require care or support on a regular, periodic, or temporary basis, and includes child care centres as defined by The Child Care Act, 2014, but does not include the provision of overnight supervision.	To replace the definition for Adult Day Care, Child Care Centre and Family Child Care Home.	Child Care and Adult Day Care Facilities Approved April 25, 2022
Day Care, Residential	None	means an accessory use located in a one-unit dwelling, a unit of a two-unit dwelling, a mobile home, a semi-detached dwelling, or a townhouse, where	To replace the definition for Adult Day Care, Child Care Centre and Family Child Care Home.	Child Care and Adult Day Care Facilities Approved April 25, 2022

Section 2: Definitions				
Definition	Previous Provision	Changes	Rationale	Package and Date
		the occupants of the dwelling provide for the care, supervision, protection, or support of individuals of any age who require care or support on a regular, periodic or temporary basis, and includes family child care homes and group family child care homes as defined by The Child Care Act, 2014, but does not include the provision of overnight supervision.		
Electric Vehicle Charging Station	None	Means a parking space that is served by battery charging station equipment where the primary purpose is the transfer of electrical energy to a battery or other energy source device in an electrical vehicle.	To implement environmental initiatives into the Zoning Bylaw.	Amendment Package 6 Approved June 28, 2023
Gas Bar	means an establishment engaged in the retail sale of vehicle fuel, lubricants, and may include an accessory convenience store, but does not include any use engaged in the sale, rental, service and repair of motor vehicles.	means an establishment engaged in the retail sale of vehicle fuel, lubricants, and may include an accessory convenience store or electrical vehicle charging stations, but does not include any use engaged in the sale, rental, service and repair of motor vehicles.	To implement the electric vehicle charging stations into the Zoning Bylaw.	Amendment Package 6 Approved June 28, 2023
Gazebo	None	means a freestanding, accessory structure with a solid roof which is not enclosed, except for screening or glass.	To ensure that free-standing structures do not require a development permit.	Amendment Package 4 Approved July 25, 2022

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Definition	Previous Provision	Changes	Rationale	Package and Date
Grade Level	Repeal	means the level of the finished surface of the ground adjacent to the exterior walls of the building or structure, not including any artificial grade alterations such as embankments, depressions or berming.	To clarify existing practices.	Amendment Package 6 Approved June 28, 2023
Hazardous Substance	None	means a hazardous substance as defined by The Hazardous Substance and Waste Dangerous Goods Regulations.	This definition will specify what is considered hazardous substance based on provincial regulations to support regulating the location of facilities that process or manufacture hazardous substances.	Amendment Package 5 Approved January 25, 2023
Home Based Business	means an accessory use of a dwelling unit for a business which is secondary and incidental to the primary use of the dwelling as a residence, and does not change the residential character of the buildings or site.	means an accessory use of a dwelling unit for a business which is secondary and incidental to the primary use of the dwelling as the business owner's principal residence, and does not change the residential character of the buildings or site	This change is required to clarify that the business owner must reside at the dwelling that the business operates from.	Amendment Package 5 Approved January 25, 2023
Industrial Complex	means a group of two (2) or more detached principal buildings located on the same site and which are not for human habitation except those necessary for a watchman or caretaker, provided that each form of development comprising the industrial complex is otherwise a permitted or discretionary use in the zoning district.	means a group of two or more detached principal buildings located on the same site, provided that each form of development comprising the industrial complex is a permitted or discretionary industrial use in the zoning district."	This change provides a clear distinction between an industrial complex and a shopping centre to support regulating the two uses fairly and appropriately.	Amendment Package 5 Approved January 25, 2023
Lounge	means a room or area adjoining a restaurant set aside for the sale of beverage alcohol for	means a room or area adjoining a restaurant set aside for the		Amendment Package 6

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Definition	Previous Provision	Changes	Rationale	Package and Date
	consumption on the premises, with or without food, and where no area has been set aside for live dancing or entertainment, either in the lounge or in the adjoining restaurant. The area of a lounge may not exceed 50% of the public assembly area in the adjoining restaurant.	sale of beverage alcohol for consumption on the premises, with or without food, and where no area has been set aside for live dancing or entertainment, either in the lounge or in the adjoining restaurant.		Approved June 28, 2023
Microbrewery – type I	means an operation that: (i) brews between 100 hectolitres and 20,000 hectolitres of beer under a valid manufacturer’s permit in accordance with the Saskatchewan Liquor and Gaming Authority regulations; and (ii) does not provide for on-site consumption of alcohol.	means an operation that brews between 100 hectolitres and 20,000 hectolitres of beer, wine, or cider under a valid manufacturer’s permit in accordance with the Saskatchewan Liquor and Gaming Authority regulations, but does not include the production of spirits or spirit-based beverages	To enable the updated alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
Microbrewery – type II	None	means an operation that brews between 100 hectolitres and 20,000 hectolitres of beer, wine, or cider under a valid manufacturer’s permit in accordance with the Saskatchewan Liquor and Gaming Authority regulations, but does not include the production of spirits or spirit-based beverages and allows for the on-site consumption of alcohol. A microbrewery - type II must be accessory to a restaurant, lounge, or alcohol establishment.	To enable the updated alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023

Section 2: Definitions				
Definition	Previous Provision	Changes	Rationale	Package and Date
Nightclub	means an establishment or portion thereof, where primarily evening or night time entertainment is provided, where beverage alcohol may be served to patrons for consumption on the premises, with or without food, and where a designated area for live entertainment or dancing during certain hours of operation is also provided. A brew pub may be considered a night club if beverage alcohol is manufactured and consumed on site under a valid manufacturer's permit in accordance with the Alcohol Control Regulations.	Repeal	To enable the updated alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
Passive Solar Building	None	means a building constructed with a combination of design features and building components that utilize solar energy to reduce or eliminate the need for mechanical heating and cooling and daytime artificial lighting.	To enable environmental initiatives into the Zoning Bylaw.	Amendment Package 6 Approved June 28, 2023
Pergola	None	means a freestanding structure consisting of columns or posts that support an open roofing grid of beams and rafters. The structure is not enclosed and does not include arbours or trellises.	To ensure that free-standing structures do not required a development permit.	Amendment Package 4 Approved July 25, 2022
Public Utility	None	means a system, work, plant, equipment or service, whether owned or operated by the City, or by a corporation under Federal or Provincial statute, which furnishes any of the following services and facilities	To update the definition by adding recyclable material and amending garbage to waste. These changes are consistent with the Waste Bylaw 8310.	Amendment Package 1 Approved May 25, 2020

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Definition	Previous Provision	Changes	Rationale	Package and Date
		to or for the use of all the inhabitants of the City: (i) communication by way of telephone lines, optical cables, and cable television services; (ii) public transportation by bus and railway, excluding the storage of buses in R zoned areas; (iii) production, transmission and delivery of water, gas and electricity; and (iv) collection, disposal of sewage, waste and recyclable material.		
Municipal Public Works Yard	None	<p>type I - means a site owned or operated by the City to provide services that are necessary to maintain public parks, within a Sector and used for the storage, maintenance or minor repair of infrastructure, materials or equipment.</p> <p>“type II - means a site owned or operated by the City accommodating facilities used for the storage, maintenance or repair of infrastructure, materials or equipment, and may include offices, snow management facilities, training facilities, vehicle impound lot and manufacturing. (</p>	To accommodate municipal public works yards.	Amendment Package 1 Approved May 25, 2020

Section 2: Definitions				
Definition	Previous Provision	Changes	Rationale	Package and Date
		type III - means a site owned or operated by the City used for the outdoor storage of soil, gravel, asphalt, fill and snow.		
Screening	means a fence, building, structure or other device which provides a visual barrier sufficient to conceal parking areas, garbage collection areas and storage areas	means a fence, building, structure or other device which provides a visual barrier sufficient to conceal parking areas, waste collection areas and storage areas	Update terminology to align with new waste provisions.	Amendment Package 5 Approved January 25, 2023
Service Station	means an establishment engaged in the retail sale of vehicle fuel, lubricants, parts and accessories and may include convenience stores, and facilities having service bays for vehicle service and repair. The service and repair may include incidental maintenance and repair of motor vehicles, but shall not include painting, body work or washing of vehicles unless such use is a permitted or discretionary use in the relevant zoning district.	means an establishment engaged in the retail sale of vehicle fuel, lubricants, parts and accessories and may include convenience stores, facilities having service bays for vehicle service and repair, and electrical vehicle charging stations. The service and repair may include incidental maintenance and repair of motor vehicles, but shall not include painting, body work or washing of vehicles unless such use is a permitted or discretionary use in the relevant zoning district.	To enable environmental initiatives into the Zoning Bylaw.	Amendment Package 6 Approved June 28, 2023
Site Coverage	means that percentage of the site covered by buildings above grade level exclusive of marquees, canopies, balconies and eaves.	Amend the definition to include cantilevered structures.	To provide clarity.	Amendment Package 3 Approved December 21, 2021

Section 2: Definitions				
Definition	Previous Provision	Changes	Rationale	Package and Date
Tavern	means an establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food, and where no live entertainment or dance floor is permitted. A brew pub may be considered a tavern if beverage alcohol is manufactured and consumed on site under a valid manufacturer's permit in accordance with the Alcohol Control Regulations.	Repeal	To enable the updated alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
Three Season Room	Renamed "attached covered patios & decks" to "three season room."	means a single storey patio or deck that is attached to a dwelling unit and is covered with a permanent roof and may be enclosed by walls, windows or screens. Typically, a three season room provides for up to three season accommodation and does not provide fully furnished livable floor space.	Part of review of three season rooms.	Amendment Package 4 Approved July 25, 2022
Townhouse, Streetfacing	None	means a townhouse, within a dwelling group whereby each unit faces a public street, contains an entrance and has access to a rear lane or private roadway at the rear of the dwelling.	This amendment supports the amendments to the RMTN and RMTN1 Districts for street-facing units within a dwelling group to have a reduced front yard setback.	Amendment Package 3 Approved December 21, 2021
Waste	None	includes commercial cooking grease, garbage, organic material, recyclable material, special waste, and unacceptable waste as defined in <i>The Waste Bylaw, 2004</i> .	Update terminology to align with new waste provisions.	Amendment Package 5 Approved January 25, 2023

Section 2: Definitions				
Definition	Previous Provision	Changes	Rationale	Package and Date
Xeriscaping	None	means a landscaping technique that focuses on water conservation while creating lush, colourful, and unique landscapes with native or naturalized drought resistant species.	To enable environmental initiatives into the Zoning Bylaw.	Amendment Package 6 Approved June 28, 2023

Section 3: Interpretation of Zoning Districts and Zoning Maps				
Section	Previous Provision	Changes	Rationale	Package and Date
Classification of Zoning Districts Section 3.1	None	Add B4MX Integrated Commercial Mixed Use District	To correct and update the list of zoning districts by including the B4MX District.	Amendment Package 1 Approved May 25, 2020
Former Permitted Uses – Now Discretionary Section 3.6.1	Land uses or developments in existence on a site that were listed as permitted uses under Zoning Bylaw 6772, but are now listed as discretionary uses under this Bylaw, shall be considered permitted uses, however, except as provided in Subclauses 11.1.5(1) and 11.5.5(1), no alteration or enlargement of the land use or development shall take place without a discretionary use approval by Council.	Add subclauses 12.1.4(3) and 12.2.4(1).	This provision is required so the Development Officer may issue the necessary development permits for expansions to agricultural research stations without a discretionary use approval by Council.	Amendment Package 1 Approved May 25, 2020
Use of the Holding Symbol “H” Section 3.7	Overlay zoning districts apply additional regulations to specific lands and are indicated on the Zoning Map. These regulations add to the regulations contained in the conventional zoning district applicable to a site. Where the conventional zoning district regulations applicable to a site appear to be in conflict with the overlay zone regulations applicable to a site, the overlay zone regulations shall take precedence.	(1) Subject to the Official Community Plan, a holding symbol "H" may be used in conjunction with any zoning district to identify the future use of the land. (2) Upon removal of a holding symbol "H" the zoning regulations for the underlying zoning district shall apply to the land. (3) An applicant may appeal to the Development Appeals Board if upon consideration of an application to remove the holding symbol "H", council refuses the application, or fails to make a decision respecting an application within 90 days after the date on which the completed application is received."	To provide for additional time to review rezoning applications to remove the of the “H” Holding Symbol.	Amendment Package 7 Approved September 27, 2023

