ZONING BYLAW NO. 8770
OF THE
CITY OF SASKATOON

To view the associated full-sized maps, please follow the links below:

ZAM MAPS (Zoning Address Maps)

Zoning Map: Consolidated

To inquire about obtaining paper copies of the Consolidated Zoning Map, please call (306) 975-2645.

Codified to Bylaw No. 9787
(November 22, 2021)
City of Saskatoon
Zoning Bylaw No. 8770

Amendments to Zoning Bylaw No. 8770

Bylaw No. 8783  Map Amendment – August 17, 2009
Rezoning Agreement – Commerce Holdings Ltd.

Bylaw No. 8785  Map Amendment – August 17, 2009
Rezoning Agreement – The Governing Council of The
Salvation Army in Canada

Bylaw No. 8790  Map Amendment – September 14, 2009
To rezone the lands from an R1A District to an M2 District

Bylaw No. 8791  Map Amendment – September 14, 2009
Rezoning Agreement – Mawson Health and Fitness Centre Inc.
(Agreement Removed – Bylaw No. 9731 – December 21, 2020)

Bylaw No. 8792  Text Amendment – September 28, 2009
To amend the regulations in the MX1 Zoning District to better
reflect the existing development pattern in areas zoned MX1; to
ensure that uses and development standards are consistent
with the intent of the District; and to expand the list of permitted
uses.

Bylaw No. 8805  Map Amendment – December 14, 2009
Rezoning Agreement – Saskatchewan Housing Corporation

Bylaw No. 8806  Map Amendment – December 14, 2009
To rezone lands from an R1A District to an R1B District

Bylaw No. 8821  Map Amendment – January 18, 2010
To rezone lands from an AG District to an R1A District, an AG
District to an RMTN District and a FUD District to an R1A
District.

Bylaw No. 8820  Map Amendment – February 8, 2010
To rezone lands from an RM1 District and an RM3 District, to a
B5 District.

Bylaw No. 8825  Map Amendment – March 1, 2010
To rezone lands from an RMTN District to an RMTN1 District.

Bylaw No. 8843  Map Amendment – June 14, 2010
To rezone lands from R1A District to an R1B District, R2 District
and RMTN District.
Bylaw No. 8846  Map Amendment – June 14, 2010  
To rezone lands from an RM4 District to an M2 District

Bylaw No. 8848  Map Amendment – June 14, 2010  
To rezone lands from an R1A District to an R2 District

Bylaw No. 8847  Map Amendment – June 28, 2010  
To rezone lands from an R1A District to an RMTN District, an RM3 District and a B1B District and to rezone lands from a FUD District to an R1A District

Bylaw No. 8849  Map Amendment – June 28, 2010  
To rezone lands from a B5 District to a B2 District

Bylaw No. 8850  Text Amendment – June 28, 2010  
To provide for a new zoning district, B5C – Riversdale Commercial District and to make consequential amendments

Bylaw No. 8856  Map Amendment – June 28, 2010  
To rezone lands from an R2 District to an R2A District and an R2 District to an RM4 District.

Bylaw No. 8857  Map Amendment – June 28, 2010  
To rezone lands from a B5 District, an IL1 District, a IH District, a B3 District to a B5C District and from an IL1 District to a B3 District.

Bylaw No. 8858  Map Amendment – June 28, 2010  
To rezone lands from an IL1 District, an IH District, an R2 District to an MX1 District and from an IL1 District to an MX1(H) District.

Bylaw No. 8861  Text Amendment – June 28, 2010  
To provide for Taverns in conjunction with and attached to a hotel or motel as a discretionary use in the regulations applicable to the IB - Industrial Business Zoning District.

Bylaw No. 8862  Map Amendment – June 28, 2010  
To rezone lands from an R1A District to an RMTN District.

Bylaw No. 8866  Map Amendment – July 21, 2010  
To rezone lands from an R1A District to an R1B District and R2 District.

Bylaw No. 8871  Text Amendment – September 13, 2010  
To amend the regulation governing building setbacks in Direct Control District 1.
Bylaw No. 8887  Map Amendment – October 25, 2010
To rezone lands from an R2 District to an M1 District subject to a Rezoning Agreement.

Bylaw No. 8892  Map Amendment – November 8, 2010
To rezone lands from an RM1 District to an M2 District.

Bylaw No. 8894  Map Amendment – November 8, 2010
To rezone lands from an R2(H) District to an IB District;
from an R2(H) District to an IB(H) District;
from an R2(H) District to an IL1(H) District;
from an AG District to an IB District;
from an AG District to an IB(H) District; and
from an AG District to an IL1(H) District.

Bylaw No. 8896  Text Amendment – November 22, 2010
To amend the regulations governing the setback of detached accessory buildings or structures from streets and lanes to clarify that the setback is determined with reference to a property line.

Bylaw No. 8897  Text Amendment – November 22, 2010
To increase the maximum building height for offices, office buildings, hotels and motels in the IB – Industrial Business District.

Bylaw No. 8902  Map Amendment – December 6, 2010
To rezone lands from an IB District to a B2 District.

Bylaw No. 8904  Map Amendment – December 6, 2010
To rezone lands from an R2 District to an M2 District subject to a Rezoning Agreement.

Bylaw No. 8911  Map Amendment – January 17, 2011
To rezone lands from an R2 District to an RM1 District.

Bylaw No. 8910  Map Amendment – February 7, 2011
To rezone lands from an R1A District to an R2 District and from an FUD District to an R1A District.

Bylaw No. 8916  Map Amendment – February 7, 2011
To rezone lands from an R2 District to an MX1 District; and
To rezone lands from an RM4 District to an MX1 District.

Bylaw No. 8918  Text Amendment – March 7, 2011
To include places of worship as a permitted use in the regulations applicable to the B4 – Arterial and Suburban Commercial Zoning District.
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<td>Map Amendment – To rezone lands from an M3 District to a B2 District.</td>
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<td>Map Amendment – To rezone lands from a B3 District to a B6 District.</td>
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<td>Text Amendment – To amend the Sign Regulations to add regulations for digital signs.</td>
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<td>Text Amendment – To amend the regulations governing Direct Control District 3 (DCD3).</td>
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<td>Map Amendment – To rezone lands from and AG District to a Direct Control District 3 (DCD3).</td>
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<td>8929</td>
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<td>Text Amendment – To amend the Zoning Bylaw regarding regulations governing residential care homes.</td>
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<td>Map Amendment – To rezone lands from an FUD District to an R1A District and an RMTN District.</td>
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<td>8941</td>
<td>May 9, 2011</td>
<td>Text Amendment – To amend the Zoning Bylaw to accommodate construction of joint-use facilities by removing restrictions on locations found in Subsection 4.2(3).</td>
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<td>Map Amendment – To rezone lands from an R1A District to an R1B District, a B1B District, an RMTN District, an RMTN1 District and an RM3 District.</td>
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Bylaw No. 9040  
Text Amendment – July 18, 2012
To amend the Notes to Development Standards in the Industrial Business (IB) District to accommodate a wider range of uses and to increase the percentage of gross floor area - accessory retail uses.

Bylaw No. 9037  
Map Amendment – August 15, 2012
To rezone land from an R1A District and an FUD District to an R1B District, respectively.

Bylaw No. 9044  
Text Amendment – August 15, 2012
To amend regulations governing Direct Control District 1 (DCD1) - River Landing.

Bylaw No. 9049  
Map Amendment – September 4, 2012
To rezone lands from an R1A District to an R1B District, an R1A District to an RM3 District, an R1A District to an RMTN District and an AG District to an R1A District respectively.

Bylaw No. 9050  
Map Amendment – September 4, 2012
To rezone lands from an R1A District to an R1B District, an R2 District, an RM3 District, and RMTN District and an RMTN1 District respectively.

Bylaw No. 9051  
Map Amendment – September 4, 2012
To rezone lands from an R1A District to an R1B District, and an R1A District to an RMTN District.

Bylaw No. 9052  
Map Amendment – September 4, 2012
To rezone lands from an FUD District to an R1A District, an R1A(H) District to an R1A District and an R1A(H) District to an R1B District respectively.

Bylaw No. 9053  
Text Amendment – September 17, 2012
To provide for a new zoning district known as the B5B - Broadway Commercial District and to make certain consequential amendments.

Bylaw No. 9054  
Map Amendment – September 17, 2012
To rezone lands from a B5 District to a B5B District.

Bylaw No. 9055  
Text Amendment – September 17, 2012
To incorporate regulations to provide flexibility and foster creativity in building design for new construction within a design theme for the Broadway Commercial Area.

Bylaw No. 9056  
Map Amendment – September 17, 2012
To include architectural controls within the Broadway Commercial District (“B5B”).
Bylaw No. 9061  Map Amendment – December 10, 2012
Rezoning Agreement – Habitat for Humanity

Bylaw No. 9065  Text Amendment – December 10, 2012
To provide regulations for the DCD7 – Direct Control District 7.

Bylaw No. 9067  Map Amendment – December 10, 2012
To rezone lands from an AG District to Direct Control District 7.

Bylaw No. 9068  Map Amendment – December 10, 2012
Rezoning Agreement – Juniper Housing Corporation

Bylaw No. 9077  Map Amendment – January 7, 2013
To rezone the lands from an R1A District to an RMTN District and an RM3 District respectively.

Bylaw No. 9081  Map Amendment – February 11, 2013
Rezoning Agreements – Presidio Holdings Inc., Lutheran Sunset Home of Saskatoon

Bylaw No. 9082  Map Amendment – February 11, 2013
Rezoning Agreement – Kinsmen Club of Saskatoon

Bylaw No. 9085  Map Amendment – March 18, 2013
Amended Rezoning Agreement – STC Urban First Nations Services Inc.

Bylaw No. 9090  Map Amendment – April 8, 2013
To rezone lands from an M2 District to a B4 District and from an M3 District to an B4 District subject to a Rezoning Agreement - 101099047 Saskatchewan Ltd.

Bylaw No. 9091  Map Amendment – April 8, 2013
To rezone lands from an FUD District to an R1A District and an RMTN District respectively.

Bylaw No. 9092  Map Amendment – April 8, 2013
To rezone lands from an R1A District to an R1B District.

Bylaw No. 9098  Text Amendment – May 21, 2013
To amend the regulation governing parking spaces for small units in multiple-unit dwellings and dwelling groups.

Bylaw No. 9101  Map Amendment – June 10, 2013
To rezone lands from an R1A District to an R1B District, an RM3 District, an RMTN District and an RMTN1 District respectively.
Bylaw No. 9106  Map Amendment – July 19, 2013
To rezone lands from an RM1 District to an R2 District.

Bylaw No. 9108  Map Amendment – July 19, 2103
To rezone lands from an RM1 District to an RM4 District.

Bylaw No. 9110  Map Amendment – July 19, 2013
To rezone lands from an RM1 District and an RM3 District to an RM3 District.

Bylaw No. 9112  Map Amendment – July 19, 2013
To rezone lands from an RM1 District and an M2 District to an M2 District.

Bylaw No. 9116  Map Amendment – July 19, 2013
To rezone lands from an RM4 District to an RM3 District subject to a Rezoning Agreement – NCO Holdings Ltd.

Bylaw No. 9117  Map Agreement – July 19, 2013
To rezone lands from an IB District to a B2 District.

Bylaw No. 9118  Map Amendment – August 14, 2013
To rezone lands from an R1A District to an R1B District, an R2 District, an RM3 District, an RMTN District, an RMTN1 District, and a B1B District, respectively; and to rezone lands from an R2 District to an R1A District and an R1B District, respectively.

Bylaw No. 9119  Text Amendment – July 19, 2013
To revise the regulations governing parking and service area access in Direct Control District 1 (DCD1).

Bylaw No. 9124  Map Amendment – August 14, 2013
To rezone lands from an R1A District to an R1B District, an RMTN District, an RMTN1 District, an RM3 District and B1B District, respectively.

Bylaw No. 9128  Map Amendment – August 14, 2013
To rezone lands from an RM1 District to an M3 District and from an M2 District to an M3 District subject to a Rezoning Agreement - Opus Developments Inc.

Bylaw No. 9129  Text Amendment – November 4, 2013
To add a definition of “funeral and wedding establishment” and designate zoning districts and development standards for such establishments.
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<td>Bylaw No. 9130</td>
<td>September 9, 2013</td>
<td>To amend the regulations governing Direct Control District 3 to allow more flexibility in the range and size of uses in the District.</td>
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<td>Bylaw No. 9132</td>
<td>September 9, 2013</td>
<td>Map Amendment – September 9, 2013 To rezone lands from an AG District to a Direct Control District 3 (“DCD3”).</td>
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<td>Bylaw No. 9133</td>
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<td>Map Amendment – September 9, 2013 To rezone lands from an R1A District to an R1B District.</td>
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<td>Bylaw No. 9139</td>
<td>November 4, 2013</td>
<td>Text Amendment – November 4, 2013 To regulate the excavation, stripping, grading or modification of wetlands.</td>
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<td>Bylaw No. 9148</td>
<td>December 2, 2013</td>
<td>Map Amendment – December 2, 2013 To rezone lands from an RM2 District to an R1A District and an R1A District to an R1B District respectively.</td>
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<td>Bylaw No. 9151</td>
<td>December 2, 2013</td>
<td>Text Amendment – December 2, 2013 To add a definition of “adult entertainment venue” and to establish land use regulations for that use, including where the use may be located within the City.</td>
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<td>Bylaw No. 9162</td>
<td>January 6, 2014</td>
<td>Text Amendment – January 6, 2014 To provide for revised fees for development permit applications and rezoning applications.</td>
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<td>April 14, 2014</td>
<td>Map Amendment – April 14, 2014 Amendment from M2 to M3 by Rezoning Agreement – Fore-Sight Investments Corp. (Repealed by Bylaw No. 9539 – November 19, 2018)</td>
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<td>Map Amendment – April 14, 2014 Amendment to RM3 by Amended Rezoning Agreement – The Owners: Condominium Corporation No. 101233004</td>
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<td>Text Amendment – April 14, 2014 To add a density bonus provision for buildings to exceed the maximum building height of 76 metres in the B6 Zoning District.</td>
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<td>Bylaw No. 9181</td>
<td>May 5, 2014</td>
<td>Text Amendment – May 5, 2014 To provide for regulations governing garden and garage suites.</td>
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| Bylaw No. 9182 | Map Amendment – May 5, 2014  
To rezone lands from an R1A District to an RMTN District, an RMTN1 District and an RM3 District respectively. |
| --- | --- |
| Bylaw No. 9183 | Map Amendment – May 5, 2014  
To remove the Holding Symbol “H” from the described lands. |
| Bylaw No. 9186 | Map Amendment – May 20, 2014  
To rezone the lands formerly part of the Saskatoon Planning District Development Plan Bylaw No. 75/95 and as described in the Bylaw from a DREC1 - Recreational 1 District, a DAG1 - Agricultural 1 District, a DAG2 - Agricultural 2 District, a DCR3 - Country Residential 3 Overlay District and a DM3 - Rural Industrial 3 District respectively, to a Future Urban Development (FUD) District. |
| Bylaw No. 9191 | Map Amendment – June 9, 2014  
To rezone lands from an R1A District to an R1B District. |
| Bylaw No. 9193 | Map Amendment – June 9, 2014  
To rezone lands from an RM4 District to a B2 District. |
| Bylaw No. 9196 | Map Amendment – June 23, 2014  
To rezone lands from an R1A District to RMTN1 District, B4A District, RM3 District, M3 District, B1B District respectively, and from an AG District to an RM3 District. |
| Bylaw No. 9199 | Map Amendment – June 23, 2014  
To zone lands previously annexed into the City of Saskatoon as Future Urban Development (FUD). |
| Bylaw No. 9200 | Map Amendment – June 23, 2014  
To rezone lands from an R1A District to an R2 District and an RMTN District respectively. |
| Bylaw No. 9205 | Text Amendment – August 21, 2014  
To provide for regulations governing the use of Site Control Plans in Regional Commercial Areas. |
| Bylaw No. 9207 | Map Amendment – August 21, 2014  
To rezone lands from an R1A District to an RMTN District, an R1A District to an R1A (H) District, an RMTN District to an R1A District, an RMTN District to an FUD (H) District, an FUD District to an FUD (H) District, an FUD District to an RMTN District, an FUD District to a B2 (H) District, an FUD District to a B4 District, an FUD District to an IL1 (H) District, and an FUD District to a B4 (H) District respectively. |
Bylaw No. 9209  Map Amendment – September 29, 2014
To rezone lands from an M1 District by Agreement to an RM3 District, an R2 District to an RM3 District, an RM1 District to an RM3 District, an M1 District by Agreement to an RM1 District and an R2 District to an RM1 District respectively.

Bylaw No. 9211  Map Amendment – August 21, 2014
To rezone lands from an R2 District to an RM3 District.

Bylaw No. 9213  Text Amendment – September 29, 2014
To provide consistency in the minimum site width standard for developments within the R1A – One-Unit Residential Zoning District for new and established neighbourhoods.

Bylaw No. 9214  Text Amendment – September 29, 2014
To provide flexibility in the number and location of required passenger drop-off spaces on new school sites.

Bylaw No. 9215  Map Amendment – September 29, 2014
Amendment from M2 to M3 by Rezoning Agreement – Methadome Development Corp.

Bylaw No. 9222  Map Amendment – September 29, 2014
To remove the Holding Symbol “H” from the described lands.

Bylaw No. 9229  Map Amendment – October 27, 2014
To authorize an amendment to the Rezoning Agreement – KCOS Enterprise Centre Inc.

Bylaw No. 9230  Map Amendment – October 27, 2014
To rezone land from an R1A District to a B1B District.

Bylaw No. 9231  Map Amendment – October 27, 2014
To rezone land from an R1A District to a R1B District.

Bylaw No. 9236  Map Amendment – December 15, 2014
Rezoning Agreement – City Centre Tower I Ltd., 101211249 Saskatchewan Ltd. and Discovery Plaza Inc. (Repealed – Bylaw No. 9401 – November 28, 2016)

Bylaw No. 9245  Map Amendment – January 26, 2015
To rezone land from an R1A District to an RMTN District.

Bylaw No. 9249  Text Amendment – March 23, 2015
To provide for revised development standards for primary dwellings in established neighbourhoods.
Bylaw No. 9250  Text Amendment – March 23, 2015
To make changes to the regulations governing garden and garage suites.

Bylaw No. 9253  Map Amendment – January 26, 2015
To rezone lands from an M3 District to a B5 District.

Bylaw No. 9255  Map Amendment – January 26, 2015
To rezone lands from a B1 District to an M3 District.

Bylaw No. 9256  Map Amendment – January 26, 2015
To rezone lands from an RM3 by Agreement to RM3 by Agreement
Rezoning Agreement – Shift Development Inc.

Bylaw No. 9257  Text Amendment – January 26, 2015
To provide the Development Officer with the option to alter development standards for joint-use elementary schools.

Bylaw No. 9263  Map Amendment – February 23, 2015
To rezone lands from an FUD District to an R1A District.

Bylaw No. 9267  Text Amendment – March 23, 2015
To add definitions for “parking structure” and “public use within parking structures” along with applicable design features in certain zoning districts; and provide design guidelines for construction in certain zoning districts.

Bylaw No. 9268  Map Amendment – March 23, 2015
To rezone lands from an R1A District to an RM3 District.

Bylaw No. 9269  Map Amendment – March 23, 2015
To rezone lands from an FUD District to a B4(H) District and an RMTN(H) District, respectively.

Bylaw No. 9279  Map Amendment – April 27, 2015
To rezone lands from an IH District to an IL1 District.

Bylaw No. 9280  Map Amendment – April 27, 2015
To rezone property from an IL2 District to an IL1 District.

Bylaw No. 9281  Map Amendment – April 27, 2015
To authorize an amendment to the Rezoning Agreement – Presidio Holdings Inc. and Luthercare Holdings Inc.

Bylaw No. 9282  Map Amendment – May 25, 2015
To remove the Holding Symbol “H” from lands described in this Bylaw.
Bylaw No. 9283  
Text Amendment – May 25, 2015  
To add a definition for “pre-development” and establish regulations for preparatory land development activities that occur prior to the approval of a concept plan.

Bylaw No. 9284  
Text Amendment – June 22, 2015  
To amend regulations governing shipping containers.

Bylaw No. 9290  
Map Amendment – June 22, 2015  
To rezone lands from an R2 District to an MX1 District.

Bylaw No. 9291  
Map Amendment – June 22, 2015  
To rezone lands for each Phase as follows:

Phase 1: From an FUD District to an R1A District, an FUD District to an R1B District, an FUD District to an R2 District, and an FUD District to an RMTN District, an FUD District to an RMTN1 District, and an FUD District to an RM3 District respectively;

Phase 2: From an FUD District to an R1A District, an FUD District to an R1B District, an FUD District to an R2 District, an FUD District to an RMTN District, an FUD District to an RMTN1 District, and an FUD District to a B1B(H) District respectively; and

Phase 3: From an RMTN(H) District to an R2 District, an RMTN(H) District to an RMTN District, an FUD District to an R1B District, an FUD District to an RMTN District, an FUD District to an R2 District, and an FUD District to an R1A District respectively.

Bylaw No. 9292  
Map Amendment – June 22, 2015  
To rezone lands from an FUD District to a B1B District, an FUD District to an RM3 District, an FUD District to an M2 District, an R1A District to an M2 District, and an R1A District to an RM3 District respectively.

Bylaw No. 9300  
Map Amendment – August 20, 2015  
To rezone lands from an FUD District to an R1A District, an FUD District to an R1B District, and FUD District to an RMTN District and an FUD District to an RMTN1 District respectively.

Bylaw No. 9301  
Map Amendment – August 20, 2015  
To authorize an amendment to the Rezoning Agreement – Shift Development Inc.

Bylaw No. 9302  
Text Amendment – August 20, 2015  
To permit ambulance stations in the IL2, IL3, IB and IH2 Districts.
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<td>To rezone lands from an M3 District to a B4 District.</td>
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<td>Map Amendment – October 26, 2015 Rezoning Agreements – Dream Asset Management Corporation and Pinnacle Developments Inc.</td>
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<td>9317</td>
<td>October 26, 2015</td>
<td>Map Amendment – October 26, 2015 To rezone lands from an R1A District to an R1B District and an RM3 District respectively.</td>
</tr>
<tr>
<td>9326</td>
<td>December 14, 2015</td>
<td>Text Amendment – December 14, 2015 To provide regulations for the B4MX – Integrated Commercial Mixed-Use District and add a definition for active building frontage.</td>
</tr>
<tr>
<td>9327</td>
<td>November 23, 2015</td>
<td>Text Amendment – November 23, 2015 To amend the regulations to allow for restaurants and lounges with outdoor seating areas in the M4 Zoning District and to add a provision to Secondary Freestanding Signs in the Sign Regulations.</td>
</tr>
<tr>
<td>9332</td>
<td>December 14, 2015</td>
<td>Text Amendment – December 14, 2015 To amend the regulations for garden and garage suites to clarify the applicable development standards.</td>
</tr>
<tr>
<td>9337</td>
<td>December 14, 2015</td>
<td>Map Amendment – December 14, 2015 To rezone lands from an R2 District to an M1 District.</td>
</tr>
<tr>
<td>9344</td>
<td>January 25, 2016</td>
<td>Map Amendment – January 25, 2016 To rezone lands from an FUD District to an R1A and an R1B District respectively.</td>
</tr>
<tr>
<td>9346</td>
<td>January 25, 2016</td>
<td>Text Amendment – January 25, 2016 To revise fees for development permits and other development applications.</td>
</tr>
<tr>
<td>9352</td>
<td>February 29, 2016</td>
<td>Map Amendment – February 29, 2016 To rezone lands from an FUD District to an R1A District, an R1B District and an RMTN District respectively.</td>
</tr>
</tbody>
</table>
Bylaw No. 9357  Text Amendment – April 25, 2016
To amend the regulations for garden and garage suites to provide for a minimum allowable size of a garage suite.

Bylaw No. 9361  Map Amendment – April 25, 2016
Amended Rezoning Agreement – Glenko Properties Inc.

Bylaw No. 9362  Map Amendment – April 25, 2016
To rezone lands from a B1B District to a B4MX District, and R1A District to a B4MX District and an FUD District to a B4MX District.

Bylaw No. 9363  Text Amendment – April 25, 2016
To amend regulations for the Direct Control District 1 to remove the maximum square foot limitation for office development; provide flexibility for building setbacks based on final design; clarify parking standards; clarify parking and service area access; and delegate approval of plans and drawings to the Development Officer.

Bylaw No. 9371  Text Amendment – May 24, 2016
To regulate office uses in the IL2 and IH2 zoning districts and to allow contractors' offices, workshops and yards in the IL3 zoning district.

Bylaw No. 9373  Map Amendment – May 24, 2016
To rezone lands from an R1A District to an M3 District.

Bylaw No. 9378  Text Amendment – June 27, 2016
To allow for additional permitted and discretionary uses and to require screening of outdoor storage areas in the FUD zoning district.

Bylaw No. 9379  Map Amendment – June 27, 2016
To rezone lands from an FUD District to an R1A District, an R1B District, an R2 District, an RMTN1 District and an RM3 District respectively.

Bylaw No. 9380  Map Amendment – June 27, 2016
To rezone lands from an R1A District to an R1B District.

Bylaw No. 9381  Map Amendment – June 27, 2016
Rezoning Agreement – Quint Development Corporation

Bylaw No. 9382  Map Amendment – June 27, 2016
To rezone lands from an FUD District and an R1A District to an RMTN District.
Bylaw No. 9383  Text Amendment – June 27, 2016
To clarify that communication towers are permitted in all zoning
districts, provided public consultation protocols established by
City Council are met.

Bylaw No. 9393  Map Amendment – August 18, 2016
To rezone lands from a B4 District to a B4A District.

Bylaw No. 9395  Map Amendment – August 18, 2016
Rezoning Agreement – S&C Wilson Land Holdings Ltd.

Bylaw No. 9400  Map Amendment – November 28, 2016
To rezone lands from an RM3 District to a B2 District.

Bylaw No. 9401  Zoning Amendment Repeal Bylaw 2016 – November 28, 2016
Repealing Bylaw No. 9236, The Zoning Amendment Bylaw, 2014
(No. 28) Rezoning Agreement – City Centre Tower Ltd.,
101211249 Saskatchewan Ltd. and Discovery Plaza Inc.

Bylaw No. 9405  Map Amendment – November 28, 2016
To rezone lands from an IH District to a IL1 District.

Bylaw No. 9414  Map Amendment – January 23, 2017
To rezone lands from a B4(H) District to a B4 District.

Bylaw No. 9415  Map Amendment – January 23, 2017
To rezone lands from an R1A District to an R1B District.

Bylaw No. 9416  Map Amendment – January 23, 2017
Rezoning Agreement – The City of Saskatoon,
RRR SAS Facilities Inc. and HCN-Revera Joint Venture Limited
Partnership.

Bylaw No. 9418  Map Amendment – January 23, 2017
To rezone lands from an AG District to an IL1 District.

Bylaw No. 9425  Map Amendment – March 27, 2017
To rezone lands from an RM4 District to a B3 District, and from a B4
District to a B3 District.

Bylaw No. 9427  Map Amendment – March 27, 2017
Rezoning Agreement – The City of Saskatoon.,
Canadian Midwest District of the Christian and Missionary Alliance
and Westgate Heights Attainable Housing Inc.

Bylaw No. 9428  Text Amendment – March 27, 2017
To amend the regulations in the Zoning Bylaw for sidewalk cafes
and parking patios to provide flexibility to business owners, while
balancing the interests and the needs for use of the public
right-of-way.
**Bylaw No. 9439**  
Text Amendment – May 23, 2017  
To rezone the lands from a RM4 District to a B3 District, and from a B4 District to a B3 District.

**Bylaw No. 9443**  
Map Amendment – May 23, 2017  
To rezone the lands from a DAG1 District to an FUD District; from a DAG2 District to an FUD District; from a DC1 District to an FUD District; from a DCR3 District to an FUD District; and from a DAG1 District to an AG District.

**Bylaw No. 9445**  
Map Amendment – May 23, 2017  
To rezone the lands from a DAG1 District, a DAG2 District, and a DCR3 District all to an FUD District.

**Bylaw No. 9454**  
Map Amendment – July 26, 2017  
To amend the Zoning Bylaw to rezone the lands from an FUD District to an RMTN1 District; from an FUD District to an RM3 District; and from an FUD District to a B4MX District.

**Bylaw No. 9457**  
Text and Map Amendment – July 26, 2017  
To provide regulations for the DCD8 – Direct Control District 8, and to rezone the lands from an RM3 District and a B1B(H) District to a DCD8 – Direct Control District 8.

**Bylaw No. 9463**  
Map Amendment – September 25, 2017  
To rezone the lands from an FUD District to an R1A District and R1B District.

**Bylaw No. 9464**  
Map Amendment – September 25, 2017  
To rezone the lands from an FUD District to an R1B District.

**Bylaw No. 9465**  
Map Amendment – October 23, 2017  
To rezone the lands from an R2 District to an R1B District.

**Bylaw No. 9468**  
Map Amendment – November 20, 2017  
To rezone the lands from an R1A District to an RMTN District.

**Bylaw No. 9470**  
Map Amendment – November 20, 2017  
Rezoning Agreement – Meridian Development Corp.

**Bylaw No. 9481**  
Map Amendment – January 29, 2018  
To rezone the lands from an R2 District to an RMTN1 District.
| Bylaw No. 9491 | Map Amendment – March 26, 2018  
| To rezone lands from a DAG1 District to an AG District, and a DAG1 District, DAG2 District and DCR3 District to an FUD District. |
| Bylaw No. 9492 | Map Amendment – March 26, 2018  
| To rezone lands from a DM1 District, DM2 District, DM3 District and IL3 District to an IH2 District, and a DM1 District to an AG District. |
| Bylaw No. 9494 | Map Amendment – March 26, 2018  
| To rezone lands from an FUD District to a B2 District. |
| Bylaw No. 9495 | Map Amendment – March 26, 2018  
| To rezone lands from an FUD District to an RMTN District and R1B District. |
| Bylaw No. 9506 | Map Amendment – May 28, 2018  
| To rezone lands from an FUD District to a B4MX District. |
| Bylaw No. 9507 | Map Amendment – May 28, 2018  
| To rezone lands from: FUD District to FUD (H) District; FUD (H) District to FUD District; R1A (H) District to R1A District; Control of RM of Corman Park to R1A District; Control of RM of Corman Park to FUD (H) District; Control of RM of Corman Park to FUD District; and Control of RM of Corman Park to RMTN District. |
| Bylaw No. 9509 | Map Amendment – May 28, 2018  
| Rezoning Agreement – Saskatoon Wildlife Federation. |
| Bylaw No. 9516 | Map Amendment – October 22, 2018  
| To rezone the lands from an R1A District to an RMTN District. |
| Bylaw No. 9517 | Map Amendment – June 25, 2018  
| To rezone the lands from an RMTN District to an R1A District. |
| Bylaw No. 9518 | Text Amendment – June 25, 2018  
| To provide for regulations applicable to cannabis production facilities and cannabis retail stores. |
| Bylaw No. 9524 | Map Amendment – August 27, 2018  
| To rezone the lands from an FUD District to RMTN District and R1B District. |
Bylaw No. 9526  Map Amendment – August 27, 2018
To rezone the lands from an FUD District to R1A District.

Bylaw No. 9527  Map Amendment – August 27, 2018
To rezone the lands from an FUD District to R1A District.

Bylaw No. 9528  Map Amendment – August 27, 2018
To rezone the lands from an R1B District to R1A District.

Bylaw No. 9534  Map Amendment – October 22, 2018
To rezone the lands from a RMTN (H) District to a RMTN District, RMTN (H) District to R2 District, RMTN (H) District to R1A District, RMTN (H) District to R1B District, FUD District to R1A District, FUD District to R2 District, FUD District to RMTN District, and FUD District to R1B District.

Bylaw No. 9538  Text Amendment – November 19, 2018
To encourage development in the Downtown area as part of efforts to streamline the Downtown development process by amending the RA1 – Reinvestment District 1 and renaming it the MX2 – Downtown Warehouse Mixed Use District.

Bylaw No. 9539  Zoning Amendment Repeal Bylaw 2018 – November 19, 2018
Repealing Bylaw No. 9171, The Zoning Amendment Bylaw, 2014 (No. 2).

Bylaw No. 9540  Map Amendment – November 19, 2018
To rezone the lands from an FUD District to an R1A District.

Bylaw No. 9541  Map Amendment – November 19, 2018
To rezone the lands from an IL1 District to an IL1(H) District.

Bylaw No. 9542  Text Amendment – December 17, 2018
To improve the functionality, provide for design flexibility and potentially reduce the costs of construction for garden and garage suites.

Bylaw No. 9544  Map Amendment – December 17, 2018
To rezone the lands from an M1 District by Agreement to an M1 District.
Bylaw No. 9536  Map Amendment – December 17, 2018
To rezone the lands from DAG1 District to FUD District, DCR1 District to FUD District, DREC District to FUD District, DM3 District to IH District, DC1 District to IL1 District and DM3 District to IL1 District.

Bylaw No. 9556  Map Amendment – January 28, 2019
Rezoning Agreement – Remai Ventures Inc and North Prairie Development Ltd.

Bylaw No. 9557  Map Amendment – January 28, 2019
To rezone the lands from FUD District to an R1A District.

Bylaw No. 9558  Map Amendment – January 28, 2019
Rezoning Agreement – Saskatoon Wildlife Federation

Bylaw No. 9559  Map Amendment – January 28, 2019
Rezoning Agreement – S&C Wilson Land Holdings Ltd.

Bylaw No. 9512  Map Amendment – February 25, 2019
Rezoning Agreement – F3 Properties Ltd.

Bylaw No. 9514  Map Amendment – February 25, 2019
Rezoning Agreement – Gary L. Redhead Holdings Ltd.

Bylaw No. 9515  Map Amendment – February 25, 2019
Rezoning Agreement – The Saskatoon Co-operative Association Limited

Bylaw No. 9562  Map Amendment – February 25, 2019
Rezoning Agreement – Magitra Services Ltd. and Urban Capital (Broadway) Inc.

Bylaw No. 9567  Text Amendment – March 25, 2019
To provide a definition for festival sites and general regulations for development of festival sites within City of Saskatoon parks. The amendments would also allow development of amphitheatres in the flood fringe areas as defined in the FP – Flood Plain Overlay District.

Bylaw No. 9568  Map Amendment – March 25, 2019
Rezoning Agreement – Concorde Group Corp.

Bylaw No. 9574  Map Amendment – April 29, 2019
To rezone the lands from an FUD District to an R1A District and R1B District and an FUD (H) District to an R1B (H) District and R1A (H) District.

Bylaw No. 9576  Map Amendment – April 29, 2019
To rezone the lands from DAG1 District to AG District and DAG1 District to FUD District.
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<tr>
<th>Bylaw No.</th>
<th>Amendment Type</th>
<th>Date</th>
<th>Description</th>
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<tr>
<td>9583</td>
<td>Map Amendment</td>
<td>May 27, 2019</td>
<td>To rezone the lands from an RM4 District to a B2 District.</td>
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<tr>
<td>9584</td>
<td>Map Amendment</td>
<td>May 27, 2019</td>
<td>To rezone the lands from an RM4 District to a B2 District.</td>
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<td>9584</td>
<td>Rezoning Agreement</td>
<td></td>
<td>Rezoning Agreement – 614225 Saskatchewan Ltd.</td>
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<tr>
<td>9601</td>
<td>Map Amendment</td>
<td>June 24, 2019</td>
<td>To rezone the lands from an FUD(H) District to RM4(H) District, RMTN District to RMTN(H), R1B District to R1B(H), B2(H) District to RM4 District and B4 District to B4(H) District.</td>
</tr>
<tr>
<td>9602</td>
<td>Map Amendment</td>
<td>June 24, 2019</td>
<td>To rezone the lands from an FUD District to a B2 District.</td>
</tr>
<tr>
<td>9602</td>
<td>Rezoning Agreement</td>
<td></td>
<td>Rezoning Agreement – Caswell Development Inc.</td>
</tr>
<tr>
<td>9620</td>
<td>Text Amendment</td>
<td>August 26, 2019</td>
<td>By removing cannabis production facilities as a discretionary use and establishing it as a permitted use in the IL1 Zoning District.</td>
</tr>
<tr>
<td>9621</td>
<td>Map Amendment</td>
<td>August 26, 2019</td>
<td>To rezone the lands from a B1A District to a B1 District.</td>
</tr>
<tr>
<td>9655</td>
<td>Text and Map Amendment</td>
<td>December 16, 2019</td>
<td>To create a Riverbank Slope Overlay District that will apply regulations, in addition to the requirements in the zoning district for which the site is designated, to properties along the riverbank of the South Saskatchewan River which may be subject to slumping or slope instability.</td>
</tr>
<tr>
<td>9659</td>
<td>Map Amendment</td>
<td>December 16, 2019</td>
<td>To rezone the lands from an R1B District to an R1A District, an FUD District to an R1B District and an FUD District to an R2 District.</td>
</tr>
<tr>
<td>9660</td>
<td>Map Amendment</td>
<td>December 16, 2019</td>
<td>To rezone the lands from an RM4(H) District to an RM4 District and an RM4 District to an RM4(H) District.</td>
</tr>
<tr>
<td>9661</td>
<td>Text Amendment</td>
<td>December 16, 2019</td>
<td>To revise fees for development permits and other development applications.</td>
</tr>
<tr>
<td>9682</td>
<td>Map Amendment</td>
<td>February 24, 2020</td>
<td>To rezone the lands from an RM4(H) District to an RM4 District and an RM4 District to an RM4(H) District.</td>
</tr>
<tr>
<td>9685</td>
<td>Text Amendment</td>
<td>March 23, 2020</td>
<td>To reduce the minimum parking requirements for multiple-unit dwellings along high-frequency transit corridors.</td>
</tr>
</tbody>
</table>
Bylaw No. 9687  Map Amendment – March 23, 2020
To rezone the lands from RM4 District to MX1 District.

Bylaw No. 9689  Map Amendment – March 23, 2020
To rezone the lands from RM4 District to B4 District.

Bylaw No. 9690  Map Amendment – March 23, 2020
To rezone the lands from R1B District to R1A District.

Bylaw No. 9691  Text Amendment – March 23, 2020
To provide definitions and general regulations for the development of breweries and microbreweries.

Bylaw No. 9511  Map Amendment – April 27, 2020
Rezoning Agreement – Skyline Commercial Real Estate Holdings Inc.

Bylaw No. 9513  Map Amendment – April 27, 2020
Rezoning Agreement – Impact Asphalt & Concrete Crushing Ltd.

Bylaw No. 9695  Text Amendment – April 27, 2020
To provide for the addition of Residential Care Homes Type II and III, Special Care Homes and Special Needs Housing to the list of discretionary uses within the B1B – Neighbourhood Commercial – Mixed Use District.

Bylaw No. 9701  Text Amendment – May 25, 2020
To address policy gaps, improve flexibility and ensure consistency throughout.

Bylaw No. 9702  Text Amendment – May 25, 2020
To improve flexibility, remove inconsistencies and accurately reflect current practice with respect to the parking and loading regulations.

Bylaw No. 9703  Text Amendment – May 25, 2020
To add new land uses and regulations to accommodate facilities and operations provided by the City.

Bylaw No. 9704  Text Amendment – May 25, 2020
To make housekeeping amendments that will update the language, provide clarification, clean up the language and ensure consistency throughout.

Bylaw No. 9707  Text Amendment – June 29, 2020
To remove the minimum site area requirement for parcels zoned FUD – Future Urban Development District – where the Holding Symbol "H" is applied.
Bylaw No. 9708  Map Amendment – June 29, 2020
To rezone the lands from an FUD District to an FUD(H) District.

Bylaw No. 9713  Map Amendment – July 27, 2020
To rezone the lands from an FUD District to an R1A District, R1B District and R2 District.

Bylaw No. 9683  Text Amendment – August 31, 2020
To provide for regulations applicable to short-term accommodations.

Bylaw No. 9718  Map Amendment – August 31, 2020
To rezone the lands from an FUD(H) District to an R1A District, R1B District and RMTN District.

Bylaw No. 9721  Map Amendment – September 28, 2020
Rezoning Agreement – Camponi Housing Corp.

Bylaw No. 9725  Text Amendment – November 30, 2020
To remove fee amounts for both development and signage applications for inclusion in a new fee bylaw.

Bylaw No. 9731  Map Amendment – December 21, 2020
To rezone the lands from an M3 District by Agreement to an M2 District. (Rezoning Agreement Removed – Mawson Health and Fitness Centre Inc. – September 14, 2009)

Bylaw No. 9740  Map Amendment – February 22, 2021
Rezoning Agreement – 101101827 Saskatchewan Ltd.

Bylaw No. 9742  Map Amendment – February 22, 2021
Rezoning Agreement – 102065776 Saskatchewan Ltd.

Bylaw No. 9743  Map Amendment – February 22, 2021
To rezone the lands from an FUD District to an R2 District and RMTN1 District.

Bylaw No. 9744  Map Amendment – February 22, 2021
To rezone the lands from an AG District to an IL1 District.

Bylaw No. 9745  Map Amendment – February 22, 2021
To rezone the lands from an RMTN District to an R1B District and from an FUD(H) District to an R1B(H) District and R1A(H) District.

Bylaw No. 9750  Map Amendment – March 22, 2021
Rezoning Agreement – Meadows SK Development Inc.
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<th>Bylaw No. 9757</th>
<th>Text Amendment – April 26, 2021</th>
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<tr>
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<td>To add regulations for the provision of bicycle parking.</td>
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<th>Bylaw No. 9758</th>
<th>Text Amendment – April 26, 2021</th>
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<tr>
<td></td>
<td>To address gaps in the regulations, provide clarity and remove inconsistencies.</td>
</tr>
</tbody>
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<tr>
<th>Bylaw No. 9759</th>
<th>Text Amendment – April 26, 2021</th>
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<tbody>
<tr>
<td></td>
<td>To improve consistency of interpretation and application, enable additional development forms not currently permitted and align provisions with the Saskatoon North Partnership for Growth regulations.</td>
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<th>Bylaw No. 9760</th>
<th>Map Amendment – April 26, 2021</th>
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<td>To rezone lands from a B2 District to a B3 District.</td>
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<th>Bylaw No. 9761</th>
<th>Map Amendment – May 31, 2021</th>
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<td>To rezone lands from an FUD District to an R2 District, RMTN District and FUD(H) District.</td>
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<th>Bylaw No. 9763</th>
<th>Map Amendment – June 28, 2021</th>
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<tr>
<td></td>
<td>To rezone lands from FUD and FUD(H) Districts to R1A, R1B, R2 and RMTN Districts.</td>
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<tr>
<th>Bylaw No. 9770</th>
<th>Text Amendment – July 26, 2021</th>
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<td></td>
<td>To allow sites for a one-unit dwelling in an R1B District to be considered to have the principal frontage on a municipal reserve where such sites are specifically designed for this orientation, as identified on an approved concept plan.</td>
</tr>
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<th>Bylaw No. 9777</th>
<th>Text Amendment – September 27, 2021</th>
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<tr>
<td></td>
<td>To clean-up and streamline the provisions applicable to Architectural Control Districts and by updating the review process.</td>
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<th>Bylaw No. 9778</th>
<th>Map Amendment – August 30, 2021</th>
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<tr>
<td></td>
<td>To rezone lands from an RMTN(H) District to RMTN and RM3 Districts.</td>
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<tr>
<th>Bylaw No. 9779</th>
<th>Map Amendment – August 30, 2021</th>
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<td></td>
<td>To rezone lands from a B2 District to a B3 District.</td>
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<th>Bylaw No. 9784</th>
<th>Map Amendment – November 22, 2021</th>
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<tr>
<td></td>
<td>To rezone lands from an R1A District to an R2 District.</td>
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<tr>
<th>Bylaw No. 9787</th>
<th>Text Amendment – November 22, 2021</th>
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<td>To establish regulations for emergency residential shelters.</td>
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# CITY OF SASKATOON ZONING BYLAW

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BYLAW NO. 8770

A BYLAW RESPECTING ZONING IN THE

CITY OF SASKATOON

The Council of the City of Saskatoon enacts as follows:

1.0 INTRODUCTION

1.1 Short Title

This Bylaw may be cited as the Zoning Bylaw.

1.2 Purpose

The purpose of this Bylaw is to regulate development in the City of Saskatoon to provide for the amenity of the area and for the health, safety, and general welfare of the inhabitants of the municipality, in accordance with the provisions of the Official Community Plan.

1.3 Scope

Development shall be permitted within the limits of the City of Saskatoon only when in conformity with the provisions of this Bylaw, the City of Saskatoon Official Community Plan and The Planning and Development Act, 2007.

1.4 Severability

A declaration by a court of competent jurisdiction that a section, clause or provision of this Bylaw, including anything shown on the Zoning Map is invalid, shall not affect the validity of the Bylaw or any part of the Bylaw other than the section, clause, or provision, or part of the Zoning Map declared to be invalid.
2.0 Definitions

In this Bylaw,

"above ground fuel storage tank" means a storage tank, any portion of which is above grade and containing gasoline, diesel fuel, or propane for retail sale.

"accessory building or use" means a building or use which:

(i) is subordinate to and serves the principal building or principal use;
(ii) is subordinate in area, extent, and purpose to the principal building or principal use served;
(iii) contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served;
(iv) is located on the same site as the principal building or principal use served.

“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, 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.
(Revised – Bylaw No. 9326 – December 14, 2015)

"adult day care" means an establishment for the placement, care and supervision of adults, but does not include the provision of overnight supervision.

"adult day care - type I" means an adult day care with up to five persons under supervision at any one time.

"adult day care - type II" means an adult day care with more than five persons under supervision at any one time.

“adult entertainment venue” means a nightclub or similar commercial establishment which regularly features live adult entertainment including strip-tease, wet clothing contests or similar adult performances. For the purpose of this definition, “regularly features” means offering, allowing or permitting live adult entertainment performances more than twice in one calendar month. (Revised – Bylaw No. 9151 – December 2, 2013)

"adult mini-theatre" means any premises or any part thereof, where, for any form of consideration, live entertainment, motion pictures, video tapes, video discs, slides or similar electronic or photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are performed or shown, and where individual viewing areas or booths have a seating capacity of 10 seats or less. Notwithstanding any other provision of this Bylaw, an adult mini-theatre shall be considered a principal use in any building in which it is contained. Without restricting this principle, private clubs, theatres and indoor entertainment uses do not include adult mini-theatres.
"adult service agency" means an adult service agency as that term is defined in The Adult Services Licensing Bylaw, 2012 as amended from time to time or any new bylaw substituted for it. (Revised – Bylaw No. 9023 – July 18, 2012)

"adult service agency, independent" means an independent adult service agency as that term is defined in The Adult Services Licensing Bylaw, 2012 as amended from time to time or any new bylaw substituted for it. (Revised – Bylaw No. 9023 – July 18, 2012)

"agricultural uses" means the non-intensive use of lands, buildings or structures for the production of crops, animal husbandry or other similar uses normally associated with agriculture.

"alteration or altered" with reference to a building, structure or site means a change from one major occupancy class or division to another, or a structural change such as an addition to the area or height, or the removal of part of a building, or any change to the structure such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of egress or a change to the fixtures, equipment, cladding, trim, or any other items regulated by this Bylaw such as parking and landscaping.

"ambulance station" means a facility for receiving requests for ambulance service and for the stationing of one or more ambulances until dispatched in response to calls for service, which is operated by a person or corporation having a valid and subsisting ambulance licence issued pursuant to The Ambulance Act and having a current contract with the Saskatoon Health Region.

"amenity space" means that land area, patio, balcony, terrace, deck area or internal building space, set aside exclusively for the purpose of providing recreation space on the site.
"animal hospital" means a place used for the care and treatment of small and large animals involving out-patient care, medical procedures involving hospitalization, and the keeping of animals in outdoor pens.

“attached covered patio or deck” means a single storey patio or deck which is covered with a permanent roof structure which may be enclosed by walls, windows or screens and which is not integrated into the dwelling unit by virtue of the extension of the dwelling unit’s heating or cooling system or the removal of the exterior door between the patio or deck and the dwelling unit. In addition, 50% of the walls must be openings and no basement may be constructed under the deck or patio. Typically an attached covered patio or deck would provide up to three-season accommodation and would not provide fully furnished liveable floor space.

"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.

"banquet hall" means a building used for catering to banquets, weddings, receptions or similar functions for which food and beverages are prepared and served on the premises, but does not include catering kitchens, catering halls, restaurants or similar food service establishments.

"basement or cellar" means that portion of a building between two floor levels which is partly or wholly underground and which has more than one half of its height, from finished floor to finished ceiling, below grade level.

"bed and breakfast home"
(Repealed – Bylaw No. 9683 – August 31, 2020)

“bicycle parking space” means that part of a site or structure on which a bicycle may be parked and locked.

“bicycle parking space, long-term” means a bicycle parking space in a secure location such as a room within a building or parkade, or a covered fenced area with a locking gate.

“bicycle parking space, short-term” means a bicycle parking space in a publicly-accessible location.
"boarder" means a person who rents sleeping accommodations which have no individual cooking facilities, and who may be furnished with meals or other services as part of the consideration, but who is not a member of the household occupying the principal dwelling unit and is not the proprietor of a boarding house or boarding apartment.

"boarding apartment" means a building in which the proprietor supplies sleeping accommodations for more than fifteen boarders, exclusive of the proprietor and the proprietor's household, and where meals and other services may be provided, and where no cooking facilities are present in any individual sleeping room or accommodations.

"boarding house" means a building in which the proprietor supplies sleeping accommodations for more than five boarders but not more than 15 boarders, exclusive of the proprietor and the proprietor's household, and where meals and other services may be provided, and where no cooking facilities are present in any individual sleeping room or accommodations.

"boulevard" means that portion of a right-of-way that extends from the edge of the street to the property line of the adjacent property, not including the sidewalk.

"brewery" means an operation that brews more than 20,000 hectolitres of beer under a valid manufacturer’s permit in accordance with the Saskatchewan Liquor and Gaming Authority regulations. (Revised – Bylaw No. 9691 – March 23, 2020)

"building" means any structure constructed or placed on, in or over land, but does not include a public highway, and includes any structure covered by a roof and supported by walls or columns.
"building floor area" means the sum of the gross horizontal area of all floors of a building excluding the floor area used for or devoted to mechanical equipment, laundry, storage, swimming pools, and enclosed or underground parking facilities. All dimensions shall be measured between exterior faces of walls or supporting columns, or from the centre line of the walls or supporting columns separating two buildings.

For the purpose of this bylaw, the term ‘storage’ means the keeping or placing of trunks, luggage or similar articles in a place designed therefore, but shall exclude clothes closets, linen closets, broom cupboards, kitchen and bathroom cupboards of whatsoever nature.

"building, front line" means the line of the wall of the building, or any projecting portion of the building, and production thereof excluding permitted obstructions which faces the front site line.

"building height" means the vertical distance measured from the grade level to the highest point of the roof surface, if a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof. [Refer to Figure 2.0 (a)]

"building permit" means a permit issued under The Building Bylaw of The City of Saskatoon authorizing the construction, erection, placement, alteration, repair, renovation, demolition, relocation, removal, use, occupancy or change of occupancy of any structure. (Revised – Bylaw No. 9704 – May 25, 2020)

"building, principal" means a building in which is conducted the main or primary use of the site on which said building is situated.

"building, rear line" means the line of the wall of the building or any projecting portion of the building and production thereof excluding permitted obstructions which faces the rear site line.

"building, side line" means the line of the wall of the building, or any projecting portion of the building and production thereof excluding permitted obstructions, which faces the side site line.
“cannabis production facility” means a federally-licensed facility used for the purposes of cultivation, harvesting, production, processing, manufacturing, packaging, testing, storage or shipping of cannabis or goods and products derived from cannabis. (Revised – Bylaw No. 9518 – June 25, 2018)

“cannabis retail store” means a provincially-licensed retail store where cannabis or cannabis products are sold, and which may include the sale of related accessories and ancillary items, but does not include the manufacturing or processing of products to be sold on-site. A cannabis retail store is not a pharmacy or a medical clinic. (Revised – Bylaw No. 9518 – June 25, 2018)

"car wash" means a building or portion of a building which is used for the washing of vehicles, including full service, automatic and hand operated facilities, but does not include facilities for the washing of vehicles with a gross vehicle weight of more than 5000 kg.

"category 1 neighbourhood" means the following neighbourhoods: City Park, Caswell Hill, Westmount, Riversdale, Pleasant Hill, King George, Nutana, Varsity View, Buena Vista, North Park, Haultain and Exhibition neighbourhoods. These neighbourhoods are generally characterized by a grid design with narrow residential lots and large mature trees and vegetation. Much of the original development in these neighbourhoods occurred prior to 1945. (Revised – Bylaw No. 9181 – May 5, 2014) (Revised – Bylaw No. 9250 – March 23, 2015)

"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. (Revised – Bylaw No. 9249 – March 23, 2015)
"catering hall" means a building used for catering to banquets, weddings, receptions or similar functions for which food and beverages are prepared and served on the premises and in which food and beverages may be prepared for service off the premises.

"catering kitchen" means a building in which food and beverages are prepared for service off the premises, but does not include a restaurant or food service establishment where food is prepared for customers to take out.

"cemetery" means property used for the internment of the dead and may include facilities for the storage of ashes of human remains that have been cremated.

"child care centre" means an establishment providing for the care, supervision and protection of children, but does not include the provision of overnight supervision.

"commercial dwelling conversion" means a building which is more than thirty years old which was originally designed as, or used as, a one unit dwelling, a two unit dwelling, or a boarding house, and in which a permitted commercial use has been established.

"commercial parking lot" means an area of a site used for the parking of motor vehicles and which is available for public or private use for compensation.

"commercial recreation use" means a place designed and equipped for indoor or outdoor sports and other leisure time activities, operated as a business and open to the public for a fee, but does not include permanent midways or fairgrounds.

"common wall" means a vertical wall without an opening, separating two dwelling units between the top of the footings to the underside of the roof deck, and shall be common to both dwelling units over at least 40% of the length of each dwelling unit.
"community benefit" means an amenity that benefits the public and contributes to the overall quality of the community and may include, but is not limited to, public space, public art, landscaping, recreational opportunities, green roofs, sustainable building practices, heritage preservation, public parking facilities, wind mitigation efforts, and related amenities. (Revised – Bylaw No. 9174 – April 14, 2014)

"community centre" means a building or facility used for recreational, social, educational or cultural activities and which is owned by a municipal corporation, non-profit corporation or other non-profit organization.

"community centre conversion" means the conversion of a building or part of a building to a community centre, where the building was used or originally designed as a non-residential building, including but not limited to, places of worship, schools, hospitals and libraries.

"convent or monastery" means a building used as a residence, operated as a single housekeeping unit, solely by and for a group of individuals who have professed vows in a religious order and who live together as a community under the direction of a local supervisor.

"convent or monastery - type I" means a convent or monastery with up to five residents at any one time.

"convent or monastery - type II" means a convent or monastery with more than five residents at any one time.

"convenience store" means a store offering for sale primarily food products, beverages, tobacco, personal care items, hardware and printed matter and which primarily provides a convenient day to day service to residents in the vicinity.

“Council” means the Council of the City of Saskatoon.
"custodial care facility" means:

(i) a facility for the temporary detention or open custody of persons pursuant to the provisions of *The Young Offenders Act* (Canada) or *The Summary Convictions Procedures Act* (Saskatchewan); or

(ii) a community training residence as defined in *The Corrections Act* (Saskatchewan).

"custodial care facility - type I" means a custodial care facility in which the number of persons in detention, custody or residence does not exceed five.

"custodial care facility - type II" means a custodial care facility in which the number of persons in detention, custody or residence is more than five but less than nine.

"custodial care facility - type III" means a custodial care facility in which the number of persons in detention, custody or residence is nine or more.

"development" means the carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use or intensity of the use of any building or land.

"development permit" means a document authorizing a development issued pursuant to this Bylaw.

“Development Officer” means an employee of The City of Saskatoon appointed by the General Manager, Community Services Department of The City of Saskatoon to act as a Development Officer to administer this Bylaw.

"district park" means a district park as defined in the City of Saskatoon Parks Classification Policy.
"dry cleaner" means an establishment involving the collection and distribution of articles or goods of fabric to be subjected to the process of dry cleaning, dry dyeing, cleaning or stain removing, or the pressing of any such articles or goods.

"dry cleaning pick-up depot" means an establishment involving the collection and distribution of articles or goods of fabric to be subjected to the process of dry cleaning, dry dyeing, cleaning or stain removing, or the pressing of any such articles or goods at an approved dry cleaner establishment.

"duplicating or copying centre" means an establishment that provides duplicating or copying services using photocopy, blueprint, and similar equipment, including collating of books and reports.

"dwelling" means a building used or intended for residential occupancy.

"dwelling, converted" means a dwelling which is more than thirty years old which was originally designed as, or used as, a one or two unit dwelling and in which additional dwelling units have been created.

"dwelling group" means a group of two or more detached one unit dwellings, two unit dwellings, multiple unit dwellings, townhouses, boarding houses, boarding apartments, residential care homes, special needs housing, special care homes or combinations thereof occupying the same site, provided that each form of development comprising the dwelling group is otherwise a permitted or discretionary use in the zoning district.

"dwelling, multiple unit" means a building or a portion thereof designed for or occupied as three or more dwelling units, but not including a motel, hotel, converted dwelling, street townhouse or townhouse.

"dwelling, one-unit" means a detached building designed for or occupied as one dwelling unit.
"dwelling, semi-detached" means a dwelling unit on its own site, attached to another dwelling unit on its own site, with a common wall dividing the two dwelling units throughout at least 40% of the length of the longest dwelling unit, measured from the front to the rear building lines of the dwelling unit.

"dwelling, street townhouse" means a dwelling unit on its own site, attached to at least one other dwelling unit, on its own site, with a common wall dividing the dwelling units throughout at least 40% of the depth of the entire structure.

"dwelling, two-unit" means a detached building designed for or occupied as two dwelling units.

"dwelling unit" means a separate set of living quarters, whether occupied or not, usually containing sleeping facilities, sanitary facilities and a kitchen or kitchen components, but does not include boarding houses or rooming units, and where all rooms, except an attached garage or carport, are required to be accessible from the interior of the dwelling unit. For the purposes of this definition, "kitchen components" include, but are not limited to, cabinets, refrigerators, sinks, stoves, ovens, microwave ovens or other cooking appliances and kitchen tables and chairs.

"educational institution" means a post-secondary college, university or technical institution, but shall not include a private school.

"election sign" means a temporary sign which is designed or intended to be displayed in connection with the following:

(i) a federal election or referendum;
(ii) a provincial election, referendum or plebiscite; or
(iii) a local government election.
"electronic game machine" means an electronic device used or designed to be operated for entertainment or as a game by the insertion of a coin or token but does not include a Video Lottery Terminal (VLT) or other gaming machine regulated by the Saskatchewan Liquor and Gaming Authority or any successor to that Authority.

“emergency residential shelter” means a facility where emergency temporary lodging is provided with no charge, to persons who are homeless due to poverty or disaster, operated by a public or non-profit agency, and where on-site supervision and support services are provided at all times when such shelter is occupied.

"erected" means built, constructed or reconstructed, and includes:

(i) the removal of a structure from one lot and relocating it on another lot; and
(ii) any physical operation such as excavating, filling, or draining, preparatory to commencing the work of erecting, building, or constructing a building or structure.

"established neighbourhoods" means all residential areas as shown on the Established Neighbourhoods Map contained in Appendix B, which is attached to and forms part of this Bylaw.

"esthetician" means a business providing facials, manicures, acrylic nails, gel nails, pedicures or related beauty treatments, not including body piercing and tattooing.

"family child care home" means an accessory use to a one-unit dwelling, two-unit dwelling, mobile home, semi-detached dwelling, or townhouse, where the occupants of the dwelling provide child care services, supervision, or pre-school services, provided the total number of children under care or supervision, including the number of children under the age of 13 who are resident in the dwelling, does not exceed eight.

"festival sites" means a portion of a park, which may contain buildings or structures, that is designed and utilized for cultural or social events, and that is operated by a municipal corporation, non-profit corporation, other non-profit organization, or the City of Saskatoon.
"financial institution" means a bank, credit union, or trust company.

"flanking" means to the side of a lot, parcel or site.

“flat roof” means a roof which has a pitch of less than 2:12. (Revised – Bylaw No. 9249 – March 23, 2015)

“front porch” means a structure attached to the front of a primary dwelling which is enclosed by a roof, solid walls or windows and containing the entrance to the primary dwelling. (Revised – Bylaw No 9249 – March 23, 2015)

“funeral and wedding establishment” means a building used primarily for wedding and funeral ceremonies, which may include a banquet hall, but does not include administrative or sales offices, sales or display areas, facilities for the preparation of a human body for interment or cremation, the sheltering of human remains except in conjunction with the ceremony, or garages for funeral or wedding vehicles or limousines. (Revised – Bylaw No. 9129 – November 4, 2013)

"funeral home" means a building designed for the purpose of furnishing funeral services to the public and includes facilities intended for the preparation of the human body for internment or cremation, but shall not include facilities for cremation.

"garage, private" means a garage used for storage purposes only, where no business, occupation or service is conducted, other than an approved home based business, and in which no space is rented for commercial vehicles to a non-resident of the premises.

"garage, public" means any garage available to the public, operated for gain, and which is used for repair, rental, greasing, washing, servicing, adjusting or equipping of motor vehicles, including painting, body work and major repairs.

"garage or yard sales" means the sale of personal property which is conducted on a premises in a residential or institutional district.
"garage, storage" means a garage exclusively used for the storage of motor vehicles and where no repair facilities are maintained.

"garage suite" means a building containing both a garden suite and an area used as a private garage and is accessory to a one-unit dwelling. It is located in the rear yard of a one-unit dwelling. (Revised – Bylaw No. 9181 – May 5, 2014) (Revised – Bylaw No. 9332 – December 14, 2015)

"garden suite" means a small, self-contained, ground-oriented dwelling unit that is accessory to a one-unit dwelling. It is located in the rear yard of a one-unit dwelling and has cooking, food preparation, sleeping, and sanitary facilities which are separate from those of the one-unit dwelling. (Revised – Bylaw No. 9181 – May 5, 2014) (Revised – Bylaw No. 9332 – December 14, 2015)

"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.

"grade level" means the average level of the finished surface of the ground adjacent to the exterior walls of the building or structure. In the case of one-unit dwellings, two-unit dwellings and semi-detached dwellings with a walk out basement, grade level shall be the average elevation of the finished surface of the ground adjacent to the building, front line.

"gross floor area" means the sum of the gross horizontal area of the building measured at each floor level. All dimensions shall be measured between exterior faces of exterior walls.

"gross floor space ratio" means the ratio of the gross floor area of the principal buildings exclusive of any parking area, divided by the site area.

"gross leasable floor area" means the gross floor area of the principal buildings exclusive of any parking area, common or public area, common loading area or common mechanical equipment area.
"health club" means an establishment that may provide facilities for aerobic exercises, running and jogging, exercise equipment, game courts, swimming facilities, and accessory facilities including pro shops selling related sports equipment and clothing.

"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.

"home craft" means an occupation or trade requiring manual dexterity and artistic skill to construct unique items primarily by hand without the use of large power tools, and does not include the mass production of similar articles.

"homestay" means a dwelling within the principal residence of the host, in which rental accommodations are provided to guests for tenancies of less than 30 days. (Revised – Bylaw No. 9683 – August 31, 2020)

"hostel" means an establishment in which transient lodgers are harboured, received or lodged for less than one week at a time.

"hostels – type I" means a hostel in which the number of transient lodgers shall not exceed five.

"hostels – type II" means a hostel in which the number of transient lodgers is greater than five.

"hotel" means a building or portion of a building offering temporary sleeping accommodations to the general public and may provide additional services, such as restaurants, meeting rooms, entertainment and recreational facilities.

"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.
“**intensive livestock operation**” means the concentrated rearing, keeping or feeding of livestock in a confined building, structure or area. Typical uses include feedlots, dairy, poultry and hog barns.

"**junk and salvage yards**" means uses involved in salvaging, storing or selling scrap metal, paper, plastic, glass, wood and other waste material, as well as unlicensed vehicles and used vehicle parts.

"**junked vehicle**" means, any motor vehicle, tractor, truck, trailer or other vehicle that:

(i) has no current valid licence plates attached to it;
(ii) is in rusted, wrecked, partly wrecked, dismantled, partly dismantled, inoperative or abandoned condition; and
(iii) is located on private land, but is not within a structure erected in accordance with any law respecting the erection of buildings and structures in force within the urban municipality in which the land is situated, and that does not form a part of a business enterprise lawfully being operated on that land.

"**kennel, boarding**" means the temporary accommodation of dogs, cats or other domestic animals for commercial purposes.

"**kennel, breeding**" means the keeping of more than four dogs, cats or other domestic animals, male and female, and which are more than 12 months old, for breeding purposes.

"**kennel, enclosure**" means an accessory building or enclosure intended to house one or more domestic animals.

"**lane or alley**" means a public way which affords a secondary means of access to a site.
"landscaping" means the provision of horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any combination of the following elements:

(i) Soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass and ground cover;
(ii) Hard landscaping consisting of non-vegetative materials such as concrete, unit pavers, brick pavers or quarry tile, but does not include gravel, shale, or asphalt; and
(iii) Intensive landscaping means a planting ratio of trees and shrubs per linear metre that is at least 25% greater than the planting ratio otherwise required by this Bylaw.

"large recreational vehicle" means any motor-home, travel trailer, or fifth wheel trailer; any camper when it is not mounted on a truck, but placed on the ground, on a stand or otherwise stored; or other similar vehicle. A large recreational vehicle shall not include: small utility trailers; camper van conversions; tent trailers; campers which are mounted in trucks; boats; snowmobiles; all-terrain vehicles; jet skis; or motorcycles and trailers to carry them.

"live/work unit" means a dwelling unit that is also used for work purposes, provided that no person other than a resident of the dwelling unit may work in the dwelling unit.

“livestock” means cattle, sheep, swine, goats, llamas, horses, chickens, turkeys, water fowl and similar animals.

"loading space" means that part of a site or structure on which a single vehicle may be loaded or unloaded.

"lot" means a parcel of land of a subdivision, the plan of which has been filed or registered in the Land Titles Office for the Saskatoon Land Registration District.
"lounge" means a room or area adjoining a restaurant set aside for the 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. The area of a lounge may not exceed 50% of the public assembly area in the adjoining restaurant.

"marquee or canopy" means a roof construction or cantilevered roof free of enclosing walls, over an entrance to a building or a gasoline pump island.

"medical clinic" means a building or part of a building where two or more members of the medical profession, dentists, chiropractors, osteopaths or occupational therapists provide diagnosis and treatment to the general public without overnight accommodation and may include such uses as reception areas, offices, consultation rooms, x-ray facilities and minor operating rooms, providing that all such uses have access only from the interior of the building.

"medical, dental and optical laboratories" means a place fitted with medical and scientific equipment and used for the conduct of medical, dental or optical investigations, experiments, and tests; or for the manufacture of medicines or medical aid devices, but does not include the manufacture of industrial chemicals.

"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.

(Revised – Bylaw No. 9691 – March 23, 2020)

"mobile home" means trailer coaches that conform to Canadian Standards Association Standard No. Z240 for mobile homes or to such standards as may have been defined by the Canadian Standards Association for mobile homes at any time subsequent to the definition of the standard set out as Z240, and are single dwelling units.
"mobile home court" means any tract or parcel of land on which two or more occupied one unit mobile homes are situated or are permitted to be situated whether or not a charge is made or paid for the use thereof, and includes any building or structure used or intended to be used as part of the equipment in such mobile home court, but does not include an industrial or construction camp or any such court if a tent or trailer coach that is not a mobile home is also situated or is permitted to be situated thereon.

"motel" means a building or portion of a building offering temporary sleeping accommodations to the general public and may provide additional services, such as restaurants, meeting rooms, entertainment and recreational facilities.

"motion picture or recording studio" means a place where motion pictures or sound recordings are produced.

“motor vehicle” means a vehicle propelled or driven by any means other than muscular power.

"multi-district park" means a multi-district park as defined in the City of Saskatoon Parks Classification Policy.

“municipal public works yard – 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. (Revised – Bylaw No. 9703 – May 25, 2020)

“municipal public works yard – 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. (Revised – Bylaw No. 9703 – May 25, 2020)
“municipal public works yard – type III” means a site owned or operated by the City used for the outdoor storage of soil, gravel, asphalt, fill and snow. (Revised – Bylaw No. 9703 – May 25, 2020)

"neighbourhood park" means a neighbourhood park as defined in the City of Saskatoon Parks Classification Policy.

"neighbourhood recycling collection depot" means a building or structure used for collection and temporary storage of recyclable household material such as bottles, cans, plastic containers, paper and paint, but shall not include:

(i) processing of recyclable material other than compaction;
(ii) collection and storage of oil, solvents or other hazardous material; and
(iii) outdoor compaction or storage.

"night club" 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.

"office and office building" means a building or part of a building uses primarily for conducting the affairs of a business, profession, service, industry, or government in which no goods or commodities of business or trade are stored, transhipped, sold or processed.

“office complex” means two or more detached principal buildings, not including a dwelling group, located on the same site, provided that each form of development comprising the office complex is otherwise a permitted or discretionary use in the zoning district.

“Official Community Plan” means the Official Community Plan for the City of Saskatoon.
"open space" means that part of a site not covered by buildings and which is unobstructed from the ground upwards except by marquees, canopies, balconies or eaves.

"parking, enclosed" means a parking structure or building located at, below, or above grade level which provides covered parking, and from which parked vehicles are screened from all abutting streets and lanes.

"parking space" means that part of a site or structure on which a single vehicle may be parked.

"parking station" means a site used for the parking of private passenger vehicles when such parking is ancillary to a permitted principal use located on an adjacent or nearby site.

“parking structure” means a structure used for parking, which may include parking at, below or above grade, and may be a stand-alone use or part of a building containing other uses. (Revised – Bylaw No. 9267 – March 23, 2015)

"parking, surface" means a parking facility at or above grade level and from which vehicles are visible from abutting streets and lanes.

“pawnshop” means a pawnshop as that term is defined in The Business License Bylaw, 2002 as amended from time to time or a new bylaw substituted for it.

"personal service trades" means a business associated with the grooming of persons or the maintenance or repair of personal wardrobe articles and accessories and may include:

(i) beauty salons and barber shops;
(ii) shoe repair;
(iii) dry cleaning pick-up depots;
(iv) self-serve laundry;
(v) tailor or seamstress;
(vi) massage services;
(vii) tanning beds; and
(viii) tattoo parlours,

but does not include the provision of health related services.

"photography studio" means a place used for portrait or commercial photography, including the developing and processing of film, and the repair or maintenance of photographic equipment.

"place of worship" means a place used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms and other buildings. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.

“pre-development” means the carrying out of pre-defined work within designated neighbourhoods, employment areas and commercial areas as defined by an adopted sector plan, and conducted prior to the formal adoption of a neighbourhood concept plan. Such work may include the following:

(i) stripping of topsoil, basic levelling, removal of brush and debris;
(ii) installation of temporary roads and marshalling yards containing materials and equipment storage; and
(iii) installation of major infrastructure and public utilities such as: lift stations, force mains, trunk sewers, roadway corridors, storm ponds, and other major infrastructure that have been identified in an adopted sector plan.
(Revised – Bylaw No. 9283 – May 25, 2015)

"pre-school" means a facility which provides a part-time program for pre-school aged children.

“primary dwelling” means a one-unit, two-unit or semi-detached dwelling located in an established neighbourhood. (Revised – Bylaw No. 9249 – March 23, 2015)
"private club" means a place used for the meeting, social or recreational activities of the members of a non-profit philanthropic, social service, athletic, business or fraternal organization, and may include rooms for eating, drinking and assembly but shall not include on-site residences.

"private commercial recreation use" means a commercial recreation use privately owned and operated on a commercial basis.

"private school" means a facility which meets Provincial requirements for elementary, secondary, post-secondary or other forms of education or training, and which does not secure the majority of its funding from taxation or any governmental agency, and may include vocational and commercial schools, music or dance schools and other similar schools.

"property line" means a line of record bounding a lot that divides one lot from another or from a public street or any other public space.

"public art gallery" means an art gallery operated by the City of Saskatoon or other public agency.

"public hospital" means a hospital operated by the Saskatoon Health Region.

"public library" means a library operated by the City of Saskatoon or other public agency.

“public use within parking structures” means space at grade level, that is open to the public and not restricted to employees, including but not limited to retail stores, restaurants, offices or related uses. (Revised – Bylaw No. 9267 – March 23, 2015)

"public utility" 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 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.

(Revised – Bylaw No. 9703 – May 25, 2020)

"radio or television station" means a place where radio or television programming is produced.

"research laboratories" means a place where facilities are located for scientific research, investigation, testing or experimentation, but does not include facilities for the manufacturing or sale of products, except as incidental to the main purpose of the laboratory.

"residential care home" means a licensed or approved group care home governed by Provincial regulations that provides, in a residential setting, 24 hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

"residential care home – type I" means a residential care home in which the number of residents, excluding staff, does not exceed five.

"residential care home – type II" means a residential care home in which the number of residents, excluding staff, is more than five and not more than 15.

"residential care home – type III" means a residential care home in which the number of residents, excluding staff, is more than 15.

"restaurant" means a place where the primary source of business is the provision of food prepared and served to patrons seated at tables or counters, in a motor vehicle on the premises, or for off-site consumption, and may include a drive-through service.
"retail core area" means the retail core area of the Downtown area as defined in the Official Community Plan.

"retail store" means a place where goods, wares, or merchandise are offered for sale or rent, including a pawnshop, and may include the manufacturing of products to be sold on site, provided the gross floor area used for manufacturing does not exceed 25% of the gross floor area of the retail store.

"rooming unit" means a room or suite of rooms rented as sleeping and living quarters, but without cooking facilities and with or without an individual bathroom.

"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.

"secondary suite" means a self-contained dwelling unit which is an accessory use to, and located within, a detached building in which the principal use is a one-unit dwelling.

"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.

"service station, converted" means an existing service station that no longer provides for the sale of vehicle fuel but has 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.

“shipping container" means a cargo container that is a prefabricated metal container or box specifically constructed for the transportation of goods by ship, train or highway tractor.
"shopping centre" means a building or group of buildings on the same site in which permitted uses are located together for their mutual benefit, including the use of off-street parking and other joint facilities.

"short-term rental property" means a dwelling which is not the principal residence of the host, but is used to provide rental accommodations to guests for tenancies of less than 30 days. (Revised – Bylaw No. 9683 – August 31, 2020)

"side wall" means the external supporting or enclosing wall of building or structure between grade level at the base and the coping, eaves, or parapet at the top.

"site" means an area of land:

(i) under one ownership considered as a unit;
(ii) having its principal frontage on a public street; and,
(iii) not divided by a public street.

"site, corner" means a site at the intersection or junction of two (2) or more streets, and where a side site line may be separated from the street by a buffer strip. [Refer to Figure 2.0 (b)]

"site, interior" means a site other than a corner site. [Refer to Figure 2.0 (b)]

"site, through" means a site not more than one (1) lot in depth, having a frontage on two (2) streets more or less parallel. [Refer to Figure 2.0 (b)]

"site, depth of" means the average horizontal distance between the front site line and the rear site line of a site measured within the site boundaries.

"site width" means the horizontal distance between the side boundaries of the site measured at a distance from the front lot line equal to the minimum front yard required for the district in which the site is located. [Refer to Figures 2.0 (c)(i) and 2.0 (c)(ii)]
"site area per unit" means the area of a site divided by the number of dwelling units on the site.

"site coverage" means that percentage of the site covered by buildings above grade level exclusive of marquees, canopies, balconies and eaves.

“small animal grooming” means a business associated with the grooming of small domestic animals not prohibited by the Animal Control Bylaw, but shall not include the keeping of animals in outdoor pens or the keeping of animals overnight.

"special care home" means a nursing home, supervisory care home, sheltered care home or other facility used for the purpose of providing supervisory care, personal care, and nursing care.

"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, disabled persons, occupants of subsidized housing, or the cohabitant spouse and children of persons noted above.

"special use park" means a special use park as defined in the City of Saskatoon Parks Classification Policy.

“stock yard” means a yard or enclosure where livestock is kept.

"storey" means that portion of any building which is situated between the top of any floor and the top of the floor next above it; and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

"street" means a road, parkway, driveway, square, road allowance or public highway vested in Her Majesty or set aside for such purposes, and includes a bridge or other public improvement erected upon or in connection with such public highway.
"structure" means anything erected or constructed, the use of which requires temporary or permanent location on, or support of, the soil, or attached to something having permanent location on the ground or soil; but not including pavements, curbs, walks, or open air surfaced areas.

"supermarket" means a retail establishment primarily selling food as well as other convenience and household items, with a gross leasable floor area of 5,000 square metres or greater.

"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.

"theatre" means a place devoted to showing motion pictures or dramatic, dance, musical or other live performances.

"townhouse" means a dwelling, designed as one cohesive building in terms of architectural design, which contains three (3) or more similar attached dwelling units each of which fronts on a street, has direct access to the outside at grade and is not wholly or partly above another dwelling.

"trailer coach" means any vehicle used or constructed in such a way as to enable it to be used as a conveyance upon public streets or highways and includes a self-propelled or non-self-propelled vehicle designed, constructed or reconstructed in such a manner as will permit the occupancy thereof as a dwelling or sleeping place for one or more persons notwithstanding that its running gear is removed or that it is jacked up.

"used for" means "arranged for", "designed for", "intended for", "maintained for", and "occupied for".
"vehicle" means a device in or by which a person or thing may be transported or drawn on a street and includes motor vehicles, trailer coaches, semi-trailers, fire engines, fire department apparatus, and all vehicles propelled by muscular power; but does not include railway cars and other motor vehicles running only upon rails or tracks or solely upon railway company property.

"veterinary clinic" means a place for the care and treatment of small animals involving outpatient care and medical procedures involving hospitalization, but shall not include the keeping of animals in outdoor pens.

"warehouse" means a building used for the storage and distribution of wholesaling of goods and materials.

"wholesale establishment" means the sale of commodities to retailers or jobbers and shall include the sale of commodities for the purpose of carrying on any trade or business.

"yard" means an unoccupied space open to the sky on the same site with a building or structure.

"yard, front" means the area between the side site lines and the front site line to the front building line.

"yard, rear" means the area between the side site lines, and the rear site line to the rear building line (corner and interior).

"yard, required" means a yard or yards required by this bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected.

