

ZONING NOTICE

PROPOSED ZONING BYLAW AMENDMENT – BYLAWS 9862, 9863 & 9864

Saskatoon City Council will consider amendments to the City’s Zoning Bylaw (No. 8770) by way of Bylaw No. 9862, The Zoning Amendment Bylaw, 2023 (No. 1); Bylaw No. 9863, The Zoning Amendment Bylaw, 2023 (No. 2); Bylaw No. 9864, The Zoning Amendment Bylaw, 2023 (No. 3).

The City of Saskatoon is undertaking a comprehensive review of the Zoning Bylaw to align it with identified strategic priorities, current trends and changes to provincial legislation. This is the fifth of several general amendment packages that will be brought forward as part of this project.

This set of amendments relate to several topic areas of the Zoning Bylaw and are intended to address gaps, improve flexibility and provide clarification.

The proposed amendments are described below and are listed by the applicable section of the Zoning Bylaw. Information on the proposed amendments and project may be viewed on the Zoning Bylaw Review Engage Page on the City of Saskatoon website (saskatoon.ca/engage).

Amendments to Definitions (Section 2)

- Add new definitions for access aisle, access path, bulk data storage, contractor’s yard, hazardous substance, and waste.
- Amend the definitions for home based business, industrial complex, and screening.

Amendments to General Administration (Section 4)

- Update Plans and Information Required for a Development Permit Application (Section 4.3.4) and replace the term ‘garbage receptacles’ with ‘waste spaces’.
- Update Discretionary Use Process (Section 4.7.2) to clarify that an increase in intensity of use requires a new discretionary use application.
- Add a new provision to allow for site plan control to be used on sites abutting or having frontages or flankages along high frequency transit corridors (Section 4.12.2).

Amendments to General Provisions (Section 5)

- Updates to Accessory Buildings and Structures (Section 5.7(3))
 - Reword provision to describe what is permitted, instead of what is not permitted.
 - Include carport in total floor area calculation exclusion.
 - Clarify that the total maximum floor area for attached garage and detached accessory buildings does not exceed the main floor area, not the entire building floor area and remove “gross” from cumulative gross floor area.
- Amend Amenity Space Provisions (Section 5.15) to replace the term ‘garbage collection’ with ‘waste spaces’.
- Amendments to Home Based Businesses (Section 5.29)
 - Permit tattoo and body modification as home based businesses, subject to further required approval from the Saskatchewan Health Authority.
 - Remove redundant examples of businesses that use commercial or industrial equipment.
 - Clarify that home crafts are permitted as a home based business.
 - Permit home based businesses to have incidental retail sales related to personal service trades, such as massage therapists and hair dressers.
 - Simplify regulations by consolidating the standards related to non-resident employees, non-resident business partners and associates, and clarify requirements for such persons to attend the home based business.
 - Clarify that an on-site parking space is provided for a non-resident employee, business partner or associate, and remove the on-site parking requirements in the following districts:
 - Downtown Commercial District (B6)
 - Direct Control District 1 (DCD1)
 - Downtown Warehouse Mixed Use District (MX2)
 - Core Area Institutional Service District (M4)
 - Clarify that one business trailer may be stored on or in the vicinity of the home based business site, in addition to a business vehicle.
 - Clarify that more than three clients are not to visit the home based business at one time.
 - Add a new provision whereby a home based business is a permitted accessory use in any district where dwellings are a permitted or discretionary use. Amend all districts where home based businesses are stated as a permitted use.
- Amendments to Homestays (Section 5.51)
 - Remove the limit on the number of guests permitted to stay in a secondary suite.
 - Amend parking requirements to allow for required surface parking areas to consist of gravel, in addition to asphalt and concrete.
- Amendments to Short-Term Rental Properties (Section 5.52)
 - Remove the limit on the number of guests permitted to stay in a secondary suite.
 - Amend parking requirements to allow for required surface parking areas to consist of gravel, in addition to asphalt and concrete.
- Amendments to Screening (Section 5.55)
 - Remove the regulation that requires screening of roof mechanical units.
- Add a new section for on-site waste storage and collection spaces with the following provisions:
 - The minimum dimensions of a space are 3m by 7.5m.
 - Required spaces would not be permitted to locate in areas designated for required landscaping, amenity space, vehicle or bicycle parking areas.
 - In residential, commercial, institutional and specialized districts, screening would be required.
 - Developments that provide waste collection and storage areas within a building would not be required to provide outdoor waste spaces.
 - In buildings where residential uses are located with other non-residential uses, separate on-site waste collection spaces may be required.
 - In the Established neighbourhoods, the provision of waste collection spaces may be varied depending on site constraints.
 - Regulations would not apply to one- and two-unit dwellings, semi-detached dwellings, street townhouses, and multiple-unit dwellings containing four or less dwelling units.
 - These regulations will come into effect the date of the passing of this bylaw.