Section 4: General Administration				
Section	Previous Provision	Changes	Rationale	Package and Date
Developments Not Requiring a Development Permit Section 4.3.2	This section identifies the types of development which do not require a Development Permit including the erection of any fence or gate.	Added screen to this list.	For consistency as screens are similar in nature to fences, which do not require a Development Permit.	Amendment Package 3 Approved December 21, 2021
Developments Not Requiring a Development Permit Section 4.3.2	None	Added pergolas, gazebos and other similar structures with a gross floor area of 14 square metres or less and are not located in a required front yard, day care, residential and keeping of boarders.	To ensure that free-standing structures do not required a development permit.	Amendment Package 4 Approved July 25, 2022
Plans and Information Required for a Development Permit Application Section 4.3.4	iii) The location and size of all parking spaces, aisles, and vehicle circulation areas, loading spaces, entrances and exits to the site, and garbage receptacles.	Replace 'garbage receptacles' with 'waste spaces'.	Update terminology to align with new waste provisions.	Amendment Package 5 Approved January 25, 2023
Minor Variance Section 4.4.3	The existing provisions do not include specific requirements for a change of use in Established Neighbourhoods.	Expanded to include that in the Established Neighbourhoods, for a change in use of an existing building, a minor variance may be issued for: - the minimum site area, width or depth; - regulations pertaining to Parking and Loading Space requirements; - site coverage; and, gross floor space ratio.	To provide flexibility for development in Established Neighbourhoods for the change of use of an existing building.	Amendment Package 2 Approved April 26, 2021
	Minor variances shall only be granted for applications for one and two-unit dwellings, semi-detached dwellings, mobile homes and accessory buildings to such developments.	Removed the requirement that minor variances shall only be granted for applications for one and two-unit dwellings, semi-detached dwellings, mobile homes and accessory buildings to such developments. The conditions by which a minor variance can be granted is not changing as such a minor variance	To provide flexibility for where a minor variance can be applied.	Amendment Package 2 Approved April 26, 2021

Section 4: General Administration				
Section	Previous Provision	Changes	Rationale	Package and Date
		may only be granted for building setback requirements.		
Discretionary Use Application Process Section 4.7	This section identifies the process and types of discretionary uses.	<p>Clarified that all discretionary uses that are delegated to Administration for approval are considered as “Standard” applications;</p> <p>Added the following to the list of uses which are delegated to Administration:</p> <ul style="list-style-type: none"> - Agricultural Research Stations - In the IB (Industrial Business) District - Convenience Stores in conjunction with service stations and car washes - In the FUD (Future Urban Development) District - Recreational vehicle and equipment storage and passenger vehicle storage - In the RMTN and RMTN1 (Townhouse) Districts – Places of Worship - In the MX1 (Mixed Use) District - One- and two-unit and semidetached dwellings <p>Edits required for clarity and consistency for the discretionary use process.</p>	Amend this section to provide clarity and to add the listed uses to the types of uses which will be considered by Administration.	Amendment Package 3 Approved December 21, 2021
Discretionary Use Application Process Section 4.7	None	Add a subsection (4) to clarify that an increase in intensity of use requires a new discretionary use application.	This will clarify that a new discretionary use application will be required when the intensity of use is to be increased beyond what was previously approved by City Council.	Amendment Package 5 Approved January 25, 2023

Section 4: General Administration				
Section	Previous Provision	Changes	Rationale	Package and Date
Discretionary Use Application Process Section 4.7	This section identifies the process and types of discretionary uses.	Updated with new references for Day Care (replacing Child Care Centres and Adult Day Cares).	Replace definition with Day Care and Day Care, Residential.	Child Care and Adult Day Care Facilities Approved April 25, 2022
Discretionary Use Application Process Section 4.7	This section identifies the process and types of discretionary uses.	Remove Residential Uses and Live/Work Units in the MX1 District from the list of Standard Discretionary Use Applications.	Removed from the list as residential uses are now permitted in the MX1 District.	Amendment Package 5 Approved January 25, 2023
Discretionary Use Application Categories Section 4.7	This section identifies the categories of discretionary use applications.	Remove “taverns and night clubs” and substitute “alcohol establishments”.	Update terminology.	Amendment Package 6 Approved June 28, 2023
Discretionary Use Evaluation Criteria Section 4.7	This section lists the criteria for discretionary use applications.	Remove “nightclubs and taverns” and substitute “alcohol establishments”.	Update terminology.	Amendment Package 6 Approved June 28, 2023
Architectural Control District Applications Section 4.10	The Zoning Bylaw contains provisions with respect to the membership of the Architectural Control District Review Committee and the review process for development applications in Architectural Control Districts.	<ul style="list-style-type: none"> - Updated the definitions pertaining to this Section of the Zoning Bylaw. - Removed details regarding Committee structure from the Zoning Bylaw as this is not typical Zoning Bylaw content - Clarification of when a Committee is required to review an application and that the Committee is advisory to Administration; and - Housekeeping amendments for this Section. 	Amendments to the Zoning Bylaw enables the new structure of the ACD Review Committee and the review process for development applications in ACDs. Review of development applications will continue to ensure consistency with the City Council approved design guidelines.	Architectural Control District Amendments September 27, 2021

Section 4: General Administration				
Section	Previous Provision	Changes	Rationale	Package and Date
Site Plan Control	None	Add a subsection (b) to provide for the option for Site Plan Control to be used on sites abutting or having frontages or flankages along high frequency transit corridors as shown in Figure 6.7.	This change will allow for Site Plan Control to be applied along high frequency transit corridors.	Amendment Package 5 Approved January 25, 2023

Section 5: General Provisions				
Section	Previous Provision	Changes	Rationale	Package and Date
<p>Developments Subject to Airport Zoning Regulations</p> <p>Section 5.1</p>	<p>The Development Officer shall determine if development permit applications are subject to the requirements outlined in Registered Plan No. 88S00875 as provided by Transport Canada or its designate. Where a development permit application is subject to the Saskatoon Airport Zoning Regulations, the applicant may be required to seek the approval of Transport Canada, the Saskatoon Airport Authority, NavCanada and such other agencies as may be appropriate prior to a development permit being issued.</p>	<p>Changed “as may be appropriate” to “when required”.</p>	<p>Clean up language.</p>	<p>Amendment Package 1</p> <p>Approved May 25, 2020</p>

Section 5: General Provisions				
Section	Previous Provision	Changes	Rationale	Package and Date
Detached Accessory Buildings Section 5.7	This section provides provisions for detached accessory buildings in any R or M district, or in any B1, B1A, B1B, B2 District or the DCD4 District.	<ul style="list-style-type: none"> - Amended the regulation regarding total floor area to ensure that the area of all detached accessory buildings on the site is accounted for. - Clarified the side yard setback for detached accessory buildings on corner sites. 	Amended this section to provide clarity.	Amendment Package 3 Approved December 21, 2021 Amended in Package 5
		Reword provision to describe what is permitted, rather than what is not permitted. Include carport in total floor area calculation exclusion. Clarify the maximum floor area for attached garage and detached accessories does not exceed the main floor area, not the entire building floor area. Remove 'gross' from cumulative gross floor area. Update the calculation for the maximum size of detached accessory buildings to be only 54m ² , or the main floor area of the principal dwelling.	Amended this section to provide clarity	Amendment Package 5 Approved January 25, 2023
	Section (3) lists the districts where regulations apply.	Added B1B to the list of districts in Section (3).	To permit accessory buildings and structures in the B1B District for consistency with other commercial districts.	Amendment Package 1 Approved May 25, 2020

Section 5: General Provisions				
Section	Previous Provision	Changes	Rationale	Package and Date
	Where a building on a site is attached to a principal building by a solid roof or by structural rafters, and where the solid roof or rafters extend at least one third of the length of the building wall that is common with the principal building, the building is deemed to be part of the principal building and is not an accessory building or structure.	Clarified language with regards to rafters.	Ensure that connection between an accessory building and a principal building is a structural connection. Will require a building permit and be able to carry a snow load.	Amendment Package 1 Approved May 25, 2020
Accessory Buildings and Structures Section 5.7 (9)	This section provides the general provisions for accessory buildings and structures, and	Add “solar panel” to the opening sentence	To enable environmental initiatives into the Zoning Bylaw.	Amendment Package 6 Approved June 28, 2023

Section 5: General Provisions				
Section	Previous Provision	Changes	Rationale	Package and Date
Permitted Obstructions in Required Yards Section 5.8	This section provides provisions for permitted obstructions in required yards.	<ul style="list-style-type: none"> - Added a provision for a landing of a maximum of 2.5m²; - Added accessibility ramps and wheelchair lifts to be located in all required yards; - Increased the height in the front yard above grade for raised patios and decks to 0.6m from 0.4m; - Clarified that canopies and balconies refers to cantilevered balconies; and, - Edits required for clarity and consistency. 	<p>To provide clarity and consistency with other sections of the Zoning Bylaw.</p> <p>Added a provision to structures required for access for persons with disabilities.</p>	Amendment Package 3 Approved December 21, 2021
	The permitted obstruction of balconies into a required side yard by up to 1.8m, or 25% of the width of the required side yard, whichever is lesser.	The requirement for 25% of the width of the required side yard not apply to sites where the side yard flanks a street or registered lane.	<p>The previous provision did not make a distinction for side yards that are along an intervening lane or a flanking street on a corner site where there could be additional flexibility for the size of a balcony.</p> <p>Sites would still be required to meet the 1.8m requirement.</p>	Amendment Package 2 Approved April 26, 2021
Permitted Obstructions in Required Yards Section 5.8	This section provides provisions for permitted obstructions in required yards, including front porches in required front yards in Category 1 neighbourhoods.	Added “attached covered entry” to this subsection.	To expand the opportunities for similar structures to porches to encroach into a required front yard.	Neighbourhood Level Infill Approved May 24, 2022

Section 5: General Provisions				
Section	Previous Provision	Changes	Rationale	Package and Date
		Subclause 5.8(2)(g) was amended by striking out “or attached covered entry” and substituting “, attached covered entry, patio or deck” after “porch	Update definition to included attached covered entries. Part of review of three season rooms.	Amendment Package 4 Approved July 25, 2022
Permitted Obstructions in Required Yards Section 5.8(2)(c)	overhanging eaves and gutters projecting not more than 1.0 metres into a required front yard;	Add “and where eaves are part of a passive solar building, eaves may project a maximum of 1.5 metres into a required front yard”.	To enable environmental initiatives into the Zoning Bylaw.	Amendment Package 6 Approved June 28, 2023
Permitted Obstructions in Required Yards Section 5.8(2)(h)	None	Add as (h) a fence or other structure to provide screening of waste containers with a maximum area of 4 square metres and a maximum height of 1.3 metres.	To provide for an enclosure for storage of waste containers in required front yards.	Amendment Package 7 Approved September 27, 2023

Section 5: General Provisions				
Section	Previous Provision	Changes	Rationale	Package and Date
Permitted Obstructions in Required Yards Section 5.8(4)(c)	architectural features, eaves and chimneys, projecting not more than 0.5 metres into a required side yard;	Add “and where eaves are part of a passive solar building, eaves may project into the required side yard”.	To enable environmental initiatives into the Zoning Bylaw.	Amendment Package 6 Approved June 28, 2023
Building Height Section 5.11	Roof coverage be applied to mechanical penthouses only.	Added language that roof area coverage applied to <i>enclosed</i> mechanical penthouses only.	To provide clarity that the existing provision applies to enclosed mechanical penthouses only.	Amendment Package 2 Approved April 26, 2021
	No screening requirement for mechanical equipment.	Added a screening requirement for mechanical equipment.	To ensure that mechanical equipment is adequately screened.	
	No requirement for stair/elevator structures that provide access to roof tops.	Added that height limitations do not apply to stair and elevator structures that provide access to roof tops.	Stair and elevator structures for access to roof tops were not previously included in the Bylaw, however these structures were considered by Administration to be exempt from building height requirements. This amendment aligns with current practices.	

Building Height Section 5.11 (1)	<p>(1) The height limitations of this Bylaw shall not apply to: (a) scenery lofts in theatres; (b) chimneys; (c) church spires, belfries and cupolas; (d) monuments; (e) architectural features; (f) enclosed structures erected only to such heights as necessary for roof top access including elevator machinery or stairways, and provided they do not cover more than 10% of the gross roof area upon which they are located; and (g) enclosed mechanical penthouses and necessary mechanical appurtenances provided they are erected only to such heights as is necessary, and provided they do not cover more than 10% of the gross roof area upon which they are located.</p> <p>(2) In districts where the limitation on the height of buildings is</p>	<p>Add</p> <p>(1) The height limitations of this Bylaw shall not apply to</p> <p>(h) solar panels; and</p> <p>(i) in the case of one-unit dwellings, two-unit dwellings and semi-detached dwellings, a dormer that is considered an architectural feature, covers internal stairs or has an interior height of less than 2.1 metres and</p> <p>(4) To determine building height in the case of one-unit dwellings, two-unit dwellings, semi-detached dwellings and street townhouses with a walk out basement, grade level shall be calculated as being the average elevation of the finished surface of the ground adjacent to the front of the building not including any artificial grade alterations.”</p>		
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Section 5: General Provisions				
Section	Previous Provision	Changes	Rationale	Package and Date
	less than 23 metres, public buildings, hospitals and schools may be erected to a height not exceeding 23 metres provided that if the building is located in an R district, a side yard must be provided on each side not adjacent to a street or lane of not less than 6.0 metres plus one additional metre or portion of a metre for each metre or portion of a metre by which the building exceeds the height limit of the district.			
Fences Section 5.13 (3)	This section states the districts in which the provisions regarding fences do not apply.	Removed the Downtown Commercial (B6) District.	This amendment requires that development in the Downtown Commercial (B6) District meet the requirements for fences. This would prevent incompatible fence structures that could create aesthetic and safety concerns and aligns with the Zoning Bylaw definition of “active frontage” which discourages high fences.	Amendment Package 3 Approved December 21, 2021
Amenity Space Section 5.15	This section referenced garbage collection.	Amend garage collection to waste space	Update to current term for waste.	Amendment Package 5 Approved January 25, 2023