"yard, side" means the area between the front and rear yards and between the side site line and the side building line.
Interpretation of Building Height Measurement

Figure 2.0(a)
Illustration of Site Definitions

Figure 2.0(b)
Illustration of Site Width

Legend

\[ x = \text{Point of intersection of minimum front yard with interior side lot line(s)} \]

Figure 2.0(c)(i)
Illustration of Site Width

Legend

x = Point of intersection of minimum front yard with interior side lot line(s)
d = Distance between front lot line and intersection of minimum front yard with interior side lot line

Figure 2.0(c)(ii)
3.0 Interpretation of Zoning Districts and Zoning Maps

3.1 Classification of Zoning Districts

For the purpose of this Bylaw, the City of Saskatoon is divided into the following zoning districts, the boundaries of which are shown on the Zoning Map.

Symbols

R1 Large Lot One Unit Residential District
R1A One Unit Residential District
R1B Small Lot One-Unit Residential District
R2 One and Two Unit Residential District
R2A Low Density Residential Infill District
RMHC Mobile Home Court District
RMHL Mobile Home Lot District
RMTN Townhouse Residential District
RMTN1 Medium Density Townhouse Residential District 1
RM Low Density Multiple-Unit Dwelling District
RM2 Low/Medium Density Multiple-Unit dwelling District
RM3 Medium Density Multiple-Unit Dwelling District
RM4 Medium/High Density Multiple-Unit Dwelling District
RM5 High Density Multiple-Unit Dwelling District

M1 Local Institutional Service District
M2 Community Institutional Service District
M3 General Institutional Service District
M4 Core Area Institutional Service District

B1A Limited Neighbourhood Commercial District
B1B Neighbourhood Commercial Mixed Use District
B1 Neighbourhood Commercial District
B2 District Commercial District
B3 Medium Density Arterial Commercial District
B4 Arterial and Suburban Commercial District
B4A Special Suburban Centre and Arterial Commercial District
B4MX Integrated Commercial Mixed-Use District
B5 Inner-City Commercial Corridor District
B5B Broadway Commercial District
B5C Riversdale Commercial District
B6 Downtown Commercial District

IL1 General Light Industrial District
IL2 Limited Intensity Light Industrial District
IL3 Limited Light Industrial District
IB Industrial Business District
IH Heavy Industrial District
IH2 Limited Intensity Heavy Industrial District
AG  Agricultural District
AM  Auto Mall District
FUD Future Urban Development District
APD  Airport District
PUD Planned Unit Development District
MX1  Mixed Use District 1
MX2  Downtown Warehouse Mixed Use District
DCD1  Direct Control District 1
DCD2  Direct Control District 2
DCD3  Direct Control District 3
DCD4  Direct Control District 4
DCD5  Direct Control District 5
DCD6  Direct Control District 6
DCD7  Direct Control District 7
DCD8  Direct Control District 8
FP  Flood-Plain Overlay District
AC Architectural Control Overlay District
B5A  Sutherland Commercial Overlay District
AC1  DCD1 Architectural Control Overlay District

(Revised – Bylaw No. 8850 – June 28, 2010)
(Revised – Bylaw No. 9053 – September 17, 2012)
(Revised – Bylaw No. 9457 – July 26, 2017)
(Revised – Bylaw No. 9538 – November 19, 2018)
(Revised – Bylaw No. 9567 – March 25, 2019)
(Revised – Bylaw No. 9704 – May 25, 2020)

3.2 Interpretation of Zoning District Regulations

(1) The permitted, discretionary, and accessory uses, as well as prohibited uses where applicable, are outlined in chart form within the regulations for each zoning district. The development standards for each use are also contained within the respective charts, in addition to uses, development standards and other provisions that may be located within other sections of the individual zoning district regulations, and within other relevant portions of the Bylaw. Any reference to a specific section within the General Provisions does not limit the applicability of other relevant sections of this Bylaw.

(2) The permitted and discretionary use charts and development standards charts within each zoning district may contain subscript footnote references. The explanatory provisions referenced by the subscript footnotes are contained in the section entitled "Notes to Development Standards" which immediately follows the above-noted charts in each zoning district.
(3) The following abbreviations are used in the charts contained within the zoning district regulations, and are intended to have the following meanings:

(a) OUD one unit dwelling
(b) TUD two unit dwelling
(c) SDD semi-detached dwelling
(d) Max. maximum
(e) m metre(s)
(f) m² square metre(s)
(g) ha hectares

3.3 Zoning Map

(1) The zoning districts referred to in Section 3.1 are illustrated and bounded as shown on the Zoning Map.

(2) The Zoning Map forms part of this Bylaw and shall be kept in an electronic form. The Zoning Map, in a portable document format (PDF), is contained in an electronic data storage device which is incorporated as Schedule “A” to this Bylaw.

(3) The Zoning Map shall be kept under the seal of the City and signed by the Mayor and Clerk.

(4) Copies of the Zoning Map or portions thereof in electronic form shall be available to the public in a format determined by the Development Officer upon payment of a fee representing the cost of reproduction.

(5) Paper document copies of the Zoning Map may be used for the purpose of illustrating or referring to all or part of its contents. In the case of conflict between the contents of a paper document copy of the Zoning Map and the electronic form of the Zoning Map, the contents of the electronic form shall prevail.

(6) The Zoning Map consists of 84 parts identified as follows:

Part 001 Holiday Park
Part 002 Montgomery Place
Part 003 Fairhaven
Part 004 Parkridge
Part 005 Pacific Heights
Part 006 Confederation Park
Part 007 Dundonald
Part 008 Westview
Part 009 Massey Place
<table>
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<th>Part</th>
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<td>King George</td>
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<td>Mount Royal</td>
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<td>Westmount</td>
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<td>Blairmore Suburban Centre</td>
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Part 061  Silverspring
Part 062  Willowgrove
Part 063  Rosewood
Part 064  Briarwood
Part 067  University Heights Suburban Centre
Part 068  Lakewood Suburban Centre
Part 100  Agriplace
Part 101  Airport Business Area
Part 102  Central Industrial
Part 103  C.N. Industrial
Part 105  Kelsey/Woodlawn
Part 106  North Industrial
Part 107  AGPRO Industrial
Part 108  South West Industrial
Part 109  Sutherland Industrial
Part 111  West Industrial
Part 112  Hudson Bay Industrial
Part 113  Marquis Industrial
Part 710  Diefenbaker Management Area
Part 711  C.N. Yards Management Area
Part 712  Sask. Power Management Area
Part 713  Gordie Howe Management Area
Part 714  University of Saskatchewan Lands North Management Area
Part 715  University of Saskatchewan Management Area
Part 716  University of Saskatchewan Lands South Management Area
Part 717  Airport Management Area
Part 901  S.E. Development Area
Part 902  University Heights Development Area
Part 903  Blairmore Development Area

3.4 Interpretation of District Boundaries

3.4.1 Where uncertainty exists with respect to the boundaries of any zoning district shown on the Zoning Map, the following shall apply:

(1) Where district boundaries are indicated as approximately following the centre lines of streets or lanes or street lines or lane lines, the centre lines, street lines, or lane lines shall be construed to be the boundaries.

(2) Where district boundaries are indicated that they approximately follow lot lines or quarter section lines, the lot lines or quarter section lines shall be construed to be the boundaries.
(3) Where district boundaries are indicated that they are approximately parallel to the centre lines or street lines of streets, or the corner lines or right-of-way lines of highways, the district boundaries shall be construed as being parallel thereto and at such distance from those lines as indicated on the Zoning Map.

(4) Where the boundary of a district follows a railroad line, the boundary shall be deemed to be located in the middle of the main tracks of the railroad line.

(5) Where the boundary of a district follows the shoreline of a river or other permanent body of water, the boundary line shall be construed as following the normal high water elevation.

(6) Where the boundary line or limit of a district appears on the map to divide or be within an unsubdivided area of land or parcel, block, or lot as shown on a registered plan, and where this boundary line or limit of the district is not indicated by a specific dimension or descriptive note, then the boundary line or limit of the district shall be fixed by the scale of the “Zoning Map”.

3.5 Properties With More Than One Zoning District

Where a site or lot is divided into more than one zoning district, each portion of the site or lot shall be developed and used in accordance with the provisions of the applicable zoning district.

3.6 Transitional Zoning Provisions

3.6.1 Former Permitted Uses - Now Discretionary

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.
3.6.2 Existing One and Two Unit Dwellings

One and two unit dwellings and semi-detached dwellings lawfully existing at the time of passing of this Bylaw shall be limited in terms of building height, site width, and front yard setback to the regulations of the zoning district in which they are located, or to their current dimensions of building height, site width or front yard setback, whichever is the least restrictive. Any building site for a one-unit dwelling lawfully existing at the time of passing of this Bylaw shall be a fully conforming building site, regardless of whether it contains a dwelling.

3.6.3 Existing Buildings in Commercial and Industrial Districts

Buildings within any commercial or industrial district lawfully existing at the time of passing of this Bylaw shall be limited in terms of front, side and rear yard setback, gross floor space ratio and parking and loading requirements to the regulations of the zoning district in which they are located, or to their current dimensions, whichever is the least restrictive.

3.7 Use of the Holding Symbol “H”

Subject to the policies of the Official Community Plan, the Holding Symbol “H” may be used in conjunction with any zoning district to identify the future use of land. The zoning regulations for the underlying zoning district shall apply upon the removal of the Holding Symbol “H”. The permitted uses shall be those existing on the land at the time the "H" symbol is applied.

3.8 Overlay Zoning Districts

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.
3.9 Heritage Properties

Provincial and municipal heritage properties, properties subject to preservation agreements, and properties which are included in Schedule A of City Bylaw No. 6770 are identified on the Zoning Map with a star symbol (★). These properties are subject to development review processes as defined by *The Heritage Property Act*, Sections 23, 24 and 25. [For further information on Municipal designation, please consult the City of Saskatoon Community Services Department.] Section 44 of *The Heritage Property Act* applies to Provincial Heritage Property. Provincial designations are afforded special protection, and any alterations and development must be reviewed and approved by the Heritage Programs of the Province of Saskatchewan.
4.0 General Administration

4.1 Authority and Responsibility of Development Officer

(1) The Development Officer shall administer this Bylaw.

(2) The Development Officer shall be the General Manager of the Community Services Department, and any employee of the Community Services Department authorized in writing by the General Manager to act as a Development Officer for the purposes of this Bylaw and The Planning and Development Act, 2007.

4.2 Application of Regulations

(1) No person shall erect, construct, locate, alter, reconstruct or maintain any building or structure, or locate or carry on any industry, business, trade, or calling, or use any land or building, within any district, except as permitted by this Bylaw, and subject to all the regulations contained in this Bylaw.

(2) Nothing in this Bylaw shall be interpreted so as to interfere with the use of land for the construction, maintenance and operation of any public utility, Fire Department, Municipal Transit System, or Municipal, Provincial or Federal police service. However, the Development Officer shall require that administrative buildings and buildings accessory thereto constructed by the agencies noted in this section are generally compatible with properties in the vicinity in terms of height, setbacks, landscaping, and parking.

(3) Where two or more community facilities which are owned by a non-profit corporation or public authority are cohesively integrated within one site, or a combination of sites, the Development Officer may reduce the normal development standards related to parking, side yard setbacks, rear yard setbacks, landscaping, building and fence height, signage or the number of principal buildings on a site provided that the overall integrated development is generally compatible with nearby uses and properties in terms of landscaping, parking, signage, building height and building setbacks.

(4) The Development Officer may alter the development standards for joint-use elementary schools or community centres relating to parking, side yard setbacks, rear yard setbacks, landscaping, building and fence height, signage or the number of principal buildings on a site, provided that the development remains generally compatible with nearby uses.

(Revised – Bylaw No. 9758 – April 26, 2021)
(5) Where a heritage resource is designated as a municipal heritage property, the Development Officer, in consultation with the Director of Planning and Development and the Heritage and Design Coordinator, may alter the development standards for a municipal heritage property, provided that the development remains generally compatible with nearby uses.
(Revised – Bylaw No. 8941 – May 9, 2011)
(Revised – Bylaw No. 9257 – January 26, 2015)
(Revised – Bylaw No. 9439 – May 23, 2017)

4.3 Development Permits

4.3.1 Development Permit Required

(1) Except as specifically exempted by this Bylaw, no person shall undertake a permitted or discretionary form of development or commence a permitted or discretionary use without having first obtained a development permit. A building permit or sign permit is not valid unless a subsisting development permit, where such permit is required by this Bylaw, has been issued and remains valid.

4.3.2 Developments Not Requiring a Development Permit

(1) A development permit is not required for the following, subject to conformance with all applicable provisions of this Bylaw:

(a) the construction of a single storey accessory building with a gross floor area of 10 square metres or less;

(b) the erection of any fence or gate;

(c) the development of a temporary building, the sole purpose of which is incidental to the erection, alteration, or marketing of a building for which a development permit has been issued and is still valid;

(d) maintenance or repairs to buildings provided that such work does not involve structural alterations, an increase in the number of dwelling units, an increase in gross leasable floor area, a change in yard setbacks, or a change in use;

(e) the erection of satellite dish antennae and solar collectors where their installation does not involve structural alterations to a building;

(f) the demolition of buildings, excluding designated heritage buildings and buildings included in Schedule A of Bylaw No. 6770;
(g) the grading or preparation of land in accordance with an approved plan of proposed subdivision, and where required, a signed servicing agreement;

(h) the maintenance or repair of public works, services, and utilities.

(i) land development activities defined as pre-development by this Bylaw, and carried out in conformance with the general provisions contained in Section 5.45.  
(Revised – Bylaw No. 9283 – May 25, 2015)

(j) hosting up to two guests in the principal residence of the host, including in a one-unit dwelling; a secondary suite, garden suite or garage suite resided in by the host; and each of a two-unit dwelling, semi-detached dwelling, multiple unit dwelling and townhouse.  
(Revised – Bylaw No. 9683 – August 31, 2020)

4.3.3 Concurrent Processing of Development Permits, Building Permits, and Business Licenses

(1) An application for a development permit shall be processed concurrently with an application for a building permit, sign permit, portable sign license, business license for a home based business, or business license required for a new business, business license renewal, or a change in business location.

(2) The development permit shall take the form of a stamp affixed to the required building permit, sign permit, or portable sign license. In the case of applications for licenses for home based businesses or other forms of business licenses, the issuance of a business license shall also constitute the issuance of a development permit.

4.3.4 Plans and Information Required for a Development Permit Application

(1) Except in the case of applications for a sign permit, a portable sign license, a business license for a home based business, or any other form of business license, every application for a development permit shall be accompanied by the following:

(a) the names, addresses and telephone numbers of the applicant, property owner, and person or consultant who prepared the plans being submitted, including a local contact person;

(b) the proposed use of the site or building to be constructed, or the proposed use of the existing building floor area to be altered or occupied, including the area of the proposed building or renovations;
(c) the complete legal description and civic address of the subject property;

(d) two copies of a site plan, drawn to scale with appropriate dimensions, showing the following information:

(i) north arrow, streets and lanes adjacent to the site, key plan showing nearby lotting patterns, all property boundaries, identified frontage of site, site area, site elevations, and the location of any existing buildings, structures, utility poles and wires, fire hydrants, underground utilities, easements, building encroachments, and the type and location of existing trees;

(ii) the location and size of proposed buildings or structures, including all front, side and rear yard setback dimensions, and the location of all doorways, walkways and pedestrian circulation areas;

(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;

(e) two copies of scaled plans showing the dimensioned floor plans and elevations, including both interior and exterior wall and floor dimensions, and room areas and dimensions;

(f) except for one and two unit dwellings, two copies of a scaled landscaping plan showing all physical features, including existing and proposed grades, the size and type of existing vegetation, the existing vegetation to be removed and retained, the size, type and location of plant material to be provided, the location of hard landscaping such as fences, retaining walls, walkways and curbs, and the details of the proposed irrigation system, including the location of outside spigots;

(g) payment of the applicable fees.
   (Revised – Bylaw No. 9725 – November 30, 2020)

(2) At the discretion of the Development Officer, and in consultation with the Heritage and Design Coordinator, a Heritage Impact Statement may be required by the applicant for Municipal Heritage Properties, buildings included in “Schedule A” of Demolition Permit Bylaw No. 6770, or buildings listed on the Saskatoon Register of Historic Places.
   (Revised – Bylaw No. 9439 – May 23, 2017)
4.3.5 Development Permit Application Process

(1) Applications for a development permit shall be submitted to the Development Officer in accordance with the requirements of this Bylaw.

(2) The Development Officer shall issue a development permit for a development that complies in all respects with the requirements of this Bylaw, the City’s Official Community Plan, and The Planning and Development Act, 2007.

(3) Where an application is made for a development permit with respect to a development for a discretionary use which has been approved by Council, the Development Officer shall issue a development permit subject to any specified development standards prescribed by Council pursuant to Section 56(3) of The Planning and Development Act, 2007.

(4) Every decision of the Development Officer with respect to an application for a development permit shall be in writing and a copy of the decision shall be sent to the applicant.

(5) The Development Officer may revoke a development permit where:
   (a) the development permit has been issued in error;
   (b) an approved development is not being developed or operated in accordance with the provisions of this Bylaw, or in accordance with the standards and conditions specified in the development permit;
   (c) a development is subject to an agreement which has been canceled by Council pursuant to Section 65 or 69 of The Planning and Development Act, 2007.

(6) The Development Officer shall give the reasons for denying or revoking a development permit.

4.3.6 Validity of a Development Permit

A development permit shall be valid for a period consistent with the building permit, sign permit, portable sign license, or business license to which it applies. In the case of other forms of development permit, if development authorized by a development permit is not commenced within one year from the date of issue, the permit ceases to be valid.

4.3.7 (Repealed – Bylaw No. 9725 – November 30, 2020)
4.4 Development Appeals

4.4.1 Development Appeals Board

Council shall appoint a Development Appeals Board, consisting of five members, to hear and determine appeals in accordance with Section 49, and Sections 213 to 227 inclusive of The Planning and Development Act, 2007.

4.4.2 Right of Appeal

(1) Where an application for a permitted use has been denied, the applicant shall be advised of the right of appeal to the Development Appeals Board.

(2) Where an application for a discretionary use has been approved by Council with prescribed development standards pursuant to this Bylaw, the applicant shall be advised that any development standard considered to be excessive may be appealed to the Development Appeals Board.

(3) Where an application for a discretionary use has been delegated to the Development Officer, the applicant may, within 30 days of the Development Officer’s decision, apply to Council to review the decision. Upon such application, Council may confirm, alter or vary the decision.

(4) The Development Officer shall make available to all interested persons copies of the provisions of The Planning and Development Act, 2007, respecting decisions of the Development Officer and the right of appeal.

4.4.3 Minor Variances

(1) The Development Officer may vary the requirements of this Bylaw subject to the following conditions:

(a) a minor variance may be granted for variation only of:

   (i) the minimum required distance of a building from the site line; and
   (ii) the minimum required distance of a building to any other building on the site;

(a.1) in addition to the minor variances contained in paragraph (a), where a change in use to a permitted or discretionary use, of an existing building proposed in an Established Neighbourhood, a minor variance may be granted for variation of:
(i) the minimum site area;
(ii) the minimum site width;
(iii) the minimum site depth;
(iv) regulations applicable to Parking and Loading Space requirements;
(v) site coverage; and
(vi) gross floor space ratio;
(Revised – Bylaw No. 9758 – April 26, 2021)

(b) the maximum amount of minor variance shall not exceed a 25% variation of the requirements of this Bylaw;

(c) the development shall conform to this Bylaw with respect to the use of land;

(d) the relaxation of this Bylaw shall not injuriously affect neighbouring properties; and

(e) no minor variance shall be granted for a discretionary use, a discretionary form of development or in connection with an agreement on rezoning entered into pursuant to Section 69 of The Planning and Development Act, 2007.

(f) (Repealed – Bylaw No. 9758 – April 26, 2021)

(2) An application for a minor variance shall be in a form prescribed by the Development Officer and shall be accompanied by payment of the applicable fees.
(Revised – Bylaw No. 9661 – December 16, 2019)
(Revised – Bylaw No. 9725 – November 30, 2020)

(3) On receipt of an application for minor variance, the Development Officer may:

(a) approve the minor variance;

(b) approve the minor variance and impose terms and conditions on the approval; or

(c) refuse the minor variance.

(4) Where the Development Officer imposes terms and conditions on an approval pursuant to subsection (3), the terms and conditions shall be consistent with the general development standards in this Bylaw.
(5) Where an application for a minor variance is refused, the Development Officer shall notify the applicant in writing of the refusal and provide reasons for the refusal.

(6) Where an application for a minor variance is approved, with or without terms and conditions being imposed, the Development Officer shall provide written notice to the applicant and to the assessed owners of property having a common boundary with the applicant's land that is the subject of the application.

(7) The written notice required pursuant to subsection (6) shall:

(a) contain a summary of the application for minor variance;

(b) provide a reason for and an effective date of the decision;

(c) indicate that an adjoining assessed owner may within 20 days, lodge a written objection with the Development Officer; and

(d) where there is an objection described in clause (c), advise that the applicant will be notified of the right of appeal to the Development Appeals Board.

(8) The written notice required pursuant to Subsection (6) shall be delivered:

(a) by registered mail; or

(b) by personal service.

(9) Except as provided in subsection (10), a minor variance, with or without terms and conditions, does not take effect:

(a) in the case of a notice sent by registered mail, until 23 days from the date the notice was mailed;

(b) in the case of a notice that is delivered by personal service, until 20 days from the date the notice was served.

(10) Where the assessed property owners who have received notice pursuant to subsection (6) provide written notice to the Development Officer that they do not object to the minor variance, the decision approving the minor variance takes effect on the day it is made.
(11) If an assessed owner of property having a common boundary with the applicant's land that is the subject of the application objects, in writing, to the Development Officer respecting the approval of the minor variance within the time periods prescribed in Subsection (9), the approval is deemed to be revoked and the Development Officer shall notify the applicant in writing:

(a) of the revocation of the approval; and

(b) of the applicant's right to appeal the revocation to the Development Appeals Board within 30 days of receiving the notice.

(12) If an application for a minor variance is refused or approved with terms and conditions, the applicant may appeal to the Development Appeals Board within 30 days of the date of that decision.

4.5 Non-Conforming Buildings, Uses and Structures

(1) Any use of land or any building or structure lawfully existing at the time of passing of this Bylaw that is rendered non-conforming by the enactment of this Bylaw or any subsequent amendments, may be continued, transferred, or sold.

(2) No enlargement, additions, or reconstruction of a non-conforming use, building or structure shall be undertaken, except in conformance with Sections 88 to 93 of The Planning and Development Act, 2007.

(3) Beyond the provision of accessible municipal records, the burden of establishing that a use, building or structure was lawfully established and remains as a legal non-conforming use, building or structure shall be upon the owner of the use, building or structure.

(4) No lawfully existing use or building shall be deemed to be non-conforming as a result of the construction or widening of a registered road or rail right-of-way.

4.6 Zoning Bylaw Compliance Certificate

(1) The Development Officer may issue a Zoning Bylaw Compliance Certificate for any use, building or structure which is in conformance with this Bylaw or is deemed to be a legal non-conforming use, building or structure.
(2) The applicant for a Zoning Bylaw Compliance Certificate shall provide the Development Officer with any information that may be required, including information on the existing and past use of the land or buildings on the property, and a real property report prepared by a registered Saskatchewan Land Surveyor where applicable; along with payment of the applicable fees.
(Rev. – Bylaw No. 9725 – November 30, 2020)

(3) (Repealed – Bylaw No. 9725 – November 30, 2020)

4.7 Discretionary Use Applications

4.7.1 Discretionary Use Application Categories
(Rev. – Bylaw No. 9725 – November 30, 2020)

(1) (a) In this subsection, “Standard Application” means an application for approval of the following discretionary uses:

Child Care Centres and Preschools
Boarding Houses
Community Centres (R and M Districts)
Short-term Rental Property
Adult Day Care - Type I and II
Private Schools
Converted Dwellings – Maximum four dwelling units
Multiple-unit Dwellings – Maximum four dwelling units
Convents and Monasteries – Type I and II
Hostel – Type I
Special Needs Housing – Maximum six dwelling units
Expansion of existing Residential Care Homes
Live/Work Units, maximum 4 units
Boarding and Breeding Kennels
Microbrewery – Type I
(Rev. – Bylaw No. 9691 – March 23, 2020)
(Rev. – Bylaw No. 9683 – August 31, 2020)

(b) In this subsection, “Highly Complex Application” means an application for approval of the following discretionary uses:

Taverns and night clubs
New retail stores over 5000 m²
Steel mills, blast furnaces and smelters, chemical manufacturing and petroleum refineries in IH districts.

(c) In this subsection, all other applications for approval for a discretionary use shall be a “Complex Application”.

(Rev. – Bylaw No. 9725 – November 30, 2020)
4.7.2 Discretionary Use Application Process

(1) In accordance with Section 15 of *The Planning and Development Act, 2007*, the Development Officer is responsible for exercising and carrying out the duties and responsibilities in reviewing and considering the following discretionary uses:

- Boarding Houses in the RM1 and M1 Districts
- Child Care Centres and Preschools in all Districts except the R1, R1A, R1B, R2, R2A, RMHC, RMHL, RMTN and RMTN1 Districts
- Adult Day Cares – Type I and Type II
- Special Needs Housing
- Residential Care Homes – Type II on Pre-designated Sites
- Residential Uses and Live/Work Units in the MX1 District
- Garden and Garage Suites
- Short-term Rental Property
- Microbrewery – Type I
- Special Care Homes and Residential Care Homes – Type II and Type III in B1B Districts

(Revised – Bylaw No. 9181 – May 5, 2014)
(Revised – Bylaw No. 9518 – June 25, 2018)
(Revised – Bylaw No. 9538 – November 19, 2018)
(Revised – Bylaw No. 9620 – August 26, 2019)
(Revised – Bylaw No. 9691 – March 23, 2020)
(Revised – Bylaw No. 9695 – April 27, 2020)
(Revised – Bylaw No. 9683 – August 31, 2020)

(2) The following procedures shall apply to discretionary use applications considered by Council:

(a) Applicants must file with the Community Services Department the prescribed application form, a site plan, any other plans and information as required by the Development Officer and pay the required application and public hearing fees.

(b) The application will be examined by the Community Services Department for conformance with the Official Community Plan, this Bylaw, and any other applicable policies and regulations.

(c) The Community Services Department may request comments from other civic departments and other government agencies where applicable.
(d) The Community Services Department will give notice by ordinary mail that the application has been filed to the community association for the area in which the subject site is located.

(e) The Community Services Department will prepare a report concerning the application which may contain recommendations, including recommendations that conditions of approval be applied in accordance with Sections 54 to 58 of *The Planning and Development Act, 2007.*

(f) The Community Services Department will forward its report to the Municipal Planning Commission who must consider the report and make a recommendation to Council.

(g) The Community Services Department will set a date for the meeting at which the application will be considered by Council and will give notice by ordinary mail to assessed owners of property within 75 metres of the subject site and to the community association for the area in which the subject site is located. The Community Services Department will prepare on-site notification posters which must be placed on the site by the applicant and must remain on the site until the application is considered by Council.

(h) Council shall consider the application together with the reports of the Community Services Department and the Municipal Planning Commission, and any written or verbal submissions received by Council.

(i) Council may reject the application or approve the application with or without conditions, including a condition limiting the length of time that the use may be conducted on the site.

(j) The City Clerk shall notify the applicant of Council’s decision by ordinary mail addressed to the applicant at the address shown on the application form.

(3) The following procedures shall apply to discretionary use applications considered by the Development Officer:

(a) Applicants must file with the Community Services Department the prescribed application form, a site plan, any other plans and information as required by the Development Officer and pay the required application and public hearing fees.
(b) The application will be examined by the Community Services Department for conformance with the Official Community Plan, this Bylaw, and any other applicable policies and regulations.

(c) The Community Services Department may request comments from other civic departments and other government agencies where applicable.

(d) The Community Services Department will give notice by ordinary mail that the application has been filed to assessed owners of property within 75 metres of the subject site and to the community association for the area in which the subject site is located. The Community Services Department will prepare on-site notification posters which must be placed on the site by the applicant and must remain on the site until the application is considered by the Development Officer.

(e) The written notice shall indicate that submissions must be made in writing and are to be submitted to the Community Services Department within 21 days from the date the notice was mailed.

(g) The Development Officer shall consider the application together with any comments received from other civic departments and other government agencies and any written submissions received by the Community Services Department.

(h) The Development Officer may reject the application, approve the application or approve the application with conditions, in accordance with Section 56 of The Planning and Development Act, 2007, including a condition limiting the length of time that the use may be conducted on the site.

(i) The Development Officer shall notify the applicant of the decision by ordinary mail addressed to the applicant at the address shown on the application form.

(j) The applicant may, within 30 days from the date the decision was issued by the Development Officer, apply to Council to review and confirm or alter the decision of the Development Officer. Applications to Council to review and confirm or alter the decision of the Development Officer shall follow the procedures for discretionary use applications considered by Council.
4.7.3 Discretionary Use Evaluation Criteria

(1) Discretionary uses, discretionary forms of development, and associated accessory uses shall conform to the development standards and applicable provisions of the zoning district in which they are located. For the purposes of this Section applications shall be deemed to conform with the yard, open space and other requirements of the district where such requirements are met as a result of a decision of the Development Appeals Board or Saskatchewan Municipal Board Planning Appeals Committee, or where the building or parcel comes within the provisions of Section 91 or Section 122(1)(g) of The Planning and Development Act, 2007.

(2) The following objectives must be considered in the review of discretionary use applications:

(a) the proposal must be in conformance with all relevant sections of the Official Community Plan and Zoning Bylaw, as well as any established area concept plans, local area plans, or local area design plans.

(b) there must be a demand for the proposed use in the general area, and a limited supply of land currently available in the general area capable of accommodating the proposed use.

(c) the proposal must be capable of being economically serviced by community infrastructure including roadways and public transit systems, water and sewer services, solid waste disposal, parks, schools, and other utilities and community facilities.

(d) the proposal must not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity.

(3) The evaluation of discretionary use applications for nightclubs and taverns should have due consideration for the following:

(a) the impact of the use on nearby residential and business uses;

(b) the concentration of similar uses in the vicinity; and

(c) the relevant local area plan policies for the neighbourhood.

(4) The evaluation of discretionary use applications for cannabis retail stores should have due consideration for the location and visibility for the commercial retail unit and the impact on elementary or high
schools, parks, community centres, public libraries, and child care centre uses located within 60 metres.
(Revised – Bylaw No. 9518 – June 25, 2018)

(5) (Repealed – Bylaw No. 9620 – August 26, 2019)

(6) The evaluation of discretionary use applications for a short-term rental property will have due consideration for the following:

(a) the suitability of the proposed use in the specific location;

(b) the impact of the use on the residential character of the neighbourhood;

(c) the cumulative impact of other discretionary uses on the residential characteristics of an area.
(Revised – Bylaw No. 9683 – August 31, 2020)

4.7.4 Terms and Conditions for Discretionary Use Approvals

(1) In approving a discretionary use application, Council or the Development Officer may prescribe specific development standards with respect to that use or form of development, provided those standards are necessary to secure the following objectives:

(a) the proposal, including the nature of the proposed site, the size, shape and arrangement of buildings, and the placement and arrangement of lighting and signs, must be generally compatible with the height, scale, setbacks and design of buildings in the surrounding area, and with land uses in the general area, including safeguards to prevent noise, glare, dust, or odour from affecting nearby properties.

(b) the proposal must provide adequate access and circulation for the pedestrian and vehicle traffic generated, as well as providing an adequate supply of on-site parking and loading spaces.

(c) the proposal must provide sufficient landscaping and screening, and, wherever possible, shall preserve existing vegetation.

(2) Council or the Development Officer may approve discretionary use applications for a limited period of time where it is considered important to monitor and re-evaluate the proposal and its conformance with the objectives of this Bylaw.
(3) Council or the Development Officer’s approval of a discretionary use application is valid for a period of 24 months from the date of the approval. If the proposed use or proposed form of development has not commenced within that time, the approval shall no longer be valid. The Development Officer shall advise the applicant and Council when a prior approval is no longer valid.

(4) If an approved discretionary use or form of development ceases to operate for a period of 24 months or more, the discretionary use approval shall no longer be valid. The Development Officer shall advise the owner and Council when a prior approval is no longer valid.

4.8 Amending the Zoning Bylaw

4.8.1 Zoning Bylaw Amendment Application Fees

Applications to amend the Zoning Bylaw must be accompanied by payment of the applicable fee.

(Revised – Bylaw No. 9001 – January 16, 2012)
(Revised – Bylaw No. 9162 – January 6, 2014)
(Revised – Bylaw No. 9346 – January 25, 2016)
(Revised – Bylaw No. 9661 – December 16, 2019)
(Revised – Bylaw No. 9725 – November 30, 2020)

4.8.2 Special Provisions for Zoning Agreements

A zoning designation which is subject to an agreement entered into pursuant to the provisions of Section 69 of The Planning and Development Act, 2007, and Section 18.1.2 of the Official Community Plan, shall be indicated on the Zoning Map by the addition of the bylaw number authorizing the agreement after the zoning district designation.

4.9 Zoning Bylaw Enforcement

Violations of this Bylaw will be enforced under the provisions of The Planning and Development Act, 2007.

4.10 Architectural Control District Applications

4.10.1 Architectural Control District Application Categories

(Revised – Bylaw No. 9777 – September 27, 2021)

(1) (a) In this subsection, Type I Application means an application a development permit within an Architectural Control District (“ACD”) for new building construction or site development.
(b) In this subsection, Type II Application means an application for a development permit within an ACD for an alteration, renovation or repair to an existing building or site.

4.10.2 Architectural Control District Application Process
(Revised – Bylaw No. 9777 – September 27, 2021)

(1) Applicants must file with the Community Services Division the prescribed application form, a site plan, building plans and relevant artistic renderings and any other plans and information as required and pay the required application fee.

(2) The Application will be examined by the Development Officer for conformance with the applicable design guidelines contained in the Zoning Bylaw.

(3) All Type I and significant Type II applications must also be reviewed by the ACD Design Review Committee. Recommendations by the ACD Design Review Committee are advisory to Administration and will be used to assist the Development Officer in reaching a decision on the application.

(4) The Development Officer may issue a development permit without review by the ACD Design Review Committee for any Type II application where the intended changes do not significantly alter an existing building or development and are in substantial conformance with the approved design guidelines.

4.10.3 Delegation of Authority
(Revised – Bylaw No. 9777 – September 27, 2021)

(1) Council delegates the authority to approve applications for a Development Permit in an ACD to the Development Officer.

(2) The Development Officer may:

(a) issue a Development Permit;

(b) deny the issuance of a Development Permit;

(c) issue a Development Permit subject to terms and conditions.

(3) The Development Officer shall notify the applicant of the decision by ordinary mail addressed to the applicant at the address shown on the application form.
4.10.4 Architectural Control District Evaluation Criteria

Each ACD shall have an associated Local Area Design Plan adopted in the Zoning Bylaw in accordance with Section 14.2(e) of the Official Community Plan. The Local Area Design Plan will contain design guidelines for each area designated as an ACD.

4.10.5 Delegation of Authority

(1) Council delegates the authority to approve applications for a Development Permit in an Architectural Control District to the Development Officer.

(2) The Development Officer may:

(a) issue a Development Permit;

(b) deny the issuance of a Development Permit; or

(c) issue a Development Permit subject to Terms and Conditions.

(3) The Development Officer may issue a Development Permit without review by the Design Review Committee, for any alteration, renovation or repair to an existing building, where, in the opinion of the Development Officer, the intended changes do not significantly alter an existing building or development, and are in substantial conformance with the Local Area Design Plan.

(4) The Development Officer shall notify the applicant of the decision by ordinary mail addressed to the applicant at the address shown on the application form.

4.11 Council Approval in a Direct Control District

Where the approval of Council is required for development in a Direct Control District, payment of the applicable fee shall be provided.

(Revised – Bylaw No. 9001 – January 16, 2012)
(Revised – Bylaw No. 9346 – January 25, 2016)
(Revised – Bylaw No. 9661 – December 16, 2019)
(Revised – Bylaw No. 9725 – November 30, 2020)

4.12 Site Plan Control Applications

4.12.1 Delegation of Authority

(1) Council delegates the authority to approve Site Plan Control applications to the Development Officer in accordance with Section 19 of The Planning and Development Act, 2007.
(2) The Development Officer may:

(a) approve a site plan control application;

(b) deny a site plan control application; or

(c) approve a site plan control application subject to terms and conditions.

4.12.2 Site Plan Control Application Process

(1) Site Plan Controls may be applied as follows:

(a) to any Commercial use proposed within an area designated as Regional Commercial Area in the Official Community Plan and that is not part of a Direct Control District.

(2) The following procedures shall apply to Site Plan Control applications considered by the Development Officer:

(a) proponents must file with the Community Services Department the prescribed application form, a site plan and any other plans and information as required by the Development Officer and pay any applicable fees;

(b) the application will be examined by the Community Services Department for conformance with the Official Community Plan, this bylaw, and any other applicable Civic Policies and regulations;

(c) the Community Services Department may request comments from other civic departments and other government agencies where applicable; and

(d) the Development Officer shall consider the application together with any comments received from other civic departments and other government agencies and any written submissions received by the Community Services Department.

4.12.3 Site Plan Control Evaluation Criteria

(1) Sites subject to site plan control shall conform to the development standards and applicable provisions of the zoning district in which they are located. For the purposes of this Section, applications shall be deemed to conform with the yard, open space, and other requirements of the district where such requirements are met as a result of a decision of the Development Appeals Board or
Saskatchewan Municipal Board Planning Appeals Committee, or where the building or parcel comes within the provisions of Section 91 of *The Planning and Development Act, 2007*.

(2) The proponent must demonstrate that the site will be developed in a manner that will promote access and safety, including:

(a) adequate site lines for both vehicles and pedestrians;

(b) traffic calming features such as raised surface treatments and curb extensions;

(c) clear and direct pedestrian access between building entrances, parking areas, internal and public sidewalks and any proposed transit stops;

(d) barrier-free pedestrian access through the site, including consideration of the location of catch basins and other obstructions;

(e) appropriate landscaping and screening;

(f) an unobstructed route for emergency vehicles;

(g) traffic operations and access to public street to and from the site;

(h) the circulation of traffic within the site; and

(3) The site must be capable of being economically serviced by community infrastructure including roadways and public transit systems.

**4.12.4 Terms and Conditions for Site Plan Control Approvals**

In approving a Site Plan Control application, the Development Officer may prescribe specific terms, conditions and performance standards with respect to the use or form of the proposed development, consistent with the evaluation criteria.

**4.12.5 Decision of Development Officer**

(1) The Development Officer shall notify the applicant of the decision by ordinary mail addressed to the applicant at the address shown on the application.

(2) The Development Officer’s decision, including Site Plan Control approval, shall be in the form of a letter signed by the Development Officer.
4.12.6 Right of Appeal

(1) A person aggrieved by the decision of the Development Officer may, within 30 days from the date the decision was issued, apply to Council to review and confirm or alter the decision.

(2) Specific terms, conditions and performance standards for Site Plan Control may be appealed to the Development Appeal Board.
(Revised – Bylaw No. 9205 – August 21, 2014)
5.0 General Provisions

5.1 Developments Subject to Airport Zoning Regulations

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 when required prior to a development permit being issued.

(Revised – Bylaw No. 9704 – May 25, 2020)

5.2 Compliance With the Provincial Clean Air Act

(1) No use, operation, or development shall discharge into the atmosphere any air contaminants, visible emissions, smoke or particulate matter which exceed those measures prescribed by the Province of Saskatchewan under The Clean Air Act and The Clean Air Regulations.

(2) No use, operation, or development shall cause or create the emission of odorous matter or vapour in amounts or quantities which exceed those measures prescribed by the Province of Saskatchewan under The Clean Air Act and The Clean Air Regulations.

(3) The Province of Saskatchewan through the Saskatchewan Environment and Resource Management Department is responsible for the enforcement of The Clean Air Act and The Clean Air Regulations. Where the Province of Saskatchewan has determined that a use or development is in violation of The Clean Air Act or Regulations, the Development Officer may undertake Zoning Bylaw enforcement procedures.

5.3 Excavation, Stripping and Grading of Land and Modification of Wetlands

(Revised – Bylaw No. 9139 – November 4, 2013)

(1) In this Section:

(a) “excavation” means sand and gravel extraction, top soil stripping, the grading of land for drainage purposes, the grading of land, the clearing of vegetation from land and any similar activity, but does not include:

(i) excavation for construction or building purposes associated with a valid development permit or a valid certificate of approval for subdivision; or
(ii) excavation or the removal of vegetation for maintenance or landscaping purposes on a site where a development permit has previously been issued;

(b) “modification of wetlands” includes, but is not limited to, removing or adding any type of material, including vegetation, to the bed, bank or boundary of a wetland, draining a wetland or any type of interference with the hydrological function of a wetland; and

(c) “wetland” means lands having water at, near or above the land surface or land that is saturated with water long enough to promote wetland or aquatic processes as indicated by poorly drained soils, aquatic vegetation and various kinds of biological activity which are adapted to a wet environment. Wetlands can hold water temporarily or permanently with water levels fluctuating over the course of a single year and over many years with climatic cycles.

(2) A development permit is required for the excavation, stripping and grading of land and the modification of wetlands.

(3) A person wishing to excavate, strip or grade land, or modify wetlands shall provide the following information in their application for a development permit:

(a) the location and area of the site on which the excavation, stripping, grading or modification of wetlands is to take place;

(b) where required by the Development Officer, the existing land use, wetlands and vegetation, including a natural areas screening report; and

(c) the amount and type of vegetation, soil or other material to be removed or relocated, and the condition in which the land is to be left when the excavation is complete.

(4) In addition to the requirements of Subsection (3), a person wishing to modify wetlands shall provide in their application for a development permit details of the proposed modifications to wetlands and proposed mitigation measures in accordance with the applicable Council Policy – Wetlands Policy, and the condition in which the land is to be left when the modification of wetlands is complete.

(5) Except as provided for in Subsection (6), a development permit shall not be issued unless there is an approved area concept plan or subdivision for the area.
(6) Consistent with Sections 9.0 and 10.0 of the Official Community Plan, the Development Officer may issue a development permit for the excavation, stripping and grading of land when satisfied that the excavation is necessary for the interim use, development or maintenance of the subject land, prior to a final area concept plan or subdivision being approved for the area, and considering the conservation of important natural areas, vegetation and wetlands, the maintenance of effective drainage patterns, and the health and safety of persons in the area.

5.4 Lighting of Sites

Outdoor lighting for all developments shall be located and arranged so that no direct rays of light are pointed at nearby properties, or interfere with the safe operation of nearby roadways or traffic control devices.

5.5 Sign Regulations

(1) The sign regulations attached to this Bylaw as Appendix A form part of this Bylaw.

(2) References to “Signage Group” or “Signage Groups” in this Bylaw are references to the Signage Groups contained in Appendix A, The Sign Regulations.

(3) In addition to the specific requirements relating to Signage Groups, all signs must conform to the general requirements of The Sign Regulations.

5.6 Number of Buildings on a Site

(Revised – Bylaw No. 9326 – December 14, 2015)

(1) Subject to subsection (2), no more than one principal building shall be located on any site.

(2) More than one principal building shall be permitted in dwelling groups, shopping centres, industrial complexes, office complexes, educational institutions, airports, any site in a B4MX District, and city-wide parks, multi-district parks, and district parks.

5.7 Accessory Buildings and Structures

(Revised – Bylaw No. 8896 – November 22, 2010)

(1) Subject to all other requirements of this Bylaw, an accessory building or structure is permitted in any district when accessory to a principal use which is a permitted or discretionary use in that same district, and for which a Development Permit has been issued.
(a) the provisions of Section 5.7 do not apply to garden and garage suites. (Revised – Bylaw No. 9332 – December 14, 2015)

(2) No accessory building may be constructed, erected or moved on to any site prior to the time of construction of the principal building to which it is accessory.

(3) In any R or M district, or in any B1, B1A, B1B, B2 district or the DCD4 district, no detached accessory buildings or structures shall:

(a) exceed 4 metres in height from grade level to the underside of the eaves;

(b) have any part of its roof in excess of five metres in height;

(c) be more than one storey in height above grade;

(d) have a floor located more than 1.2 metres above grade level;

(e) have a total floor area greater than the floor area of the principal dwelling or 54 square metres, whichever is greater, provided, that in no event, shall a detached building or structure accessory to a one-unit dwelling have a total floor area greater than 87 square metres. In calculating the main floor area of a principal building, the area of an attached garage shall be excluded;

(f) be situated either:

   i) less than 15 metres from the front property line; or

   ii) less than 1.2 metres behind the rear line of the principal building;

(g) be situated less than 0.75 metres from any property line abutting a flanking street and less than 1.2 metres from any portion of the principal building;

(h) be situated less than 1.2 metres from a property line abutting a lane toward which a vehicle door faces. (Revised – Bylaw No. 9701 – May 25, 2020)

(4) On a corner site, no accessory building shall be erected in or encroach on the required side yard which is adjacent to the street.

(5) The maximum permitted coverage in a rear yard by accessory buildings shall be determined by means of Graph No. 5.7(5). The following shall apply in the interpretation of the standards established in Graph No. 5.7(5):
(a) the horizontal base line A-B represents site area in square metres from 340m² to 510m²;

(b) the vertical base line A-C represents percent coverage of rear yard from 25 to 50 percent; and

(c) the maximum permitted rear yard coverage for sites between 370m² to 510m² in area shall be determined by locating the vertical co-ordinate for the site on the line D-E and then establishing the values of the horizontal co-ordinate on the vertical axis as a percentage coverage of the rear yard.

(6) An accessory building or structure on a site in a non-residential district which abuts a site in a residential district shall not be less than 1.5 metres from the boundary of the site in the residential district.

(7) No accessory building may be placed in an area designated for required landscaping.

(8) Where a building on a site is attached to a principal building by a solid roof with structural rafters, and where the solid roof extends 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.

(Revised – Bylaw No. 9704 – May 25, 2020)

(9) The installation and operation of a microwave satellite dish, solar collector, wind charger, and their supporting structures shall be permitted in all zoning districts subject to the following:
(a) In any R, B, M District or the DCD4 District such structures shall not be located in any front yard, side yard and in the case of a corner site, in any portion of the rear yard which is within three (3) metres of the side property line adjacent to a flanking street unless it is screened from the flanking street to the satisfaction of the Development Officer.

(b) In any R, B, M District or the DCD4 District such structures, if free-standing, shall not exceed a height of five (5) metres above grade level.

(c) In any R, B, M District or the DCD4 District such structures if attached to a principal building, shall not exceed a height of five (5) metres above the lowest elevation of: roof surface of a flat roof; the decking of a mansard roof; and the eaves of a gable, hip or gambrel roof.

(d) In any R, B, M District or the DCD4 District such structures, if attached to or erected upon an accessory building, shall not exceed the maximum permitted height of the accessory building upon which such structure is attached or erected.

5.8 Permitted Obstructions in Required Yards

(1) The following shall not be considered to be obstructions in any required yards, and shall not be considered in the determination of yard dimensions or site coverage in any required yard:

(a) steps 1.6 metres or less above grade level which are necessary for access to a permitted building or for access to a site from a street or lane:

(b) trees, shrubs, walkways, trellises, or flag poles.

(2) The following shall not be considered to be obstructions in any required front yard, and shall not be considered in the determination of yard dimensions or site coverage in any required front yard:

(a) lighting fixtures, and lamp posts;

(b) raised patios and decks not more than 0.4 metres above grade;

(c) overhanging eaves and gutters projecting not more than 1.0 metres into a required front yard;
(d) raised patios and decks more than 0.4 metres above grade, projecting not more than 1.8 metres into a required front yard;

(e) canopies or balconies projecting not more than 1.8 metres into a required front yard;

(f) architectural features and chimneys projecting not more than 0.7 metres into a required front yard.

(g) a front porch on a primary dwelling in a category 1 neighbourhood shall be a maximum of 50% of the width of the front of the dwelling and may encroach up to 3.0 metres into a required front yard.

(Revised – Bylaw No. 9249 – March 23, 2015)

(3) The following shall not be considered to be obstructions in any required rear yard, and shall not be considered in the determination of yard dimensions or site coverage in any required rear yard, unless otherwise stated in this Bylaw:

(a) raised patios and decks measuring not more than 0.6 metres above grade, provided they are located at least 3.0 metres from the rear site line on interior sites and 1.5 metres from the rear site line on corner sites;

(b) raised patios and decks measuring more than 0.6 metres above grade, projecting not more than 3.0 metres into a required rear yard, provided they are located at least 3.0 metres from the rear site line;

(c) canopies and balconies projecting not more than 3.0 metres into a required rear yard provided they are located at least 3.0 metres from the rear site line;

(d) accessory buildings, subject to all other requirements of this Bylaw;

(e) overhanging eaves and gutters, architectural features and chimneys, projecting not more than 1.0 metre into a required rear yard;

(f) on interior sites, enclosed private swimming pools when attached to the principal building, projecting not more than 3.0 metres into a required rear yard;

(g) laundry drying equipment, recreational equipment, and private swimming pools and tennis courts, when open to the sky.
(4) The following shall not be considered to be obstructions in any required side yard, and shall not be considered in the determination of yard dimensions or site coverage in any required side yard, unless otherwise stated in this Bylaw:

(a) raised patios and decks not more than 0.6 metres in height above grade;

(b) raised patios and decks more than 0.6 metres in height above grade, and canopies and balconies, provided they do not project more than 1.8 metres into a required side yard, nor into more than 25% of the width of a required side yard, whichever is the lesser;

(i) notwithstanding subclause (b), in the case of a site where the side yard flanks a street or a registered lane, the projection shall not be more than 1.8 metres into the required side yard;  
(Revised – Bylaw No. 9758 – April 26, 2021)

(c) architectural features, eaves and chimneys, projecting not more than 0.5 metres into a required side yard;

(d) accessory buildings, subject to all other requirements of this Bylaw;

(e) laundry drying equipment, recreational equipment, and private swimming pools and tennis courts, when open to the sky;

(f) notwithstanding clause (c), eaves may project up to 0.75 metres into a required side yard, where a required side yard is greater than 1.0 metre.

5.9 Yard Regulations for Certain Buildings

(1) A building on a through site shall have a front yard on each street in accordance with the front yard and landscaping requirements of the district in which the site is located.

(2) Where dwellings are erected above commercial or industrial uses, no side yards are required other than as specified for the commercial or industrial building, however, if the dwellings contain window, door or other openings in the side walls, side yards may be required for fire separation purposes in accordance with relevant building code standards.

(3) Where a site is divided by a zoning district boundary line, the lands in one zoning district cannot be included as part of the required yard setbacks or open spaces for any building or use in the other zoning district, unless the building or use is permitted in both zoning districts.
(4) No yard or open space around an existing building, or which is provided around any building for the purpose of complying with the provisions of this Bylaw, shall be considered as providing a yard or open space for another building, nor shall any yard or other required open space on an adjoining site be considered as providing a yard or open space on a site where a building is to be erected.

5.10 Construction Beneath Yards

Yard setbacks are not required for construction or development that is completely below grade, provided that the Development Officer may specify that a required yard, or any portion of a required yard be unobstructed or undisturbed below grade in order to preserve existing vegetation, or to provide an adequate growing environment for proposed or required landscaping.

5.11 Building Height

(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.

(Revised – Bylaw No. 9758 – April 26, 2021)

(2) In districts where the limitation on the height of buildings is 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.
(3) Mechanical penthouses and equipment located on rooftops shall be appropriately screened.
(Revised – Bylaw No. 9758 – April 26, 2021)

5.12 Basement or Cellar to Count as a Storey

(1) A basement or cellar shall be considered to count as a storey if:

(a) any activities directly related to the principal use of the building are located in the basement or cellar where the principal use involves retail, commercial, office or multiple-unit residential uses; or

(b) the basement or cellar has more than one half of its height, from finished floor to finished ceiling, located above grade level.

(2) A basement or cellar shall not be counted as a storey if:

(a) it is designed or used for ancillary activities such as long term storage, mechanical rooms, stairways, janitorial rooms, residence of a janitor or caretaker, or parking garage; and

(b) at least one half of the height of the basement or cellar, from finished floor to finished ceiling, is located below grade level.

5.13 Fences

(1) No wall, fence, or other structure not otherwise permitted shall be erected in a required front yard or on a site line adjacent to a required front yard, to a height of more than 1.0 metres above grade level.

(2) No wall, fence, screen or similar structure, excepting permitted accessory buildings, shall be erected in a required side or rear yard, or on a site line adjacent to a required side or rear yard, to a height more than 2.0 metres above grade level.

(3) Clauses (1) and (2) do not apply in AG, FUD, B5, B6, or I districts.

(4) The erection or placement of a fence or other accessory structure not being a building, located outside of a required front, side or rear yard, shall comply with the height and yard requirements of each district as if the structure were a building.

(5) In any R district, a 2.5 metre high wall or fence may be permitted along a side or rear property line that abuts an expressway, freeway, provincial highway, or railway right-of-way, or abuts a lane or parcel of land intended as a buffer strip adjacent to an expressway, freeway, provincial highway, or railway right-of-way.
(6) Notwithstanding Section 5.13 (1), walls, fences, or other permitted structures may be erected in the required front yard of a dwelling group to a height of up to 2.0 metres above grade level provided that the wall, fence or other permitted structure is located at least 3.0 metres from the property line, that no site lines are obstructed at corners or adjacent to driveways, and that landscaping has been provided on both sides of the wall, fence, or structure to the satisfaction of the Development Officer.

5.14 Corner Visibility Triangles

On a corner lot in any district, no hedge, planting, tree, fence or other structure not being a building shall be erected, placed, or maintained within the triangular area formed by the intersecting property lines and the straight line joining said property lines at points which are 6.0 metres distant from the point of intersection, measured along said property lines, to a height greater than 1.0 metres.

5.15 Amenity Space

(1) The following provisions shall apply regarding amenity space for all multiple-unit dwellings within any R or M districts:

(a) Where at-grade amenity space is required in this Bylaw, it shall have a minimum dimension of 6.0 metres and a minimum area of 36m², except in the case of amenity space designed and provided for the exclusive use of the occupants of an adjacent dwelling unit, in which case it shall have a minimum area of 9.0m²;

(b) To be included as amenity space, a balcony shall have a minimum dimension of 1.8 metres and a minimum area of 5.0m²;

(c) To be included as amenity space, a roof terrace shall have minimum dimensions of 6.0 metres by 3.0 metres;

(d) Except for balconies, amenity space shall not be located in any required front yard;

(e) Amenity space shall not be used for the purpose of vehicle storage, parking, loading, vehicle repair, garbage collection or maintenance buildings.

5.16 Outdoor Storage

(1) The outdoor storage or collection of goods and materials is prohibited in a front yard in any R or M district.

(2) Outdoor storage is permitted in a side or rear yard in an R or M district only when the goods or material being stored are clearly accessory and incidental to the principal use of the property.
5.17 Storage of Vehicles in Residential Areas

In any Residential district:

(1) Any vehicle parked or stored in a required front yard shall be located on a surfaced parking area, consisting of gravel, asphalt, concrete, brick pavers, or other similar material.

(2) No person shall park or store on any part of a site any commercial vehicle, with a gross vehicle weight (G.V.W.) exceeding 8,000kg, or a total length greater than 6.0 metres for longer than is reasonably necessary to load or unload the vehicle.

(3) One commercial vehicle may be parked overnight on a site, provided the commercial vehicle does not exceed 8,000kg G.V.W. or a length of 6.0 metres and is operated by a resident of the dwelling unit. The weight and length limits contained in this subsection shall not apply to school buses; however, school buses shall not be parked within 1.2 metres from the interior edge of the sidewalk.

(4) Large recreational vehicles may be parked in front, rear and side yards on a residential site provided the vehicle is not within 1.2 metres of the interior edge of the sidewalk.

(5) Junked vehicles shall be dealt with according to the provisions of the Property Maintenance and Nuisance Abatement Bylaw, No. 8175.

(6) No person shall repair, clean, paint, refit, modify, or refurbish vehicles or machinery for payment or other consideration. Spray painting of any vehicle or machinery is prohibited, whether for consideration or not.

(7) Except as provided in clause (8), no person shall store or repair vehicles except vehicles primarily used for personal transportation, recreation and non-commercial gardening and yard maintenance.

(8) The storage and non-commercial repair of motor vehicles designed and used primarily for racing shall be permitted, provided the vehicle is owned or operated by a resident of the dwelling and that no nuisance is created for nearby residents and properties.
5.18 Trailer Coaches and Mobile Homes

(1) Mobile homes shall only be used or occupied as permanent living or sleeping quarters in the following situations:

(a) in a mobile home court in an RMHC district;

(b) on an approved and fully serviced site within an RMHL district;

(c) in any AG or I district, one mobile home may be used as accommodation for a caretaker or watchman, provided the mobile home is connected to water, sanitary sewer and electrical services, where available.

(2) Trailer coaches may be occupied as temporary overnight sleeping accommodations only in the following situations:

(a) in an approved tourist campground;

(b) in any R or M district, one trailer coach may be located on any one site for the temporary overnight sleeping accommodation of the guests of the occupants of the principal dwelling, provided the trailer coach is not rented or made available for compensation, and that the persons sleeping in the trailer coach have full access to all of the facilities and amenities of the principal dwelling.

(3) For the purposes of subsection (2)(b), temporary overnight sleeping accommodations shall mean a period not exceeding 14 consecutive days in any three month period.

5.19 Tents and Other Temporary Structures

(1) Tents may be occupied as temporary overnight sleeping accommodations only in the following situations:

(a) in a permitted tourist campground;

(b) in any R or M district, one tent may be located on any one site for the temporary overnight sleeping accommodation of the occupants of the principal dwelling or guests of the occupants of the principal dwelling, provided the tent is located in a side or rear yard, and not rented or made available for compensation, and that the persons sleeping in the tent have full access to all of the facilities and amenities of the principal dwelling.
(c) For the purposes of subsection (1)(b), temporary overnight sleeping accommodation shall mean a period not exceeding 14 consecutive days in any three month period.

(2) Tents and other temporary structures not referred to in clause (1) shall conform to all requirements of the Zoning Bylaw.

5.20 Carnivals and Transient Sales Events

(1) Carnivals and outdoor amusement rides may be established for periods of up to 7 days in any six month period provided they conform to the use provisions, yard setbacks and other requirements of the zoning district. The area devoted to required parking for the principal use may be occupied by carnivals or outdoor amusement rides.

(2) Transient sales events associated with tents, trucks or other means may be established for periods of up to 90 days provided they conform to the use provisions, yard setbacks and other requirements of the zoning district. The area devoted to required landscaping or required parking for the principal use may not be occupied by transient sales events.

5.21 Garage and Yard Sales

(1) Garage or yard sales may be undertaken on any site in an R or M district provided the sale is conducted by a resident of the dwelling on the subject site, or by a non-profit group associated with a place of worship, public school, community association, or other similar group or organization.

(2) No more than four sales may be conducted from one site in one calendar year, and any one sale may not last more than three consecutive days.

5.22 Junk and Salvage Yards

(1) Junk and salvage yards shall be enclosed by an opaque or solid perimeter fence at least 2.0 metres in height, and not more than 5.0 metres in height, with no material piled higher than the height of the perimeter fence;

(2) The perimeter fence shall not be located in the required front yard. The required front yard shall be used for no other purpose than landscaping and necessary access driveways to the site.
5.23 The Keeping of Animals

(1) The keeping of livestock is prohibited in all districts within the City.

(2) Subsection (1) does not apply to prohibit livestock in the following places or circumstances:

(a) an AG district;

(b) a FUD district;

(c) when the animal is in the possession of the Animal Control Agency or on the premises of the poundkeeper;

(d) on the premises of the Saskatoon Society of the Prevention of Cruelty to Animals (“SPCA”);

(e) in a veterinary clinic or hospital under the care of a licensed veterinarian;

(f) by anyone holding a license under any statute of the Legislature of Saskatchewan or the Government of Canada, which permits the keeping of animals under stated conditions, excepting a license permitting an intensive livestock operation; or

(g) in an abattoir or a hatchery.

(3) The keeping of domestic animals is permitted in all districts, subject to relevant bylaws and legislation governing noise and public health; however, breeding kennels and boarding kennels are prohibited in R, M and B districts.

(4) A kennel enclosure for domestic animals shall be permitted as an accessory use in any district provided that only one kennel enclosure is permitted on any one site, and no part of the kennel enclosure shall:

(a) be situated less than 1.0 metre from a side property line;

(b) be situated less than 1.0 metre from a rear property line; and

(c) be situated less than 12.0 metres from a front property line.

5.24 Access to Sites

(1) No development permit shall be approved on any site without legal and suitable physical roadway access.
(2) All access locations and curb crossings must be approved by the Infrastructure Services Department prior to a development permit being issued and construction being commenced.

5.25 Density Bonus for Accessible Dwelling Units

(1) A density bonus may be granted to any qualifying multiple-unit residential development in the RMTN, RMTN1, RM2, RM3, RM4, RM5, M2, M3, M4, B5 or B6 zoning districts that provides accessible dwelling units. The bonus shall consist of:

(a) An additional 5m$^2$ of floor area per accessible dwelling unit to be allowed over and above the maximum permitted floor area of the subject district;

(b) A reduction in the parking requirement, where applicable, from 1.5 spaces per dwelling unit to one space per dwelling unit, provided the one space has a minimum dimension of 3.9 metres by 6.0 metres; however, where two accessible parking spaces are located side by side, they may be reduced in size to 2.4 metres by 6.0 metres, with a shared access aisle of 1.5 metres by 6.0 metres.

(2) Each qualifying accessible dwelling unit shall meet the following standards:

(a) Qualifying dwelling units must be constructed concurrently with the other units in a residential development, and where the phasing of construction is necessary, each phase shall ensure that the qualifying units are made available for sale or rent at the same time as the other units in the development;

(b) Qualifying units must be integrated into the overall design and distributed throughout the development. The units shall be of similar quality in terms of interior and exterior materials and appointments, and shall have similar amenities as unrestricted units;

(c) Qualifying units must be located in a building which has barrier free access, including:

   (i) All pathways and walkways to the building must:

        (i) be a minimum of 1.1 metres wide;
        (ii) have a slope not more than 1:20;
        (iii) have ramps at curbs with a slope not more than 1:12.
(ii) All landings at the top and bottom of stairs or ramps must be at least 1.5 metres by 1.5 metres;

(iii) All exterior doorways must be a minimum of 810mm wide, with lever handles located no more than 1.2 metres above floor level; and

(iv) All qualifying units must be located on a main floor or have elevator access to upper or lower floors.

(d) Qualifying units must meet the following accessibility standards within dwelling units:

(i) All interior doorways must be a minimum of 810mm wide, with lever door handles located no more than 1.2 metres above floor level;

(ii) A 1.5 metres minimum turning radius must be provided in entranceways, kitchens and in at least one bathroom;

(iii) Windows in living areas on the ground floor must have a maximum sill height of 800mm;

(iv) Window operating mechanisms must be a lever-type crank, located no higher than 1.2 metres above floor level;

(v) Light switches, thermostats, security intercoms, and towel racks must be no more than 1.2 metres above floor level;

(vi) Bathroom and bedroom walls must be provided with structural support for the installation of grab bars and other mobility aids.

5.26 Sidewalk Cafes

(1) Sidewalk cafes may be permitted in any zoning district in association with an approved restaurant, lounge or tavern subject to compliance with the City’s Sidewalk Cafe and Parking Patio Guidelines and all other applicable City Bylaws and Policies.

(2) Parking patios may be permitted in association with an approved restaurant, lounge or tavern in a B5, B5B, B5C, B6, MX1, and MX2 district, subject to compliance with the City’s Sidewalk Cafe and Parking Patio Guidelines and all other applicable City Bylaws and Policies.

(Revised – Bylaw No. 9428, March 27, 2017)
(Revised – Bylaw No. 9538, November 19, 2018)
5.27 Communication Towers

(1) Communication towers proposed to be erected shall be subject to appropriate public consultation processes as established by City Council.

(2) Communication towers must be generally compatible with nearby sites in terms of landscaping, setback and site requirements.

(Revised - Bylaw No. 9383 – June 27, 2016)

5.28 Above Ground Fuel Storage Tanks

(1) Above-ground fuel storage tanks which meet the standards of the National Fire Code and which have a maximum capacity of 50,000 litres may be permitted in association with service stations.

(2) The total storage capacity for above-ground fuel storage tanks on any single service station site shall not exceed:

(a) 250,000 litres for flammable liquids (gasoline);

(b) 100,000 litres for combustible liquids (diesel fuel);

(c) 100,000 litres of propane.

(3) Above-ground fuel storage tanks shall be:

(a) located at least 3.0 metres from any property line or building, however, the 3.0 metre separation distance may be reduced to 1.0 metre for tanks with a capacity of 5,000 litres or less;

(b) separated from each other and be accessible for fire fighting purposes to the satisfaction of the General Manager of Fire and Protective Services;

(c) at least 15.0 metres from the boundary of any site within an R or M district.

(4) The dispensing equipment associated with above-ground fuel storage tanks shall be located at least 3.0 metres from any property line, at least 7.5 metres from any open flame or other ignition source, and at least 4.5 metres from any door or window.

(5) Above-ground fuel storage tanks shall be protected from vehicles with suitable posts, guardrails or other similar means.

(6) Above-ground fuel storage tanks which are located in view of a front or flanking street shall be landscaped or screened to the satisfaction of the Development Officer.
(7) The maximum height of an above-ground fuel storage tank shall be limited to the maximum permitted height of a free-standing sign in the zoning district.

(8) Painted lettering or other forms of signage may be located on above-ground fuel storage tanks subject to the sign regulations in the zoning district.

5.29 Home Based Businesses

(1) All uses will be permitted as a home based business, provided:

(a) they are not considered a prohibited use as described in subsection (2);

(b) they meet the development standards for home based businesses contained in subsection (3);

(c) they meet the approval requirements of all other governmental agencies; and

(d) they meet the purpose and intent of home based businesses as defined in the Official Community Plan.

(2) Without limiting the authority of the Development Officer to deny applications for other types of home based businesses which do not meet the requirements of this Bylaw or any other City of Saskatoon Bylaw, or would be more appropriately located in industrial or commercial zoning districts, the following uses are prohibited as home based businesses, whether or not applications for such uses would otherwise comply with the applicable standards of this Bylaw:

(a) tattoo or body modification services;

(b) laundry services;

(c) veterinary services, boarding, grooming or care of animals;

(d) photographic or video studio involving adult or sexually oriented subject material;

(e) sharpening services, printing, screen printing, dying services, food packaging, upholstery, engraving and embroidery services that require the use of commercial or industrial equipment;

(f) hotels and hospitals;
(g) the painting, repairing, refitting, cleaning, detailing, refurbishing, storage, salvaging, selling or renting of motor vehicles, boats, trailers, engines or machinery;

(h) industrial uses, including but not limited to welding, metal works, salvaging, recycling, warehousing, cabinet making or furniture making;

(i) businesses utilizing large power tools and machinery or requiring external venting, vacuums, blowers or exhaust ports;

(j) any business utilizing radio transmission equipment;

(k) on-site sale of any products, goods or merchandise;

(l) restaurants, take-out food services, and drinking establishments;

(m) the sale, storage or service of firearms, fireworks or ammunition;

(n) adult service agencies and independent adult service agencies except where the adult service is supplied on an out-call basis;

(o) any use that creates noise, vibration, smoke, dust, odour, air pollution, heat, glare, bright light, hazardous or unacceptable waste, electrical, television or radio interference detectable by sensory perception or by scientific instruments, at or beyond the boundaries of the building, or beyond the unit walls within a multiple unit dwelling containing the home based business;

(p) the cultivation, harvesting, production, processing, manufacturing, packaging, testing, retail sale, storage or shipping of cannabis or goods and products derived from cannabis.

(Revised – Bylaw No. 9023 – July 18, 2012)
(Revised – Bylaw No. 9518 – June 25, 2018)

(3) The following development standards shall apply to all Home Based Businesses:

(a) No more than one non-resident person shall be employed in relation to home based businesses on any one site;

(b) Home based businesses shall be conducted entirely indoors, and no more than 20% of the gross floor area of the dwelling, including the area of the basement and any attached garage, up to a maximum of 40m², may be occupied by home based businesses;
(c) An attached garage or detached accessory building may be occupied by home based businesses, provided that the total area devoted to home based businesses does not exceed 40m² on the site, and that no required parking spaces associated with the principal use are occupied by home based businesses;

(d) There shall be no exterior storage on the site in relation to the home based business, and no exterior alterations shall be permitted that are not consistent with the residential character of the building and property;

(e) One paved off-street parking space shall be required for a non-resident employee and at least one off-street parking space shall be required for the principal dwelling. Required parking may be located in a required front yard. Tandem parking spaces may be permitted. Additional off-street parking spaces may be required, where in the opinion of the Development Officer, due to the nature of the business or the site, the provision of 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;

(f) No more than one business related vehicle with a gross vehicle weight of no more than 8,000kg and a total length of no more than 6.0 metres may be stored on or in the vicinity of the site;

(g) Regardless of the number of home based businesses that may be located on any one site, a total of no more than 8 client or business related visits per day and no more than 40 client or business related visits per week shall be made to home based businesses on any one site;

(h) No deliveries of merchandise, goods or equipment shall be made to the businesses by a vehicle with a gross vehicle weight of more than 8,000kg, or by a vehicle with a total length of more than 6.0 metres;

(i) A total of no more than 2.0 cubic metres of storage may be permitted within a dwelling on any one site, and a total of no more than 4.0 cubic metres of storage may be permitted within an attached or detached accessory building in relation to home based businesses. No storage of hazardous, explosive or flammable materials shall be permitted in relation to a home based business;
(j) An approved home based business may serve as the administrative headquarters for up to two associates or partners who may be permitted to work from their own dwelling provided they obtain a separate home based business approval, and that they are present at the administrative headquarters no more than two hours in any one week period.

5.30 Secondary Suites
(Revised – Bylaw No. 9758 – April 26, 2021)

(1) Secondary suites shall conform to the following regulations:

(a) Secondary suites may be located only in detached one unit dwellings and shall occupy no more than 40% of the gross floor area of a dwelling, including the area of the basement;

(b) Secondary suites shall not be located in one unit dwellings located within a dwelling group;

(c) The maximum size of a secondary suite shall be 80m$^2$;

(d) No more than one secondary suite may be located in any detached one unit dwelling;

(e) The floor area occupied by the secondary suite shall be considered as part of the principal building;

(f) A secondary suite shall contain no more than two bedrooms;

(g) One off-street parking space is required for a secondary suite in addition to at least one off-street parking space for the principal dwelling. The parking space for the principal dwelling may be located in a required front yard. The parking space for the secondary suite shall not be located in a required front yard unless the subject site has no access to a rear lane, and is sited, delineated and screened to the satisfaction of the Development Officer;

(h) Where a secondary suite has an entrance which is separate from that of the principal dwelling, the entrance may only be located on a side or rear wall of the principal dwelling;

(i) Secondary suites shall comply with all relevant requirements of the National Building Code, or equivalencies as may be established by the Development Officer and the Property Maintenance and Nuisance Abatement Bylaw, No. 8175.
(2) The principal dwelling shall have direct access to the mechanical room without having to access the secondary suite.
(Revised – Bylaw No. 9701 – May 25, 2020)

5.31 (Repealed – Bylaw No. 9683 – August 31, 2020)

5.32 Child Care Centres and Pre-Schools

(1) Child care centres and pre-schools may be approved as an accessory use or as a principal use. In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.

(2) Child care centres or pre-schools which are located in residential districts shall provide at least 3.5m² of fenced on-site outdoor play space for each child present in the facility at any one time.

(3) Required parking spaces may be located in a required front yard. Tandem parking spaces may be permitted where the site has no access to a lane.

(4) In addition to the development standards contained within the zoning district, Section 4.7 of this Bylaw shall apply to the review and approval of child care centres and pre-schools which are listed as discretionary uses.

5.33 Family Child Care Homes

(1) A family child care home may be located in a detached one unit dwelling, a unit in a two-unit dwelling, a semi-detached dwelling or a townhouse.

(2) A family child care home shall provide at least 3.25m² of fenced on-site outdoor play space for each child present in the facility at any one time.

(3) The number of children under care or supervision in a family child care home shall not exceed eight, including the children under 13 years of age who are resident in the dwelling.
5.34 Custodial Care Facilities and Residential Care Homes
(Revised – Bylaw No. 8929, May 9, 2011)

(1) Custodial care facilities and residential care homes may be approved as an accessory use or as a principal use.

(2) In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.

(3) Required parking spaces may be located in a required front yard. Tandem parking spaces may be permitted where the site has no access to a lane.

(4) No building or structure used for the purpose of a custodial care facility or a residential care home shall be used for the purpose of keeping boarders or lodgers.

(5) In addition to the development standards of the zoning district, custodial care facilities and residential care homes that are listed as discretionary uses shall be reviewed and approved in accordance with Section 4.7 of this Bylaw.

(6) Notwithstanding the provisions of Section 6.3, surface parking and loading spaces for Type I and Type II custodial care facilities and Type I and Type II residential care homes shall be located at least 2.0 metres from any bedroom window and at least 1.0 metre from all other windows, doors and balconies.

(7) Landscaping shall be provided to the satisfaction of the Development Officer in all of the required front yard and in all of the required side yard abutting a flanking street on a corner lot where such yard is not used for required parking.

(8) Notwithstanding the provisions of Section 6.3, for Type I and Type II Residential Care Homes located on sites within the R districts, no more than three off-site parking spaces may be located in a required front yard.

(9) In the review of discretionary use applications for Type II Residential Care Homes, consideration shall be given to the proximity of the proposed residential care home to other Type II Residential Care Homes and the location of the care home on the block and in the neighbourhood, and the street classification to ensure that the cumulative land use impacts of the proposed care home will not be inconsistent with the neighbourhood in which the proposed care home is to be located.
5.35 Adult Day Care Facilities

(1) Adult day care facilities may be approved as an accessory use or as a principal use.

(2) In any residential district, no exterior alterations shall be undertaken to a dwelling or former dwelling which would be inconsistent with the residential character of the building or property.

(3) Required parking spaces may be located in a required front yard. Tandem parking spaces may be permitted where the site has no access to a lane.

(4) In addition to the development standards of the zoning district, adult day care facilities - Type II that are listed as discretionary uses shall be evaluated and developed in accordance with Section 4.7 of this Bylaw.

(5) Landscaping shall be provided to the satisfaction of the Development Officer in all of the required front yard and in all of the required side yard abutting a flanking street on a corner lot where such yard is not used for required parking.

5.36 Converted Dwellings

(1) Converted dwellings may be located in detached one unit dwellings or in detached two unit dwellings where the building is at least 30 years old, and in the case of two unit dwellings, where the entire building is considered in the review of the conversion.

(2) No exterior alterations shall be undertaken in the development of a converted dwelling which would be inconsistent with the residential character of the building or property.

(3) A converted dwelling shall not exceed 120% of the gross floor area of the building before conversion, and shall continue to meet the applicable development standards of this Bylaw. A legal non-conforming dwelling may also contain converted dwelling units provided the element of non-conformity is not increased.

(4) A converted dwelling shall not have more than one entranceway facing the front street, although a front entranceway may be shared by an internal landing or lobby. Separate entranceways may be added to the side walls or rear wall of the converted dwelling.
(5) Not more than one required parking space for a converted dwelling may be located in a required front yard. All other required parking spaces shall be located in a side or rear yard only.

(6) In addition to the development standards of the zoning district, where converted dwellings are listed as a discretionary use, they shall be reviewed and approved subject to Section 4.7 of this Bylaw.

5.37 Commercial Dwelling Conversions

(1) A commercial dwelling conversion may be established in a one unit dwelling, a two unit dwelling or a boarding house where the building is at least 30 years old.

(2) The gross floor area of the building shall not exceed 120% of the gross floor area of the building before conversion.

(3) Unless specified in the zoning district regulations, the yard requirements, building height, and site coverage requirements for a commercial dwelling conversion shall be the standards for the building before conversion.

(4) At least three off-street parking spaces shall be required for a commercial dwelling conversion and shall be located in the side or rear yards only.

(5) No outside storage is permitted on the site of a commercial dwelling conversion.

5.38 Live/Work Units

(1) Without limiting the authority of the Development Officer to deny applications for other types of live/work units that do not meet the requirements of this Bylaw, the following uses are prohibited as live/work units, whether or not applications for such uses would otherwise comply with the applicable standards of this Bylaw:

(a) Restaurants, tea rooms, night clubs, and taverns;

(b) Veterinary services and the boarding of animals;

(c) The painting, repairing, or selling of motor vehicles or machinery;

(d) Welding, metal works, cabinet making or furniture making;

(e) Activities utilizing large power tools and machinery, or activities involved in the mass production of similar items or products.
The following development standards shall apply to all Live/Work Units:

(a) Work associated with a live/work unit shall be conducted entirely indoors, and shall not be undertaken in any attached garage space necessary for required parking;

(b) There shall be no exterior storage on the site in relation to the live/work unit, and no exterior alterations shall be permitted that are not consistent with the residential character of the buildings and property;

(c) No noise, vibration, smoke, dust, odours, heat, glare, electrical, television or radio interference detectable beyond the boundaries of the dwelling containing the live/work unit shall be produced;

(d) The size and nature of the workspace shall be limited so that the building type may be governed by applicable building codes;

(e) The dwelling component of the live/work unit shall be not less than 30% of the gross floor area of the live/work unit. Any attached garage space necessary for required parking shall be excluded from the gross floor space ratio calculation;

(f) Signage regulations pertaining to live/work units shall be those of the applicable Zoning District;

(g) In those zoning districts that contain a parking requirement for multiple-unit dwellings, off-street parking shall be provided in accordance with the following provisions:

(i) the conversion of an existing building or portion of an existing building to provide a live/work unit shall provide a minimum of one space per unit;

(ii) the construction of a new building or an addition to an existing building to provide a live/work unit shall provide a minimum of two spaces per unit;

(iii) there shall be no parking in a required front yard.
5.39 Pawnshops

(1) Pawnshops are subject to separation distance requirements, license fees, and recording and reporting requirements as specified in The Business License Bylaw, 2002, as amended from time to time or a new bylaw substituted for it and *The Pawned Property (Recording) Act.*

5.40 Shipping Containers

(1) Except as provided in subsection (2), shipping containers shall be permitted only in the I, AG, and FUD Districts subject to:

(a) being located in a side or rear yard; and

(b) being suitably screened from any public street.

(2) Shipping containers may be temporarily placed on a site in any district:

(a) for a period of not more than 10 days for loading or unloading of the container;

(b) for a period of not more than 1 year for the storage of supplies and equipment during construction for which a development permit has been issued or for such further time as approved by the Development Officer.