Amendments to Required Parking, Loading and Vehicular Circulation Provisions (Section 6)

- Amend the parking rate for warehouse as follows: 1 space per 93m² of gross floor area for the first 1,000m², 1 space per 186m² for gross floor area between 1,000m² and 10,000m².
- Housekeeping amendments to Section 6.3.6 parking requirements for the Mixed Use District 1 (MX1).
- Amendments pertaining to accessible parking:
 - Create a new section specific to accessible parking requirements.
 - Increase the proportion of required accessible parking spaces for residential uses, such as multiple-unit dwellings and dwelling groups, as follows:

Number of required vehicle parking spaces	Number of accessible parking spaces
20 - 199	2
Each additional 100 spaces	2

- Increase the proportion of required accessible parking spaces for non-residential uses as follows:

Number of required vehicle parking spaces	Number of accessible parking spaces
4 - 50	1
51 - 400	1 space per 50 required parking spaces
More than 400	8 spaces, plus 0.5% of total required parking

- Increase the minimum dimensions of an accessible parking space to 4.2m by 6m for one space, or 6.9m by 6m for two spaces side by side. This will provide for a standard access aisle plus the width of a standard required parking space.
- Include provisions for an access path and access aisle, including demarcation and signage to improve access from accessible parking spaces to building entrances.
- Add new figures to illustrate the new requirements to improve clarity of the standards required.

Amendments to Landscaping Provisions (Section 7)

- Extend provisions for flexible landscaping to include the North Industrial Area to allow for comparable landscaping requirements to be permitted in established industrial areas (Section 7.6).

Amendments to Residential Districts (Section 8)

- In the following districts, amend the Notes to Development Standards for rear yard requirements for dwellings in dwelling groups and update terminology to include ‘attached covered entry, patio and deck, or three season room’:
 - Townhouse Residential District (RMTN)
 - Medium Density Townhouse Residential District 1 (RMTN1)
 - Low/Medium Density Multiple-Unit Dwelling District (RM2)
 - Medium Density Multiple-Unit Dwelling District (RM3)
 - Medium/High Density Multiple-Unit Dwelling District (RM4)
 - High Density Multiple-Unit Dwelling District (RM5)
- Amendments to applicable districts to require on-site waste storage and collection spaces include one space per 40 dwelling units would be provided on-site for multiple-unit dwellings and dwelling groups containing five or more dwelling units and other housing forms with multiple units. All uses other than one- and two unit dwellings, semi-detached dwellings, street townhouses, and multiple-unit dwellings containing four or less dwelling units would require one space.
- Add secondary suites as a permitted use in the Townhouse Residential District (RMTN) and Medium Density Townhouse Residential District 1 (RMTN1).

Amendments to Institutional Districts (Section 9)

- In the Community Institutional Service District (M2), amend the Notes to Development Standards contained in clause 9.2.4(5) to update terminology to include ‘attached covered entry, patio and deck, or three season room’.
- Amendments for on-site waste storage and collection spaces include one space per 40 dwelling units would be provided on-site for multiple-unit dwellings and dwelling groups containing five or more dwelling units. All other uses would require one space on-site.