Section 5: General Provisions				
Section	Previous Provision	Changes	Rationale	Package and Date
Sidewalk Cafes Section 5.26	This section outlines general provisions for sidewalk cafes.	Remove “tavern” after “lounge or” and substitute “alcohol establishments”.	Update terminology.	Amendment Package 6 Approved June 28, 2023
Home Based Businesses Section 5.29	This section outlines the required parking for home based businesses.	Amended this section to clarify that required parking shall be located on a surfaced parking area consisting of gravel, asphalt, or concrete to the satisfaction of the Development Officer.	This amendment reflects the language for the parking requirement for secondary suites.	Amendment Package 3 Approved December 21, 2021
Home Based Businesses Section 5.29 (2)	This section lists the prohibited uses for home based businesses	<p>Repeal <i>tattoo or body modification services</i>;</p> <p>Repeal <i>sharpening services, printing, screen printing, dying services, food packaging, upholstery, engraving and embroidery services that require the use of commercial or industrial equipment</i> and replace with <i>sharpening services, printing, screen printing, dying services, food packaging, upholstery, engraving and embroidery services that require the use of commercial or industrial equipment</i>.</p> <p>Add <i>but not including homecraft to industrial uses, including but not limited to welding, metal works, salvaging, recycling, warehousing, cabinet making or furniture making</i>;</p> <p>Allow for the on-site sale of any products, goods or merchandise for personal service trades only.</p>	<p>Allow for tattoo and body modification services along with other personal service trades.</p> <p>Provide further clarification for prohibited home based businesses.</p> <p>Permit the sale on incidental merchandize for personal service trades.</p>	Amendment Package 5 Approved January 25, 2023

Section 5: General Provisions				
Section	Previous Provision	Changes	Rationale	Package and Date
Home Based Businesses Section 5.29 (3)	This section provides the development standards for home based businesses	<p>Allow no more than one non-resident person associated with the home based business may be present at the home based business at any one time</p> <p>Amend (e) as follows:</p> <p>Remove parking requirements for the B6, DCD1, MX2 and M4 Districts</p> <p>Allow for a trailer to be located on-site.</p> <p>Allow for 3 client visits at one time.</p> <p>Remove the provision regarding administrative headquarters.</p>	<p>The amendment will simplify the regulations by consolidating the standards related to non-resident employees and those standards related non-resident business partners or associates.</p> <p>Further consolidation of the non-resident employee and non-resident business partner requirements. To be consistent with parking requirements in the zoning districts in the downtown, including the B6, DCD1, MX2 and M4 districts, the requirement for home based businesses will be removed.</p> <p>Allowing for a trailer to be located on a site will clarify an existing interpretation that a trailer is not considered a vehicle for the purpose of this development standard.</p> <p>Clarify that more than three clients are not to visit the home based business at one time.</p> <p>To simplify the regulations for employees and co-owners, remove the provision regarding the administrative headquarters.</p>	<p>Amendment Package 5</p> <p>Approved January 25, 2023</p>

Section 5: General Provisions				
Section	Previous Provision	Changes	Rationale	Package and Date
Home Based Businesses Section 5.29 (4)	None	A home based business is a permitted accessory use in any district where dwellings are a permitted or discretionary use.	Home based businesses are no longer require to be listed as section 5.29 allows them wherever a dwelling unit is permitted.	Amendment Package 5 Approved January 25, 2023
Secondary Suites Section 5.30	This section outlines the required parking for secondary suites.	Amended this section to clarify that required parking shall be located on a surfaced parking area consisting of gravel, asphalt, or concrete to the satisfaction of the Development Officer.	Clarification regarding materials for parking space requirements.	Amendment Package 3 Approved December 21, 2021
	Minimum gross floor area of the principal building, including the area of the basement, be 100m ² .	Removed the minimum gross floor area for the principal building.	There are other regulations that determine the maximum size of suite.	Amendment Package 2 Approved April 26, 2021
	The maximum size of a secondary suite is 65m ² .	Increased maximum size to 80m ² .	To align the maximum size with the National Building Code.	
	No more than three persons to occupy a secondary suite.	Removed the requirement for no more than three persons to occupy a secondary suite.	This requirement is not enforced and provides flexibility for the number of residents in a secondary suite.	
	That the parking space for secondary suites be paved.	Removed the requirement for the parking space to be paved however, it will still require demarcation and appropriate curbing.	Paving a parking space for a secondary suite has proven to be cost prohibitive and is not appropriate in some areas where paved parking for dwellings is not the norm. This reduces the number of appeals received for secondary suites.	

Section 5: General Provisions				
Section	Previous Provision	Changes	Rationale	Package and Date
Secondary Suites Section 5.30	None	Secondary suites shall not be located in one-unit dwellings located within a dwelling group	<p>Secondary Suites are an accessory use to a one-unit dwelling however this does not apply within a dwelling group where the building form is one-unit dwellings.</p> <p>If the units are proposed at the onset of the project and if all other requirements are met, they would be allowed however they would not be considered a secondary suite under the Zoning Bylaw regulations.</p>	Amendment Package 2 Approved April 26, 2021
		The principal dwelling shall have direct access to the mechanical room without having to access the secondary suite.	<p>The definition of a secondary suite refers to a self-contained unit. If the mechanical room which services both the secondary suite and the principal dwelling is in the suite, then it is not self-contained.</p> <p>This is currently a practice required by Administration. This amendment formalizes the requirement in the Zoning Bylaw.</p>	Amendment Package 1 Approved May 25, 2020
Child Care Centres and Pre-schools (renamed to Day Cares and Pre-schools) Section 5.32	This section outlines general provisions for child care facilities and pre-schools.	<ul style="list-style-type: none"> - Clarified where a day care is not permitted as a principal use. - Amended the outdoor play space requirement for facilities where children 13 and under are present to align with provincial requirements. 	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022

Section 5: General Provisions				
Section	Previous Provision	Changes	Rationale	Package and Date
Family Child Care Homes (renamed to Day Cares, Residential) Section 5.33	This section outlines general provisions for Family Child Care Homes.	- Allowed for up to 12 individuals in care including individuals to whom care is being provided who are resident in the dwelling.	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022
Adult Day Cares Section 5.35	This section outlines general provisions for Adult Day Cares.	Repeal	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022
Live/Work Units Section 5.38	This section outlines general provisions for live/work units.	Remove “night clubs, and taverns” and substitute “and alcohol establishments”.	Update terminology.	Amendment Package 6 Approved June 28, 2023
Garden and Garage Suites Section 5.43	This section requires hard surfacing for required parking spaces. This section states that the preferred location of the main entrance is directly accessible and visible from the lane where a lane exists.	Amended this section to clarify that required parking shall be located on a surfaced parking area consisting of gravel, asphalt, or concrete to the satisfaction of the Development Officer. Amended this section to require the main entrance to be directly accessible and visible from the lane where a lane exists and when suitable.	This amendment reflects the language for the parking requirement for secondary suites. This amendment clarifies the requirements for the location of the main entrance.	Amendment Package 3 Approved December 21, 2021

Section 5: General Provisions				
Section	Previous Provision	Changes	Rationale	Package and Date
Garden and Garage Suites Section 5.43	Repeal	Several amendments made to accommodate 2 storey garden and garage suites on sites with rear lanes in new neighbourhoods (category 3 neighbourhoods)	To allow for 2 storey structures in newer neighbourhoods.	Amendment Package 6 Approved June 28, 2023 Amendment Package 7 Approved September 27, 2023

Section 5.51 Homestays	<p>(2) No more than six guests in total are permitted in a one-unit dwelling, with up to three guests in one of a secondary suite, garden suite or garage suite. No more than two guests are permitted in each unit of a semi-detached dwelling, two-unit dwelling, multiple-unit dwelling or townhouse.</p> <p>(4) Other than in the B6, DCD1, MX2 and M4 Zoning Districts, one paved off-street parking space shall be required for guests and at least one off-street parking space shall be required for the principal dwelling. Additional off-street parking spaces may be required where, due to the nature of the site, the Development Officer determines that additional parking is necessary to maintain the residential character of the area. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of the Development Officer.</p>	<p>(2) Remove the provision regarding guests in secondary suite.</p> <p>(4) Amend the provision for parking to be consistent with other accessory uses to dwellings.</p>	<p>The amendment to remove the number of guests in a secondary suite is proposed to be removed to be consistent with current secondary suite provisions.</p> <p>The amendment regarding the surfacing, siting and delineating the parking space are consistent with other uses accessory to a dwelling unit.</p>	<p>Amendment Package 5</p> <p>Approved January 25, 2023</p>
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<p>Section 5.52 Short Term Rentals</p>	<p>(2) No more than six guests in total are permitted in a one-unit dwelling, with up to three guests in one of a secondary suite, garden suite or garage suite. No more than two guests are permitted in each unit of a semi-detached dwelling, two-unit dwelling, multiple-unit dwelling or townhouse.</p> <p>(4) Other than in the B6, DCD1, MX2 and M4 Zoning Districts, one paved off-street parking space shall be required for guests and at least one off-street parking space shall be required for the principal dwelling. Additional off-street parking spaces may be required where, due to the nature of the site, the Development Officer determines that additional parking is necessary to maintain the residential character of the area. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of the Development Officer.</p>	<p>(2) Remove the provision regarding guests in secondary suites.</p> <p>(4) Amend the provision for parking to be consistent with other accessory uses to dwellings.</p>	<p>The amendment to remove the number of guests in a secondary suite is proposed to be removed to be consistent with current secondary suite provisions.</p> <p>The amendment regarding the surfacing, siting and delineating the parking space are consistent with other uses accessory to a dwelling unit.</p>	<p>Amendment Package 5</p> <p>Approved January 25, 2023</p>
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Section 5: General Provisions				
Section	Previous Provision	Changes	Rationale	Package and Date
Municipal Public Works Yards New Section 5.50	None	Added general provisions for municipal public works yards.	To provide general provisions for municipal public works yards – Type I, II and III.	Amendment Package 1 Approved May 25, 2020
Location and Screening Requirements for Backup Generators New Section 5.55	None	Backup Generators (1) Backup generators that are located outside of a building in any district shall be landscaped or screened from the view of adjacent streets and properties to the satisfaction of the Development Officer; (2) Backup generators shall not be located in the required front yard.	Backup generators located outside in any zoning district must be concealed from the public's view.	Amendment Package 1 Approved May 25, 2020
Screening New Section 5.55	None	<p>This amendment consolidates and clarifies screening requirements into one section of the Zoning Bylaw including provisions currently within the Building Height (Section 5.11) and Landscaping (Section 7.0) sections of the Zoning Bylaw.</p> <p>In addition, this amendment requires privacy screens or similar structures in a rear yard to meet the height and yard requirements as if it were a detached accessory building. This amendment also requires privacy screens or similar structures located outside of a required front or side yard to comply with the height requirements of the relevant district.</p>	<p>This amendment provides for easier administration and understanding of screening requirements.</p> <p>This amendment added provisions for privacy screens.</p>	Amendment Package 3 Approved December 21, 2021

Section 5: General Provisions				
Section	Previous Provision	Changes	Rationale	Package and Date
Screening New Section 5.55	Except in I, AG and FUD Districts all mechanical equipment including roof mechanical units shall be concealed by screening in a manner compatible with the architectural character of the building or by incorporating it within the building.	Repeal	Provision was difficult to enforce.	Amendment Package 5 Approved January 25, 2023
Corner Cut-Offs New Section 5.53	None	Added a new section to provide clarification for how front yard corner-cutoffs are managed in R1A, R1B and R2 Districts, including illustrations.	To clarify how to measure a front yard setback for a dwelling unit on a site with a front yard corner-cutoff in the R1A, R1B and R2 Districts.	Amendment Package 2 Approved April 26, 2021
Corner Cut-Offs New Section 5.53	None	Added provisions for rear yard corner cut-offs for sites adjacent to Municipal Reserve.	To provide clarity in the Zoning Bylaw for how rear yard corner cut-offs adjacent to a Municipal Reserve are measured.	Amendment Package 4 Approved July 25, 2022

Section 5: General Provisions				
Section	Previous Provision	Changes	Rationale	Package and Date
<p>Development in Proximity to Rail Lines</p> <p>New Section 5.56</p>	None	This amendment adds a new section that development in proximity to rail yards or rail lines should be consistent with the Guidelines for New Development in Proximity to Railway Operations prepared for the Federation of Canadian Municipalities and the Railway Association of Canada.	<p>This new section reflects the language in the Official Community Plan that development in proximity to a rail line should be consistent with the Guidelines for New Development in Proximity to Railway Operations prepared for the Federation of Canadian Municipalities and the Railway Association of Canada.</p> <p>A process guide to support developments which are required to meet these guidelines has been developed and is posted on the City's website.</p>	<p>Amendment Package 3</p> <p>Approved December 21, 2021</p>
<p>Three Season Rooms</p> <p>New Section 5.57</p>	<p>None</p> <p>Move information from repealed definition for "attached covered patios and deck" into general provisions section.</p>	Added regulations.	Part of review of three season rooms.	<p>Amendment Package 4</p> <p>Approved July 25, 2022</p>