(3) When placed on a site the shipping container shall:

(a) be located not less than 1.2 metres from the interior edge of the property line; and

(b) be located so as not to create a safety hazard.

(Revised – Bylaw No. 9284 – June 22, 2015)

5.41 Adult Service Agencies

(1) Where an adult service agency or independent adult service agency is otherwise a permitted use, such use shall not be located within 160 metres of a residential use, school, park or recreational facility.

(2) Subsection (1) does not apply to an adult service agency or independent adult service agency operated as a home based business.

(Revised – Bylaw No. 9023 – July 18, 2012)
5.42 Adult Entertainment Venues
(Revised – Bylaw No. 9151 – December 2, 2013)

(1) Where an adult entertainment venue is otherwise a permitted use, such use shall not be located within 160 metres of a residential use, school, park, child care centre, pre-school or recreational facility.

5.43 Garden and Garage Suites
(Revised – Bylaw No. 9181 – May 5, 2014)

(1) No more than one garden, garage or secondary suite accessory to a one-unit dwelling shall be allowed per site.

(2) No more than one accessory building per site shall contain a garden or garage suite.

(3) No garden or garage suite may be constructed, erected or moved on to any site prior to the time of construction of the principal building to which it is accessory.
   (Revised – Bylaw No. 9332 – December 14, 2015)

(4) All habitable areas of garden suites and garage suites shall be above grade.

(5) Condominium plans to provide a separate title for a garden or garage suite shall not be approved.

(6) A site plan for a garden or garage suite shall be submitted which must indicate:

   (a) the location of all City-owned trees on the site, the adjacent boulevard and on sites on either side of the subject site; and

   (b) details regarding utility service connections.

The site plan must be approved by the City and by all utility agencies which provide service to the site.

(7) Sites containing garden or garage suites must be adequately drained. A site drainage plan shall be submitted.

(8) A building permit is required for garden and garage suites which must meet all relevant building, plumbing and development codes.

(9) One off-street parking space is required for a garden or garage suite in addition to at least one off-street parking space for the principal dwelling as follows:
(a) All parking must be hard surfaced, sited and screened to the satisfaction of the Development Officer;

(b) The parking space required for the garden or garage suite shall not be located in a required front yard unless the site has no access to a rear lane;

(c) On corner sites, the parking space may be located in the rear or side yard and may be accessed from the rear lane or the flanking street.

(Revised – Bylaw No. 9332 – December 14, 2015)

(10) Garden and garage suites shall be connected to the front yard of the site by means of an internal path, the width of which should accommodate barrier free access. Where lanes exist, garden and garage suites shall also be connected to the rear yard by means of a path.

(11) The preferred location of the main entrance of a garden or garage suite is to be directly accessible and visible from the lane where lanes exist.

(12) Windows and doors in garden and garage suites shall be of a size and in locations which will not result in the loss of privacy for residents of adjacent sites.

(13) Garden and garage suites shall have a full bathroom, a kitchen and a maximum of two bedrooms.

(14) The following factors are to be considered in determining the gross floor area of a garden or garage suite:

(a) the gross floor area of a garden suite shall not exceed the gross floor area of the principal dwelling or 77 m², whichever is the lesser;

(b) the gross floor area of a garage suite shall not exceed the gross floor area of the principal dwelling or 100 m², whichever is greater, and in no case shall the gross floor area of a garage suite exceed 164 m²;

(Revised – Bylaw No. 9542 – December 17, 2018)

(c) the gross floor area intended for use as a private garage in a garage suite shall not exceed 87 m²;

(d) the gross floor area of a one-unit dwelling includes all areas above grade, including an attached garage;

(e) the gross floor area of a garden or garage suite includes all areas above grade;
(f) where a detached accessory building exists, the gross floor area of the existing detached accessory building need not be considered in the gross floor area calculation where:

(i) the depth of site is greater than 60 metres; and

(ii) the existing detached accessory building is located entirely within 25 metres of the rear wall of the principal dwelling;

(Revised – Bylaw No. 9357 – April 25, 2016)
(Revised – Bylaw No. 9332 – December 14, 2015)

(g) when the garden or garage suite has two storeys, the gross floor area of the second storey shall not exceed 80% of the gross floor area of the first storey.

(Revised – Bylaw No. 9542 – December 17, 2018)

(15) Except as provided in subsection (19), the amount of glazing on walls of garden suites and garage suites shall comply with the National Building Code. Exceptions will be considered on corner sites.

(16) Balconies may be provided on the second storey of garden suites and garage suites facing a lane, or on corner sites, facing a side street. Balconies shall be screened appropriately so as to inhibit the view into adjacent sites.

(17) Garden and garage suites may have rear yard decks and porches provided that they conform to all applicable provisions of this Bylaw and the National Building Code.

(18) Mechanical units such as air conditioners and vents shall be located so as not to constitute a nuisance to adjacent properties.

(19) In category 1 neighbourhoods, that maximum area of a side wall which may be glazed is 20% of the wall area or the amount permitted by the National Building Code. Exceptions will be considered on corner sites.

(a) dormers are permitted in category 1 neighbourhoods, but shall not exceed 50% of the length of the roof.

(Revised – Bylaw No. 9542 – December 17, 2018)

(20) (Repealed – Bylaw No. 9250 – March 23, 2015)
(21) The minimum development standards for garden suites are set out in the following chart:

<table>
<thead>
<tr>
<th>Garden Suites</th>
<th>Development Standard</th>
<th>Side Yard (min)</th>
<th>Rear Yard (min)</th>
<th>Rear Yard Coverage (max)</th>
<th>Building Height (max)</th>
<th>Distance from Principal Dwelling (min)</th>
<th>Side Wall Height (Max)</th>
<th>Building Length (max)</th>
<th>Number of Storeys</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category 1</td>
<td></td>
<td>0.75(^1)</td>
<td>2(^2)</td>
<td>50%</td>
<td>5.8(^3)</td>
<td>4.0</td>
<td>3.2</td>
<td>9.0</td>
<td>2</td>
</tr>
<tr>
<td>Category 2</td>
<td></td>
<td>3(^4)</td>
<td>2(^5)</td>
<td>50%</td>
<td>3.5</td>
<td>4.0</td>
<td>9.0</td>
<td>9.0</td>
<td>1(^6)</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9542 – December 17, 2018)

**Notes to Development Standards for Garden Suites**

1. A minimum side yard setback of 1.2 metres shall be provided on one side of the site.
   (Revised – Bylaw No. 9542 – December 17, 2018)

2. The minimum rear yard setback may be reduced to 1.2 metres on sites with a rear lane in category 1 neighbourhoods.

3. The maximum building height can be increased to 6.0 metres to the mean height level between eaves and ridge on buildings with a gable, hip or gambrel roof which are located in category 1 neighbourhoods.
   (Revised – Bylaw No. 9250 – March 23, 2015)

4. (Repealed – Bylaw No. 9250 – March 23, 2015)

(22) The minimum development standards for garage suites are set out in the following chart:

<table>
<thead>
<tr>
<th>Garage Suites</th>
<th>Development Standard</th>
<th>Side Yard (min)</th>
<th>Rear Yard (min)</th>
<th>Rear Yard Coverage (max)</th>
<th>Building Height (max)</th>
<th>Distance from Principal Dwelling (min)</th>
<th>Side Wall Height (Max)</th>
<th>Building Length (max)</th>
<th>Number of Storeys</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category 1</td>
<td></td>
<td>0.75(^1)</td>
<td>2(^2)</td>
<td>50%</td>
<td>6.0(^3)</td>
<td>4.0</td>
<td>9.0</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Category 2</td>
<td></td>
<td>0.75(^4)</td>
<td>2(^5)</td>
<td>50%</td>
<td>5.0</td>
<td>4.0</td>
<td>4.0</td>
<td>9.0</td>
<td>1(^6)</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9542 – December 17, 2018)

**Notes to Development Standards for Garage Suites**

1. A minimum side yard setback of 1.0 metres shall be provided on one side of the site.
   (Revised – Bylaw No. 9542 – December 17, 2018)

2. The minimum rear yard setback may be reduced to 1.2 metres on sites with a rear lane.
3 The maximum building height can be increased to 6.2 metres to the mean height level between eaves and ridge on buildings with a gable, hip or gambrel roof which are located in category 1 neighbourhoods.
(Revised – Bylaw No. 9250 – March 23, 2015)
(Revised – Bylaw No. 9542 – December 17, 2018)

4 (Repealed – Bylaw No. 9250 – March 23, 2015)

5.44 Primary Dwellings in Established Neighbourhoods

(1) The allowable sidewall area for a primary dwelling includes all portions of a sidewall located under eaves which faces the same direction. The allowable sidewall area must not exceed the area determined by the following calculations:

(a) building wall height calculations: the wall height is determined by a 45 degree angular plane, measured from a height of 6 metres, projecting vertically from the side property line. The allowable wall height is determined where the building setback intersects the 45 degree angular plane;

(b) building wall length calculation:

(i) for sites 40 metres or less in depth, the maximum is 14 metres; and

(ii) for sites greater than 40 metres in depth, the wall length is determined by: site depth x 50% - front yard setback;

(c) allowable sidewall area is calculated by multiplying building height and wall length.

(2) Flat roof primary dwellings:

(a) the wall height for flat roof primary dwellings is determined by a 45 degree angular plane, measured from a height of 6 metres, projecting vertically from the side property line. The maximum wall height is determined where the building setback intersects the 45 degree angular plane. Wall height is measured as an average of the lowest and highest points of the wall. The resulting wall height may be increased provided that the dwelling is setback further from the side property line;

(b) any portion of sidewalls above the maximum height must have a minimum stepback of 1.2 metres from the sidewall of the dwelling and shall not exceed a maximum height of 8.5 metres; and
(c) the allowable sidewall area provisions apply to flat roofed primary dwellings.

(3) The bottom or sill of an entrance facing the front yard of a primary dwelling in category 1 neighbourhood shall not be located more than 1.0 metres above the finished grade.

Figure 5.44(a)
Figure 5.44(b)

Illustration of Flat Roof Primary Dwelling

- a = Side yard setback
- b = Building wall height
- c = Maximum building height
- d = Width of primary dwelling

City of Saskatoon

Figure 5.44(c)

Example of Allowable Sidewall Area

<table>
<thead>
<tr>
<th>Site length: 40 m</th>
<th>6.75 m</th>
<th>70.76 m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>Modified Two Storey</td>
<td>Allowable Sidewall Area: 6.7 m x 14 m = 94.5 m²</td>
<td>Actual Sidewall Area:</td>
</tr>
</tbody>
</table>

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(Revised – Bylaw No. 9249 – March 23, 2015)
5.45 Pre-Development

(1) Pre-development activity may only take place within the boundary of an approved sector plan, and only within areas identified for urban development such as new neighbourhoods, employment and commercial areas, and major transportation and utility corridors.

(2) An application for review and adoption of a neighbourhood concept plan for the area where the pre-development activity is proposed must be submitted and under review by the Community Services Department. The submission must be deemed to be complete with enough information for the formal concept plan review process to begin, including an environmental screening report identifying the important natural, cultural, historical, and heritage areas, wetlands, and features or archeological sites requiring conservation.

(3) The following information must be filed and approved by the Development Officer prior to commencing pre-development work. The Development Officer will distribute the information and consult with other civic departments and other government agencies as necessary.

(a) Clear and specific demarcation of the extent and area intended for pre-development work.

(b) A description of the types of pre-development activity, scale and scope of work, equipment to be employed, and a work schedule.

(c) A clear description of the measures used to provide substantial separation of the pre-development activity from sensitive natural or wetland areas. This may include fencing, buffering, and other means to minimize encroachment by equipment.

(d) A description of measures to ensure that erosion and sedimentation will be controlled and not impact areas demarcated for further screening.

(e) The pre-development work must be monitored by a qualified third party professional agreed upon by the Development Officer and the proponent.

(f) The proponent will provide a description of the method used for monitoring and oversight of the work with the purpose of minimizing unintended disturbance or encroachment into important natural or wetland areas by equipment and machinery.
(g) Monitoring reports shall contain observations regarding the scale and scope of work being conducted, level of protection of sensitive areas from encroachment by equipment, and general compliance with these requirements.

(h) Regular monitoring reports must be provided to the appropriate approving authority as agreed upon with the Development Officer.

(i) The cost of monitoring and oversight will be borne by the proponent and remain in place as long as the pre-development activity occurs.

(j) All other required permits and approvals must be obtained prior to pre-development work commencing.

(k) It is recognized that mitigation for contamination and spills which may occur will be stipulated at the contractor procurement stage.

(l) Any other requirement or stipulation identified by the approving authority for either the City or the MVA.

(4) Approval of pre-development activities shall take the form of a stamp affixed to associated drawings or in the form of a letter signed by the Development Officer.

(5) The issuance of approval for pre-development does not relieve the proponent of the responsibility of conforming with any applicable requirements or bylaws of the City or other relevant authorities. (Revised – Bylaw No. 9283 – May 25, 2015)

5.46 Cannabis Retail Stores

(1) Where a cannabis retail store is otherwise a permitted use, such use shall not be located within 60 metres of an elementary or high school, park, community centre, public library, child care centre, or within 160 metres of another cannabis retail store. (Revised – Bylaw No. 9518 – June 25, 2018)

5.47 Cannabis Production Facilities

(1) Where a cannabis production facility is otherwise a permitted use, such use shall not be located within 160 metres of an elementary or high school, park, community centre, public library, child care centre, or residential zoning district. (Revised – Bylaw No. 9518 – June 25, 2018)
(Revised – Bylaw No. 9620 – August 26, 2019)
5.48 Festival Sites

(1) A festival site is considered as an accessory use in any park.

(2) The Development Officer shall require that any building or structure in a festival site is generally compatible with properties in the vicinity in terms of height, setbacks, landscaping, screening and parking.

(3) Festival sites are subject to compliance with all other applicable City Bylaws and Policies.

5.49 Backup Generators
(Revised – Bylaw No. 9701 – May 25, 2020)

(1) Backup generators shall not be located in the required front yard.

(2) Backup generators shall be landscaped or screened from the view of adjacent streets and properties to the satisfaction of the Development Officer.

5.50 Municipal Public Works Yards
(Revised – Bylaw No. 9703 – May 25, 2020)

(1) For municipal public works yards – Type I, II and III, buildings constructed shall be generally compatible with the properties in the vicinity in terms of height, setbacks, landscaping and parking.

(2) For municipal public works yards – Type I, II and III, all outdoor storage must be suitable screened from view from adjacent streets and public lands to the satisfaction of the Development Officer.

(3) Municipal public works yard – Type I shall be permitted as an accessory use to a public park, playground, sports field, arena or other municipally owned or operated facility.

(4) Notification to nearby property owners shall be required prior to the establishment of a municipal public works yard – Type II and III when the proposed site is in proximity to developed areas.

(5) Municipal public works yard – Type III in the AG and FUD Districts shall require approval of other Civic Divisions and shall be subject to approval of the General Manager, Community Services Department.
5.51 **Homestays**  
(Revised – Bylaw No. 9683 – August 31, 2020)

(1) No exterior alterations shall be undertaken which would be inconsistent with the residential character of the neighbourhood.

(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.

(3) When boarders are hosted in a dwelling, the total number of guests and boarders shall not exceed the maximum number of boarders permitted.

(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.

5.52 **Short-term Rental Properties**  
(Revised – Bylaw No. 9683 – August 31, 2020)

(1) No exterior alterations shall be undertaken which would be inconsistent with the residential character of the neighbourhood.

(2) No more than six guests in total are permitted in a one-unit dwelling, with up to three guests in a secondary suite. No more than six guests are permitted in each unit of a semi-detached dwelling, two-unit dwelling, multiple-unit dwelling or townhouse.

(3) When boarders are hosted in a dwelling, the total number of guests and boarders hosted shall not exceed the maximum number of boarders permitted.

(4) Other than in the B6, MX2, DCD1 and M4 Zoning Districts, one paved off-street parking space shall be required for guests. Additional off-street parking spaces may be required where, due to the nature of site, the Development Officer determines that additional parking is necessary to maintain the residential character of the neighbourhood. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of the Development Officer.

(5) In addition to the development standards contained within the zoning district, Section 4.7 of this Bylaw shall apply to the review and approval of short-term rental properties when listed as a discretionary use.
5.53 Front Yard Corner Cut-Offs

(1) These regulations do not apply to rear yards and rear yard corner cut-offs.

(2) The minimum lot frontage on corner sites shall be measured as the distance 6 metres along a line drawn perpendicular to the fronting street as illustrated in Figures 5.53(a) and 5.53(b) below.

(3) In the R1A and R2 districts, the minimum setback from a corner cut-off is 0.75m as illustrated in Figure 5.53(a).
Figure 5.53(b)

Illustration of Front Yard Corner Cut-Off in R1B Zoning District
Front Yard Setback Requirements for One-Unit Dwellings
5.54 Emergency Residential Shelters

The following development standards shall apply to all emergency residential shelters:

(1) Development permit shall be limited to a maximum of six months in a 12 month period at an approved location.

(2) Permitted in all zoning districts except:
   (a) IL2 - Limited Intensity Light Industrial District;
   (b) IL3 - Limited Light Industrial District;
   (c) IH - Heavy Industrial District;
   (d) IH2 - Limited Intensity Heavy Industrial District; and
   (e) In all Direct Control Districts.

(3) Notwithstanding Subsection (2) emergency residential shelters are not permitted:
   (a) within low density residential land uses, including one and two-unit dwellings, semi-detached dwellings and street townhouses; and
   (b) on any site deemed unsuitable due to the adjacent land uses, which may create life safety issues.

(4) On-site supervision and support services are provided at all times when such shelter is occupied.

(5) Required parking must be provided for staff and service vehicles, with the number of spaces determined by the Development Officer.

(6) Adequate access for emergency vehicles must be provided.

(7) There shall be no fee for an application for a development permit for an emergency residential shelter. Every development permit application for an emergency residential shelter shall contain the following information:
   (a) Contact information;
   (b) The legal description and civic address of the subject property;
   (c) Occupancy start date and anticipated end date;
(d) Maximum number of people being accommodated;

(e) Description of proposed operations that includes details on supervision, support programs, transportation, food services and any other relevant information;

(f) Letter of authorization from registered property owner;

(g) Site plan including location of building, hydrants and fire lanes;

(h) Drawing of interior layout detailing location of sleeping areas and any temporary partitions or alterations. Drawings must include:

(i) locations of exits;
(ii) emergency lighting;
(iii) smoke and carbon monoxide detectors;
(iv) fire extinguishers;
(v) washroom facilities;

(i) A fire safety plan;

(j) Confirmation of conformance to required ventilation systems and record of annual service of existing life safety systems.

(7) Upon receipt of a completed application, Administration will review to ensure information complete and the necessary operations are in place. A site inspection of the proposed building by Saskatoon Fire and Building Standards Departments will be undertaken to ensure necessary life safety requirements are in place prior to occupancy.

(8) Approval of an emergency residential shelter shall take the form of a stamp affixed to associated drawings or in the form of a letter signed by the Development Officer.
6.0 Required Parking, Loading and Vehicular Circulation Provisions

6.1 Parking and Loading Spaces Required With Development

(1) No person shall erect, enlarge, or extend any building or structure permitted under this Bylaw, unless the required parking and loading spaces are provided and maintained in connection with the new, enlarged, or altered building or structure.

(2) When the intensity of use of any building, structure, or premises is increased through the addition of dwelling units, floor area, seating capacity, or other specified units of measurement for required parking and loading facilities, parking and loading facilities as required in this Bylaw shall be provided for any increase in intensity of use.

(3) Wherever the existing use of a building or structure is changed to a new use, parking and loading facilities shall be provided as required for the new use; however, if the building or structure was erected prior to the effective date of this Bylaw, additional parking and loading facilities are mandatory only in the amount by which the requirements for the new use exceed the requirements for the existing use.

(4) All required parking and loading facilities shall be located on the same site as the principal building or use, with the exception of lands within the B5, B6 and M4 districts, where required parking and loading spaces may be located on a remote site. Subject to the zoning district, remote parking may be approved where it can be demonstrated that the walking route to the remote parking is considered to be both safe and within a reasonable distance of the principal use or building, and where the remote parking site is tied to the principal use site by means of an agreement registered by caveat on the title to the remote parking site.

(5) When the calculation of parking requirements results in a fractional required parking space, this fractional requirement shall be rounded off to the nearest whole number.

(6) A parking and vehicular circulation plan shall be submitted in connection with a request for a development permit for all proposed developments with the exception of one-unit dwellings, two-unit dwellings, and semi-detached dwellings.
6.2 General Regulations for Parking, Loading, and Vehicular Circulation Areas

(1) All required parking and loading facilities shall only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the principal building or use for which the parking and loading facilities are provided, and the parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind.

(2) Required parking and loading facilities shall provide for and include an adequate, safe and convenient arrangement of vehicular points of ingress or egress, driveways, internal roadways, aisles and ramps, unloading and loading of motor vehicles all in relation to buildings and entry points to buildings on the site. Such facilities shall comply with the following design, development and maintenance standards:

(a) All required parking and loading facilities shall be clearly demarcated, have adequate storm water drainage and storage facilities, and be hard surfaced. Hard surfacing shall mean the provision of a durable, dust-free material constructed of concrete, asphalt or similar pavement capable of withstanding expected vehicle loads;

(b) Continuous raised or pre-cast curbing of not less than 150mm in height shall be provided adjacent to streets and required landscaped areas. Concrete curb stops shall be placed to ensure that vehicles do not overhang boulevards, sidewalks, or required landscaped areas. Curbing shall also be required to clearly demarcate the required portion of driveway leading to an internal roadway, aisle, ramp, parking space or loading space;

(c) Where warranted, on-site traffic signs shall be provided;

(d) In situations where lighting of off-street parking and loading facilities is to be provided, the lighting shall be arranged, installed and maintained to deflect, shade and focus light away from any adjacent land used or intended to be used for residential purposes;

(e) All required parking and loading spaces shall be clear of any access driveways, aisles, ramps, columns, signs or other similar obstructions, and shall conform to the following minimum dimensions:
Type of Parking Space | Minimum Dimensions | Minimum Vertical Clearance
--- | --- | ---
i) parking spaces required prior to May 21, 1981 | 2.438 by 5.486 metres | 1.981 metres

ii) designated or required parking for disabled persons | 3.9 by 6.0 metres for one space, or 6.3 by 6.0 metres for two spaces side by side | 2.0 metres

iii) parking spaces having direct access to a registered lane | 2.7 by 6.7 metres | 2.0 metres

iv) parallel parking spaces | 2.7 by 6.7 metres | 2.0 metres

v) small vehicle parking spaces | 2.43 by 4.9 metres | 2.0 metres

vi) parking spaces other than i), ii), iii), iv), and v) above | 2.7 by 6.0 metres | 2.0 metres

vii) loading space | 3.0 by 7.5 metres | 4.0 metres

(f) Except as otherwise provided in subsection 6.2(2)(k), all required parking and loading spaces shall, without excessive vehicular maneuvering, have direct access to a driveway, aisle or registered lane leading to a public street. Driveways and aisles which provide access to parking or loading spaces shall conform to the following minimum dimensions:

**Parking Angle in Degrees Width of Aisle or Driveway**

<table>
<thead>
<tr>
<th>Parking Angle in Degrees</th>
<th>Width of Aisle or Driveway (minimum)</th>
<th>Width of Parking Facility Vehicle Access Door (minimum)</th>
</tr>
</thead>
<tbody>
<tr>
<td>75 to 90</td>
<td>6.0 metres (two-way traffic)</td>
<td>5.4 metres (single door) or two 2.7 metre doors</td>
</tr>
<tr>
<td>50 to 74</td>
<td>5.5 metres (two-way traffic)</td>
<td>5.4 metres (single door) or two 2.7 metre doors</td>
</tr>
<tr>
<td>49 or less</td>
<td>3.7 metres (one-way traffic only)</td>
<td>2.7 metres (single door)</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9758 – April 26, 2021)

For the purpose of the above minimum dimensions, angles shall be measured between the centre line of the parking or loading space and the centre line of the driveway or aisle;

(g) All entrances to and exits from a required parking facility shall be designed in such a manner to minimize traffic congestion and interference with traffic movement along public streets. The quantity, location, slope and width of entrances and exits shall be to the satisfaction of the General Manager, Infrastructure Services Department, pursuant to municipal regulations pertaining to the installation or private crossings over street curbs, boulevards, and public sidewalks;
(h) Driveways leading to a public street or public right-of-way or to an internal private roadway, aisle, ramp or parking space shall be of sufficient length and width to accommodate expected vehicle volumes and therefore minimize traffic congestion and interference of traffic movement within the required parking facility and along public streets. The length, width and slope of such driveways shall be based upon accepted engineering roadway design principles to the satisfaction of the General Manager, Infrastructure Services Department;

(i) Notwithstanding subsections (g) and (h), the following standards shall apply to access driveways and ramps to above-grade or below-grade parking structures:

(i) a minimum positive 2.0% slope shall be provided across the boulevard from the front or side property line to the curb or pavement edge;

(ii) within 5.0 metres from the back of any sidewalk or from the property line next to a registered lane, or within 6.5 metres of the face of the curb where there is no sidewalk, the maximum slope of a driveway or ramp shall be 2.0% if approaching from below-grade or 4.0% if approaching from above-grade; and

(iii) no wall, fence or other obstruction more than 1.0 metres in height shall be placed within 3.0 metres of the point where an entranceway to a parking structure intersects with a sidewalk, lane, or face of curb adjacent to a street, except in the B5, B6 and M4 districts, where this requirement may be reduced to 2.0 metres.

(j) For multiple-unit dwellings and dwelling groups, the following standards shall apply:

(i) all parking spaces shall be suitably screened from view from adjacent streets;

(ii) all required visitor parking spaces shall be clearly marked or signed as such;

(iii) parking spaces for the disabled shall be provided, but not in addition to required tenant or visitor parking, at the rate of one space where 20 to 199 total parking spaces are required, plus one space for each additional 100 parking spaces provided;

(iv) a maximum of 15% of the required parking spaces may be for small vehicles. Small vehicle spaces may be proportionally divided between resident and visitor parking;

(v) where a parking rate of 1.5 parking spaces per dwelling unit is required, up to 25% of these parking spaces may be tandem, subject to the following:
(1) Tandem parking spaces must be assigned to the same dwelling unit;

(2) Tandem parking spaces may include one small vehicle parking space subject to the limitations of clause 6.2(2)(j)(iv); and

(3) The provisions of this clause are in addition to the current tandem parking provisions for townhouse developments.

(vi) within a dwelling group, visitor parking and parking for disabled persons is not required for individual one- and two-unit dwellings which contain private attached garages and where two hard surface parking spaces are provided that are a minimum 6.0 metres in length, a minimum 2.7 metres in width and are not tandem.

(Revised – Bylaw No. 9702 – May 25, 2020)

(k) Where a required parking space is located in a covered garage attached to a townhouse in a dwelling group, direct access to a driveway, aisle, or registered lane leading to a public street is not required when the only impediment to such access is a second required parking space which is required with respect to the same dwelling unit and which is directly in line with the space located in the garage.

(l) For uses other than multiple-unit dwellings, barrier-free parking spaces for disabled persons shall be provided, but not in addition to required parking spaces, in accordance with the following:

(i) 1 barrier-free parking space shall be provided for any required parking facility accommodating between 4 and 100 parking spaces;

(ii) 1% of total required parking capacity shall be barrier-free for parking facilities accommodating between 101 and 400 parking spaces;

(iii) 4 spaces, plus 0.5% of total required parking capacity shall be barrier-free for parking facilities accommodating more than 400 parking spaces;

(iv) barrier-free parking spaces shall be located not more than 50 metres from a main entrance to the principal building or use on the subject site; and

(v) barrier-free parking spaces shall be designated as reserved for use by persons with physical disabilities by the international symbol to identify accessible parking stalls, and where surfaces are paved, have the international symbol of accessibility marked on the pavement of the stall and the access aisle.
### 6.3 Required Parking and Loading Standards

#### 6.3.1 Parking and Loading Requirements for Residential Districts

1. Unless otherwise specified in this Bylaw, required parking and loading spaces shall be located in side or rear yards only.

2. Surface parking and loading spaces shall be located at least 3.0 metres from any part of a building entrance or outer edge of a balcony or window.

3. Each non-residential principal building with a building floor area greater than 2,000m² shall provide one off-street loading space.

4. The minimum off-street parking standards for the residential districts are set out in the following chart:

<table>
<thead>
<tr>
<th>Uses</th>
<th>R1, R1A, R1B, R2, R2A, RMHC, RMHL, RMTN, RMTN1, RM1, RM2, RM3, RM4 and RM5 Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult day care</td>
<td>1 space plus 1 space per 5 persons enrolled in the facility</td>
</tr>
<tr>
<td>Ambulance stations</td>
<td>1 space per 30m² of gross floor area, excluding garage area</td>
</tr>
<tr>
<td>Art galleries and public libraries</td>
<td>1 space per 30m² of gross floor area</td>
</tr>
<tr>
<td>Beauty parlour, barber shop or confectionary accessory to multiple-unit dwellings containing at least 100 dwelling units</td>
<td>1 space per 30m² of gross leasable floor area</td>
</tr>
<tr>
<td>Boarding apartments, boarding houses and hostels</td>
<td>1 space plus 1 space per 2 units or beds, whichever is greater</td>
</tr>
<tr>
<td>Cemeteries</td>
<td>1 space per 93m² of gross floor area</td>
</tr>
<tr>
<td>Commercial dwelling conversions - limited to offices</td>
<td>3 spaces per site</td>
</tr>
<tr>
<td>Community centres and community centre conversions</td>
<td>1 space per 50m² of building floor area</td>
</tr>
<tr>
<td>Convents and monasteries</td>
<td>1 space per 4 units or beds, whichever is greater</td>
</tr>
<tr>
<td>Converted dwellings</td>
<td>1 space per dwelling unit</td>
</tr>
<tr>
<td>Custodial care facilities</td>
<td>1 space plus 1 space per 5 persons enrolled in the facility</td>
</tr>
<tr>
<td>Child care centres and pre-schools</td>
<td>1 space plus 1 space per 10 persons enrolled in the facility</td>
</tr>
<tr>
<td>Elementary schools</td>
<td>1.3 spaces per classroom</td>
</tr>
<tr>
<td>High schools</td>
<td>1.5 spaces per classroom plus 1 space per 5 students at design capacity, with parking permitted in a front, side or rear yard</td>
</tr>
<tr>
<td>Hospitals and special care homes</td>
<td>1 space per 3 beds plus 1 space per 4 employees</td>
</tr>
<tr>
<td>Keeping of boarders in a OUD, TUD or SDD</td>
<td>1 space per 2 boarders</td>
</tr>
<tr>
<td>Market gardens, nurseries and greenhouses with no retail sales</td>
<td>1 space plus 1 space per non-resident employee</td>
</tr>
</tbody>
</table>
### Uses (continued)

<table>
<thead>
<tr>
<th>Uses</th>
<th>R1, R1A, R1B, R2, R2A, RMHC, RMHL, RMTN, RMTN1, RM1, RM2, RM3, RM4 and RM5 Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mobile home courts</td>
<td>1 space per mobile home space plus 1 visitor space for each 4 mobile home spaces</td>
</tr>
<tr>
<td>Multiple-unit dwellings and dwelling groups</td>
<td>1.5 spaces per unit, plus 0.125 visitor spaces per dwelling unit, except in the R2A or RM1 Districts, where the requirement shall be 1 space per dwelling unit. For units with a floor area of 56m² or less, 1.0 spaces per unit. For sites abutting or having frontages or flankage along high-frequency transit corridors, 0.75 spaces per dwelling unit with a floor area of 56m² or less, plus 0.125 visitor spaces per dwelling unit; or 0.9 spaces per dwelling unit with a floor area greater than 56m², plus 0.125 visitor spaces per dwelling unit. Refer to subsection 6.7. Refer to subsection 6.2(2)(j))</td>
</tr>
<tr>
<td>Places of worship</td>
<td>1 space per 10 seats in main assembly area, or where no fixed seating is provided, 1 space per 7.5m² of gross floor area devoted to main assembly area. 1 space per 10 m² of building floor area devoted to public assembly shall be provided for a hall or gymnasium that is accessory to the place of worship. The off-street parking requirement that is greater for the place of worship or the hall or gymnasium shall apply, but not both.</td>
</tr>
<tr>
<td>Private schools, excluding trade and commercial schools</td>
<td>1.2 spaces per classroom plus 1 space per 4 students at design capacity</td>
</tr>
<tr>
<td>Residential care homes</td>
<td>0.75 spaces per staff member plus 1 space per 5 persons enrolled in the facility</td>
</tr>
<tr>
<td>Secondary suites</td>
<td>1 space plus 1 space for the secondary suite</td>
</tr>
<tr>
<td>Special needs housing</td>
<td>1 space per 2 dwelling units, plus 0.1 visitor spaces per dwelling unit</td>
</tr>
<tr>
<td>Street townhouses</td>
<td>1 space per dwelling unit</td>
</tr>
<tr>
<td>Homestays</td>
<td>1 space plus at least 1 space for visitors</td>
</tr>
<tr>
<td>Short-term rental properties</td>
<td>1 space per dwelling unit</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 8929 – May 9, 2011)  
(Revised – Bylaw No. 9098 – May 21, 2013)  
(Revised – Bylaw No. 9685 – March 23, 2020)  
(Revised – Bylaw No. 9683 – August 31, 2020)  
(Revised – Bylaw No. 9758 – April 26, 2021)
6.3.2 Parking and Loading Requirements for Institutional Districts

(1) Unless otherwise specified in this Bylaw, required parking and loading spaces shall be located in side or rear yards only; however, within the M1 district, required parking spaces may be located in front, side and rear yards.

(2) Within the M2, M3 and M4 districts, all required parking and loading spaces shall be located at least 3.0 metres from any part of a building entrance, the outer edge of a balcony, or a window, serving residential rooms and for all other uses shall be 1.0 metre.

(3) Each non-residential principal building with a building floor area greater than 2,000m² shall provide one off-street loading space.

(4) The minimum off-street parking standards for the institutional districts are set out in the following chart:

<table>
<thead>
<tr>
<th>Uses</th>
<th>M1, M2, M3 and M4 Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult day care</td>
<td>1 space plus 1 space per 5 persons enrolled in the facility</td>
</tr>
<tr>
<td>Ambulance stations</td>
<td>1 space per 30m² of gross floor area, excluding garage area</td>
</tr>
<tr>
<td>Arenas</td>
<td>1 space per 10m² of building floor area devoted to public assembly</td>
</tr>
<tr>
<td>Art galleries, public libraries and museums</td>
<td>1 space per 30m² of gross floor area, except in the M4 District where the requirement shall be 1 space per 50m² of gross floor area</td>
</tr>
<tr>
<td>Banquet halls and public halls</td>
<td>1 space per 10m² of building floor area devoted to public assembly</td>
</tr>
<tr>
<td>Boarding apartments, boarding houses and hostels</td>
<td>1 space plus 1 space per 2 units or beds, whichever is greater, except in the M4 District where the requirement shall be 1 space plus 1 space per 4 units or beds, whichever is greater</td>
</tr>
<tr>
<td>Cemeteries</td>
<td>1 space per 93m² of gross floor area of all buildings</td>
</tr>
<tr>
<td>Commercial dwelling conversions - limited to retail stores or restaurants</td>
<td>3 spaces per site</td>
</tr>
<tr>
<td>Community centres and community centre conversions</td>
<td>1 space per 50m² of building floor area</td>
</tr>
<tr>
<td>Convents and monasteries</td>
<td>1 space per 4 units or beds, whichever is greater</td>
</tr>
<tr>
<td>Converted dwellings</td>
<td>1 space per dwelling unit</td>
</tr>
<tr>
<td>Custodial care facilities</td>
<td>1 space plus 1 space per 5 persons enrolled in the facility</td>
</tr>
<tr>
<td>Child care centres and pre-schools</td>
<td>1 space plus 1 space per 10 persons enrolled in the facility</td>
</tr>
<tr>
<td>Dry cleaners</td>
<td>1 space per 50m² of gross floor area</td>
</tr>
<tr>
<td>Educational institutions</td>
<td>1.2 spaces per classroom plus 1 space per 8 students at design capacity</td>
</tr>
<tr>
<td>Elementary schools</td>
<td>1.3 spaces per classroom</td>
</tr>
<tr>
<td>Financial institutions</td>
<td>1 space per 30m² of gross floor area, except in the M4 District where the requirement shall be 1 space per 50m² of gross floor area</td>
</tr>
<tr>
<td>Funeral and wedding establishments</td>
<td>1 space per 10m² of gross floor area devoted to public assembly</td>
</tr>
<tr>
<td>Funeral homes</td>
<td>1 space per 10m² of gross floor area devoted to public assembly</td>
</tr>
<tr>
<td>High schools</td>
<td>1.5 spaces per classroom plus 1 space per 5 students at design capacity, with parking permitted in a front, side or rear yard</td>
</tr>
<tr>
<td>Hospitals and special care homes</td>
<td>1 space per 3 beds plus 1 space per 4 employees, except in the M4 District where the requirement shall be 1 space per 5 beds plus 1 space per 4 employees</td>
</tr>
<tr>
<td>Uses (continued)</td>
<td>M1, M2, M3 and M4 Districts</td>
</tr>
<tr>
<td>---------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Hotels and motels</td>
<td>1 space per guest room, plus 1 space per 14m² of gross floor area devoted to public assembly, plus the applicable number of parking spaces for any other use contained on the site, except in the M4 District where the requirement shall be 1 space per 2 guest rooms plus 1 space per 14m² of building floor area devoted to public assembly, plus the applicable number of parking spaces for any other use contained on the site.</td>
</tr>
<tr>
<td>Keeping of boarders in a OUD, TUD or SDD</td>
<td>1 space per 2 boarders</td>
</tr>
<tr>
<td>Medical clinics</td>
<td>1 space per 30m² of gross floor area, except in the M4 District where the requirement shall be 1 space per 50m² of gross floor area.</td>
</tr>
<tr>
<td>Medical, dental and optical laboratories</td>
<td>1 space per 30m² of gross floor area, except in the M4 District where the requirement shall be 1 space per 50m² of gross floor area.</td>
</tr>
<tr>
<td>Motion picture, radio, television and recording studios</td>
<td>1 space per 50m² of gross floor area</td>
</tr>
<tr>
<td>Multiple-unit dwellings and dwelling groups</td>
<td>1.5 spaces per unit, plus 0.125 visitor spaces per dwelling unit, except in the M4 District where the requirement shall be 1 space per 2 dwelling units. For units with a floor area of 56m² or less, 1.0 spaces per unit. For sites abutting or having frontages or flankage along high-frequency transit corridors, 0.75 spaces per dwelling unit with a floor area of 56m² or less, plus 0.125 visitor spaces per dwelling unit; or 0.9 spaces per dwelling unit with a floor area greater than 56m², plus 0.125 visitor spaces per dwelling unit, except in the M4 District where the requirement shall be 1 space per 2 dwelling units. Refer to subsection 6.7. Refer to subsection 6.2(2)(j)</td>
</tr>
<tr>
<td>Newspaper plants</td>
<td>1 space per 60m² of building floor area</td>
</tr>
<tr>
<td>Offices and office buildings</td>
<td>1 space per 50m² of gross floor area</td>
</tr>
<tr>
<td>One-unit dwellings (OUD)</td>
<td>1 space per dwelling unit</td>
</tr>
<tr>
<td>Permitted accessory uses including beauty parlours, confectionaries, newsstands, pharmacies and optical dispensaries</td>
<td>1 space per 50m² of gross leasable floor area</td>
</tr>
<tr>
<td>Permitted accessory uses including restaurants, lounges and taverns</td>
<td>1 space per 10m² of building area devoted to public assembly</td>
</tr>
<tr>
<td>Personal service trades and health clubs</td>
<td>1 space per 30m² of gross floor area, except in the M4 District where the requirement shall be 1 space per 50m² of gross floor area.</td>
</tr>
<tr>
<td>Photography studios</td>
<td>1 space per 30m² of gross floor area, except in the M4 District where the requirement shall be 1 space per 50m² of gross floor area.</td>
</tr>
<tr>
<td>Places of worship</td>
<td>1 space per 10 seats in main assembly area, or where no fixed seating is provided, 1 space per 7.5m² of gross floor area devoted to main assembly area. 1 space per 10 m² of building floor area devoted to public assembly shall be provided for a hall or gymnasium that is accessory to the place of worship. The off-street parking requirement that is greater for the place of worship or the hall or gymnasium shall apply, but not both.</td>
</tr>
<tr>
<td>Private clubs</td>
<td>1 space per 30m² of gross floor area, except in the M4 District where the requirement shall be 1 space per 50m² of gross floor area.</td>
</tr>
<tr>
<td>Private schools</td>
<td>1.2 spaces per classroom plus 1 space per 4 students at design capacity</td>
</tr>
<tr>
<td>Research laboratories</td>
<td>1 space per 50m² of gross floor area</td>
</tr>
<tr>
<td>Residential care homes</td>
<td>0.75 spaces per staff member plus 1 space per 5 persons enrolled in the facility</td>
</tr>
<tr>
<td>Semi-detached dwellings (SDD)</td>
<td>1 space per dwelling unit</td>
</tr>
<tr>
<td>Special needs housing</td>
<td>1 space per 2 dwelling units, plus 0.1 visitor spaces per dwelling unit</td>
</tr>
<tr>
<td>Two-unit dwellings (TUD)</td>
<td>1 space per dwelling unit</td>
</tr>
<tr>
<td>Veterinary clinics</td>
<td>1 space per 30m² of gross floor area except, in the M4 District where the requirement shall be 1 space per 50m² of gross floor area.</td>
</tr>
<tr>
<td>Homestays</td>
<td>1 space plus at least 1 space for visitors</td>
</tr>
<tr>
<td>Short-term rental properties</td>
<td>1 space per dwelling unit except in the M4 District where there are no parking requirements</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 8929 – May 9, 2011)
(Revised – Bylaw No. 9129 – November 4, 2013)
(Revised – Bylaw No. 9371 – May 24, 2016)
(Revised – Bylaw No. 9685 – March 23, 2020)
(Revised – Bylaw No. 9702 – May 25, 2020)
(Revised – Bylaw No. 9683 – August 31, 2020)
6.3.3 Parking and Loading Requirements for Commercial Districts

(1) Required parking spaces for residential uses in commercial districts shall be provided in side or rear yards only.

(2) Required parking spaces for commercial and other non-residential uses may be located in front, side or rear yards.

(3) All parking or loading spaces shall be at least 1.5 metres from any window serving residential rooms.

(4) Each principal building or shopping centre shall provide at least one off-street loading space, however, in the B5, B5B, B5C or B6 districts, no loading space is required for buildings with a building floor area less than 400m². Loading spaces may be located in front, side or rear yards.

(5) Where a transit terminal is located on a shopping centre site, the number of required parking spaces for the shopping centre shall be reduced at the rate of one space for each 30m² of site area used exclusively for the transit terminal.

(6) The minimum off-street parking standards for the commercial districts are set out in the following chart:

<table>
<thead>
<tr>
<th>Uses</th>
<th>B1A, B1B, B1, B2, B3 and B4 Districts</th>
<th>B5, B5B, B5C and B6 Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult day care centres - Type I &amp; II</td>
<td>1 space plus 1 space per 5 persons enrolled in the facility</td>
<td>1 space plus 1 space per 5 persons enrolled in the facility in the B5, B5B and B5C District. No parking is required for Adult day care Centres - Type I &amp; II in the B6 District.</td>
</tr>
<tr>
<td>Art galleries, public libraries and museums</td>
<td>1 space per 30m² of gross floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Bakeries</td>
<td>1 space per 50m² of gross floor area, except in the B4 District where the requirement shall be 1 space per 24m² of gross floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Banquet halls, public halls and catering halls</td>
<td>1 space per 10m² of building floor area devoted to public assembly</td>
<td>1 space per 10m² of building floor area devoted to public assembly</td>
</tr>
<tr>
<td>Beauty parlours and barber shops</td>
<td>1 space per 50m² of gross leasable floor area, except in the B4 District where the requirement shall be 1 space per 24m² of gross leasable floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Boarding apartments</td>
<td>1 space plus 1 space for each 2 units or beds</td>
<td>1 space plus 1 space for each 2 units or beds in the B5 and B5B District. 1 space plus 1 space for each 4 units or beds, whichever is greater, in the B5C District. No parking is required for Boarding apartments in the B6 District.</td>
</tr>
<tr>
<td>Uses (continued)</td>
<td>B1A, B1B, B1, B2, B3 and B4 Districts</td>
<td>B5, B5B, B5C and B6 Districts</td>
</tr>
<tr>
<td>-----------------</td>
<td>--------------------------------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>Boarding houses</td>
<td>1 space plus 1 space for each 2 units or beds</td>
<td>1 space plus 1 space for each 2 units or beds in the B5 and B5B District. 1 space plus 1 space for each 4 units or beds, whichever is greater, in the B5C District. No parking is required for Boarding Houses in the B6 District.</td>
</tr>
<tr>
<td>Cannabis retail stores</td>
<td>1 space per 50 m² of gross floor area, except in the B4 District where the requirement shall be 1 space per 24 m² of gross leasable floor area up to 10,000 m², beyond which 1 additional space is required for each additional 17 m² of gross leasable floor area in excess of 10,000 m²</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Car washes</td>
<td>3 spaces per bay for manual car washes, 1 space per bay, to a maximum of six spaces, for manual car washes with more than 1 bay and only 1 entrance door, and 6 spaces for automated carwashes, with tandem parking permitted in both cases.</td>
<td>3 spaces per bay for manual car washes, 1 space per bay, to a maximum of 6 spaces, for manual car washes with more than 1 bay and only 1 entrance door, and 6 spaces for automated carwashes, with tandem parking permitted in all cases.</td>
</tr>
<tr>
<td>Catering kitchens</td>
<td>1 space per 93 m² of gross floor area</td>
<td>1 space per 93 m² of gross floor area</td>
</tr>
<tr>
<td>Child care centres and pre-schools</td>
<td>1 space plus 1 space per 10 persons enrolled in the facility</td>
<td>1 space plus 1 space per 10 persons enrolled in the facility</td>
</tr>
<tr>
<td>Commercial and public indoor and outdoor recreational uses and health clubs</td>
<td>1 space per 24 m² of gross floor area, or for primarily outdoor recreational uses 1 space per 4 patrons at design capacity</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Community centres</td>
<td>1 space per 50 m² of building floor area</td>
<td>1 space per 50 m² of building floor area</td>
</tr>
<tr>
<td>Convenience stores</td>
<td>1 space per 50 m² of gross floor area, except in the B4 District where the requirement shall be 1 space per 24 m² of gross leasable floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Custodial care facilities - Type I, II and III</td>
<td>1 space plus 1 space per 5 persons enrolled in the facility.</td>
<td>1 space plus 1 space per 5 persons enrolled in the facility in the B5, B5B and B5C District. No parking is required for Custodial care facilities – Type I, II and III in the B6 District.</td>
</tr>
<tr>
<td>Drug stores or pharmacies</td>
<td>1 space per 50 m² of gross leasable floor area, except in the B4 District where the requirement shall be 1 space per 24 m² of gross leasable floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Dry cleaning pickup depots and dry cleaners</td>
<td>1 space per 50 m² of gross floor area, except in the B4 District where the requirement shall be 1 space per 24 m² of gross floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Duplicating or copying centres</td>
<td>1 space per 50 m² of gross floor area, except in the B4 District where the requirement shall be 1 space per 24 m² of gross floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Dwelling units in conjunction with and attached to any other permitted use</td>
<td>1 space per dwelling unit</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Educational institutions</td>
<td>1.2 spaces per classroom plus 1 space per 8 students at design capacity</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Financial institutions</td>
<td>1 space per 50 m² of gross floor area, except in the B4 District where the requirement shall be 1 space per 24 m² of gross floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Funeral and wedding establishments</td>
<td>1 space per 10 m² of gross floor area devoted to public assembly</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Funeral homes</td>
<td>1 space per 10 m² of building floor area devoted</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Uses (continued)</td>
<td>B1A, B1B, B1, B2, B3 and B4 Districts</td>
<td>B5, B5B, B5C and B6 Districts</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Hotels or motels</td>
<td>1 space per guest room, plus 1 space per 14m² of gross floor area devoted to public assembly, plus the applicable number of parking spaces for any other use contained on the site</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Medical clinics</td>
<td>1 space per 50m² of gross leasable floor area, except in the B4 District where the requirement shall be 1 space per 30m² of gross leasable floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Medical, dental and optical laboratories</td>
<td>1 space per 50m² of gross leasable floor area, except in the B4 District where the requirement shall be 1 space per 30m² of gross leasable floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Motion picture, radio, television and recording studios</td>
<td>1 space per 50m² of gross floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Motor vehicle. marine and trailer coach sales establishments</td>
<td>1 space per 50m² of gross floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Multiple-unit dwellings</td>
<td>1.0 space per dwelling unit, plus 0.125 visitor spaces per unit. For units with a floor area of 56m² or less, 1.0 space per unit. Refer to subsection 6.2(2)(j). For sites abutting or having frontage or flankage along high-frequency transit corridors, 0.75 spaces per dwelling unit with a floor area of 56m² or less, plus 0.125 visitor spaces per dwelling unit; or 0.9 spaces per dwelling unit with a floor area greater than 56m², plus 0.125 visitor spaces per dwelling unit. Refer to subsection 6.7. Refer to subsection 6.2(2)(j).</td>
<td>1.25 spaces per dwelling unit plus 0.125 visitor spaces per dwelling unit in the B5 District. For units with a floor area of 56m² or less, 1.0 space per unit. 1.0 space per dwelling unit in the BSC District. For sites abutting or having frontage or flankage along high-frequency transit corridors, 0.75 spaces per dwelling unit with a floor area of 56m² or less, plus 0.125 visitor spaces per dwelling unit; or 0.9 spaces per dwelling unit with a floor area greater than 56m², plus 0.125 visitor spaces per dwelling unit. Refer to subsection 6.7. No parking is required for multiple-unit dwellings in the B6 District. Refer to subsection 6.2(2)(j).</td>
</tr>
<tr>
<td>Neighborhood recycling and collection depots</td>
<td>1 space per 50m² of gross leasable floor area, except in the B4 District where the requirement shall be 1 space per 24m² of gross leasable floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Offices and office buildings</td>
<td>1 space per 50m² of gross leasable floor area, except in the B4 District where the requirement shall be 1 space per 30m² of gross leasable floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>One-unit dwellings (OUD)</td>
<td>1 space per dwelling unit</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>One dwelling unit in conjunction with and attached to any other permitted use</td>
<td>1 space per dwelling unit</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Personal service trades</td>
<td>1 space per 50m² of gross leasable floor area, except in the B4 District where the requirement shall be 1 space per 24m² of gross leasable floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Photography studio</td>
<td>1 space per 50m² of gross leasable floor area, except in the B4 District where the requirement shall be 1 space per 24m² of gross leasable floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Uses (continued)</td>
<td>B1A, B1B, B1, B2, B3 and B4 Districts</td>
<td>B5, B5B, B5C and B6 Districts</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td>Places of worship</td>
<td>1 space per 10 seats in main assembly area, or where no fixed seating is provided, 1 space per 7.5m² of gross floor area devoted to main assembly area. 1 space per 10m² of building floor area devoted to public assembly shall be provided for a hall or gymnasium that is accessory to the place of worship. The off-street parking requirement that is greater for the place of worship or the hall or gymnasium shall apply, but not both.</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Private clubs</td>
<td>1 space per 30m² of gross floor area</td>
<td>1 space per 30m² of gross floor area</td>
</tr>
<tr>
<td>Private schools</td>
<td>1.2 spaces per classroom plus 1 per 4 students at design capacity</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Public garages</td>
<td>1 space per 50m² of gross floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Repair services restricted to the repair of household goods and appliances</td>
<td>1 space per 50m² of gross leasable floor area, except in the B4 District where the requirement shall be 1 space per 24m² of gross leasable floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Residential care homes – Type II &amp; III</td>
<td>0.75 spaces per staff member plus 1 space per 5 persons enrolled in the facility</td>
<td>No parking is required for residential care homes in the B6 District.</td>
</tr>
<tr>
<td>Restaurants, lounges, taverns and night clubs</td>
<td>1 space per 10m² of gross floor area devoted to public assembly</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Self-serve laundry</td>
<td>1 space per 50m² of gross leasable floor area, except in the B4 District where the requirement shall be 1 space per 24m² of gross leasable floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Service stations, converted service stations and gas bars</td>
<td>1 space per 50m² of gross floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Shopping centres and retail stores</td>
<td>1 space per 50m² of gross floor area, except in the B4 District where the requirement shall be 1 space per 24m² of gross leasable floor area up to 10,000m², beyond which 1 additional space is required for each additional 17m² of gross leasable floor area in excess of 10,000m²</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Special care home</td>
<td>1 space per 3 beds plus 1 space per 4 employees</td>
<td>No parking is required for special care homes in the B6 District.</td>
</tr>
<tr>
<td>Special needs housing</td>
<td>1 space per 2 dwelling units, plus 0.1 visitor spaces per dwelling unit</td>
<td>1 space per 2 dwelling units in the B5 District. No parking is required for special needs housing in the B6 District</td>
</tr>
<tr>
<td>Supermarkets</td>
<td>1 space per 50m² of gross floor area, except in the B4 District where the requirement shall be 1 space per 17m² of gross leasable floor area</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Theatres</td>
<td>1 space per 4 seats</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Two-unit dwellings</td>
<td>1 space per dwelling unit</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Veterinary clinics</td>
<td>1 space per 50m² of gross leasable floor area, except in the B4 District where the requirement shall be 1 space per 24m² of gross leasable floor area</td>
<td>No parking requirements</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 8850 – June 28, 2010)
(Revised – Bylaw No. 9053 – September 17, 2012)
6.3.4 Parking and Loading Requirements for Industrial Districts

(1) Required parking and loading spaces may be located in front, side and rear yards.

(2) One off-street loading space shall be provided for each principal building.

(3) Notwithstanding Section 6.2(2)(a), the number of parking spaces required to be hard surfaced may be reduced based on the use of the building.

(a) A report from a qualified Engineer will be required to verify the number of spaces required and identify any impact on traffic and parking.

(b) The Development Officer may request hard surfacing of additional spaces if required to accommodate a change in the use of the building or intensity of use.

(4) The minimum off-street parking standards for the industrial districts are set out in the following chart:

<table>
<thead>
<tr>
<th>Uses</th>
<th>IL1, IL2, IL3, IB, IH and IH2 Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult day care centres - Type I &amp; II</td>
<td>1 space plus 1 space per 5 persons enrolled in the facility</td>
</tr>
<tr>
<td>Adult mini-theatres</td>
<td>1 space per individual viewing area or booth, or 1 space for every 3 seats, whichever is greater</td>
</tr>
<tr>
<td>Arenas, rinks and stadiums</td>
<td>1 space per 10m² of building floor area devoted to public assembly</td>
</tr>
<tr>
<td>Cannabis retail stores</td>
<td>1 space per 30 m² of gross floor area</td>
</tr>
<tr>
<td>Child care centres and pre-schools</td>
<td>1 space plus 1 space per 10 persons enrolled in the facility</td>
</tr>
<tr>
<td>Commercial and public indoor and outdoor recreational uses and health clubs</td>
<td>1 space per 24m² of gross floor area, or for primarily outdoor recreational uses, 1 space per 4 patrons at design capacity</td>
</tr>
<tr>
<td>Dwelling necessary for watchman or caretakers</td>
<td>1 space per dwelling unit</td>
</tr>
<tr>
<td>Educational institutions</td>
<td>1.2 spaces per classroom plus 1 space per 8 students at design capacity</td>
</tr>
<tr>
<td>Hotels and motels</td>
<td>1 space per guest room, plus 1 space per 14m² of gross floor area devoted to public assembly, plus the applicable number of parking spaces for any other use contained on the site</td>
</tr>
<tr>
<td>Municipal public works yard – Type II</td>
<td>1 space per 187m² of gross floor area.</td>
</tr>
<tr>
<td>Microbrewery – Type I</td>
<td>Within an area defined as an Established Neighbourhood, 1 space per 186m² of gross floor area. In all other areas, 1 space per 93m² of gross floor area.</td>
</tr>
<tr>
<td>Places of worship</td>
<td>1 space per 10 seats in main assembly area, or where no fixed seating is provided, 1 space per 7.5m² of gross floor area devoted to main assembly area. 1 space per 10 m² of building floor area devoted to public assembly shall be provided for a hall or gymnasium that is accessory to the place of worship. The off-street parking requirement that is greater for the place of worship or the hall or gymnasium shall apply, but not both.</td>
</tr>
</tbody>
</table>
6.3.5 Parking and Loading Requirements for Specialized Districts

(1) Required parking and loading spaces may be located in front, side and rear yards.

(2) One off-street loading space shall be provided for each non-residential building with a building floor area greater than 2,000m².

(3) The minimum off-street parking standards for the specialized districts are set out in the following chart:

<table>
<thead>
<tr>
<th>Uses</th>
<th>AG and FUD Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary schools</td>
<td>1.3 spaces per classroom</td>
</tr>
<tr>
<td>Accessory buildings and uses</td>
<td>1 space per 93m² of gross floor area</td>
</tr>
<tr>
<td>Agricultural research stations</td>
<td>1 space per 93m² of gross floor area</td>
</tr>
<tr>
<td>Child care centres and preschools</td>
<td>1 space plus 1 space per 10 persons enrolled in the facility</td>
</tr>
<tr>
<td>Educational institutions</td>
<td>1.2 spaces per classroom plus 1 space per 8 students at design capacity</td>
</tr>
<tr>
<td>Equestrian centres</td>
<td>1 space per 93m² of gross floor area</td>
</tr>
<tr>
<td>Farm implement assembly and sales lots</td>
<td>1 space per 93m² of gross floor area</td>
</tr>
<tr>
<td>Food processing operations</td>
<td>1 space per 93m² of gross floor area</td>
</tr>
<tr>
<td>Funeral homes in conjunction with a cemetery</td>
<td>1 space per 10m² of gross floor area devoted to public assembly</td>
</tr>
<tr>
<td>Hospitals</td>
<td>1 space per 3 beds plus 1 space per 4 employees</td>
</tr>
<tr>
<td>Municipal public works yard – Type II</td>
<td>1 space per 187m² of gross floor area. The number of parking spaces required to be hard surfaced may be reduced based on the use of the building. A report from a qualified engineer will be required to verify the number of spaces required and identify any impact on traffic and parking.</td>
</tr>
<tr>
<td>Places of worship</td>
<td>1 space per 10 seats in main assembly area, or where no fixed seating is provided, 1 space per 7.5m² of gross floor area devoted to main assembly area, 1 space per 10m² of building floor area devoted to public assembly shall be provided for a hall or gymnasium that is accessory to the place of worship. The off-street parking requirement that is greater for the place of worship or the hall or gymnasium shall apply, but not both.</td>
</tr>
<tr>
<td>Trucking terminals</td>
<td>1 space per 93m² of gross floor area</td>
</tr>
<tr>
<td>All other permitted and discretionary uses</td>
<td>1 space per 93m² of gross floor area</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9518 – June 25, 2018)
(Revised – Bylaw No. 9691 – March 23, 2020)
(Revised – Bylaw No. 9703 – May 25, 2020)
6.3.6 Parking and Loading Requirements for Mixed Use District 1

(1) Required parking and loading spaces may be located in front, side, and rear yards.

(2) (Repealed – Bylaw No. 8792 – September 28, 2009)

(3) The minimum off-street parking standards for the MX1 District are set out in the following chart:

<table>
<thead>
<tr>
<th>Uses</th>
<th>MX1 District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult day care centres - Type I &amp; II</td>
<td>1 space plus 1 space per 5 persons enrolled in the facility</td>
</tr>
<tr>
<td>Arenas, rinks, and stadiums</td>
<td>1 space per 10m² of building floor area devoted to public assembly</td>
</tr>
<tr>
<td>Boarding houses and apartments</td>
<td>1 space plus 1 space for each 4 units or beds, whichever is greater</td>
</tr>
<tr>
<td>Car washes</td>
<td>3 spaces per bay for manual car washes, 1 space per bay,</td>
</tr>
<tr>
<td></td>
<td>to a maximum of 6 spaces, for manual car washes with more than 1 bay</td>
</tr>
<tr>
<td></td>
<td>and only 1 entrance door, and 6 spaces for automated car washes,</td>
</tr>
<tr>
<td></td>
<td>with tandem parking permitted in all cases</td>
</tr>
<tr>
<td>Child care centres and pre-schools</td>
<td>1 space plus 1 space per 10 persons enrolled in the facility</td>
</tr>
<tr>
<td>Commercial and public indoor and outdoor</td>
<td>1 space per 24m² of gross floor area, or for primarily outdoor</td>
</tr>
<tr>
<td>recreational uses and health clubs</td>
<td>recreational uses, 1 space per 4 patrons at design capacity</td>
</tr>
<tr>
<td>Custodial care facilities</td>
<td>1 space plus 1 space per 8 persons enrolled in the facility</td>
</tr>
<tr>
<td>Educational institutions</td>
<td>1.2 spaces per classroom plus 1 space per 8 students at design capacity</td>
</tr>
<tr>
<td>Hostels</td>
<td>1 space plus 1 space per 2 units or beds, whichever is greater</td>
</tr>
<tr>
<td>Hotels and motels</td>
<td>1 space per guest room, plus 1 space per 14m² of gross floor area</td>
</tr>
<tr>
<td></td>
<td>devoted to public assembly, plus the applicable number of parking</td>
</tr>
<tr>
<td></td>
<td>spaces for any other use contained on this site</td>
</tr>
<tr>
<td>Microbrewery – Type I</td>
<td>Within an area defined as an Established Neighbourhood, 1 space per 186m²</td>
</tr>
<tr>
<td></td>
<td>of gross floor area. In all other areas, 1 space per 93m² of gross floor</td>
</tr>
<tr>
<td></td>
<td>area.</td>
</tr>
<tr>
<td>Multiple-unit dwellings and dwelling groups</td>
<td>1 space per dwelling unit, plus 0.125 visitor spaces per dwelling unit.</td>
</tr>
<tr>
<td></td>
<td>For sites abutting or having frontages or flankage along high-frequency</td>
</tr>
<tr>
<td></td>
<td>transit corridors, 0.75 spaces per dwelling unit with a floor area of 56m²</td>
</tr>
<tr>
<td></td>
<td>or less, plus 0.125 visitor spaces per dwelling unit; or 0.9 spaces per</td>
</tr>
<tr>
<td></td>
<td>dwelling unit with a floor area greater than 56m², plus 0.125 visitor</td>
</tr>
<tr>
<td></td>
<td>spaces per dwelling unit. Refer to subsection 6.7.</td>
</tr>
<tr>
<td>One or two-unit dwellings and semi-detached dwellings</td>
<td>No parking requirements</td>
</tr>
<tr>
<td>Places of worship</td>
<td>1 space per 10 seats in main assembly area, or where no fixed seating is</td>
</tr>
<tr>
<td></td>
<td>provided, 1 space per 7.5m² of gross floor area devoted to main assembly</td>
</tr>
<tr>
<td></td>
<td>1 space per 10m² of building floor area devoted to public assembly shall</td>
</tr>
<tr>
<td></td>
<td>be provided for a hall or gymnasium that is accessory to the place of</td>
</tr>
<tr>
<td></td>
<td>worship. The off-street parking requirement that is greater for the place</td>
</tr>
<tr>
<td></td>
<td>of worship or the hall or gymnasium shall apply, but not both.</td>
</tr>
<tr>
<td>Private clubs</td>
<td>1 space per 30m² of gross floor area</td>
</tr>
<tr>
<td>Private schools</td>
<td>1.2 spaces per classroom plus 1 space per 2 students at design capacity</td>
</tr>
<tr>
<td>Public halls, catering halls, and assembly halls</td>
<td>1 space per 30m² of gross floor area</td>
</tr>
<tr>
<td>Residential care homes</td>
<td>0.75 spaces per staff member plus 1 space per 5 persons enrolled in the</td>
</tr>
<tr>
<td>Restaurants and lounges</td>
<td>facility</td>
</tr>
<tr>
<td>Retail stores and shopping centres</td>
<td>1 space per 30m² of gross leasable floor area</td>
</tr>
<tr>
<td>Special care homes</td>
<td>1 space per 3 beds plus 1 space per 4 employees</td>
</tr>
<tr>
<td>Special needs housing</td>
<td>1 space per 4 dwelling units, plus 0.1 visitor parking spaces per</td>
</tr>
<tr>
<td></td>
<td>dwelling unit</td>
</tr>
</tbody>
</table>
6.3.7 Parking and Loading Requirements for Integrated Commercial Mixed Use District

(1) Required parking and loading spaces shall be a minimum of 7.0 metres back from the front property line.

(2) Each non-residential building with a building floor area greater than 400 square metres in area shall provide one off-street loading space.

(3) All required parking and loading spaces for residential uses shall be located at least 3.0 metres from any part of a residential building entrance, the outer edge of a balcony or a window, and for all other uses, at least 1.0 metres from the building.

(4) The minimum off-street parking standards for the B4MX Zoning District are set out in the following chart:
6.4 Parking Stations

(1) With the exception of parking spaces required in the B5, B6 and M4 zoning districts, parking spaces provided on parking stations shall not be used to accommodate parking spaces required under this Bylaw. No buildings may be placed or erected on a site designated as a parking station.

(2) Sites used as a parking station shall normally be adjacent to or directly across a rear lane from the site of the principal use. However, parking stations may be further separated from the site of the principal use where it can be demonstrated that the walking route is both safe and within a reasonable distance.

(3) When a parking station is located within or adjacent to a residential district or a residential land use without the intervention of a street or lane, that portion of the parking station boundary that is adjacent to a residential district or use shall:

(a) have a solid boundary wall or fence at least 1.0 metres in height; and

(b) have a strip of land at least 1.5 metres in width running parallel to the common site boundary, landscaped and planted to the satisfaction of the Development Officer.
(4) In addition to the requirements of subsection (3), Council may increase the standards for the width, fencing, and landscaping of buffer areas for parking stations associated with restaurants, lounges, taverns or other uses which generate a high volume of traffic or regularly attract clients or visitors outside of daytime hours.

(5) Except as provided in subsection (7), all areas of a parking station to which vehicles have access shall be suitably paved and dust free, including the registered lane providing access to the parking station. Except as provided in subsection (7), all required paving shall be completed to the satisfaction of the General Manager, Infrastructure Services Department, and be undertaken at the expense of the parking station owner.

(6) Parking stations shall provide adequate storm drainage and storm water storage as required.

(7) In granting discretionary use approval, Council may exempt a parking station in an AG zoning district from the requirement that it be paved.

6.5 Passenger Drop-off Spaces for Elementary and High Schools

(1) Public and private elementary and high schools shall provide passenger drop-off spaces in conjunction with the development of new schools or in conjunction with any addition with a design capacity of 100 or more students to an existing school.

(2) For the purposes of this section, “passenger drop-off space” means a full size parking space located on school property or a full size parking space approved by the Infrastructure Services Department located on property within the roadway right-of-way. In the case of schools which front on to a collector or arterial street, passenger drop-off spaces shall be located on school property and accessed by a service road.

(3) Required on-site parking spaces shall not be used to satisfy the requirements for the provision of passenger drop-off spaces.

(4) For elementary schools, passenger drop-off spaces shall be provided at the rate of at least eight spaces for the first 100 students, and at least two spaces for each additional 100 students.

(5) For high schools, passenger drop-off spaces shall be provided at the rate of at least eight spaces for the first 100 students, and at least one space for each additional 100 students.

(6) Where the calculation of drop-off spaces results in a fractional number, the number of required spaces shall be rounded off to the nearest whole number.
Passenger drop-off spaces shall be located:

(a) within 50 metres of a school entrance;
(b) at least 3.0 metres from a driveway or marked cross-walk; and
(c) at least 15 metres from any intersection.

The Development Officer, in consultation with the Transportation & Utilities Department and the applicable school boards, may reduce the number or alter the location of required passenger drop-off spaces for new schools and for additions to existing schools where there are demonstrated site constraints which limit the number and location of spaces that may be provided.

(Revised – Bylaw No. 9214 – September 29, 2014)

### 6.6 Parking Structures

Parking structures must be screened with architectural treatments on all street-facing façades, and those façades that can be viewed from a public street, regardless of setback distance. Architectural treatments may include architectural screening or cladding resembling a building façade and are subject to the satisfaction of the Development Officer.

Parking structures are required to have active frontages and must provide public uses for a minimum of 50% of the ground floor frontage along the building’s street-facing frontage where immediately adjacent to a public street. The ground floor of parking structures are encouraged to be retail-ready as a means to accommodate public uses at-grade.

(Revised – Bylaw No. 9267 – March 23, 2015)
6.7 **High-Frequency Transit Corridors**  
(Revised – Bylaw No. 9685 – March 23, 2020)

The reduction to the minimum parking requirements for multiple-unit dwellings applies to sites located along the high-frequency transit corridors identified in Figure 6.7 High-Frequency Transit Corridors below:

**Figure 6.7 High-Frequency Transit Corridors**
6.8 Bicycle Parking

6.8.1 General Regulations for Bicycle Parking

(1) No person shall erect, enlarge or extend any building or structure permitted under this Bylaw, unless the required bicycle parking spaces are provided and maintained in connection with the new, enlarged, or altered building or structure.

(2) When the intensity of use of any building, structure or premises is increased through the addition of dwelling units, floor area, or other specified units of measurement for required bicycle parking, bicycle parking as required in this Bylaw shall be increased accordingly.

(3) When the existing use of a building or structure is changed to a new use, bicycle parking shall be provided as required for the new use.

(4) When the calculation of bicycle parking requirements results in a fractional number, the fractional number shall be rounded off to the nearest whole number.

(5) Required bicycle parking spaces shall be located on the same site as the principal building or use for which it is provided.

(6) Short-term bicycle parking spaces shall be readily visible, well-lit and located not more than 15 metres from a main entrance to the principal building or use on the subject site, except for dwelling groups where short-term bicycle parking may be located further than 15 metres from a building entrance.

(7) Bicycle parking spaces must contain at least one rack or device used exclusively for the parking and locking of bicycles, which must be anchored or secured to a hard surfaced area.

(8) Bicycle parking racks or devices must be separated from any obstructions that would interfere with the normal parking and locking of bicycles, by at least 0.6 metres.

(9) Notwithstanding subsection 5.8, and subject to all other requirements of this bylaw, bicycle parking spaces may be located in a required yard.
6.8.2 Minimum Bicycle Parking Requirements

(1) Within a dwelling group:

(a) bicycle parking is not required for one- and two-unit dwellings; and

(b) long-term bicycle parking is not required for dwelling units with access to a private garage.

(2) The minimum bicycle parking standards for uses and zoning districts are set out in the following chart:

<table>
<thead>
<tr>
<th>Type of Use</th>
<th>Zoning District</th>
<th>Minimum Number of Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multiple-unit dwellings and dwelling groups containing six or more dwelling units</td>
<td>All Districts except for B5, B5A, B5B, B5C, and B6</td>
<td>0.05 short-term bicycle parking spaces per dwelling unit (minimum 2 short-term spaces) AND 0.5 long-term bicycle parking spaces per dwelling unit</td>
</tr>
<tr>
<td>Multiple-unit dwellings and dwelling groups containing six or more dwelling units</td>
<td>B5, B5A, B5B, B5C, and B6</td>
<td>0.5 long-term bicycle parking spaces per dwelling unit</td>
</tr>
<tr>
<td>Community centres, banquet halls, catering halls, commercial recreation uses, health clubs, libraries, art galleries, theatres, arenas, stadiums, and places of worship</td>
<td>All Districts except for B5, B5A, B5B, B5C, and B6</td>
<td>1 short-term bicycle parking space per 500 square metres gross floor area (minimum 2 spaces)</td>
</tr>
<tr>
<td>Convenience stores, cannabis retail stores, estheticians, night clubs, personal service trades, restaurants, retail stores, taverns, and other retail and service establishments</td>
<td>All Districts except for B5, B5A, B5B, B5C, and B6</td>
<td>1 short-term bicycle parking space per 250 square metres gross floor area (minimum 2 spaces)</td>
</tr>
<tr>
<td>Shopping centres</td>
<td>All Districts except for B5, B5A, B5B, B5C, and B6</td>
<td>1 short-term bicycle parking space per 500 square metres gross floor area for the first 10,000 square metres only (minimum 2 spaces)</td>
</tr>
<tr>
<td>Financial institutions, medical clinics, medical/dental/optical laboratories, and research laboratories</td>
<td>All Districts except for B5, B5A, B5B, B5C, and B6</td>
<td>1 short-term bicycle parking space per 500 square metres gross floor area (minimum 2 spaces)</td>
</tr>
<tr>
<td>Type of Use Continued</td>
<td>Zoning District</td>
<td>Minimum Number of Spaces Required</td>
</tr>
<tr>
<td>-----------------------</td>
<td>----------------</td>
<td>----------------------------------</td>
</tr>
<tr>
<td>Offices and office buildings</td>
<td>All Districts except for B5, B5A, B5B, B5C, B6, IL1, IL2, IL3, IB, IH, IH2, AG, and FUD</td>
<td>1 short-term bicycle parking space per 500 square metres gross floor area for the first 5,000 square metres only (minimum 2 short-term spaces) AND 1 long-term bicycle parking space per 2,000 square metres gross floor area (minimum 2 long-term spaces)</td>
</tr>
<tr>
<td>Offices and office buildings</td>
<td>B5, B5A, B5B, B5C, and B6</td>
<td>1 long-term bicycle parking space per 2,000 square metres gross floor area (minimum 2 long-term spaces)</td>
</tr>
<tr>
<td>Offices and office buildings</td>
<td>IL1, IL2, IL3, IB, IH, IH2, AG, and FUD</td>
<td>1 short-term bicycle parking space per 2,000 square metres gross floor area for the first 16,000 square metres only (minimum 2 short-term spaces) AND 1 long-term bicycle parking space per 2,000 square metres gross floor area for the first 16,000 square metres only (minimum 2 long-term spaces)</td>
</tr>
<tr>
<td>Industrial complexes</td>
<td>IL1, IL2, IL3, IB, IH, IH2, AG, and FUD</td>
<td>1 short-term bicycle parking space per 2,000 square metres gross floor area for the first 16,000 square metres only (minimum 2 short-term spaces)</td>
</tr>
<tr>
<td>Child care centres and pre-schools</td>
<td>All Districts except R1, R1A, R1B, R2, R2A, RMHC, and RMHL</td>
<td>1 short-term bicycle parking space per 20 persons enrolled at design capacity (minimum 2 spaces)</td>
</tr>
<tr>
<td>Hospitals and special care homes</td>
<td>All Districts</td>
<td>1 short-term bicycle parking space per 1,000 square metres gross floor area (minimum 2 spaces)</td>
</tr>
<tr>
<td>Educational institutions, elementary schools, high schools, and private schools</td>
<td>All Districts</td>
<td>1 short-term bicycle parking space per 10 students at design capacity (minimum 2 spaces)</td>
</tr>
</tbody>
</table>
7.0 Landscaping Provisions

7.1 General Regulations for Landscaping

(1) Where the Bylaw specifies that landscaping is required, it shall be installed and maintained in accordance with the following standards and polices:

(a) All plant materials shall be a species capable of healthy growth in Saskatoon and shall conform to the standards of the Canadian Nursery Trades Association for nursery stock;

(b) All areas set aside for plant materials and turf shall be provided with an underground sprinkler irrigation system or other adequate means of irrigation, with at least one outside spigot for each principal building;

(c) All trees provided for planting shall be a minimum 45mm caliper for deciduous trees and 1800mm in height for coniferous trees;

(d) All shrubs provided for planting shall be a minimum height or spread of 450mm;

(e) Continuous raised or pre-cast curbing of not less than 150mm in height shall be placed along the perimeter of any landscaped area abutting a driveway or off-street parking or loading facility;

(f) Landscaped areas required to be provided within any front or side yard shall not be used for any purpose except for signs or structures otherwise permitted or driveways leading to a parking or loading facility;

(g) All required landscaping features shall be completed in accordance with the approved landscaping plan by the end of the growing season in which occupancy or partial occupancy or use of the building or site has taken place. When occupancy or partial occupancy or use of a building or site has taken place after the end of the growing season, all required and approved landscaping features shall be completed by June 1st of the following growing season. For the purposes of this section, “growing season” means from May 1st to September 15th of the same calendar year;
(h) All required and approved landscaping features shall be suitably maintained in a neat and tidy condition at all times, including adjacent boulevard areas where such boulevard areas are considered part of the landscaping requirements for the site;

(i) One tree is required for every 6 linear metres along required frontages, and one tree is required for every 9 metres along required flankages. The placement of trees within the required landscaping areas shall be at the discretion of the Development Officer; however, trees must be spaced in a manner conducive to healthy growth.

(2) In the RMTN, RMTN1, RM1, RM2, RM3, RM4, RM5 and IB districts, all areas of a site not occupied by buildings or parking and loading areas shall be landscaped in accordance with subsection (1).

(3) Garbage pick-up areas within any B district shall be screened from any public street with landscaping or fencing to the satisfaction of the Development Officer.

(4) The Development Officer shall not approve an application for a development permit in the event that:

(a) a required landscaping plan has not been submitted; or

(b) the required landscaping plan does not in the opinion of the Development Officer, provide for an adequate or suitable degree of soft or hard landscaping necessary to enhance the visual amenity of the site or provide a visual screen where required by this Bylaw.

(5) The provision of landscaping shall be a condition of the issuance of a development permit 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.

In these cases, the development permit will not be issued until the landscaping plan is approved by the Development Officer.

(6) For new commercial, industrial, institutional and mixed use development on sites within the areas defined as Established Neighbourhoods, C.N. Industrial Area and the Airport Business Area, the landscaping requirement will be reduced to the average of the properties immediately adjacent to the site and in the same zoning district, subject to the approval of the Development Officer, provided the remaining landscaping is more intensively developed and includes the adjacent boulevard where applicable. If there are no adjacent lots, the full landscaping requirement shall apply.

(Revised – Bylaw No. 9701 – May 25, 2020)
(7) In order to provide for flexible site design in commercial, industrial, institutional and mixed use zoning districts, a reduction in the overall area to be landscaped may be permitted, subject to the approval of the Development Officer, where:

(a) more intensive landscaping is provided;

(b) the landscaping includes the adjacent boulevard, with the exception of 2.7 metres adjacent to the curb; and

(c) at least 1.5 metres of the site is landscaped.

If boulevard space is not available, or if the boulevard is not suitable for landscaping, the full landscaping requirement shall apply.
(Revised – Bylaw No. 9701 – May 25, 2020)

(8) Where a boulevard is considered part of the landscaping requirement, the property owner must agree in writing to maintain the entire landscape strip, including the full width of the boulevard.