Amendments to Commercial Districts (Section 10)

- Amend current regulations for on-site waste and storage and collection spaces as follows:
 - Require minimum space dimensions of 3m by 7.5m for all permitted and discretionary uses.
 - Where multiple-unit dwellings are permitted or discretionary in the following districts, an additional space would be required for multiple-unit dwellings and dwelling groups containing five or more dwelling units:
 - Neighbourhood Commercial Mixed Use District (B1B)
 - Special Suburban Centre and Arterial Commercial District (B4A)
 - Integrated Commercial Mixed-Use District (B4MX)
 - Inner-City Commercial Corridor District (B5)
 - Broadway Commercial District (B5B)
 - Riversdale Commercial District (B5C)
 - Downtown Commercial District (B6)

Amendments to Industrial Districts (Section 11)

- Updates to the Limited Intensity Light Industrial District (IL2)
 - Amend the purpose of the district to include that the limitation to public assembly is due to the proximity of the district to hazardous substance facilities.
 - Amend the list of prohibited uses and remove uses that are not related to manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products.
- Updates to the Limited Light Industrial District (IL3)
 - Amend the purpose of the district to include that the limitation to public assembly is due to the proximity of the district to hazardous substance facilities.
 - Amend the list of prohibited uses and remove uses that are not related to manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products.
- Updates to the Limited Intensity Heavy Industrial District (IH2)
 - Amend the purpose of the district to include that the limitation to public assembly is due to the proximity of the district to hazardous substance facilities.
 - Amend the list of prohibited uses and remove uses that are not related to manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products.
- Updates to the Industrial Business District (IB)
 - Amend the list of permitted uses and remove printing and publishing.
 - Remove the Note to Development Standards that the floor area of a lounge shall not exceed 50% of the floor area of the adjoining restaurant.
- Amendments for on-site waste storage and collection spaces include one space for all permitted and discretionary uses.

Amendments to Specialized Districts (Section 12)

- Updates to the Mixed Use District 1 (MX1)
 - Amend the purpose of the district to reference historic neighbourhoods and to include corridor infill sites. The proposed change will also clarify that only light industrial uses are compatible in this district and the reference to live/work units will be removed.
 - Add residential uses to the list of permitted uses provided an appropriate environmental site assessment (ESA) is submitted with the permit application. The list of permitted uses will also be expanded to include those appropriate in this district.
 - Amend the list of discretionary uses and remove residential uses, except for select supportive housing uses.
 - Refine the list of prohibited uses and remove uses that are redundant.
- Amendments to provide on-site waste storage and collection spaces include:
 - In the Auto Mall District (AM), amend the current regulation to require minimum space dimensions of 3m by 7.5m for all permitted and discretionary uses.
 - In the Mixed Use District 1 (MX1) and Downtown Warehouse Mixed Use District (MX2), one space per 40 dwelling units would be provided on-site for multiple-unit dwellings and dwelling groups containing five or more dwelling units.

Amendments to Direct Control Districts (Section 13)

- In the Direct Control District 1 (DCD1), Direct Control District 7 (DCD7), and Direct Control District 8 (DCD8), replace ‘garbage’ with ‘waste’.

Amendments to Appendices of the Zoning Bylaw

- Updates to the South Downtown Local Area Design Plan (Appendix C)
 - Update to reflect current built form, including maps and reference photos.
 - Amend text and reorganize the structure of the Plan for clarity and to reduce redundancies.
 - Allow for more flexibility, creative freedom, and to focus on the pedestrian experience.
 - Align with other city policies, bylaws and plans.

INFORMATION – Questions regarding the proposed amendments or requests to view the proposed amending Bylaws, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Division, Planning and Development
Phone: 306-975-7621 (Paula Kotasek-Toth)

PUBLIC HEARING – City Council will consider all submissions and those that wish to speak on the proposed amendments at the City Council meeting on **Wednesday, January 25, 2023, at 6:00 p.m.**, City Council Chamber, City Hall, Saskatoon, Saskatchewan.

Should you wish to provide comments to City Council, please visit saskatoon.ca/write-letter-councilcommittees. If you are requesting to speak in person or remotely, please indicate this in your submission and you will be contacted by a representative of the City Clerk’s Office with further information.

Written submissions for City Council’s consideration may also be forwarded to:

His Worship the Mayor and Members of City Council
c/o City Clerk’s Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by **5:00 p.m. on Monday, January 23, 2023**, will be forwarded to City Council. The Public Hearing is broadcast live on Shaw TV - Channel 10, Shaw BlueSky – Channel 105 and video-streamed on the City’s website - saskatoon.ca/meetings starting at 6:00 p.m. on the scheduled day.