On-site Waste Spaces New Section 5.58	None	<p>(1) On-site waste space shall be required for new development and wherever the existing use of a building or structure is significantly enlarged, undergoes a significant increase in capacity or is changed to a new use.</p> <p>(2) The following provisions shall apply regarding on-site waste spaces:</p> <ul style="list-style-type: none">(a) The minimum dimensions shall be 3.0 metres by 7.5 metres and shall have a minimum vertical clearance of 7.5 metres;(b) May be located within the rear yard setback;(c) Shall not be located in any parking and bicycle parking spaces or in required landscaped area;(d) May be located in conjunction with loading spaces in B, M and MX districts;(e) Pick-up areas within any R, B, M or MX district shall be screened from any public street with landscaping or fencing to the satisfaction of the Development Officer; and(f) On-site waste spaces shall be hard surfaced in all districts other than I districts, wherein the Development Officer may consider the use of the building and site design to determine appropriate surfacing. <p>(3) On-site waste spaces to be used exclusively for waste storage and pick-up shall be provided as follows:</p>	To provide for development standards for on-site waste spaces.	Amendment Package 5 Approved January 25, 2023
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Section 5: General Provisions				
Section	Previous Provision	Changes	Rationale	Package and Date
		<p>(a) Multiple-unit dwellings and dwelling groups with more than four dwelling units require one space per 40 dwellings units; and</p> <p>(b) All other uses require one space per site.</p> <p>(4) Sites that contain dwelling units in conjunction with other uses, may require separate waste spaces for each use when considered necessary by the Development Officer.</p> <p>(5) For R, B, I, M and MX districts within the areas defined as Established Neighbourhoods the requirement for waste spaces may be varied due to site constraints of existing site layout, subject to the approval of the Development Officer.</p> <p>(6) One-unit, two-unit and semi-detached dwellings, street townhouses, multiple-unit dwellings containing four or less dwelling units, residential care homes type I and II, custodial care homes type I and II, day cares residential, and boarding houses are not required to provide on-site waste spaces.</p> <p>(7) Sites providing indoor waste collection and storage are exempt from these provisions."</p>		

Section 6: Parking				
Section	Previous Provision	Changes	Rationale	Package and Date
Remote Parking Section 6.1(4) and 6.4(1)	This section requires that all required parking must be located on the same site as the principal building or use except in certain districts.	Added the Broadway Commercial (B5B), Riversdale Commercial (B5C) and Mixed Use (MX1) Districts to the list of districts where remote parking may be used to meet the parking requirement.	Remote parking is permitted in the B5 District. This amendment aligns the remote parking option with B5 for the B5B and B5C Districts. It also provides flexibility for the parking requirement in the MX1 District.	Amendment Package 3 Approved December 21, 2021
General Regulations for Parking, Loading and Vehicular Circulation Areas Section 6.2	This section outlines the general regulations for parking.	Add “(3) Parking spaces provided as an electrical vehicle charging station will be included in the calculation of parking requirements”. And “(4) Changes in use to permitted or discretionary use for the adaptive reuse of an existing building proposed in an Established Neighbourhood shall be exempt from section 6.1(3).”	To enable environmental initiatives into the Zoning Bylaw.	Amendment Package 6 Approved June 28, 2023
General Regulations for Parking, Loading and Vehicular Circulation Areas Section 6.2(2)	The following table was included in the Zoning Bylaw. The <i>amended</i> content is shown in <i>italics</i> .		Stakeholders provided feedback that 6.0m door widths are not practical in all circumstances and that greater flexibility is needed to allow for two doors where the width of aisle or driveway is 6.0m or 5.5m. The changes provide an option for two doors depending on the width of aisle or driveway.	Amendment Package 2 Approved April 26, 2021
	Parking Angle in Degrees	Width of Aisle or Driveway (<i>Minimum</i>)		
	75 to 90	6.0 metres (two-way traffic)		
	50 to 74	5.5 metres (two-way traffic)		
	49 or less	3.7 metres (one-way traffic only)	<i>2.7 metres (single door)</i>	
	For multiple-unit dwellings, the following standards shall apply:	Added dwelling groups.	Accurately reflect the current practice of including dwelling groups in the general parking standards for multiple-unit dwellings	Amendment Package 1 Approved May 25, 2020
	None	Added the provision: Within a dwelling group, visitor parking and parking for disabled persons is not required for those individual one- and two-unit dwellings containing private attached garages and where two hard surface parking spaces are provided that are a minimum 6.0 metres in	To provide flexibility by reducing required visitor parking for development types which typically provide for visitor parking on individual dwelling sites, such as private driveways associated with dwelling units.	Amendment Package 1 Approved May 25, 2020

Section 6: Parking				
Section	Previous Provision	Changes	Rationale	Package and Date
		length, a minimum 2.7 metres in width and are not tandem.		
	<p>Parking space size for designated or required parking for disabled persons</p> <p>Minimum Dimensions 3.9 by 6.0 metres for one space, or 6.3 by 6.0 metres for two spaces side by side</p>	<p>Parking space size for Accessible Parking</p> <p>Minimum Dimensions 4.2 by 6.0 metres for one space, or 6.9 by 6.0 metres for two spaces side by side</p>	Update terminology to Accessible Parking and increase size of space.	<p>Amendment Package 5</p> <p>Approved January 25, 2023</p>
<p>Permeable Pavement</p> <p>Section 6.2(2)</p>	This section requires that all required parking and loading facilities shall be hard surfaced with asphalt, concrete or similar pavement.	This amendment allows for permeable (or porous) pavements capable of withstanding vehicle loads including but not limited to porous asphalt, porous concrete, permeable unit pavers, and open grid pavers. Permeable pavement would not be permitted for gas bars, service stations, garages, trucking terminals and similar uses which may cause ground contamination or in heavy industrial districts.	This amendment provides for sustainable options to hard surfacing in line with the City's Low Impact Development Design Guide .	<p>Amendment Package 3</p> <p>Approved December 21, 2021</p>
<p>Required Parking and Loading Standards for Street Townhouse in Residential Districts</p> <p>Section 6.3.1</p>	<p>Amended the parking requirement for street townhouse from two parking spaces per dwelling unit to one parking space per dwelling unit.</p> <p>This amendment only applies to street townhouses in the RMTN and RMTN1 Districts.</p>		The minimum site width for street townhouses is 6m. It is difficult to fit two 2.7m by 6.7m required parking spaces in the interior of the garage on a site developed to the minimum site width. If there is a utility easement on the side of the site, the area of the garage is decreased further. However, typically a garage can fit two average sized vehicles.	<p>Amendment Package 2</p> <p>Approved April 26, 2021</p>

Section 6: Parking				
Section	Previous Provision	Changes	Rationale	Package and Date
			<p>Street townhouses with lanes do not have front driveways and there is street parking available.</p> <p>Street townhouses in the MX1 District are required to provide one space per dwelling unit.</p>	
<p>Parking Space Separation from Balcony Edge or Window</p> <p>Section 6.3.1 and 6.3.2</p>	This provision requires that surface parking and loading spaces shall be located at least 3m from any part of a building entrance or outer edge of a balcony or window.	This amendment removed the requirement for surface parking and loading spaces to be 3m from an outer edge of a balcony.	<p>Industry stakeholders have advised that this requirement can be a challenge to meet.</p> <p>The intent of this regulation is to ensure that vehicle exhaust is not in a location which may cause harm. As the balcony is an external structure, the vehicle exhaust is not directly entering the residence.</p>	<p>Amendment Package 3</p> <p>Approved December 21, 2021</p>
<p>Parking and Loading Requirements for Institutional Districts</p> <p>Section 6.3.2</p>	This section outlines the minimum off-street parking standards for the institutional districts.	Replace “taverns” with “alcohol establishments – type I and II”	Update terminology.	<p>Amendment Package 6</p> <p>Approved June 28, 2023</p>
<p>Parking and Loading Requirements for Commercial Districts</p> <p>Section 6.3.3</p>	This section outlines the minimum off-street parking standards for the commercial districts.	Replace “taverns and night clubs” with “alcohol establishments”	Update terminology.	<p>Amendment Package 6</p> <p>Approved June 28, 2023</p>
<p>Parking and Loading Requirements for Industrial Districts</p> <p>Section 6.3.4</p>	This section outlines the minimum off-street parking standards for the industrial districts.	Replace “taverns and night clubs” with “alcohol establishments”	Update terminology.	<p>Amendment Package 6</p> <p>Approved June 28, 2023</p>
<p>Parking and Loading Requirements for the Mixed Use District 1</p>	This section outlines the minimum off-street parking standards for the mixed use district 1.	Replace “nightclubs and taverns” with “alcohol establishments”	Update terminology.	<p>Amendment Package 6</p> <p>Approved June 28, 2023</p>

Section 6: Parking				
Section	Previous Provision	Changes	Rationale	Package and Date
Section 6.3.6				
Parking and Loading Requirements for the Integrated Commercial Mixed Use District	This section outlines the minimum off-street parking standards for the commercial mixed use district.	Replace “nightclubs and taverns” with “alcohol establishments”	Update terminology.	Amendment Package 6 Approved June 28, 2023
Section 6.3.7				
Parking and Loading Requirements for the Integrated Commercial Mixed Use District	Required parking and loading spaces shall be a minimum of 7.0 metres back from the front property line.	Replace “7.0” with “3.0”	Enable a more active street front.	Amendment Package 6 Approved June 28, 2023
Section 6.3.7(1)				
Parking and Loading Requirements for the Integrated Commercial Mixed Use District	This section outlines the parking standards in the B4MX district.	Replace “30” with “50” wherever it appears in the column entitled “B4MX District”	Standardized parking rates.	Amendment Package 6 Approved June 28, 2023
Section 6.3.7(4)				
Parking and Loading Requirements for Zoning Districts and Bicycle Parking	These sections provide parking requirements for adult day cares and child care centres.	<ul style="list-style-type: none"> - Repealed the parking requirements for adult day cares. - Amended the term “child care centres” to “day care” 	Amended regulations for child care and adult day care facilities addresses stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022
Section 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.6, 6.3.7, and 6.3.8				
Parking and Loading Requirements for Institutional Districts and Commercial Districts	Multiple unit dwellings and dwelling groups – certain regulations apply to units with a floor area of 50m ² or less.	Corrected 50m ² to 56m ² .	To remove inconsistency in the reduced parking rate for smaller dwelling units in M and B Districts. (56 m ² is standard for all R Districts since a Zoning Bylaw Amendment in 2013.)	Amendment Package 1 Approved May 25, 2020
Section 6.3.2 Section 6.3.3				

Section 6: Parking				
Section	Previous Provision	Changes	Rationale	Package and Date
Parking and Loading Requirements for Commercial Districts Section 6.3.3	Uses: Multiple-unit dwellings B5, B5B, B5C and B6 Districts: 1.0 space per dwelling unit, plus 0.125 visitor spaces per dwelling unit in the B5B dwelling unit.	Removed “dwelling unit”.	Fix a typographical error	Amendment Package 1 Approved May 25, 2020
	Some uses in the Downtown Commercial (B6) District have parking requirements.	Clarified that there are no parking requirements in the Downtown Commercial (B6) District and removed any remaining parking requirements for uses which may have them.	Clarification that there are no parking requirements in the Downtown Commercial (B6) District consistent with the City Centre Plan.	Amendment Package 3 Approved December 21, 2021
Parking for Industrial Districts Section 6.3.4	None	Added parking requirements for municipal public works yard.	To provide an appropriate parking rate for municipal public works yards.	Amendment Package 1 Approved May 25, 2020
	Required parking spaces for warehouses at a rate of 1 per 93m ²	1 space per 93 m ² of gross floor area for first 1,000 m ² , 1 space per 186 m ² for gross floor area between 1,000 m ² and 10,000 m ²	To decrease the parking rate for larger warehouses	Amendment Package 5 Approved January 25, 2023
Parking and Loading Requirements for Specialized Districts Section 6.3.5	None	Added the regulation that for all other permitted and discretionary uses AG and FUD Districts: 1 space per 93m ² of gross floor area is required.	Ensure minimum parking standards exist for all other permitted uses in the AG and FUD Districts.	Amendment Package 1 Approved May 25, 2020
	None	Added parking requirements for municipal public works yard.	To provide an appropriate parking rate for municipal public works yards.	Amendment Package 1 Approved May 25, 2020
6.3.6 Parking and Loading Requirements for Mixed Use District 1	Repealed	Updated parking for MX1 District	To implement other changes in the district	Amendment Package 5 Approved January 25, 2023

Section 6: Parking				
Section	Previous Provision	Changes	Rationale	Package and Date
(3) Off-street Parking Standards				
Parking Stations Section 6.4	This section outlines the standards for parking stations.	Replace “taverns” with “alcohol establishments”.	Update terminology.	Amendment Package 6 Approved June 28, 2023
Parking Structures Section 6.6(2)		Replace “have active frontages” with “incorporate elements of an active frontage”	Clarify B4MX active frontage requirements.	Amendment Package 6 Approved June 28, 2023
Bicycle Parking Requirements New Section 6.8	None	<p>Bicycle parking spaces must be located on the same site as the associated land use;</p> <p>Bicycle parking spaces must be visible, illuminated and located near primary building entrances;</p> <p>At least one rack or device used exclusively for parking and locking bicycles must be available for all bicycle parking spaces;</p> <p>Racks must be anchored to a hard surfaced area and be separated from any obstructions that would interfere with the normal parking and locking of bicycles; and</p> <p>Bicycle parking spaces may be located in a required yard.</p>	Develop requirements for bicycle parking.	Amendment Package 2 Approved April 26, 2021
Minimum Bicycle Parking Requirements Section 6.8.2	This section outlines the minimum bicycle parking requirements.	Replace “convenience stores, cannabis retail stores, estheticians, night clubs, personal service trades, restaurants, retail stores, taverns, and other retail and service establishments” with “alcohol establishments, convenience stores, cannabis retail stores, estheticians, personal service trades, restaurants, retail	Update terminology	Amendment Package 6 Approved June 28, 2023