7.2 Requirements for Landscaping Plans

Where landscaping is required by this Bylaw, a landscaping plan shall be attached to and form part of an application for a development permit. The landscaping plan shall be prepared in accordance with Section 4.3.4(1)(f) of this Bylaw.
8.0 Residential Zoning Districts

8.1 R1 - Large Lot One-Unit Residential District

8.1.1 Purpose

The purpose of the R1 District is to provide for large lot residential development in the form of one-unit dwellings as well as related community uses.

8.1.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an R1 District are set out in the following chart:

<table>
<thead>
<tr>
<th>R1 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>8.1.2 Permitted Uses</td>
<td>15</td>
</tr>
<tr>
<td>1. One-unit dwellings (OUD) 6</td>
<td></td>
</tr>
<tr>
<td>2. Secondary suites</td>
<td></td>
</tr>
<tr>
<td>3. Keeping of up to five boarders in a OUD</td>
<td></td>
</tr>
<tr>
<td>4. Places of worship</td>
<td>30</td>
</tr>
<tr>
<td>5. Elementary and high schools</td>
<td>30</td>
</tr>
<tr>
<td>6. Public neighbourhood and district parks</td>
<td>-</td>
</tr>
<tr>
<td>7. Custodial care facility - Type I</td>
<td>15</td>
</tr>
<tr>
<td>8. Residential care homes - Type I</td>
<td>15</td>
</tr>
<tr>
<td>9. Community centre conversions</td>
<td>30</td>
</tr>
<tr>
<td>10. Public libraries</td>
<td>30</td>
</tr>
<tr>
<td>11. Family child care homes</td>
<td></td>
</tr>
<tr>
<td>12. Child care centres and pre-schools</td>
<td></td>
</tr>
<tr>
<td>accessory to a place of worship, elementary and high schools, community centre conversion or community centre</td>
<td></td>
</tr>
<tr>
<td>13. Adult day care - Type I</td>
<td></td>
</tr>
<tr>
<td>14. Adult day care - Type I and II accessory to a place of worship, elementary and high schools, community centre</td>
<td></td>
</tr>
<tr>
<td>15. Home based businesses</td>
<td></td>
</tr>
<tr>
<td>16. Accessory buildings and uses</td>
<td></td>
</tr>
<tr>
<td>17. Municipal public works yard – Type I</td>
<td></td>
</tr>
<tr>
<td>18. Homestays</td>
<td></td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9249 – March 23, 2015)
(Revised – Bylaw No. 9703 – May 25, 2020)
(Revised – Bylaw No. 9683 – August 31, 2020)
8.1.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an R1 District are set out in the following chart:

<table>
<thead>
<tr>
<th>R1 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>(1) Child care centres and pre-schools</td>
<td>15</td>
</tr>
<tr>
<td>(2) Custodial care facility - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(3) Residential care homes - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(4) Boarding houses</td>
<td>15</td>
</tr>
<tr>
<td>(5) Community centres</td>
<td>30</td>
</tr>
<tr>
<td>(6) Parking stations</td>
<td>15</td>
</tr>
<tr>
<td>(7) Short-term rental properties</td>
<td>Refer to General Provisions Section 5.52</td>
</tr>
<tr>
<td>(8) Adult day care - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(9) Private schools</td>
<td>15</td>
</tr>
<tr>
<td>(10) Garden and garage suites</td>
<td>Refer to General Provisions Section 5.43</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9181 – May 5, 2014)
(Revised – Bylaw No. 9683 – August 31, 2020)

8.1.4 Notes to Development Standards

1. For new lots without access to a rear lane, refer to site depth requirements contained in the Subdivision Bylaw.

2. The site width for the construction of new one-unit dwellings in category 2 established neighbourhoods shall be at least 60% of the average site width for one-unit dwelling sites fronting on the subject block face and the opposite block face, but in no case shall the site width be less than 15 metres.

3. (a) The front yard setback requirement may be reduced to 6 metres if the subject site has a depth of 34 metres or less.
   (b) 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.

4. The rear yard setback requirement may be reduced to 4.5 metres on sites with a depth of 34 metres or less.

5. Site coverage may be increased for attached covered patios and decks or attached enclosed swimming pools by the percentage of the area covered by such patio, deck or swimming pool, but the total site coverage shall not exceed 50%.
6 For one-unit dwellings in established neighbourhoods the provisions of Section 5.44 apply.
(Revised – Bylaw No. 9249 – March 23, 2015)

8.1.5 Signs

The regulations governing signs in an R1 District are contained in Appendix A - Sign Regulations.

8.1.6 Parking

The regulations governing parking and loading in an R1 District are contained in Section 6.0.

8.1.7 Landscaping

(1) The landscaping requirements contained in this section shall apply to places of worship, elementary and high schools, community centres, community centre conversions, public libraries, parking stations and private schools.

(2) A landscaped strip of not less than 4.5 metres 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.

(3) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
8.2 R1A - One-Unit Residential District

8.2.1 Purpose

The purpose of the R1A District is to provide for residential development in the form of one-unit dwellings as well as related community uses.

8.2.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an R1A District are set out in the following chart:

<table>
<thead>
<tr>
<th>R1A District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>8.2.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) One-unit dwellings (OUD)</td>
<td>12.2</td>
</tr>
<tr>
<td>(2) Secondary suites</td>
<td></td>
</tr>
<tr>
<td>(3) Keeping of up to five boarders in a OUD</td>
<td>22.5</td>
</tr>
<tr>
<td>(4) Places of worship</td>
<td></td>
</tr>
<tr>
<td>(5) Elementary and high schools</td>
<td>30</td>
</tr>
<tr>
<td>(6) Public neighbourhood and district parks</td>
<td>-</td>
</tr>
<tr>
<td>(7) Custodial care facility - Type I</td>
<td>12.2</td>
</tr>
<tr>
<td>(8) Residential care homes - Type I</td>
<td></td>
</tr>
<tr>
<td>(9) Community centre conversions</td>
<td>22.5</td>
</tr>
<tr>
<td>(10) Public libraries</td>
<td>30</td>
</tr>
<tr>
<td>(11) Family child care homes</td>
<td></td>
</tr>
<tr>
<td>(12) Child care centres and pre-schools</td>
<td></td>
</tr>
<tr>
<td>(13) Adult day care - Type I</td>
<td></td>
</tr>
<tr>
<td>(14) Adult day care - Type I and II accessory</td>
<td></td>
</tr>
<tr>
<td>(15) Home based businesses</td>
<td></td>
</tr>
<tr>
<td>(16) Accessory buildings and uses</td>
<td></td>
</tr>
<tr>
<td>(17) Municipal public works yard – Type I</td>
<td></td>
</tr>
<tr>
<td>(18) Homestays</td>
<td></td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9249 – March 23, 2015)
(Revised – Bylaw No. 9703 – May 25, 2020)
(Revised – Bylaw No. 9683 – August 31, 2020)
8.2.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an R1A District are set out in the following chart:

<table>
<thead>
<tr>
<th>R1A District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Width</td>
<td>Site Depth</td>
</tr>
<tr>
<td>(1) Child care centres and pre-schools</td>
<td>12</td>
</tr>
<tr>
<td>(2) Custodial care facility - Type II</td>
<td>12</td>
</tr>
<tr>
<td>(3) Residential care homes - Type I</td>
<td>15</td>
</tr>
<tr>
<td>(4) Boarding houses</td>
<td>12</td>
</tr>
<tr>
<td>(5) Community centres</td>
<td>22.5</td>
</tr>
<tr>
<td>(6) Parking stations</td>
<td>12</td>
</tr>
<tr>
<td>(7) Short-term rental properties</td>
<td>Refer to General Provisions Section 5.52</td>
</tr>
<tr>
<td>(8) Adult day care - Type II</td>
<td>12</td>
</tr>
<tr>
<td>(9) Private schools</td>
<td>15</td>
</tr>
<tr>
<td>(10) Ambulance stations</td>
<td>15</td>
</tr>
<tr>
<td>(11) Market gardens, nurseries and greenhouses with no retail sales</td>
<td>15</td>
</tr>
<tr>
<td>(12) Garden and garage suites</td>
<td>Refer to General Provisions Section 5.43</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 8929 – May 9, 2011)
(Revised – Bylaw No. 9181 – May 5, 2014)
(Revised – Bylaw No. 9683 – August 31, 2020)

8.2.4 Notes to Development Standards

1. For new lots without access to a rear lane, refer to site depth requirements contained in the Subdivision Bylaw.

2. (a) The site width for lots with access to a rear lane may be reduced to 9 metres.

(b) The site width for the construction of new one-unit dwellings in category 2 established neighbourhoods shall be at 60% of the average site width for one-unit dwelling sites fronting on the subject block face and the opposite block face, but in no case shall the site width be less than 12 metres for lots without access to a rear lane.

3. The site area may be reduced to 270m² if the site has access to a rear lane.

4. 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 setback be less than 6.0 metres.
5 The rear yard setback requirement may be reduced to 4.5 metres on sites with a depth of 34 metres or less.

6 Site coverage may be increased for attached covered patios and decks or attached enclosed swimming pools by the percentage of the area covered by such patio, deck or swimming pool, but the total site coverage shall not exceed 50%.

7 The maximum building height in established neighbourhoods is 8.5 metres.

8 For one-unit dwellings in established neighbourhoods the provisions of Section 5.44 apply.
   (Revised – Bylaw No. 9213 – September 29, 2014)
   (Revised – Bylaw No. 9249 – March 23, 2015)

8.2.5 Signs

The regulations governing signs in an R1A District are contained in Appendix A - Sign Regulations.

8.2.6 Parking

The regulations governing parking and loading in an R1A District are contained in Section 6.0.

8.2.7 Landscaping

(1) The landscaping requirements contained in this section shall apply to places of worship, elementary and high schools, community centres, community centre conversions, public libraries, parking stations, private schools and ambulance stations.

(2) A landscaped strip of not less than 4.5 metres 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.

(3) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
### 8.3 R1B – Small Lot One-Unit Residential District

#### 8.3.1 Purpose

The purpose of the R1B District is to provide for small lot residential development in the form of one-unit dwellings as well as related community uses.

#### 8.3.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an R1B District are set out in the following chart:

<table>
<thead>
<tr>
<th>R1B District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>---------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>8.3.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) One-unit dwellings (OUD)</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Secondary suites</td>
<td></td>
</tr>
<tr>
<td>(3) Keeping of up to five boarders in a OUD</td>
<td>-</td>
</tr>
<tr>
<td>(4) Places of worship</td>
<td>22.5</td>
</tr>
<tr>
<td>(5) Public neighbourhood and district parks</td>
<td>-</td>
</tr>
<tr>
<td>(6) Custodial care facility - Type I</td>
<td>7.5</td>
</tr>
<tr>
<td>(7) Residential care homes - Type I</td>
<td>7.5</td>
</tr>
<tr>
<td>(8) Family child care homes</td>
<td></td>
</tr>
<tr>
<td>(9) Child care centres, adult day cares – type I &amp; II and pre-schools accessory to a place of worship.</td>
<td>-</td>
</tr>
<tr>
<td>(10) Adult care - Type I</td>
<td></td>
</tr>
<tr>
<td>(11) Elementary and high schools</td>
<td>30</td>
</tr>
<tr>
<td>(12) Home based businesses</td>
<td></td>
</tr>
<tr>
<td>(13) Accessory buildings and uses</td>
<td></td>
</tr>
<tr>
<td>(14) Municipal public works yard – Type I</td>
<td>-</td>
</tr>
<tr>
<td>(15) Homestays</td>
<td></td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9703 – May 25, 2020)
(Revised – Bylaw No. 9683 – August 31, 2020)
(Revised – Bylaw No. 9770 – July 26, 2021)
8.3.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an R1B District are set out in the following chart:

<table>
<thead>
<tr>
<th>R1B District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>(1) Child care centres and pre-schools</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Custodial care facility – Type II</td>
<td>7.5</td>
</tr>
<tr>
<td>(3) Residential care homes – Type II</td>
<td>15</td>
</tr>
<tr>
<td>(4) Boarding houses</td>
<td>7.5</td>
</tr>
<tr>
<td>(5) Parking stations</td>
<td>7.5</td>
</tr>
<tr>
<td>(6) Adult day care - Type II</td>
<td>7.5</td>
</tr>
<tr>
<td>(7) Short-term rental properties</td>
<td>Refer to General Provisions Section 5.52</td>
</tr>
<tr>
<td>(8) Private schools</td>
<td>15</td>
</tr>
<tr>
<td>(9) Garden and garage suites</td>
<td>Refer to General Provisions Section 5.43</td>
</tr>
</tbody>
</table>

Notes to Development Standards

1. For new lots without access to a rear lane, refer to site depth requirements contained in the Subdivision Bylaw.

2. The rear yard setback requirement may be reduced to 4.5 metres on sites with a depth of 34 metres or less.

3. Site coverage may be increased for attached covered patios and decks or attached enclosed swimming pools by the percentage of the area covered by such deck, patio or swimming pool, but the total site coverage shall not exceed 50%.

4. The maximum building height in established neighbourhoods is 8.5 metres.

5. Notwithstanding any other provision in this Bylaw, a site for a one-unit dwelling may be considered to have its principal frontage on a municipal reserve where such sites are specifically designed for this orientation as identified on an approved concept plan and located between a municipal reserve and a lane.

(Revised – Bylaw No. 8929 – May 9, 2011)  
(Revised – Bylaw No. 9181 – May 5, 2014)  
(Revised – Bylaw No. 9683 – August 31, 2020)
8.3.5 Signs

The regulations governing signs in an R1B District are contained in Appendix A - Sign Regulations.

8.3.6 Parking

The regulations governing parking and loading in an R1B District are contained in Section 6.0.

8.3.7 Front Yard Parking and Access

Notwithstanding any other provision in this Bylaw respecting parking in a front yard, where a site has access to a rear lane, no parking shall be permitted in the front yard and no vehicular access to the site shall be permitted from the front street.

8.3.8 Landscaping

(1) The landscaping requirements contained in this section shall apply to places of worship, elementary and high schools, parking stations, and private schools.

(2) A landscaped strip of not less than 4.5 metres 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.

(3) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
8.4 R2 - One and Two-Unit Residential District

8.4.1 Purpose

The purpose of the R2 District is to provide for residential development in the form of one and two-unit dwellings as well as related community uses.

8.4.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an R2 District are set out in the following chart:

<table>
<thead>
<tr>
<th>R2 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>8.4.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) One-unit dwellings (OUD) 9</td>
<td>7.5 ²</td>
</tr>
<tr>
<td>(2) Two-unit dwellings (TUD) 9</td>
<td>15</td>
</tr>
<tr>
<td>(3) Semi-detached dwellings (SDD) 9</td>
<td>7.5</td>
</tr>
<tr>
<td>(4) Secondary suites</td>
<td>-</td>
</tr>
<tr>
<td>(5) Keeping of up to five boarders in a OUD</td>
<td>-</td>
</tr>
<tr>
<td>(6) Keeping of two boarders in each unit of a TUD or SDD</td>
<td>-</td>
</tr>
<tr>
<td>(7) Keeping of three residential care home residents in each unit of a TUD or SDD</td>
<td>-</td>
</tr>
<tr>
<td>(8) Places of worship</td>
<td>22.5</td>
</tr>
<tr>
<td>(9) Elementary and high schools</td>
<td>30</td>
</tr>
<tr>
<td>(10) Public neighbourhood and district parks</td>
<td>-</td>
</tr>
<tr>
<td>(11) Custodial care facility - Type I</td>
<td>7.5 ²</td>
</tr>
<tr>
<td>(12) Residential care homes - Type I</td>
<td>7.5 ²</td>
</tr>
<tr>
<td>(13) Community centre conversions</td>
<td>22.5</td>
</tr>
<tr>
<td>(14) Public hospitals, public art galleries and public libraries</td>
<td>30</td>
</tr>
<tr>
<td>(15) Family child care homes</td>
<td>-</td>
</tr>
<tr>
<td>(16) Child care centres and pre-schools accessory to a place of worship, elementary and high schools, community centre conversion or community centre</td>
<td>Refer to General Provisions Section 5.33</td>
</tr>
<tr>
<td>(17) Adult day care - Type I</td>
<td>Refer to General Provisions Section 5.35</td>
</tr>
<tr>
<td>(18) Adult day care - Type I and II accessory to a place of worship, elementary and high schools, community centre conversion or community centre</td>
<td>Refer to General Provisions Section 5.35</td>
</tr>
<tr>
<td>(19) Home based businesses</td>
<td>Refer to General Provisions Section 5.29</td>
</tr>
<tr>
<td>(20) Accessory buildings and uses</td>
<td>Refer to General Provisions Section 5.7</td>
</tr>
<tr>
<td>(21) Municipal public works yard – Type I</td>
<td>Refer to General Provisions Section 5.50</td>
</tr>
<tr>
<td>(22) Homestays</td>
<td>Refer to General Provisions Section 5.51</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 8929 – May 9, 2011)
(Revised – Bylaw No. 9249 – March 23, 2015)
(Revised – Bylaw No. 9703 – May 25, 2020)
(Revised – Bylaw No. 9683 – August 31, 2020)
### 8.4.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an R2 District are set out in the following chart:

<table>
<thead>
<tr>
<th>R2 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width (m)</td>
</tr>
<tr>
<td><strong>8.4.3 Discretionary Uses</strong></td>
<td></td>
</tr>
<tr>
<td>(1) Child care centres and pre-schools</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Custodial care facility - Type II</td>
<td>7.5</td>
</tr>
<tr>
<td>(3) Residential care homes - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(4) Boarding houses</td>
<td>7.5</td>
</tr>
<tr>
<td>(5) Community centres</td>
<td>22.5</td>
</tr>
<tr>
<td>(6) Parking stations</td>
<td>7.5</td>
</tr>
<tr>
<td>(7) Short-term rental properties</td>
<td>Refer to General Provisions Section 5.52</td>
</tr>
<tr>
<td>(8) Adult day care - Type II</td>
<td>7.5</td>
</tr>
<tr>
<td>(9) Private schools</td>
<td>15</td>
</tr>
<tr>
<td>(10) Ambulance stations</td>
<td>15</td>
</tr>
<tr>
<td>(11) Market gardens, nurseries and greenhouses with no retail sales</td>
<td>15</td>
</tr>
<tr>
<td>(12) Cemeteries</td>
<td>30</td>
</tr>
<tr>
<td>(13) Garden and garage suites</td>
<td>Refer to General Provisions Section 5.43</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 8929 – May 9, 2011)
(Revised – Bylaw No. 9181 – May 5, 2014)
(Revised – Bylaw No. 9683 – August 31, 2020)

### 8.4.4 Notes to Development Standards

1. Except as provided in Clause 6, for new lots without access to a rear lane, refer to site depth requirements contained in the Subdivision Bylaw.

2. Except as provided in Clause 6, site width for the construction of new one-unit dwellings in category 2 established neighbourhoods shall be at least 60% of the average site width for one and two-unit dwelling sites fronting on the subject block face and the opposite block face, but in no case shall the site width be less than 7.5 metres.

3. The front yard setback requirement for one and two-unit dwellings and semi-detached 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 setback be less than 6.0 metres.

4. The rear yard requirement may be reduced to 4.5 metres on sites with a depth of 34 metres or less.
5 Site coverage may be increased for attached covered patios and decks or attached enclosed swimming pools by the percentage of the area covered by such patio, deck or swimming pool, but the total site coverage shall not exceed 50%.

6 (a) Effective April 7, 2003, each site in the Montgomery Place Neighbourhood shall have a minimum site width of 18.25 metres and a minimum site depth of 39.6 metres.
    (Revised – Bylaw No. 9704 – May 25, 2020)

   (b) Notwithstanding the provisions of Subclause (a), any lot in the Montgomery Place Neighbourhood lawfully existing prior to April 7, 2003, shall be a fully conforming building site whether or not it contains a building.

7 The maximum building height in established neighbourhoods is 8.5 metres.

8 For sites in the 100 - 300 blocks of each of Saskatchewan Crescent West and Poplar Crescent, the minimum site width for new one-unit dwellings shall be at least 60% of the average site width for one and two-unit dwellings fronting on the subject block face and the opposite block face.

9 For sites located in established neighbourhoods the provisions of Section 5.44 apply.
   (Revised – Bylaw No. 9249 – March 23, 2015)

8.4.5 Signs

The regulations governing signs in an R2 District are contained in Appendix A - Sign Regulations.

8.4.6 Parking

The regulations governing parking and loading in an R2 District are contained in Section 6.0.

8.4.7 Landscaping

(1) The landscaping requirements contained in this section shall apply to places of worship, elementary and high schools, community centres, community centre conversions, public hospitals, public art galleries, public libraries, parking stations, private schools and ambulance stations.

(2) A landscaped strip of not less than 4.5 metres 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.
(3) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.

8.5 R2A - Low Density Residential Infill District

8.5.1 Purpose

The purpose of the R2A District is to provide for residential development in the form of one and two-unit dwellings, while facilitating certain small scale conversions and infill developments, as well as related community uses.

8.5.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an R2A District are set out in the following chart:

<table>
<thead>
<tr>
<th>R2A District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>--------------</td>
<td>------------</td>
</tr>
<tr>
<td>8.5.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) All uses permitted in the R2 Zoning District, subject to the development standards contained in the R2 Zoning District</td>
<td></td>
</tr>
</tbody>
</table>

8.5.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an R2A District are set out in the following chart:

<table>
<thead>
<tr>
<th>R2A District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>--------------</td>
<td>------------</td>
</tr>
<tr>
<td>8.5.3 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Child care centres and pre-schools</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Custodial care facility - Type II</td>
<td>7.5</td>
</tr>
<tr>
<td>(3) Residential care homes - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(4) Boarding houses</td>
<td>7.5</td>
</tr>
<tr>
<td>(5) Community centres</td>
<td>22.5</td>
</tr>
<tr>
<td>(6) Parking stations</td>
<td>7.5</td>
</tr>
<tr>
<td>(7) Short-term rental properties</td>
<td>Refer to General Provisions Section 5.52</td>
</tr>
<tr>
<td>(8) Adult day care - Type II</td>
<td>7.5</td>
</tr>
<tr>
<td>(9) Private schools</td>
<td>15</td>
</tr>
<tr>
<td>(10) Ambulance stations</td>
<td>15</td>
</tr>
</tbody>
</table>
8.5.3 Discretionary Uses (continued)

(11) Market gardens, nurseries and greenhouses with no retail sales

<table>
<thead>
<tr>
<th>Site Width (m)</th>
<th>Site Depth (m)</th>
<th>Site Area (m²)</th>
<th>Front Yard (m)</th>
<th>Side Yard (m)</th>
<th>Rear Yard (m)</th>
<th>Building Height (Max.)</th>
<th>Site Coverage (Max.)</th>
<th>Amenity Space Per Unit (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>30</td>
<td>450</td>
<td>6</td>
<td>3</td>
<td>7.5</td>
<td>4.5</td>
<td>8.5</td>
<td>40%</td>
</tr>
</tbody>
</table>

(12) Cemeteries

<table>
<thead>
<tr>
<th>Site Width (m)</th>
<th>Site Depth (m)</th>
<th>Site Area (m²)</th>
<th>Front Yard (m)</th>
<th>Side Yard (m)</th>
<th>Rear Yard (m)</th>
<th>Building Height (Max.)</th>
<th>Site Coverage (Max.)</th>
<th>Amenity Space Per Unit (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>30</td>
<td>30</td>
<td>900</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

(13) Converted dwellings - maximum four dwelling units

<table>
<thead>
<tr>
<th>Site Width (m)</th>
<th>Site Depth (m)</th>
<th>Site Area (m²)</th>
<th>Front Yard (m)</th>
<th>Side Yard (m)</th>
<th>Rear Yard (m)</th>
<th>Building Height (Max.)</th>
<th>Site Coverage (Max.)</th>
<th>Amenity Space Per Unit (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.75/unit</td>
<td>30</td>
<td>225</td>
<td>6</td>
<td>0.75</td>
<td>7.5</td>
<td>4.5</td>
<td>8.5</td>
<td>40%_1</td>
</tr>
</tbody>
</table>

(14) Multiple-unit dwellings - maximum four dwelling units

<table>
<thead>
<tr>
<th>Site Width (m)</th>
<th>Site Depth (m)</th>
<th>Site Area (m²)</th>
<th>Front Yard (m)</th>
<th>Side Yard (m)</th>
<th>Rear Yard (m)</th>
<th>Building Height (Max.)</th>
<th>Site Coverage (Max.)</th>
<th>Amenity Space Per Unit (m²)</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>30</td>
<td>550</td>
<td>6</td>
<td>1</td>
<td>6</td>
<td>6</td>
<td>8.5</td>
<td>40%_2</td>
</tr>
</tbody>
</table>

(15) Garden and garage suites

Refer to General Provisions Section 5.43

(Revised – Bylaw No. 8929 – May 9, 2011)
(Revised – Bylaw No. 9181 – May 5, 2014)
(Revised – Bylaw No. 9683 – August 31, 2020)

8.5.4 Notes to Development Standards

1. Site coverage may be increased for attached covered patios and decks or attached enclosed swimming pools by the percentage of the area covered by such patio, deck or swimming pool, but the total site coverage shall not exceed 50%.

2. Site coverage may be increased to 50% where more than 50% of the required parking is provided underground or enclosed as part of the principal building.

8.5.5 Signs

The regulations governing signs in an R2A District are contained in Appendix A - Sign Regulations.

8.5.6 Parking

The regulations governing parking and loading in an R2A District are contained in Section 6.0.

8.5.7 Landscaping

(1) The landscaping requirements contained in this section shall apply to places of worship, elementary and high schools, community centres, community centre conversions, public libraries, parking stations, private schools, ambulance stations, converted dwellings and multiple unit dwellings.
(2) A landscaped strip of not less than 4.5 metres 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.

(3) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
8.6 RMHC - Mobile Home Court District

8.6.1 Purpose

The purpose of the RMHC District is to provide for residential development in the form of mobile home courts.

8.6.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an RMHC District are set out in the following chart:

<table>
<thead>
<tr>
<th>RMHC District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>8.6.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Mobile home courts</td>
<td>45</td>
</tr>
<tr>
<td>(2) Family child care homes</td>
<td>Refer to General Provisions Section 5.33</td>
</tr>
<tr>
<td>(3) Home based businesses</td>
<td>Refer to General Provisions Section 5.29</td>
</tr>
<tr>
<td>(4) Accessory buildings and uses</td>
<td>Refer to General Provisions Section 5.7</td>
</tr>
<tr>
<td>(5) Adult day care - Type I</td>
<td>Refer to General Provisions Section 5.35</td>
</tr>
</tbody>
</table>

8.6.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RMHC District are set out in the following chart:

<table>
<thead>
<tr>
<th>RMHC District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>8.6.3 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Child care centres and pre-schools</td>
<td>45</td>
</tr>
<tr>
<td>(2) Community centres</td>
<td>45</td>
</tr>
<tr>
<td>(3) Convenience store</td>
<td>45</td>
</tr>
</tbody>
</table>

8.6.4 Notes to Development Standards

1 Accessory buildings and uses shall be subject to the following provisions:

(a) No accessory building or structure shall be located in any required yard.
(b) Only the following accessory buildings and uses shall be permitted in areas other than on mobile home spaces:

(i) one office for the administration of the mobile home court;
(ii) recreational buildings and uses servicing only the residents of the mobile home court;
(iii) laundry facilities for the exclusive use of the residents of the mobile home court;
(iv) other utility, service and storage buildings accessory to the operation of the mobile home court;
(v) private garages.

(c) Only the following accessory buildings shall be permitted on any mobile home space:

(i) One storage building not exceeding 10m² in area;
(ii) private garages.

2 Additions to mobile homes are permitted provided the addition does not exceed 50% of the gross floor area of the dwelling to which it is attached.
(Revised – Bylaw No. 9701 – May 25, 2020)

8.6.5 Development Standards For Mobile Home Courts

Any mobile home court developed after the date of adoption of this Bylaw shall be developed in accordance with the following requirements:

(1) Each mobile home space in a mobile home court shall:

(a) abut an internal road and have a driveway with a minimum width of 4.5 metres;

(b) be clearly defined on the ground by permanent markers and permanently addressed with a number;

(c) have a minimum area of 240m² with a minimum mean width of 9 metres;

(d) be provided with a mobile home stand upon which a mobile home may be suitably installed, and each stand shall be located:
   (i) a minimum of 5 metres from any adjacent mobile home stand;
   (ii) a minimum of 3 metres from any court boundary;
   (iii) a minimum of 3 metres from any internal road;
   (iv) a minimum of 15 metres from any mobile home stand or permanent court structure located on the opposite side of a court street.
(2) A minimum of 10 percent of the total area of a mobile home court shall be provided in a suitable location for the recreational use and the enjoyment of the court occupants.

(3) A mobile home court shall be provided with adequate internal roadways, street lighting and other utility services to the satisfaction of the General Manager of the Public Works Department.

8.6.6 Signs

The regulations governing signs in an RMHC District are contained in Appendix A - Sign Regulations.

8.6.7 Parking

The regulations governing parking and loading in an RMHC District are contained in Section 6.0.
8.7 **RMHL - Mobile Home Lot District**

8.7.1 **Purpose**

The purpose of the RMHL District is to provide for residential development in the form of mobile homes on individual sites.

8.7.2 **Permitted Uses**

The Permitted Uses and Minimum Development Standards in an RMHL District are set out in the following chart:

<table>
<thead>
<tr>
<th>RMHL District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>8.7.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) One-unit mobile homes</td>
<td>12</td>
</tr>
<tr>
<td>(2) Custodial care facility - Type I</td>
<td>12</td>
</tr>
<tr>
<td>(3) Residential care homes - Type I</td>
<td>12</td>
</tr>
<tr>
<td>(4) Keeping of up to five boarders in a mobile home</td>
<td>-</td>
</tr>
<tr>
<td>(5) Family child care homes</td>
<td>-</td>
</tr>
<tr>
<td>(6) Home based businesses</td>
<td>-</td>
</tr>
<tr>
<td>(7) Accessory buildings and uses</td>
<td>-</td>
</tr>
<tr>
<td>(8) Adult day care - Type I</td>
<td>-</td>
</tr>
<tr>
<td>(9) Homestays</td>
<td>-</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9683 – August 31, 2020)

8.7.3 **Discretionary Uses**

The Discretionary Uses and Minimum Development Standards in an RMHL District are set out in the following chart:

<table>
<thead>
<tr>
<th>RMHL District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>8.7.3 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Child care centres and pre-schools</td>
<td>12</td>
</tr>
<tr>
<td>(2) Custodial care facility - Type II</td>
<td>12</td>
</tr>
<tr>
<td>(3) Residential care homes - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(4) Community centres</td>
<td>15</td>
</tr>
<tr>
<td>(5) Adult day care - Type II</td>
<td>12</td>
</tr>
<tr>
<td>(6) Short-term rental property</td>
<td>-</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 8929 – May 9, 2011)  
(Revised – Bylaw No. 9683 – August 31, 2020)
8.7.4 Notes to Development Standards

1. All mobile homes shall be placed upon a permanent foundation subject to the specifications provided in the Building Bylaw. All mobile homes that are placed upon foundations shall continue to be defined as mobile homes for the purpose of regulations under this Bylaw.

2. Where the main entrance to a mobile home is from a side yard, a front yard of not less than 3 metres shall be provided.

3. (a) A side yard of not less than 7.5 metres shall be provided where the main entrance to a mobile home is from that side yard.

   (b) Attached porches, carports or expansion sections designed as part of a mobile home shall be permitted in side yards referred to in clause (a) provided they cover no more than 20% of the required side yard and extend no more than 4 metres into the required side yard.

   (c) The total coverage in side yards referred to in clause (a) between the front and rear yards shall not exceed 25% including accessory buildings.

   (d) A side yard of not less than 1.8 metres shall be provided where a secondary entrance to a mobile home is from a side yard.

4. Where the main entry to a mobile home is from a side yard, a rear yard of not less than 3 metres shall be provided.

5. Site coverage may be increased for attached covered patios and decks or attached enclosed swimming pools by the percentage of the area covered by such patio, deck or swimming pool, but the total site coverage shall not exceed 50%.

8.7.5 Signs

The regulations governing signs in an RMHL District are contained in Appendix A - Sign Regulations.

8.7.6 Parking

The regulations governing parking and loading in an RMHL District are contained in Section 6.0.
8.8 RMTN - Townhouse Residential District

8.8.1 Purpose

The purpose of the RMTN District is to provide for comprehensively planned low to medium density multiple-unit dwellings in the form of townhouses, dwelling groups, and other building forms, as well as related community uses.

8.8.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an RMTN District are set out in the following chart:

<table>
<thead>
<tr>
<th>RMTN District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width (m²)</td>
</tr>
<tr>
<td>(1) Dwelling groups</td>
<td>30</td>
</tr>
<tr>
<td>(2) Street townhouses</td>
<td>6</td>
</tr>
<tr>
<td>(3) Residential care homes - Type I</td>
<td>6</td>
</tr>
<tr>
<td>(4) Keeping of up to two boarders in</td>
<td>-</td>
</tr>
<tr>
<td>a dwelling unit</td>
<td></td>
</tr>
<tr>
<td>(5) Family child care homes</td>
<td>Refer to General Provisions Section 5.33</td>
</tr>
<tr>
<td>(6) Adult day care - Type I</td>
<td>Refer to General Provisions Section 5.35</td>
</tr>
<tr>
<td>(7) Elementary and high schools</td>
<td>30</td>
</tr>
<tr>
<td>(8) Home based businesses</td>
<td>Refer to General Provisions Section 5.29</td>
</tr>
<tr>
<td>(9) Accessory buildings and uses</td>
<td>Refer to General Provisions Section 5.7</td>
</tr>
<tr>
<td>(10) Homestays</td>
<td>Refer to General Provisions Section 5.51</td>
</tr>
<tr>
<td>(11) Semi-detached dwellings (SDD)</td>
<td>6</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9683 – August 31, 2020)
(Revised – Bylaw No. 9759 – April 26, 2021)
8.8.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RMTN District are set out in the following chart:

<table>
<thead>
<tr>
<th>RMTN District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>8.8.3 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Child care centres and preschools</td>
<td>6 30 180 6 1.5 7.5 7.5 10_8</td>
</tr>
<tr>
<td>(2) Residential care homes - Type II</td>
<td>15 30 450 6 1.5 7.5 7.5 10_8</td>
</tr>
<tr>
<td>(3) Community centres</td>
<td>6 30 180 6 6 6 6 10_8</td>
</tr>
<tr>
<td>(4) Short-term rental properties</td>
<td>Refer to General Provisions Section 5.52</td>
</tr>
<tr>
<td>(5) Adult day care - Type II</td>
<td>6 30 180 6 1.5 7.5 7.5 10_8</td>
</tr>
<tr>
<td>(6) Special needs housing</td>
<td>21 30 630 6 6 6 6 10_8</td>
</tr>
<tr>
<td>(7) Private schools</td>
<td>15 30 450 6 3 7.5 4.5 11</td>
</tr>
<tr>
<td>(8) Places of worship</td>
<td>30 30 900 6 3 7.5 4.5 10_8</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 8929 – May 9, 2011)
(Revised – Bylaw No. 9701 – May 25, 2020)
(Revised – Bylaw No. 9683 – August 31, 2020)

8.8.4 Notes to Development Standards

1 For multiple unit dwellings and townhouses, in dwelling groups, there shall be:
   (a) Not more than 18 dwelling units in a building, and
   (b) Not more than 9 dwelling units side by side along any one building elevation.

2 (a) No side yard shall be required for an attached street townhouse dwelling with two shared common walls.
   (b) (Repealed – Bylaw No. 9759 – April 26, 2021)

3 Site coverage for street townhouses may be increased to 50% where the increased site coverage is used exclusively for required enclosed parking. Site coverage includes principal and accessory buildings located on site.
   (Revised – Bylaw No. 9759 – April 26, 2021)

4 An amenity space with a minimum area of 90m², or 9m² for each dwelling unit, whichever is the greater, shall be provided on each site for a dwelling group.

5 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.
6  Site coverage includes all detached accessory buildings, covered patios and decks and cantilevered balconies. 
(Revised – Bylaw No. 9759 – April 26, 2021)

7  A front yard of not less than 3 metres in depth throughout shall be provided for street townhouse sites which front on to a local street as defined in the City of Saskatoon’s Street Classification System and which have access to a rear lane.

8  The maximum building height in established neighbourhoods is 8.5 metres.

8.8.5 Signs

The regulations governing signs in an RMTN District are contained in Appendix A - Sign Regulations.

8.8.6 Parking

(1) Except as provided in clause (2), the regulations governing parking and loading in an RMTN District are contained in Section 6.0.

(2) Where a street townhouse site has access to a rear lane, no parking shall be permitted in the front yard and no vehicular access to the site shall be permitted from the front street.

8.8.7 Landscaping

(1) For dwelling groups, a landscaped strip of not less than 4.5 metres in depth throughout shall be provided along the entire length of all site lines which abut or adjoin a street, and shall be used for no purpose except landscaping and necessary driveway access to the site.

(2) For street townhouses, a landscape strip of not less than 4.5 metres in depth throughout, except as provided in clause 8.8.4 Note 7, lying parallel to and abutting the front site line shall be provided on every site, and shall be used for no purpose other than landscaping and necessary driveway access to the site. 
(Revised – Bylaw No. 9759 – April 26, 2021)

(3) For street townhouses on corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.
(4) Where an RMTN site abuts any R District site without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.

8.8.8 Special Provision for Marquees or Canopies

(1) For all permitted buildings except one and two-unit dwellings, a marquee or canopy shall be permitted to project into required front yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.
8.9 **RMTN1 – Medium Density Townhouse Residential District 1**

### 8.9.1 Purpose

The purpose of the RMTN1 District is to provide for comprehensively planned medium density multiple-unit dwellings in the form of townhouses, dwelling groups, and other building forms, as well as related community uses.

### 8.9.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an RMTN1 District are set out in the following chart:

<table>
<thead>
<tr>
<th>RMTN1 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>(1) Dwelling groups</td>
<td>30</td>
</tr>
<tr>
<td>(2) Street townhouses</td>
<td>6</td>
</tr>
<tr>
<td>(3) Residential care homes - Type I</td>
<td>6</td>
</tr>
<tr>
<td>(4) Keeping of up to two boarders in a dwelling unit</td>
<td>-</td>
</tr>
<tr>
<td>(5) Family child care homes</td>
<td>Refer to General Provisions Section 5.33</td>
</tr>
<tr>
<td>(6) Home based businesses</td>
<td>Refer to General Provisions Section 5.29</td>
</tr>
<tr>
<td>(7) Accessory buildings and uses</td>
<td>Refer to General Provisions Section 5.7</td>
</tr>
<tr>
<td>(8) Adult day care - Type I</td>
<td>Refer to General Provisions Section 5.35</td>
</tr>
<tr>
<td>(9) Elementary and high schools</td>
<td>30</td>
</tr>
<tr>
<td>(10) Homestays</td>
<td>Refer to General Provisions Section 5.51</td>
</tr>
<tr>
<td>(11) Semi-detached dwellings (SDD)</td>
<td>6</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9683 – August 31, 2020)
(Revised – Bylaw No. 9759 – April 26, 2021)

### 8.9.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RMTN1 District are set out in the following chart:

<table>
<thead>
<tr>
<th>RMTN1 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>(1) Child care centres and preschools</td>
<td>6</td>
</tr>
<tr>
<td>(2) Residential care homes - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(3) Community centres</td>
<td>30</td>
</tr>
<tr>
<td>(4) Short-term rental properties</td>
<td>Refer to General Provisions Section 5.52</td>
</tr>
<tr>
<td>(5) Adult day care - Type II</td>
<td>6</td>
</tr>
<tr>
<td>(6) Special needs housing</td>
<td>30</td>
</tr>
<tr>
<td>(7) Private school</td>
<td>15</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 8929 – May 9, 2011)
(Revised – Bylaw No. 9683 – August 31, 2020)
8.9.4 Notes to Development Standards

1  For multiple unit dwellings and townhouses, in dwelling groups:
   (a) Each dwelling shall have primary access directly to the outside,
   (b) There shall be no more than 18 dwelling units in a building, and
   (c) There shall be no more than nine dwelling units side by side along
       any one building elevation.

2  (a) No side yard shall be required for an attached street townhouse
    dwelling with two shared common walls;
   (b) (Repealed – Bylaw No. 9759 – April 26, 2021)

3  Site coverage for street townhouses may be increased to 50% where the
    increased site coverage is used exclusively for required enclosed parking.

4  An amenity space with a minimum area of 90m², or 9m² for each dwelling
    unit, whichever is the greater, shall be provided on each site for a dwelling
    group.

5  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.

6  Site coverage includes all detached accessory buildings, covered patios
    and decks and cantilevered balconies.
    (Revised – Bylaw No. 9759 – April 26, 2021)

7  A front yard of not less than 3 metres in depth throughout shall be
    provided for street townhouse sites which front on to a local street as
    defined in the City of Saskatoon’s Street Classification System and which
    have access to a rear lane.

8.9.5 Signs

The regulations governing signs in an RMTN1 District are contained in
Appendix A - Sign Regulations.
8.9.6 Parking

(1) Except as provided in clause (2), the regulations governing parking and loading in an RMTN1 District are contained in Section 6.0.

(2) Where a street townhouse site has access to a rear lane, no parking shall be permitted in the front yard and no vehicular access to the site shall be permitted from the front street.

8.9.7 Landscaping

(1) For dwelling groups, a landscaped strip of not less than 4.5 metres in depth throughout shall be provided along the entire length of all site lines which abut or adjoin a street, and shall be used for no purpose except landscaping and necessary driveway access to the site.

(2) (a) For street townhouses, a landscaped strip of not less than 4.5 metres 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.

(b) Notwithstanding subsection (a), where Section 8.9.4.7 provides for a front yard requirement for a street townhouse that is less than 4.5 metres, the entirety of any required front yard shall be landscaped and shall be used for no purpose except landscaping and necessary driveway access to the site.

(3) For street townhouses on corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.

(4) Where an RMTN1 site abuts any R District site without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.

8.9.8 Special Provision for Marquees or Canopies

(1) For all permitted buildings except one and two-unit dwellings, a marquee or canopy shall be permitted to project into required front yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.
8.10 RM1 - Low Density Multiple-Unit Dwelling District

8.10.1 Purpose

The purpose of the RM1 District is to provide for residential development in the form of one to four-unit dwellings, while facilitating certain small and medium scale conversions and infill developments, as well as related community uses.

8.10.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an RM1 District are set out in the following chart:

<table>
<thead>
<tr>
<th>RM1 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width (m)</td>
</tr>
<tr>
<td>------------------------------------</td>
<td>-----------------</td>
</tr>
<tr>
<td><strong>8.10.2 Permitted Uses</strong></td>
<td></td>
</tr>
<tr>
<td>(1) All uses permitted in the R2 Zoning District, subject to the development standards contained in the R2 Zoning District</td>
<td></td>
</tr>
<tr>
<td>(2) Multiple-unit dwellings - maximum four dwelling units</td>
<td>15</td>
</tr>
<tr>
<td>(3) Converted dwellings - maximum four dwelling units</td>
<td>3.75/unit</td>
</tr>
</tbody>
</table>
8.10.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RM1 District are set out in the following chart:

<table>
<thead>
<tr>
<th>RM1 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>--------------------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>8.10.3 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Child care centres and pre-schools</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Community centres</td>
<td>15</td>
</tr>
<tr>
<td>(3) Parking stations</td>
<td>7.5</td>
</tr>
<tr>
<td>(4) Short-term rental properties</td>
<td>Refer to General Provisions Section 5.52</td>
</tr>
<tr>
<td>(5) Private schools</td>
<td>15</td>
</tr>
<tr>
<td>(6) Ambulance stations</td>
<td>15</td>
</tr>
<tr>
<td>(7) Boarding apartments</td>
<td>21</td>
</tr>
<tr>
<td>(8) Custodial care facility - Type II</td>
<td>7.5</td>
</tr>
<tr>
<td>(9) Special care homes</td>
<td>21</td>
</tr>
<tr>
<td>(10) Convents and monasteries - Type I and II</td>
<td>15</td>
</tr>
<tr>
<td>(11) Hostels - Type I and II</td>
<td>15</td>
</tr>
<tr>
<td>(12) Residential care homes - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(13) Multiple-unit dwellings - five or six dwelling units</td>
<td>3/unit 30</td>
</tr>
<tr>
<td>(14) Special needs housing - maximum six dwelling units</td>
<td>3/unit 30</td>
</tr>
<tr>
<td>(15) Boarding houses</td>
<td>7.5</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 8929 – May 9, 2011)
(Revised – Bylaw No. 9683 – August 31, 2020)

8.10.4 Notes to Development Standards

1. Site coverage may be increased to 50% where more than 50% of the required parking is provided underground or enclosed as part of the principal building.

2. Site coverage may be increased for attached covered patios and decks or attached enclosed swimming pools by the percentage of the area covered by such patio, deck or swimming pool, but the total site coverage shall not exceed 50%.

8.10.5 Signs

The regulations governing signs in an RM1 District are contained in Appendix A - Sign Regulations.
8.10.6 Parking

The regulations governing parking and loading in an RM1 District are contained in Section 6.0.

8.10.7 Landscaping

(1) The landscaping requirements contained in this section shall apply to all uses except child care centres, preschools, homestays, short-term rental properties, home based businesses and secondary suites. (Revised – Bylaw No. 9683 – August 31, 2020)

(2) A landscaped strip of not less than 4.5 metres 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.

(3) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.

8.10.8 Special Provision for Marquees or Canopies

(1) For all permitted buildings except one and two-unit dwellings, a marquee or canopy shall be permitted to project into required front yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.
8.11 RM2 - Low/Medium Density Multiple-Unit Dwelling District

8.11.1 Purpose

The purpose of the RM2 District is to provide for a variety of residential developments in a low to medium density form as well as related community uses.

8.11.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an RM2 District are set out in the following chart:

<table>
<thead>
<tr>
<th>RM2 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>(1) All uses permitted in the R2 Zoning District</td>
<td></td>
</tr>
<tr>
<td>(2) Multiple-unit dwellings - containing three to six dwelling units</td>
<td>15</td>
</tr>
<tr>
<td>(3) Multiple-unit dwellings - containing seven or more dwelling units</td>
<td>21</td>
</tr>
<tr>
<td>(4) Dwelling groups</td>
<td>30</td>
</tr>
<tr>
<td>(5) Converted dwellings with a maximum four dwelling units</td>
<td>3.75/ unit</td>
</tr>
<tr>
<td>(6) Boarding houses</td>
<td>15</td>
</tr>
<tr>
<td>(7) Boarding apartments</td>
<td>21</td>
</tr>
<tr>
<td>(8) Custodial care facilities - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(9) Adult day care - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(10) Convents and monasteries - Type I</td>
<td>15</td>
</tr>
<tr>
<td>(11) Convents and monasteries - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(12) Hostels - Type I</td>
<td>15</td>
</tr>
<tr>
<td>(13) Special care homes</td>
<td>21</td>
</tr>
<tr>
<td>(14) Residential care homes - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(15) Residential care homes - Type III</td>
<td>21</td>
</tr>
</tbody>
</table>
8.11.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RM2 District are set out in the following chart:

<table>
<thead>
<tr>
<th>RM2 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>8.11.3 Discretionary Uses</td>
<td>7.5</td>
</tr>
<tr>
<td>(1) Child care centres and pre-schools</td>
<td>15</td>
</tr>
<tr>
<td>(2) Community centres</td>
<td>7.5</td>
</tr>
<tr>
<td>(3) Parking stations</td>
<td>15</td>
</tr>
<tr>
<td>(4) Short-term rental properties</td>
<td>21</td>
</tr>
<tr>
<td>(5) Private schools</td>
<td>15</td>
</tr>
<tr>
<td>(6) Ambulance stations</td>
<td>15</td>
</tr>
<tr>
<td>(7) Special needs housing</td>
<td>15</td>
</tr>
<tr>
<td>(8) Hostels - Type II</td>
<td>15</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9683 – August 31, 2020)

8.11.4 Notes to Development Standards

1. On a corner site where the side yard adjoins the street, the side yard setback shall be a minimum of 4.5 metres.

2. Site coverage may be increased to 50% where more than 50% of the required parking is provided underground or enclosed as part of the principal building.

3. Site coverage may be increased for attached covered patios and decks or attached enclosed swimming pools by the percentage of the area covered by such patio, deck or swimming pool, but the total site coverage shall not exceed 50%.

4. Site coverage for dwellings in dwelling groups 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 50% or 60% where the additional site coverage is used for enclosed parking.

5. 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.
8.11.5 Signs

The regulations governing signs in an RM2 District are contained in Appendix A - Sign Regulations.

8.11.6 Parking

The regulations governing parking and loading in an RM2 District are contained in Section 6.0.

8.11.7 Gross Floor Space Ratio

(1) The gross floor space ratio shall not exceed 1:1.

8.11.8 Landscaping

(1) A landscaped strip of not less than 4.5 metres 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.

(2) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.

(3) Where an RM2 site abuts any R District site without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.

8.11.9 Special Provision for Marquees or Canopies

(1) For all permitted buildings except one and two-unit dwellings, a marquee or canopy shall be permitted to project into required front yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front or side site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.
8.12 RM3 - Medium Density Multiple-Unit Dwelling District

8.12.1 Purpose

The purpose of the RM3 District is to provide for a variety of residential developments in a medium density form as well as related community uses.

8.12.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an RM3 District are set out in the following chart:

<table>
<thead>
<tr>
<th>RM3 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width (m)</td>
</tr>
<tr>
<td>(1) All uses permitted in the R2 Zoning District, subject to the development standards contained in the R2 Zoning District</td>
<td>15</td>
</tr>
<tr>
<td>(2) Multiple-unit dwellings - containing three to six dwelling units</td>
<td>21</td>
</tr>
<tr>
<td>(3) Multiple-unit dwellings - containing seven or more dwelling units</td>
<td>30</td>
</tr>
<tr>
<td>(4) Dwelling groups</td>
<td>3.75/unit</td>
</tr>
<tr>
<td>(5) Converted dwellings with a maximum four dwelling units</td>
<td>15</td>
</tr>
<tr>
<td>(6) Boarding houses</td>
<td>21</td>
</tr>
<tr>
<td>(7) Boarding apartments</td>
<td>15</td>
</tr>
<tr>
<td>(8) Custodial care facilities - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(9) Adult day care - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(10) Convents and monasteries - Type I</td>
<td>15</td>
</tr>
<tr>
<td>(11) Convents and monasteries - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(12) Hostels - Type I</td>
<td>15</td>
</tr>
<tr>
<td>(13) Special care homes</td>
<td>21</td>
</tr>
<tr>
<td>(14) Residential care homes - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(15) Residential care homes - Type III</td>
<td>21</td>
</tr>
</tbody>
</table>
8.12.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RM3 District are set out in the following chart:

<table>
<thead>
<tr>
<th>RM3 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width (m²)</td>
</tr>
<tr>
<td>8.12.3 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Child care centres and pre-schools</td>
<td>7.5 30 225 6 0.75</td>
</tr>
<tr>
<td>(2) Community centres</td>
<td>15 30 450 6 3</td>
</tr>
<tr>
<td>(3) Parking stations</td>
<td>7.5 30 225 6</td>
</tr>
<tr>
<td>(4) Short-term rental properties</td>
<td>Refer to General Provisions Section 5.52</td>
</tr>
<tr>
<td>(5) Private schools</td>
<td>15 30 450 6 3</td>
</tr>
<tr>
<td>(6) Ambulance stations</td>
<td>15 30 450 6 3</td>
</tr>
<tr>
<td>(7) Special needs housing</td>
<td>21 30 630 6 3</td>
</tr>
<tr>
<td>(8) Custodial care facility - Type III</td>
<td>15 30 450 6 0.75</td>
</tr>
<tr>
<td>(9) Hostels - Type II</td>
<td>15 30 450 6 0.75</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9683 – August 31, 2020)

8.12.4 Notes to Development Standards

1. On a corner site where the side yard adjoins the street, the side yard setback shall be a minimum of 4.5 metres.

2. Site coverage may be increased to 50% where more than 50% of the required parking is provided underground or enclosed as part of the principal building.

3. Site coverage may be increased for attached covered patios and decks or attached enclosed swimming pools by the percentage of the area covered by such patio, deck or swimming pool, but the total site coverage shall not exceed 50%.

4. Site coverage for dwellings in dwelling groups 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 50% or 60% where the additional site coverage is used for enclosed parking.

5. 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.
8.12.5 Signs

The regulations governing signs in an RM3 District are contained in Appendix A - Sign Regulations.

8.12.6 Parking

The regulations governing parking and loading in an RM3 District are contained in Section 6.0.

8.12.7 Gross Floor Space Ratio

(1) The gross floor space ratio shall not exceed 1.5:1.

8.12.8 Landscaping

(1) A landscaped strip of not less than 4.5 metres 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.

(2) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.

(3) Where an RM3 site abuts any R District site without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.

8.12.9 Special Provision for Marquees or Canopies

(1) For all permitted buildings except one and two-unit dwellings, a marquee or canopy shall be permitted to project into front and side yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front or side site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.
8.13  RM4 - Medium/High Density Multiple-Unit Dwelling District

8.13.1 Purpose

The purpose of the RM4 District is to provide for a variety of residential developments in a medium to high density form as well as related community uses.

8.13.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an RM4 District are set out in the following chart:

<table>
<thead>
<tr>
<th>RM4 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>--------------------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>(1) All uses permitted in the R2 Zoning District, subject to the development standards contained in the R2 Zoning District</td>
<td></td>
</tr>
<tr>
<td>(2) Multiple-unit dwellings</td>
<td>15</td>
</tr>
<tr>
<td>(3) Dwelling groups</td>
<td>30</td>
</tr>
<tr>
<td>(4) Converted dwellings with a maximum four dwelling units</td>
<td>3.75/unit</td>
</tr>
<tr>
<td>(5) Boarding houses</td>
<td>15</td>
</tr>
<tr>
<td>(6) Boarding apartments</td>
<td>21</td>
</tr>
<tr>
<td>(7) Custodial care facilities - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(8) Adult day care - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(9) Convents and monasteries - Type I</td>
<td>15</td>
</tr>
<tr>
<td>(10) Convents and monasteries - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(11) Hostels - Type I</td>
<td>15</td>
</tr>
<tr>
<td>(12) Special care homes</td>
<td>21</td>
</tr>
<tr>
<td>(13) Residential care homes - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(14) Residential care homes - Type III</td>
<td>21</td>
</tr>
</tbody>
</table>
8.13.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RM4 District are set out in the following chart:

<table>
<thead>
<tr>
<th>RM4 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>(1) Child care centres and pre-schools</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Community centres</td>
<td>15</td>
</tr>
<tr>
<td>(3) Parking stations</td>
<td>7.5</td>
</tr>
<tr>
<td>(4) Short-term rental properties</td>
<td>Refer to General Provisions Section 5.52</td>
</tr>
<tr>
<td>(5) Private schools</td>
<td>15</td>
</tr>
<tr>
<td>(6) Ambulance stations</td>
<td>15</td>
</tr>
<tr>
<td>(7) Special needs housing</td>
<td>15</td>
</tr>
<tr>
<td>(8) Custodial care facility - Type III</td>
<td>15</td>
</tr>
<tr>
<td>(9) Hostels - Type II</td>
<td>15</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9683 – August 31, 2020)

8.13.4 Notes to Development Standards

1. The minimum side yard shall be 1.5 metres or 25% the height of the side wall of the building, whichever is greater.

2. Site coverage may be increased to 60% on a corner site.

3. Site coverage for dwellings in dwelling groups 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 60% or 70% on a corner site.

4. For dwellings in dwelling groups, a side yard of not less than 1.5 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.
8.13.5 Signs

The regulations governing signs in an RM4 District are contained in Appendix A - Sign Regulations.

8.13.6 Parking

The regulations governing parking and loading in an RM4 District are contained in Section 6.0.

8.13.7 Gross Floor Space Ratio

(1) The gross floor space ratio shall not exceed 1:1, provided, however, that within the area bounded on the north by 33rd Street, on the west by Avenue W, on the south by 11th Street West and 7th Street East, and on the east by Cumberland Avenue, the gross floor space ratio shall not exceed 1.5:1.

8.13.8 Landscaping

(1) A landscaped strip of not less than 4.5 metres 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.

(2) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.

(3) Where an RM4 site abuts any R District site without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.

8.13.9 Special Provision for Marquees or Canopies

(1) For all permitted buildings except one and two-unit dwellings, a marquee or canopy shall be permitted to project into front and side yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front or side site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.
8.14 RM5 - High Density Multiple-Unit Dwelling District

8.14.1 Purpose

The purpose of the RM5 District is to provide for a variety of residential developments, including those in a high density form, as well as related community uses, and certain limited commercial development opportunities.

8.14.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an RM5 District are set out in the following chart:

<table>
<thead>
<tr>
<th>RM5 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>8.14.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) All uses permitted in the R2 Zoning District, subject to the development standards contained in the R2 Zoning District</td>
<td>15 30 550 6 1.5 7.5 4.5 463 50% 5</td>
</tr>
<tr>
<td>(2) Multiple-unit dwellings</td>
<td>15 30 450 6 0.75 7.5 4.5 463 50% 5</td>
</tr>
<tr>
<td>(3) Dwelling groups</td>
<td>15 30 450 6 0.75 7.5 4.5 463 50% 5</td>
</tr>
<tr>
<td>(4) Converted dwellings with a maximum four dwelling units</td>
<td>3.75/unit 30 225 6 0.75 7.5 4.5 8.5 50% 5</td>
</tr>
<tr>
<td>(5) Boarding houses</td>
<td>15 30 450 6 0.75 7.5 4.5 463 50% 5</td>
</tr>
<tr>
<td>(6) Custodial care facility - Type II</td>
<td>15 30 450 6 0.75 7.5 4.5 463 50% 5</td>
</tr>
<tr>
<td>(7) Residential care homes - Type II</td>
<td>15 30 450 6 0.75 7.5 4.5 463 50% 5</td>
</tr>
<tr>
<td>(8) Adult day care - Type II</td>
<td>15 30 450 6 0.75 7.5 4.5 463 50% 5</td>
</tr>
<tr>
<td>(9) Convents and monasteries - Type I and II</td>
<td>15 30 450 6 0.75 7.5 4.5 463 50% 5</td>
</tr>
<tr>
<td>(10) Hostels - Type I and II</td>
<td>15 30 450 6 0.75 7.5 4.5 463 50% 5</td>
</tr>
<tr>
<td>(11) Boarding apartments</td>
<td>21 30 630 6 1.5 7.5 4.5 463 50% 5</td>
</tr>
<tr>
<td>(12) Special care homes</td>
<td>21 30 630 6 1.5 7.5 4.5 463 50% 5</td>
</tr>
<tr>
<td>(13) Commercial dwelling conversions - limited to offices</td>
<td>Refer to General Provisions Section 5.37</td>
</tr>
<tr>
<td>(14) Residential care homes - Type III</td>
<td>21 30 630 6 1.5 7.5 4.5 463 50% 5</td>
</tr>
<tr>
<td>(15) Accessory uses to multiple-unit dwellings containing at least 100 dwelling units</td>
<td>Refer to General Provisions Section 5.52</td>
</tr>
<tr>
<td>(16) Short-term rental properties</td>
<td>Refer to General Provisions Section 5.52</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9683 – August 31, 2020)
8.14.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RM5 District are set out in the following chart:

<table>
<thead>
<tr>
<th>RM5 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width (m²)</td>
</tr>
<tr>
<td>8.14.3 Discretionary Uses</td>
<td>7.5 30 225 6</td>
</tr>
<tr>
<td>(1) Child care centres and pre-schools</td>
<td>15 30 450 6</td>
</tr>
<tr>
<td>(2) Private schools</td>
<td>15 30 450 6</td>
</tr>
<tr>
<td>(3) Community centres</td>
<td>7.5 30 225 6</td>
</tr>
<tr>
<td>(4) Parking stations</td>
<td>7.5 30 225 6</td>
</tr>
<tr>
<td>(5) (Repealed – Bylaw No. 9683 – August 31, 2020)</td>
<td></td>
</tr>
<tr>
<td>(6) Special needs housing</td>
<td>15 30 450 6</td>
</tr>
<tr>
<td>(7) Custodial care facility - Type III</td>
<td>15 30 450 6</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9683 – August 31, 2020)

8.14.4 Notes to Development Standards

1 Any or all of the following uses shall be permitted to locate in a building used as a multiple unit dwelling:
   (a) beauty parlours and barber shops;
   (b) confectionaries; and

   provided that all of the following conditions are complied with:

   (i) any such use shall have access only from within the interior of the building;
   (ii) no such use shall be permitted in a building used as a multiple unit dwelling having fewer than 100 dwelling units;
   (iii) no such use shall be permitted above the ground floor level;
   (iv) no such individual use shall have a floor area greater than 56m²;
   (v) no exterior signage.

2 The minimum side yard shall be 1.5 metres or one-sixth the height of the side wall of the building, whichever is greater, provided however, that on a corner site along the flanking street the minimum side yard shall be 3.0 metres.

3 The maximum building height shall not exceed 46 metres, provided however, that within the area bounded on the north by Queen Street, on the west by the lane between 2nd Avenue and 3rd Avenue, on the south by 25th Street, and on the east side by 5th Avenue, there shall be no maximum building height.
4 Site coverage may be increased to 60% on a corner site.

5 Site coverage for dwellings in dwelling groups 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 60% or 70% on a corner site.

6 For dwellings in dwelling groups, a side yard of not less than 1.5 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.

8.14.5 Signs

The regulations governing signs in an RM5 District are contained in Appendix A - Sign Regulations.

8.14.6 Parking

The regulations governing parking and loading in an RM5 District are contained in Section 6.0.

8.14.7 Gross Floor Space Ratio

(1) The gross floor space ratio shall not exceed 4:1.

8.14.8 Landscaping

(1) A landscaped strip of not less than 4.5 metres 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.

(2) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.

(3) Where an RM5 site abuts any R District site without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.
8.14.9 Special Provision for Marquees or Canopies

(1) For all permitted buildings except one and two-unit dwellings, a marquee or canopy shall be permitted to project into front and side yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front or side site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.
9.1 M1 - Local Institutional Service District

9.1.1 Purpose

The purpose of the M1 District is to facilitate a limited range of institutional and community activities that are generally compatible with low density residential uses and capable of being located within a neighborhood setting.

9.1.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an M1 District are set out in the following chart:

<table>
<thead>
<tr>
<th>M1 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td><strong>9.1.2 Permitted Uses</strong></td>
<td></td>
</tr>
<tr>
<td>(1) One-unit dwellings (OUD)</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Two-unit dwellings (TUD)</td>
<td>15</td>
</tr>
<tr>
<td>(3) Semi-detached dwellings (SDD)</td>
<td>7.5</td>
</tr>
<tr>
<td>(4) Secondary suites</td>
<td>Refer to General Provisions Section 5.30</td>
</tr>
<tr>
<td>(5) Offices and office buildings</td>
<td>15</td>
</tr>
<tr>
<td>(6) Funeral homes</td>
<td>15</td>
</tr>
<tr>
<td>(7) Art galleries and museums</td>
<td>15</td>
</tr>
<tr>
<td>(8) Places of worship</td>
<td>15</td>
</tr>
<tr>
<td>(9) Private schools</td>
<td>15</td>
</tr>
<tr>
<td>(10) Photography studios, excluding the retail processing of film</td>
<td>15</td>
</tr>
<tr>
<td>(11) Custodial care facilities - Type I and II</td>
<td>7.5</td>
</tr>
<tr>
<td>(12) Residential care homes - Type I</td>
<td>7.5</td>
</tr>
<tr>
<td>(13) Residential care homes – Type II</td>
<td>15</td>
</tr>
<tr>
<td>(14) Adult day care - Type I and II</td>
<td>7.5</td>
</tr>
<tr>
<td>(15) Ambulance stations</td>
<td>15</td>
</tr>
<tr>
<td>(16) Medical clinics</td>
<td>15</td>
</tr>
<tr>
<td>(17) Medical, dental and optical laboratories</td>
<td>15</td>
</tr>
<tr>
<td>(18) Veterinary clinics</td>
<td>15</td>
</tr>
<tr>
<td>(19) Public parks, playgrounds and sports fields</td>
<td>-</td>
</tr>
<tr>
<td>(20) Not more than one dwelling unit in conjunction with and attached to any other non-residential permitted use</td>
<td>-</td>
</tr>
<tr>
<td>(21) Accessory buildings and uses</td>
<td>Refer to General Provisions Section 5.7</td>
</tr>
<tr>
<td>(22) Keeping of a maximum of five boarders in a OUD</td>
<td>-</td>
</tr>
<tr>
<td>(23) Keeping of a maximum of two boarders in each unit of a TUD</td>
<td>-</td>
</tr>
<tr>
<td>(24) Family child care homes</td>
<td>Refer to General Provisions Section 5.33</td>
</tr>
<tr>
<td>(25) Child care centres and pre-schools accessory to a place of worship or community centre</td>
<td>Refer to General Provisions Section 5.32</td>
</tr>
</tbody>
</table>
### 9.1.2 Permitted Uses (continued)

(26) Home based businesses  
Refer to General Provisions Section 5.29

(27) Commercial dwelling conversions - limited to offices, art galleries and museums, medical clinics, or photography studios, excluding the retail processing of film  
Refer to General Provisions Section 5.37

(28) Keeping of three residential care home residents in each unit of a TUD or SDD

(29) Municipal public works yard – Type I  
Refer to General Provisions Section 5.50

(30) Homestays  
Refer to General Provisions Section 5.51

(31) Short-term rental properties  
Refer to General Provisions Section 5.52

(Revised – Bylaw No. 8929 – May 9, 2011)
(Revised – Bylaw No. 9703 – May 25, 2020)
(Revised – Bylaw No. 9683 – August 31, 2020)

### 9.1.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an M1 District are set out in the following chart:

<table>
<thead>
<tr>
<th>M1 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>9.1.3 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Parking stations</td>
<td>15</td>
</tr>
<tr>
<td>(2) Child care centres and pre-schools</td>
<td>7.5</td>
</tr>
<tr>
<td>(3) Community centres</td>
<td>15</td>
</tr>
<tr>
<td>(4) Private clubs</td>
<td>15</td>
</tr>
<tr>
<td>(5) Boarding houses</td>
<td>7.5</td>
</tr>
<tr>
<td>(7) Custodial care facilities - Type III</td>
<td>7.5</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9683 – August 31, 2020)

### 9.1.4 Signs

The regulations governing signs in an M1 District are contained in Appendix A - Sign Regulations.

### 9.1.5 Parking

The regulations governing parking and loading in an M1 District are contained in Section 6.0.

### 9.1.6 Gross Floor Space Ratio

(1) The gross floor space ratio shall not exceed 1:1.
9.1.7 Landscaping

(1) A landscaped strip of not less than 3 metres in width throughout lying parallel to and abutting the front site line shall be provided on every site.

(2) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.

(3) Where a site abuts any R District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.

(4) These landscaping requirements shall not apply to one unit or two unit dwellings.

9.1.8 Special Provisions for Marquees and Canopies

(1) For all permitted buildings except one and two-unit dwellings, a marquee or canopy shall be permitted to project into front and side yards; provided however, that the outer edges of the marquee or canopy shall not be located closer than 1.5 metres to any front or side site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.
### 9.2 M2 - Community Institutional Service District

#### 9.2.1 Purpose

The purpose of the M2 District is to facilitate a moderate range of institutional and community activities, as well as medium density residential uses, that are generally compatible with residential land uses, and capable of being located in a neighbourhood setting subject to appropriate site selection.

#### 9.2.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an M2 District are set out in the following chart:

<table>
<thead>
<tr>
<th>M2 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Area (m²)</td>
</tr>
<tr>
<td>9.2.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) One-unit dwellings (OUD)</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Two-unit dwellings (TUD)</td>
<td>15</td>
</tr>
<tr>
<td>(3) Semi-detached dwellings (SDD)</td>
<td>7.5</td>
</tr>
<tr>
<td>(4) Multiple-unit dwellings - containing three to six dwelling units</td>
<td>15</td>
</tr>
<tr>
<td>(5) Multiple-unit dwellings - containing seven or more dwelling units</td>
<td>21</td>
</tr>
<tr>
<td>(6) Dwelling groups</td>
<td>30</td>
</tr>
<tr>
<td>(7) Converted dwellings with a maximum of four dwelling units</td>
<td>3.75/unit</td>
</tr>
<tr>
<td>(8) Secondary suites</td>
<td>Refer to General Provisions Section 5.30</td>
</tr>
<tr>
<td>(9) Keeping of a maximum of five boarders in a OUD</td>
<td></td>
</tr>
<tr>
<td>(10) Keeping of a maximum of two boarders in each unit of a TUD or SDD</td>
<td></td>
</tr>
<tr>
<td>(11) Offices and office buildings</td>
<td>15</td>
</tr>
<tr>
<td>(12) Funeral homes</td>
<td>15</td>
</tr>
<tr>
<td>(13) Art galleries and museums</td>
<td>15</td>
</tr>
<tr>
<td>(14) Places of worship</td>
<td>15</td>
</tr>
<tr>
<td>(15) Private schools</td>
<td>15</td>
</tr>
<tr>
<td>(16) Photography studios, excluding the retail processing of film</td>
<td>15</td>
</tr>
<tr>
<td>(17) Custodial care facilities - Type I and II</td>
<td>7.5</td>
</tr>
<tr>
<td>(18) Community centre conversions</td>
<td>15</td>
</tr>
<tr>
<td>(19) Residential care homes - Type I</td>
<td>7.5</td>
</tr>
<tr>
<td>(20) Residential care homes – Type II</td>
<td>15</td>
</tr>
<tr>
<td>(21) Residential care homes – Type III</td>
<td>21</td>
</tr>
<tr>
<td>(22) Adult day care - Type I and II</td>
<td>7.5</td>
</tr>
<tr>
<td><strong>M2 District</strong></td>
<td><strong>Minimum Development Standards (in Metres)</strong></td>
</tr>
<tr>
<td>-----------------</td>
<td>----------------------------------------------</td>
</tr>
<tr>
<td></td>
<td><strong>Site Width (m²)</strong></td>
</tr>
<tr>
<td><strong>9.2.2 Permitted Uses (continued)</strong></td>
<td></td>
</tr>
<tr>
<td>(23) Elementary and high schools</td>
<td>30</td>
</tr>
<tr>
<td>(24) Boarding houses</td>
<td>7.5</td>
</tr>
<tr>
<td>(25) Boarding apartments</td>
<td>21</td>
</tr>
<tr>
<td>(26) Hostels - Type I</td>
<td>15</td>
</tr>
<tr>
<td>(27) Medical clinics</td>
<td>15</td>
</tr>
<tr>
<td>(28) Medical, dental and optical laboratories</td>
<td>15</td>
</tr>
<tr>
<td>(29) Ambulance stations</td>
<td>15</td>
</tr>
<tr>
<td>(30) Veterinary clinics</td>
<td>15</td>
</tr>
<tr>
<td>(31) Public parks, playgrounds and sports fields</td>
<td>-</td>
</tr>
<tr>
<td>(32) Dwelling units in conjunction with and attached to any other non-residential permitted use</td>
<td>-</td>
</tr>
<tr>
<td>(33) Family child care homes</td>
<td>Refer to General Provisions Section 5.33</td>
</tr>
<tr>
<td>(34) Child care centres and pre-schools accessory to a place of worship, elementary and high schools, community centre conversion or community centre</td>
<td>Refer to General Provisions Section 5.32</td>
</tr>
<tr>
<td>(35) Home based businesses</td>
<td>Refer to General Provisions Section 5.29</td>
</tr>
<tr>
<td>(36) Pharmacies and optical dispensaries accessory to an office or medical clinic</td>
<td>Refer to General Provisions Section 5.37</td>
</tr>
<tr>
<td>(37) Commercial dwelling conversions - limited to offices, art galleries and museums, medical clinics, or photography studios, excluding the retail processing of film</td>
<td>Refer to General Provisions Section 5.7</td>
</tr>
<tr>
<td>(38) Financial institutions</td>
<td>15</td>
</tr>
<tr>
<td>(39) Special care homes</td>
<td>21</td>
</tr>
<tr>
<td>(40) Convents and monasteries - Type I</td>
<td>15</td>
</tr>
<tr>
<td>(41) Convents and monasteries - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(42) Accessory buildings and uses</td>
<td>Refer to General Provisions Section 5.7</td>
</tr>
<tr>
<td>(43) Keeping of three residential care home residents in each unit of TUD or SDD</td>
<td>Refer to General Provisions Section 5.50</td>
</tr>
<tr>
<td>(44) Municipal public works yard – Type I</td>
<td>Refer to General Provisions Section 5.51</td>
</tr>
<tr>
<td>(45) Homestays</td>
<td>Refer to General Provisions Section 5.52</td>
</tr>
<tr>
<td>(46) Short-term rental properties</td>
<td>Refer to General Provisions Section 5.52</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 8929 – May 9, 2011)
(Revised – Bylaw No. 9703 – May 25, 2020)
(Revised – Bylaw No. 9683 – August 31, 2020)
### 9.2.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an M2 District are set out in the following chart:

<table>
<thead>
<tr>
<th>M2 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width (m²)</td>
</tr>
<tr>
<td>9.2.3 Discretionary Uses</td>
<td>7.5</td>
</tr>
<tr>
<td>(1) Parking stations</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Child care centres and pre-schools</td>
<td>15</td>
</tr>
<tr>
<td>(3) Community centres</td>
<td>15</td>
</tr>
<tr>
<td>(4) Private clubs</td>
<td>15</td>
</tr>
<tr>
<td>(5) (Repealed – Bylaw No. 9683 – August 31, 2020)</td>
<td></td>
</tr>
<tr>
<td>(6) Special needs housing</td>
<td>21</td>
</tr>
<tr>
<td>(7) Hostels - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(8) Custodial care facilities - Type III</td>
<td>7.5</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9704 – May 25, 2020)  
(Revised – Bylaw No. 9683 – August 31, 2020)

### 9.2.4 Notes to Development Standards

1. The following conditions must be complied with:

   (i) any such use shall have access thereto only from within the interior of the building;

   (ii) the total floor area devoted to such use shall not exceed 10% of the gross floor area of the building.

2. On a corner site the side yard that adjoins the street shall be a minimum of 4.5 metres. On a corner site in dwelling groups the side yard that adjoins the street shall be 3 metres where there is an attached covered patio or deck.

3. Site coverage may be increased for attached covered patios and decks or attached enclosed swimming pools by the percentage of the area covered by such patio, deck or swimming pool, but the total site coverage shall not exceed 50%.

4. Site coverage may be increased to 50% on a corner site.

5. For dwellings in dwelling groups, 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.

6. Site Coverage for dwellings in dwelling groups 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 50%.
9.2.5 Signs

The regulations governing signs in an M2 District are contained in Appendix A - Sign Regulations.

9.2.6 Parking

The regulations governing parking and loading in an M2 District are contained in Section 6.0.

9.2.7 Gross Floor Space Ratio

(1) The gross floor space ratio shall not exceed 1.5:1.

9.2.8 Landscaping

(1) A landscaped strip of not less than 3 metres in width throughout lying parallel to and abutting the front site line shall be provided on every site.

(2) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.

(3) Where a site abuts any R District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.

(4) These landscaping requirements shall not apply to one-unit, two-unit or semi-detached dwellings.

9.2.9 Special Provisions for Marquees and Canopies

(1) For all permitted buildings except one and two-unit dwellings or semi-detached dwellings, a marquee or canopy shall be permitted to project into front and side yards; provided however, that the outer edges of the marquee or canopy shall not be located closer than 1.5 metres to any front or side site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.
9.3 M3 - General Institutional Service District

9.3.1 Purpose

The purpose of the M3 District is to facilitate a wide range of institutional and community activities, as well as medium and high density residential uses, within suburban centres and other strategically located areas.