Section 6: Parking														
Section	Previous Provision	Changes	Rationale	Package and Date										
		stores and other retail and service establishments”.												
Requirement for Accessible Parking New Section 6.2A	New Section contains applicable information from other sections and new provision for Accessible Parking	<div>(1) For multiple-unit dwellings and dwelling groups, accessible parking spaces shall be provided, but not in addition to required parking spaces, in accordance with the following:<table><tr><th>Number of Required Vehicle Parking Spaces</th><th>Number of Accessible Parking Spaces</th></tr><tr><td>20 - 199 spaces</td><td>2</td></tr><tr><td>Each additional 100 spaces</td><td>2</td></tr></table></div> <div>(2) For uses other than multiple-unit dwellings and dwelling groups, accessible parking spaces shall be provided, but not in addition to required parking spaces, in accordance with the following:<table><tr><th>Number of Required Vehicle Parking Spaces</th><th>Number of Accessible Parking Spaces</th></tr><tr><td>4-50</td><td>1</td></tr></table></div>	Number of Required Vehicle Parking Spaces	Number of Accessible Parking Spaces	20 - 199 spaces	2	Each additional 100 spaces	2	Number of Required Vehicle Parking Spaces	Number of Accessible Parking Spaces	4-50	1	To implement revised requirements for Accessible Parking	Amendment Package 5 Approved January 25, 2023
Number of Required Vehicle Parking Spaces	Number of Accessible Parking Spaces													
20 - 199 spaces	2													
Each additional 100 spaces	2													
Number of Required Vehicle Parking Spaces	Number of Accessible Parking Spaces													
4-50	1													

Section 6: Parking						
Section	Previous Provision	Changes			Rationale	Package and Date
		51-100	1 space per 50			
		More than 400	8 spaces, plus 0.5% of total required parking			
		(a) designated accessible parking spaces shall be located not farther than a 50 metre access path from a main entrance to the principal building or use on the subject site. The access path should include consideration of the location of catch basins and other obstructions and conform to the National Building Code requirements; (b) accessible parking spaces shall be designated as reserved by above grade signage containing the International Symbol of Access, and where surfaces are paved, the International Symbol of Access shall be marked on the pavement of the space along with diagonal markings to indicate the location of the access aisle; and (c) the access aisle shall be demarcated on the pavement of the space and the access path shall be provided from the access aisle to the building entrance.				
		New Figures 6.2A (a) and (b)				

Section 6: Parking																
Section	Previous Provision	Changes	Rationale	Package and Date												
General Regulations for Parking, Loading, and Vehicular Circulation Areas	4.2 by 6.0 metres for one space, or 6.9 by 6.0 metres for two spaces side by side.	3.4 by 6.0 metres for one space plus a 1.5 by 6.0 metres across aisle, which may be shared between two spaces.	To accommodate space for an access path, and to reach a leading standard in accessible parking standards.	Amendment Package 6 Approved June 28, 2023												
Section 6.2(2)(e)(ii)	2.0 metres (in the third column)	2.75 metres unless technically infeasible, in which case 2.0 metres may be considered.														
Requirements for Accessible Parking	Repealed	(1) For all uses that require motor vehicle parking, accessible parking spaces shall be provided in accordance with the following: <table border="1"><thead><tr><th>Number of Required Vehicle Parking Spaces</th><th>Number of Accessible Parking Spaces Required</th></tr></thead><tbody><tr><td>Between 5-12</td><td>1</td></tr><tr><td>Over 12 to 100</td><td>1 + 4% of next 88</td></tr><tr><td>Over 100 to 200</td><td>4 + 3% of next 100</td></tr><tr><td>Over 200 to 1,000</td><td>7 + 2% of next 800</td></tr><tr><td>Over 1,000</td><td>23 + 1% of remainder</td></tr></tbody></table>	Number of Required Vehicle Parking Spaces	Number of Accessible Parking Spaces Required	Between 5-12	1	Over 12 to 100	1 + 4% of next 88	Over 100 to 200	4 + 3% of next 100	Over 200 to 1,000	7 + 2% of next 800	Over 1,000	23 + 1% of remainder	To achieve a leading standard for accessible parking.	Amendment Package 6 Approved June 28, 2023
Number of Required Vehicle Parking Spaces	Number of Accessible Parking Spaces Required															
Between 5-12	1															
Over 12 to 100	1 + 4% of next 88															
Over 100 to 200	4 + 3% of next 100															
Over 200 to 1,000	7 + 2% of next 800															
Over 1,000	23 + 1% of remainder															
Section 6.2A		(a) Once the requirement for accessible parking is calculated, the total number of required parking spaces shall be reduced by the number of accessible parking spaces provided. (2) Designated accessible parking spaces shall be located no farther than a 50 metre access path from a main entrance to the principal building or use on the subject site. The access path should include consideration of the location of catch basins and other obstructions. (3) Accessible parking spaces shall be designated as reserved by above grade signage containing the International Symbol of Access, and where surfaces are paved, the International Symbol of Access shall be														

Section 6: Parking				
Section	Previous Provision	Changes	Rationale	Package and Date
		<p>marked on the pavement of the space along with diagonal markings to indicate the location of the access aisle.</p> <p>(4) The access aisle shall be demarcated on the pavement of the space and the access path shall be provided from the access aisle to the building entrance.</p> <p>The existing figures have been edited.</p>		

Section 7: Landscaping				
Section	Previous Provision	Changes	Rationale	Package and Date
<p>General Regulations for Landscaping</p> <p>Section 7.1</p>	<p>Flexibility for new commercial, industrial, or institutional development on sites within the areas defined as Established Neighbourhoods, C.N. Industrial Area, and the Airport Business Area.</p>	<p>Added mixed use development.</p>	<p>Provide flexibility by expanding the provision to include mixed use developments.</p>	<p>Amendment Package 1</p> <p>Approved May 25, 2020</p>
<p>Comprehensive update to Section 7: Landscaping</p> <ul style="list-style-type: none"> - Updated definitions (Section 2.0) to add definitions for ‘artificial turf’, ‘xeriscaping’, ‘landscaped area’ and update the definition for ‘landscaping’. - Updated General Administration (Section 4.0) to clarify that one-unit, two-unit, semi-detached dwellings or any accessory use to a dwelling unit are exempt from requiring landscaping plans. - Updated requirements of a landscaping plan to include the location of utilities and easements. - Redesigned the Landscaping Section (Section 7.0) to include all regulations pertaining to landscaping, provide clarity and remove redundancies. This involves 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 are reorganized to accommodate this change. 			<p>A comprehensive review of the landscaping regulations which apply to private property for commercial, institutional, industrial, mixed use and multi-family developments has been undertaken. Amendments focus on addressing feedback from stakeholders, as well as supporting the objectives and policies of the Official Community Plan, the Green Infrastructure Strategy, and the Low Emissions Community Plan, including low impact development practices.</p>	<p>Amendment Package 3</p> <p>Approved December 21, 2021</p>

Section 7: Landscaping				
Section	Previous Provision	Changes	Rationale	Package and Date
	<ul style="list-style-type: none"> - Added landscaping regulations to the Zoning Bylaw for artificial turf in industrial districts, hard/soft landscaping and organic mulch. Currently these topics are listed in the Landscape Guidelines only; however, they need to be included in the Zoning Bylaw as regulations. - Provided 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. - Clarify the tree planting requirements in rear yards where landscaping requirements apply. - For sites with constraints to provide the required tree plantings, allow shrubs or ornamental grasses to be planted in lieu of trees. 		Note: The Zoning Bylaw does not regulate landscaping for one-unit, two-unit, and semi-detached dwellings, therefore landscaping requirements for these uses are not included in this review.	
Flexible Landscaping	<ul style="list-style-type: none"> - Added new section to provide flexibility for the required tree planting location where a utility constraint exists on a site as follows: <ol style="list-style-type: none"> 1) Onsite within required yard setback; 2) Boulevard or municipal reserve, with appropriate approvals; 3) Shrubs and grasses in lieu of trees in landscaped strip. - Reformatted regulations in Section 7.6 to provide additional clarification. - Renamed section to Flexible Landscaping. 		To address conflicts with utility easements and required landscaping while supporting the city's targets for the urban tree canopy. Regulations provide flexibility for the location of required tree plantings where a utility constraint exists on a site	Amendment Package 4 Approved July 25, 2022
		Add North Industrial Area and C.N. Industrial Area to those neighbourhoods where Flexible Landscaping can be applied.	To allow for flexible landscaping in older industrial areas.	Amendment Package 5 Approved January 25, 2023
Section 7.3	This section outlines the minimum tree requirements	Replace 45mm with 35mm Replace 1800mm with 1200mm	To add flexibility to landscaping requirements.	Amendment Package 6 Approved June 28, 2023
Section 7.5	This section outlines options for alternative landscaping	Add "and box planters"	To add flexibility to landscaping requirements.	Amendment Package 6 Approved June 28, 2023

Section 7: Landscaping				
Section	Previous Provision	Changes	Rationale	Package and Date
Section 7.7.6	Notes to development standards. Repeal Note 4	Repeal Note 4 and replace with “4 Within the B4MX district, parking and loading areas or drive-throughs shall be adequately screened from the front site line to a height of 1.0 metre by a building, or intensive landscaping and public amenity such as a plaza or public seating above and beyond landscaping.	Improve active frontages in the B4MX district.	Amendment Package 6 Approved June 28, 2023

Section 8: Residential Districts				
District	Previous Provision	Changes	Rationale	Package and Date
All R Districts	None	Permit Municipal Public Works Yards Type I.	To permit municipal public works yards.	Amendment Package 1 Approved May 25, 2020
All R Districts	Provide for Family Child Care Homes, Child Care Centres and Adult Day Cares as a permitted or discretionary use.	<ul style="list-style-type: none"> - Amended the term “Family Child Care Homes” to “Day Cares, Residential” - Amended the term “Child Care Centres” to “Day Cares” - Removed references to “Adult Day Cares” 	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022
All R Districts	Home Based Businesses were listed as a permitted use in each residential zoning district.	Home Based Businesses were repealed as permitted use as a new provisions was added to the General Provisions in 5.29 which states that A home based business is a permitted accessory use in any district where dwellings are a permitted or discretionary use.	Home based businesses are no longer require to be listed as section 5.29 allows them wherever a dwelling unit is permitted.	Amendment Package 5 Approved January 25, 2023
R1,R1A,R1B, R2,R2A Section 8.1 Section 8.2 Section 8.3 Section 8.4 Section 8.5	Garden and Garage Suites are a discretionary use, with approval delegated to Administration.	Garden and Garage Suites are a permitted use.	<p>At its December 17 2018 meeting, City Council approved amendments to the Gardenand Garage Suites regulations (link). The report stated that Garden and Garage Suites are discretionary due to the required drainageplan and servicing plan and that this would beevaluated when the new Drainage Bylaw is inplace. The new Drainage Bylaw was approved on July 26, 2021 and includes a requirement for a drainage plan for Garage and Garage Suites.</p> <p>As a result of the approval of the Drainage Bylaw, it is recommended Garden and GarageSuites be</p>	Amendment Package 3 Approved December 21, 2021

Section 8: Residential Districts				
District	Previous Provision	Changes	Rationale	Package and Date
			permitted. The servicing plan requirement will be managed at the permit stage.	
RMTN, RMTN1, RM1, RM2, RM3, RM4 & RM5 Section 8.8 Section 8.9 Section 8.10 Section 8.11 Section 8.12 Section 8.13 Section 8.14	None	Will require on-site waste spaces	To require that on-site waste spaces are provided for.	Amendment Package 5 Approved January 25, 2023
R2 Section 8.4	Effective April 7, 2003, lots in the Montgomery Place Neighbourhood shall have a minimum site width of 18.25 metres and a minimum site depth of 39.6 metres.	Clarified that this applies to each site.	Provide clarification for the minimum site dimensions required for development of one-unit dwellings, two-unit dwellings and semi-detached dwellings in the Montgomery Place Neighbourhood.	Amendment Package 1 Approved May 25, 2020
Notes to Development Standards subnote 3	The front yard setback requirement for one-unit dwellings in established neighbourhoods shall not vary by more than 3.0 metres from the average front yard setback of the principal buildings on adjacent, flanking sites provided that in no case shall	The front yard setback requirement for one and <i>two-unit dwellings and semi-detached dwellings</i> in established neighbourhoods shall not vary by more than 3.0 metres from the average front yard setback of the principal buildings on adjacent, flanking sites provided that in no case	Two-unit dwellings and semi-detached dwellings were added in to correct an error.	Amendment Package 4 Approved July 25, 2022

Section 8: Residential Districts				
District	Previous Provision	Changes	Rationale	Package and Date
	the setback be less than 6.0 metres.	shall the setback be less than 6.0 metres.		
R1A, R2 Notes in Section 8.2.4 and 8.4.4	None	Added a new note to provide for a reduced front yard setback where adjacent dwellings have existing reduced front yard setbacks provided that in no case shall the setback be less than 3.0 metres.	This amendment allows for a consistent blockface of dwellings in instances where the existing dwellings have a lesser setback than what is currently permitted, typically due to their historical nature. Currently, if a change to the setback is requested, the application is required to go through an appeals process. This amendment establishes a less onerous process to reduce the setback where the setback is consistent with the blockface.	Neighbourhood Level Infill Approved May 24, 2022
RMHC Section 8.8	None	Additions to mobile homes are permitted provided the addition shall not exceed 50% of the gross floor area of the dwelling to which it is attached.	To allow for additions to mobile homes in the RMHC District.	Amendment Package 1 Approved May 25, 2020
RMTN Section 8.8	Maximum site coverage is 30% for dwellings in dwelling groups. Site coverage may be increased for attached covered patios or decks by the percentage of the area covered by such patio or deck, but the total site coverage shall not exceed 40%. The areas of detached accessory buildings are not included in the Previous Provision.	Maximum site coverage is 40% including detached accessory buildings, covered patios, decks and entrances.	The provision simplifies application of the regulation as all buildings and covered areas be included in the calculation. It is an accurate reflection of the actual coverage of the site. Also provides for flexibility for developers will allow for additional building area depending on design.	Amendment Package 2 Approved April 26, 2021
	Side yard setback of 2.3m for street townhouses on a corner	Reduce corner side yard setback to 1.5m for street townhouses.	This side yard requirement was excessive when compared to setbacks for other low-density residential	

Section 8: Residential Districts				
District	Previous Provision	Changes	Rationale	Package and Date
	site where the side yard adjoins a street.		uses.	
	For street townhouses, a landscaped strip of not less than 4.5m in depth throughout lying parallel to and abutting the front site line shall be provided on every site and shall be used for no purpose except landscaping and necessary driveway access to the site.	When a front yard requirement for a street townhouse is less than 4.5m, (reduced to 3.0m on a local street where there is a rear lane), the entirety of any required front yard shall be landscaped.	This provision provides for consistency of landscaping strips for street townhouses in the RMTN and RMTN1 Districts.	
	None	Semi-detached dwellings added as a permitted use.	Semi-detached dwellings are permitted within dwelling groups and street townhouses. This allows this form of dwelling to be built on appropriate sites.	
	None	Add Places of Worship as a discretionary use	To list places of worship as a discretionary use in the RMTN District.	Amendment Package 1 Approved May 25, 2020
	None	Site coverage included all principal and detached accessory buildings, covered entries, patios, and decks, three season rooms and balconies.	Part of review of three season rooms.	Amendment Package 4 Approved July 25, 2022
	None	Add secondary suites as a permitted use	Allow for secondary suites in detached one-unit dwellings	Amendment Package 5 Approved January 25, 2023
	Notes to development standards For dwellings in dwelling	Update terminology to include 'attached covered entry, patio and deck or three season room'.	Update terminology to reflect previous amendments.	Amendment Package 5

Section 8: Residential Districts				
District	Previous Provision	Changes	Rationale	Package and Date
	groups, a side yard of not less than 3 metres in width throughout and a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered patio or deck or an attached raised patio or deck			Approved January 25, 2023
	Notes to Development Standards A front yard of not less than 3 metres in depth throughout may be provided for street townhouse sites which front onto a local street or service road as defined in the Saskatoon Transportation Master Plan and which has access to a rear lane provided parking is located off the rear lane.	A front yard of not less than 3 metres in depth throughout may be provided for sites containing one-unit, two-unit and semi-detached dwellings and street townhouses which front onto a local street or service road as defined in the Saskatoon Transportation Master Plan and which has access to a rear lane provided parking is located off the rear lane.	To ensure the provision to allow for a 3 metre front yard setback for one- and two-unit and semi-detached dwelling sites is consistent with street townhouse sites.	Amendment Package 7 Approved September 27, 2023
	(2) Parking shall be permitted in the front yard of a street townhouse which fronts onto a local street as defined in the Saskatoon Transportation Master Plan provided that the front yard is landscaped in accordance with Section 7.7.1 Landscaping Standards for Residential Districts and Section 7.7.2 Notes to Landscaping Standards for	(2) (a) For one- and two-unit and semi-detached dwellings, parking and vehicular access shall not be permitted in the front yard except where sites front onto a local street as defined in the Saskatoon Transportation Master Plan. (b) For street townhouses, parking and vehicular access shall not be permitted in the front yard except where sites	To ensure that the provision allow for parking in front yards for one- and two-unit and semi-detached dwellings is consistent with street townhouse site	Amendment Package 5 Approved January 25, 2023

Section 8: Residential Districts				
District	Previous Provision	Changes	Rationale	Package and Date
	Residential Districts.	front onto a local street road as defined in the Saskatoon Transportation Master Plan, provided that the front yard is landscaped in accordance with Section 7.7.1 Landscaping Standards for Residential Districts and Section 7.7.2 Notes to Landscaping Standards for Residential Districts		
Section 8.8.2 and Section 8.9.2	This section provides the permitted uses in the RMTN and RMTN1 districts.	Add Garden and Garage Suites	Align with previous amendment packages where garden and garage suites are permitted where one-unit dwellings are permitted.	Amendment Package 7 Approved September 27, 2023
RMTN1 Section 8.9	Maximum site coverage is 40% for dwellings in dwelling groups. Site coverage may be increased for attached covered patios or decks by the percentage of the area covered by such patio or deck, but the total site coverage shall not exceed 45%. The areas of detached accessory buildings are not included in the Previous Provision.	Maximum site coverage is 45% including detached accessory buildings, covered patios, decks and entrances.	The revised provision simplifies application of the regulation as all buildings and covered areas will be included in the calculation. It is an accurate reflection of the actual coverage of the site. Also provides flexibility for developers and allows for additional building area depending on design.	Amendment Package 2 Approved April 26, 2021
	None	Semi-detached dwellings are a permitted use.	Semi-detached dwellings are permitted within dwelling groups and street townhouses. This allows this form of dwelling to be built on appropriate sites.	
	None	Add secondary suites as a permitted use	Allow for secondary suites in detached one-unit dwellings	Amendment Package 5

Section 8: Residential Districts				
District	Previous Provision	Changes	Rationale	Package and Date
				Approved January 25, 2023
	Notes to development standards For dwellings in dwelling groups, a side yard of not less than 3 metres in width throughout and a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered patio or deck or an attached raised patio or deck	Update terminology to include 'attached covered entry, patio and deck or three season room'.	Update terminology to reflect previous amendments.	Amendment Package 5 Approved January 25, 2023
	Notes to Development Standards A front yard of not less than 3 metres in depth throughout may be provided for street townhouse sites which front onto a local street or service road as defined in the Saskatoon Transportation Master Plan and which has access to a rear lane provided parking is located off the rear lane.	A front yard of not less than 3 metres in depth throughout may be provided for sites containing one-unit, two-unit and semi-detached dwellings and street townhouses which front onto a local street or service road as defined in the Saskatoon Transportation Master Plan and which has access to a rear lane provided parking is located off the rear lane.	To ensure the provision to allow for a 3 metre front yard setback for one- and two-unit and semi-detached dwelling sites is consistent with street townhouse sites.	Amendment Package 7 Approved September 27, 2023
	(2) Parking shall be permitted in the front yard of a street townhouse which fronts onto a local street as defined in the Saskatoon Transportation	(2) (a) For one- and two-unit and semi-detached dwellings, parking and vehicular access shall not be permitted in the front yard except where sites	To ensure that the provision allow for parking in front yards for one- and two-unit and semi-detached dwellings is consistent with street townhouse site	Amendment Package 5 Approved January 25, 2023

Section 8: Residential Districts				
District	Previous Provision	Changes	Rationale	Package and Date
	Master Plan provided that the front yard is landscaped in accordance with Section 7.7.1 Landscaping Standards for Residential Districts and Section 7.7.2 Notes to Landscaping Standards for Residential Districts.	front onto a local street as defined in the Saskatoon Transportation Master Plan. (b) For street townhouses, parking and vehicular access shall not be permitted in the front yard except where sites front onto a local street road as defined in the Saskatoon Transportation Master Plan, provided that the front yard is landscaped in accordance with Section 7.7.1 Landscaping Standards for Residential Districts and Section 7.7.2 Notes to Landscaping Standards for Residential Districts		
RMTN, RMTN1 Section 8.8 Section 8.9	For street townhouses, a landscaped strip of not less than 4.5m in depth throughout lying parallel to and abutting the front site line shall be provided on every site and shall be used for no purpose except landscaping and necessary driveway access to the site.	When a front yard requirement for a street townhouse is less than 4.5m, (reduced to 3.0m on a local street where there is a rear lane), the entirety of any required front yard shall be landscaped.	This provision provides for consistency of landscaping strips for street townhouses in the RMTN and RMTN1 Districts.	Amendment Package 3 Approved December 21, 2021
RM2, RM3, RM4, RM5 Section 8.11 Section 8.12 Section 8.13 Section 8.14	Notes to development standards For dwellings in dwelling groups, a side yard of not less than 3 metres in width throughout and a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered patio or deck or an attached raised	Update terminology to include 'attached covered entry, patio and deck or three season room'.	Update terminology to reflect previous amendments.	Amendment Package 5 Approved January 25, 2023

Section 8: Residential Districts				
District	Previous Provision	Changes	Rationale	Package and Date
	patio or deck			
RM4 Section 8.13	The gross floor space ratio shall not exceed 1:1, provided, however, that within the area bounded on the north by 33 rd Street, on the west by Avenue W, on the south by 11 th Street West and 7 th Street East, and on the east by Cumberland Avenue, the gross floor space ratio shall not exceed 1.5:1.	<p>Increase gross floor space ratio to 1.5:1 for all areas of the City, subject to addressing servicing requirements that may limit the size of the building.</p> <p>Additionally, provisions like those in the Broadway Commercial (B5B) District which address how the gross floor space ratio is calculated for underground parking have been added to this section.</p>	<p>During the scoping process, stakeholders provided feedback that the current gross floorspace ratio can make it economically challenging to develop these sites.</p> <p>The City has undergone changes to the way it approaches City growth. Allowing for a gross floor space ratio of 1.5:1 in all areas of the City is appropriate, subject to addressing any servicing constraints.</p>	Amendment Package 3 Approved December 21, 2021
RM5 Section 8.14	None	Added “ambulance stations” to discretionary uses.	Align with similar districts to allow for ambulance stations.	Amendment Package 3 Approved December 21, 2022
All Residential Districts except RMHL		Amended notes to development standards referring to site coverage and amend to include three season room and attached covered entries.	Part of review of three season rooms.	Amendment Package 4 Approved July 22, 2002

Section 9: Institutional Districts				
District	Previous Provision	Change	Rationale	Package and Date
All M Districts	None	Permit Municipal Public Works Yards Type I	To permit municipal public works yards	Amendment Package 1 Approved May 25, 2020
All M Districts	Provide for the Family Child Care Homes, Child Care Centres and Adult Day Cares as a permitted or discretionary use.	<ul style="list-style-type: none"> - Amended the term “Family Child Care Homes” to “Day Cares, Residential” - Amended the term “Child Care Centres” to “Day Cares” - Removed references to “Adult Day Cares” - Permitted “Day Cares” in the M3 and M4 Districts. 	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022
All M Districts	None	Will require on-site waste spaces	To require that on-site waste spaces are provided for.	Amendment Package 5 Approved January 25, 2023
M2 Section 9.2	Special needs housing height requirements of 11m	Special needs housing height requirement of 12m	This amendment provides for a building height that is consistent with similar Residential uses in the district (such as Multiple Unit Dwellings, Residential Care Home – Type III).	Amendment Package 1 Approved May 25, 2020
M2 Notes to Development Standards	3, 6	<p>Site coverage may be increased for attached covered entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.</p> <p>Site coverage for dwellings</p>	<p>Note 3 applies to one-, two-unit and semi-detached dwellings.</p> <p>Note 6 applies to dwellings withing a dwelling group.</p> <p>Part of review of three season rooms.</p>	Amendment Package 4 Approved July 25, 2022

Section 9: Institutional Districts				
District	Previous Provision	Change	Rationale	Package and Date
		in dwelling groups may be increased for attached covered entries, patios and decks or three season rooms by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.		
M2 & M3 Section 9.2 Section 9.3	Notes to development standards For dwellings in dwelling groups, a side yard of not less than 3 metres in width throughout and a rear yard of not less than 3 metres in width throughout shall be provided for an attached covered patio or deck or an attached raised patio or deck	Update terminology to include 'attached covered entry, patio and deck or three season room'.	Update terminology to reflect previous amendments.	Amendment Package 5 Approved January 25, 2023
M3 & M4 Section 9.3 Section 9.4	Special needs housing is a discretionary use because it has a lower parking rate in comparison to similar types of uses that are not non-profit or public authorities (e.g., special care homes, dwelling groups and multiple unit dwellings).	Special needs housing is a permitted use to align with similar types of uses that are not non-profit or public authorities.	Special needs housing means multiple unit dwellings or dwelling groups operated by a non-profit corporation or public authority and used exclusively for the domestic habitation of senior citizens, people with disabilities, occupants of subsidized housing, or the cohabitant spouse and children of persons noted above. The change aligns special needs housing with similar types of uses that are not non-profit or public authorities in these districts.	Amendment Package 2 Approved April 26, 2021
M3& M4 Section 9.3 Section 9.4	Day cares and preschools are listed as permitted use.	Amended the permitted use tables in the M3 General Institutional Service District and M4 Core Area Institutional Service District to remove the use day cares and preschools, Day cares and	Housekeeping amendments required as part of review of day cares.	Amendment Package 4 Approved July 25, 2022