9.3.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an M3 District are set out in the following chart:

<table>
<thead>
<tr>
<th>M3 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>9.3.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) One-unit dwellings (OUD)</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Two-unit dwellings (TUD)</td>
<td>15</td>
</tr>
<tr>
<td>(3) Semi-detached dwellings (SDD)</td>
<td>7.5</td>
</tr>
<tr>
<td>(4) Multiple-unit dwellings (2)</td>
<td>15</td>
</tr>
<tr>
<td>(5) Secondary suites</td>
<td></td>
</tr>
<tr>
<td>(6) Dwelling groups</td>
<td>30</td>
</tr>
<tr>
<td>(7) Converted dwellings with a maximum of four dwelling units</td>
<td>15</td>
</tr>
<tr>
<td>(8) Offices and office buildings (4)</td>
<td>15</td>
</tr>
<tr>
<td>(9) Funeral and wedding establishments</td>
<td>15</td>
</tr>
<tr>
<td>(10) Funeral homes</td>
<td>15</td>
</tr>
<tr>
<td>(11) Art galleries and museums</td>
<td>15</td>
</tr>
<tr>
<td>(12) Places of worship</td>
<td>15</td>
</tr>
<tr>
<td>(13) Private schools</td>
<td>15</td>
</tr>
<tr>
<td>(14) Radio or television studios</td>
<td>15</td>
</tr>
<tr>
<td>(15) Motion picture or recording studios</td>
<td>15</td>
</tr>
<tr>
<td>(16) Photography studios, excluding the retail processing of film</td>
<td>15</td>
</tr>
<tr>
<td>(17) Custodial care facilities - Type I and II</td>
<td>7.5</td>
</tr>
<tr>
<td>(18) Custodial care facilities - Type III</td>
<td>15</td>
</tr>
<tr>
<td>(19) Community centre conversions</td>
<td>15</td>
</tr>
<tr>
<td>(20) Residential care homes - Type I</td>
<td>7.5</td>
</tr>
<tr>
<td>(21) Residential care homes - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(22) Residential care homes - Type III</td>
<td>15</td>
</tr>
<tr>
<td>(23) Adult day care - Type I and II</td>
<td>7.5</td>
</tr>
<tr>
<td>(24) Elementary and high schools</td>
<td>30</td>
</tr>
<tr>
<td>(25) Boarding houses</td>
<td>7.5</td>
</tr>
<tr>
<td>(26) Boarding apartments</td>
<td>15</td>
</tr>
<tr>
<td>(27) Ambulance stations</td>
<td>15</td>
</tr>
<tr>
<td>(28) Convents and monasteries - Type I and II</td>
<td>15</td>
</tr>
<tr>
<td>(29) Medical clinics (4)</td>
<td>15</td>
</tr>
</tbody>
</table>
### M3 District

<table>
<thead>
<tr>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Width</strong></td>
</tr>
<tr>
<td>----------------</td>
</tr>
<tr>
<td><strong>9.3.2 Permitted Uses (continued)</strong></td>
</tr>
<tr>
<td>(30) Medical, dental and optical laboratories</td>
</tr>
<tr>
<td>(31) Veterinary clinics</td>
</tr>
<tr>
<td>(32) Research laboratories</td>
</tr>
<tr>
<td>(33) Financial institutions</td>
</tr>
<tr>
<td>(34) Hostels - Type I and II</td>
</tr>
<tr>
<td>(35) Public halls</td>
</tr>
<tr>
<td>(36) Hospitals</td>
</tr>
<tr>
<td>(37) Special care homes</td>
</tr>
<tr>
<td>(38) Public parks, playgrounds, sports fields, and arenas</td>
</tr>
<tr>
<td>(39) Cemeteries</td>
</tr>
<tr>
<td>(40) Public libraries</td>
</tr>
<tr>
<td>(41) Private clubs 1</td>
</tr>
<tr>
<td>(42) Banquet halls</td>
</tr>
<tr>
<td>(43) Community centres</td>
</tr>
<tr>
<td>(44) (Repealed – Bylaw No. 9683 – August 31, 2020)</td>
</tr>
<tr>
<td>(45) Personal service trades and health clubs 1</td>
</tr>
<tr>
<td>(46) Dwelling units in conjunction with and attached to any other non-residential permitted use</td>
</tr>
<tr>
<td>(47) Accessory buildings and uses</td>
</tr>
<tr>
<td>(48) Keeping of a maximum of five boarders in a OUD</td>
</tr>
<tr>
<td>(49) Family child care homes</td>
</tr>
<tr>
<td>(50) Child care centres and pre-schools accessory to a place of worship, elementary and high schools, community centre conversion or community centre</td>
</tr>
<tr>
<td>(51) Home based businesses</td>
</tr>
<tr>
<td>(52) Accessory uses to a multiple-unit dwelling containing at least 100 dwelling units 2</td>
</tr>
<tr>
<td>(53) Accessory uses to a hotel or motel 3</td>
</tr>
<tr>
<td>(54) Accessory uses to an office building or medical clinic 4</td>
</tr>
<tr>
<td>(55) Educational Institutions</td>
</tr>
<tr>
<td>(56) Personal service trades</td>
</tr>
<tr>
<td>(57) Hotels and motels 3</td>
</tr>
<tr>
<td>(58) Commercial recreation uses in a public park or public civic centre</td>
</tr>
<tr>
<td>(59) Keeping of three care home residents in each unit of a TUD or SDD</td>
</tr>
<tr>
<td>(60) Municipal public works yard – Type I</td>
</tr>
<tr>
<td>(61) Homestays</td>
</tr>
<tr>
<td>(62) Short-term rental properties</td>
</tr>
<tr>
<td>(63) Special needs housing</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 8929 – May 9, 2011)  
(Revised – Bylaw No. 9129 – November 4, 2013)  
(Revised – Bylaw No. 9703 – May 25, 2020)  
(Revised – Bylaw No. 9683 – August 31, 2020)  
(Revised – Bylaw No. 9759 – April 26, 2021)
9.3.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an M3 District are set out in the following chart:

<table>
<thead>
<tr>
<th>M3 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>9.3.3 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Parking stations</td>
<td>15</td>
</tr>
<tr>
<td>(2) Child care centres and pre-schools</td>
<td>7.5</td>
</tr>
<tr>
<td>(3) Repealed – Bylaw 9759 – April 26, 2021</td>
<td></td>
</tr>
<tr>
<td>(4) Commercial parking lots and storage garages</td>
<td>15</td>
</tr>
<tr>
<td>(5) Office complexes</td>
<td>30</td>
</tr>
<tr>
<td>(6) Nightclubs and taverns in conjunction with and attached to a hotel or motel</td>
<td></td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9759 – April 26, 2021)

9.3.4 Notes to Development Standards

1. Pro-shops or retail sales accessory to a health club or private club shall not exceed 50m² in area.

2. Any or all of the following uses shall be permitted to locate in a building used as a multiple unit dwelling:
   (a) confectionerries; and
   (b) drug stores or pharmacies;

   provided that all of the following conditions are complied with:
   (i) any such use shall have access only from within the interior of the building;
   (ii) no such use shall be permitted in a building used as a multiple unit dwelling having fewer than 100 dwelling units;
   (iii) no such use shall be permitted above the ground floor level;
   (iv) no such individual use shall have a floor area greater than 56m².

3. Any or all of the following uses shall be permitted to locate in a building used as a hotel or motel:
   (a) confectionerries;
   (b) newsstands and tobacconists;
City of Saskatoon Zoning Bylaw

(c) dry cleaning and laundry pick-up depots;
(d) restaurants and lounges;
(e) drug stores or pharmacies;

provided that all of the following conditions are complied with:

(i) any such use shall have access only from within the interior of the building;
(ii) no such use shall be permitted in a building used as a hotel or motel having fewer than 100 guest rooms.

4 Any or all of the following uses shall be permitted to locate in a building used as an office building or medical clinic:

(a) confectioneries;
(b) drug stores or pharmacies;
(c) restaurants;
(d) dry cleaning and laundry pick-up depots;

provided that all of the following conditions are complied with:

(i) any such use shall have access only from within the interior of the building;
(ii) no such use shall be permitted in a building having a gross floor area less than 930m² used for office purposes;
(iii) the total floor area devoted to all such uses shall not exceed 10% of the gross floor area of the building.

5 Commercial parking lots and storage garages shall be limited to the parking of private passenger vehicles only.

6 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.

7 (a) Except as provided in subclause (b), a rear yard shall be provided of a minimum average depth of not less than 7.5 metres and a minimum depth of not less than 4.5 metres.

(b) For dwellings in dwelling groups, 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.
8 Nightclubs and taverns shall be a discretionary use in a building used as a hotel or motel provided that the following conditions are complied with:

(i) any such use shall have access only from within the interior of the building;
(ii) no such use shall be permitted in a building used as a hotel or motel having fewer than 100 guest rooms.

9.3.5 Signs

The regulations governing signs in an M3 District are contained in Appendix A - Sign Regulations.

9.3.6 Parking

The regulations governing parking and loading in an M3 District are contained in Section 6.0.

9.3.7 Gross Floor Space Ratio

(1) The gross floor space ratio shall not exceed 5:1.

9.3.8 Landscaping

(1) A landscaped strip of not less than 4.5 metres in width throughout lying parallel to and abutting the front site line shall be provided on every site.

(2) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.

(3) Where a site abuts any R District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.

(4) These landscaping requirements shall not apply to one unit dwellings.

9.3.9 Special Provisions for Marquees and Canopies

(1) For all permitted buildings except one-unit dwellings, a marquee or canopy shall be permitted to project into front and side yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front or side site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.
9.4 M4 - Core Area Institutional Service District

9.4.1 Purpose

The purpose of the M4 District is to facilitate a wide range of institutional, office and community activities, as well as high density residential uses within and near the downtown area.

9.4.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an M4 District are set out in the following chart:

<table>
<thead>
<tr>
<th>M4 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>9.4.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) One-unit dwellings (OUD)</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Two-unit dwellings (TUD)</td>
<td>15</td>
</tr>
<tr>
<td>(3) Semi-detached dwellings (SDD)</td>
<td>7.5</td>
</tr>
<tr>
<td>(4) Multiple-unit dwellings 2</td>
<td>15</td>
</tr>
<tr>
<td>(5) Secondary suites</td>
<td>Refer to General Provisions Section 5.30</td>
</tr>
<tr>
<td>(6) Dwelling groups</td>
<td>30</td>
</tr>
<tr>
<td>(7) Converted dwellings with a maximum of four dwelling units</td>
<td>15</td>
</tr>
<tr>
<td>(8) Offices and office buildings 4</td>
<td>15</td>
</tr>
<tr>
<td>(9) Funeral and wedding establishments</td>
<td>15</td>
</tr>
<tr>
<td>(10) Funeral homes</td>
<td>15</td>
</tr>
<tr>
<td>(11) Art galleries and museums 9</td>
<td>15</td>
</tr>
<tr>
<td>(12) Places of worship</td>
<td>15</td>
</tr>
<tr>
<td>(13) Private schools, including trade or commercial schools</td>
<td>15</td>
</tr>
<tr>
<td>(14) Radio or television studios</td>
<td>15</td>
</tr>
<tr>
<td>(15) Motion picture or recording studios</td>
<td>15</td>
</tr>
<tr>
<td>(16) Photography studios</td>
<td>15</td>
</tr>
<tr>
<td>(17) Custodial care facilities - Type I and II</td>
<td>7.5</td>
</tr>
<tr>
<td>(18) Custodial care facilities - Type III</td>
<td>15</td>
</tr>
<tr>
<td>(19) Community centre conversions</td>
<td>15</td>
</tr>
<tr>
<td>(20) Residential care homes - Type I</td>
<td>7.5</td>
</tr>
<tr>
<td>(21) Residential care homes - Type II</td>
<td>15</td>
</tr>
<tr>
<td>(22) Residential care homes - Type III</td>
<td>15</td>
</tr>
<tr>
<td>(23) Adult day care - Type I and II</td>
<td>7.5</td>
</tr>
<tr>
<td>(24) Elementary and high schools</td>
<td>30</td>
</tr>
<tr>
<td>(25) Boarding houses</td>
<td>7.5</td>
</tr>
<tr>
<td>(26) Boarding apartments</td>
<td>15</td>
</tr>
<tr>
<td>(27) Ambulance stations</td>
<td>15</td>
</tr>
<tr>
<td>(28) Convents and monasteries - Type I and II</td>
<td>15</td>
</tr>
<tr>
<td>(29) Medical clinics 4</td>
<td>15</td>
</tr>
<tr>
<td>M4 District</td>
<td>Minimum Development Standards (in Metres)</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>9.4.2 Permitted Uses (continued)</strong></td>
<td></td>
</tr>
<tr>
<td>(30) Medical, dental and optical laboratories</td>
<td>15</td>
</tr>
<tr>
<td>(31) Veterinary clinics</td>
<td>15</td>
</tr>
<tr>
<td>(32) Research laboratories</td>
<td>15</td>
</tr>
<tr>
<td>(33) Financial institutions</td>
<td>15</td>
</tr>
<tr>
<td>(34) Hotels and motels ²</td>
<td>15</td>
</tr>
<tr>
<td>(35) Public halls</td>
<td>15</td>
</tr>
<tr>
<td>(36) Hospitals</td>
<td>15</td>
</tr>
<tr>
<td>(37) Special care homes</td>
<td>15</td>
</tr>
<tr>
<td>(38) Public parks, playgrounds, sports fields, and arenas</td>
<td>-</td>
</tr>
<tr>
<td>(39) Cemeteries</td>
<td>15</td>
</tr>
<tr>
<td>(40) Public libraries</td>
<td>15</td>
</tr>
<tr>
<td>(41) Private clubs ³</td>
<td>15</td>
</tr>
<tr>
<td>(42) Commercial dwelling conversions - limited to offices, retail stores, restaurants, art galleries and museums, medical clinics or photography studios</td>
<td>Refer to General Provisions Section 5.37</td>
</tr>
<tr>
<td>(43) Banquet halls</td>
<td>15</td>
</tr>
<tr>
<td>(44) Community centres</td>
<td>15</td>
</tr>
<tr>
<td>(45) (Repealed – Bylaw No. 9683 – August 31, 2020)</td>
<td></td>
</tr>
<tr>
<td>(46) Personal service trades and health clubs ³</td>
<td>15</td>
</tr>
<tr>
<td>(47) Newspaper plants</td>
<td>15</td>
</tr>
<tr>
<td>(48) Commercial parking lots and storage garages</td>
<td>15</td>
</tr>
<tr>
<td>(49) Dwelling units in conjunction with and attached to any other non-residential permitted use</td>
<td>-</td>
</tr>
<tr>
<td>(50) Accessory buildings and uses</td>
<td>Refer to General Provisions Section 5.7</td>
</tr>
<tr>
<td>(51) Keeping of a maximum of five boarders in a OUD</td>
<td></td>
</tr>
<tr>
<td>(52) Keeping of a maximum of two boarders in each unit of a TUD</td>
<td></td>
</tr>
<tr>
<td>(53) Family child care homes</td>
<td>Refer to General Provisions Section 5.33</td>
</tr>
<tr>
<td>(54) Child care centres and pre-schools accessory to a place of worship, elementary and high schools, community centre conversion or community centre</td>
<td>Refer to General Provisions Section 5.32</td>
</tr>
<tr>
<td>M4 District</td>
<td>Minimum Development Standards (in Metres)</td>
</tr>
<tr>
<td>-------------</td>
<td>-----------------------------------------</td>
</tr>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>9.4.2 Permitted Uses (continued)</td>
<td></td>
</tr>
<tr>
<td>(55) Home based businesses</td>
<td></td>
</tr>
<tr>
<td>(56) Accessory uses to a multiple unit dwelling containing at least 100 dwelling units</td>
<td>-</td>
</tr>
<tr>
<td>(57) Accessory uses to a hotel or motel</td>
<td></td>
</tr>
<tr>
<td>(58) Accessory uses to an office building or medical clinic</td>
<td></td>
</tr>
<tr>
<td>(59) Hostels - Type I &amp; II</td>
<td>15</td>
</tr>
<tr>
<td>(60) Educational institutions</td>
<td>15</td>
</tr>
<tr>
<td>(61) Commercial recreation uses in a public park or public civic centre</td>
<td>-</td>
</tr>
<tr>
<td>(62) Keeping of three care home residents in each unit of a TUD or SDD</td>
<td>-</td>
</tr>
<tr>
<td>(63) Parking structures</td>
<td></td>
</tr>
<tr>
<td>(64) Municipal public works yard – Type I</td>
<td></td>
</tr>
<tr>
<td>(65) Homestays</td>
<td></td>
</tr>
<tr>
<td>(66) Short-term rental properties</td>
<td></td>
</tr>
<tr>
<td>(67) Special needs housing</td>
<td>15</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 8929 – May 9, 2011)
(Revised – Bylaw No. 9129 – November 4, 2013)
(Revised – Bylaw No. 9267 – March 23, 2015)
(Revised – Bylaw No. 9371 – May 24, 2016)
(Revised – Bylaw No. 9703 – May 25, 2020)
(Revised – Bylaw No. 9683 – August 31, 2020)
(Revised – Bylaw No. 9759 – April 26, 2021)

9.4.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an M4 District are set out in the following chart:

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<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>9.4.3 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Child care centres and pre-schools</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Repealed - Bylaw No. 9759 – April 26, 2021</td>
<td></td>
</tr>
<tr>
<td>(3) Dry cleaners</td>
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</tr>
<tr>
<td>(4) Office complexes</td>
<td>30</td>
</tr>
<tr>
<td>(5) Nightclubs and taverns in conjunction with and attached to a hotel or motel</td>
<td></td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9759 – April 26, 2021)
9.4.4 Notes to Development Standards
(Revised – Bylaw No. 9327 – November 23, 2015)

1  Pro-shops or retail sales accessory to a health club or private club shall not exceed 50m² in area.

2  Any or all of the following uses shall be permitted to locate in a building used as a multiple unit dwelling:

   (a)  confectioneries;

   (b)  drug stores or pharmacies;

provided that all of the following conditions are complied with:

   (i)  any such use shall have access only from within the interior of the building;

   (ii) no such use shall be permitted in a building used as a multiple unit dwelling having fewer than 100 dwelling units;

   (iii) no such use shall be permitted above the ground floor level;

   (iv)  no such individual use shall have a floor area greater than 56m².

3  Any or all of the following uses shall be permitted to locate in a building used as a hotel or motel:

   (a)  confectioneries;

   (b)  newsstands and tobacconists;

   (c)  dry cleaning and laundry pick-up depots;

   (d)  restaurants and lounges;

   (e)  drug stores or pharmacies;

provided that all of the following conditions are complied with:

   (i)  any such use, other than a restaurant and lounge, shall have access only from within the interior of the building;

   (ii) no such use shall be permitted to include drive-through access;

   (iii) an outdoor seating area may be permitted for restaurants and lounges provided that the area does not exceed 93m².

4  Any or all of the following uses shall be permitted to locate in a building used as an office building or medical clinic:
(a) confectioneries;  
(b) drug stores or pharmacies;  
(c) restaurants and lounges;  
(d) dry cleaning and laundry pick-up depots;

provided that all of the following conditions are complied with:

(i) any such use, other than a restaurant and lounge, shall have access only from within the interior of the building;  
(ii) no such use shall be permitted in a building having a gross floor area less than 930m² used for office purposes;  
(iii) the total floor area devoted to all such uses shall not exceed 10% of the gross floor area of the building;  
(iv) no such use shall be permitted to include drive-through access;  
(v) an outdoor seating area may be permitted for restaurants and lounges provided that the area does not exceed 93m².

5  (a) For properties fronting onto Spadina Crescent north of 19th Street and south of 25th Street, the minimum front yard setback shall be 6.0 metres.  
(b) For properties fronting onto Spadina Crescent, the minimum front yard setback may be reduced to 3.0 metres provided that:

(i) the space is occupied by an outdoor seating area associated with a restaurant within the building;  
(ii) the remaining 3.0 metres is landscaped.

6  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 site along a flanking street or lane the side yard need not exceed 3 metres.  
(Revised – Bylaw No. 9759 – April 26, 2021)

7  A rear yard shall be provided of a minimum average depth of not less than 3 metres and a minimum depth of not less than 1.5 metres.

8  Nightclubs and taverns shall be a discretionary use in a building used as a hotel or motel provided that the following conditions are complied with:

(i) any such use shall have access only from within the interior of the building;
(ii) no such use shall be permitted in a building used as a hotel or motel having fewer than 100 guest rooms.

9 Restaurants and lounges shall be a permitted use in buildings used as an art gallery or museum provided that the following conditions are complied with:

(i) no such use shall be permitted to include drive-through access;

(ii) any outdoor seating area shall not exceed 93m².

9.4.5 Signs

The regulations governing signs in an M4 District are contained in Appendix A - Sign Regulations.

9.4.6 Parking

The regulations governing parking and loading in an M4 District are contained in Section 6.0.

9.4.7 Gross Floor Space Ratio

(1) The gross floor space ratio shall not exceed 6:1.

9.4.8 Landscaping

(1) A landscaped strip of not less than 3 metres in width throughout lying parallel to and abutting the front site line shall be provided on every site.

(2) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped.

(3) Where a site abuts any R District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.

(4) These landscaping requirements shall not apply to one or two-unit dwellings.
9.4.9 Special Provisions for Marquees and Canopies

(1) For all permitted buildings except one and two-unit dwellings, a marquee or canopy shall be permitted to project into front and side yards; provided however, that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front or side site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.

9.4.10 Design Guidelines for the Downtown

(1) Any area that is setback from the street-facing property line must be used for:

(a) drop-off area;
(b) bicycle parking;
(c) restaurant or dining uses;
(d) landscaping; or
(e) public space, including but not limited to a plaza, public art, or seating area.

(2) Buildings that exceed 15 metres in height will require a wind mitigation study from a qualified engineer or architect that demonstrates methods and features that will minimize wind at grade level to the satisfaction of the Development Officer. Wind mitigation features may include, but are not limited to, building step backs, building articulation, or canopies.

(3) A minimum of 40% of the surface area of the ground floor of all street-facing façades of a building is to contain transparent openings.

(4) A façade must maintain distinctive architectural elements for the base, middle and top portions of the building. Vertical articulation of the façade or change in material may be provided in lieu of a distinctive bottom or top portion.

(5) For buildings over 25 metres in height, a step back or related feature that disrupts the wall relief is to be provided on all street-facing façades between 10 metres to 25 metres in height.

(6) Materials associated with low-cost construction, such as vinyl siding and standard grades of cement block, as well as darkly tinted glass, are discouraged on façades that face public rights-of-way.

(Revised – Bylaw No. 9267 – March 23, 2015)
10.1 B1A - Limited Neighbourhood Commercial District

10.1.1 Purpose

The purpose of the B1A District is to permit commercial uses which serve the daily convenience needs of the residents of the neighbourhood while being compatible with the surrounding residential uses.

10.1.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in a B1A District are set out in the following chart:

<table>
<thead>
<tr>
<th>B1A District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Max. Site Area (m²)</td>
</tr>
<tr>
<td>10.1.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Convenience stores</td>
<td>1100</td>
</tr>
<tr>
<td>(2) Drug stores or pharmacies</td>
<td>1100</td>
</tr>
<tr>
<td>(3) Beauty parlours and barber shops</td>
<td>1100</td>
</tr>
<tr>
<td>(4) Shoe repair shops</td>
<td>1100</td>
</tr>
<tr>
<td>(5) Dry cleaning pickup depots</td>
<td>1100</td>
</tr>
<tr>
<td>(6) Self-serve laundries</td>
<td>1100</td>
</tr>
<tr>
<td>(7) Tailors or seamstresses</td>
<td>1100</td>
</tr>
<tr>
<td>(8) Not more than one dwelling unit in conjunction with and attached to any other permitted use</td>
<td>-</td>
</tr>
<tr>
<td>(9) Community centres</td>
<td>1100</td>
</tr>
<tr>
<td>(10) Small animal grooming</td>
<td>1100</td>
</tr>
<tr>
<td>(11) Accessory buildings and uses</td>
<td>Refer to General Provisions Section 5.7</td>
</tr>
</tbody>
</table>

10.1.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B1A District are set out in the following chart:

<table>
<thead>
<tr>
<th>B1A District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Max. Site Area (m²)</td>
</tr>
<tr>
<td>10.1.3 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Private clubs</td>
<td>1100</td>
</tr>
<tr>
<td>(2) Neighbourhood recycling collection depots</td>
<td>1100</td>
</tr>
</tbody>
</table>
10.1.4 Notes to Development Standards

1. A side yard shall be provided on each side of a building of not less than 2.25 metres, or one-half the height of the side wall of the building, whichever is greater.

2. The height of a building shall not exceed 5 metres: provided further that the maximum permitted height may be increased to 7.5 metres to permit one dwelling unit above the main floor of the building.

10.1.5 Signs

The regulations governing signs in a B1A District are contained in Appendix A - Sign Regulations.

10.1.6 Parking

The regulations governing parking and loading in a B1A District are contained in Section 6.0.

10.1.7 Gross Floor Space Ratio

(1) The gross floor space ratio shall not exceed 0.3:1, provided further, that this floor space ratio may be increased to 0.6:1 if the additional permitted floor space is utilized for a dwelling unit.

10.1.8 Landscaping

(1) A landscaped strip of not less than 2 metres in width laying parallel to and abutting the front site line shall be provided on every site.

(2) On corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 2 metres in width throughout lying parallel to and abutting the flanking street shall be provided.

(3) An opaque 2 metre fence shall be provided along the rear lot line and along the side lot lines adjacent to any R District from the rear lot line to a point perpendicular to the front of the principal building. An opaque 1 metre fence shall be provided along the side lot lines adjacent to any R District from a point perpendicular to front of the principal building to a point perpendicular to the rear line at the required landscape strip. If the landscaped strip required by clause (1) is inadequate to screen the parking area from public view, an opaque 1 metre high fence parallel to the front site line and extending from side site line to side site line shall be provided along the rear line of the landscaped strip.
10.1.9 Garbage Pickup Area

(1) 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.

10.1.10 Outdoor Storage

(1) No goods, commodities or other form of materials shall be stored outdoors.
10.2 B1B – Neighbourhood Commercial – Mixed Use District

10.2.1 Purpose

The purpose of the B1B District is to facilitate mixed use development which may include a limited range of commercial and institutional uses, as well as medium density residential uses, that are generally compatible with residential land uses and which are intended to serve the needs of residents within a neighbourhood.

10.2.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in a B1B District are set out in the following chart:

<table>
<thead>
<tr>
<th>B1B District</th>
<th>Site Width (m)</th>
<th>Site Area (m²)</th>
<th>Front Yard</th>
<th>Side Yard</th>
<th>Rear Yard</th>
<th>Height (Max.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurants</td>
<td>7.5</td>
<td>225</td>
<td>0</td>
<td>0</td>
<td>7.5</td>
<td>14.5</td>
</tr>
<tr>
<td>Dwelling units or multiple unit dwellings in conjunction with and attached to any other permitted use</td>
<td>7.5</td>
<td>225</td>
<td>0</td>
<td>0</td>
<td>7.5</td>
<td>14.5</td>
</tr>
<tr>
<td>Retail stores</td>
<td>7.5</td>
<td>225</td>
<td>0</td>
<td>0</td>
<td>7.5</td>
<td>14.5</td>
</tr>
<tr>
<td>Personal service trades and health clubs</td>
<td>7.5</td>
<td>225</td>
<td>0</td>
<td>0</td>
<td>7.5</td>
<td>14.5</td>
</tr>
<tr>
<td>Offices and office buildings</td>
<td>7.5</td>
<td>225</td>
<td>0</td>
<td>0</td>
<td>7.5</td>
<td>14.5</td>
</tr>
<tr>
<td>Financial institutions</td>
<td>7.5</td>
<td>225</td>
<td>0</td>
<td>0</td>
<td>7.5</td>
<td>14.5</td>
</tr>
<tr>
<td>Bakeries</td>
<td>7.5</td>
<td>225</td>
<td>0</td>
<td>0</td>
<td>7.5</td>
<td>14.5</td>
</tr>
<tr>
<td>Shopping centres</td>
<td>7.5</td>
<td>225</td>
<td>0</td>
<td>0</td>
<td>7.5</td>
<td>14.5</td>
</tr>
<tr>
<td>Medical clinics</td>
<td>7.5</td>
<td>225</td>
<td>0</td>
<td>0</td>
<td>7.5</td>
<td>14.5</td>
</tr>
<tr>
<td>Dry cleaners</td>
<td>7.5</td>
<td>225</td>
<td>0</td>
<td>0</td>
<td>7.5</td>
<td>14.5</td>
</tr>
<tr>
<td>Art Galleries</td>
<td>7.5</td>
<td>225</td>
<td>0</td>
<td>0</td>
<td>7.5</td>
<td>14.5</td>
</tr>
<tr>
<td>Adult day care centres – Type I or II</td>
<td>7.5</td>
<td>225</td>
<td>0</td>
<td>0</td>
<td>7.5</td>
<td>14.5</td>
</tr>
<tr>
<td>Photography studios</td>
<td>7.5</td>
<td>225</td>
<td>0</td>
<td>0</td>
<td>7.5</td>
<td>14.5</td>
</tr>
<tr>
<td>Veterinary clinics</td>
<td>7.5</td>
<td>225</td>
<td>0</td>
<td>0</td>
<td>7.5</td>
<td>14.5</td>
</tr>
<tr>
<td>Small animal grooming</td>
<td>7.5</td>
<td>225</td>
<td>0</td>
<td>0</td>
<td>7.5</td>
<td>14.5</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9701 – May 25, 2020)
(Revised – Bylaw No. 9683 – August 31, 2020)
### 10.2.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B1B District are set out in the following chart:

<table>
<thead>
<tr>
<th>B1B District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>10.2.3 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Child care centres and pre-schools</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Lounges in conjunction with and attached to a restaurant</td>
<td>7.5</td>
</tr>
<tr>
<td>(3) Private schools</td>
<td>7.5</td>
</tr>
<tr>
<td>(4) Residential care home – Type II</td>
<td>7.5</td>
</tr>
<tr>
<td>(5) Residential care home – Type III</td>
<td>7.5</td>
</tr>
<tr>
<td>(6) Special care home</td>
<td>7.5</td>
</tr>
<tr>
<td>(7) Special needs housing</td>
<td>7.5</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9695 – April 27, 2020)

### 10.2.4 Notes to Development Standards

1. Dwelling units, multiple unit dwellings, residential care homes, special care homes, and special needs housing shall not be located at grade. (Revised – Bylaw No. 9695 – April 27, 2020)

2. The maximum building floor area of each restaurant or retail store on a site shall not exceed 325 square metres.

3. The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant or 100 square metres, whichever is less.

4. Where a B1B District abuts any R District without the intervention of a street or lane, a side yard shall be provided of a width of not less than 1.5 metres for the side yard abutting the R District.

5. The maximum building height shall not exceed 14 metres, and shall not exceed 3 storeys.

### 10.2.5 Signs

1. Except as provided in subsection (2), the regulations governing signs in the B1B District shall be those contained in Signage Group No. 2 of Appendix A - Sign Regulations.

2. Overhanging signs shall be permitted on the front face of a building in the B1B District.
10.2.6 Parking

(1) The regulations governing parking and loading in a B1B District are contained in Section 6.0.

(2) Notwithstanding any other provision of this bylaw respecting parking in a front yard, where a site has access to a lane, no parking shall be permitted in the front yard.

(3) The number of parking spaces required in the B1B District may be reduced by the number of parking spaces provided on the street which will primarily serve the subject property. The determination of the number of on-street parking spaces to be credited to the subject property shall be at the discretion of the Development Officer.

10.2.7 Gross Floor Space Ratio

(1) The gross floor space ratio shall not exceed 2.5:1.

10.2.8 Landscaping

(1) 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 for that portion of the site not covered by a building.

(Revised – Bylaw No. 9704 – May 25, 2020)

(2) On corner lots a landscaped strip of not less than 1.5 metres in width throughout lying parallel to and abutting the flanking street shall be provided for that portion of the lot not covered by a building.

(3) Where a site abuts any R District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.

10.2.9 Garbage Pickup Area

(1) 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 garbage pickup spaces may be combined where considered appropriate by the Development Officer.
10.2.10 Outdoor Storage

(1) No goods, commodities or other form of materials shall be stored outdoors.

10.2.11 Grade Level Corner Building Cuts

(1) On corner sites or where sites flank a registered lane, buildings with a front yard setback of 3.0 metres or less shall provide a corner cut at grade level so as to provide an unobstructed corner site triangle of not less than 3 metres.
10.3 B1 - Neighbourhood Commercial District

10.3.1 Purpose

The purpose of the B1 District is to permit commercial uses which serve the daily convenience needs of the residents in the neighbourhood.

10.3.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in a B1 District are set out in the following chart:

<table>
<thead>
<tr>
<th>B1 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>10.3.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Retail stores</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Beauty parlours and barber shops</td>
<td>7.5</td>
</tr>
<tr>
<td>(3) Dry cleaning pickup depots</td>
<td>7.5</td>
</tr>
<tr>
<td>(4) Self-service laundries</td>
<td>7.5</td>
</tr>
<tr>
<td>(5) Shoe repair shops</td>
<td>7.5</td>
</tr>
<tr>
<td>(6) Offices and office buildings</td>
<td>7.5</td>
</tr>
<tr>
<td>(7) Financial institutions</td>
<td>7.5</td>
</tr>
<tr>
<td>(8) Dwelling units in conjunction with and attached to any other permitted use</td>
<td>-</td>
</tr>
<tr>
<td>(9) Community centres</td>
<td>7.5</td>
</tr>
<tr>
<td>(10) Small animal grooming</td>
<td>7.5</td>
</tr>
<tr>
<td>(11) Accessory buildings and uses</td>
<td>Refer to General Provisions Section 5.7</td>
</tr>
</tbody>
</table>
10.3.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B1 District are set out in the following chart:

<table>
<thead>
<tr>
<th>B1 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>10.3.3 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Parking stations</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Child care centres and pre-schools</td>
<td>7.5</td>
</tr>
<tr>
<td>(3) Private schools</td>
<td>7.5</td>
</tr>
<tr>
<td>(4) Restaurants</td>
<td>7.5</td>
</tr>
<tr>
<td>(5) Neighbourhood recycling and collection depots</td>
<td>7.5</td>
</tr>
<tr>
<td>(6) Private clubs</td>
<td>7.5</td>
</tr>
<tr>
<td>(7) Adult day care centres - Type I &amp; II</td>
<td>7.5</td>
</tr>
<tr>
<td>(8) Retail stores used for the purpose of a pawnshop</td>
<td>7.5</td>
</tr>
</tbody>
</table>

10.3.4 Notes to Development Standards

1. No more than 10 washing or dry cleaning machines shall be permitted.

2. The total gross floor area of all dwelling units in a building shall not exceed the gross floor area of all other uses which are located in the same building.

10.3.5 Signs

The regulations governing signs in a B1 District are contained in Appendix A - Sign Regulations.

10.3.6 Parking

The regulations governing parking and loading in a B1 District are contained in Section 6.0.

10.3.7 Gross Floor Space Ratio

1. The gross floor space ratio shall not exceed 1:1.
10.3.8 Landscaping

(1) A landscaped strip of not less than 2 metres in width throughout lying parallel to and abutting the front site line shall be provided on every site.

(2) On corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 2 metres in width throughout lying parallel to and abutting the flanking street shall be provided.

(3) Where a site abuts any R District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.

10.3.9 Garbage Pickup Area

(1) 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.

10.3.10 Outdoor Storage

(1) No goods, commodities or other form of materials shall be stored outdoors.
10.4 B2 - District Commercial District

10.4.1 Purpose

The purpose of the B2 District is to provide an intermediate range of commercial uses to serve the needs of two to five neighbourhoods.

10.4.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in a B2 District are set out in the following chart:

<table>
<thead>
<tr>
<th>B2 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width (m)</td>
</tr>
<tr>
<td>10.4.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) One-unit dwellings (OUD)</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Two-unit dwellings (TUD)</td>
<td>15</td>
</tr>
<tr>
<td>(3) Dwelling units in conjunction with and attached to any other permitted use 1,2</td>
<td>-</td>
</tr>
<tr>
<td>(4) Multiple-unit dwellings in conjunction with and attached to any other permitted use 1,2</td>
<td>-</td>
</tr>
<tr>
<td>(5) Secondary suites</td>
<td></td>
</tr>
<tr>
<td>(6) Home based businesses</td>
<td></td>
</tr>
<tr>
<td>(7) Places of worship</td>
<td>7.5</td>
</tr>
<tr>
<td>(8) Retail stores</td>
<td>7.5</td>
</tr>
<tr>
<td>(9) Personal service trades and health clubs</td>
<td>7.5</td>
</tr>
<tr>
<td>(10) Offices and office buildings</td>
<td>7.5</td>
</tr>
<tr>
<td>(11) Financial institutions</td>
<td>7.5</td>
</tr>
<tr>
<td>(12) Service stations</td>
<td>22.5</td>
</tr>
<tr>
<td>(13) Bakeries</td>
<td>7.5</td>
</tr>
<tr>
<td>(14) Shopping centres</td>
<td>7.5</td>
</tr>
<tr>
<td>(15) Restaurants</td>
<td>7.5</td>
</tr>
<tr>
<td>(16) Duplicating or copying centres</td>
<td>7.5</td>
</tr>
<tr>
<td>(17) Medical clinics</td>
<td>7.5</td>
</tr>
<tr>
<td>(18) Neighborhood recycling and collection depots</td>
<td>7.5</td>
</tr>
<tr>
<td>(19) Dry cleaners</td>
<td>7.5</td>
</tr>
<tr>
<td>(20) Community centres</td>
<td>7.5</td>
</tr>
<tr>
<td>(21) Photography studios</td>
<td>7.5</td>
</tr>
<tr>
<td>(22) Veterinary clinics</td>
<td>7.5</td>
</tr>
<tr>
<td>(23) Converted service stations</td>
<td>22.5</td>
</tr>
<tr>
<td>(24) Small animal grooming</td>
<td>7.5</td>
</tr>
<tr>
<td>(25) Accessory buildings and uses</td>
<td></td>
</tr>
<tr>
<td>(26) Homestays</td>
<td></td>
</tr>
<tr>
<td>(27) Short-term rental properties</td>
<td></td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9683 – August 31, 2020)
(Revised – Bylaw No. 9759 – April 26, 2021)
10.4.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B2 District are set out in the following chart:

<table>
<thead>
<tr>
<th>B2 District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Development Standards (in Metres)</td>
</tr>
<tr>
<td>Site Width</td>
</tr>
<tr>
<td>-------------</td>
</tr>
<tr>
<td><strong>10.4.3 Discretionary Uses</strong></td>
</tr>
<tr>
<td>(1) Parking stations</td>
</tr>
<tr>
<td>(2) Private clubs</td>
</tr>
<tr>
<td>(3) Child care centres and pre-schools</td>
</tr>
<tr>
<td>(4) Private schools</td>
</tr>
<tr>
<td>(5) Banquet halls</td>
</tr>
<tr>
<td>(6) Adult day care centres - Type I &amp; II</td>
</tr>
<tr>
<td>(7) Retail stores used for the purpose of a pawnshop</td>
</tr>
<tr>
<td>(8) Lounges in conjunction with and attached to a restaurant</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9759 – April 26, 2021)

10.4.4 Notes to Development Standards

1. The gross floor area of all dwelling units shall not exceed the gross floor area of all other uses which are located in the same building.

2. No dwellings shall be located at grade level.

3. The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant or 100 square metres, whichever is less.

4. On a corner site where the side yard adjoins the street or where a B2 District abuts any R District without the intervention of a street or lane a side yard shall be provided of a width of not less than 1.5 metres for the said side yard abutting the R District.

5. The maximum building height in established neighbourhoods is 8.5 metres.

(Revised – Bylaw No. 9759 – April 26, 2021)

10.4.5 Signs

The regulations governing signs in a B2 District are contained in Appendix A - Sign Regulations.

10.4.6 Parking

The regulations governing parking and loading in a B2 District are contained in Section 6.0.
10.4.7 Gross Floor Space Ratio

(1) The gross floor space ratio shall not exceed 1:1.

10.4.8 Landscaping

(1) A landscaped strip of not less than 3 metres in width throughout lying parallel to and abutting the front site line shall be provided on every site.

(2) On corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 1.5 metres in width throughout lying parallel to and abutting the flanking street shall be provided.

(3) Where a site abuts any R District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.

10.4.9 Special Provision for Marquees or Canopies

(1) Any kiosk or enclosure which is located underneath, and is constructed as an integral part of, a canopy structure shall be deemed to be part of the canopy structure.

(2) For service station sites only:

(a) Subject to clause (b), a marquee or canopy shall be permitted to project into front and side yards; provided however that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front or side site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports;

(b) Where on one side of the street between two intersecting streets some sites are in an R District and other sites are in a B2 District, the appropriate yard requirements of the adjacent R District shall apply to marquees or canopies.

(3) Free standing canopies may be erected only at service station sites providing that:

(a) such canopies shall not exceed 5.75 metres in height above grade level;
(b) Front and side yard setbacks shall be determined in accordance with the provisions of clause 10.4.9(2)(a) and (b).

(c) A maximum of 10% of the area underneath such a canopy may be enclosed providing however that when on one side of a street between two intersecting streets some sites are in an R District and other sites are in a B2 District the front yard requirement of the adjacent R District shall apply.

10.4.10 Garbage Pickup Area

(1) 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.

10.4.11 Outdoor Storage

(1) No goods, commodities or other form of materials shall be stored outdoors.
10.5 B3 - Medium Density Arterial Commercial District

10.5.1 Purpose

The purpose of the B3 District is to facilitate arterial commercial development providing a moderate to wide range of commercial uses on small to medium sized lots.

10.5.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in a B3 District are set out in the following chart:

<table>
<thead>
<tr>
<th>B3 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>10.5.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Retail stores</td>
<td>15</td>
</tr>
<tr>
<td>(2) Shopping centres</td>
<td>22.5</td>
</tr>
<tr>
<td>(3) Personal service trades and health clubs</td>
<td>15</td>
</tr>
<tr>
<td>(4) Duplicating or copying centres</td>
<td>15</td>
</tr>
<tr>
<td>(5) Offices and office buildings</td>
<td>15</td>
</tr>
<tr>
<td>(6) Financial institutions</td>
<td>15</td>
</tr>
<tr>
<td>(7) Medical clinics</td>
<td>15</td>
</tr>
<tr>
<td>(8) Medical, dental and optical laboratories</td>
<td>15</td>
</tr>
<tr>
<td>(9) Restaurants and lounges</td>
<td>15</td>
</tr>
<tr>
<td>(10) Theatres</td>
<td>15</td>
</tr>
<tr>
<td>(11) Commercial recreation uses</td>
<td>15</td>
</tr>
<tr>
<td>(12) Repair services restricted to the repair of household goods and appliances</td>
<td>15</td>
</tr>
<tr>
<td>(13) Private clubs</td>
<td>15</td>
</tr>
<tr>
<td>(14) Photography studios</td>
<td>15</td>
</tr>
<tr>
<td>(15) Service stations</td>
<td>30</td>
</tr>
<tr>
<td>(16) Neighbourhood recycling and collection depots</td>
<td>15</td>
</tr>
<tr>
<td>(17) Banquet halls</td>
<td>15</td>
</tr>
<tr>
<td>(18) Catering halls and catering kitchens</td>
<td>15</td>
</tr>
<tr>
<td>(19) Community centres</td>
<td>15</td>
</tr>
<tr>
<td>(20) Hotels or motels</td>
<td>30</td>
</tr>
<tr>
<td>(21) Public garages</td>
<td>22.5</td>
</tr>
<tr>
<td>(22) Funeral and wedding establishments</td>
<td>15</td>
</tr>
<tr>
<td>(23) Funeral homes</td>
<td>15</td>
</tr>
<tr>
<td>(24) Radio or television studios</td>
<td>15</td>
</tr>
<tr>
<td>(25) Motion picture or recording studios</td>
<td>15</td>
</tr>
<tr>
<td>(26) Bakeries</td>
<td>15</td>
</tr>
</tbody>
</table>
10.5.2 Permitted Uses (continued)

(27) Veterinary clinics  
15  450  6.2  1.5  6  10

(28) Dry cleaners  
15  450  6.2  1.5  6  10

(29) Private schools  
15  450  6.2  1.5  6  10

(30) Car washes  
30  900  6.2  1.5  6  10

(31) Motor vehicle, marine and trailer coach sales establishments  
30  900  6.2  1.5  6  10

(32) One dwelling unit in conjunction with and attached to any other permitted use  
-   -   6.2  1.5  6  10

(33) Small animal grooming  
15  450  6.2  1.5  6  10

(34) Accessory buildings and uses  
-   -   6.2  0.3  0.3  5

(35) Cannabis retail stores  
15  450  6.2  1.5  6  10

(Revised – Bylaw No. 9129 – November 4, 2013)  
(Revised – Bylaw No. 9518 – June 25, 2018)

10.5.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B3 District are set out in the following chart:

<table>
<thead>
<tr>
<th>B3 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>10.5.3 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Parking stations</td>
<td>15</td>
</tr>
<tr>
<td>(2) Child care centres and pre-schools</td>
<td>15</td>
</tr>
<tr>
<td>(3) Commercial parking lots</td>
<td>15</td>
</tr>
<tr>
<td>(4) Night clubs and taverns</td>
<td>15</td>
</tr>
<tr>
<td>(5) Adult day care centres - Type I &amp; II</td>
<td>15</td>
</tr>
</tbody>
</table>

10.5.4 Notes to Development Standards

1. The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant.

2. On sites having an average depth of less than 36.5 metres a front yard shall be provided of not less than 3 metres.
3 Accessory buildings and uses are subject to the following provisions:

(a) No accessory building shall be located closer than 1.5 metres to any side or rear property line if the site is located adjacent to an R District without the intervention of a street or lane.

(b) No accessory building erected on a corner site shall be nearer than 1.5 metres to the flanking street or lane.

4 A cannabis retail store may be permitted within 60 metres of an elementary or high school, park, community centre, public library, or child care centre subject to a discretionary use application process.

   (Revised – Bylaw No. 9518 – June 25, 2018)

10.5.5 Signs

The regulations governing signs in a B3 District are contained in Appendix A - Sign Regulations.

10.5.6 Parking

The regulations governing parking and loading in a B3 District are contained in Section 6.0.

10.5.7 Gross Floor Space Ratio

(1) The gross floor space ratio shall not exceed 0.75:1.

10.5.8 Landscaping

(1) A landscaped strip of not less than 3 metres in width throughout lying parallel to and abutting the front site line shall be provided on every site.

(2) On corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 1.5 metres in width throughout lying parallel to and abutting the flanking street shall be provided.

(3) Where a site abuts any R District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.
10.5.9 Special Provision for Marquees or Canopies

(1) Any kiosk or enclosure which is located underneath, and is constructed as an integral part of, a canopy structure shall be deemed to be part of the canopy structure.

(2) A marquee or canopy shall be permitted to project into front and side yards provided however that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front or side site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.

(3) Free standing canopies may be erected only at service station sites providing that:

   (a) such canopies shall not exceed 5.75 metres in height above grade level;

   (b) such canopies shall not be located closer than 1.5 metres to any front or side site line, however when on one side of a street between two intersecting streets some sites are in an R District and some sites are in a B3 District, the appropriate yard requirements of the adjacent R District shall apply to marquees and canopies;

   (c) a maximum of 10% of the area underneath such a canopy may be enclosed provided that such enclosure shall not be located closer than 6 metres to the front site line, or 3.6 metres to any side site line.

10.5.10 Garbage Pickup Area

(1) 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.

10.5.11 Outdoor Storage

(1) No goods, commodities or other form of materials shall be stored outdoors, with the exception of vehicles, marine equipment or trailer coaches.
10.6 **B4 - Arterial and Suburban Commercial District**

10.6.1 **Purpose**

The purpose of the B4 District is to facilitate arterial and suburban commercial development providing a wide range of commercial uses serving motor vehicle oriented consumers.

10.6.2 **Permitted Uses**

The Permitted Uses and Minimum Development Standards in a B4 District are set out in the following chart:

<table>
<thead>
<tr>
<th>B4 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>10.6.2 <strong>Permitted Uses</strong></td>
<td></td>
</tr>
<tr>
<td>(1) Retail stores</td>
<td>15</td>
</tr>
<tr>
<td>(2) Shopping centres</td>
<td>22.5</td>
</tr>
<tr>
<td>(3) Personal service trades and health clubs</td>
<td>15</td>
</tr>
<tr>
<td>(4) Duplicating or copying centres</td>
<td>15</td>
</tr>
<tr>
<td>(5) Offices and office buildings</td>
<td>15</td>
</tr>
<tr>
<td>(6) Financial institutions</td>
<td>15</td>
</tr>
<tr>
<td>(7) Medical clinics</td>
<td>15</td>
</tr>
<tr>
<td>(8) Medical, dental and optical laboratories</td>
<td>15</td>
</tr>
<tr>
<td>(9) Restaurants and lounges</td>
<td>15</td>
</tr>
<tr>
<td>(10) Theatres</td>
<td>22.5</td>
</tr>
<tr>
<td>(11) Commercial recreation uses</td>
<td>22.5</td>
</tr>
<tr>
<td>(12) Repair services restricted to the repair of household goods and appliances</td>
<td>15</td>
</tr>
<tr>
<td>(13) Private clubs</td>
<td>22.5</td>
</tr>
<tr>
<td>(14) Photography studios</td>
<td>15</td>
</tr>
<tr>
<td>(15) Service stations</td>
<td>30</td>
</tr>
<tr>
<td>(16) Neighbourhood recycling and collection depots</td>
<td>15</td>
</tr>
<tr>
<td>(17) Banquet halls</td>
<td>22.5</td>
</tr>
<tr>
<td>(18) Catering halls and catering kitchens</td>
<td>22.5</td>
</tr>
<tr>
<td>(19) Community centres</td>
<td>22.5</td>
</tr>
<tr>
<td>(20) Hotels or motels</td>
<td>30</td>
</tr>
<tr>
<td>(21) Public garages</td>
<td>22.5</td>
</tr>
<tr>
<td>(22) Funeral and wedding establishments</td>
<td>22.5</td>
</tr>
<tr>
<td>(23) Funeral homes</td>
<td>22.5</td>
</tr>
<tr>
<td>(24) Radio or television studios</td>
<td>15</td>
</tr>
<tr>
<td>(25) Motion picture or recording studios</td>
<td>15</td>
</tr>
<tr>
<td>(26) Bakeries</td>
<td>15</td>
</tr>
<tr>
<td>(27) Veterinary clinics</td>
<td>15</td>
</tr>
</tbody>
</table>
10.6.2 Permitted Uses (continued)

(28) Dry cleaners
15 450 9 3 7.5 17

(29) Private schools
15 450 9 3 7.5 17

(30) Car washes
30 900 9 3 7.5 17

(31) Motor vehicle, marine and trailer coach sales establishments
30 900 9 3 7.5 17

(32) One dwelling unit in conjunction with and attached to any other permitted use
- - 9 3 7.5 17

(33) Small animal grooming
15 450 9 3 7.5 17

(34) Accessory buildings and uses
- - 9 1.5 1.5 5

(35) Places of worship
15 225 9 3 7.5 17

(36) Cannabis retail stores
15 450 9 3 7.5 17

(Revised – Bylaw No. 8918 – March 7, 2011)
(Revised – Bylaw No. 9129 – November 4, 2013)
(Revised – Bylaw No. 9518 – June 25, 2018)

10.6.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B4 District are set out in the following chart:

<table>
<thead>
<tr>
<th>B4 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>10.6.3 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Parking stations</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Child care centres and pre-schools</td>
<td>15</td>
</tr>
<tr>
<td>(3) Adult day care centres - Type I &amp; II</td>
<td>15</td>
</tr>
<tr>
<td>(4) Night clubs and taverns</td>
<td>15</td>
</tr>
</tbody>
</table>

10.6.4 Notes to Development Standards

1. Accessory buildings and uses are subject to the following provisions:

   (a) No accessory building shall be located closer than 1.5 metres to any side or rear property line if the site is located adjacent to an R District without the intervention of a street or lane.

   (b) No accessory building erected on a corner site shall be nearer than 1.5 metres to the flanking street or lane.
2 A cannabis retail store may be permitted within 60 metres of an elementary or high school, park, community centre, public library, or child care centre subject to a discretionary use application process.
(Revised – Bylaw No. 9518 – June 25, 2018)

10.6.5 Signs

The regulations governing signs in a B4 District are contained in Appendix A - Sign Regulations.

10.6.6 Parking

The regulations governing parking and loading in a B4 District are contained in Section 6.0.

10.6.7 Gross Floor Space Ratio

(1) Except as provided in subclause (2), the gross floor space ratio shall not exceed 0.5:1.

(2) The gross floor space ratio for hotels and motels shall not exceed 1:1.

10.6.8 Landscaping

(1) A landscaped strip of not less than 3 metres in width throughout lying parallel to and abutting the front site line shall be provided on every site.

(2) On corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 1.5 metres in width throughout lying parallel to and abutting the flanking street shall be provided.

(3) Where a site abuts any R District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.

10.6.9 Special Provision for Marquees or Canopies

(1) Any kiosk or enclosure which is located underneath, and is constructed as an integral part of, a canopy structure shall be deemed to be part of the canopy structure.

(2) A marquee or canopy shall be permitted to project into front and side yards provided however that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front or side site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.
(3) Free standing canopies may be erected only at service station sites providing that:

(a) such canopies shall not exceed 5.75 metres in height above grade level;

(b) such canopies shall not be located closer than 1.5 metres to any front or side site line, however when on one side of a street between two intersecting streets some sites are in an R District and some sites are in a B4 District, the appropriate yard requirements of the adjacent R District shall apply to marquees and canopies;

(c) a maximum of 10% of the area underneath such a canopy may be enclosed providing that such enclosure shall not be located closer than 9 metres to the front site line, or 3.6 metres to any side site line.

10.6.10 Garbage Pickup Area

(1) 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.

10.6.11 Outdoor Storage

(1) No goods, commodities or other form of materials shall be stored outdoors, with the exception of vehicles, marine equipment or trailer coaches.

10.6.12 Special Provisions for Shopping Centres

(1) Where shopping centres are erected on sites having a width greater than 90 metres, and a depth greater than 75 metres, and

(a) where detached principal uses or structures are to be developed as part of the shopping centre site, even though the detached use or structure may be on its own freehold site, and

(b) where the distance between the abutting side or rear site line of the detached principal use or structure is not less than 30 metres from the nearest parallel side or rear line of the shopping centre site,

no side or rear yard need be provided for the detached principal use or structure on the side or rear of its site abutting the shopping centre site.
10.6.13 Transit Terminals

(1) Where a transit terminal is located on a shopping centre site, the number of required parking spaces for the shopping centre shall be reduced at the rate of one space for every 20 square metres of site used exclusively for the transit terminal.

10.7 B4A – Special Suburban Centre and Arterial Commercial District

10.7.1 Purpose

The purpose of the B4A District is to facilitate suburban centre and arterial commercial development, including mixed-use commercial/multiple-unit residential development, where appropriate.

10.7.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in a B4A District are set out in the following chart:

<table>
<thead>
<tr>
<th>B4A District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>10.7.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Retail stores</td>
<td>15</td>
</tr>
<tr>
<td>(2) Shopping centres</td>
<td>22.5</td>
</tr>
<tr>
<td>(3) Personal service trades and health clubs</td>
<td>15</td>
</tr>
<tr>
<td>(4) Duplicating or copying centres</td>
<td>15</td>
</tr>
<tr>
<td>(5) Offices and office buildings</td>
<td>15</td>
</tr>
<tr>
<td>(6) Financial institutions</td>
<td>15</td>
</tr>
<tr>
<td>(7) Medical clinics</td>
<td>15</td>
</tr>
<tr>
<td>(8) Medical, dental and optical laboratories</td>
<td>15</td>
</tr>
<tr>
<td>(9) Restaurants and lounges</td>
<td>15</td>
</tr>
<tr>
<td>(10) Indoor commercial recreation uses</td>
<td>15</td>
</tr>
<tr>
<td>(11) Repair services restricted to the repair of household goods and appliances</td>
<td>15</td>
</tr>
<tr>
<td>(12) Private clubs</td>
<td>22.5</td>
</tr>
<tr>
<td>(13) Photography studios</td>
<td>15</td>
</tr>
<tr>
<td>(14) Service stations</td>
<td>30</td>
</tr>
<tr>
<td>(15) Neighbourhood recycling and collection depots</td>
<td>15</td>
</tr>
<tr>
<td>(16) Banquet halls</td>
<td>22.5</td>
</tr>
<tr>
<td>(17) Catering halls and catering kitchens</td>
<td>22.5</td>
</tr>
<tr>
<td>(18) Community centres</td>
<td>22.5</td>
</tr>
<tr>
<td>(19) Hotels or motels</td>
<td>30</td>
</tr>
<tr>
<td>(20) Public garages</td>
<td>22.5</td>
</tr>
<tr>
<td>(21) Funeral and wedding establishments</td>
<td>22.5</td>
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<tr>
<td>(22) Funeral homes</td>
<td>22.5</td>
</tr>
<tr>
<td>(23) Radio or television studios</td>
<td>15</td>
</tr>
<tr>
<td>(24) Motion picture or recording studios</td>
<td>15</td>
</tr>
<tr>
<td>(25) Bakeries</td>
<td>15</td>
</tr>
<tr>
<td>(26) Veterinary clinics</td>
<td>15</td>
</tr>
</tbody>
</table>
### 10.7.2 Permitted Uses (continued)

<table>
<thead>
<tr>
<th></th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td><strong>B4A District</strong></td>
<td></td>
</tr>
<tr>
<td><strong>10.7.3 Discretionary Uses</strong></td>
<td></td>
</tr>
</tbody>
</table>

The Discretionary Uses and Minimum Development Standards in a B4A District are set out in the following chart:

<table>
<thead>
<tr>
<th></th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td><strong>B4A District</strong></td>
<td></td>
</tr>
<tr>
<td><strong>10.7.4 Notes to Development Standards</strong></td>
<td></td>
</tr>
</tbody>
</table>

1. Accessory buildings and uses are subject to the following provisions:

   (a) No accessory building shall be located closer than 1.5 metres to any side or rear property line if the site is located adjacent to an R District without the intervention of a street or lane.

   (b) No accessory building erected on a corner site shall be nearer than 1.5 metres to the flanking street or lane.

2. A cannabis retail store may be permitted within 60 metres of an elementary or high school, park, community centre, public library, or child care centre subject to a discretionary use application process.

(Revised – Bylaw No. 9518 – June 25, 2018)
10.7.5 Signs

The regulations governing signs in a B4A District are contained in Appendix A - Sign Regulations.

10.7.6 Parking

The regulations governing parking and loading in a B4A District are:

(a) for residential uses, the regulations applicable to a B5 District as set out in Section 6.0; and

(b) for all other uses, the regulations applicable to a B4 District as set out in Section 6.0.

10.7.7 Gross Floor Space Ratio

(1) The gross floor space ratio for non-residential uses shall not exceed 0.5:1.

(2) Except as provided in clause (1) the gross floor space ratio for mixed-use developments including multiple unit dwellings, boarding apartments or special care homes in conjunction with any other permitted use shall not exceed 2:1, however, the Development Officer may permit a ratio of up to 5:1 on sites primarily devoted to residential use.

10.7.8 Landscaping

(1) A landscaped strip of not less than 3 metres in width throughout lying parallel to and abutting the front site line shall be provided on every site.

(2) On corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 1.5 metres in width throughout lying parallel to and abutting the flanking street shall be provided.

(3) Where a site abuts any R District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.

10.7.9 Special Provision for Marquees or Canopies

(1) Any kiosk or enclosure which is located underneath, and is constructed as an integral part of, a canopy structure shall be deemed to be part of the canopy structure.
(2) A marquee or canopy shall be permitted to project into front and side yards provided however that the outer edges of such marquee or canopy shall not be located closer than 1.5 metres to any front or side site line. A marquee or canopy may be cantilevered out from the building but may not be constructed or supported within such yards by walls or by more than required or normal structural supports.

(3) Free standing canopies may be erected only at service station sites providing that:

(a) such canopies shall not exceed 5.75 metres in height above grade level;

(b) such canopies shall not be located closer than 1.5 metres to any front or side site line, however when on one side of a street between two intersecting streets some sites are in an R District and some sites are in a B4A District, the appropriate yard requirements of the adjacent R District shall apply to marquees and canopies;

(c) a maximum of 10% of the area underneath such a canopy may be enclosed providing that such enclosure shall not be located closer than 9 metres to the front site line, or 3.6 metres to any side site line.

10.7.10 Garbage Pickup Area

(1) 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 Manager, Utility Services Department.

10.7.11 Outdoor Storage

(1) No goods, commodities or other form of materials shall be stored outdoors.

10.7.12 Special Provisions for Shopping Centres

(1) Where shopping centres are erected on sites having a width greater than 90 metres, and a depth greater than 75 metres, and

(a) where detached principal uses or structures are to be developed as part of the shopping centre site, even though the detached use or structure may be on its own freehold site, and
(b) where the distance between the abutting side or rear site line of the detached principal use or structure is not less than 30 metres from the nearest parallel side or rear line of the shopping centre site, no side or rear yard need be provided for the detached principal use or structure on the side or rear of its site abutting the shopping centre site.

10.7.13 Transit Terminals

(1) Where a transit terminal is located on a shopping centre site, the number of required parking spaces for the shopping centre shall be reduced at the rate of one space for every 20 square metres of site used exclusively for the transit terminal.
10.7A B4MX - Integrated Commercial Mixed-Use District
(Revised – Bylaw No. 9326 – December 14, 2015)

10.7A.1 Purpose

The purpose of the B4MX District is to facilitate mixed-use development on principal streets in this district. The B4MX District provides for a range of medium to high-density residential uses, commercial and institutional uses in a manner that encourages retail and service-based uses at grade level. The B4MX District promotes a compact, pedestrian-oriented built form that supports transportation options, street orientated buildings and active uses at grade level.

10.7A.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in the B4MX District are set out in the following chart:

<table>
<thead>
<tr>
<th>B4MX District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>10.7A.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Bakeries</td>
<td>15</td>
</tr>
<tr>
<td>(2) Boarding apartments</td>
<td>15</td>
</tr>
<tr>
<td>(3) Catering halls, banquet halls and community kitchens</td>
<td>15</td>
</tr>
<tr>
<td>(4) Child care centres</td>
<td>15</td>
</tr>
<tr>
<td>(5) Commercial recreation uses</td>
<td>15</td>
</tr>
<tr>
<td>(6) Community centres</td>
<td>15</td>
</tr>
<tr>
<td>(7) Financial institutions</td>
<td>15</td>
</tr>
<tr>
<td>(8) Hotels</td>
<td>15</td>
</tr>
<tr>
<td>(9) Medical clinics</td>
<td>15</td>
</tr>
<tr>
<td>(10) Medical, dental and optical laboratories</td>
<td>15</td>
</tr>
<tr>
<td>(11) Multiple-unit dwellings</td>
<td>15</td>
</tr>
<tr>
<td>(12) Offices, office buildings and office complexes</td>
<td>15</td>
</tr>
<tr>
<td>(13) Personal service trades and health clubs</td>
<td>15</td>
</tr>
<tr>
<td>(14) Pre-schools</td>
<td>15</td>
</tr>
<tr>
<td>(15) Private Clubs</td>
<td>15</td>
</tr>
<tr>
<td>(16) Private schools</td>
<td>15</td>
</tr>
<tr>
<td>(17) Public libraries</td>
<td>15</td>
</tr>
<tr>
<td>(18) Residential care homes – Type III</td>
<td>15</td>
</tr>
<tr>
<td>(19) Restaurants and lounges</td>
<td>15</td>
</tr>
<tr>
<td>(20) Retail stores</td>
<td>15</td>
</tr>
<tr>
<td>(21) Shopping centres</td>
<td>15</td>
</tr>
<tr>
<td>(22) Small animal grooming</td>
<td>15</td>
</tr>
<tr>
<td>(23) Veterinary clinics</td>
<td>15</td>
</tr>
<tr>
<td>(24) Accessory buildings and uses</td>
<td>Refer to General Provisions Section 5.7</td>
</tr>
<tr>
<td>(25) Cannabis retail stores</td>
<td>15</td>
</tr>
<tr>
<td>(26) Homestays</td>
<td>Refer to General Provisions Section 5.51</td>
</tr>
<tr>
<td>(27) Short-term rental properties</td>
<td>Refer to General Provisions Section 5.52</td>
</tr>
</tbody>
</table>

(Revised Bylaw No.9518 – June 25, 2018)
(Revised – Bylaw No. 9683 – August 31, 2020)
### 10.7A.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B4MX District are set out in the following chart:

<table>
<thead>
<tr>
<th>B4MX District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width (m²)</td>
</tr>
<tr>
<td>(1) Car wash</td>
<td>15 450 3</td>
</tr>
<tr>
<td>(2) Nightclubs and taverns</td>
<td>15 450 3</td>
</tr>
<tr>
<td>(3) Gas bars</td>
<td>15 450 3</td>
</tr>
<tr>
<td>(4) Special care homes</td>
<td>15 450 3</td>
</tr>
<tr>
<td>(5) Special needs housing</td>
<td>15 450 3</td>
</tr>
</tbody>
</table>

### 10.7A.4 Notes to Development Standards

1. For sites containing one or more principal buildings, the 3.0 metre maximum front yard setback shall apply to at least one of the principal buildings. A site plan shall be provided showing potential future phases of development. The site plan is intended to illustrate how future intensification and build out of the site may be accommodated to meet the purpose of the District.

2. Where a B4MX District abuts an R District without the intervention of a street or lane, or on a corner site along a flanking street, a side yard shall be provided of a width not less than 3.0 metres for the side yard abutting the R District or flanking street.

3. Accessory buildings must be located at least 15.0 metres from the front property line or 1.2 metres behind the rear line of the principal building and shall not be located within a required landscaping strip.

4. Dwelling units shall not be located at grade when located in the portion of a principal building adjacent to an arterial street.

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.

6. A cannabis retail store may be permitted within 60 metres of an elementary or high school, park, community centre, public library, or child care centre subject to a discretionary use application process.

(Revised – Bylaw No. 9518 – June 25, 2018)
10.7A.5 Signs

The regulations governing signs in the B4MX District are contained in Appendix A – Sign Regulations.

10.7A.6 Parking

(1) The regulations governing parking and loading spaces in the B4MX District are contained in Section 6.0.

(2) The number of parking spaces required in the B4MX District may be reduced by the number of parking spaces provided on the street, which will primarily serve the subject property. The determination of the number of on-street parking spaces to be credited on the subject property shall be at the discretion of the Development Officer.

(3) The number of parking spaces may be reduced in the B4MX District by 0.25 spaces per dwelling unit when a multiple-unit dwelling is located above non-residential uses within the same building.

(4) (Repealed – Bylaw No. 9757 – April 26, 2021)

10.7A.7 Gross Floor Space Ratio

(1) Except as provided in clause (2), the gross floor space ratio shall not exceed 3:1.

(2) The gross floor space ratio for sites containing residential uses shall not exceed 5:1.

10.7A.8 Landscaping

(1) A landscaping strip of not less than 4.5 metres in depth throughout, lying parallel to and abutting the front site line, shall be provided on every site for that portion of the site not covered by a building and shall be used for no purpose except landscaping, necessary driveway access, outdoor patios or public seating areas.

(2) Where a B4MX district abuts an R District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 metres throughout, which shall not be used for any purpose except landscaping.

(3) On corner lots, in addition to the landscaping required in the front yard, the whole of any required side yard abutting the flanking street shall be landscaped and shall be used for no purpose except landscaping, necessary driveway access, and outdoor patios or public seating areas.
(4) Curbed landscaped islands at the flanking end of every parking row shall be provided for at grade parking areas.

(5) Interior sidewalks within the parking area shall be provided to link buildings.

(6) Parking areas shall be adequately screened from the front site line to a height of 1.0 metres by landscaping or fencing.

10.7A.9 Outdoor Storage

(1) No goods, commodities, or other form of materials shall be stored outdoors.

(2) An outdoor sales area is permitted when accessory to a retail store or shopping centre provided that the outdoor sales area is fenced or partially enclosed or both.

10.7A.10 Building Orientation and Building Setback

(1) Buildings located adjacent to a street shall contain elements of an active frontage, which shall create a functional pedestrian-oriented relationship between the building and the street.

(2) For corner sites, all street facing façades shall incorporate elements of an active building frontage.

(3) Buildings fronting a street shall incorporate architectural features that provide visual interest along the streetscape and reduce the perceived massing of the building.
10.8 B5 - Inner-City Commercial Corridor District

10.8.1 Purpose

The purpose of the B5 District is to recognize historic commercial areas which include a wide range of commercial uses in a medium to high density form.

10.8.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in a B5 District are set out in the following chart:

<table>
<thead>
<tr>
<th>B5 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Width (m)</td>
<td>Site Area (m²)</td>
</tr>
<tr>
<td>-------------------------------------------------</td>
<td>-------------------------------------------</td>
</tr>
<tr>
<td>(1) Hotels and motels</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(2) Restaurants and lounges</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(3) Bakeries</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(4) Dry cleaners</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(5) Theatres</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(6) Commercial recreation uses</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(7) Photography studios</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(8) Service stations</td>
<td>7.5 225 3 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(9) Car washes</td>
<td>7.5 225 3 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(10) Motor vehicle, marine and trailer coach sales establishments</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(11) Public garages</td>
<td>7.5 225 3 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(12) Retail stores</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(13) Personal service trades and health clubs</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(14) Offices and office buildings</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(15) Medical clinics</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(16) Medical, dental and optical laboratories</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(17) Financial institutions</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(18) Private schools and educational institutions</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(19) Repair services restricted to the repair of household goods and appliances</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(20) Places of worship</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(21) Public halls and community centres</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(22) Private clubs</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(23) Libraries, art galleries and museums</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(24) Funeral and wedding establishments</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
<tr>
<td>(25) Funeral homes</td>
<td>7.5 225 - 0₁ 0₂ 76 -</td>
</tr>
</tbody>
</table>
### B5 District

<table>
<thead>
<tr>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Width (m²)</td>
</tr>
</tbody>
</table>

#### 10.8.2 Permitted Uses (continued)

| (26) Radio or television studios | 7.5 | 225 | - | 0₁ | 0₂ | 76 | 5 |
| (27) Motion picture or recording studios | 7.5 | 225 | - | 0₁ | 0₂ | 76 | - |
| (28) Duplicating or copying centres | 7.5 | 225 | - | 0₁ | 0₂ | 76 | - |
| (29) Dwelling units in conjunction with and attached to any other permitted use | - | - | - | 0₁ | 0₂ | 76 | - |
| (30) Multiple-unit dwellings | 15 | 450 | 6 | 0₁ | 7.5₂ | 76 | 5 |
| (31) Commercial parking lots | 7.5 | 225 | 3 | 0₁ | 0₂ | 76 | - |
| (32) Storage garages | 7.5 | 225 | - | 0₁ | 0₂ | 76 | - |
| (33) Banquet halls | 7.5 | 225 | - | 0₁ | 0₂ | 76 | - |
| (34) Catering halls and catering kitchens | 7.5 | 225 | - | 0₁ | 0₂ | 76 | - |
| (35) Neighbourhood recycling and collection depots | 7.5 | 225 | - | 0₁ | 0₂ | 76 | - |
| (36) Parking stations | 7.5 | 225 | 3 | Refer to Section 6.0 |
| (37) Shopping centres | 15 | 450 | - | 0₁ | 0₂ | 76 | - |
| (38) Veterinary clinics | 7.5 | 225 | - | 0₁ | 0₂ | 76 | - |
| (39) Commercial printers | 7.5 | 225 | - | 0₁ | 0₂ | 76 | - |
| (40) Public elementary & high schools | 15 | 450 | - | 0₁ | 0₂ | 76 | - |
| (41) Boarding apartments | 15 | 450 | 6 | 0₁ | 7.5₂ | 76 | 5 |
| (42) Boarding houses | 7.5 | 225 | 6 | 0₁ | 7.5₂ | 76 | 5 |
| (43) Custodial care facilities - Type I & II | 7.5 | 225 | - | 0₁ | 0₂ | 76 | - |
| (44) Small animal grooming | 7.5 | 225 | - | 0₁ | 0₂ | 76 | - |
| (45) Accessory buildings and uses | - | - | - | 0₁ | 0₂ | 5 | - |
| (46) Cannabis retail stores³ | 7.5 | 225 | - | 0₁ | 0₂ | 76 | - |
| (47) Homestays | Refer to General Provisions Section 5.51 |
| (48) Short-term rental properties | Refer to General Provisions Section 5.52 |

(Revised – Bylaw No. 9129 – November 4, 2013)
(Revised – Bylaw No. 9518 – June 25, 2018)
(Revised – Bylaw No. 9683 – August 31, 2020)

### 10.8.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B5 District are set out in the following chart:

#### B5 District

<table>
<thead>
<tr>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Width (m²)</td>
</tr>
</tbody>
</table>

#### 10.8.3 Discretionary Uses

| (1) Special needs housing | 15 | 560 | 6 | 0₁ | 7.5₂ | 76 | 5 |
| (2) Child care centres and pre-schools | 7.5 | 225 | - | 0₁ | 0₂ | 76 | - |
| (3) Adult day care centres - Type I & II | 7.5 | 225 | - | 0₁ | 0₂ | 76 | - |
| (4) Custodial care facilities - Type III | 7.5 | 225 | - | 0₁ | 0₂ | 76 | - |
| (5) Night clubs and taverns | 7.5 | 225 | - | 0₁ | 0₂ | 76 | - |

10-33
10.8.4 Notes to Development Standards

1  (a) Where a B5 District abuts an R District without the intervention of a street or lane, an abutting side yard shall be provided of at least 1.5 metres.

(b) For multiple unit dwellings, special needs housing, or where dwelling units are to be erected above commercial premises, not including living accommodations for a watchman or caretaker, an interior side yard shall be provided for the part of the building containing such dwelling units of 3 metres, up to a height of 9 metres, and 6 metres for that portion of the building in excess of 9 metres in height.

(c) Notwithstanding clause (b), no side yard shall be required when no window, door or other opening is provided in the wall facing the adjacent property.

2  (a) Where a B5 District abuts an R District without the intervention of a street or lane, a rear yard shall be provided of at least 3 metres.

(b) No rear yard shall be required except, that where a building contains dwelling units, for other than a janitor's or caretaker's suite, a rear yard shall be provided of not less than 7.5 metres in depth for interior sites nor less than 4.5 metres in depth for corner sites; provided however, that such set back need not extend below the lowest storey containing any such living accommodation.

3  A cannabis retail store may be permitted within 60 metres of an elementary or high school, park, community centre, public library, or child care centre subject to a discretionary use application process.

(Revised – Bylaw No. 9518 – June 25, 2018)

10.8.5 Signs

The regulations governing signs in a B5 District are contained in Appendix A - Sign Regulations.

10.8.6 Parking

The regulations governing parking and loading in a B5 District are contained in Section 6.0.

10.8.7 Gross Floor Space Ratio

(1) The gross floor space ratio shall not exceed 5:1 for sites with a width of less than 15 metres, shall not exceed 7:1 for sites with a width between 15 metres and 30 metres, and shall not exceed 10:1 for sites with a width greater than 30 metres.
10.8.8 Landscaping

(1) On sites used for service stations, public garages, car washes, commercial parking lots, parking stations or multiple-unit dwellings a landscaped strip of not less than 3 metres in depth throughout lying parallel to and abutting the front site line shall be provided and shall be used for no purpose except landscaping and necessary driveway access to the site, and on corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 1.5 metres in width throughout lying parallel to the flanking street shall be provided.

In addition, on sites used for commercial parking lots or parking stations located at grade level, screening of the site from front streets, flanking streets and public lanes shall be provided to the satisfaction of the Development Officer.

10.8.9 Garbage Pickup Area

(1) 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.
10.8A B5B - Broadway Commercial District

10.8A.1 Purpose

The purpose of the B5B District is to recognize the historic Broadway Commercial area and facilitate mixed use development including a range of commercial, institutional and residential uses in medium to high density form.

10.8A.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in a B5B District are set out in the following chart:

<table>
<thead>
<tr>
<th>B5B District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>10.8A.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Hotels and motels</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Restaurants and lounges</td>
<td>7.5</td>
</tr>
<tr>
<td>(3) Bakeries</td>
<td>7.5</td>
</tr>
<tr>
<td>(4) Dry cleaners</td>
<td>7.5</td>
</tr>
<tr>
<td>(5) Theatres</td>
<td>7.5</td>
</tr>
<tr>
<td>(6) Commercial recreation uses</td>
<td>7.5</td>
</tr>
<tr>
<td>(7) Photography studios</td>
<td>7.5</td>
</tr>
<tr>
<td>(8) Retail stores</td>
<td>7.5</td>
</tr>
<tr>
<td>(9) Personal service trades and health clubs</td>
<td>7.5</td>
</tr>
<tr>
<td>(10) Offices and office buildings</td>
<td>7.5</td>
</tr>
<tr>
<td>(11) Medical clinics</td>
<td>7.5</td>
</tr>
<tr>
<td>(12) Medical, dental and optical laboratories</td>
<td>7.5</td>
</tr>
<tr>
<td>(13) Financial institutions</td>
<td>7.5</td>
</tr>
<tr>
<td>(14) Private schools and educational institutions</td>
<td>7.5</td>
</tr>
<tr>
<td>(15) Repair services restricted to the repair of household goods and appliances</td>
<td>7.5</td>
</tr>
<tr>
<td>(16) Places of worship</td>
<td>7.5</td>
</tr>
<tr>
<td>(17) Public halls and community centres</td>
<td>7.5</td>
</tr>
<tr>
<td>(18) Private clubs</td>
<td>7.5</td>
</tr>
<tr>
<td>(19) Libraries, art galleries and museums</td>
<td>7.5</td>
</tr>
<tr>
<td>(20) Funeral and wedding establishments</td>
<td>7.5</td>
</tr>
<tr>
<td>(21) Funeral homes</td>
<td>7.5</td>
</tr>
</tbody>
</table>
### 10.8A.2 Permitted Uses (continued)

<table>
<thead>
<tr>
<th>Permit</th>
<th>Type</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>22</td>
<td>Radio or television studios</td>
<td>7.5</td>
</tr>
<tr>
<td>23</td>
<td>Motion picture or recording studios</td>
<td>7.5</td>
</tr>
<tr>
<td>24</td>
<td>Duplicating or copying centres</td>
<td>7.5</td>
</tr>
<tr>
<td>25</td>
<td>Dwelling units in conjunction with and attached to any other permitted use</td>
<td>-</td>
</tr>
<tr>
<td>26</td>
<td>Multiple-unit dwellings</td>
<td>15</td>
</tr>
<tr>
<td>27</td>
<td>Commercial parking lots</td>
<td>7.5</td>
</tr>
<tr>
<td>28</td>
<td>Storage garages</td>
<td>7.5</td>
</tr>
<tr>
<td>29</td>
<td>Banquet halls</td>
<td>7.5</td>
</tr>
<tr>
<td>30</td>
<td>Catering halls and catering kitchens</td>
<td>7.5</td>
</tr>
<tr>
<td>31</td>
<td>Neighbourhood recycling and collection depots</td>
<td>7.5</td>
</tr>
<tr>
<td>32</td>
<td>Parking stations</td>
<td>7.5</td>
</tr>
<tr>
<td>33</td>
<td>Shopping centres</td>
<td>15</td>
</tr>
<tr>
<td>34</td>
<td>Veterinary clinics</td>
<td>7.5</td>
</tr>
<tr>
<td>35</td>
<td>Commercial printers</td>
<td>7.5</td>
</tr>
<tr>
<td>36</td>
<td>Public elementary &amp; high schools</td>
<td>15</td>
</tr>
<tr>
<td>37</td>
<td>Boarding apartments</td>
<td>15</td>
</tr>
<tr>
<td>38</td>
<td>Boarding houses</td>
<td>7.5</td>
</tr>
<tr>
<td>39</td>
<td>Custodial care facilities - Type I &amp; II</td>
<td>7.5</td>
</tr>
<tr>
<td>40</td>
<td>Small animal grooming</td>
<td>7.5</td>
</tr>
<tr>
<td>41</td>
<td>Accessory buildings and uses</td>
<td>-</td>
</tr>
<tr>
<td>42</td>
<td>Parking structures</td>
<td>Refer to Section 6.0</td>
</tr>
<tr>
<td>43</td>
<td>Cannabis retail stores</td>
<td>7.5</td>
</tr>
<tr>
<td>44</td>
<td>Homestays</td>
<td>Refer to General Provisions Section 5.51</td>
</tr>
<tr>
<td>45</td>
<td>Short-term rental properties</td>
<td>Refer to General Provisions Section 5.52</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9129 – November 4, 2013)
(Revised – Bylaw No. 9267 – March 23, 2015)
(Revised – Bylaw No. 9518 – June 25, 2018)
(Revised – Bylaw No. 9683 – August 31, 2020)

### 10.8A.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B5B District are set out in the following chart:

<table>
<thead>
<tr>
<th>Permit</th>
<th>Type</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Special needs housing</td>
<td>15</td>
</tr>
<tr>
<td>2</td>
<td>Child care centres and pre-schools</td>
<td>7.5</td>
</tr>
<tr>
<td>3</td>
<td>Adult day care centres - Type I &amp; II</td>
<td>7.5</td>
</tr>
<tr>
<td>4</td>
<td>Custodial care facilities - Type III</td>
<td>7.5</td>
</tr>
<tr>
<td>5</td>
<td>Night clubs and taverns</td>
<td>7.5</td>
</tr>
</tbody>
</table>
10.8A.4 Notes to Development Standards

1  (a) **Building Base:** a minimum of 70% of the aggregate width of the front building line shall be located within 1.0 metre of the front property line.