Section 9: Institutional Districts				
District	Previous Provision	Change	Rationale	Package and Date
		preschools are permitted in these Districts and the amendment removed the duplication.		
M3 – General Institutional Service District Section 9.3	This section outlines the discretionary uses in the general institutional service district.	Replace “nightclubs and taverns” with “alcohol establishments – type II and III”.	Update terminology.	Amendment Package 6 Approved June 28, 2023
M3 – General Institutional Service District M4 – Core Area Institutional Service District Section 9.3 and 9.4	These section outlines the notes to development standards in the general institutional service district and the core area institutional service district.	In Note 3, add (f) alcohol establishments – type I In Note 8, replace “nightclubs and taverns” with “alcohol establishments – type II and III”	Align new alcohol establishment standards and update terminology.	Amendment Package 6 Approved June 28, 2023
M4 Section 9.4 Notes to Development Standards (6)	The previous provision states: “The side yard shall be increased in width by 0.3 metres for each additional storey, excluding any permitted penthouse, above three storeys; provided further, that on a corner site along a flanking street or lane the side yard need not exceed 3 metres.”	Removed “corner” so that this applies to site that may have a flanking lane.	The previous wording suggests that the 3.0m maximum side yard only applies to corner sites along a flanking street or lane; however, the provision should apply more broadly to any site with a flanking lane. It is not sensible to restrict the provision only to the scenario of a corner site with a flanking street and lane.	Amendment Package 2 Approved April 26, 2021
M4 Section 9.4.2	None	Added “parking station” to permitted uses.	Added to provide consistency with the parking and loading section of the Zoning Bylaw.	Amendment Package 3 Approved December 21, 2021

Section 10: Commercial Districts				
District	Previous Provision	Change	Rationale	Package and Date
All B Districts (except B1A)	Provide for, Child Care Centres and Adult Day Cares as a permitted or discretionary use.	<ul style="list-style-type: none"> - Amended the term “Child Care Centre” to “Day Care” - Removed references to “Adult Day Cares” - Permitted “Day Cares” in the B3, B4, B4A, B5, B5B, B5C, B6 Districts. 	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022
All B Districts	A space to be used exclusively for garbage storage and pickup, having minimum dimensions of 2.7 metres by 6.0 metres, shall be provided on each site to the satisfaction of the General Manager, Utility Services Department. The required loading and pick up spaces may be combined where considered appropriate by the Development Officer.	The regulations governing on-site waste spaces in are contained in Section 5.0.”.	To implement the regulations for on-site waste spaces.	Amendment Package 5 Approved January 25, 2023
B1B Section 10.2	The maximum building floor area of each restaurant or retail store on a site shall not exceed 325m ² .	Allowed for restaurant or retail uses up to 465m ² provided there is a second storey and the building is mixed use.	The change increases flexibility in the size of restaurants and retail uses in this District while ensuring building form meets the intent of the district. This change is in response to a request from Developers to provide for more flexibility for restaurant and retailsize as the current restriction makes it challenging to find tenants for these properties.	Amendment Package 3 Approved December 21, 2021
	Where parking is provided in a front yard, a landscaped strip of not less than 3 metres in width throughout lying parallel to and abutting the front site line shall be provided.	Added that the landscaping requirements applies for that portion of the site not covered by a building.	Provides clarification on required landscaping requirements.	Amendment Package 1 Approved May 25, 2020
	None	Added Accessory buildings and uses as a permitted use	To permit accessory buildings & uses in the B1B District for consistency with other commercial districts.	

Section 10: Commercial Districts				
District	Previous Provision	Change	Rationale	Package and Date
B2 Section 10.4	All uses in the B2 District have a minimum height of 7.5m	Increased height to 10.5m. Sites within the established neighbourhoods increased to 8.5m.	Stakeholders requested a review of the height in B2. It is recommended the height be increased to provide flexibility for the types of building forms that can be accommodated in this district. The increase in height is compatible with the heights of residential land uses that are often located adjacent to these commercial districts and aligns with the progression of height and massing of commercial districts in the City's Zoning Bylaw.	Amendment Package 2 Approved April 26, 2021
B3 – Medium Density Arterial Commercial District Section 10.5.2	This section outlines the permitted uses in the B3 district.	Add development standards for alcohol establishments – type I and for microbreweries – type II.	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
B3 – Medium Density Arterial Commercial District Section 10.5.3	This section outlines the discretionary uses in the B3 district.	Replace “night clubs and taverns” with “alcohol establishments – type II and III”	Update terminology.	Amendment Package 6 Approved June 28, 2023
B4 – Arterial and Suburban Commercial District Section 10.6.2	This section outlines the permitted uses in the B4 district.	Add development standards for alcohol establishments – type I and for microbreweries – type II. Add subscript “3” at the end of (9) Restaurants and lounges”	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023

Section 10: Commercial Districts				
District	Previous Provision	Change	Rationale	Package and Date
B4 – Arterial and Suburban Commercial District Section 10.6.3	This section outlines the discretionary uses in the B4 district.	Replace “night clubs and taverns” with “alcohol establishments – type II and III”	Update terminology.	Amendment Package 6 Approved June 28, 2023
B4 – Arterial and Suburban Commercial District Section 10.6.4	This section outlines the notes to development standards in the B4 district.	Add a note to development standard “3 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant.”	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
B4A – Special Suburban Centre and Arterial Commercial District Section 10.7.2	This section outlines the permitted uses in the B4A district.	Add development standards for alcohol establishments – type I and for microbreweries – type II. Add subscript “3” at the end of (9) Restaurants and lounges”	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
B4A – Special Suburban Centre and Arterial Commercial District Section 10.7.3	This section outlines the discretionary uses in the B4A district.	Replace “night clubs and taverns” with “alcohol establishments – type II and III”	Update terminology.	Amendment Package 6 Approved June 28, 2023

Section 10: Commercial Districts				
District	Previous Provision	Change	Rationale	Package and Date
B4A – Special Suburban Centre and Arterial Commercial District Section 10.7.4	This section outlines the notes to development standards in the B4A district.	Add a note to development standard “3 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant.”	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
B4MX – Integrated Commercial Mixed-Use District Section 10.7A.2	This section outlines the permitted uses in the B4MX district.	Add development standards for alcohol establishments – type I and for microbreweries – type II. Add subscript “7” at the end of (19) Restaurants and lounges.	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
B4MX – Integrated Commercial Mixed-Use District Section 10.7A.3	This section outlines the discretionary uses in the B4MX district.	Replace “night clubs and taverns” with “alcohol establishments – type II and III”	Update terminology.	Amendment Package 6 Approved June 28, 2023
B4MX – Integrated Commercial Mixed-Use District Section 10.7A.4	This section outlines the notes to development standards in the B4MX district.	Add a note to development standard “7 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant”.	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023

Section 10: Commercial Districts				
District	Previous Provision	Change	Rationale	Package and Date
B4MX – Integrated Commercial Mixed-Use District Section 10.7A.2 and 10.7A3	This section outlines the permitted uses and the discretionary uses in the B4MX district.	Replace “7.5” with “3.0” wherever it appears in the Rear Yard column.	Improve the active frontage in the B4MX district.	Amendment Package 6 Approved June 28, 2023
B4MX – Integrated Commercial Mixed-Use District Section 10.7A.4	5 Where the maximum building height is at least 15.0 metres, the building shall contain both a building base and a building cap as follows: (a) Building Base Height: shall be a minimum of 10.0 metres and a maximum of 12.0 metres. (b) Building Cap: shall be set back a minimum of 2.0 metres from the front façade of the building base.	Repeal Note 5	Improve flexibility in the B4MX district.	Amendment Package 6 Approved June 28, 2023

Section 10: Commercial Districts				
District	Previous Provision	Change	Rationale	Package and Date
B4MX – Integrated Commercial Mixed-Use District Section 10.7A.6(2)	Repeal	“(2) The number of parking spaces required in the B4MX District may be reduced by the number of on-street parking spaces as follows: (a) for principal buildings where the front building line is entirely within the maximum 3 metre front yard setback, any adjacent street parking spaces directly facing the building shall be credited; (b) for principal buildings that include both commercial and residential components, any adjacent street parking spaces directly facing the building shall be credited; or (c) where a building is set back from the property line, and that space created is dedicated to pedestrian activities, including plazas, seating areas or other uses above and beyond landscaping, half of the adjacent street parking spaces directly facing the amenity shall be credited; and (2.1) On-street parking space shall only be credited for one of the circumstances outlined in (2).”	Improve active frontage in the B4MX district.	Amendment Package 6 Approved June 28, 2023

Section 10: Commercial Districts				
District	Previous Provision	Change	Rationale	Package and Date
B4MX – Integrated Commercial Mixed-Use District Section 10.7A.6		Add “(6) No parking or loading areas shall be permitted between the front property line and the front building line, or between the side building line closest to the flanking street and the side property line adjacent to the flanking street on corner sites. (7) Drive-throughs shall be located on the interior of the site, such that drive-throughs are separated from any public street by a building, or intensive landscaping and a public amenity such as a plaza or public seating.”	Improve active frontage in B4MX district.	Amendment Package 6 Approved June 28, 2023

B4MX – Integrated Commercial Mixed-Use District Section 10.7A.10	Repeal	10.7A.10 Building Orientation and Access Buildings located adjacent to a street shall contain the following elements of an active frontage: (1) Functional individual unit entrances providing for direct access at grade are required along the front facade for all buildings located adjacent to a street. The entrance shall be visible from the street and accessible from the sidewalk. (2) A minimum of 30% of the ground floor of the front façade shall contain transparent openings or entrances. (3) Where a site is a through site, only one frontage will be required to meet the above two provisions, (1) and (2), regarding individual entrances at grade and transparent openings. Frontages along arterial streets will be required to meet all provisions. (4) Continuous and demarcated pedestrian access shall be provided from the public sidewalk to building entrances and exits. (5) For corner sites, at least one public entrance with direct access at grade along one of two street facing facades is required per building. Transparent openings shall be	Improve active frontage in B4MX district.	Amendment Package 6 Approved June 28, 2023
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Section 10: Commercial Districts				
District	Previous Provision	Change	Rationale	Package and Date
		<p>provided along each street facing facades.</p> <p>(6) Where a primary building is setback from the property line, the space created must be used for pedestrian activities, including plazas, seating areas, landscaping, or other amenity spaces that are active or provide visual interest.</p> <p>(7) All buildings fronting a street shall incorporate architectural features that provide visual interest along the streetscape and reduce the perceived massing of the building. No blank walls, continuous garage doors or high fences.</p>		
	<p>(5) For corner sites, at least one public entrance with direct access at grade along one of two street facing facades is required per building. Transparent openings shall be provided along each street facing facades.</p>	<p>(5) For corner sites, at least one public entrance with direct access at grade along one of two street facing facades is required per building.</p>	<p>To provide for flexibility in design and to minimize the impact of glazing to meet Energy Code requirements. Transparent openings will be required on one facade on a corner site.</p>	<p>Amendment Package 7</p> <p>Approved September 27, 2023</p>

Section 10: Commercial Districts				
District	Previous Provision	Change	Rationale	Package and Date
B5 – Inner-City Commercial Corridor District Section 10.8.2	This section outlines the permitted uses in the B5 district.	Add development standards for alcohol establishments – type I and for microbreweries – type II. Add subscript “4” at the end of (2) Restaurants and lounges.	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
B5 – Inner-City Commercial Corridor District Section 10.8.3	This section outlines the discretionary uses in the B5 district.	Replace “night clubs and taverns” with “alcohol establishments – type II and III”	Update terminology.	Amendment Package 6 Approved June 28, 2023
B5 – Inner-City Commercial Corridor District Section 10.8.4	This section outlines the notes to development standards for the B5 district.	Add a note to development standard “4 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant”.	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
B5B – Broadway Commercial District Section 10.8A2	This section outlines the permitted uses in the B5B district.	Add development standards for alcohol establishments – type I and for microbreweries – type II. Add subscript “6” at the end of (2) Restaurants and lounges.	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023

Section 10: Commercial Districts				
District	Previous Provision	Change	Rationale	Package and Date
B5B – Broadway Commercial District Section 10.8A3	This section outlines the discretionary uses in the B5B district.	Replace “night clubs and taverns” with “alcohol establishments – type II and III”	Update terminology.	Amendment Package 6 Approved June 28, 2023
B5B – Broadway Commercial District Section 10.8A4	This section outlines the notes to development standards in the B5B district.	Add a note to development standard “6 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant”.	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
B5B Section 10.8A	Commercial parking lots and parking stations currently do not have a front yard setback.	Amended the front yard setback requirement for commercial parking lots and parking stations to 3m.	A front yard setback is required for commercial parking lots and parking stations in the B5B District to accommodate the 3m landscaped strip. This amendment aligns the setback requirement with the B5 and B5C Districts.	Amendment Package 3 Approved December 21, 2021
	This section outlines the gross floor space ratio for development in the B5B District.	Amended to provide clarifying language.	To provide clarification.	Amendment Package 3 Approved December 21, 2021

Section 10: Commercial Districts				
District	Previous Provision	Change	Rationale	Package and Date
	10.8A.4 Notes to Development Standards 1(b) Building Cap: a minimum front yard shall be provided of 3.0 metres from the front property line up to three storeys from the front property line shall be provided for every storey above the three storey building cap, however, the minimum setback of the building cap shall not exceed 6.0 metres from the front property line.	Clarified this regulation applies for the first three storeys above the building base and that each additional storey above the first three storeys of the building cap, shall provide an additional 0.6 metre setback, however, the maximum setback of the building cap shall not exceed 6.0 metres from the front property line.	This amendment clarifies the existing development standard for building cap in the B5B District and reflects the Broadway 360 Plan which was adopted by City Council. The regulation ensures buildings are stepped back in the Broadway Commercial District.	Amendment Package 1 Approved May 25, 2020
B5C – Riversdale Commercial District Section 10.8B2	This section outlines the permitted uses in the B5C district.	Add development standards for alcohol establishments – type I and for microbreweries – type II. Add subscript “6” at the end of (2) Restaurants and lounges.	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
B5C – Riversdale Commercial District Section 10.8B3	This section outlines the discretionary uses in the B5C district.	Replace “night clubs and taverns” with “alcohol establishments – type II and III”	Update terminology.	Amendment Package 6 Approved June 28, 2023
B5C – Riversdale Commercial District Section 10.8B4	This section outlines the notes to development standards for the B5C district.	Add a note to development standard “6 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant”.	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
B5C – Riversdale Commercial District Section 10.8B4	This section outlines the notes to development standards for the B5C district.	Repeal Note 4(a)	Align with previous amendment packages to enable residential development in the B5C district.	Amendment Package 6 Approved June 28, 2023

Section 10: Commercial Districts				
District	Previous Provision	Change	Rationale	Package and Date
B6 Section 10.9	This section provides for minimum site width and site area for rooming units, hotel or motel units and sites with more than one dwelling unit.	Removed these sections.	There are few sites which meet the site width and area requirements. Further, keeping these requirements may hinder development on existing sites.	Amendment Package 3 Approved December 21, 2021

Section 11: Industrial Districts				
Section	Previous Provision	Change	Rationale	Package and Date
All I Districts	None	Will require on-site waste spaces	To require that on-site waste spaces are provided for.	Amendment Package 5 Approved January 25, 2023
IL1 – General Light Industrial District Section 11.1.2	This section outlines the permitted uses in the IL1 district.	Add subnotes ^{3,4}	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
IL1 – General Light Industrial District Section 11.1.4	This section outlines the discretionary uses in the IL1 district.	Replace “night clubs and taverns” with “alcohol establishments – type II and III”	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
IL1 – General Light Industrial District Section 11.1.5	This section outlines the notes to development standards in the IL1 district.	Add “4 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant” and “5 An area that is limited to 250m ² gross floor area for the on-site consumption of alcohol may be provided as an accessory use to a microbrewery – type I”.	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
IL2 – Limited Intensity Light Industrial District Section 11.2.3	This section outlines the prohibited uses in the IL2 district.	Add microbreweries – type I	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
IL3 – Limited Light Industrial District Section 11.3.3	This section outlines the prohibited uses in the IL3 district.	Add microbreweries – type I	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
IL4 – Industrial	This section outlines	Replace “taverns” with “alcohol	Align alcohol establishment regulations.	Amendment Package 6

Section 11: Industrial Districts				
Section	Previous Provision	Change	Rationale	Package and Date
Business District Section 11.4.4	the discretionary uses in the IL4 district.	establishments – type I and II”		Approved June 28, 2023
IL4 – Industrial Business District Section 11.4.5	This section outlines the notes to development standards for the IL4 district.	Add “3 (a) The maximum building floor area for a restaurant and lounge shall not exceed 650m ² (b) The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant”	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
IL1, IL2, IH & IH2 Section 11.1 Section 11.2 Section 11.5 Section 11.6	None	Permit Municipal Public Works Yards as appropriate.	To permit municipal public works yards.	Amendment Package 1 Approved May 25, 2020
IL1, IB & IH Section 11.1 Section 11.4 Section 11.5	Identify Child Care Centres and Adult Day Cares as a permitted, discretionary or prohibited use.	Amended the term “Child Care Centre” to “Day Care” Removed references to “Adult Day Cares” Added Pre-schools as discretionary in the IB district	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022
IL2, IL3 & IH2 Section 11.2 Section 11.3 Section 11.6	Purpose	Updated purpose of the districts to state that public assembly is limited due to the proximity of the district to hazardous substance storage or manufacturing.	Amend purpose to be specific in regard to proximity to the chemical manufacturing plants	Amendment Package 5 Approved January 25, 2023
IL2, IL3 & IH2 Section 11.2.3 Section 11.3.3 Section 11.6.3	Prohibited Use List	Updated prohibited use list.	To reduce redundancies	Amendment Package 5 Approved January 25, 2023

Section 11: Industrial Districts				
Section	Previous Provision	Change	Rationale	Package and Date
IH Section 11.5	Trades, business and vocational schools use	Amended this use to specify this applies to schools with a gross leasable floor area of 1000m ² or greater.	<p>Smaller scale trade and vocational schools with a gross floor area of less than 1000m² are permitted as they are deemed to be similar to other permitted uses found in the IH District. Larger scale operations are discretionary as they may have greater land use impacts related to traffic and parking. The establishment of a trade or vocational school with a gross floor area of 1000m² or greater requires discretionary use approval by City Council.</p> <p>Business schools were removed and will be reviewed as private school in the IH District.</p>	Amendment Package 1 Approved May 25, 2020
	None	Add private schools	This amendment lists private schools as a discretionary use in the IH District. Currently this is a permitted use in the IH District, however the location of a private school requires additional review as this use may not be compatible with other heavy industrial uses.	Amendment Package 1 Approved May 25, 2020

Section 12: Specialized Districts				
District	Previous Provision	Change	Rationale	Package and Date
AG Section 12.1	None	Allowed for expansions of less than 25% for agricultural research stations.	Provide flexibility by allowing up to a 25% expansion of an existing agricultural research station where the Development Officer may issue a development permit without requiring discretionary use approval from Council.	Amendment Package 1 Approved May 25, 2020
	Identify Child Care Centres as a discretionary use.	Amended the term “Child Care Centre” to “Day Care”	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022
FUD Section 12.2	Identify Child Care Centres as a discretionary use.	<ul style="list-style-type: none"> - Amended the term “Child Care Centre” to “Day Care” - Permitted “Day Cares” which are accessory to a dwelling. 	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022
AG, FUD Section 12.1 Section 12.2	None	Added secondary suites as a permitted use in both districts.	To allow secondary suites as a permitted use in both districts.	Amendment Package 2 Approved April 26, 2021
	Childcare centres and pre-schools are not permitted or discretionary in the FUD District.	Added childcare centres and pre-schools as a discretionary use when they are accessory to a dwelling in the FUD District.	To allow childcare centres and pre-schools as a discretionary use in the FUD District.	
	The AG and FUD Districts include a list of prohibited uses.	Removed the list of prohibited uses in both districts.	The list of prohibited uses is not required in the Zoning Bylaw. If a use is not listed as a permitted or discretionary use, it would not be allowed in these districts.	
	None	Permitted municipal public works yards Type I, II and III	To permit municipal public works yards.	Amendment Package 1 Approved May 25, 2020

Section 12: Specialized Districts				
District	Previous Provision	Change	Rationale	Package and Date
AM Section 12.5	A space to be used exclusively for garbage storage and pickup, having minimum dimensions of 2.7 metres by 6.0 metres, shall be provided on each site to the satisfaction of the General Manager, Utility Services Department.	The regulations governing on-site waste spaces in an AM District are contained in Section 5.0.".	To implement the regulations for on-site waste spaces.	Amendment Package 5 Approved January 25, 2023
MX1 – Mixed Use District 1 Section 12.6.2	This section outlines the permitted uses in the MX1 district.	Add alcohol establishments – type I and microbreweries – type I ₆ and II. Add subscript 7 at the end of (42) Restaurants and lounges.	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
MX1 – Mixed Use District 1 Section 12.6.2	This section outlines the permitted uses in the MX1 district.	Add Warehouse	Consistent development standards.	Amendment Package 6 Approved June 28, 2023
MX1 – Mixed Use District 1 Section 12.6.4	This section outlines the discretionary uses in the MX1 district.	Remove “(7) Microbreweries – type I Replace “nightclubs and taverns” with “alcohol establishments – type II and III”	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
MX1 – Mixed Use District 1 Section 12.6.5	This section outlines the notes to development standards in the MX1 district.	Add “6 An area that is limited to 250m ² gross floor area for the on-site consumption of alcohol may be provided as an accessory use to a microbrewery – type I” and “7 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant”	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023

Section 12: Specialized Districts				
District	Previous Provision	Change	Rationale	Package and Date
MX1 & MX2 Section 12.6 Section 12.7	Identify Child Care Centre and Adult Day Cares as a discretionary use.	Amended the term “Child Care Centre” to “Day Care” Removed references to “Adult Day Cares”	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022
MX1 Section 12.7	District repealed and replaced.	Amend the purpose of the district to reference historic neighbourhoods and to include corridor infill sites. Clarify that only light industrial uses are compatible in this district and remove the reference to live/work units. Permit residential uses provided an appropriate environmental site assessment (ESA) is submitted with the permit application. permit other uses appropriate to the district. Remove prohibited uses that are redundant and remove residential uses.	The purpose is being updated to reference the historic neighbourhoods and to include corridor infill sites that may be located on former industrial lands. The purpose will be updated reflect that only appropriate light industrial uses exist in this district. Residential uses are currently discretionary in this district as an ESA was required to be submitted with the discretionary use application. The amendment will permit residential use while retaining the requirement for an ESA to be submitted with the building permit application. The list of permitted uses will be expanded to include those appropriate in this district. The list of prohibited businesses will be refined, and the uses that are redundant will be removed. An extensive list of prohibited uses is not required as only those allowed are either permitted or discretionary. The residential uses are being removed as these uses will become permitted. Selected supportive housing uses will remain discretionary as additional review and engagement is required for these uses.	Amendment Package 5 Approved January 25, 2023

Section 12: Specialized Districts				
District	Previous Provision	Change	Rationale	Package and Date
MX2 – Downtown Warehouse Mixed Use District Section 12.7.2	This section outlines the permitted uses in the MX2 district.	Add subscripts 4,5 for the first use in the permitted uses column.	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
MX2 – Downtown Warehouse Mixed Use District Section 12.7.3	This section outlines the prohibited uses in the MX2 district.	Add microbreweries – type I.	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023
MX2 – Downtown Warehouse Mixed Use District Section 12.7.5	This section outlines the notes to development standards for the MX2 district.	Add “4 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant.” And “5 An area that is limited to 250m ² gross floor area for the on-site consumption of alcohol may be provided as an accessory use to a microbrewery – type I”	Align alcohol establishment regulations.	Amendment Package 6 Approved June 28, 2023

Section 13: Direct Control Districts				
District	Previous Provision	Change	Rationale	Package and Date
DCD5 and DCD6 Section 13.5 and 13.6	These sections outline the prohibited uses in the DCD5 and DCD6 districts.	Replace “night clubs” with “alcohol establishments – type III”	Update terminology.	Amendment Package 6 Approved June 28, 2023
DCD3, DCD5, & DCD6 Section 13.3 Section 13.5 Section 13.6	These sections are Direct Control Districts for regional commercial development including Preston Crossing, Stonebridge and Blairmore.	These sections were amended to delegate approval of development within these DCD to Administration.	Delegating approving authority to the Development Officer is consistent with how some other DCDs are managed in the Zoning Bylaw – specifically DCD1, DCD7 and DCD8. Approval of development within DCD3, DCD5 and DCD6 will be required to be consistent with the Council approved Concept Plan and regulations.	Amendment Package 3 Approved December 21, 2021
DCD7 & DCD8 Section 13.7 Section 13.8	Identify Child Care Centres as a permitted use.	Amended the term “Child Care Centre” to “Day Care”	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022
DCD1, DCD7 & DCD8 Section 13.1 Section 13.7 Section 13.8		Change garbage to waste	To update reference to waste.	Amendment Package 5 Approved January 25, 2023

DCD8 Section 13.8.6(1)(b)(ii)		Replace “have active frontages” with “contain elements of an active frontage”.	To improve active frontage in B4MX district.	Amendment Package 6 Approved June 28, 2023
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Section 14: Overlay Districts				
District	Previous Provision	Change	Rationale	Package and Date
B5A – Sutherland Commercial Overlay District Section 14.3.2	This section outlines the development requirements for the B5A district.	Replace “taverns, and nightclubs” with “and alcohol establishments”.	Update terminology.	Amendment Package 6 Approved June 28, 2023

Appendixes				
	Previous Provision	Change	Rationale	Package and Date
South Downtown Local Area Design Plan Appendix C to Zoning Bylaw No. 8770	Repeal Appendix C	Update guidelines in the context of current built form. Update the maps and reference photos. Edit text and reorganize the structure of the Plan for clarity and to reduce redundancies. Update design guidelines to allow for more flexibility, creative freedom, and to focus on pedestrian experience. Confirm alignment with other City policies, bylaws, and plans.	To keep the Plan current and in line with existing conditions, precedents, programs and priorities. Specifically, regarding the maps, images, organization of the Plan, improving the language, ensuring alignment with other City documents, and adding flexibility and clarity to the guidelines.	Amendment Package 5 Approved January 25, 2023