(b) **Building Cap:** a minimum front yard of 3.0 metres from the front property line for the first three storeys above the building base shall be provided. 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.  
(Revised – Bylaw No. 9704 – May 25, 2020)

2  (a) **Building Base:** where a B5B District abuts an R District without the intervention of a street or lane, an abutting side yard shall be provided of at least 1.5 metres.

(b) **Building Cap:** setback increased by 0.3 metres for each additional story above the building base to a maximum of 3.0 metres.

3  (a) **Building Base:** where a B5B District abuts an R District, a rear yard shall be provided of at least 3.0 metres.

(b) **Building Cap:** where a B5B District abuts an R District, the rear setback shall be increased by 0.6 metres for each additional story above the building base to a maximum of 7.5 metres.

4  **Building Base:** shall be a minimum of 7.5 metres and a maximum of 12.0 metres. Exceptions may be made for corner sites where the architectural feature is included that may encourage massing and designs that accentuate the visual prominence of the site.

5  A cannabis retail store may be permitted within 60 metres of an elementary or high school, park, community centre, public library, or child care centre subject to a discretionary use application process.  
(Revised – Bylaw No. 9518 – June 25, 2018)

10.8A.5 Signs

The regulations governing signs in a B5B District are contained in **Appendix A - Sign Regulations**.

10.8A.6 Parking

The regulations governing parking and loading in a B5B District are contained in **Section 6.0**.
10.8A.7 Gross Floor Space Ratio

(1) The gross floor space ratio shall not exceed 7:1.

(2) In the B5B District, above grade parking floor areas shall not be exempt from the calculation of the gross floor space ratio.

(3) Notwithstanding Section (2), above grade parking floor areas which are needed to provide 1.25 parking spaces per dwelling unit and parking floor areas which are needed to provide parking at the rate of one parking space for every 24 square metres of gross leasable floor area for all other uses shall be exempt from the calculation of Gross Floor Space Ratio.

(4) Floor areas used for below grade parking shall be deducted from the exemption outlined in Section (3), at the rate outlined in said Section.

10.8A.8 Landscaping

(1) On sites used for, commercial parking lots, parking stations or multiple-unit dwellings a landscaped strip of not less than 3 metres in depth throughout lying parallel to and abutting the front site line shall be provided and shall be used for no purpose except landscaping and necessary driveway access to the site, and on corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 1.5 metres in width throughout lying parallel to the flanking street shall be provided.

In addition, on sites used for commercial parking lots or parking stations located at grade level, screening of the site from front streets, flanking streets and public lanes shall be provided to the satisfaction of the Development Officer.

10.8A.9 Garbage Pickup Area

(1) 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.

(Revised – Bylaw No. 9053 – September 17, 2012)
10.8B  B5C – Riversdale Commercial District

10.8B.1 Purpose

The purpose of the B5C District is to recognize historic commercial areas which include a wide range of commercial uses in a medium to high density form. The B5C District is intended to promote redevelopment which includes residential uses where appropriate.

10.8B.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in a B5C District are set out in the following chart:

<table>
<thead>
<tr>
<th>B5C District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td><strong>10.8B.2 Permitted Uses</strong></td>
<td></td>
</tr>
<tr>
<td>1) Hotels and motels</td>
<td>7.5</td>
</tr>
<tr>
<td>2) Restaurants and lounges</td>
<td>7.5</td>
</tr>
<tr>
<td>3) Bakeries</td>
<td>7.5</td>
</tr>
<tr>
<td>4) Dry cleaners</td>
<td>7.5</td>
</tr>
<tr>
<td>5) Theatres</td>
<td>7.5</td>
</tr>
<tr>
<td>6) Commercial recreation uses</td>
<td>7.5</td>
</tr>
<tr>
<td>7) Photography studios</td>
<td>7.5</td>
</tr>
<tr>
<td>8) Service stations</td>
<td>7.5</td>
</tr>
<tr>
<td>9) Car washes</td>
<td>7.5</td>
</tr>
<tr>
<td>10) Motor vehicle, marine and trailer coach sales establishments</td>
<td>7.5</td>
</tr>
<tr>
<td>11) Public garages</td>
<td>7.5</td>
</tr>
<tr>
<td>12) Retail stores</td>
<td>7.5</td>
</tr>
<tr>
<td>13) Personal service trades and health clubs</td>
<td>7.5</td>
</tr>
<tr>
<td>14) Offices and office buildings</td>
<td>7.5</td>
</tr>
<tr>
<td>15) Medical clinics</td>
<td>7.5</td>
</tr>
<tr>
<td>16) Medical, dental and optical laboratories</td>
<td>7.5</td>
</tr>
<tr>
<td>17) Financial institutions</td>
<td>7.5</td>
</tr>
<tr>
<td>18) Private schools and educational institutions</td>
<td>7.5</td>
</tr>
<tr>
<td>19) Repair services restricted to the repair of household goods and appliances</td>
<td>7.5</td>
</tr>
<tr>
<td>20) Places of worship</td>
<td>7.5</td>
</tr>
<tr>
<td>21) Public halls and community centres</td>
<td>7.5</td>
</tr>
<tr>
<td>22) Private clubs</td>
<td>7.5</td>
</tr>
<tr>
<td>23) Libraries, art galleries and museums</td>
<td>7.5</td>
</tr>
<tr>
<td>24) Funeral and wedding establishments</td>
<td>7.5</td>
</tr>
<tr>
<td>25) Funeral homes</td>
<td>7.5</td>
</tr>
<tr>
<td>B5C District</td>
<td>Minimum Development Standards (in Metres)</td>
</tr>
<tr>
<td>--------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td>Site Width</td>
<td>Site Area (m²)</td>
</tr>
<tr>
<td>10.8B.2 Permitted Uses (continued)</td>
<td></td>
</tr>
<tr>
<td>(26) Radio or television studios</td>
<td>7.5</td>
</tr>
<tr>
<td>(27) Motion picture or recording studios</td>
<td>7.5</td>
</tr>
<tr>
<td>(28) Duplicating or copying centres</td>
<td>7.5</td>
</tr>
<tr>
<td>(29) Dwelling units in conjunction with and attached to any other permitted use 4</td>
<td>-</td>
</tr>
<tr>
<td>(30) Multiple-unit dwellings 4</td>
<td>15</td>
</tr>
<tr>
<td>(31) Commercial parking lots</td>
<td>7.5</td>
</tr>
<tr>
<td>(32) Storage garages</td>
<td>7.5</td>
</tr>
<tr>
<td>(33) Banquet halls</td>
<td>7.5</td>
</tr>
<tr>
<td>(34) Catering halls and catering kitchens</td>
<td>7.5</td>
</tr>
<tr>
<td>(35) Neighbourhood recycling and collection depots</td>
<td>7.5</td>
</tr>
<tr>
<td>(36) Parking stations</td>
<td>7.5</td>
</tr>
<tr>
<td>(37) Shopping centres</td>
<td>15</td>
</tr>
<tr>
<td>(38) Veterinary clinics</td>
<td>7.5</td>
</tr>
<tr>
<td>(39) Commercial printers</td>
<td>7.5</td>
</tr>
<tr>
<td>(40) Public elementary &amp; high schools</td>
<td>15</td>
</tr>
<tr>
<td>(41) Boarding apartments 4</td>
<td>15</td>
</tr>
<tr>
<td>(42) Boarding houses 4</td>
<td>7.5</td>
</tr>
<tr>
<td>(43) Custodial care facilities - Type I &amp; II 4</td>
<td>7.5</td>
</tr>
<tr>
<td>(44) Small animal grooming</td>
<td>7.5</td>
</tr>
<tr>
<td>(45) Accessory buildings and uses</td>
<td>-</td>
</tr>
<tr>
<td>(46) Parking structures</td>
<td>Refer to Section 6.0</td>
</tr>
<tr>
<td>(47) Cannabis retail stores 5</td>
<td>7.5</td>
</tr>
<tr>
<td>(48) Homestays</td>
<td>Refer to General Provisions Section 5.51</td>
</tr>
<tr>
<td>(49) Short-term rental properties</td>
<td>Refer to General Provisions Section 5.52</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9129 – November 4, 2013)
(Revised – Bylaw No 9267 – March 23, 2015)
(Revised – Bylaw No 9515 – June 25, 2018)
(Revised – Bylaw No. 9683 – August 31, 2020)

10.8B.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B5C District are set out in the following chart:

<table>
<thead>
<tr>
<th>B5C District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Width</td>
<td>Site Area (m²)</td>
</tr>
<tr>
<td>10.8B.3 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Special needs housing 4</td>
<td>15</td>
</tr>
<tr>
<td>(2) Child care centres and pre-schools</td>
<td>7.5</td>
</tr>
<tr>
<td>(3) Adult day care centres - Type I &amp; II</td>
<td>7.5</td>
</tr>
<tr>
<td>(4) Custodial care facilities - Type III 4</td>
<td>7.5</td>
</tr>
<tr>
<td>(5) Dwelling groups 4</td>
<td>30</td>
</tr>
<tr>
<td>(6) Hostels – Type I 4</td>
<td>15</td>
</tr>
<tr>
<td>(7) Night clubs and taverns</td>
<td>7.5</td>
</tr>
</tbody>
</table>
10.8B.4 Notes to Development Standards

1. (a) Where a B5C District abuts an R District without the intervention of a street or lane, an abutting side yard shall be provided of at least 1.5 metres.

(b) For multiple unit dwellings, special needs housing, or where dwelling units are to be erected above commercial premises, not including living accommodations for a watchman or caretaker, an interior side yard shall be provided for the part of the building containing such dwelling units of 3 metres, up to a height of 9 metres, and 6 metres for that portion of the building in excess of 9 metres in height.

(c) Notwithstanding clause (b), no side yard shall be required when no window, door or other opening is provided in the wall facing the adjacent property.

(d) On a corner site along a flanking street or lane, the side yard shall be increased in width by 0.3 metres for each storey, excluding any permitted mechanical penthouse, above three storeys to a maximum of 3.0 metres.

2. (a) Where a B5C District abuts an R District without the intervention of a street or lane, a rear yard shall be provided of at least 3 metres.

(b) No rear yard shall be required except, that where a building contains dwelling units, for other than a janitor's or caretaker's suite, a rear yard shall be provided of not less than 7.5 metres in depth for interior sites nor less than 4.5 metres in depth for corner sites; provided however, that such set back need not extend below the lowest storey containing any such living accommodation.

3. For any portion of the building above 14 metres, the front yard setback shall be 2 metres.

4. (a) In addition to the discretionary uses listed in Section 10.8B.3, all residential uses listed in Section 10.8B.2 shall be deemed discretionary when they are located within the Environmental Area, as shown in Figure 10.8B.4.

(b) All proposed developments containing residential uses located within the Environmental Area shown in Figure 10.8B.4 shall be required to undertake environmental testing and remediation, satisfactory to the Approval Authority, prior to receiving a development permit.
5 A cannabis retail store may be permitted within 60 metres of an elementary or high school, park, community centre, public library, or child care centre subject to a discretionary use application process. (Revised – Bylaw No. 9518 – June 25, 2018)

10.8B.5 Signs

The regulations governing signs in a B5C District are contained in Appendix A - Sign Regulations.

10.8B.6 Parking

The regulations governing parking and loading in a B5C District are contained in Section 6.0.
10.8B.7 Gross Floor Space Ratio

(1) The gross floor space ratio shall not exceed 5:1 for sites with a width of less than 15 metres, shall not exceed 7:1 for sites with a width between 15 metres and 30 metres, and shall not exceed 10:1 for sites with a width greater than 30 metres.

10.8B.8 Landscaping

(1) On sites used for service stations, public garages, car washes, commercial parking lots, parking stations or multiple-unit dwellings a landscaped strip of not less than 3 metres in depth throughout lying parallel to and abutting the front site line shall be provided and shall be used for no purpose except landscaping and necessary driveway access to the site, and on corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 1.5 metres in width throughout lying parallel to the flanking street shall be provided.

In addition, on sites used for commercial parking lots or parking stations located at grade level, screening of the site from front streets, flanking streets and public lanes shall be provided to the satisfaction of the Development Officer.

10.8B.9 Garbage Pickup Area

(1) 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.

(Revised – Bylaw No. 8850 – June 28, 2010)
(Revised – Bylaw No. 9053 – September 17, 2012)
10.9 B6 - Downtown Commercial District

10.9.1 Purpose

The purpose of the B6 District is to facilitate a wide range of commercial, institutional and residential uses in a high density form, in the downtown area.

10.9.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in a B6 District are set out in the following chart:

<table>
<thead>
<tr>
<th>B6 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Area (m²)</td>
</tr>
<tr>
<td>10.9.2 Permitted Uses</td>
<td>0.2</td>
</tr>
</tbody>
</table>

10.9.3 Prohibited Uses

The Prohibited Uses in a B6 District are set out in the following chart:

<table>
<thead>
<tr>
<th>B6 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Area (m²)</td>
</tr>
<tr>
<td>10.9.3 Prohibited Uses</td>
<td>0.2</td>
</tr>
</tbody>
</table>

(1) Junk and salvage yards, vehicle wrecking yards and other similar uses

(2) Gas manufacturing, bulk storage or the filling of bulk gas cylinders

(3) Arsenals or gunpowder manufacturing or storage

(4) Distillers

(5) Refining or wholesale storage of petroleum products or explosive derivatives thereof

(6) Intensive livestock operations and stockyards

(7) Sawmills and planing mills

(8) Steel mills, blast furnaces and smelters

(9) Chemical manufacturing

(10) Adult mini-theatres

(11) Campgrounds and mobile home courts
### 10.9.3 Prohibited Uses (continued)

(12) All uses of land, buildings and industrial processes that may be noxious or injurious, or constitute a nuisance beyond the boundaries of the subject site by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions.

(13) Building materials storage yards

(14) Carting, express hauling or storage yards

(15) Contractor's workshops or yards

(16) Lumber yards

(17) Machine shops

(18) Wholesale milk distribution facilities

(19) Storage warehouses

(20) Manufacturing or treatment of materials, goods or products

(21) Crematoriums

(22) One-unit and two-unit dwellings

(23) Adult service agency

(24) Independent adult service agency

(25) Adult entertainment venues

(26) Microbrewery – Type I

(27) Municipal public works yard – Type I, II and III

(Revised – Bylaw No. 9023 – July 18, 2012)
(Revised – Bylaw No. 9151 – December 2, 2013)
(Revised – Bylaw No. 9691 – March 23, 2020)
(Revised – Bylaw No. 9703 – May 25, 2020)

### 10.9.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B6 District are set out in the following chart:

<table>
<thead>
<tr>
<th>B6 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>(10.9.4) Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Child care centres and pre-schools</td>
<td>0</td>
</tr>
<tr>
<td>(2) Custodial care facilities - Type III</td>
<td>0₂</td>
</tr>
</tbody>
</table>
10.9.5 Notes to Development Standards

1. (a) Manufacturing or treatment of goods, products or materials is prohibited, except the manufacture or treatment of goods, products or materials clearly incidental to the conduct of a retail business conducted on the premises, provided that not more than 25% of the building floor area of the premises are utilized for these manufacturing or treatment purposes.

   (b) Dry cleaners, laundries, or businesses utilizing photographic processors shall not occupy a floor area exceeding 140m² used for that purpose.

2. (a) Sites for rooming units, hotel or motel units, shall have a site width of not less than 15 metres.

   (b) Notwithstanding clause (a), sites with more than one dwelling unit contained within a building shall have a site width of not less than 7.5 metres.

3. (a) Sites for rooming units, hotel or motel units shall have a site area of not less than 555m².

   (b) Notwithstanding clause (a), sites where more than one dwelling unit is contained within a building shall have a site area of not less than 225m².

4. (a) For multiple unit dwellings, special needs housing, or where dwelling units are to erected above premises, not including living accommodations for a watchman or caretaker, an interior side yard shall be provided for the part of the building containing such dwelling units of 3 metres, up to a height of 9 metres, and 6 metres for that portion of the building in excess of 9 metres in height.

   (b) Notwithstanding clause (a), no side yard shall be required when no window, door or other opening is provided in the wall facing the adjacent property.

5. No rear yard shall be required except where a building contains dwelling units or rooming units for other than a janitor's or caretaker's suite, a rear yard shall be provided of not less than 7.5 metres in depth for interior sites nor less than 4.5 metres in depth for corner sites; provided however, that such set back need not extend below the lowest storey containing any such living accommodation.
6 (a) In this subsection:

(i) "building site cube" means the volume of the cube established by multiplication of the site area by the building height; and

(ii) "open volume" means the percentage of the building site cube not occupied by a building.

(b) The maximum permitted height of a building shall be determined by the site area and by the open volume on the site as shown in Figure 10.9.5(6) below:
Figure 10.7.5(6)

SITE AREA (IN SQUARE METRES)

BUILDING HEIGHT (IN METRES)

OPEN VOLUME (IN PERCENT)
(c) The following shall apply in the interpretation of the standards established in Figure 10.9.5(6):

(i) The horizontal base line A-B represents site areas up to 1675m² and over, and has vertical coordinates.
(ii) The vertical base line A-C represents building heights up to 76 metres, and has horizontal coordinates.
(iii) The vertical base line B-D represents open volume up to 50% and over, and has coordinates represented by lines 1 to 9, and by proportional interpolations.

(d) The height of a building shall not exceed the figure for building height shown on line A-C, which figure shall be the coordinate of the point of intersection of the pertinent line of open volume and the coordinate of the pertinent building site area; provided however that:

(i) No building shall exceed the maximum building height established for any site in reference to line 1, even though there may be more than 50% open volume.
(ii) No building shall exceed the maximum building height established for any site in reference to line 9 when no open volume is provided in the building site cube below that height.

(e) The height of a building may exceed the maximum 76 metre building height where a density bonus has been granted in accordance with the provisions contained in Appendix E – Density Bonus Provisions and meets the open volume calculation for the building at 76 metres. Granting of a density bonus is subject to the approval of the General Manager, Community Services Department.

The property owner may be required to enter into a density bonus agreement that documents the agreed upon bonus provisions. The agreement may be registered as an Interest on the title to the subject property.
(Revised – Bylaw No. 9174 – April 14, 2014)

An amenity space shall be provided of 5m² per dwelling unit for all residential uses.

10.9.6 Signs

The regulations governing signs in a B6 District are contained in Appendix A - Sign Regulations.
10.9.7 Parking

The regulations governing parking and loading in a B6 District are contained in Section 6.0.

10.9.8 Landscaping

(1) On sites used for service stations, public garages, and commercial parking lots or parking stations located at grade level, a landscaped strip of not less than 3 metres in depth throughout lying parallel to and abutting the front site line shall be provided and shall be used for no purpose except landscaping and necessary driveway access to the site, and on corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 1.5 metres in width throughout lying parallel to the flanking street shall be provided. In addition, on sites used for commercial parking lots or parking stations located at grade level, screening of the site from front streets, flanking streets and public lanes shall be provided to the satisfaction of the Development Officer.

10.9.9 Garbage Pickup Area

(1) 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 garbage pickup spaces may be combined where considered appropriate by the Development Officer.

10.9.10 Ground Floor Retail Requirement

(1) (a) Buildings fronting onto streets within the "Retail Core Area" of the Downtown shall provide at least 65% of grade level street frontage and at least 50% of grade level floor area for retail and other commercial and service uses.

(b) The Development Officer may reduce the requirements of clause (a) where it can be demonstrated that the building will be developed in a manner which promotes a pedestrian friendly environment, including:

(i) clear and direct access to the sidewalk;
(ii) clear glazing along the façade at street level;
(iii) compatibility with adjacent street furniture and building façades; and
(iv) canopies, awnings, or interior walkways where practical.
10.9.11 Grade Level Corner Building Cuts

(1) Buildings located on corner sites within the "Retail Core Area" of the downtown shall provide a corner cut triangle at grade level of not less than 3 metres along the street frontage and flankage.

10.9.12 Design Guidelines for the Downtown

(1) Any area that is setback from the street-facing property line must be used for:

(a) drop-off area;
(b) bicycle parking;
(c) restaurant or dining uses;
(d) landscaping; or
(e) public space, including but not limited to a plaza, public art, or seating area.

(2) Buildings that exceed 15 metres in height will require a wind mitigation study from a qualified engineer or architect that demonstrates methods and features that will minimize wind at grade level to the satisfaction of the Development Officer. Wind mitigation features may include, but are not limited to, building step backs, building articulation, or canopies.

(3) A minimum of 40% of the surface area of the ground floor of all street-facing façades of a building is to contain transparent openings.

(4) A façade must maintain distinctive architectural elements for the base, middle and top portions of the building. Vertical articulation of the façade or change in material may be provided in lieu of a distinctive bottom or top portion.

(5) For buildings over 25 metres in height, a step back or related feature that disrupts the wall relief is to be provided on all street-facing façades between 10 metres to 25 metres in height.

(6) Materials associated with low-cost construction, such as vinyl siding and standard grades of cement block, as well as darkly tinted glass, are discouraged on façades that face public rights-of-way.

(Revised – Bylaw No. 9267 – March 23, 2015)
11.1 IL1 - General Light Industrial District

11.1.1 Purpose

The purpose of the IL1 District is to facilitate economic development through a wide variety of light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations.

11.1.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an IL1 District are set out in the following chart:

<table>
<thead>
<tr>
<th>IL1 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site</td>
</tr>
<tr>
<td></td>
<td>Width</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

11.1.2 Permitted Uses

(1) All uses of buildings and land are permitted except those specifically noted as prohibited or discretionary in Sections 11.1.3 and 11.1.4

<table>
<thead>
<tr>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
</tr>
<tr>
<td>Width</td>
</tr>
<tr>
<td>7.5</td>
</tr>
</tbody>
</table>

11.1.3 Prohibited Uses

The Prohibited Uses in an IL1 District are set out in the following chart:

<table>
<thead>
<tr>
<th>IL1 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site</td>
</tr>
<tr>
<td></td>
<td>Width</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

11.1.3 Prohibited Uses

(1) Dwellings, except those necessary for watchmen or caretakers

(2) Junk and salvage yards, vehicle wrecking yards and other similar uses

(3) Arsenals or gunpowder manufacture or storage

(4) Distillers and brewers

(5) Intensive livestock operations and stockyards

(6) Sawmills and planing mills

(7) Campgrounds and mobile home courts

(8) Chemical manufacturing

(9) Steel mills, blast furnaces, smelters and foundries
### 11.1.3 Prohibited Uses (continued)

- (10) Gas manufacturing, bulk storage or the filling of bulk gas cylinders
- (11) Refining or wholesale storage of petroleum products or explosive derivatives thereof
- (12) Adult mini-theatres
- (13) Hospitals and special care homes
- (14) Elementary and high schools
- (15) All uses of land, buildings and industrial processes that may be noxious or injurious, or constitute a nuisance beyond the boundaries of the subject site by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions
- (16) Adult entertainment venues
- (17) Municipal public works yard – Type III

(Revised – Bylaw No. 9151 – December 2, 2013)  
(Revised – Bylaw No. 9703 – May 25, 2020)

### 11.1.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an IL1 District are set out in the following chart:

<table>
<thead>
<tr>
<th>IL1 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>11.1.4 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Child care centres and pre-schools</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Retail stores and shopping centres with a gross leasable floor area of 5000m² or greater</td>
<td>30</td>
</tr>
<tr>
<td>(3) Adult day care centres - Type I &amp; II</td>
<td>7.5</td>
</tr>
<tr>
<td>(4) Night clubs and taverns</td>
<td>7.5</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9518 – June 25, 2018)  
(Revised – Bylaw No. 9620 – August 26, 2019)

### 11.1.5 Notes to Development Standards

1. Where a retail store or shopping centre with a gross leasable floor area of 5000m² or greater is proposed to be expanded, and where the total of all expansions amounts to less than a 10% increase in the approved gross leasable floor area, the Development Officer may issue the necessary development permits without a discretionary use approval by Council. For the purposes of this clause, "approved" means a retail store or shopping centre which has been approved prior to the adoption of this Bylaw or has been approved as a discretionary use following the adoption of this Bylaw.
2 (a) Where an IL1 District abuts an R, M or B District without the intervention of a street or lane, an abutting side yard shall be provided of not less than 1.5 metres in width.

(b) On a corner site where the side yard adjoins the street, the side yard setback shall be a minimum of 1.5 metres.

3 Where an IL1 District abuts an R, M or B District without the intervention of a street or lane, a rear yard shall be provided of not less than 3 metres in depth.

11.1.6 Signs

The regulations governing signs in an IL1 District are contained in Appendix A - Sign Regulations.

11.1.7 Parking

The regulations governing parking and loading in an IL1 District are contained in Section 6.0.

11.1.8 Landscaping

(1) A landscaped strip of not less than 4.5 metres 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.

(2) On corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 1.5 metres in width throughout lying parallel to and abutting the flanking street shall be provided.

(3) Where an IL1 District abuts any R, M or B District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres in width throughout, which shall not be used for any purpose except landscaping.

(4) Outside storage areas shall be permitted in side and rear yards and shall be suitably screened from any public street. Outside storage shall only be permitted in front yards where it is screened from view from any public street and a landscaped strip of not less than 4.5 metres in depth is provided adjacent to the front property line to the satisfaction of the Development Officer.
11.2 IL2 - Limited Intensity Light Industrial District

11.2.1 Purpose

The purpose of the IL2 District is to facilitate economic development through certain light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations, as well as to limit activities oriented to public assembly.

11.2.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an IL2 District are set out in the following chart:

<table>
<thead>
<tr>
<th>IL2 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>11.2.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products excepting those specifically prohibited by Section 11.2.3</td>
<td>15</td>
</tr>
<tr>
<td>(2) Warehouses, shipping and express facilities</td>
<td>15</td>
</tr>
<tr>
<td>(3) Public garages</td>
<td>15</td>
</tr>
<tr>
<td>(4) Bulk mail sorting</td>
<td>15</td>
</tr>
<tr>
<td>(5) Industrial equipment and industrial vehicles sales, service and rentals</td>
<td>15</td>
</tr>
<tr>
<td>(6) Materials-testing facilities</td>
<td>15</td>
</tr>
<tr>
<td>(7) Contractors offices, workshops and yards</td>
<td>15</td>
</tr>
<tr>
<td>(8) Farm implement sales and service</td>
<td>15</td>
</tr>
<tr>
<td>(9) Wholesaling establishments</td>
<td>15</td>
</tr>
<tr>
<td>(10) Adult mini-theatres</td>
<td>15</td>
</tr>
<tr>
<td>(11) Accessory buildings and uses</td>
<td>15</td>
</tr>
<tr>
<td>(12) Industrial complexes</td>
<td>15</td>
</tr>
<tr>
<td>(13) Ambulance stations</td>
<td>15</td>
</tr>
<tr>
<td>(14) Office and office buildings</td>
<td>15</td>
</tr>
<tr>
<td>(15) Municipal public works yard – Type II</td>
<td>15</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9302 – August 20, 2015)
(Revised – Bylaw No. 9371 – May 24, 2016)
(Revised – Bylaw No. 9703 – May 25, 2020)
### 11.2.3 Prohibited Uses

The Prohibited Uses in an IL2 District are set out in the following chart:

<table>
<thead>
<tr>
<th>IL2 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>11.2.3 Prohibited Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Dwellings</td>
<td></td>
</tr>
<tr>
<td>(2) Junk and salvage yards, vehicle wrecking yards, and other similar uses</td>
<td></td>
</tr>
<tr>
<td>(3) Arsenals or gunpowder manufacture or storage</td>
<td></td>
</tr>
<tr>
<td>(4) Distillers and brewers</td>
<td></td>
</tr>
<tr>
<td>(5) Intensive livestock operations and stockyards</td>
<td></td>
</tr>
<tr>
<td>(6) Sawmills and planing mills</td>
<td></td>
</tr>
<tr>
<td>(7) Campgrounds and mobile home courts</td>
<td></td>
</tr>
<tr>
<td>(8) Chemical manufacturing</td>
<td></td>
</tr>
<tr>
<td>(9) Steel mills, blast furnaces and smelters</td>
<td></td>
</tr>
<tr>
<td>(10) Refining or wholesale storage of petroleum products or explosive derivatives thereof</td>
<td></td>
</tr>
<tr>
<td>(11) Gas manufacturing, bulk storage or the filling of bulk gas cylinders</td>
<td></td>
</tr>
<tr>
<td>(12) Bulk tank farms</td>
<td></td>
</tr>
<tr>
<td>(13) Commercial recreation uses</td>
<td></td>
</tr>
<tr>
<td>(14) Correctional facilities</td>
<td></td>
</tr>
<tr>
<td>(15) Manufacturing, processing or packaging of food products</td>
<td></td>
</tr>
<tr>
<td>(16) Places of public assembly</td>
<td></td>
</tr>
<tr>
<td>(17) Restaurants</td>
<td></td>
</tr>
<tr>
<td>(18) Retail stores</td>
<td></td>
</tr>
<tr>
<td>(19) All uses of land, buildings and industrial processes that may be noxious or injurious, or constitute a nuisance beyond the boundaries of the subject site by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions</td>
<td></td>
</tr>
<tr>
<td>(20) Municipal public works yard – Type I and III</td>
<td></td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9703 – May 25, 2020)

### 11.2.4 Notes to Development Standards

1. Adult mini-theatres are permitted provided that they are located only on a site with a minimum radial separation distance of 150 metres or more from the property line of any site in a Residential District, any site with an existing public or private school, any site with an existing place of worship, any site with an existing child care centre, any public park or other use which may have a playground as an ancillary element, and any site with another existing adult mini-theatre.
2 Accessory buildings shall be permitted only in the side or rear yard of any site.

3 A side yard shall be provided of not less than 3 metres, unless the IL2 District abuts an R, M or B District without the intervention of a street or lane, in which case the side yard shall be not less than 6 metres.

4 A rear yard shall be provided of not less than 3 metres, unless the IL2 District abuts an R, M or B District without the intervention of a street or lane, in which case the rear yard shall not be less than 6 metres.

5 Sleeping quarters in conjunction with an ambulance station are prohibited.
   (Revised – Bylaw No. 9302 – August 20, 2015)

6 The maximum building floor area for each office use on a site shall not exceed 325 m².
   (Revised – Bylaw No. 9371 – May 24, 2016)

7 Only those accessory office uses associate with a function performed on the site shall be permitted. Public assembly uses including training facilities shall not be permitted.
   (Revised – Bylaw No. 9703 – May 25, 2020)

11.2.5 Signs

The regulations governing signs in an IL2 District are contained in Appendix A - Sign Regulations.

11.2.6 Parking

The regulations governing parking and loading in an IL2 District are contained in Section 6.0.

11.2.7 Landscaping

(1) A landscaped strip of not less than 4.5 metres 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.

(2) On corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 1.5 metres in width throughout lying parallel to and abutting the flanking street shall be provided.

(3) Where a site abuts any R, M or B District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres in width throughout, which shall not be used for any purpose except landscaping.
Outside storage areas shall be permitted in side and rear yards and shall be suitably screened from any public street. Outside storage shall only be permitted in front yards where it is screened from view from any public street and a landscaped strip of not less than 4.5 metres in depth is provided adjacent to the front property line to the satisfaction of the Development Officer.

11.3 IL3 – Limited Light Industrial District

11.3.1 Purpose

The purpose of the IL3 District is to facilitate economic development through limited light industrial activities and related businesses that do not create land use conflicts or nuisance conditions during the normal course of operations, as well as to limit activities oriented to public assembly.

11.3.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an IL3 District are set out in the following chart:

<table>
<thead>
<tr>
<th>IL3 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Width</td>
<td>Site Depth</td>
</tr>
<tr>
<td>11.3.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products excepting those specifically prohibited by Section 11.3.3</td>
<td>15 60 0.4 6 3_2 3_3 12 60%</td>
</tr>
<tr>
<td>(2) Warehouses, shipping and express facilities</td>
<td></td>
</tr>
<tr>
<td>(3) Public garages</td>
<td></td>
</tr>
<tr>
<td>(4) Bulk mail sorting</td>
<td></td>
</tr>
<tr>
<td>(5) Industrial equipment and industrial vehicles sales, service and rentals</td>
<td>15 60 0.4 6 3_2 3_3 12 60%</td>
</tr>
<tr>
<td>(6) Materials-testing facilities</td>
<td></td>
</tr>
<tr>
<td>(7) Farm implement sales and service</td>
<td></td>
</tr>
<tr>
<td>(8) Wholesaling establishments</td>
<td></td>
</tr>
<tr>
<td>(9) Office and office buildings</td>
<td></td>
</tr>
<tr>
<td>(10) Accessory buildings and uses 1</td>
<td></td>
</tr>
<tr>
<td>(11) Industrial complexes</td>
<td></td>
</tr>
<tr>
<td>(12) Ambulance stations 4</td>
<td></td>
</tr>
<tr>
<td>(13) Contractors’ offices, workshops and yards</td>
<td></td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9302 – August 20, 2015)
(Revised – Bylaw No. 9371 – May 24, 2016)
11.3.3 Prohibited Uses

The Prohibited Uses in an IL3 District are set out in the following chart:

<table>
<thead>
<tr>
<th>IL3 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>11.3.3 Prohibited Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Dwellings</td>
<td></td>
</tr>
<tr>
<td>(2) Junk and salvage yards, vehicle wrecking yards, and other similar uses</td>
<td></td>
</tr>
<tr>
<td>(3) Arsenals or gunpowder manufacture or storage</td>
<td></td>
</tr>
<tr>
<td>(4) Distillers and brewers</td>
<td></td>
</tr>
<tr>
<td>(5) Intensive livestock operations and stockyards</td>
<td></td>
</tr>
<tr>
<td>(6) Sawmills and planing mills</td>
<td></td>
</tr>
<tr>
<td>(7) Campgrounds and mobile home courts</td>
<td></td>
</tr>
<tr>
<td>(8) Chemical manufacturing</td>
<td></td>
</tr>
<tr>
<td>(9) Steel mills, blast furnaces and smelters</td>
<td></td>
</tr>
<tr>
<td>(10) Refining or wholesale storage of petroleum products or explosive derivatives thereof</td>
<td></td>
</tr>
<tr>
<td>(11) Gas manufacturing, bulk storage or the filling of bulk gas cylinders</td>
<td></td>
</tr>
<tr>
<td>(12) Bulk tank farms</td>
<td></td>
</tr>
<tr>
<td>(13) Commercial recreation uses</td>
<td></td>
</tr>
<tr>
<td>(14) Correctional facilities</td>
<td></td>
</tr>
<tr>
<td>(15) Manufacturing, processing or packaging of food products</td>
<td></td>
</tr>
<tr>
<td>(16) Places of public assembly</td>
<td></td>
</tr>
<tr>
<td>(17) Restaurants</td>
<td></td>
</tr>
<tr>
<td>(18) Retail stores</td>
<td></td>
</tr>
<tr>
<td>(19) All uses of land, buildings and industrial processes that may be noxious or injurious, or constitute a nuisance beyond the boundaries of the subject site by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions</td>
<td></td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9371 – May 24, 2016)

11.3.4 Notes to Development Standards

1 Accessory buildings shall be permitted only in the side or rear yard of any site.

2 A side yard shall be provided of not less than 3 metres, unless the IL3 District abuts an R, M or B District without the intervention of a street or lane, in which case the side yard shall be not less than 6 metres.
3 A rear yard shall be provided of not less than 3 metres, unless the IL3 District abuts an R, M or B District without the intervention of a street or lane, in which case the rear yard shall not be less than 6 metres.

4 Sleeping quarters in conjunction with an ambulance station are prohibited. (Revised – Bylaw No. 9302 – August 20, 2015)

11.3.5 Signs

(1) Except as provided in clause (2) the regulations governing signs in the IL3 District shall be those contained in Signage Group No. 5 of Appendix A - Sign Regulations.

(2) Superboards, billboards, laser projected signs, flashing signs, electronic variable message signs are prohibited.

11.3.6 Parking

The regulations governing parking and loading in an IL3 District are contained in Section 6.0.

11.3.7 Landscaping

(1) A landscaped strip of not less than 4.5 metres 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.

(2) On corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 1.5 metres in width throughout lying parallel to and abutting the flanking street shall be provided.

(3) Where a site abuts any R, M or B District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres in width throughout, which shall not be used for any purpose except landscaping.

11.3.8 Outdoor Storage

(1) Except as provided in clause (3), outdoor storage is permitted in side and rear yards. Outdoor storage is permitted in front yards were a landscaped strip of not less than 4.5 metres in depth is provided adjacent to the front property line to the satisfaction of the Development Officer.
(2) All outdoor storage must be screened from view from adjacent streets and public lands by a solid fence at least two metres in height.

(3) Outdoor storage is prohibited on any site which abuts an R, M, or Specialized District.
11.4 IB - Industrial Business District

11.4.1 Purpose

The purpose of the IB District is to facilitate business and light industrial activities that are seeking a high quality, comprehensively planned environment.

11.4.2 Permitted Uses
(Revised – Bylaw No. 8897 – November 22, 2010)

The Permitted Uses and Minimum Development Standards in an IB District are set out in the following chart:

<table>
<thead>
<tr>
<th>IB District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>11.4.2 Permitted Uses 1</td>
<td></td>
</tr>
<tr>
<td>(1) Manufacturing, fabricating, assembly or packaging of materials, goods or products</td>
<td>30</td>
</tr>
<tr>
<td>(2) Private schools</td>
<td>30</td>
</tr>
<tr>
<td>(3) Educational institutions</td>
<td>30</td>
</tr>
<tr>
<td>(4) Offices and office buildings</td>
<td>30</td>
</tr>
<tr>
<td>(5) Personal service trades and health clubs</td>
<td>30</td>
</tr>
<tr>
<td>(6) Medical clinics</td>
<td>30</td>
</tr>
<tr>
<td>(7) Research laboratories, including the manufacturing of prototypes</td>
<td>30</td>
</tr>
<tr>
<td>(8) Radio or television studios</td>
<td>30</td>
</tr>
<tr>
<td>(9) Motion picture or recording studios</td>
<td>30</td>
</tr>
<tr>
<td>(10) Retail sales 2</td>
<td>30</td>
</tr>
<tr>
<td>(11) Data processing and telecommunications</td>
<td>30</td>
</tr>
<tr>
<td>(12) Private clubs</td>
<td>30</td>
</tr>
<tr>
<td>(13) Hotels and motels</td>
<td>30</td>
</tr>
<tr>
<td>(14) Printing and publishing</td>
<td>30</td>
</tr>
<tr>
<td>(15) Veterinary clinics</td>
<td>30</td>
</tr>
<tr>
<td>(16) Banks and financial institutions</td>
<td>30</td>
</tr>
<tr>
<td>(17) Medical, dental and optical laboratories</td>
<td>30</td>
</tr>
<tr>
<td>(18) Wholesale vending of goods or products manufactured on site</td>
<td>30</td>
</tr>
<tr>
<td>(19) Restaurants and lounges 3</td>
<td>30</td>
</tr>
<tr>
<td>(20) Dwelling necessary for watchman or caretakers</td>
<td>30</td>
</tr>
<tr>
<td>(21) Industrial complexes</td>
<td>30</td>
</tr>
<tr>
<td>(22) Warehouses, shipping and express facilities</td>
<td>30</td>
</tr>
<tr>
<td>(23) Material testing facilities</td>
<td>30</td>
</tr>
<tr>
<td>(24) Pharmacies 4</td>
<td>30</td>
</tr>
<tr>
<td>(25) Accessory buildings and uses 5</td>
<td>30</td>
</tr>
<tr>
<td>(26) Ambulance stations</td>
<td>30</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9302 – August 20, 2015)
11.4.3 Prohibited Uses

The Prohibited Uses in an IB District are set out in the following chart:

<table>
<thead>
<tr>
<th>IB District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>11.4.3 Prohibited Uses</td>
<td></td>
</tr>
<tr>
<td>(1) All uses of land, buildings or industrial processes that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions</td>
<td></td>
</tr>
</tbody>
</table>

11.4.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an IB District are set out in the following chart:

<table>
<thead>
<tr>
<th>IB District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>11.4.4 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Service stations</td>
<td>30</td>
</tr>
<tr>
<td>(2) Child care centres</td>
<td>30</td>
</tr>
<tr>
<td>(3) Car washes</td>
<td>30</td>
</tr>
<tr>
<td>(4) Convenience stores in connection with service stations or car washes</td>
<td>30</td>
</tr>
<tr>
<td>(5) Taverns in conjunction with and attached to a hotel or motel</td>
<td>30</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 8861 – June 28, 2010)

11.4.5 Notes to Development Standards

1 All Permitted and Discretionary Uses shall be conducted entirely within principal or accessory buildings, with the exception of employee or client parking, which may be located outside.

2 Except as provided in Clause 6, retail sales are prohibited, except those which are accessory to an approved principal use and which are limited to products manufactured, assembled, stored at or distributed from the subject site. Permitted accessory retail sales may be conducted only in the principal building containing the principal use, and may not occupy more than 25% of the gross floor area of the principal building.
3. (a) The maximum building floor area for a restaurant and lounge shall not exceed 650 m².

(b) The floor area of a lounge shall not exceed 50% of the floor area of the adjoining restaurant.

4. The maximum building floor area for a pharmacy shall not exceed 325 m².

5. Accessory buildings and uses are permitted in a side or rear yard only.

6. Retail sales of products other than products manufactured, assembled, stored at or distributed from the site are permitted in convenience stores in connection with service stations or carwashes with no limitation on the gross floor area occupied by such sales.


(Revised – Bylaw No. 8861 – June 28, 2010)
(Revised – Bylaw No. 9040 – July 18, 2012)

11.4.6 Signs

The regulations governing signs in an IB District are contained in Appendix A - Sign Regulations.

11.4.7 Parking

The regulations governing parking and loading in an IB District are contained in Section 6.0.

11.4.8 Landscaping

(1) A landscaped strip of not less than 6.0 metres 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.

(2) On corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 3.0 metres in width throughout lying parallel to and abutting the flanking street shall be provided.

(3) Where a site abuts any R, M or B District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 metres in depth throughout, which shall not be used for any purpose except landscaping.
(4) All areas to be used for vehicular traffic shall be graded and paved to the satisfaction of the General Manager of the Infrastructure Services Department.

(5) The entire portion of any site not used for buildings, parking, loading, aisles, driveways, permitted outdoor storage or similar uses shall be landscaped.

(6) Parking areas shall be adequately screened from streets and adjacent properties to a height of 1.0 metres by landscaping or fencing.

11.4.9 Outdoor Storage

(1) Except as provided in subclause (2), outdoor storage is permitted in side or rear yards only.

(2) Outdoor storage is prohibited on any site which abuts a rural municipality or a Specialized District.

(3) All outdoor storage shall be completely screened from view from adjacent streets or properties by a fence, berm, landscaping or a combination of such methods.
11.5 IH - Heavy Industrial District

11.5.1 Purpose

The purpose of the IH District is to facilitate economic development through industrial activities that may have the potential for creating nuisance conditions during the normal course of operations.

11.5.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an IH District are set out in the following chart:

<table>
<thead>
<tr>
<th>IH District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>11.5.2 Permitted Uses</td>
<td>7.5</td>
</tr>
</tbody>
</table>

11.5.3 Prohibited Uses

The Prohibited Uses in an IH District are set out in the following chart:

<table>
<thead>
<tr>
<th>IH District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>11.5.3 Prohibited Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Dwellings, except those necessary for watchmen or caretakers</td>
<td></td>
</tr>
<tr>
<td>(2) Intensive livestock operations and stockyards</td>
<td></td>
</tr>
<tr>
<td>(3) Hotels and motels</td>
<td></td>
</tr>
<tr>
<td>(4) Adult mini-theatres</td>
<td></td>
</tr>
<tr>
<td>(5) Hospitals and special care homes</td>
<td></td>
</tr>
<tr>
<td>(6) Elementary and high schools</td>
<td></td>
</tr>
<tr>
<td>(7) Campgrounds and mobile home courts</td>
<td></td>
</tr>
</tbody>
</table>
### 11.5.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an IH District are set out in the following chart:

<table>
<thead>
<tr>
<th>IH District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>11.5.4 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Child care centres and pre-schools</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) Retail stores and shopping centres with a gross leasable floor area of 5000m² or greater①</td>
<td>30</td>
</tr>
<tr>
<td>(3) Petroleum refineries</td>
<td>7.5</td>
</tr>
<tr>
<td>(4) Steel mills, blast furnaces and smelters</td>
<td>7.5</td>
</tr>
<tr>
<td>(5) Chemical manufacturing</td>
<td>7.5</td>
</tr>
<tr>
<td>(6) Trade and vocational schools with a gross floor area of 1000m² or greater</td>
<td>7.5</td>
</tr>
<tr>
<td>(7) Educational institutions</td>
<td>7.5</td>
</tr>
<tr>
<td>(8) Theatres</td>
<td>7.5</td>
</tr>
<tr>
<td>(9) Bingo halls</td>
<td>7.5</td>
</tr>
<tr>
<td>(10) Public halls, catering halls and assembly halls</td>
<td>7.5</td>
</tr>
<tr>
<td>(11) Places of worship</td>
<td>7.5</td>
</tr>
<tr>
<td>(12) Public libraries</td>
<td>7.5</td>
</tr>
<tr>
<td>(13) Arenas, rinks and stadiums</td>
<td>7.5</td>
</tr>
<tr>
<td>(14) Amusement parks</td>
<td>7.5</td>
</tr>
<tr>
<td>(15) Community centres</td>
<td>7.5</td>
</tr>
<tr>
<td>(16) Private schools</td>
<td>7.5</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9701 – May 25, 2020)

### 11.5.5 Notes to Development Standards

1. Where a retail store or shopping centre with a gross leasable floor area of 5000m² or greater is proposed to be expanded, and where the total of all expansions amounts to less than a 10% increase in the approved gross leasable floor area, the Development Officer may issue the necessary development permits without a discretionary use approval by Council. For the purposes of this clause, “approved” means a retail store or shopping centre which has been approved prior to the adoption of this Bylaw or has been approved as a discretionary use following the adoption of this Bylaw.

2. (a) Where an IH District abuts an R, M or B District without the intervention of a street or lane, an abutting side yard shall be provided of not less than 3.0 metres in width.

   (b) On a corner site where the side yard adjoins the street, the side yard setback shall be a minimum of 1.5 metres.
3 Where an IH District abuts an R, M or B District without the intervention of a street or lane, a rear yard shall be provided of not less than 3 metres in width.

11.5.6 Signs

The regulations governing signs in an IH District are contained in Appendix A - Sign Regulations.

11.5.7 Parking

The regulations governing parking and loading in an IH District are contained in Section 6.0.

11.5.8 Landscaping

(1) A landscaped strip of not less than 4.5 metres 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.

(2) On corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 1.5 metres in width throughout lying parallel to and abutting the flanking street shall be provided.

(3) Where an IH District abuts any R, M or B District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 3.0 metres throughout, which shall not be used for any purpose except landscaping.

(4) Outside storage areas shall be permitted in side and rear yards and shall be suitably screened from any public street. Outside storage shall only be permitted in front yards where it is screened from view from any public street and a landscaped strip of not less than 4.5 metres in depth is provided adjacent to the front property line to the satisfaction of the Development Officer.
11.6 IH2 - Limited Intensity Heavy Industrial District

11.6.1 Purpose

The purpose of the IH2 District is to facilitate economic development through certain heavy industrial activities that may have the potential for creating nuisance conditions during the normal course of operations, as well as to limit activities oriented to public assembly.

11.6.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an IH2 District are set out in the following chart:

<table>
<thead>
<tr>
<th>IH2 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>11.6.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products excepting those specifically noted as prohibited or discretionary in Sections 11.6.3 and 11.6.4</td>
<td>15</td>
</tr>
<tr>
<td>(2) Warehouses, shipping and express facilities</td>
<td>15</td>
</tr>
<tr>
<td>(3) Public garages</td>
<td>15</td>
</tr>
<tr>
<td>(4) Bulk mail sorting</td>
<td>15</td>
</tr>
<tr>
<td>(5) Industrial equipment and industrial vehicles sales, service and rentals</td>
<td>15</td>
</tr>
<tr>
<td>(6) Materials-testing facilities</td>
<td>15</td>
</tr>
<tr>
<td>(7) Contractors offices, workshops and yards</td>
<td>15</td>
</tr>
<tr>
<td>(8) Farm implement sales and service</td>
<td>15</td>
</tr>
<tr>
<td>(9) Wholesaling establishments</td>
<td>15</td>
</tr>
<tr>
<td>(10) Bulk fuel storage or the filling of bulk gas cylinders</td>
<td>15</td>
</tr>
<tr>
<td>(11) Sawmills and planing mills</td>
<td>15</td>
</tr>
<tr>
<td>(12) Distillers and brewers</td>
<td>15</td>
</tr>
<tr>
<td>(13) Bulk tank farms</td>
<td>15</td>
</tr>
<tr>
<td>(14) Newspaper plants</td>
<td>15</td>
</tr>
<tr>
<td>(15) Industrial complexes</td>
<td>15</td>
</tr>
<tr>
<td>(16) Accessory buildings and uses</td>
<td>15</td>
</tr>
<tr>
<td>(17) Ambulance stations</td>
<td>15</td>
</tr>
<tr>
<td>(18) Office and office buildings</td>
<td>15</td>
</tr>
<tr>
<td>(19) Municipal public works yard – Type II and III</td>
<td>15</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9302 – August 20, 2015)
(Revised – Bylaw No. 9371 – May 24, 2016)
(Revised – Bylaw No. 9703 – May 25, 2020)
11.6.3 Prohibited Uses

The Prohibited Uses in an IH2 District are set out in the following chart:

<table>
<thead>
<tr>
<th>IH2 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>11.6.3 Prohibited Uses</td>
<td>(1) Dwellings</td>
</tr>
<tr>
<td></td>
<td>(2) Junk and salvage yards, vehicle</td>
</tr>
<tr>
<td></td>
<td>wrecking yards, and other similar uses</td>
</tr>
<tr>
<td></td>
<td>(3) Arsenals or gunpowder manufacture or storage</td>
</tr>
<tr>
<td></td>
<td>(4) Feed lots and stockyards</td>
</tr>
<tr>
<td></td>
<td>(5) Campgrounds and mobile home courts</td>
</tr>
<tr>
<td></td>
<td>(6) Commercial recreation uses</td>
</tr>
<tr>
<td></td>
<td>(7) Correctional facilities</td>
</tr>
<tr>
<td></td>
<td>(8) Places of public assembly</td>
</tr>
<tr>
<td></td>
<td>(9) Restaurants</td>
</tr>
<tr>
<td></td>
<td>(10) Retail stores</td>
</tr>
<tr>
<td></td>
<td>(11) Hospitals</td>
</tr>
<tr>
<td></td>
<td>(12) Night clubs and taverns</td>
</tr>
<tr>
<td></td>
<td>(13) Municipal public works yard – Type I</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9703 – May 25, 2020)

11.6.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an IH2 District are set out in the following chart:

<table>
<thead>
<tr>
<th>IH2 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>11.6.4 Discretionary Uses</td>
<td>(1) Petroleum refineries</td>
</tr>
<tr>
<td></td>
<td>(2) Steel mills, blast furnaces and smelters</td>
</tr>
<tr>
<td></td>
<td>(3) Chemical manufacturing</td>
</tr>
</tbody>
</table>

11.6.5 Notes to Development Standards

1 a) Where an IH2 District abuts an R, M or B District without the intervention of a street or lane, an abutting side yard shall be provided of not less than 1.5 metres in width.

b) On a corner site where the side yard adjoins the street, the side yard setback shall be a minimum of 1.5 metres.
Where an IH2 District abuts an R, M or B District without the intervention of a street or lane, a rear yard shall be provided of not less than 3 metres in depth.

Accessory buildings shall be permitted only in the side or rear yard of any site.

Sleeping quarters in conjunction with an ambulance station are prohibited. (Revised – Bylaw No. 9302 – August 20, 2015)

The maximum building floor area for each office use on a site shall not exceed 325 m². (Revised – Bylaw No. 9371 – May 24, 2016)

Only those accessory office uses associated with a function performed on site shall be permitted. Public assembly uses including training facilities shall not be permitted. (Revised – Bylaw No. 9703 – May 25, 2020)

11.6.6 Signs

The regulations governing signs in an IH2 District are contained in Appendix A - Sign Regulations.

11.6.7 Parking

The regulations governing parking and loading in an IH2 District are contained in Section 6.0.

11.6.8 Landscaping

(1) A landscaped strip of not less than 4.5 metres 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.

(2) On corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 1.5 metres in width throughout lying parallel to and abutting the flanking street shall be provided.

(3) Where a site abuts any R, M or B District without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres in width throughout, which shall not be used for any purpose except landscaping.
Outside storage areas shall be permitted in side and rear yards and shall be suitably screened from any public street. Outside storage shall only be permitted in front yards where it is screened from view from any public street and a landscaped strip of not less than 4.5 metres in depth is provided adjacent to the front property line to the satisfaction of the Development Officer.
12.1 AG - Agricultural District

12.1.1 Purpose

The purpose of the AG District is to provide for certain large scale specialized land uses as well as certain rural oriented uses on the periphery of the City.

12.1.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an AG District are set out in the following chart:

<table>
<thead>
<tr>
<th>AG District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Area (ha.)</td>
</tr>
<tr>
<td>12.1.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) One-unit dwellings (OUD)</td>
<td>4</td>
</tr>
<tr>
<td>(2) Two-unit dwellings (TUD)</td>
<td>4</td>
</tr>
<tr>
<td>(3) Agricultural uses</td>
<td>8</td>
</tr>
<tr>
<td>(4) Market gardens, nurseries and greenhouses</td>
<td>8</td>
</tr>
<tr>
<td>(5) Zoos</td>
<td>16</td>
</tr>
<tr>
<td>(6) Equestrian centres</td>
<td>8</td>
</tr>
<tr>
<td>(7) Outdoor recreation uses, parks and playfields</td>
<td>16</td>
</tr>
<tr>
<td>(8) Public parks</td>
<td>16</td>
</tr>
<tr>
<td>(9) Golf courses and driving ranges</td>
<td>16</td>
</tr>
<tr>
<td>(10) Horse and dog race tracks</td>
<td>16</td>
</tr>
<tr>
<td>(11) Radio or television transmitters or receivers</td>
<td>4</td>
</tr>
<tr>
<td>(12) Cemeteries and crematoria</td>
<td>4</td>
</tr>
<tr>
<td>(13) Airports</td>
<td>4</td>
</tr>
<tr>
<td>(14) Railroad stations, yards and facilities</td>
<td>4</td>
</tr>
<tr>
<td>(15) Hospitals</td>
<td>8</td>
</tr>
<tr>
<td>(16) Educational institutions</td>
<td>8</td>
</tr>
<tr>
<td>(17) Places of worship</td>
<td>4</td>
</tr>
<tr>
<td>(18) Fairgrounds</td>
<td>8</td>
</tr>
<tr>
<td>(19) Boarding and breeding kennels</td>
<td>4</td>
</tr>
<tr>
<td>(20) Animal hospitals</td>
<td>4</td>
</tr>
<tr>
<td>(21) Funeral homes in conjunction with a cemetery</td>
<td>4</td>
</tr>
<tr>
<td>(22) Accessory buildings and uses</td>
<td>-</td>
</tr>
<tr>
<td>(23) Municipal public works yard – Type I</td>
<td>Refer to General Provisions Section 5.50</td>
</tr>
<tr>
<td>(24) Municipal public works yard – Type II and III</td>
<td>Refer to General Provisions Section 5.50</td>
</tr>
<tr>
<td>(25) Secondary suites</td>
<td>Refer to General Provisions Section 5.30</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9703 – May 25, 2020)
(Revised – Bylaw No. 9759 – April 26, 2021)
12.1.3 (Repealed – Bylaw No. 9759 – April 26, 2021)

12.1.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an AG District are set out in the following chart:

<table>
<thead>
<tr>
<th>AG District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Area (ha.)</td>
</tr>
<tr>
<td>12.1.4 Discretionary Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Child care centres and preschools</td>
<td>4</td>
</tr>
<tr>
<td>(2) Campgrounds</td>
<td>8</td>
</tr>
<tr>
<td>(3) Agricultural research stations</td>
<td>8</td>
</tr>
<tr>
<td>(4) Parking stations</td>
<td>-</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9701 – May 25, 2020)

12.1.5 Notes to Development Standards

1. Any building or structure exceeding 15 metres in height shall be set back from all property lines by an amount at least equal to its height.

2. The building height for any accessory use shall not exceed the maximum building height for the relevant permitted or discretionary use.

3. When a request to expand an agricultural research station amounts to less than a total increase of 25% of the approved gross floor area, the Development Officer may issue a development permit without a discretionary use approval by Council.

(Revised – Bylaw No. 9701 – May 25, 2020)

12.1.6 Signs

The regulations governing signs in an AG District are contained in Appendix A - Sign Regulations.

12.1.7 Parking

The regulations governing parking and loading in an AG District are contained in Section 6.0.

12.2 FUD - Future Urban Development District

12.2.1 Purpose

The purpose of the FUD District is to provide for interim land uses where the future use of land or the timing of development is uncertain due to issues of servicing, transitional use or market demand.
12.2.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an FUD District are set out in the following chart:

<table>
<thead>
<tr>
<th>FUD District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Area (ha.)</td>
</tr>
<tr>
<td>(1) One-unit dwellings (OUD)</td>
<td>32 23 15 18 8.5</td>
</tr>
<tr>
<td>(2) Agricultural uses</td>
<td>32 23 15 18 14</td>
</tr>
<tr>
<td>(3) Secondary suites</td>
<td>Refer to General Provisions Section 5.30</td>
</tr>
<tr>
<td>(4) Outdoor commercial recreation uses and public parks</td>
<td>32 23 15 18 14</td>
</tr>
<tr>
<td>(5) Home-based businesses</td>
<td>Refer to General Provisions Section 5.29</td>
</tr>
<tr>
<td>(6) Accessory buildings and uses</td>
<td>- 23 3 - 14</td>
</tr>
<tr>
<td>(7) Municipal public works yard – Type I, II and III</td>
<td>4</td>
</tr>
</tbody>
</table>

(Revised Bylaw No. 9378 – June 27, 2016)
(Revised – Bylaw No. 9703 – May 25, 2020)
(Revised – Bylaw No. 9707 – June 29, 2020)
(Revised – Bylaw No. 9597 – April 26, 2021)

12.2.3 (Repealed – Bylaw No. 9759 – April 26, 2021)

12.2.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an FUD District are set out in the following chart:

<table>
<thead>
<tr>
<th>FUD District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Area (ha.)</td>
</tr>
<tr>
<td>(1) Child care centres and preschools accessory to a dwelling</td>
<td>Refer to General Provisions of Section 5.32</td>
</tr>
<tr>
<td>(2) Campgrounds</td>
<td>32 23 15 18 14</td>
</tr>
<tr>
<td>(3) Boarding and breeding kennels</td>
<td>32 23 15 18 14</td>
</tr>
<tr>
<td>(4) Farm implement machinery assembly and sales lots</td>
<td>32 23 15 18 14</td>
</tr>
<tr>
<td>(5) Trucking terminals</td>
<td>32 23 15 18 14</td>
</tr>
<tr>
<td>(6) Recreational vehicle and equipment storage</td>
<td>4 23 15 18 14</td>
</tr>
<tr>
<td>(7) Passenger vehicle storage</td>
<td>4 23 15 18 14</td>
</tr>
<tr>
<td>(8) Market gardens, nurseries and greenhouses</td>
<td>32 23 15 18 14</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9378 – June 27, 2016)
(Revised – Bylaw No. 9701 – May 25, 2020)
(Revised – Bylaw No. 9707 – June 29, 2020)
(Revised – Bylaw No. 9597 – April 26, 2021)
12.2.4A Notes to Development Standards

1 There is no Minimum Site Area requirement in an FUD District where the Holding Symbol "H" has been applied. The Holding Symbol "H" may only be removed from an FUD District when further rezoning and subdivision occurs in line with an approved Concept Plan.  
(Revised – Bylaw No. 9707 – June 29, 2020)

12.2.4.1 (Repealed – Bylaw No. 9759 – April 26, 2021)

12.2.5 Signs

The regulations governing signs in an FUD District are contained in Appendix A - Sign Regulations.

12.2.6 Parking

The regulations governing parking and loading in an FUD District are contained in Section 6.0.

12.2.7 Landscaping

Outside storage areas shall be suitably screened from any public street to the satisfaction of the Development Officer.

12.3 APD - Airport District

12.3.1 Purpose

The purpose of the APD District is to designate and conserve land for uses associated with the orderly operations of the Airport.
12.3.2 Permitted Uses

The Permitted Uses in an APD District are set out in the following chart:

<table>
<thead>
<tr>
<th>APD District</th>
<th>Development Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Airport terminals and related storage and maintenance buildings and uses</td>
<td>All development standards, including building height, building setbacks, parking, signage and landscaping requirements, shall be determined by the Airport Authority.</td>
</tr>
<tr>
<td>(2) Aircraft runways</td>
<td></td>
</tr>
<tr>
<td>(3) Aviation related transport terminals and warehouses</td>
<td></td>
</tr>
<tr>
<td>(4) Aviation related government services</td>
<td></td>
</tr>
<tr>
<td>(5) Administrative headquarters of the Airport Authority and related storage and maintenance buildings and uses</td>
<td></td>
</tr>
<tr>
<td>(6) Aircraft sales, charters, rentals and repairs</td>
<td></td>
</tr>
<tr>
<td>(7) Flying schools and flying clubs</td>
<td></td>
</tr>
<tr>
<td>(8) Aviation fuel storage and sales</td>
<td></td>
</tr>
<tr>
<td>(9) Car rentals</td>
<td></td>
</tr>
<tr>
<td>(10) Retail stores, restaurants and lounges located in the main airport terminal building</td>
<td></td>
</tr>
<tr>
<td>(11) Agricultural uses</td>
<td></td>
</tr>
<tr>
<td>(12) Outdoor recreational uses</td>
<td></td>
</tr>
<tr>
<td>(13) Accessory buildings and uses</td>
<td></td>
</tr>
</tbody>
</table>

12.4 PUD - Planned Unit Development District

12.4.1 Purpose

The purpose of the PUD District is to recognize existing Planned Unit Developments.

12.4.2 Development Requirements

(1) Planned Unit Development Agreements previously approved by Council shall continue in force and effect.

(2) Council may amend a Planned Unit Development Agreement with the agreement of the owner of the subject property.
12.5  AM - Auto Mall District

12.5.1 Purpose

The purpose of the AM District is to provide for motor vehicle sales and service and other directly related uses in a high quality, comprehensively planned environment which is conveniently located to serve motor vehicle customers.

12.5.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an AM District are set out in the following chart:

<table>
<thead>
<tr>
<th>AM District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>12.5.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Sale, rental, leasing and associated servicing of new motor vehicles having a gross vehicle weight (GWW) of less than 10,000 Kg</td>
<td>30</td>
</tr>
</tbody>
</table>

12.5.3 Prohibited Uses

The Prohibited Uses in an AM District are set out in the following chart:

<table>
<thead>
<tr>
<th>AM District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>12.5.3 Prohibited Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Salvage and sale of used vehicle parts</td>
<td></td>
</tr>
<tr>
<td>(2) Outdoor repair and servicing of vehicles, trucks, motorcycles and recreational vehicles</td>
<td></td>
</tr>
<tr>
<td>(3) Outdoor storage of inoperable vehicles unless such areas comply with screening requirements of this District</td>
<td></td>
</tr>
<tr>
<td>(4) Sale, rental, leasing, repair and servicing of agricultural, construction or industrial equipment</td>
<td></td>
</tr>
<tr>
<td>(5) All uses of land and buildings and all processes that may be noxious or injurious or constitute a nuisance beyond the boundaries of the site by reason of the production for emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or other similar substances or conditions</td>
<td></td>
</tr>
</tbody>
</table>
### 12.5.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an AM District are set out in the following chart:

<table>
<thead>
<tr>
<th>AM District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td><strong>12.5.4 Discretionary Uses</strong>&lt;sup&gt;1&lt;/sup&gt;</td>
<td></td>
</tr>
<tr>
<td>(1) Sale, rental, leasing and associated servicing of new and used trucks having a gross vehicle weight (GVW) of 10,000 Kg or more</td>
<td>30</td>
</tr>
<tr>
<td>(2) Sale, rental, leasing and associated servicing of new and used motorcycles and recreational vehicles including trailers, fifth wheels, motorhomes, snowmobiles and boats</td>
<td>30</td>
</tr>
<tr>
<td>(3) Service stations</td>
<td>30</td>
</tr>
</tbody>
</table>

### 12.5.5 Accessory Buildings and Uses

The Accessory Buildings and Uses in an AM District are set out in the following chart:

<table>
<thead>
<tr>
<th>AM District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td><strong>12.5.5 Accessory Buildings and Uses</strong>&lt;sup&gt;1&lt;/sup&gt;</td>
<td></td>
</tr>
<tr>
<td>(1) Sale, rental, leasing and associated servicing of new and used vehicles having a gross vehicle weight of less than 10,000 Kg in association with permitted vehicle sites</td>
<td>30</td>
</tr>
<tr>
<td>(2) Sale, rental, leasing and associated servicing of new and used motorcycles and recreational vehicles including trailers, fifth wheels, motorhomes, snowmobiles and boats in association with permitted new sites</td>
<td>30</td>
</tr>
<tr>
<td>(3) Car wash and motor vehicle towing services</td>
<td>30</td>
</tr>
<tr>
<td>(4) Outdoor storage and display of permitted vehicles offered for sale, rental or lease</td>
<td>30</td>
</tr>
<tr>
<td>(5) Services for the customizing, altering and modifying of vehicles permitted for sale, rental or lease</td>
<td>30</td>
</tr>
<tr>
<td>(6) Restaurants not exceeding 200m&lt;sup&gt;2&lt;/sup&gt; of gross floor area and contained within the principal building</td>
<td>30</td>
</tr>
<tr>
<td>(7) Vehicle financing and insurance services</td>
<td>30</td>
</tr>
<tr>
<td>(8) Commercial storage of vehicles</td>
<td>30</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 8975 – December 5, 2011)
12.5.6 Notes to Development Standards

1. Only one principal building shall be allowed on any site.

2. Where a site is a through site a rear yard shall be provided of not less than 9.0 metres.

3. Any number of accessory buildings shall be allowed provided that the total gross floor area of all accessory buildings does not exceed 40% of the gross floor area of the principal building.

12.5.7 Signs

(1) Except as provided in clauses (2) and (3) the regulations governing signs in an AM District shall be those contained in Signage Group No. 5 of Appendix A - Sign Regulations

(2) No superboard, billboard, laser projected sign, flashing sign, electronic variable message sign shall be permitted within 150 metres of an expressway or freeway.

(3) Portable signs are not permitted in an AM District.

12.5.8 Parking

(1) The following off-street parking shall be required in an AM District:

   (a) one space per vehicle for sale, rental or lease which may be tandem spaces;

   (b) one space per 24m² of gross floor area of the principal building exclusive of vehicle service and parts storage areas; and

   (c) three spaces for each service bay.

(2) Barrier free parking spaces shall be provided in accordance with Section 6.2(1).

(3) All areas set aside for the storage of vehicles intended for repair, servicing or removal from the site must be screened from view from all adjacent streets and public lands by a solid fence at least 2.0 metres in height and which is constructed of material compatible with the material used on the principal building.
(4) No vehicle stored on a fee-for-service basis shall be parked within required building setbacks and shall be screened from view in accordance with clause (3).

(5) Vehicle display structures shall be for single vehicles only and shall not exceed 1.5 metres in height.

(6) Except for permitted vehicle display structures, elevated vehicle and part storage structures shall not be located within required building setbacks and shall be screened from view in accordance with clause (3).

12.5.9 Gross Floor Space Ratio

(1) The gross floor space ratio shall not exceed 0.4:1.

12.5.10 Landscaping

(1) A landscaped strip of not less than 3.0 metres in width throughout lying parallel to and abutting the front site line shall be provided on every site.

(2) A landscaped strip of not less than 3.0 metres in width throughout lying parallel to and abutting the side site line shall be provided where the side site line abuts a street.

(3) No landscaped strip shall be required along the rear site line unless:

(a) the rear site line abuts public lands where a landscaped strip of not less than 1.5 metres in width throughout lying parallel to the rear site line shall be provided; or

(b) the site is a through site where a landscaped strip of not less than 3.0 metres in width throughout lying parallel to the rear site line shall be provided.

12.5.11 Lighting

(1) In addition to the requirements of Sections 5.4 and 6.2(2)(d), outdoor lighting shall not exceed 12 metres in height and all lighting shall have a maximum cut-off angle of 75 degrees.

12.5.12 Garbage Pickup Area

(1) 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.
12.6 MX1 – Mixed Use District 1
(Repealed and Replaced – Bylaw No. 8792 – September 28, 2009)
(Repealed and Replaced – Bylaw No. 9538 – November 19, 2018)

12.6.1 Purpose

The purpose of the MX1 District is to facilitate reinvestment in core
neighbourhoods and industrial areas of the city by encouraging mixed uses in
new development, as well as promoting the rehabilitation of existing
structures. The MX1 District is intended to facilitate a broad range of
compatible commercial, industrial, institutional, cultural, and residential uses,
including live/work units.

12.6.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an MX1 District
are set out in the following chart:

<table>
<thead>
<tr>
<th>MX1 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Width</td>
<td>Site Depth</td>
</tr>
<tr>
<td>12.6.2 Permitted Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Offices and Office Buildings</td>
<td>7.5</td>
</tr>
<tr>
<td>(2) All uses of buildings and land are permitted except those specifically noted as prohibited or discretionary in the sections below</td>
<td>7.5</td>
</tr>
<tr>
<td>(3) Homestays</td>
<td>Refer to General Provisions Section 5.51</td>
</tr>
<tr>
<td>(4) Short-term rental properties</td>
<td>Refer to General Provisions Section 5.52</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9683 – August 31, 2020)
12.6.3 Prohibited Uses

The Prohibited Uses in an MX1 District are set out in the following chart:

<table>
<thead>
<tr>
<th>MX1 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>12.6.3 Prohibited Uses</td>
<td></td>
</tr>
<tr>
<td>(1)</td>
<td>Junk and auto salvage yards, automobile wrecking yards, and other similar uses</td>
</tr>
<tr>
<td>(2)</td>
<td>Gas manufacturing, bulk storage or the filling of bulk gas cylinders</td>
</tr>
<tr>
<td>(3)</td>
<td>Arsenals or explosives manufacturing or storage</td>
</tr>
<tr>
<td>(4)</td>
<td>Refining or wholesale storage of petroleum products or explosive derivatives thereof</td>
</tr>
<tr>
<td>(5)</td>
<td>Intensive livestock operations and stockyards</td>
</tr>
<tr>
<td>(6)</td>
<td>Sawmills and planing mills</td>
</tr>
<tr>
<td>(7)</td>
<td>Steel mills, blast furnaces, smelters &amp; foundries</td>
</tr>
<tr>
<td>(8)</td>
<td>Chemical manufacturing</td>
</tr>
<tr>
<td>(9)</td>
<td>Campgrounds and mobile home courts</td>
</tr>
<tr>
<td>(10)</td>
<td>All uses of land, buildings, and industrial process that may be noxious or injurious, or constitute a nuisance beyond the building which contains it by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise vibration or other similar substances or conditions</td>
</tr>
<tr>
<td>(11)</td>
<td>Dangerous goods manufacturing</td>
</tr>
<tr>
<td>(12)</td>
<td>Lumber and building materials storage yards</td>
</tr>
<tr>
<td>(13)</td>
<td>Contractor's yards</td>
</tr>
<tr>
<td>(14)</td>
<td>Crematoriums</td>
</tr>
<tr>
<td>(15)</td>
<td>Trucking terminals</td>
</tr>
<tr>
<td>(16)</td>
<td>Adult mini-theatres</td>
</tr>
<tr>
<td>(17)</td>
<td>Bus storage or repair yards</td>
</tr>
<tr>
<td>(18)</td>
<td>Distilleries and breweries</td>
</tr>
<tr>
<td>(19)</td>
<td>Retail stores used for the purpose of a pawn shop</td>
</tr>
<tr>
<td>(20)</td>
<td>Adult service agency</td>
</tr>
<tr>
<td>(21)</td>
<td>Independent adult service agency</td>
</tr>
<tr>
<td>(22)</td>
<td>Adult entertainment venues</td>
</tr>
</tbody>
</table>
### 12.6.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an MX1 District are set out in the following chart:

<table>
<thead>
<tr>
<th>MX1 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td><strong>12.6.4 Discretionary Uses</strong></td>
<td></td>
</tr>
<tr>
<td>(1) Multiple-Unit Dwellings</td>
<td>15</td>
</tr>
<tr>
<td>(2) Live / Work Unit 4</td>
<td>7.5</td>
</tr>
<tr>
<td>(3) Multiple Live/Work Units 4</td>
<td>15</td>
</tr>
<tr>
<td>(4) One-unit Dwellings (OUD)</td>
<td>7.5</td>
</tr>
<tr>
<td>(5) Two-unit Dwellings (TUD)</td>
<td>15</td>
</tr>
<tr>
<td>(6) Semi-detached Dwellings</td>
<td>7.5</td>
</tr>
<tr>
<td>(7) Secondary Suites</td>
<td>Refer to General Provisions Section 5.30</td>
</tr>
<tr>
<td>(8) Dwelling Groups</td>
<td>30</td>
</tr>
<tr>
<td>(9) Street Townhouses</td>
<td>7.5</td>
</tr>
<tr>
<td>(10) Child Care Centres and Preschools 5</td>
<td>7.5</td>
</tr>
<tr>
<td>(11) Custodial Care Facility – Type I 6</td>
<td>7.5</td>
</tr>
<tr>
<td>(12) Custodial Care Facility – Type II 6</td>
<td>15</td>
</tr>
<tr>
<td>(13) Special Needs Housing</td>
<td>15</td>
</tr>
<tr>
<td>(14) Boarding Houses</td>
<td>7.5</td>
</tr>
<tr>
<td>(15) Boarding Apartments</td>
<td>15</td>
</tr>
<tr>
<td>(16) Special Care Homes</td>
<td>15</td>
</tr>
<tr>
<td>(17) Convents and Monasteries – Type I</td>
<td>7.5</td>
</tr>
<tr>
<td>(18) Convents and Monasteries – Type II</td>
<td>15</td>
</tr>
<tr>
<td>(19) Residential Care Homes – Type I 6</td>
<td>7.5</td>
</tr>
<tr>
<td>(20) Residential Care Homes – Type II 6</td>
<td>15</td>
</tr>
<tr>
<td>(21) (Repealed – Bylaw No. 9683 – August 31, 2020)</td>
<td></td>
</tr>
<tr>
<td>(22) Adult Day Care Centres – Type I 6</td>
<td>7.5</td>
</tr>
<tr>
<td>(23) Adult Day Care Centres – Type II 6</td>
<td>15</td>
</tr>
<tr>
<td>(24) Hostels – Type I</td>
<td>7.5</td>
</tr>
<tr>
<td>(25) Hostels – Type II</td>
<td>15</td>
</tr>
<tr>
<td>(26) Public Garages</td>
<td>7.5</td>
</tr>
<tr>
<td>(27) Car Washes</td>
<td>7.5</td>
</tr>
<tr>
<td>(28) Gas Bars and Service Stations</td>
<td>7.5</td>
</tr>
<tr>
<td>(29) Manufacturing, fabricating or processing, of materials, goods or products</td>
<td>7.5</td>
</tr>
<tr>
<td>(30) Motor Vehicle Dealers</td>
<td>7.5</td>
</tr>
<tr>
<td>(31) Nightclubs and Taverns</td>
<td>7.5</td>
</tr>
<tr>
<td>(32) Dwelling units in conjunction with and attached to any other non-residential permitted use</td>
<td>7.5</td>
</tr>
<tr>
<td>(33) Commercial Parking Lots</td>
<td>15</td>
</tr>
<tr>
<td>(34) Parking Stations</td>
<td>15</td>
</tr>
<tr>
<td>(35) Microbrewery – Type I</td>
<td>7.5</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9691 – March 23, 2020)
(Revised – Bylaw No. 9683 – August 31, 2020)
12.6.5 Notes to Development Standards

1  For any portion of the building above 14 metres, the front yard setback shall be 2 metres.

2  (a) Where an MX1 District abuts any R District site without an intervening lane, a minimum side yard shall be provided of 1.5 metres. This side yard shall be increased in width by 2 metres for any portion of the building above 14 metres.

    (b) On a corner site along a flanking street or lane, a minimum side yard shall be provided of 1.5 metres. This side yard shall be increased in width by 2 metres for any portion of the building above 14 metres.

3  No side yard shall be required for an attached street townhouse dwelling with two shared common walls.

4  Refer to General Provisions Section 5.38.

5  Refer to General Provisions Section 5.32.

6  Refer to General Provisions Section 5.34.

7  A homestay or short-term rental property is a permitted use provided that discretionary use approval for a dwelling has been granted.

   (Revised – Bylaw No. 9683 – August 31, 2020)

8  Refer to General Provisions Section 5.35.

12.6.6 Landscaping

   (1) A landscaped strip of not less than 3.0 meters in depth throughout lying parallel to and abutting the front site line shall be provided on every site for that portion of the site not covered by a building and shall be used for no purpose except landscaping and necessary driveway access to the site.

   (2) Where an MX1 site abuts any R District site without an intervening lane, there shall be a strip of land adjacent to the abutting site line of not less than 1.5 metres throughout, which shall not be used for any purpose except landscaping.

   (3) On corner lots, in addition to the landscaping required in the front yard, a landscaped strip of not less than 1.5 metres in width throughout lying parallel to and abutting the flanking street shall be provided.
12.6.7 Signs

(1) The regulations governing signs in an MX1 District shall be those contained in Signage Group No. 4 of Appendix A – The Sign Regulations.

12.6.8 Parking

The regulations governing parking and loading in an MX1 District are contained in Section 6.3.6.

12.6.9 Gross Floor Space Ratio

(1) The gross floor space ratio shall not exceed 5:1.

12.6.10 Outdoor Storage

Subject to the limitations provided in Section 5.38 2(b):

(a) outdoor storage shall be permitted in side and rear yards subject to the provisions of clause (2); and

(b) all areas set aside for outdoor storage must be suitably screened from view from any public streets.
12.7 MX2 – Downtown Warehouse Mixed Use District
(Repealed and Replaced – Bylaw No. 9538 – November 19, 2018)

12.7.1 Purpose

The purpose of the MX2 District is to encourage growth in Downtown’s Warehouse District by facilitating mixed uses and flexible zoning standards, as well as promoting the rehabilitation of existing structures. The MX2 District is intended to facilitate a broad range of compatible industrial, commercial, cultural, entertainment and residential uses, including live/work units.

12.7.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an MX2 District are set out in the following chart:

<table>
<thead>
<tr>
<th>MX2 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>12.7.2 Permitted Uses,</td>
<td></td>
</tr>
<tr>
<td>(1) All uses of building and land are permitted except those specifically noted as prohibited or discretionary in the sections below</td>
<td></td>
</tr>
<tr>
<td>(2) Residential uses limited to multiple-unit dwellings, boarding houses and boarding apartments</td>
<td></td>
</tr>
<tr>
<td>(3) Live/work units</td>
<td></td>
</tr>
<tr>
<td>(4) Homestays</td>
<td></td>
</tr>
<tr>
<td>(5) Short-term rental properties</td>
<td></td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9683 – August 31, 2020)
12.7.3 Prohibited Uses:

The Prohibited Uses in an MX2 District are set out in the following chart:

<table>
<thead>
<tr>
<th>MX2 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>12.6.3 Prohibited Uses</td>
<td></td>
</tr>
<tr>
<td>(1) Junk and salvage yards, vehicle wrecking yards, and other similar uses</td>
<td></td>
</tr>
<tr>
<td>(2) Gas manufacturing, bulk storage or the filling of bulk gas cylinders</td>
<td></td>
</tr>
<tr>
<td>(3) Arsenals or explosives manufacturing or storage</td>
<td></td>
</tr>
<tr>
<td>(4) Refining or wholesale storage of petroleum products or explosive derivatives thereof</td>
<td></td>
</tr>
<tr>
<td>(5) Intensive livestock operations and stockyards</td>
<td></td>
</tr>
<tr>
<td>(6) Sawmills and planing mills</td>
<td></td>
</tr>
<tr>
<td>(7) Steel mills, blast furnaces and smelters</td>
<td></td>
</tr>
<tr>
<td>(8) Chemical manufacturing</td>
<td></td>
</tr>
<tr>
<td>(9) Campgrounds and mobile home courts</td>
<td></td>
</tr>
<tr>
<td>(10) All uses of land, buildings and industrial process that may be noxious or injurious, or constitute a nuisance beyond the boundaries of the subject site by reason of the production or emission of dust, smoke, refuse, matter, odour, gas, fumes, noise, vibration or other similar substances or conditions</td>
<td></td>
</tr>
<tr>
<td>(11) Dangerous goods manufacturing</td>
<td></td>
</tr>
<tr>
<td>(12) Lumber and building materials storage yards</td>
<td></td>
</tr>
<tr>
<td>(13) Contractor’s yards</td>
<td></td>
</tr>
<tr>
<td>(14) Crematoriums</td>
<td></td>
</tr>
<tr>
<td>(15) Retail stores used for the purpose of a pawnshop</td>
<td></td>
</tr>
<tr>
<td>(16) Motor vehicle dealers – excluding small, personal recreational vehicles such as motorcycles, snowmobiles, ATVs, etc.</td>
<td></td>
</tr>
<tr>
<td>(17) Trucking operations</td>
<td></td>
</tr>
<tr>
<td>(18) Adult mini-theatres</td>
<td></td>
</tr>
<tr>
<td>(19) Retail stores with a gross floor area exceeding 9600 m²</td>
<td></td>
</tr>
<tr>
<td>(20) One and two unit dwellings and semi-detached dwellings</td>
<td></td>
</tr>
<tr>
<td>(21) Adult Service Agency</td>
<td></td>
</tr>
<tr>
<td>(22) Independent adult service agency</td>
<td></td>
</tr>
<tr>
<td>(23) Adult entertainment venues</td>
<td></td>
</tr>
</tbody>
</table>
12.7.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an MX2 District are set out in the following chart:

<table>
<thead>
<tr>
<th>MX2 District</th>
<th>Minimum Development Standards (in Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site Width</td>
</tr>
<tr>
<td>12.6.4 Discretionary Uses</td>
<td>1</td>
</tr>
<tr>
<td>(1) Public garages</td>
<td></td>
</tr>
<tr>
<td>(2) Gas bars and service stations</td>
<td></td>
</tr>
<tr>
<td>(3) Child care centres and pre-schools</td>
<td></td>
</tr>
<tr>
<td>(4) Custodial care facilities</td>
<td></td>
</tr>
<tr>
<td>(5) Private schools</td>
<td></td>
</tr>
</tbody>
</table>

12.7.5 Notes to Development Standards

1 Except for the minimum height standard and the prohibition of retail stores exceeding 9600 m² in gross floor area, there are no minimum or maximum size restrictions on buildings or sites.

2 All proposed developments containing residential uses shall be required to provide environmental reporting and if necessary, testing and remediation satisfactory to the Approving Authority, prior to receiving a development permit.

3 A homestay or short-term rental property is a permitted use provided that discretionary use approval for a dwelling has been granted.

(Revised – Bylaw No. 9683 – August 31, 2020)

12.7.6 Signs

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

2 Portable signs are not permitted in an MX2 District.

12.7.7 Parking

No off-street parking shall be permitted in the front yard of any site.

12.7.8 Outdoor Storage

1 Outdoor storage shall be permitted in side and rear yards subject to the provisions of clause (2).

2 All areas set aside for outdoor storage must be suitably screened from view from any public streets.
13.1 Direct Control District 1

13.1.1 Purpose:

The Direct Control District 1 (DCD1), as shown on the Direct Control District Map No. 1, and known as the South Downtown Area, offers an unprecedented and unique waterfront development opportunity to strengthen the image of the downtown by providing a consistent set of development guidelines for unified riverfront development. These development guidelines will ensure that a strong, functional link is developed between the Downtown, South East Riversdale, the Gathercole site, Friendship Park and the South Saskatchewan River.

13.1.2 Objectives:

The City of Saskatoon is committed to the re-development of the South Downtown Area in a manner that will:

i) offer a dynamic blend of diverse and complementary land uses which will attract people to the South Downtown Area for year-round, daily and evening activity;

ii) provide complementary year-round indoor and outdoor public activities;

iii) provide for publicly-accessible physical linkages such as walkways, above ground linkages and corridors to allow for the greatest opportunity for barrier-free access to the river and allow public circulation between adjacent developments;

iv) support and enhance existing and new commercial activities in the Downtown and Riversdale by encouraging both public and private investment;

v) highlight the waterfront as a special feature in the context of an urban environment and provide strong linkages from the Downtown, South East Riversdale, the Gathercole site, and the riverbank;

vi) produce mixed-use developments which will result in an urban environment which is integrated with public activities conducted on or near the riverbank; and

vii) create a distinct identity and a sense of place in Saskatoon, and encourage the recognition of the historical richness of the area.
13.1.3 Policies:

13.1.3.1 Linkage and Land Use

a) Use of Land

The only permitted uses in the DCD1 are those listed in the following table: Uses for the DCD1. The guidelines set out in the table establish further controls on the permitted uses.

<table>
<thead>
<tr>
<th>Category</th>
<th>Intent</th>
<th>Uses</th>
<th>Guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation</td>
<td>To provide the opportunity to use the riverfront via public and commercial activity that focus on the water and riverbank.</td>
<td>Equipment Rentals, Marinas, Pavilions, Cafes, Tour Boats, Street Vendors, Docks, Sportsfields.</td>
<td></td>
</tr>
<tr>
<td>Culture and Tourism</td>
<td>To build on the Downtown’s role as the cultural heart of the city by the development of cultural facilities which can improve economic prospects and encourage tourism.</td>
<td>Interpretive Centres, Theatres, Heritage Facilities, Museums, Art Galleries, Amphitheatres, Display Space, Events Programming, Tour Offices, Box Office, Public Institutional Offices.</td>
<td></td>
</tr>
<tr>
<td>Retail</td>
<td>To provide for unique retail opportunities and encourage people to visit the South Downtown.</td>
<td>Arts/Crafts, Book Stores, Shops, Specialty Retail, Boutiques, Farmers Market, Street Vendors, Restaurants, Pubs, Nightclubs, Concessions.</td>
<td>Retail uses are to be at grade level.</td>
</tr>
<tr>
<td>Hotels</td>
<td>To provide accommodation and meeting facilities in the heart of the city. To encourage tourists to visit the South Downtown.</td>
<td>Hotels, Convention Centre, Meeting Rooms, Restaurants, Gift Shops, Exhibition Space, Long Stay Suites. Hotels are prohibited on Parcel A, Plan No. 101977274 Extension 0 (410 Avenue C South) and Parcel BB, Plan No. 101977274 Extension 0 (426 Avenue B South).</td>
<td>Public Uses associated with Hotels should be at grade level.</td>
</tr>
<tr>
<td>Residential</td>
<td>To provide the opportunity for residential development in this unique part of the Downtown.</td>
<td>Multiple Unit Dwellings, Condominiums, Homestays, Short-term Rental Properties, Live/Work Units and associated services. Townhouses and Live/Work Units are prohibited on 19th Street west of Avenue B South, Avenue B South between 19th Street West and Sonnenschein Way, Sonnenschein Way between Avenue A South and Avenue B South and on Avenue A South.</td>
<td>Medium and High Density Multiple Unit Residential uses are to be located above the first floor. Medium Density = 15 to 50 d.u./acre High Density &gt; 50d.u./acre</td>
</tr>
<tr>
<td>---</td>
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</tr>
<tr>
<td>Offices</td>
<td>To provide the opportunity for limited office development in the South Downtown.</td>
<td>General Office Space, Administration, Business Incubators, Meeting Space, Private Clubs, Public Utilities and Communication Facilities.</td>
<td>Office development will be limited to 70% of permitted gross floor area per site. The 70% limit may be exceeded where it can be demonstrated that the development contains an appropriate mix of uses, in the context of the site itself and the mix of uses on nearby sites. Offices should be located above the first floor where possible.</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 8981 – November 21, 2011)
(Revised – Bylaw No. 9044 – August 15, 2012)
(Revised – Bylaw No. 9363 – April 25, 2016)
(Revised – Bylaw No. 9683 – August 31, 2020)

b) **Provision for People with Disabilities**

All uses and development of the land should make provision for the ease of access and circulation for people with disabilities.

c) **Linkage with Adjacent Developments**

Development shall, in so far as possible, integrate and link development features such as walkways and amenity spaces to adjacent developments and the riverbank. Features such as lighting, landscaping, fencing, walkway materials and the like should complement and be consistent with adjacent developments in the South Downtown. However, overhead walkways spanning the extension of Second Avenue are prohibited. Overhead walkways over other public rights of way require an approved encroachment agreement from Council.
13.1.3.2 Safety and Security

The South Downtown should be designed to be safe and secure for all pedestrians. The following measures are encouraged to achieve this objective:

i) ensure good open site lines for all public pathways, rear lanes, and building access points; and

ii) ensure good street and building lighting including building access, service areas, garbage disposal, parking areas and lanes.

13.1.3.3 Building Form and Massing

a) Maximum Building Height

The maximum height of any building, or portion thereof, must conform to the DCD1 Maximum Building Height Map No. 2.

Buildings proposed to be constructed on Parcel A, Plan No. 101977274 Extension 0 (410 Avenue C South) and Parcel BB, Plan No. 101977274 Extension 0 (426 Avenue B South) will be subject to specific review at the time of a development application, to ensure that the height is appropriate to the scale and design of the building, the nature of the adjacent street and landscape and that appropriate sunlight and wind protection are provided to adjacent areas.
(Revised – Bylaw No. 9044 – August 15, 2012)

b) Building Setbacks

i) Setbacks appropriate to the scale of the building and the nature of the adjacent street, and which provide appropriate sunlight penetration and wind protection, shall be provided between the fourth and sixth storeys of all building elevations adjacent to a street.

ii) All building elevations along 3rd Avenue shall be set back a minimum three (3) metres at grade.

iii) In addition to the setbacks described in i), a further minimum five (5) metre setback above 27 metres shall be provided for buildings along Spadina Crescent which exceed 27 metres in height.

iv) The building setbacks in i), ii) and iii) may be reduced or eliminated where appropriate to the scale and design of the building and the nature of the adjacent street, where the appropriate sunlight penetration and wind protection are provided, and where significant public benefit in the form of additional enhanced at-grade public open space is provided including amenities such as gathering areas, landscape features, and public art.
(Revised – Bylaw No. 8981 – November 21, 2011)
(Revised – Bylaw No. 9363 – April 25, 2016)
c) Maximum Floor Space Ratio

The floor space ratio of any site shall conform to the ratios set out in the DCD1 Maximum Building Height Map No. 2.

d) Landmark Exemption

Any Landmark constructed within the DCD1 need not conform to the maximum building heights imposed by the DCD1 Guidelines.

13.1.3.4 Landscaping and Signage

a) Landscaping

Landscaping treatment shall be used to improve the appearance of the area, unify the development sites in the South Downtown with consistent landscaping, screen facilities such as utilities or outdoor storage areas, buffer or separate different uses, and beautify open spaces.

b) Open Space Between Buildings

Open space between buildings should be kept unobstructed to promote maximum circulation on site by the General Public.

c) Signage

The regulations applicable to Signage Group No. 5 of Appendix “A” – Sign Regulations will govern the use of signs in the DCD1 except that portable signs, billboards, superboards, electronic message centres and electronic message centres (mobile) are prohibited.

(Revised – Bylaw No. 9044 – August 15, 2012)

13.1.3.5 Parking and Off Street Loading

a) Parking Standard

For every hotel and high density residential use of the land, there must be space for vehicular off-street parking and loading for the use and benefit of patrons, residents, customers, employees, visitors, tourists, or guests in connection with the intended use of the land and building.

(Revised – Bylaw No. 9363 – April 25, 2016)

b) Parking Location

All off-street parking must be enclosed, covered, underground, within, or upon permitted buildings.
c) Parking and Service Areas Access

Direct access to parking garages, garbage collection areas, and service loading entrances is not permitted onto 2nd Avenue, Sonnenschein Way between Avenues A and B, or Avenue A south of Sonnenschein Way.

Direct access for parking garages, garbage collection areas, and service loading entrances is encouraged to be from Avenue C, Avenue B South between Sonnenschein Way and Spadina Crescent, and 19th Street. Parking and service area access for Parcel D, Plan No. 65S12125, Extension 2, as shown on Plan No. 101977274 (422 Avenue A South) is encouraged to be from the rear of the site.

Parking entrances and service areas, where permitted, must be designed in a manner which does not detract from the adjacent pedestrian realm and shall be subject to the following conditions:

i) the access shall have a maximum width of 9 metres;

ii) the access must provide a continuous street edge and blend into the street façade;

iii) the access must be integrated with the building massing and architecture;

iv) the quality of paving material used for sidewalk around any project is to be carried across the driveway entrance where it intersects with a pedestrian crosswalk;

v) the access must not interfere with area development plans or street closures; and

vi) all garbage bins or areas shall be screened with split faced concrete or a similar durable material.

The width and location of internal roadways necessary to service a building or site or provide access to an internal parking entrance must give due consideration to pedestrian circulation and location of amenity space on the site.

(Revised – Bylaw No. 9119 – July 19, 2013)
(Revised – Bylaw No. 9363 – April 25, 2016)

d) Temporary Parking

Where no buildings are located on a site, temporary or interim grade level parking may be permitted with screening.

(Revised – Bylaw No. 9044 – August 15, 2012)
13.1.3.6 Subdivision

All applications for subdivision shall implement and complement the guidelines for the South Downtown contained in Section 13.1, the Official Community Plan and The City of Saskatoon Subdivision Regulations Bylaw No. 6537.

13.1.3.7 Environmental Constraints

Development shall not cause or contribute to instability of the valley slope during or after construction.

13.1.3.8 Approval Process

(Revised – Bylaw No. 9363 – April 25, 2016)

a) Pursuant to Section 66 of The Planning and Development Act, 2007, City Council delegates approval of all applications for DCD1 approval on Parcel YY, Plan No. 101971807 or any subsequent parcel created through subdivision of Parcel YY, Plan No. 101971807 to the Development Officer, subject to compliance with all requirements of this Bylaw.

b) Approval for development in the South Downtown area is a two-part process:

   i) Council of The City of Saskatoon is bound by the conditions for approval and appeal as stated in Sections 65 and 67 of The Planning and Development Act, 2007 and must render a decision within 60 days after receipt of a complete application for approval; and

   ii) the land area south of 19th Street lies within the Meewasin Valley Authority (M.V.A.) conservation zone and is subject to development review and approval by the M.V.A. before development proceeds. The M.V.A. must render a decision within 60 days of receipt of a complete application.
City of Saskatoon Zoning Bylaw

**DCD1 MAXIMUM BUILDING HEIGHT**

- **Fourteen Metres - 2:1 FSR**
- **Twenty-Four Metres - 4:1 FSR**
- **Twenty-Seven Metres - 4:1 FSR**
- **Forty-Eight Metres - 3:1 FSR**
- **Ninety-Five Metres - 5:1 FSR**
- **Sixty-Eight Metres - 4:1 FSR**

- **Ninety-five Metres - 6:1 FSR**
- **Riverbank Area (11m) - 2:1 FSR**
- **60m from 1991 Shoreline**

(Renewed Bylaw No. 9044 - August 15, 2012)

City of Saskatoon
Community Services
Planning & Development Branch
13.2 Direct Control District 2

As of June, 1988, the area designated as Direct Control District 2 (DCD2) is used for one and two-unit dwellings and consists of five culs-de-sac, namely: Stanley Place, Minto Place, Aberdeen Place, Grey Place and Connaught Place, each of which has access to Idylwyld Drive, and each of which is separated from the other by a 20-foot lane.

13.2.1 Objectives:

The objectives of the DCD2 are:

i) to provide for a change of use from one and two-unit dwellings to those uses permitted in an B3 District or an RM3 District in a controlled and phased manner, cul-de-sac by cul-de-sac from south to north;

ii) to minimize the land use conflicts during the period in which the change in use is being phased in;

iii) to provide for the amenity of the area.

13.2.2 Policies:

a) The redevelopment of the area within DCD2 shall occur in an orderly and rational manner, cul-de-sac by cul-de-sac from south to north, (commencing with Stanley Place and then proceeding northward in sequence). To facilitate that end, the DCD2 area is divided into five individual development sub-units as follows:

i) Sub-unit 1 (Stanley Place): Lots 1 - 14, Block 5, Plan No. G679, and the public street known as Stanley Place;

ii) Sub-unit 2 (Minto Place): Lots 1 - 16, Block 4, Plan No. G679, and the public street known as Minto Place, and the adjacent south lane abutting Lots 10 - 14 and 16, Block 4, Plan No. G679;

iii) Sub-unit 3 (Aberdeen Place): Lots 1 - 16, Block 3, Plan No. G679, and the public street known as Aberdeen Place, and the adjacent south lane abutting Lots 10 - 14 and 16, Block 3, Plan No. G679;

iv) Sub-unit 4 (Grey Place): Lots 1 - 16, Block 2, Plan No. G679, and the public street known as Grey Place, and the adjacent south lane abutting Lots 10 - 14 and 16, Block 2, Plan No. G679;

v) Sub-unit 5 (Connaught Place): Lots 1 - 16, Block 1, Plan No. G679, and the public street known as Connaught Place, and the adjacent south lane abutting Lots 10 - 14 and 16, Block 1, Plan No. G679.

b) Development of the Sub-units shall take place only in the following sequences:

First: Sub-unit 1
Second: Sub-unit 2
Third: Sub-unit 3
Fourth: Sub-unit 4
Fifth: Sub-unit 5
c) No development shall take place on any Sub-unit until a Plan of Subdivision which satisfies the following requirements has been registered in the Land Titles Registry – Information Services Corporation, with respect to the entire Sub-unit. The Plan of Subdivision shall:

i) consolidate all the lots and the public street and lane comprising the Sub-unit into one or more lots and the Buffer Strip described in Clause ii) hereof;

ii) create a dedicated Buffer Strip six metres wide throughout, adjacent to Idylwyld Drive and extending from the south limit of the Sub-unit to the north limit access points as shown on Map 3 excepted;

iii) consolidate all the lots and public street and lane within the Sub-unit which are not required for the said Buffer Strip into one or more lots;

iv) allow limited access to Idylwyld Drive from all the five Sub-units as shown on Map 3;

v) provide the lot or lots created by the Plan of Subdivision with access to Alberta Avenue;

vi) comply with the City of Saskatoon Subdivision Regulations contained in the Subdivision Bylaw;

vii) include the entire Sub-unit.

d) No Plan of Subdivision for any Sub-unit, except Sub-unit 1 shall be approved by the City unless a Plan of Subdivision which satisfies the requirements of Subsection 13.2.2c) hereof has first been registered in the Land Titles Registry – Information Services Corporation, for the Sub-unit immediately to the south of it.

e) When a Plan of Subdivision which complies with Subsection 13.2.2c) hereof has been registered in the Land Titles Registry – Information Services Corporation, the Sub-unit covered by the Plan of Subdivision may be used and developed, in the sequence stipulated in Subsection 13.2.2b) hereof, in any manner which meets the requirements of the B3 District or RM3 District.

f) Notwithstanding Subsection 13.2.2c), any use or development is permitted which:

i) complies with the provisions of the R2 District; and,

ii) is located on property with respect to which no Plan of Subdivision has yet been approved or registered pursuant to Subsection 13.2.2c).
DIRECT CONTROL DISTRICT No. 2

Direct Control District

Total Area: 5.45 HA. (100%)
Street R.O.W. Area: 0.91 HA. (16.7%)
Lane Area: 0.30 HA. (5.5%)
13.3 Direct Control District 3

13.3.1 Purpose

The purpose of the Direct Control District 3 (DCD3) is to create a site for a class of retail land in Saskatoon located on land owned by the University of Saskatchewan in the vicinity of Circle Drive and Attridge Drive. The primary focus of the retail class will be to accommodate large-format or “big box” retail stores which are not readily accommodated in other standard commercial areas of Saskatoon. The Official Community Plan policies create a hierarchy among commercial areas in the City. The DCD3 is a Regional Commercial Area placed between the Downtown and Suburban Centre Commercial uses in this hierarchy.

13.3.2 Objectives

The objectives of the DCD3 are:

i) to create a District of retail land containing Large Format Retail Stores uses which are intended to serve a city-wide and regional market population;

ii) to create a location for Large Format Retail Stores which do not readily fit, or have locational requirements which exceed, standard retail areas in Saskatoon;

iii) to protect the Downtown and other established retail areas from harmful effects of Large Format Retail Stores by restricting the following:

   • the overall net developable area of the DCD3;
   • the permitted uses;
   • the overall number of Large Format Retail Stores through a maximum floor area ratio; and
   • phasing the development over time.

(iv) to provide the opportunity for Large Format Retail Stores and accessory uses to concentrate in a highly visible and accessible location adjacent to the City’s freeway system;

(v) to ensure a high degree of site design and architectural features which are complementary to the setting and architecture of the University of Saskatchewan;

(vi) to allow the development of Large Format Retail Stores and accessory uses to be phased in over an extended time period and as demand for retail spaces grows in the City and region;

(vii) to permit Council to exercise particular control over the eventual timing, site design, access, egress, landscaping, lighting and other development standards of each phase of the development.
13.3.3 Definitions

In this Subsection:

a) “Associate Large Format Store” means a Large Format Retail Store with a gross floor area of less than 9,300m²;

b) “Large Format Anchor Store” means a Large Format Retail Store with a minimum of 9,300m² of gross floor area;

c) “Large Format Retail Store” means a retail store with a minimum of 930m² of gross floor area.

13.3.4 Permitted Uses

The Permitted Uses in the DCD3 are Large Format Retail Stores. Large Format Retail Stores are comprised of two types - Large Format Anchor Stores and Associate Large Format Retail Stores.

13.3.5 Accessory Uses - Group 1
(Revised – Bylaw No. 8923 – April 4, 2011)

a) Accessory Uses - Group 1 in the DCD3 are the following:

i) restaurants and lounges;
ii) personal service trades;
iii) pharmacies;
iv) dry cleaning;
v) service kiosks such as those providing travel or financial functions;
vi) offices related to Large Format Retail Stores;
vii) health clubs;
viii) medical, dental and optical laboratories and clinics;
ix) duplicating and copying centres;
x) veterinary clinics;
xii) photography studios.

b) Access to Accessory uses - Group 1 shall only be permitted from within any Large Format Retail Store.

c) Accessory Uses - Group 1 shall not exceed 10% of the gross floor area of the Large Format Retail Store in which the accessory use is located.
13.3.6 Accessory Uses - Group 2  
(Revised – Bylaw No. 8923 – April 4, 2011)

a) Accessory Uses - Group 2 in the DCD3 are the following:

i) adjacent outdoor or partially enclosed selling or customer service areas related to the Large Format Retail Store;
ii) freestanding gas bar with or without convenience store;
iii) (Repealed – Bylaw No. 8923 – April 4, 2011)
iv) attached or detached car washes;
v) freestanding financial institutions;
vi) freestanding insurance institutions;
 vii) freestanding medical, dental and optical clinics and laboratories;
 v iii) enclosed storage areas for the use of tenants of the site.

b) Examples of adjacent outdoor or partially enclosed selling or customer service areas include areas for the sale of gardening and landscaping supplies.

c) No more than two freestanding gas bars with or without convenience stores are allowed. Convenience stores shall not exceed 250m² in gross floor area.

d) No more than five financial institutions are allowed.

e) No more than two insurance institutions are allowed.

f) Only one medical clinic and one medical laboratory are allowed.

g) Only one dental clinic and one dental laboratory are allowed.

h) Only one optical clinic and one optical laboratory are allowed.  
(Revised – Bylaw No. 9130 – September 9, 2013)

13.3.6.1 Accessory Uses – Group 3 – Freestanding

a) Accessory Uses – Group 3 - Freestanding in the DCD3 are the following:

i) personal service trades;
ii) pharmacies;
iii) retail stores;
iv) duplicating and copying;
v) veterinary clinics;
vi) health clubs.
b) The total combined gross floor area of all Accessory Uses – Group 3 – Freestanding shall not exceed 18,580 m².  
(Revised – Bylaw No. 9130 – September 9, 2013)

c) (Repealed – Bylaw No. 9130 – September 9, 2013)

13.3.6.2 Accessory Uses – Group 4 – Restaurants

a) Accessory Uses – Group 4 – Restaurants in the DCD3 are limited to the following:

i) restaurants, with or without a lounge.

b) (Repealed – Bylaw No. 9130 – September 9, 2013)

c) (Repealed – Bylaw No. 9130 – September 9, 2013)

d) (Repealed – Bylaw No. 9130 – September 9, 2013)

13.3.6.3 Multi – Tenant Buildings

Accessory uses as described in 13.3.6, 13.3.6.1 and 13.3.6.2 may be combined in Freestanding Multi-Tenant buildings but they shall be subject to the specific conditions set out in 13.3.6, 13.3.6.1 and 13.3.6.2 and the general conditions of the DCD3.

13.3.7 Prohibited Uses

The following uses are prohibited in the DCD3:

i) hotels and motels;

ii) enclosed shopping malls;

iii) entertainment complexes and theatres;

iv) (Repealed – Bylaw No. 8923 – April 4, 2011);

v) vehicle and equipment sales;

vi) residential uses;

vii) offices unrelated to Large Format Retail Stores;

viii) outdoor storage of materials not within an adjacent outdoor selling or customer service area.
13.3.8 Development Standards - DCD3
(Revised – Bylaw No. 8923 – April 4, 2011)

The following development standards are applicable in the DCD3:

i) Large Format Retail Stores must have a minimum gross floor area of 930m²;
ii) no interior access between Large Format Retail Stores is permitted;
iii) the parking and loading space requirements are one space for every 20 m² of gross floor area for all permitted and accessory uses;
iv) no building shall exceed 12 metres in height;
v) the maximum floor area ratio shall be .33:1;
vii) signs shall be permitted in accordance with the regulations applicable to Signage Group No. 5 contained in Appendix A - Sign Regulations, with the exception of third party advertising, roof signs, portable signs, billboards and superboards.

13.3.9 Anchor Requirement
(Revised – Bylaw No. 8923 – April 4, 2011)
(Repealed – Bylaw No. 9130 – September 9, 2013)

13.3.10 Site Size, Subdivision and Phasing
(Revised – Bylaw No. 8923 – April 4, 2011)
(Revised – Bylaw No. 9130 – September 9, 2013)

a) Development within the DCD3 shall occur in five phases, each phase being associated with a site:

   - Phase 1 = Site 1;
   - Phase 2 = Site 2;
   - Phase 3 = Site 3;
   - Phase 4 = Site 4;
   - Phase 5 = Site 5.

b) Each site must be between 3 and 9 net hectares in size, and may consist of non-contiguous parcels.

c) No more than 30 net hectares in total may be developed in the DCD3.

d) Leasehold parcels may be created within each site to suit the individual Large Format Retail Store needs.

e) Each phase must be substantially developed or subject to a binding written commitment that it will be substantially developed before proceeding to the next phase.
f) A retail market impact analysis which indicates that further development as proposed would not have a significant adverse impact on the City must be submitted prior to approval of each of Phase 2, Phase 3 and Phase 4.

13.3.11 Architectural Control

Building design, form, massing and architecture must complement and reflect the University setting.

13.3.12 Landscaping

A highly developed level of landscaping which is complementary to the University setting is required.
DIRECT CONTROL DISTRICT No. 3

Direct Control District

(Revised – Bylaw No. 9132 – September 9, 2013)
13.4 Direct Control District 4

13.4.1 Purpose

The purpose of the Direct Control District 4 (DCD4) is to facilitate the development of an integrated golf course community associated with the Willows Golf and Country Club.

13.4.2 Objectives

The objectives of the DCD4 are:

i) to facilitate a unique category of residential development by integrating larger lot, one-unit dwellings and low to medium density multiple-unit dwellings with the Willows Golf and Country Club;

ii) to ensure that the Willows Golf Course Community is developed in a manner which is consistent with Section 5.6 of the Official Community Plan;

iii) to create single-unit lot areas, frontages, front, rear and side yard setbacks that generally exceed the typical standards for conventional residential development;

iv) to contain a mix of one-unit and multi-unit developments in a condominium or homeowners’ association format, to be constructed over an extended period of time, as demand warrants;

v) to permit associated commercial uses sufficient to serve the convenience needs of the golf course community, as well as commercial facilities which are accessory to the golf course.

13.4.3 Permitted Uses

The Permitted Uses in the DCD4 are the following:

i) one-unit dwellings, located in accordance with Map No. 1;

ii) home-based businesses;

iii) secondary suites;

iv) low density multiple-unit dwellings and dwelling groups containing no more than 17 dwelling units per gross acre of land, located in accordance with Map No. 1;

v) medium density multiple-unit dwellings and dwelling groups containing no more than 50 dwelling units per gross acre of land, located in accordance with Map No. 1;

vi) golf courses, located in accordance with Map No. 1;

vii) compounds for storage of RV equipment for the use and convenience of the residents of the DCD4, located in accordance with Map No. 1.
13.4.4 Accessory Uses

Accessory Uses in the DCD4 are the following:

i) golf clubhouse and uses considered accessory and related to the clubhouse and golf course operation, including, but not limited to, restaurants, lounges, pro shop, tennis courts, swimming pools, retail and retail services limited to 929 m² of gross floor area, personal service trades, medical clinics, banquet facilities, convention and catering facilities, administration and sales offices;

ii) maintenance buildings and outdoor storage areas;

iii) uses considered accessory to one-unit dwellings, multiple-unit dwellings and dwelling groups.

13.4.5 Development Standards - DCD4

a) Unless otherwise specified, the golf course shall be regulated by the provisions of the AG District.

b) Phase 1 and Phase 2 shall be residential developments as shown on Map No. 1.

c) Development Standards for each parcel of a bareland condominium unit designated for one-unit dwellings are the following:

i) Minimum site area (m²) 630.0
ii) Minimum site width (m) 18.0
iii) Minimum front yard setback (m) 9.0
iv) Minimum side yard setback (m) 1.5
v) Minimum rear yard setback (m) 7.5
vi) Maximum building height (m) 11.0
vii) Maximum site coverage (%) 50.0

d) Development Standards for the area designated for low-density multiple-unit dwellings and dwelling groups are the following:

i) Minimum site area (ha) 0.8
ii) Minimum front yard setback (m) 6.0
iii) Minimum side yard setback (m) 3.0
iv) Minimum rear yard setback (m) 6.0
v) Maximum building height (m) 11.0
vi) Maximum site coverage (%) 50.0
vii) Minimum amenity space (m²) 9.0 per unit
Note to Development Standards

1. A rear yard of not less than 3 metres in width throughout shall be provided for dwellings in dwelling groups with an attached covered patio or deck.

e) Development Standards for the area designated for medium-density multiple-unit dwellings and dwelling groups are the following:

   i) Minimum site area (ha) 0.4
   ii) Minimum front yard setback (m) 6.0
   iii) Minimum side yard setback (m) 3.0
   iv) Maximum building height (m) 15.0
   v) Maximum site coverage (%) 50.0
   vi) Minimum amenity space (m²) 5.0 per unit

13.4.6 Parking

a) Except as otherwise provided in this clause, the regulations governing parking and loading in the DCD4 are contained in Section 6.0.

b) The off-street parking requirement for low and medium density multiple-unit dwellings and dwelling groups in 1.75 spaces per unit, of which .25 spaces per unit shall be designated as Visitor Parking.

c) The off-street parking requirement for accessory uses referred to in Clause 13.4.5(i) is 1 space per 50 m² of gross floor area.

13.4.7 Landscaping

A landscaped strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line shall be provided for every site for low and medium density multiple-unit dwelling units and dwelling groups which shall be used for no purpose except landscaping and necessary driveway access to the site.

13.4.8 Signs

Signs shall be permitted in accordance with the regulations applicable to Signage Group No. 4 of Appendix A - Sign Regulations.

13.4.9 Phasing

The Willows Golf Course Community will be constructed in two phases, as shown on the original concept plan. Each phase may contain a mix of one-unit dwellings and multiple-unit dwellings.
13.5 Direct Control District 5

13.5.1 Purpose

The purpose of the Direct Control District 5 (DCD5) is to create a site for a regional retail development at Circle Drive and Clarence Avenue. The primary focus of the retail development will be to accommodate large-format or “big box” retail stores which are not readily accommodated in other standard commercial areas of Saskatoon. The Official Community Plan policies create a hierarchy among commercial areas in the City. The DCD5 is a Regional Commercial Area placed between the Downtown and Suburban Centre Commercial uses in this hierarchy.

13.5.2 Objectives

The objectives of the DCD5 are:

i) to accommodate a District of retail land containing Large Format Retail Stores uses which are intended to serve a city-wide and regional market population;

ii) to create a location for Large Format Retail Stores which do not readily fit, or have locational requirements which exceed, standard retail areas in Saskatoon;

iii) to protect the Downtown and other established retail areas from harmful effects of Large Format Retail Stores by restricting the following:

• the overall developable area of the DCD5;
• the permitted uses;
• the minimum gross floor area for Large Format Retail Stores;
• the overall amount of gross floor area through a maximum floor area ratio; and
• phasing the development over time.

iv) to provide the opportunity for Large Format Retail Stores and accessory uses to concentrate in a highly visible and accessible location adjacent to the City’s freeway system;

v) to ensure a retail development which is complementary to the adjacent residential neighbourhoods;

vi) to divide the development of Large Format Retail Stores and accessory uses into two phases, in conjunction with the growth in demand for retail space in the City and region;

vii) to permit Council to exercise particular control over the eventual timing, site design, access, egress, landscaping, lighting and other development standards of each phase of the development.
13.5.3 Definitions

In this Subsection:

a) “Associate Large Format Store” means a Large Format Retail Store with a gross floor area of less than 6970m²;

b) “Large Format Anchor Store” means a Large Format Retail Store with a minimum gross floor area of 6970m²;

c) “Large Format Retail Store” means a retail store with a minimum gross floor area of 930m²;

d) “outdoor sales area” means a sales or customer service area of a Large Format Retail Store which is outdoors and which may be fenced or partially covered or both. For greater certainty, examples of outdoor sales areas include areas for the sale of gardening and landscaping supplies.

13.5.4 Permitted Uses

The Permitted Uses in the DCD5 are Large Format Retail Stores. Large Format Retail Stores are comprised of two types - Large Format Anchor Stores and Associate Large Format Stores.

13.5.5 Accessory Uses - Group 1

a) Accessory Uses - Group 1 in the DCD5 are the following:

i) restaurants and lounges;

ii) personal service trades;

iii) health clubs;

iv) pharmacies;

v) dry cleaning;

vi) travel services;

vii) financial services;

viii) offices related to Large Format Stores;

ix) medical, dental, optical laboratories and clinics;

x) duplicating and copy centres;

xi) veterinary clinics;

xii) photography studios.

b) Accessory Uses - Group 1 must be located in Large Format Retail Stores.

c) Access to Accessory Uses - Group 1 shall only be permitted from within any Large Format Retail Store.
d) Accessory Uses - Group 1 shall not exceed 10% of the gross floor area of the Large Format Retail Store in which the accessory use is located.

13.5.6 Accessory Uses - Group 2 - Freestanding

a) Accessory Uses - Group 2 - Freestanding in the DCD5 are the following:

i) gas bars, with or without a convenience store;
ii) service stations;
iii) car washes;
iv) financial institutions;
v) insurance institutions;
vi) medical laboratories and clinics;
vii) dental laboratories and clinics;
viii) optical laboratories and clinics;
ix) outdoor sales areas.

b) No more than two of each of the following freestanding uses are allowed in the DCD5:

i) gas bars, with or without convenience stores. Convenience stores shall not exceed 250m$^2$ in gross floor area;
ii) service stations;
iii) car washes;
iv) financial institutions;
v) insurance institutions.

c) No more than one of each of the following freestanding uses is allowed in the DCD5:

i) medical clinics;
ii) dental clinics;
iii) optical clinics;
iv) medical laboratories;
v) dental laboratories;
vi) optical laboratories.

d) No more than one outdoor sales area for each Large Format Retail Store is allowed in the DCD5.
13.5.7 Accessory Uses - Group 3 - Freestanding

a) Accessory Uses - Group 3 - Freestanding in the DCD5 are the following:
   
i) personal service trades;
   ii) pharmacies;
   iii) retail stores
   iv) duplicating and copying;
   v) veterinary clinics;
   vi) health clubs.

b) The total combined gross floor area of all Accessory Uses - Group 3 - Freestanding shall not exceed 2790m².

c) No more than 9 retail stores having a gross floor area less than 930m² are allowed in the DCD5, of which 5 may have a gross floor area less than 186m². The development of the 9 retail stores shall be phased, in accordance with the construction schedule as set out in the DCD5 Development Agreement.

13.5.8 Accessory Uses - Group 4 - Restaurants

a) Accessory Uses - Group 4 - Restaurants in the DCD5 are limited to the following:
   
i) restaurants, with or without a lounge.

b) No more than 6 restaurants are allowed in the DCD5 of which no more than 2 may be freestanding.

c) No restaurant shall exceed 550m² in gross floor area.

d) The total combined gross floor area of restaurants in the DCD5 shall not exceed 1860m².

13.5.9 Multi-Tenant Buildings

Accessory Uses as described in 13.5.6, 13.5.7 and 13.5.8 may be combined in Freestanding Multi-Tenant buildings but they shall be subject to the specific conditions set out in 13.5.6, 13.5.7 and 13.5.8 and the general conditions of the DCD5.
13.5.10 Prohibited Uses

The following uses are prohibited in the DCD5:

i) hotels and motels;
ii) enclosed shopping malls;
iii) entertainment complexes and theatres;
iv) vehicle sales;
v) offices unrelated to Large Format Stores;
vi) night clubs;
vii) residential uses;
viii) outdoor storage of materials not within an outdoor sales area.

13.5.11 Development Standards

The following development standards are applicable in the DCD5:

i) Large Format Retail Stores must have a minimum gross floor area of 930m²;
ii) no interior access between Large Format Retail Stores is permitted;
iii) the parking and loading space requirement is one space for every 20m² of gross floor area for all permitted and accessory uses;
iv) no building shall exceed 12 metres in height;
v) the maximum floor area ratio shall be .33:1;
vi) signs shall be permitted in accordance with the regulations applicable to Signage Group No. 5 of Appendix A – Sign Regulations, with the exception of third party advertising, roof signs, portable signs, billboards and superboards.

13.5.12 Anchor Requirement

Large Format Anchor Stores must comprise at least 50% of the developable floor area of the DCD5 when the DCD5 is fully developed.

13.5.13 Landscaping and Lighting

a) A landscaped strip of not less than 6.0 metres in depth throughout shall be provided within the perimeter of the development site.

b) External lighting shall be directed downward and inward on the property in such a way as to not shine on adjacent properties.

13.5.14 Site Size

No more than 16.5516 net hectares may be developed in the DCD5.
13.6 Direct Control District 6

13.6.1 Purpose

The purpose of the Direct Control District 6 (DCD6) is to create a site for a regional retail development at 22nd Street West and Betts Avenue. The primary focus of the retail development will be to accommodate large-format or “big box” retail stores which are not readily accommodated in other standard commercial areas of Saskatoon. The Official Community Plan policies create a hierarchy among commercial areas in the City. The DCD6 is a Regional Commercial Area placed between the Downtown and Suburban Centre Commercial uses in this hierarchy.

13.6.2 Objectives

The objectives of the DCD6 are:

i) to accommodate a District of retail land containing Large Format Retail Stores uses which are intended to serve a city-wide and regional market population;

ii) to create a location for Large Format Retail Stores which do not readily fit, or have locational requirements which exceed, standard retail areas in Saskatoon;

iii) to protect the Downtown and other established retail areas from harmful effects of Large Format Retail Stores by restricting the following:

- the overall net developable area of the DCD6;
- the permitted uses;
- the minimum gross floor area for Large Format Retail Stores;
- the overall amount of gross floor area through a maximum floor area ratio; and
- phasing the development over time;

iv) to provide the opportunity for Large Format Retail Stores and accessory uses to concentrate in a highly visible and accessible location adjacent to the City’s freeway system;

v) to ensure a retail development which is complementary to the residential uses in the vicinity;

vi) to divide the development of Large Format Retail Stores and accessory uses into phases, as set out in the construction schedule found in the DCD6 Development Agreement;

vi) to permit Council to exercise particular control over the eventual timing, site design, access, egress, landscaping, lighting and other development standards of each phase of the development.
13.6.3 Definitions

In this Subsection:

a) “Associate Large Format Store” means a Large Format Retail Store with a gross floor area of less than 6970m$^2$;

b) “Large Format Anchor Store” means a Large Format Retail Store with a minimum gross floor area of 6970m$^2$;

b.1) “Large Format Home Improvement Store” means a large format retail store devoted to the sale and rental of goods or materials required for the construction or alteration of buildings, including such merchandise as wall paneling, wood products, sheet glass products, windows and mirrors, floor, wall and ceiling tiles, paint and wallpaper, bathroom and kitchen cupboards, appliances and fixtures, landscaping materials and similar goods;

c) “Large Format Retail Store” means a retail store with a minimum gross floor area of 930m$^2$;

d) “outdoor sales area” means a sales or customer service area of a Large Format Retail Store which is outdoors and which may be fenced or partially covered or both. For greater certainty, examples of outdoor sales areas include areas for the sale of gardening and landscaping supplies.

(Revised – Bylaw No. 9014 – April 16, 2012)

13.6.4 Permitted Uses

The Permitted Uses in the DCD6 are Large Format Retail Stores. Large Format Retail Stores are comprised of two types - Large Format Anchor Stores and Associate Large Format Stores.

13.6.5 Accessory Uses - Group 1

a) Accessory Uses - Group 1 in the DCD6 are the following:

i) restaurants and lounges;
ii) personal service trades;
iii) health clubs;
iv) pharmacies;
v) dry cleaning;
vi) travel services;
vii) financial services;
viii) offices related to Large Format Stores;
ix) medical, dental, optical laboratories and clinics;
13.6.6 Accessory Uses - Group 2 - Freestanding

a) Accessory Uses - Group 2 - Freestanding in the DCD6 are the following:

i) gas bars, with or without a convenience store;
ii) service stations;
iii) car washes;
iv) financial institutions;
v) insurance institutions;
vi) medical laboratories and clinics;
vii) dental laboratories and clinics;
viii) optical laboratories and clinics;
ix) outdoor sales areas.

b) No more than two of each of the following freestanding uses are allowed in the DCD6:

i) gas bars, with or without convenience stores. Convenience stores shall not exceed 250 m² in gross floor area;
ii) service stations;
iii) financial institutions;
iv) insurance institutions.

c) No more than one of each of the following freestanding uses is allowed in the DCD6:

i) car washes;
ii) medical clinics;
iii) dental clinics;
iv) optical clinics;
v) medical laboratories;
vi) dental laboratories;
vii) optical laboratories.
d) No more than one outdoor sales area for each Large Format Retail Store is allowed in the DCD6.

13.6.7 Accessory Uses - Group 3 – Freestanding

a) Accessory Uses - Group 3 - Freestanding in the DCD6 are the following:

i) personal service trades;
ii) pharmacies;
iii) retail stores;
iv) duplicating and copying;
v) veterinary clinics;
vi) health clubs.

b) The total combined gross floor area of all Accessory Uses – Group 3 – Freestanding shall not exceed 2093m².

c) No more than 7 retail stores having a gross floor area less than 930m² are allowed in the DCD6, of which 4 may have a gross floor area less than 186m². The development of the 7 retail stores shall be phased, in accordance with the construction schedule set out in the DCD6 Development Agreement.

13.6.8 Accessory Uses – Group 4 – Restaurants

a) Accessory Uses – Group 4 – Restaurants in the DCD6 are limited to restaurants, with or without a lounge.

b) No more than 6 restaurants are allowed in the DCD6 of which no more than 2 may be freestanding.

c) No restaurant shall exceed 550m² in gross floor area.

d) The total combined gross floor area of restaurants in the DCD6 shall not exceed 1860m².

13.6.9 Multi-Tenant Buildings

a) Accessory Uses as described in 13.6.6, 13.6.7 and 13.6.8 may be combined in Freestanding Multi-Tenant buildings but they shall be subject to the specific conditions set out in 13.6.6, 13.6.7 and 13.6.8 and the general conditions of the DCD6.
13.6.10 Prohibited Uses

The following uses are prohibited in the DCD6:

i) hotels and motels;
ii) enclosed shopping malls;
iii) entertainment complexes and theatres;
iv) vehicle sales;
v) offices unrelated to Large Format Stores;
vi) night clubs;
vii) residential uses; and
vii) outdoor storage of materials not within an outdoor sales area.

13.6.11 Development Standards

The following development standards are applicable in the DCD6:

i) Large Format Retail Stores must have a minimum gross floor area of 930m²;
ii) no interior access between Large Format Retail Stores is permitted;
iii) the parking and loading space requirement is one space for every 20 m² of gross floor area for all permitted and accessory uses, except for Large Format Home Improvement Stores where the parking requirement is one space for every 27.5 m² of gross floor area;
iv) no building shall exceed 12 metres in height;
v) the maximum floor area ratio shall be .33:1;
v) signs shall be permitted in accordance with the regulations applicable to Signage Group No. 5 of Appendix A - Sign Regulations, with the exception of third party advertising, roof signs, portable signs, billboards and superboards.

(Revised – Bylaw No. 9014 – April 16, 2012)

13.6.12 Anchor Requirement

Large Format Anchor Stores must comprise at least 50% of the developable floor area of the DCD6 when fully developed.

13.6.13 Site Size, Subdivision and Phasing

a) Development within the DCD6 shall occur in accordance with a construction schedule set out in a development agreement entered into pursuant to Section 65 of The Planning and Development Act, 2007.

b) No more than 12.44 net hectares shall be developed in the DCD6.

c) Leasehold parcels may be created within each site.
13.6.14 Landscaping and Lighting

a) A landscaped strip of not less than 6.0 metres in depth throughout shall be provided within the perimeter of the development site.

b) External lighting shall be directed downward and inward on the property in such a way as to not shine on adjacent properties.
13.7 Direct Control District 7
(Revised – Bylaw No. 9065 – December 10, 2012)

13.7.1 Purpose

The Direct Control District 7 (DCD7), as shown on the Direct Control District 7 - Map No. 1, and known as the College Quarter, is envisioned as an academic and mixed use village, providing facilities which extend and enhance the academic offerings of the University, but also accommodates a wider variety of uses that will provide for both the community and campus needs. The development of College Quarter will include features to increase pedestrian use and comfort, human-scale buildings, architectural integrity, high quality materials, and demonstrated environmental sustainability. This zoning district provides development guidelines to implement the development considerations contained in the adopted College Quarter Concept Plan.

13.7.2 Objectives

The development of the College Quarter will:

1. provide for a significant increase in on-campus student residence accommodation;

2. establish a vibrant ‘Village Centre’ setting that serves students and the community, including academic buildings, sports facilities, shops, restaurants, cafes, bookstores, grocery stores, offices, clinics, a hotel, recreation activities, cultural destinations, apartments, seniors facilities, community services, parks and open spaces;

3. produce mixed-use developments which will result in an urban environment that is integrated with academic and public activities;

4. ensure that, to a high degree, site design and architectural features are complementary to the setting and architecture of the University of Saskatchewan;

5. provide a highly desirable destination for the community because of its pedestrian culture, urban ambience and attributes as a "people place";

6. establish a highly visible and accessible location that will attract commercial, residential, and office development, providing opportunities for partnerships and public and private investment; and

7. develop in a manner which is compatible with nearby residential areas and contributes towards the City’s goal of improving major corridors in Saskatoon.
13.7.3 Policies

13.7.3.1 Linkage and Land Use

(1) Use of Land

The permitted uses in the DCD7 are those listed in the following table. The guidelines set out in the table establish further controls on the permitted uses.

Uses for the DCD7

<table>
<thead>
<tr>
<th>Category</th>
<th>Intent</th>
<th>Uses</th>
<th>Guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional</td>
<td>To provide for the academic and campus support services to meet needs of the University and other educational institutions, including research and teaching space.</td>
<td>Educational Institutions, Research Laboratories, Community Centres, Childcare Centres / Preschools.</td>
<td></td>
</tr>
<tr>
<td>Recreation</td>
<td>To provide for active and passive recreational uses throughout the area. To accommodate health and wellness initiatives.</td>
<td>Commercial Recreation uses, Public parks, Public Civic Centres, Playgrounds, Sports Fields, Arenas and Stadiums.</td>
<td></td>
</tr>
<tr>
<td>Culture and Tourism</td>
<td>To provide cultural facilities that will support and complement the interests and needs of the University and local Community.</td>
<td>Art Galleries/ Museums, Theatres.</td>
<td></td>
</tr>
<tr>
<td>Commercial / Retail</td>
<td>To provide for compatible village scale commercial, retail development to meet the day to day needs of residents. To provide small scale unique or specialized retail opportunities.</td>
<td>Restaurants and lounges, Retail Stores, Dry Cleaners, Photography Studios, Personal Service Trades, Health Clubs, Financial Institutions, Duplicating or Copying Centres, Parking Stations.</td>
<td></td>
</tr>
</tbody>
</table>
### City of Saskatoon Zoning Bylaw

<table>
<thead>
<tr>
<th>Category</th>
<th>Intent</th>
<th>Uses</th>
<th>Guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotels</td>
<td>To provide accommodation and meeting facilities in proximity to the University.</td>
<td>Hotels, Convention Centre, Meeting Rooms, Restaurants, Gift Shops, Exhibition Space, Long Stay Suites.</td>
<td>Public Uses associated with Hotels should be at grade level.</td>
</tr>
<tr>
<td>Residential</td>
<td>To provide the opportunity for residential development serving the University, the local community and others with specialized accommodation needs</td>
<td>Multiple Unit Dwellings, Dwelling Groups, Live/Work Units, Street Townhouses, Boarding Houses and Apartments, Residential Care Homes, Hostels, Homestays, Short-term Rental Properties and associated services.</td>
<td>Medium and High Density Multiple Unit Residential uses should be located above the first floor where possible.</td>
</tr>
<tr>
<td>Offices</td>
<td>To provide the opportunity for office development, providing services to meet the needs of the local and the University Community.</td>
<td>Offices and Office Buildings, Medical/Dental/Optical Clinics, Medical/dental/optical laboratories.</td>
<td>Offices should be located above the first floor where possible.</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9683 – August 31, 2020)

(2) Provision for People with Disabilities

All uses and development of the land should make provision for the ease of access and circulation for people with disabilities.

(3) Linkage with Adjacent Developments

Development shall, insofar as possible, integrate and link development features such as walkways and amenity spaces to adjacent developments. Features such as lighting, landscaping, fencing, walkway materials and the like should complement and be consistent with adjacent developments.

Whenever possible, development should contribute towards the concept of “walkable urbanism”, both within the development and on adjacent main public roadways (such as access from the street and pedestrian friendly façades).

The development may incorporate a pedestrian link to the main campus.
(4) Pedestrian Routes

The College Quarter is designed to be pedestrian focused providing access throughout and connecting to the main campus and adjacent neighbourhoods. A key element is the provision of a north/south running GreenWay – a tree-lined walkway lined with active business uses that creates a sheltered path system that is well lit, active, safe and attractive.

Buildings adjacent to the GreenWay shall have their principal entrances fronting onto the GreenWay. In addition, buildings adjacent to College Drive and Cumberland Avenue shall be street-oriented, and designed and located in a manner that will serve to enhance the pedestrian scale of development along these streets.

In addition to the GreenWay wide, tree-lined sidewalks and corridors shall be provided to shelter pedestrians.

Internal roadways bisecting the College Quarter shall include bike lanes, and wide, tree-lined sidewalks.

13.7.3.2 Safety and Security

The College Quarter should be designed to be safe and secure for all people. The following measures are encouraged to achieve this objective:

(1) ensure good open sight lines for all public pathways, rear lanes, and building access points; and
(2) ensure good street and building lighting including building access, service areas, garbage disposal, parking areas and lanes.
(3) All development proposals shall include a CPTED (Crime Prevention Through Environmental Design) review.

13.7.3.3 Building Form and Massing

(1) Maximum Building Height

a) The maximum height of any building, or portion thereof, shall conform to the DCD7 Maximum Building Height Map No. 2.

b) Height limits shall be regulated so that no shadow will be cast on existing non-University dwellings between 9:00 am and 4:00 pm on the equinox (September 21st and March 21st.)

c) Building Setbacks

No setbacks are required along College Drive, but buildings shall be located in a manner that facilitates street and transit-oriented development.
No setbacks are required along Preston Avenue, but buildings shall be located in a manner that facilitates street and transit-oriented development.

Building setbacks along Cumberland Avenue shall be as shown in Map No. 3 DCD7 Permitted Building Envelope.

All building elevations along 14th Street East shall be set back a minimum of 15 metres.

d) Maximum Build Out

I. The maximum build out for each of the blocks identified within the College Quarter Master Plan (as shown on Map 2) shall not exceed the following gross floor space ratios:

   - Block A - 3.0:1
   - Block B - 2.5:1
   - Block C - 1.5:1
   - Block D - 0.8:1
   - Block E - 1.5:1

II. Notwithstanding Section 13.7.3.3 (1) d) I. the gross floor space ratio for any individual block may be increased by a maximum of 10%; however, the development density of Blocks A, B, C, and E, in total, shall not exceed an average gross floor space ratio of 2.2:1.

13.7.3.4 Landscaping and Signage

(1) Landscaping

Landscaping treatment shall be used to improve the appearance of the area, unify the development sites in the College Quarter with consistent landscaping, screen facilities such as utilities or outdoor storage areas, buffer or separate different uses, and beautify open spaces.

(2) Signage

Signage Group No. 5 of Appendix A - Sign Regulations will govern the use of signs in the DCD7, with the following exceptions:

   a) no portable signs will be permitted;
   b) no billboards or superboards will be permitted; and
   c) no electronic message centres, or electronic message centres (mobile) will be permitted.
13.7.3.5 Parking and Off Street Loading

(1) Parking Standards

The following parking requirements shall apply:

a) Multi unit residential developments – 1 space per dwelling unit plus 0.125 visitor spaces per dwelling unit.

b) Hotels – 1 space per 2 guest rooms.

c) Cultural and recreational facilities - a report from a qualified Engineer shall be required to verify number of spaces required.

d) All other institutional, commercial and office uses - 1 space per 50m² of gross floor area.

Reduced parking requirements may be considered on a project by project basis, where a parking study has been prepared by a qualified Engineer, for a specific use, indicating that a lesser rate may be appropriate.

Consideration may be given to shared use of parking facilities where the usage requirements vary throughout the day.

Provision of parking for University and non-University uses may be accommodated through satellite and off-site parking facilities. Appropriate locations for off-site parking facilities shall be evaluated in the review of specific development proposals.

Adequate accommodation of parking for the student residences shall be provided.

(2) Loading Requirements

Each non-residential principal building with a building floor area greater than 2,000 square metres shall provide one loading space.

(3) Bicycle Parking

A minimum of one short term bicycle parking space shall be provided for every 150 square metres of gross floor area devoted to commercial use. These bicycle parking spaces shall be provided in locations on the site which are readily visible, well lit and in close proximity to building entrances.
In addition, all office, commercial or institutional buildings, over 1,000 square metres in size, must provide bicycle parking in an enclosed, secure area, with convenient changing and shower facilities, within 200 metres of the building. Bicycle parking spaces shall be provided at a rate of 10% of the number of vehicular parking spaces required under Section 13.7.3.5 (1).

All residential buildings shall provide secure, covered bicycle storage facilities for 15% or more of building occupants. Reduced requirements for secure, covered bicycle parking may be considered, based on the needs of the occupants of the building.

13.7.3.6 Approval Process

(1) Pursuant to Section 66 of the Planning and Development Act, 2007, City Council delegates approval of all applications for DCD7 approval to the Development Officer, subject to compliance with all requirements of this bylaw.

(2) Council of The City of Saskatoon is bound by the conditions for approval and appeal as stated in Section 65 and 67 of The Planning and Development Act, 2007, and must render a decision 60 days after receipt of a complete application for approval.

Attachments –
Map 1 – Direct Control District No. 7
Map 2 – DCD7 Maximum Building Height
Map 3 – DCD7 Permitted Building Envelope
- City of Saskatoon Zoning Bylaw

**MAP 3**

**DCD7 Permitted Building Envelope**

*In addition to the maximum height indicated, height shall not exceed a 30 degree angular plane, as measured from property line on west side of Cumberland Avenue. (not including mechanical penthouses).*
13.8 **Direct Control District 8**  
(Revised – Bylaw No. 9457 – July 26, 2017)

13.8.1 **Purpose**

The Direct Control District 8 (DCD8), as shown on the Direct Control District 8 – Map No. 1, and known as the Brighton Village Centre, is envisioned as a mixed-use village, providing a wide variety of uses that will serve the needs of the Brighton Neighbourhood. The development of the Brighton Village Centre will serve as a gateway into the Brighton Neighbourhood and include features to increase pedestrian use and comfort, human-scale buildings, architectural integrity, high quality materials, and demonstrated environmental sustainability. This zoning district provides development regulations and guidelines to implement the development as envisioned in the Brighton Neighbourhood Concept Plan and the Brighton Village Concept Design.

13.8.2 **Objectives**

The development of the Brighton Village Centre will:

(1) establish a vibrant ‘Village Centre’ that provides residents of the neighbourhood with a destination for living, working and community events;

(2) create a gateway to the neighbourhood and establish a distinct sense of place and identity;

(3) provide for a mix of uses in a dense, diverse, compact and walkable form which will result in an urban environment which is compatible and integrated with the residential neighbourhood;

(4) promote sustainable development that is to be energy efficient and integrated;

(5) provide areas for innovative learning spaces, play spaces and public activities;

(6) ensure that site design and features are complementary to the setting and architecture of the Brighton Neighbourhood; and

(7) provide a desirable destination for the community.
13.8.3 Permitted Uses

The DCD8 is divided into zones of development as shown on DCD8 – Development Zone Boundaries Map No. 2. The permitted uses and specific development standards and guidelines for each zone are provided in the following table:

<table>
<thead>
<tr>
<th>Zone 1</th>
<th>Category</th>
<th>Uses</th>
<th>Regulations</th>
<th>Guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>Offices</td>
<td>Offices and Office Buildings.</td>
<td></td>
<td>Offices should be located above the first floor where possible.</td>
</tr>
<tr>
<td></td>
<td>Commercial</td>
<td>Retail Stores, Restaurants and Lounges, Photography Studios, Personal Service Trades, Bakeries, Small Animal Grooming, Temporary Farmers Markets, Street Vendors and Concessions on private property.</td>
<td>Retail uses within mixed-use buildings shall not exceed 465 square metres each.</td>
<td>Retail uses within mixed-use buildings should be located at grade level where possible.</td>
</tr>
<tr>
<td></td>
<td>Institutional</td>
<td>Community Centres, Childcare Centres, Pre-Schools, Financial Institutions, Public Libraries, Medical/Dental/Optical Clinics, Art Galleries and Museums.</td>
<td></td>
<td>No more than three freestanding commercial buildings are permitted in Zone 1.</td>
</tr>
<tr>
<td></td>
<td>Recreational</td>
<td>Commercial Recreation Uses, Playgrounds, Public Halls.</td>
<td>Commercial Recreation Uses within a mixed-use building shall be located at grade and shall not exceed 465 square metres each.</td>
<td>Freestanding commercial buildings shall not exceed 700 square metres each.</td>
</tr>
</tbody>
</table>

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### Zone 2

<table>
<thead>
<tr>
<th>Category</th>
<th>Uses</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>Retail Stores, Restaurants and Lounges, Photography Studios, Personal Service Trades, Bakeries, Small Animal Grooming.</td>
<td>Commercial uses within a mixed-use building shall be located at grade level and shall not exceed 465 square metres each.</td>
<td></td>
</tr>
<tr>
<td>Institutional</td>
<td>Childcare Centres, Pre-Schools, Financial Institutions, Medical, Dental and Optical Clinics, Private Schools, Art Galleries and Museums.</td>
<td>Institutional uses within a mixed-use building shall be located at grade level and shall not exceed 465 square metres each.</td>
<td></td>
</tr>
<tr>
<td>Offices</td>
<td>Offices.</td>
<td>Office uses within a mixed-use building shall be located at grade level.</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>Multiple-Unit Dwellings, Dwelling Units, Homestays, Short-term Rental Properties or Multiple-Unit Dwellings in conjunction with and attached to any other permitted use.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9683 – August 31, 2020)

### Zone 3

<table>
<thead>
<tr>
<th>Category</th>
<th>Uses</th>
<th>Regulations</th>
<th>Guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>Retail, Personal Service Trades, Home Based Businesses.</td>
<td>Commercial Uses within mixed-use buildings shall be located at grade level.</td>
<td></td>
</tr>
<tr>
<td>Offices</td>
<td>Offices.</td>
<td>Office uses within a mixed-use building shall be located at grade level.</td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>Multiple-Unit Dwellings, Live/Work Units, Dwelling Units, Homestays, Short-term Rental Properties or Multiple-Unit Dwellings in conjunction with and attached to any other permitted use.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9683 – August 31, 2020)
Zone 4

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<th>Guidelines</th>
</tr>
</thead>
<tbody>
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<td>Home-Based Businesses.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential</td>
<td>Multiple-Unit Dwellings, Townhouses, Homestays, Short-term Rental Properties.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9683 – August 31, 2020)

13.8.4 Building Form and Massing

(1) Maximum Building Height

(a) The maximum height of any building, or portion thereof, for each zone identified on the DCD8 – Development Zone Boundaries Map No. 2, shall not exceed the following:
   - Zone 1 – 20 metres and 4 storeys
   - Zone 2 – 17 metres and 4 storeys
   - Zone 3 – 17 metres and 4 storeys
   - Zone 4 – 10 metres

(2) Gross Floor Space Ratio:

(a) The gross floor space ratio shall not exceed 2.5:1;

(3) Vehicular drive-throughs are not permitted; and

(4) More than one principal building shall be permitted on a site in the DCD8.

13.8.5 Orientation and Building Setback

(1) Building Setbacks

(a) A 4.5 metre setback is required along McOrmond Drive; and

(b) A 3.0 metre setback is required for all other side yards abutting a street.

(2) Building Orientation

(a) Buildings located adjacent to a street shall have their principal entrances fronting the street whenever possible and contain elements of an active frontage, which shall create a functional pedestrian-oriented relationship between the building and the street.
(b) For corner sites, all street-facing façades shall incorporate elements of an active building frontage.

(c) Buildings fronting a street shall incorporate architectural features that provide visual interest along the streetscape and reduce the perceived massing of the building.

(d) Building design, form, and massing must complement and reflect the Brighton Neighbourhood setting.

13.8.6 Parking and Off Street Loading

(1) Parking Standards

(a) The following parking requirements will apply:

(i) Multi-unit residential developments:
   (A) 1.5 spaces per dwelling unit; and
   (B) 1.0 spaces per dwelling unit for dwelling units with a floor area of 56 square metres or less.

(ii) Recreational facilities – a report from a qualified Engineer shall be required to verify number of spaces required.

(iii) All other institutional, commercial and office uses – 1 space per 50 square metres of gross floor area.

(b) 55% of all required parking spaces shall be underground, enclosed, covered or within permitted buildings. Any above grade parking structure shall:

(i) Be screened with architectural treatments on all street-facing façades, and those façades that can be viewed from a public street, regardless of setback distance. Architectural treatments may include architectural screening or cladding resembling a building façade and are subject to the satisfaction of the Development Officer.

(ii) Have active frontages and must provide for permitted uses along a minimum of 75% of the ground floor along the building’s street-facing frontage where immediately adjacent to a public street.
(c) Surface parking areas shall be suitably screened from streets and adjacent properties.

(d) Reduced parking requirements may be considered where a parking study has been prepared by a qualified Engineer indicating that a lesser rate may be appropriate.

(2) Loading Requirements

One loading space shall be provided for:

(a) Each principal building that has a primary use that is not residential and has gross floor area greater than 2,000 square metres; or

(b) A freestanding commercial building.

(3) Bicycle Parking

A minimum of one bicycle parking space shall be provided for every 300 square metres of gross floor area devoted to commercial, institutional or office use. These bicycle parking spaces shall be provided in locations on the site which are readily visible, well-lit and in close proximity to building entrances.

13.8.7 Outdoor Storage

(1) No goods, commodities, or other forms of materials shall be stored outdoors.

13.8.8 Landscaping and Signage

(1) Landscaping

(a) A landscaped strip of not less than 3.0 metres in width throughout, lying parallel to and abutting the front site line and a flanking street shall be provided.

(b) Interior of sites shall be landscaped to improve the appearance of the area, unify the development sites in the Brighton Village Centre, screen parking and facilities such as utilities or outdoor storage areas, and beautify open spaces.

(c) Landscaping of traffic islands and other interior areas shall be provided on the site whenever possible and to the satisfaction of the Development Officer.
(2) Signage

Signage Group No. 3 of Appendix A – Sign Regulations will govern the use of signs in the DCD8, with the following exceptions:

(a) A neighbourhood entry sign, as shown in the Brighton Village Concept Plan, will be permitted subject to a maximum height of 3.5m and a maximum length of 25m;

(b) No electronic message centres, or electronic message centres (mobile) will be permitted; and

(c) No more than two portable signs will be permitted in the DCD8 subject to the regulations for portable signs contained in Sign Group No. 1 of Appendix A – Sign Regulations.

13.8.9 Linkages

(1) Provision for Accessible Design

All uses and development of the land should make provision for the ease of access and circulation for people with disabilities.

(2) Linkage with Adjacent Developments

Development shall, insofar as possible, integrate and link development features such as walkways and amenity spaces to adjacent developments. Features such as lighting, landscaping, fencing, walkway materials and the like should complement and be consistent with adjacent developments.

Whenever possible, development should contribute towards the concept of "walkable urbanism", both within the development and on adjacent main public roadways (such as access from the street and pedestrian friendly façades).

(3) Pedestrian Routes

The Brighton Village Centre is designed to be pedestrian focused, providing access throughout and connecting to the adjacent neighbourhood. A key element is the provision of an interior gateway into the neighbourhood – a tree-lined boulevard with active business uses that creates a sheltered path system that is well-lit, active, safe and attractive.

Other pedestrian routes through the Brighton Village Centre will take advantage of existing tree-lined corridors, or will be developed in this manner.
13.8.10 Safety and Security

The Brighton Village Centre should be designed to be safe and secure for all people. The following measures are encouraged to achieve this objective:

(1) ensure good open sight lines for all public pathways, rear lanes, and building access points;

(2) ensure good street and building lighting including building access, service areas, garbage disposal, parking areas and lanes; and

(3) all development proposals should incorporate the principles of CPTED (Crime Prevention Through Environmental Design) into design and development.

13.8.11 Approval Process

(1) Pursuant to Section 66 of The Planning and Development Act, 2007, City Council delegates approval of all applications for DCD8 approval to the Development Officer, subject to compliance with all requirements of this Bylaw.

(2) Council of The City of Saskatoon is bound by the conditions for approval and appeal as stated in Sections 65 and 67 of The Planning and Development Act, 2007, and must render a decision 60 days after receipt of a complete application for approval.

Attachments: Map 1 – Direct Control District No. 8
Map 2 – DCD8 Development Zone Boundaries
DCD8 DEVELOPMENT ZONE BOUNDARIES

Zone 1
Zone 2
Zone 3
Zone 4

City of Saskatoon Planning & Development
14.1 FP - Flood-Plain Overlay District

14.1.1 Purpose

The purpose of the FP District is to provide appropriate development standards in order to prevent injury and minimize property damage within the South Saskatchewan River flood hazard area.

14.1.2 Development Requirements

(1) In the floodway only those uses listed below, and which are also permitted in the District for which the site is designated, shall be permitted:

   (a) Parks, playgrounds and sportsfields; not including any principal or accessory buildings;

   (b) Public works and public utilities.

(2) In the flood fringe only those uses listed below, and which are also permitted in the District for which the site is designated, shall be permitted:

   (a) Parks, playgrounds and sportsfields, including an amphitheatre which is part of a festival site;
      (Revised – Bylaw No. 9567 – March 25, 2019)

   (b) Public works and public utilities;

   (c) Any use of a site approved as of the date of this Bylaw where the principal building already exists;

   (d) New one-unit, two-unit and semi-detached dwellings provided they are constructed in accordance with appropriate flood proofing measures.

(3) In the flood fringe any existing building may be replaced or expanded subject to appropriate flood proofing measures being provided.

(4) For the purposes of this Bylaw appropriate flood proofing measures shall mean:

   (a) All buildings shall be designed to prevent structural damage by floodwaters;

   (b) The first floor of all buildings shall be constructed above the designated flood level;
(c) All electrical and mechanical equipment within a building shall be located above the designated flood level.

(5) Where the provisions of the Flood-Plain Overlay District are in conflict with the regulations of the zoning district applicable to a site, the provisions of the Flood-Plain Overlay District shall take precedence.
14.2 AC - Architectural Control Overlay District

14.2.1 Purpose

The purpose of the AC Overlay District is to provide appropriate development standards in order to preserve the physical character of an area or to promote a selected design theme for an area.

14.2.2 Development Requirements

(1) Council may establish AC Overlay Districts pursuant to Section 73 of The Planning and Development Act, 2007 and Section 14.2 of the Official Community Plan.

(2) No use or development of land or buildings is permitted in an AC Overlay District except in accordance with a Local Area Design Plan which has been approved by Council and which is consistent with the provisions of Section 73 of The Planning and Development Act, 2007 and Section 14.2 of the Official Community Plan.

(3) Where the provisions of the Architectural Control Overlay District are in conflict with the regulations of the zoning district applicable to a site, the provisions of the Architectural Control District shall apply.
14.3  B5A - Sutherland Commercial Overlay District

14.3.1  Purpose

The purpose of the B5A District is to implement the building height and off-street parking policies of the Sutherland Neighbourhood Local Area Plan as they apply to the commercial lands on the west side of Central Avenue, described as 706 to 1204 inclusive, Central Avenue.

14.3.2  Development Requirements

(1)  The permitted and discretionary uses, development standards, and all other requirements of the B5 District shall apply to the B5A District, except as follows:

(a)  The maximum building height shall be five storeys and no more than 15.0 metres;

(b)  Off-street parking shall be provided according to the following schedule:

<table>
<thead>
<tr>
<th>Uses</th>
<th>Parking Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult day care centres - Type I &amp; II</td>
<td>1 space plus 1 space per 5 persons enrolled in the facility.</td>
</tr>
<tr>
<td>Banquet halls, public halls, and catering halls</td>
<td>1 space per 10 m² of building floor area devoted to public assembly.</td>
</tr>
<tr>
<td>Boarding apartments</td>
<td>1 space plus 1 space for each 2 units or beds.</td>
</tr>
<tr>
<td>Boarding houses</td>
<td>1 space plus 1 space for each 2 units or beds.</td>
</tr>
<tr>
<td>Car washes</td>
<td>3 spaces per bay for manual car washes, 1 space per bay, to a maximum of 6 spaces, for manual car washes with more than 1 bay and only 1 entrance door, and 6 spaces for automated car washes, with tandem parking permitted in all cases.</td>
</tr>
<tr>
<td>Catering kitchens</td>
<td>1 space per 93 m² of gross floor area.</td>
</tr>
<tr>
<td>Commercial and public indoor and outdoor recreational uses and health clubs</td>
<td>1 space per 10 m² of building floor area devoted to public assembly, with an exemption for the first 10 required spaces.</td>
</tr>
<tr>
<td>Community centres</td>
<td>1 space per 50 m² of building floor area.</td>
</tr>
<tr>
<td>Custodial care facilities - Type I, II, and III</td>
<td>1 space plus 1 space per 5 persons enrolled in the facility.</td>
</tr>
<tr>
<td>Child care centres and pre-schools</td>
<td>1 space plus 1 space per 5 persons enrolled in the facility.</td>
</tr>
<tr>
<td>Funeral and wedding establishments</td>
<td>1 space per 10 m² of building floor area devoted to public assembly, with an exemption for the first 10 required spaces.</td>
</tr>
<tr>
<td>Funeral homes</td>
<td>1 space per 10 m² of building floor area devoted to public assembly, with an exemption for the first 10 required spaces.</td>
</tr>
<tr>
<td>Multiple-unit dwellings</td>
<td>1.25 spaces per dwelling unit plus 0.25 visitor spaces per dwelling unit.</td>
</tr>
<tr>
<td>Places of worship</td>
<td>1 space per 10 m² of building floor area devoted to public assembly, with an exemption for the first 10 required spaces.</td>
</tr>
<tr>
<td>Private clubs</td>
<td>1 space per 30 m² of gross floor area.</td>
</tr>
<tr>
<td>Restaurants, lounges, taverns, and nightclubs</td>
<td>1 space per 10 m² of building floor area devoted to public assembly, with an exemption for the first 10 required spaces.</td>
</tr>
<tr>
<td>Special needs housing</td>
<td>1 space per 2 dwelling units.</td>
</tr>
<tr>
<td>Theatres</td>
<td>1 space per 4 seats, with an exemption for the first 10 required spaces.</td>
</tr>
<tr>
<td>All other uses</td>
<td>1 space for each 50 m² of building floor area over 200 m².</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 9129 – November 4, 2013)
(c) Required parking spaces for residential uses shall be provided in side or rear yards only, and shall be located at least 1.5 metres from any window servicing residential rooms;

(d) Each principal building or shopping centre with a building floor area greater than 400 square metres shall provide one loading space, which shall be located at least 1.5 metres from any window serving residential rooms; and

(e) Remote parking lots are permitted in accordance with Section 6.4 provided they are compatible with nearby land uses, and the owner of the principal use site registers a caveat on the parking lot title to ensure that the land remains as a required parking lot.
14.4 AC1 - DCD1 - Architectural Control Overlay District

14.4.1 Purpose

The purpose of this section is to establish an Architectural Control District ("ACD") overlay in the DCD1 - Direct Control District 1 ("DCD1"). The primary purpose of this ACD is to promote a selected design theme for the DCD1.

14.4.2 ACD Overlay for DCD1

(1) The DCD1 is subject to an ACD overlay known as the DCD1 - Architectural Control Overlay District (AC1).

(2) The architectural controls contained in the South Downtown Local Area Design Plan apply in the DCD1 - Architectural Control Overlay District. The South Downtown Local Area Plan is attached as Appendix "C" to this Bylaw and forms part of the Bylaw.

(3) All development in the DCD1 - Architectural Control Overlay District must conform to the guidelines contained in the South Downtown Local Area Design Plan.
14.5 AC2 - B5B Architectural Control Overlay District

14.5.1 Purpose

The purpose of this section is to establish an Architectural Control District ("ACD") overlay in the B5B – Broadway Commercial Zoning District ("B5B"). The Primary purpose of this ACD is to promote a selected design theme for the B5B zoning district.

14.5.2 ACD Overlay for B5B District

(1) The B5B District is subject to an ACD overlay known as the B5B – Architectural Control Overlay District (AC2).

(2) The architectural controls contained in the Broadway Commercial Corridor Design Guidelines apply in the B5B – Architectural Control Overlay District (AC2). The Broadway Commercial Corridor Design Guidelines are attached as Appendix “D” to this Bylaw and form part of the Bylaw.

(3) All new development in the B5B – Architectural Control Overlay District (AC2), must conform to the guidelines contained in the Broadway Corridor Design Guidelines.
(Revised – Bylaw No. 9055 – September 17, 2012)
14.6 Riverbank Slope Overlay District

14.6.1 Purpose

The purpose of the Riverbank Slope Overlay District is to apply appropriate development standards and regulations to avoid or minimize potential impacts of slope instability and subsidence on development, and to prevent injury and minimize property damage related to publicly and privately owned properties adjacent to the South Saskatchewan River.

14.6.2 Definitions

For the purpose of the Riverbank Slope Overlay District:

(1) "Factor of Safety (FOS)" means the measurement of the degree of stability of a slope. It is the ratio of forces resisting land sliding to the forces causing land sliding. A slope is considered unstable when it has a FOS of less than 1.0. The FOS that a slope is designed to can vary depending on the ground conditions of the slope, land use and previous instability. A FOS of 1.5 is considered acceptable for a permanent structure constructed on or close to a slope.

(2) "major development" means:
   (i) any new structure containing livable space;
   (ii) an addition to a structure containing livable space with a gross floor area that is greater than 10 square metres; or,
   (iii) any site grading or site work that changes the profile or grade of a site.

(3) "minor development" means development the Development Officer does not consider major development and may include:
   (i) demolition of any structure;
   (ii) detached accessory building containing no livable space;
   (iii) an addition to a structure containing livable space with a gross floor area of 10 square metres or less; or,
   (iv) patios and decks.

(4) "site grading" means the process of adjusting the slope or elevation of the soil on a site.
“swimming pool” means an artificially created basin, lined with concrete, fibreglass, vinyl or similar material, intended to contain water for the use of persons for swimming, diving, wading or other similar activity, which is at least 600 millimetres in depth.

14.6.3 Development Restrictions

(1) The Riverbank Slope Overlay District is divided into two zones of development as shown on the Riverbank Slope Zone Boundaries Map.

(2) Unless stated otherwise in this District, the permitted and discretionary uses, development standards, and all other requirements in the zoning district for which the site is designated shall apply in Zone 1 and Zone 2.

(3) Inground swimming pools are prohibited in the Riverbank Slope Overlay District.

14.6.4 Application Requirements

(1) Requirements for development permit applications within the Riverbank Slope Overlay District are as follows:

(a) For areas identified as Zone 1 on the Riverbank Slope Zone Boundaries Map:

(i) all major development shall be accompanied by a geotechnical report demonstrating a FOS of 1.5 for the proposed development;

(ii) all minor development shall be accompanied by a letter from a geotechnical engineer outlining how the proposed development will have a minimal risk to slope stability or a geotechnical report demonstrating a FOS of 1.3 for the proposed development.

(b) For areas identified as Zone 2 on the Riverbank Slope Zone Boundaries Map:

(i) all major development shall be accompanied by a geotechnical report demonstrating a FOS of 1.5 for the proposed development;

(ii) all minor development shall be accompanied by a letter from a geotechnical engineer outlining how the proposed development will have a minimal risk to slope stability or a geotechnical report demonstrating a FOS of 1.3 for the proposed development;
(iii) Notwithstanding subsections (i) and (ii), site grading as well as detached accessory buildings with a gross floor area of 10 square metres or less and raised patios or decks with a gross floor area of 10 square metres or less do not require a letter from a geotechnical engineer or a geotechnical report.

14.6.5 Geotechnical Requirements

(1) Geotechnical reports shall assess all information necessary to evaluate the proposed development and shall include all pertinent hydrological, geological, and other natural or built conditions on a site, any proposed measures to avoid or mitigate hazards related to slumping, subsidence, landslides erosion or any other instability and any other information as required.

(2) Geotechnical reports or letters shall be prepared by a professional engineer with the appropriate specialization licensed to practice in the Province of Saskatchewan, and shall demonstrate that the proposed development may be safely accommodated on the site as required.

14.6.6 Terms and Conditions of Approval

(1) The Development Officer may impose conditions of approval for a development having considered the geotechnical report or letter. Conditions of approval may include:

(a) the provision of a real property report during preliminary construction showing the location of the structure or development;

(b) maintenance of the slope;

(c) ongoing monitoring programs and related access;

(d) storm water, drainage and erosion control measures;

(e) that any development be designed and constructed using materials, processes and/or techniques that will minimize slope risks or instability;

(f) that the owner and any current or future owner of the site enter into an indemnity agreement with the City respecting environmental risks, including slope stability;

(g) the provision of a post construction certificate or report from a relevant professional confirming that the development has been located and constructed in accordance with any site plan or report accepted by the Development Officer.
(2) No development shall have a net negative impact on the slope stability on the site in which the development is located, or on other privately or publically owned land within the vicinity.

(3) Applications for redevelopment of, or additions to, structures identified within an existing geotechnical report shall demonstrate, to the satisfaction of the Development Officer that the additional development can be accommodated within the scope of the original report.

(4) The City may note in its development and building records any conditions identified within the approval of the development and may disclose these conditions.

(5) When the provisions of the Riverbank Slope Overlay District are in conflict with the regulations of the zoning district applicable to a site, the provisions of the Riverbank Slope Overlay District shall take precedence.
Riverbank Slope Zone Boundaries Map

(Revised – Bylaw No. 9655 – December 16, 2019)
15.0 Repeal and Coming into Force

(1) Bylaw 7800 is repealed.

(2) This Bylaw shall come into force upon receiving the approval of the Minister of Municipal Affairs.

Read a first time this 22nd day of June, 2009.

Read a second time this 22nd day of June, 2009.

Read a third time this 22nd day of June, 2009.

“Donald J. Atchison”
Mayor

“Janice Mann”
City Clerk

“SEAL”

APPROVED
REGINA, SASK.
JUL 14 2009

“A/Assistant Deputy Minister
Ministry of Municipal Affairs

“Russ Krywulak”
For Schedule A – See separate listing
For Appendix A, B, C, D, E – See separate listing
Appendices
to
Zoning Bylaw No. 8770
Sign Regulations

Appendix A
to
Zoning Bylaw No. 8770
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1.0 **Sign Definitions** (Revised – Bylaw No. 8922 – April 4, 2011)

1.1 Definitions of words and phrases used in these Regulations that are not included in the list of definitions in this Part shall have the meanings which are commonly assigned to them in the context in which they are used in these Regulations, taking into account the specialized use of terms in the sign industry.

1.2 The words and terms listed below which are used in these Regulations shall have the following meanings:

- **Area Identification Sign** means a sign which identifies a suburban centre or industrial area by means of a name, identifying symbol or logo, but which does not include any advertising of companies, products or services.

- **Awning** means a sign made from canvas-like, non-rigid material affixed to a frame and attached to a building wall.

- **Banner** means a sign made of fabric or other non-rigid material with no enclosing framework.

- **Billboard** means a large poster panel with a maximum single sign face not to exceed 23.23 m² or a painted bulletin and includes any structure, panel, board or object designed exclusively to support such poster, panel, or a painted bulletin. These signs typically advertise off-site products and services.
**Billboard - Static Digital**
means a variable message sign that utilizes computer-generated messages involving letters, words and graphics that remain static for a specified time frame and then regenerate to a new image. These signs include digital displays using incandescent lamps, LED’s, LCD’s, plasma or related technology whereby the message can be altered by electric or electronic means.

**Canopy Sign**
means a rigid, multi-sided structure supported by columns or posts embedded in the ground. These signs are typically four-sided, freestanding signs located over gasoline pumps.

**Commercial Rental Unit (CRU)**
means a single, commercial space available on the market as a self-sufficient, independent unit, equipped, zoned and intended to be used for commercial purposes.

**Date and Time Digital Sign**
means a monochrome sign that depicts date, time, temperature, petroleum prices, hotel rates or similar numerical messages, and does not contain a scrolling component.

**Digital Sign**
means a sign where the message can be altered by electric or electronic means and includes Billboards – Static Digital, Date and Time Digital Signs, Electronic Message Centres and Electronic Message Centres – Mobile.

**Directional/Information Sign**
means an on-site sign giving directions, instructions or facility information. This sign is not intended to include any advertising copy. A logo may be incorporated into the sign provided that the logo does not occupy more than 25% of the total sign area.

**Electronic Message Centre (EMC)**
means a variable message sign that utilizes computer-generated messages involving letters, words, graphics, animation, video or dynamic text. These signs include digital displays, using incandescent lamps, LED’s, LCD’s, plasma or related technology, whereby the message can be altered by electric or electronic means.
**Electronic Message Centre – Mobile**

means an Electronic Message Centre that can be readily moved or transported to various locations.

**Flashing**

means a sign characteristic involving illumination which is intermittent or emits sudden bursts of light in a blinking or pulsating effect.

**Freestanding Sign**

means any sign supported by a permanent structure and not attached to any building.

**Laser Projected Sign**

means a device utilizing laser technology or intense beams of light for the purpose of projecting a static and/or animated message or display onto another surface.

**Logo Sign**

means a sign which primarily displays a company or business logo and which is incorporated into the architecture and overall design of the building. It is intended that logo signs are built into the design of the building including the use of similar materials, colour and style of the building. Logo signs do not normally include lettering but do normally include symbols and shapes.

**Non-flashing**

means steady, constant illumination.

**Overhanging Sign**

means any sign which, upon erection, will extend beyond the site property line of the site to which it is affixed. For the purpose of calculating overhanging sign fees, any sign which projects more than 0.3 metres over the site property line is considered overhanging.

**Portable Sign**

means a portable, freestanding sign mounted on a wide based frame with a single sign face area of not less than 1.9 m² or greater than 6.0 m² which can be readily moved or transported to various locations. Typical portable signs are illustrated below:

![Portable Sign Illustration]
Primary Building Faces means the exterior building walls facing a street, not including lanes, and any other exterior building wall facing a parking lot which contains a public entry to the principal building. See illustration below:

Primary Freestanding Sign means a freestanding sign which is used as the primary means to advertise the site’s name, use, tenants, products or services offered on site.

Project Development Sign means a temporary sign which is used to describe a land development project which is currently under construction or development. These signs may be erected on site for the duration of the project or while development is being actively carried out. These signs must be entirely removed from the site upon completion of the project.

Roof Sign means any sign which is entirely upon and above the roof or parapet of a building

Secondary Building Face means the exterior building walls which are not classified as primary building faces. See the above illustration.

Secondary Freestanding Sign means a freestanding sign which is subordinate in terms of height and sign face area to a site’s primary freestanding sign and which is used primarily to advertise sales, tenants, special offers and incorporates at least 65% changeable copy per sign face.

Sign means any device which is affixed to a building, structure or land and which identifies or advertises any object, product, place, activity, person, organization or business in such a way as to be visible to the public on any street or thoroughfare.
Sign Regulations

**Sign Copy Area** means the area of the lettering, graphics and logo contained on any sign and is calculated using the following illustration:

![Sign Copy Area Illustration]

**Sign Face Area** means the area of the single face of any sign and is calculated using the following illustration:

![Sign Face Area Illustration]

**Small Ground Sign** means a temporary, portable sign with less than 1.9 m² of single sign face area which can be readily picked up and moved by an individual. These signs are typically folding sandwich boards, and pedestrian oriented. Typical small ground signs are illustrated below:

![Small Ground Sign Illustration]
Sign Regulations

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Superboard</td>
<td>means a large billboard sign with a sign face area greater than 23.23 m².</td>
</tr>
<tr>
<td>Total Sign Face Area</td>
<td>means the total amount of sign face area on a sign including all sides.</td>
</tr>
<tr>
<td>Vision Clearance Area</td>
<td>means those areas near intersections of roadways and ingress and egress points where a clear field of vision is necessary for public safety.</td>
</tr>
<tr>
<td>Wall Sign</td>
<td>means a sign attached, or affixed, to any part of the wall of a building, including entrance doors, overhead service doors and windows. This definition includes lettering, paintings, awnings, and marquees.</td>
</tr>
</tbody>
</table>
### Sign Regulations

#### 2.0 Signage Table

2.1 The following table summarizes the Zoning Districts where signs in a particular Signage Group are permitted.

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Signage Group</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1, R1A, R1B, R2, R2A, RMHC, RMHL, RMTN, RMTN1, RM1 RM2, RM3, RM4</td>
<td>1</td>
</tr>
<tr>
<td>M1, M2, B1A, B1B, B1</td>
<td>2</td>
</tr>
<tr>
<td>M3, M4, RM5</td>
<td>3</td>
</tr>
<tr>
<td>B2, B3, B4, B4A, AG, FUD, MX1, DCD4</td>
<td>4</td>
</tr>
<tr>
<td>B5, B5B, B5C, B6, IL1, IL2, IL3, IH, IH2, IB, APD, AM, MX2, DCD1, DCD3, DCD5, DCD6</td>
<td>5</td>
</tr>
</tbody>
</table>

(Revised – Bylaw No. 8850 – June 28, 2010)
(Revised – Bylaw No. 9053 – September 17, 2012)
(Revised – Bylaw No. 9538 – November 19, 2018)

2.2 This table is for reference purposes only, and in the event of conflict between this table and the provisions of The Zoning Bylaw, the provisions of the Bylaw shall prevail.
3.0 **Signage Groups** (Revised - Bylaw 8922 – April 4, 2011)

3.1 **Signage Group No. 1**  
(R1, R1A, R1B, R2, R2A, RMHC, RMHL, RMTN, RMTN1, RM1 RM2, RM3, RM4)

3.1.1 **Intent and Application**

3.1.1.1 The signage in this group is intended to be erected for sites which are used primarily for residential purposes. Signage for this group is not intended to be used for commercial purposes (i.e. advertising the sale or distribution of products of services). Any advertising of the existence of commercial services is not intended to draw members of the general public from the street. The signs in this group are primarily intended to identify the building and the premises to:

- its normal occupants;
- delivery and service personnel;
- visitors to premises.

3.1.1.2 The provisions of this section apply to Signage Group No. 1.

3.1.2 **Signage Types and Characteristics**

<table>
<thead>
<tr>
<th>Sign Types Permitted</th>
<th>Characteristics Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall</td>
<td>Painted</td>
</tr>
<tr>
<td>Freestanding</td>
<td>Indirect Illumination</td>
</tr>
<tr>
<td></td>
<td>Permanent</td>
</tr>
<tr>
<td></td>
<td>Lettering</td>
</tr>
<tr>
<td></td>
<td>Awning</td>
</tr>
<tr>
<td></td>
<td>Portable (refer to Clause 3.1.3.5)</td>
</tr>
</tbody>
</table>
3.1.3 **Standards**

### 3.1.3.1 Freestanding Signs

1. For non-residential uses, including nursing homes, special care homes and mobile home courts (excepting homestays and short-term rental properties, daycare and preschools, custodial care facilities and home occupations), and multiple-unit residential buildings, one (1) freestanding sign no taller than 2.2 metres above grade shall be permitted per site.  
   
   (Revised – Bylaw No. 9683 – August 31, 2020)

2. The maximum area per sign face of any freestanding sign must not exceed 1.2 m².

3. The total face area of any freestanding sign must not exceed 2.4 m².

### 3.1.3.2 Freestanding Signs for Elementary Schools, Places of Worship and Community Centres

1. The regulations in this clause apply to elementary schools, places of worship and community centres only.

2. One (1) freestanding sign no taller than 3.0 metres above grade shall be permitted per site.

3. The maximum area per sign face of any freestanding sign must not exceed 4.6 m² of which no less than 1.5 m² must be devoted to identification of the building.

4. The total face area of any freestanding sign must not exceed 9.2 m².

5. Signs must not be illuminated between the hours of 11:00 p.m. and 7:00 a.m.

6. Signs must not display advertising of any commercial service or product.

7. Small shrubs must be provided surrounding the base of the sign.
3.1.3.3 Freestanding Signs for High Schools

(1) The regulations in this clause apply to high schools only.

(2) One (1) freestanding sign no taller than 5.0 metres above grade shall be permitted per site.

(3) The maximum area per sign face of any freestanding sign must not exceed 5.9 m² of which no less than 2.2 m² must be devoted to identification of the building.

(4) The total face area of any freestanding sign must not exceed 11.8 m².

(5) Signs must not be illuminated between the hours of 11:00 p.m. and 7:00 a.m.

(6) Signs must not display advertising of any commercial service or product.

3.1.3.4 Wall Signs

(1) No more than one (1) sign may be affixed to each primary face of the principal building.

(2) For residential buildings, the maximum sign face area of wall signs must not exceed 0.1 m² and shall indicate only the name and address of the occupant.

(3) For non-residential buildings (excepting homestays and short-term rental properties, daycare and preschools, custodial care facilities and home occupations) and multiple-unit residential buildings, the maximum sign face area of wall signs must not exceed 1.2 m².

(Revised – Bylaw No. 9683 – August 31, 2020)

(4) The total copy area of any awning sign must not exceed 1.2 m² per CRU.

(5) In addition to (1), homestays and short-term rental properties and day care centres shall be allowed a window sign having a maximum letter size of 0.09 metres.

(Revised – Bylaw No. 9683 – August 31, 2020)
3.1.3.5 **Portable Signs - Community Associations**

(1) Community Associations and other organizations which are community-oriented and non-profit in nature may place portable signs in accordance with this clause.

(2) Portable signs may be located on any site which does not contain a one to four unit dwelling.

(3) Portable signs located in accordance with this clause may not remain on any site for more than 90 consecutive days.

(4) Where a portable sign located in accordance with this clause is removed from a site, no portable sign may be located on that site for at least 30 days.

(5) Portable signs located in accordance with this clause must not display advertising of any commercial product or service.

3.1.3.6 **Neighbourhood Identification Signs**

The following standards should be adhered to for Neighbourhood Identification Signs:

(a) a maximum sign face area of 6.0 m² (64.5 ft²);

(b) a maximum total sign face area of 12.0 m² (129 ft²);

(c) a maximum height of 3.0 metres (10 ft);

(d) no less than 40% of any sign face area must be devoted to the neighbourhood name;

(e) the sign may be illuminated by indirect illumination only;

(f) no illumination may occur between the hours of 11:00 pm and 7:00 am;

(g) the affected Community Association, if any, should endorse any proposed Neighbourhood Identification sign.
3.2 Signage Group No. 2  
(M1, M2, B1A, B1B, B1)

3.2.1 Intent and Application

3.2.1.1 The signage in this group is intended to be erected for sites which contain primarily low and medium density dwellings, small offices for service-oriented occupations and small neighbourhood convenience shopping outlets. In addition to Group 1 Signs, the signs in this group are intended to identify the use, building or premises to the general public and may advertise the service and products offered on site. The signs for this group must at all times be compatible with any adjacent and surrounding residential environment.

3.2.1.2 The provisions of this section apply to Signage Group No. 2.

3.2.2 Signage Types and Characteristics

<table>
<thead>
<tr>
<th>Sign Types Permitted</th>
<th>Characteristics Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall</td>
<td>Painted</td>
</tr>
<tr>
<td>Freestanding</td>
<td>Indirect Illumination</td>
</tr>
<tr>
<td>Date and Time Digital</td>
<td>Internal Illumination</td>
</tr>
<tr>
<td></td>
<td>Permanent</td>
</tr>
<tr>
<td></td>
<td>Lettering</td>
</tr>
<tr>
<td></td>
<td>Awning</td>
</tr>
<tr>
<td></td>
<td>Portable</td>
</tr>
</tbody>
</table>

3.2.3 Standards

3.2.3.1 Freestanding Signs

(1) No more than one (1) freestanding sign permitted per site.

(2) The height of any freestanding sign must not exceed 2.5 metres.
Sign Regulations

(3) The maximum area per sign face of any free standing sign must not exceed 2.0 m².

(4) The total face area of any freestanding sign must not exceed 4.0 m².

3.2.3.2 Freestanding Signs for Shopping Centres Only

(1) The regulations in this clause apply to shopping centres only.

(2) No more than one (1) freestanding sign is permitted per site.

(3) The height of any freestanding sign must not exceed 11.0 metres.

(4) The maximum area per sign face of any freestanding sign must not exceed 14.0 m².

(5) The total face area of any freestanding sign must not exceed 28.0 m².

3.2.3.3 Freestanding Signs for Elementary Schools, Places of Worship and Community Centres

(1) The regulations in this clause apply to elementary schools, places of worship and community centres only.

(2) One (1) freestanding sign no taller than 3.0 metres above grade shall be permitted per site.

(3) The maximum area per sign face of any freestanding sign must not exceed 4.6 m² of which no less than 1.5 m² must be devoted to identification of the building.

(4) The total face area of any freestanding sign must not exceed 9.2 m².

(5) Signs must not be illuminated between the hours of 11:00 p.m. and 7:00 a.m.

(6) Signs must not display advertising of any commercial service or product.

(7) Small shrubs must be provided surrounding the base of the sign.
3.2.3.4 Freestanding Signs for High Schools

(1) The regulations in this clause apply to high schools only.

(2) One (1) freestanding sign no taller than 5.0 metres above grade shall be permitted per site.

(3) The maximum area per sign face of any freestanding sign must not exceed 5.9 m² of which no less than 2.2 m² must be devoted to identification of the school.

(4) The total face area of any freestanding sign must not exceed 11.8 m².

(5) Signs must not be illuminated between the hours of 11:00 p.m. and 7:00 a.m.

(6) Signs must not display advertising of any commercial service or product.

3.2.3.5 Wall Signs

(1) No more than one (1) sign may be affixed to each primary building face per commercial rental unit (CRU): 1.

(2) The face area of any wall sign per CRU must not exceed 2.0 m² in size.

(3) The total copy area of any illuminated awning sign must not exceed 2.0 m² per CRU.

3.2.3.6 Area Identification Signs

(1) Area identification signs are permitted in locations approved by the Municipal Engineering Branch of the Infrastructure Services Department and in accordance with the regulations in this clause.

(2) The maximum area per sign face of any area identification sign must not exceed 6.0 m².

(3) The total face area of any area identification sign must not exceed 12.0 m².

(4) The maximum height of any area identification sign must not exceed 3.0 metres.
(5) No less than 40% of any sign face area must be devoted to the suburban centre or industrial area name.

(6) Signs must not be illuminated between the hours of 11:00 p.m. and 7:00 a.m.

3.2.3.7 Overhanging Signs - B1B District

(1) Notwithstanding the provisions of Clause 3.2.2, overhanging signs are permitted on the front face of a building in a B1B Zoning District.

3.2.3.8 Date and Time Digital Signs

(1) The maximum area per sign face of a date and time digital sign must not exceed 3.0 m².

(2) The digital portion of a sign face of a date and time digital sign must not exceed 1.0 metres in height.

(3) The digital portion of a sign face of a date and time digital sign must remain static for a minimum of 6 seconds.
3.3 **Signage Group No. 3**  
(M3, M4, RM5)

3.3.1 **Intent and Application**

3.3.1.1 The signage in this group is intended to be erected for sites which contain primarily high density multiple-unit dwellings and office buildings, serving primarily a suburban development area population (50,000) and the Downtown. In addition to Group 2 signs, the signs in this group are intended to identify the building or premises to the general public and advertise the service or products offered on site. Signage is intended to be compatible with any residential uses which are in proximity.

3.3.1.2 The provisions of this section apply to Signage Group No. 3.

3.3.2 **Signage Types and Characteristics**

<table>
<thead>
<tr>
<th>Sign Types Permitted</th>
<th>Characteristics Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall</td>
<td>Painted</td>
</tr>
<tr>
<td>Freestanding</td>
<td>Indirect Illumination</td>
</tr>
<tr>
<td>Logo</td>
<td>Internal Illumination</td>
</tr>
<tr>
<td>Date and Time Digital</td>
<td>Temporary</td>
</tr>
<tr>
<td></td>
<td>Lettering</td>
</tr>
<tr>
<td></td>
<td>Permanent</td>
</tr>
<tr>
<td></td>
<td>Awning</td>
</tr>
<tr>
<td></td>
<td>Portable</td>
</tr>
</tbody>
</table>

3.3.3 **Standards**

3.3.3.1 **Primary Freestanding Signs**

(1) No more than one (1) freestanding sign is permitted per site.

(2) The height of any primary freestanding sign must not exceed 7.0 metres.

(3) The size of any single face area on a primary freestanding sign must not exceed 6.0 m² in size.

(4) The total face area of any permanent freestanding sign must not exceed 12.0 m².
3.3.3.2 **Primary Freestanding Signs for Hotels, Motels, Hospitals and Special Care Homes Only**

(1) The regulations in this clause shall apply to hotels, motels, hospitals and special care homes only.

(2) No more than one (1) freestanding sign is permitted per site.

(3) The height of any primary freestanding sign must not exceed 11.0 metres.

(4) The size of any single face area on a primary freestanding sign must not exceed 7.0 m² in size.

(5) The total face area of any permanent freestanding sign must not exceed 14.0 m².

3.3.3.3 **Secondary Freestanding Signs**

(1) The maximum number of secondary freestanding signs per site is subject to a spacing requirement of 20.0 metres from any other secondary freestanding sign on site.

(2) The height of any secondary freestanding sign must not exceed 3.0 metres.

(3) The size of any single face area on a secondary freestanding sign must not exceed 6.0 m² in size.

(4) The total face area of any secondary freestanding sign must not exceed 12.0 m².

(5) Secondary freestanding signs are to be used primarily to advertise sales, tenants and special offers and must incorporate no less than 65% changeable copy.

(6) Notwithstanding the provisions of clause 3.3.1.1, secondary freestanding signs identifying restaurants and lounges are not permitted fronting or adjacent to Spadina Crescent within the M4 District.

(Revised – Bylaw No. 9327 – November 23, 2015)
3.3.3.4 **Wall Signs**

(1) No more than one (1) sign may be affixed to each primary building face of the principal building per commercial rental unit (CRU).

(2) One (1) additional sign may be affixed to each secondary building face of the principal building for Hotels, Motels, Hospitals and Special Care Homes.

(3) The face area of any single sign affixed to the principal building shall not exceed 4.0 m².

(4) The copy area of any awning sign shall not exceed 4.0 m² per CRU.

3.3.3.5 **Area Identification Signs**

(1) Area identification signs are permitted in locations approved by the Municipal Engineering Branch of the Infrastructure Services Department and in accordance with the regulations in this clause.

(2) The maximum area per sign face of any area identification sign must not exceed 6.0 m².

(3) The total face area of any area identification sign must not exceed 12.0 m².

(4) The maximum height of any area identification sign must not exceed 3.0 metres.

(5) No less than 40% of any sign face area must be devoted to the suburban centre or industrial area name.

(6) Signs must not be illuminated between the hours of 11:00 p.m. and 7:00 a.m.
3.3.3.6 **Date and Time Digital Signs**

1. The maximum area per sign face of a date and time digital sign must not exceed 3.0 m².

2. The digital portion of a sign face of a date and time digital sign must not exceed 1.0 metres in height.

3. The digital portion of a sign face of a date and time digital sign must remain static for a minimum of 6 seconds.

3.4 **Signage Group No. 4**

*(B2, B3, B4, B4A, B4MX, AG, FUD, MX1, DCD4)*

(Revised – Bylaw No. 9326 – December 14, 2015)

3.4.1 **Intent and Application**

3.4.1.1 The signage in this group is intended to be erected for sites which are required to attract the general public from the street to the premises and to advertise the sale of on-site products and services. The uses which are intended to use this signage group are District Commercial sites, Arterial Commercial uses and Suburban Centre commercial uses. In addition to Group 3 signs, the signs in this group may draw the general public to the site and draw customers from a District area (20,000 persons) to a Suburban Development Area (50,000 persons).

3.4.1.2 The provisions of this section apply to Signage Group No. 4.
3.4.2 Signage Types and Characteristics

<table>
<thead>
<tr>
<th>Sign Types Permitted</th>
<th>Characteristics Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall</td>
<td>Painted</td>
</tr>
<tr>
<td>Freestanding</td>
<td>Indirect Illumination</td>
</tr>
<tr>
<td>Banners</td>
<td>Internal Illumination</td>
</tr>
<tr>
<td>Logo</td>
<td>Temporary</td>
</tr>
<tr>
<td>Canopy</td>
<td>Lettering</td>
</tr>
<tr>
<td>Date and Time Digital</td>
<td>Permanent</td>
</tr>
<tr>
<td>Electronic Message Centre</td>
<td>Rotating</td>
</tr>
<tr>
<td>(except in B2 Districts)</td>
<td>Awning</td>
</tr>
<tr>
<td></td>
<td>Portable</td>
</tr>
</tbody>
</table>

3.4.3 Standards

3.4.3.1 Primary Freestanding Signs

(1) Except as provided in clause (5), the maximum number of primary freestanding signs per site is subject to a spacing requirement of 90.0 metres from any other primary freestanding sign on site measured linearly along the property line.

(2) The height of any primary freestanding sign must not exceed 14.0 metres.

(3) The size of any single face area on a primary freestanding sign must not exceed 19.0 m² in size.

(4) The total face area of any permanent freestanding sign must not exceed 38.0 m².

(5) One (1) primary freestanding sign is permitted for a stand alone use on a shopping mall site subject to a spacing requirement of 50.0 metres from any other primary freestanding sign on site measured linearly along the property line.

3.4.3.2 Secondary Freestanding Signs

(1) The maximum number of secondary freestanding signs per site is subject to a spacing requirement of 20.0 metres from any other secondary freestanding sign on site.

(2) The height of any secondary freestanding sign must not exceed 7.0 metres.
Sign Regulations

(3) The size of any single face area on a secondary freestanding sign must not exceed 10.0 m² in size.

(4) The total face area of any secondary freestanding sign must not exceed 20.0 m².

(5) Secondary freestanding signs are to be used primarily to advertise sales, tenants and special offers and must incorporate no less than 65% changeable copy.

3.4.3.3 Canopy Signs

(1) The maximum height of any sign affixed to a canopy structure must not exceed 14.0 metres.

3.4.3.4 Wall, Banner and Awning Signs

(1) Except as provided in subsection (2), wall, banner and awning signs are unrestricted except for the general provisions which apply to all signs.

(2) One electronic message centre wall sign is permitted per building face.

3.4.3.5 Freestanding Electronic Variable Message Signs on Fairgrounds

(1) Notwithstanding 3.4.1.1 and 5.9.1, freestanding electronic message centres which advertise off-site products and services may be located on fairgrounds located in an AG District subject to the further provisions of this clause.

(2) Multiple electronic message centres are permitted subject to a spacing requirement of 90.0 metres from any other electronic message centre on site measured linearly along the property line.

(3) No electronic message centre may be located within 30 metres of any R District. In addition, electronic message centres must be oriented so as to minimize possible impacts on nearby residential properties.

(4) The height of any electronic message centre must not exceed 7.0 metres.

(5) The size of any single face area on an electronic message centre must not exceed 10.0 m².
3.4.3.6 **Area Identification Signs**

(1) Area identification signs are permitted in locations approved by the Municipal Engineering Branch of the Infrastructure Services Department and in accordance with the regulations in this clause.

(2) The maximum area per sign face of any area identification sign must not exceed 6.0 m².

(3) The total face area of any area identification sign must not exceed 12.0 m².

(4) The maximum height of any area identification sign must not exceed 3.0 metres.

(5) No less than 40% of any sign face area must be devoted to the suburban centre or industrial area name.

(6) Signs must not be illuminated between the hours of 11:00 p.m. and 7:00 a.m.

3.4.3.7 **Date and Time Digital Signs**

(1) The maximum area per sign face of a date and time digital sign must not exceed 3.0 m².

(2) The digital portion of a sign face of a date and time digital sign must not exceed 1.0 metres in height.

(3) The digital portion of a sign face of a date and time digital sign must remain static for a minimum of 6 seconds.
3.5 Signage Group No. 5
(B5, B5B, B5C, B6, IL1, IL2, IL3, IH, IH2, IB, APD, AM, MX2, DCD1, DCD3, DCD5, DCD6)
(Revised – Bylaw No. 8850 – June 28, 2010)
(Revised – Bylaw No. 9053 – September 17, 2012)
(Revised – Bylaw No. 9538 – November 19, 2018)

3.5.1 Intent and Application

3.5.1.1 The signage in this group is intended to be erected for sites which are required to attract the general public from the street to the premises and may advertise the sale of on or off-site products and services. The uses which are intended to use this signage group are city-wide commercial and industrial uses. In addition to Group 4 signs, the signs in this group are intended to draw people off the street to the site and draw customers from a city-wide area.

3.5.1.2 The provisions of this section apply to Signage Group No. 5.

3.5.2 Signage Types and Characteristics

<table>
<thead>
<tr>
<th>Sign Types Permitted</th>
<th>Characteristics Prohibited</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unrestricted</td>
<td>Flashing</td>
</tr>
</tbody>
</table>

3.5.3 Standards

3.5.3.1 Freestanding Signs

(1) The height of any freestanding sign must not exceed 15.0 metres.

3.5.3.2 Billboard and Superboard Signs

(1) The outer edge of any billboard or superboard sign must not be closer than 3.0 metres to a street or roadway right-of-way.
3.5.3.3 **Roof Signs**

(1) No portion of any roof sign may project beyond any exterior wall or parapet of the building upon which it is placed.

(2) No more than one roof sign containing a single sign face is permitted on a building, including conventional signs or electronic message centres.

3.5.3.4 **Auto Mall District**

(1) Additional regulations specific to the Auto Mall District are contained in Section 12.8.7 of the Zoning Bylaw.

3.5.3.5 **Area Identification Signs**

(1) Area identification signs are permitted in locations approved by the Municipal Engineering Branch of the Infrastructure Services Department and in accordance with the regulations in this clause.

(2) The maximum area per sign face of any area identification sign must not exceed 6.0 m².

(3) The total face area of any area identification sign must not exceed 12.0 m².

(4) The maximum height of any area identification sign must not exceed 3.0 metres.

(5) No less than 40% of any sign face area must be devoted to the suburban centre or industrial area name.

(6) Signs must not be illuminated between the hours of 11:00 p.m. and 7:00 a.m.

3.5.3.6 **Portable Signs - MX2 District**

(1) Notwithstanding the provisions of Clause 3.5.2, portable signs are not permitted in an MX2 Zoning District. (Revised – Bylaw No. 9538 – November 19, 2018)
Sign Regulations

3.5.3.7 **Restrictions - DCD5 and DCD6 Districts**

(1) Notwithstanding the provisions of Clause 3.5.2, third party advertising, roof signs, portable signs and billboards are not permitted in the DCD5 and DCD6 Zoning Districts.

3.5.3.8 **Electronic Message Centre – Building Face**

(1) No more than one electronic message centre is permitted per building face.
Sign Regulations

4.0 Permitting and Licensing
(Revised – Bylaw No. 8922 – April 4, 2011)
(Revised – Bylaw No. 9725 – November 30, 2020)

4.1 Application for Permits

4.1.1 Sign permits are required for the following permanent signs:

(a) all permanent signs in Signage Groups 1, 2 and 3;
(b) billboards;
(c) freestanding signs;
(d) roof signs;
(e) laser projected signage;
(f) signs which overhang public property;
(g) canopy signs; and
(h) digital signs.

4.1.2 Applications for sign permits must be made in writing in the prescribed form to the Community Services Department by the owner, lessee, or authorized agent of the building or premises on which the sign is to be erected. The Community Services Department will require plans, specifications and construction details and other information to inform the Development Officer of the exact nature and location of the intended sign or billboard, along with the applicable fee.
(Revised – Bylaw No. 9725 – November 30, 2020)

4.1.3 All digital signs must comply with SaskPower’s requirement that the components of the sign are certified by a recognized agency prior to the installation of an electrical connection.

4.2 Licensing of Portable Signs

4.2.1 Portable signs intended for rental or lease at more than one site during a one-year period, or located at more than one site during a one-year period must be licensed.
4.2.2 The annual license shall be in the form of a license sticker which must be affixed anywhere on the top one-third of the sign on the end or face closest to the street.

4.2.3 A license sticker is not transferable from one portable sign to another.

4.3 (Repealed – Bylaw No. 9725 – November 30, 2020)

4.4 **Denying or Revoking Permits**

4.4.1 The Development Officer may deny or revoke a permit for any of the following reasons:

   (a) erection of the sign has not commenced within 3 months from the date of issue of the permit;

   (b) the sign does not conform to these regulations;

   (c) the sign being constructed or erected does not conform to the approved drawings;

   (d) the sign is not in a proper state of repair.

4.5 **Signs Exempted from Permits and Licenses**

4.5.1 The following signs are exempted from the requirements for a permit or licence under these regulations:

   (a) legal public notices;

   (b) real estate signs and election signs subject to the following size restrictions:

      (i) Signage Groups 1 and 2: not more than 0.84 m² per sign face;

      (ii) Signage Group 3: not more than 6.0 m² per sign face;

      (iii) Signage Groups 4 and 5: not more than 18.0 m² per sign face;

   (c) directional signage providing on-site directions for the convenience and safety of persons using the site;
(d) small ground signs of less than 1.9 m\(^2\) of single sign face area such as folding sandwich boards, sidewalk signage and other small signs which are not permanent, are pedestrian oriented, rest on the ground and can be readily moved by an individual;

(e) total sign face area of project development signs is limited to the following:

(i) Signage Groups 1, 2 and 3: not more than 6.0 m\(^2\);

(ii) Signage Groups 4 and 5: not more than 18.0 m\(^2\);

4.5.2 The regulations governing placement of signs apply to all signs exempt from the requirement for a permit or license.

4.5.3 Signs exempted under this section must not create an obstruction to vehicle or pedestrian traffic or a hazard to public safety.
5.0 Placement of Signs

5.1 Sight Triangle

5.1.1 The Sight Triangle is a triangular area formed by the intersecting lines and a straight line joining those lines at points which are 6.0 metres distant from the point of intersection, measured along the property lines.

5.1.2 On a corner lot in any district, freestanding signs or billboards must not be erected, placed or maintained within the Sight Triangle for intersections and driveways.

5.1.3 Notwithstanding 5.1.2, the Development Officer may approve the placement of freestanding signs or billboards wholly or partially within the Sight Triangle where the distance between the property line and the curb is sufficiently large that, in the opinion of the Development Officer, the sign will not create an obstruction to pedestrians or a hazard to motorists.

5.2 Obstructing Public Utilities

5.2.1 Signs and supports for signs must not obstruct or interfere with any public utility.
5.3  Sign Clearance over Public Sidewalks

5.3.1 No sign may be suspended less than 2.6 metres above the surface of a public sidewalk or pedestrian right-of-way.

5.4  Maximum Projection from Property Line

5.4.1 Only signs in Signage Group No. 5 may project beyond the property line. Where this is proposed, no projecting sign may project perpendicularly from the property line more than 3.0 metres or beyond a point 0.6 metres from the building side of the curb line, whichever is less.

5.5  Maximum Height of Projecting Signs

5.5.1 No projecting sign may extend more than 1.8 metres above the eaves or parapet of a supporting building.

5.6  Maximum Height of Wall Signs

5.6.1 No sign anchored to a wall may extend more than one-half the height of the sign above the parapet, eaves or roof of the building to which it is anchored.
Sign Regulations

5.7  **Signs Must Not Impede**

5.7.1 Signs and billboards must not block, impede or limit the movement of vehicles or pedestrians on any public roadway, thoroughfare, sidewalk or walkway.

5.8  **Illuminated Signs Abutting “R” Zoned Property**

5.8.1 Illuminated signs must not be affixed to any secondary building face adjacent to a flanking street which abuts, is adjacent to, or is across the street from a residential or “R” zoned property.

5.9  **Off-Site Products and Services**

5.9.1 Except as provided in 5.9.2, advertising of off-site services and products on signs may only be done in zoning districts contained in Signage Group No. 5.

5.9.2 A portable sign may be used to advertise off-site products and services in zoning districts contained in Signage Groups 2, 3, and 4 where:

(a) the site on which the portable sign is located is within 100 metres of the site on which the products or services are sold; and

(b) a portable sign would not be allowed under these regulations on the site where the products or services are sold.
6.0 **Billboard Regulations** (Revised - Bylaw 8922 – April 4, 2011)

6.1 **Billboards in Front of Building**

6.1.1 No billboard may be placed in front of the front building line on any property if such placement would block the signage on adjacent properties as viewed from the street.

6.2 **Separation Distance Between Billboards**

6.2.1 No billboard may be located within 200 metres of another billboard facing the same oncoming traffic.

6.2.2 No billboard located less than 200 metres from another billboard, billboard – static digital or superboard facing the same oncoming traffic may be converted to a billboard – static digital.
Sign Regulations

6.3 **Billboard Setback**

6.3.1 No billboard may be closer than 3.0 metres to any property line which abuts a street or roadway right-of-way.

6.4 **Owner Must Consent**

6.4.1 No permit for a billboard will be issued unless written approval from the owner of the land on which the billboard is to be placed is filed with the Development Officer.

6.5 **Application to Superboards and Billboards – Static Digital**

6.5.1 The regulations in this Part also apply to superboards and billboards – static digital.

6.6 **Height Limits and Stacking**

6.6.1 The height of any billboard, billboard – static digital or superboard must not exceed 15.0 metres.

6.6.2 Stacking of any combination of billboards, billboards – static digital or superboards is not permitted.

6.7 **Billboard – Static Digital Regulations**

6.7.1 Billboards – static digital must be raised at least 3.0 metres above grade level.

6.7.2 Billboards – static digital must be located at least 15.0 metres from a residential property line.

6.7.3 Flashing images or flashing lights are not permitted on a billboard – static digital.

6.7.4 Images on a billboard – static digital must remain static for a minimum of 6.0 seconds.

6.7.5 Billboards – static digital must be equipped with a dimmer switch which must be adjusted in accordance with any direction given by the Development Officer.

6.7.6 Sound and live video feeds are not permitted on a billboard – static digital.
7.0 Portable Sign Regulations

7.1 Size Requirements

7.1.1 No portable sign may have a single sign face area greater than 6.0 m² and a total sign face area greater than 12.0 m².

7.1.2 No portable sign shall have a height greater than 3.0 metres from grade.

7.2 No Portables in Required Off-Street Parking Spaces

7.2.1 No portable sign may occupy any space required for off-street parking unless the site contains off-street parking in excess of that required under the Zoning Bylaw.

7.3 Separation Distances

7.3.1 On any single site, no portable sign may be located closer than 20.0 metres from any other portable sign or secondary freestanding sign.
7.4 Notification of Location

7.4.1 The holder of a license for a portable sign must notify the Community Services Department of the location of the sign in accordance with this clause.

7.4.2 The holder of a licence for a portable sign must forward to the Community Services Department, at least once every four months, a report containing the licence number, location, placement date and expected removal date of the portable sign. A similar report must be provided for any new portable sign licensed at other times of the year.

7.4.3 The report referred to in 7.4.2 may be forwarded to the Community Services Department by delivery, mail or telecopier.

7.4.4 Where a license holder holds a license for more than one portable sign, the information required under this clause for each sign may be included in one report.

7.5 Obstruction of Sight Lines

7.5.1 No portable sign shall be located in such a manner as to obstruct the sight lines of motorists or pedestrians.
8.0 **Electronic Message Centre Regulations**  
(Revised - Bylaw 8922 – April 4, 2011)

8.1 **Size Requirements**

8.1.1 The face area of an electronic message centre must comply with the size limits contained in the regulations for the applicable Signage Group up to a maximum of 15 m². Due to this limitation, electronic message centres are not permitted as billboards or superboards.

8.1.2 The height of an electronic message centre must comply with the height requirements contained in the regulations for the applicable Signage Group up to a maximum of 15.0 metres.

8.1.3 Except for electronic message centres - mobile, all electronic message centres must be raised at least 3.0 metres above grade.

8.2 **Location of Electronic Message Centres**

8.2.1 Electronic message centres must be located at least 15.0 metres from a residential property line.

8.2.2 Electronic message centres may only be located on a site where a principal use has been established.

8.3 **Illumination and Sound**

8.3.1 Flashing images or flashing lights are not permitted on an electronic message centre.

8.3.2 Electronic message centres must be equipped with a dimmer switch which must be adjusted in accordance with any direction given by the Development Officer.

8.3.3 Sound and live video feeds are not permitted on an electronic message centre.

8.4 **Electronic Message Centres - Mobile**

8.4.1 Electronic message centres on portable and mobile signs must adhere to all regulations governing fixed and portable signs, including off-site advertising regulations.

8.4.2 Electronic message centres – mobile must comply with the provisions of *The Traffic Safety Act*. 
8.5 **Interior Electronic Message Centres**

8.5.1 The regulations in this Part apply to electronic message centres located inside a building which are visible from outside the building.
9.0  **General Provisions** (Revised – Bylaw No. 8922 – April 4, 2011)

9.1  **Signs to be Maintained**

9.1.1  All signs, sign messages and sign structures must be maintained in a proper state of repair.

9.2  **Traffic Signs and Signals**

9.2.1  Signs must not resemble, or be an imitation of, an official traffic sign or signal.

9.2.2  Signs must not conceal from view or interfere with the effectiveness of an official traffic sign or signal.

9.3  **Electrical and Construction Standards**

9.3.1  Electrical and construction standards for all permanent signs are contained in The Building Bylaw.

9.4  **Temporary Signs and Posters**

9.4.1  These regulations do not apply to temporary signs under The Temporary Sign Bylaw and to posters under The Poster Bylaw, 1996.

9.5  **Illumination and Sound**

9.5.1  Flashing images, flashing lights and sound are not permitted on any sign, billboard or superboard.

9.5.2  Flashing lights situated so as to draw attention to a sign are not permitted.
### 10.0 Summary of New Sign Regulations
(Revised – Bylaw No. 8922 – April 4, 2011)

**Sign Chart**
(all measurements are in metres)

#### Freestanding Signs
**Primary**

<table>
<thead>
<tr>
<th>Signage Group</th>
<th>Primary F.S. Sign No./Site</th>
<th>Maximum Height (Metres)</th>
<th>Maximum Sign Face Area Per Side</th>
<th>Total Sign Face</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1*</td>
<td>2.2 m</td>
<td>1.2 m²</td>
<td>2.4 m²</td>
</tr>
<tr>
<td>2</td>
<td>1</td>
<td>2.5(11)</td>
<td>2.0(14)</td>
<td>4.0(28)</td>
</tr>
<tr>
<td>4</td>
<td>90 m spacing</td>
<td>14</td>
<td>19</td>
<td>38</td>
</tr>
<tr>
<td>5</td>
<td>unrestricted</td>
<td>15</td>
<td>unrestricted</td>
<td>unrestricted</td>
</tr>
</tbody>
</table>

* non-residential and multiple-unit residential buildings only (except bed & breakfast homes, daycare and preschools, custodial care facilities and home occupations).

() for shopping centres only

[] for hotels, motels, hospitals & special care homes

#### Freestanding Signs
**Secondary**

<table>
<thead>
<tr>
<th>Signage Group</th>
<th>Primary F.S. Sign No./Site</th>
<th>Maximum Height (Metres)</th>
<th>Maximum Sign Face Area Per Side</th>
<th>Total Sign Face</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>not allowed</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2</td>
<td>not allowed</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>3</td>
<td>20 m spacing</td>
<td>3.0 m</td>
<td>6 m²</td>
<td>12 m²</td>
</tr>
<tr>
<td>4</td>
<td>20 m spacing</td>
<td>7 m</td>
<td>10</td>
<td>20</td>
</tr>
<tr>
<td>5</td>
<td>unrestricted</td>
<td>15 m</td>
<td>unrestricted</td>
<td>unrestricted</td>
</tr>
</tbody>
</table>
## Wall Signs

<table>
<thead>
<tr>
<th>Signage Group</th>
<th># Allowed Per CRU</th>
<th>Maximum Face Area Per Sign</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1/primary building face*</td>
<td>0.1 m²**</td>
</tr>
<tr>
<td>2</td>
<td>1/primary building face</td>
<td>2 m²</td>
</tr>
<tr>
<td>3</td>
<td>1/primary building face***</td>
<td>4 m²</td>
</tr>
<tr>
<td>4</td>
<td>unrestricted</td>
<td>unrestricted</td>
</tr>
<tr>
<td>5</td>
<td>unrestricted</td>
<td>unrestricted</td>
</tr>
</tbody>
</table>

* one additional 0.09m window lettering sign for homestays and short-term rental properties is allowed.

** for non-residential buildings and multiple unit residential buildings, the maximum sign face area is 1.2m² (except homestays and short-term rental properties, daycare and preschools, custodial care facilities and home occupations).

*** hotels, motels, hospitals & special care homes may have one additional sign on each secondary building face.

(Revised – Bylaw No. 9683 – August 31, 2020)
South Downtown
Local Area Design Plan

Appendix C
to
Zoning Bylaw No. 8770
SOUTH DOWNTOWN LOCAL AREA DESIGN PLAN

FOR AN ARCHITECTURAL CONTROL OVERLAY WITHIN THE DCD1 ZONING DISTRICT

CITY OF SASKATOON
COMMUNITY SERVICES DEPARTMENT
SAUNDERS EVANS ARCHITECTS INC.
August 31, 2004
# South Downtown Local Area Design Plan – DCD1 Zoning District
Saskatoon, Saskatchewan
August 31, 2004

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2.2.6  Exterior Doors/Storefronts

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2.2.8  Solid/Void

2.2.9  Colour

2.2.10  Variety

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1.0 PREAMBLE

1.1 Introduction

Saunders Evans Architects Inc. was commissioned in Spring 2004 to prepare this Design Plan for the City of Saskatoon and to recommend specific architectural controls for the areas collectively known as South Downtown. These areas are those specifically encompassed by the DCD1 zoning district. Geographically, these lands are those south of 19th Street between Avenue C on the west and Broadway Bridge on the east. The study area includes the former A. L. Cole Power Plant site at the south end of Avenue B, the former Gathercole site at the south end of 2nd Avenue, the current Meewasin Valley Authority office, and Friendship Park.

The architectural controls within this document are intended to guide developers in creating a strong sense of identity and place, as described in the *South Downtown Concept Plan 2004* document. A copy of the concept plan found within this document is attached in Appendix A. Should this concept plan change, architectural guidelines found within this Design Plan may have to be modified to suit.

Although this Local Area Design Plan deals with controls governing, at times, very specific details of proposed developments, the overall planning principles for South Downtown - which were intended to tie individual projects into a cohesive whole - should always be reviewed and acknowledged in every proposal. These land planning principles, as found in the *South Downtown Concept Plan 2004*, are:

1. Support and Strengthen Downtown and Riversdale.
2. Plan the A.L. Cole and Gathercole sites together.
3. Create a distinct identity and sense of place.
4. Design to be a destination.
5. Design for development viability.
6. Appropriate density and building heights.
7. Remember the past.
8. Provide for special events.
9. Ensure barrier-free access.
10. Plan for all day and all season use.
11. Ensure a mix of land uses.

As well, the *South Downtown Concept Plan 2004*, highlights eight key elements for design within the DCD1 that must be acknowledged in any proposal as they assist in meeting the twelve key planning principles above. These key elements are:

1. Landmarks
2. Strengthen Connection and Access
3. Mix of Land Uses
4. The Riverfront as a Stage
5. Ambient and Special Event Lighting
6. Heritage and Environmental Interpretation
7. Streetscape and Public Art
8. Controlling Development and Design

It is recommended that developers obtain and thoroughly review the South Downtown Concept Plan 2004 prior to beginning the design process for projects within the DCD1.

The controls found within this document are intended to support a chosen architectural theme – that of “a celebration of the river in the city” - for all projects within the DCD1 while simultaneously encouraging high quality architecture which creates a safe, animated, publicly accessible destination point for both residents and visitors throughout each day of the year.
Character Zones have been established within the DCD1 to create smaller sub-zones that will permit slight variances in the level of architectural control to recognize that project type and construction budget may vary depending on where the project is located.

While building types and occupancy may vary, there shall be no distinction, for example, in the architectural quality or standards between the east side of the Senator Sid Buckwold Bridge and southeast Riversdale. Indeed, the architectural ambience throughout the South Downtown must be harmonious and continuous so as to reinforce the adopted theme and required standards of design.

It is not the intent of this Local Area Design Plan to describe the desired urban planning principles for the DCD1. This document is specific to individual sites and/or developments. Developers are encouraged to obtain a copy of the *South Downtown Concept Plan 2004* in order to fully understand the design and planning principles encouraged over the entire DCD1.

While attempting to ensure qualitative control and the creation of a strong sense of identity and place, the design guidelines within also seek to provide a measure of freedom for the designer, recognizing that individual talents and interpretations can meet the same objectives in varying ways. It should be noted, however, that these guidelines do not supersede any national, provincial, or local codes or bylaws that may be in effect and subject to change over time.

The guidelines also assist those who are charged with the review and approval of design proposals. A Design Review Committee will be formed to review submissions for compliance with the controls within and for compatibility with the vision for South Downtown as established in the *South Downtown Concept Plan 2004*.

While full and complete compliance with each relevant guideline is the desirable objective, this may not always be completely possible. In any event, every effort should be made to fulfill the spirit and intent of these controls and of the planning principles found within the *South Downtown Concept Plan 2004* document.

1.2 Theme

The site is known as one important to the development of Saskatoon but one of disparate uses – the DCD1 Zone includes the site of the home of Saskatoon’s first mayor, a former technical school, a former power plant – and it sits on the riverfront on the main north-south vehicular axis through downtown. At present it is a site of underutilized potential characterized by a blend of commercial, residential, and public amenity uses and bisected by a busy freeway bridge.

In the future, it is intended that South Downtown become a people place and a major destination for residents and visitors. This intention applies to each season of the year, thereby recognizing the challenges provided by winters in Saskatoon. The architecture and materials are therefore required to be warm in colour, welcoming in character, encompassed within a South Downtown of remarkable first and lasting impressions.

Notwithstanding the intent of this document to control aspects of architectural development on these lands, the most important element of these controls is that of the desire for the implementation of a consistent architectural theme. All projects must support the chosen theme of “a celebration of the river in the city” even though sites may be owned, developed, and operated by different groups or individuals.

The range of proposed projects and budgets anticipated for these sites will create design challenges. To assist with this three (3) main Character Zones have been developed, each with its own set of guidelines:

1. Commercial Character Zone (CCZ)
2. Residential Character Zone (RCZ)
3. Riverbank Park Character Zone (RPCZ)
Zones of interface, an area which exists at the boundary between Character Zones, has also been shown in Figure 1, highlighting the need for special design consideration where one Character Zone blends into another.

Building off the site’s history as a hub of transportation, its central location near the base of three bridges, its adjacency to the Idlywyld Freeway and new dock, future developments within the CCZ and RPCZ should have a waterfront or nautical flavor, while developments within the RCZ should be characterized by architecture which blends the flavor of the two other zones with that of the historic homes of Riversdale.

Although each zone enforces development that is somewhat distinct from the other, any development in the DCD1 must relate to the “celebration of the river in the city” theme and will be evaluated by the Design Review Committee (DRC) for compatibility with this theme and with the vision for the overall DCD1 as proposed in the South Downtown Concept Plan 2004. Designers are encouraged to experiment with this theme and to make design interpretations to ensure varied development types and styles.

Replication of historical architectural styles would lend the area a false front – an architectural theme park of sorts - out of character with the existing context. It is the intent of the guidelines within the DCD1 Zoning District, that quality architecture is generated with a character that is moderately controlled but contemporary in design. The intent is not to re-create a historical waterfront, but to suggest a contemporary, urban, publicly accessible waterfront serving as the heart of Saskatoon. Elements of historical significance to Saskatoon should be addressed, but the goal would be to do so in a way in which it is designed and which forms a base for future heritage.

The South Downtown has a long and varied history with a succession of interesting buildings and uses. This rich history is to be incorporated within the public domain; for instance, in infrastructure such as sidewalks, landscape features, landscape furniture, etc.

It is intended that a comprehensive list of heritage elements will be compiled in a Heritage Plan due to be undertaken in 2004/2005.

1.3 Character Zone Map

Figure 1 following, shows the Concept Plan developed for the area within the South Downtown Concept Plan 2004 by CitySpaces. Character zones have been superimposed for clarity. The (yellow) shaded area indicates zones of interface. Projects in this zone must receive special design attention to ensure a visual blend between two Character Zones.
Figure 1: South Downtown Concept Plan with Superimposed Character Zones
1.4 Character Zones

1.4.1 Commercial Character Zone (CCZ)

The Commercial Character Zone (CCZ), as outlined in Figure 1 previous, is the largest character zone within the DCD1. It is located between the Riverbank Park Character Zone (RPCZ) and the commercial areas of downtown and the Riversdale business district. The CCZ blends into the Residential Character Zone (RCZ) on the west, includes areas over and under the Senator Sid Buckwold Bridge and incorporates the existing Meewasin Valley Authority office at its easternmost extent.

Existing properties adjacent this zone consist of parking lots, low and high-rise commercial and residential developments of varying qualities and styles with no discernable overall theme or character. Development adjacent this zone has been sporadic leaving many empty sites for future development, but simultaneously lending the Commercial Character Zone little architectural context. It is, in effect, a blank canvas for development.

As noted in the South Downtown Concept Plan 2004, developments within the CCZ on the east side of the Senator Sid Buckwold Bridge are anticipated to be of those of a public or cultural nature in conjunction with a hotel or similar development. Landmark architecture is encouraged in this area.

The CCZ spans the Senator Sid Buckwold Bridge. Appropriate visual and physical linkages between the east and west side of the bridge are required so that the South Downtown appears as a coherent whole.

It is assumed that development in the CCZ would spawn developments of similar quality outside of the DCD1 to the north of 19th Street, and that the character of developments suggested within the CCZ would influence the character of developments at its periphery. Further, the continuity of the Downtown Business District into the CCZ is considered an important requirement in ensuring a unified commercial development plan.

The DCD1 zoning bylaw allows building heights of commercial or residential developments to be between one and twenty stories, with proposed locations of permitted heights potentially creating a stepped effect, from low to high, from the river north to downtown. New developments in areas permitted by the DCD1 to be high-rises should be sensitively designed to act as landmarks for the lower-rise developments closer to the river. Refer to the DCD1 for permitted building heights.

Figure 2: Looking northwest across 19th Street east of Senator Buckwold Bridge.

Figure 3: Looking northeast across 19th Street east of Senator Buckwold Bridge.
1.4.2 Residential Character Zone (RCZ)

The Residential Character Zone (RCZ) generally is defined as an area bounded by the Commercial Character Zone (CCZ) on the east, the existing single-family residential development of Riversdale on the west, the Riverbank Park Character Zone (RPCZ) on the south, and the business district of Riversdale on the north. It is anticipated that multi-family apartments, condominiums, and town homes would be the major type of development within this zone. Development here will be typically low-rise residential in nature, with heights to a maximum of 14 metres. Commercial occupancies, although permitted, are anticipated to be subsidiary to residential major occupancies.

As such, development across the DCD1 from west to east should rise in height from the single-family houses in Riversdale, which would typically have a height no more than two-and-one-half storeys, up to a maximum of four storeys across the street in the RCZ, and then gradually up to twenty storeys at the far northeastern corner of the CCZ.
The RCZ is located adjacent to the character homes of Riversdale, most constructed within the first quarter of the 20th century. Lots are typically narrow, with access to the rear of the lot through the use of lanes. Exterior materials are typically wood siding, simulated wood siding, stucco, and brick. Roofs are typically sloped with steep pitches allowing attic use in many instances. Many roofs incorporate dormers or gabled ends with windows into attic spaces. Front porches and low fences are a typical feature of the architectural site vocabulary. Front setbacks appear to be smaller than what is typically required today, as houses in the area were placed closer to the street. The condition of these homes varies considerably.

While it is considered important that new residential development reflect the architectural vocabulary of the immediate Riversdale area, it is expected that the new and emerging architectural styles and quality, as a harmonizing feature of South Downtown, will likely influence future residential development in the immediate Riversdale area.
Figure 11: Multi-family conversion of Riversdale character home.

Figure 12: Riversdale homes showing examples of rooflines, porches, low fences around shallow front yards.

Figure 13: Commercial site directly north of RCZ on 19th Street.

Figure 14: Commercial site directly north of RCZ on 19th Street.

Figure 15: Existing electrical substation to remain at end of Avenue C.
1.4.3 Riverbank Park Character Zone (RPCZ)

The Riverbank Park Character Zone (RPCZ) is defined as the area between the river and Spadina Crescent, or the area defined by an imaginary line drawn 60 meters inland and parallel to the 1991 shoreline. Development within this area will be limited to certain key locations with a building height not more than 11 meters. This type of control would permit the zone to have very much the same character as other publicly accessible portions of the local riverbank. As such, the RPCZ’s character is mostly defined by the landscape – the existing City of Saskatoon Park system and the South Saskatchewan River.

Understanding that the riverfront in Saskatoon is very much a stage for summer and winter events is key to the development of any sites within the RPCZ. Boat tours, dragon and power boat races, concerts, heritage and environmental interpretation, fireworks displays, skating, curling, and festivals of all sorts currently take advantage of the Meewasin Valley Park system. It is anticipated and desired that these types of public events not be compromised, but that they are in fact enhanced, by any development within this zone.
1.5 Design Challenges

It is the intent of this section to highlight some of the specific design challenges for projects within the character zones described above. For instance, of major importance is the creation of strong and attractive streetscapes with the CCZ and RCZ. Resolution of these challenges will be reviewed by the Design Review Committee upon submission of proposals.

1.5.1 Commercial Character Zone (CCZ)

Specific design challenges for projects within the CCZ would include but not be limited to:

- the integration of any locations/elements important to the history of Saskatoon
- the maintenance of publicly accessible open space throughout individual sites
- the creation of animated streetscapes through proper placement of occupancies that stimulate activity
- sound attenuation for projects immediately adjacent Senator Buckwold Bridge
- the creation and/or enhancement of entry features to the DCD1 zone from Idylwyld Drive/Freeway in both the north and south directions
- the creation and/or enhancement of pedestrian linkages between the eastern and western portions of the DCD1 bisected by the Senator Buckwold Bridge (see Figures 18 and 23)
- Riversdale Square public amenity space
- The continuity of the Downtown Business District into the CCZ, ensuring a unified, commercial development plan
- the aesthetic treatment and quantity of parking

1.5.2 Residential Character Zone (RCZ)

Specific design challenges for projects within the RCZ would include but not be limited to:

- assimilating the existing electrical substation (see Figures 24 and 25)
- the creation of secure and defensible public, semi-public, and private spaces
- the implementation of an overall aesthetic theme for projects in the context of the neighborhood of Riversdale
- the juxtaposition of residential and commercial functions within the neighbourhood and perhaps within an individual project
- the aesthetic treatment and quantity of parking

1.5.3 Riverbank Park Character Zone (RPCZ)

Specific design challenges for projects within the RPCZ would include but not be limited to:

- the scale of proposed projects
- views to the river from sites north of the RPCZ
- access to parking, loading, and garbage disposal
- addressing the existing A. L. Cole Pump House and odours associated with the sewage lift station (Figure 26 below)
- roof lines and treatment of roofs as building sites within the RPCZ will be overlooked from above
- pedestrian linkages between east and west sections of park
Figure 26: Existing A. L. Cole Pump House

Figure 27: Park west of Senator Buckwold Bridge looking southwest.
2.0 ARCHITECTURAL GUIDELINES

2.1 Commercial Character Zone (CCZ)

2.1.1 Proportion, Scale, and Massing

Intent: Within the height and area limits described within the DCD1, projects must incorporate sensitive design elements that break down perceived scale and mass to create comfortable, sunlit, human-scaled pedestrian environments and streetscapes. The tall, box-like design of certain downtown high-rises would not be permitted.

The impact of a development on the ability of adjacent sites, streets or public amenity spaces to access sunlight must be considered.

Alteration or acceleration of wind patterns must be evaluated.

Building volumes must incorporate intermittent variances in plan and elevation to encourage shadow lines on the building and to assist in breaking down the apparent mass.

Notwithstanding the requirement above, creating an identifiable “base”, “body” and “cap” in the design of buildings 27 meters in height and over is encouraged.

Figure 28: Variances in plan and elevation break down apparent mass.

Figure 29: Sample of hotel tower.

Figure 30: Variance in wall plane contributes to breakdown of apparent mass.
2.1.2 Walls

*Intent:* The nature and materiality of walls must consider the overall architectural theme. Walls should be designed to contribute, as much as possible, to a perception of being light-weight and visually accessible, especially along streets, while simultaneously responding to climate and function. Walls clad in a single material are not preferred in order to avoid monotony.

Durable, high quality materials should be utilized for cladding on all building faces.


A minimum of two major exterior cladding materials, excluding fenestration, are required, the proportions of which must be sensitively designed.

Prefinished metal siding other than what is noted above is permitted only for mechanical/electrical penthouses at roof level above 27 meters.

Bare concrete, other than split-faced concrete block, will not be permitted as a wall finish.

The rain screen principle must be incorporated into EIFS, clay tile or masonry exterior wall assemblies.
2.1.3 Roofs

Intent: Roofs should be designed to form an integral part of any project, not as a repository for mechanical equipment. Roofs must be designed to be viewed from the street, from above, and from a distance.

Permitted claddings include prefinished steel standing seam roofs complete with snow and ice stops, low-slope roof membranes, architectural fabrics, glazing, and ‘green’ roofing systems.

There is no minimum roof slope requirement however low-slope roofs must slope to internal drains.

Low-slope, commonly referred to as “flat” roofs must be designed to be viewed from above. Incorporation of patterning and colour in ballast or membrane, the screening of any rooftop equipment, etc. is important.

Paving systems allowing rooftop occupancies are permitted.
2.1.4 Fenestration

Intent: Patterns of openings, i.e.) doors and windows, should relate to those of the adjacent developments to encourage a degree of consistency between projects along a particular street. Large areas of glazing are recommended for grade-level occupancies in all projects to encourage “eyes on the street” and to enhance street lighting at night.

Fenestration patterns shall be complementary to patterns within adjacent developments, notwithstanding the requirement that main floors of all developments must incorporate an appropriate amount of glazing facing any street.

Upper level fenestration must be oriented to streets and/or public amenity spaces.
Blank walls will not be permitted at street level. Blank walls at upper levels are not permitted unless it can be proven that this requirement would create undue hardship for the function of a particular development, i.e., theatre.

2.1.5 Windows and Glazing

*Intent:* Windows must be selected to complement theme and to satisfy functional and climatic issues.

Permitted types include awning, casement, fixed, and combinations thereof. Curtain wall assemblies, structural glazing and glass or acrylic block are also permitted.

If glazing tints are used, they should reflect the warmth of the colours required in South Downtown.

Translucent glazing is permitted but in limited quantities at street-level to ensure “eyes on the street”.

Reflective coatings are not permitted.

Window systems must be appropriate for the local climate.

2.1.6 Exterior Doors/Storefronts

*Intent:* Doors and storefronts must be selected to complement theme and to satisfy functional and climatic issues.

Door materials are not restricted.

If glazing tints are used, they should reflect the warmth of the colours required in South Downtown.

Translucent glazing is permitted but in limited quantities at street-level to ensure “eyes on the street”.

Reflective coatings on glazing within doors or storefronts are not permitted.

2.1.7 Style

*Intent:* The architectural style of proposed projects must relate to “a celebration of the river in the city”. Landmark architecture within the CCZ east of the Senator Sid Buckwold Bridge is encouraged, but not to the extent that comfortable, lively, street-level pedestrian environments are sacrificed. Projects west of Senator Sid Buckwold Bridge must provide a visual link between those on the east and projects within the RCZ and Riversdale. Varying architectural interpretations of this guideline are encouraged.
Figure 40: Nautically inspired structural system.

Figure 42: Nautically inspired roof and wall systems.

Figure 44: Nautically inspired mass, form, and colour.

or THIS

Figure 41: Nautically inspired canopy.

Figure 43: Landmark art gallery on the waterfront.
2.1.8  Solid/Void

Refer to DCD1 for open space requirements.

2.1.9  Colour

Intent: The aim of this guideline is to ensure that warm colour schemes are utilized to create a welcoming atmosphere, especially in winter. However, all proposed colour schemes must simultaneously support the waterfront-based theme and be complementary to adjacent developments and any existing context without contributing to the creation of monotonous streetscapes. White and silver are permitted but should be utilized sensitively. Monochromatic colour schemes are discouraged. A minimum number of colours is prescribed to ensure more than one colour is used on each façade.

Warm colours, white, and silver are permitted for major building components. Other colours for major building components may be approved subject to DRC review. Accent colours in small quantities are permitted.

A minimum of two colours (excluding roof colour visible from the street and colours utilized for minor components such as glazing, flashings, casings, trims, windows, doors, decorative accessories, etc.) should be utilized at each facade.

A minimum of four colours should be utilized on any one building (includes roof colour visible from street and colours of minor components).

Colours cannot be counted as part of this guideline if they are not visible from the street.

2.1.10  Variety

Intent: A variety of architectural styles, spaces, colours, materials and uses is not discouraged, however consistency with the overall theme must be demonstrated. The images below do not necessarily reflect compliance with the intended theme – they are examples of desired variety in colour, material, fenestration, and style.

Designers are encouraged to incorporate variety within each project.
2.1.11 Relationship to Streetscape

Intent: Building massing and architectural elements must reinforce the concepts shown in the South Downtown Concept Plan 2004. Projects must incorporate a blend of uses that will create destinations for the public – galleries, cafes, and retail frontages for example.

Parking areas shall be screened.

Developments shall have glazing facing the street.

Recessed entries from the sidewalk are required.

All buildings must incorporate barrier free accessibility from the public sidewalk.

Awnings/canopies over public sidewalks are encouraged.

Notwithstanding any required setbacks, food service uses are encouraged to incorporate street-side or accessible rooftop outdoor patios. Refer to the DCD1 for required setbacks.

Figure 47: Lively, animated, streetscapes are encouraged.

Figure 48: Sample of sidewalk café.

or THIS

2.1.12 Signage

Intent: Although the DCD1 permits the design of signage meeting Signage Group No. 5 in the Zoning Bylaw No. 7800 of the City of Saskatoon, it is the intent of this guideline to set further limits on the aesthetics of signage in this zone. Signage should be smaller scaled and more subdued and, in the case of national or international retail stores, custom designed to contribute to the sense of identity for South Downtown.

Signage on awnings and canopies as well as wall hung signs perpendicular to building faces are encouraged.

No internally lit signs, other than for internally lit awnings, will be permitted.

Refer to the DCD1 for further requirements.
2.1.13 Roadways

Intent: In certain instances, roadways developed for internal circulation within individual development sites must complement the design of roads created by the City of Saskatoon.

East of the Senator Sid Buckwold Bridge, privately developed internal roadways shall be provided with an all-weather, adequately drained, hard surface of concrete pavers that must complement the design and appearance of the material utilized for surfacing the 2nd Avenue extension through the DCD1 zone. Pavers must be installed to adequately prevent upheaval during freeze/thaw cycle.
2.1.14 Parking, Loading, and Service Areas

Intent: The South Downtown is not intended for surface parking lot development. If surface parking and loading facilities are permitted, the development of these areas must, in certain instances, complement the design of roads created by the City of Saskatoon. Other surfacing materials are permitted elsewhere in recognition of budgetary/maintenance issues. Parking and loading areas must be screened. All screening must be designed to reduce the potential for unlawful activity to occur. Surface parking and loading areas should be overlooked by building fenestration or have other means of ensuring the safety of users.

Surfacing: All surface parking, loading and service areas shall be provided with an all-weather, adequately drained, hard surface. East of the Senator Sid Buckwold Bridge, parking and loading areas shall be provided with an all-weather, adequately drained, hard surface of concrete pavers that must complement the design and appearance of the material utilized for surfacing the 2nd Avenue extension through the DCD1 zone. Pavers must be installed to adequately prevent upheaval during freeze/thaw cycle.

Throughout the CCZ, where temporary or interim parking facilities are permitted they may be surfaced with crushed stone but they must be maintained so that surfacing material is not dislodged or carried by other means onto adjoining public or private streets or lanes.

Screening and Fencing: Surface parking, loading and service areas must be adequately screened from adjacent streets and properties. Permitted screening will be fencing of environmentally-conscious pressure treated wood, steel/wrought iron fencing and/or walls clad with split-faced concrete block, natural stone or brick masonry. Other types of screening may be approved by the Design Review Committee (DRC) if they are found to be in harmony with the proposed development to which the parking area is accessory.

Screening between surface parking and residential and hotel uses must be automobile headlight-proof. Survival guarantee and irrigation requirements under section 2.1.18 Landscape apply. Screening could be rejected if found to be detrimental to pedestrian security.

Parking Structures: Above grade parking structures are governed by the guidelines for any other development and must utilize architectural features and claddings similar to those of the development to which they are accessory.

2.1.15 Pedestrian Grade Level Walkways/Hard Surface Amenity Spaces

Intent: The design of pedestrian walkways in certain areas should complement the design of the extension of 2nd Avenue. Other materials are permitted elsewhere in recognition of budgetary/maintenance issues.

All pedestrian grade level walkways and hard surface amenity spaces shall be provided with an all-weather hard surface of adequately drained material. Pedestrian grade level walkways and hard surface amenity spaces east of the Senator Sid Buckwold Bridge and those which are defined as the “Market Walk” within the South Downtown Concept Plan 2004, shall be provided with an all-weather surface of adequately drained concrete pavers which must complement the paving design and appearance of the material utilized to surface the 2nd Avenue extension through the DCD1 zone. Pavers must be installed to adequately prevent upheaval during freeze/thaw cycle.
2.1.16 Site and Building Exterior Lighting

Intent: Buildings and sites should be illuminated for security and ambience. Areas including but not limited to pedestrian walkways, parking/loading areas, building entrances, internal roadways and any public or semi-public amenity spaces must have sufficient lighting to deter criminal activity. It is desired, especially for landmarks and any landmark architecture, that projects have the potential to be illuminated. Night lighting encourages activity, however, it is a balance and any potential for "light pollution" is to be avoided.

Lighting on any site and on/in any portion of a building shall be arranged and shielded such that it does not become a hazard or annoyance to motorists, aviators and/or short- or long-term residents.

Lighting should not in any way compromise the appropriate function of adjacent properties but should be placed to appropriately ensure the safety and security of pedestrians.

Site and building lighting design should be complementary to street lighting provided by the City of Saskatoon for the South Downtown.
2.1.17 Mechanical/Electrical

*Intent:* Screen mechanical and electrical equipment that is normally left within view on sites and on rooftops. rooftops will be viewed from above within South Downtown. Developers must recognize that improper mechanical/electrical placement is detrimental to the aesthetic of South Downtown and also that the noise generated by this equipment must be considered such that adjacent occupancies are not impacted.

Excluding any existing utility and/or communications uses, mechanical and electrical equipment on a site or on a building must be adequately screened from adjacent street level and from above.

Excluding any existing utility and/or communications uses, satellite dishes and other communications equipment must not be visible from the ground.

Noise generated by this equipment must not compromise the function of adjacent occupancies.

2.1.18 Landscape

*Intent:* To encourage professionally designed, innovative landscape design solutions to link the Meewasin Valley Park System with downtown. Designs should encourage year-round activity.

Open space must be landscaped.

All development submissions must be accompanied by landscape designs and planting plans developed by a registered member of the Saskatchewan Association of Landscape Architects.

Submissions with only hard landscaping will not be permitted.

Except for the landscaping requirements for surface parking lots where no grass is permitted, grass may only be used for 25% of the soft landscaping provided on any site.

Landscapes must be designed to be self-sustaining in the local climate or an adequate irrigation system is to be provided.

Trees must be a minimum of 1800mm height and a minimum caliper of 50mm at the time of installation.

Plant material, including trees, is required to be hardy and durable, fitting to the region. In all instances, any such material shall be guaranteed by the developer to survive at least two years from the time of planting and, if necessary, replaced at the developer’s cost.

Refer to the DCD1 for other requirements.

2.1.19 Accessibility

*Intent:* Recognition that projects within the CCZ must be able to be navigated, in all seasons, by persons with physical disabilities is important.

All sites must be made accessible and comply with barrier free requirements found within National Building Code. All barrier free requirements of the National Building Code must be met for any building.
2.2 Residential Character Zone (RCZ)

2.2.1 Proportion, Scale and Massing

*Intent: New developments should be well proportioned and integrate with neighbouring buildings. The proportion, scale and massing of building elements within this zone should complement similar elements found within the single-family residential and small-scale commercial context of the Riversdale neighbourhood. The proportion and scale of properties located within the “interface zone” must also be sensitively considered. Developments should utilize existing or “natural” grade, or ground level, to assist them in blending with the context of the existing neighbourhood. Grade alterations can create negative impacts on adjacent properties.*

Locate the main façade parallel to the street and set in line with adjacent buildings.

Construct buildings to define the edges of, and to face onto, any public park and/or accessible open spaces.

For residential occupancies, building masses should be arranged to ensure adequate light, view and privacy for each unit.

Special consideration shall be given to the massing of all developments on the east side of Avenue C in order to complement the existing single family residential homes on the west side of the street.

In the case of townhouse developments, there is no limit to the number of consecutively conjoined units.

Provide variety in wall and roof planes and add architectural features to relate conjoined units to the single-family residential context of Riversdale.

![Figure 56: Historically proportioned row housing would blend with Riversdale but would have to meet the theme.](image)

![Figure 57: Multi-family housing with interesting massing.](image)

or THIS

2.2.2 Walls

*Intent: Materials similar to those found within the built context of Riversdale are desired to be utilized to create a relationship between new and existing developments, however, additional claddings are permitted to allow developments within the RCZ to tie aesthetically with developments in the CCZ at the eastern periphery of this Character Zone and to the Riversdale business district. Metal claddings must be utilized sensitively. Walls clad in a single material are not preferred in order to avoid monotony.*
Durable, high quality materials should be utilized for cladding on all building faces.

Permitted claddings include natural stone, cultured stone, brick, split-faced concrete block masonry, EIFS/acrylic stucco, aluminum composite panels, prefinished metal, aluminum shingles, clay tile façade system, porcelain enameled steel panels, ceramic tile, glazing, wood siding, cement-board siding, and limited use of vinyl siding.

The rain screen principle must be incorporated into EIFS, clay tile or masonry exterior wall assemblies.

Architectural detailing must be similar on all elevations.

A minimum of two major exterior cladding materials, excluding fenestration, are required, the proportions of which must be sensitively designed.

2.2.3 Roofs

*Intent:* Roofs should be designed to form an integral part of any project. Roofs must be designed to be viewed from the street, from above, and from a distance.

There is no roof slope requirement however low-slope roofs must slope to internal drains.

Low-slope, commonly referred to as “flat” roofs must be designed to be viewed from above. Incorporation of patterning and colour in ballast or membrane, the screening of any rooftop equipment, etc. is important.

Permitted claddings include prefinished steel standing seam roofs with snow and ice stops, low-slope roof membranes, asphalt shingles, cedar shingles/shakes, glazing, ‘green’ roofing systems.

Paving systems allowing rooftop occupancies are permitted.
2.2.4 Fenestration

*Intent*: Patterns of openings (i.e. doors and windows) should relate to more residential and small-scale commercial patterns found throughout Riversdale to encourage a degree of consistency between projects along a particular street. Blending fenestration patterns in the interface zone with the CCZ will be important. Abundant glazing at street level is encouraged to maintain “eyes on the street” and to enhance street lighting at night.

Fenestration patterns shall complement patterns within adjacent developments, notwithstanding the requirement that main floors of mixed-use or fully commercial occupancies incorporate appropriate amounts of glazing facing any street. Upper level fenestration should be oriented to streets, public and semi-public amenity spaces.

Blank walls will not be permitted unless it can be proven that this requirement would create undue hardship for the function of a particular development.

2.2.5 Windows

*Intent*: Windows must be selected to complement theme and to satisfy functional and climatic issues.

Permitted types include awning, casement, fixed, and combinations thereof. Curtain wall assemblies, structural glazing and glass or acrylic block are permitted.

If glazing tints are used, they should reflect the warmth of the colours required in South Downtown.

Translucent glazing is permitted but in limited quantities at street-level to ensure pedestrian security is maintained.

Reflective coatings are not permitted.

Window systems must be appropriate for the local climate.

2.2.6 Exterior Doors/Storefronts

*Intent*: Doors and storefronts must be selected to complement theme and to satisfy functional and climatic issues.

Door materials are not restricted.

Developments shall have main entrances facing a street.

In the case of townhouses, each unit should have a main entrance facing a street.

If glazing tints are used, they should reflect the warmth of the colours required in South Downtown.

Translucent glazing is permitted but in limited quantities at street-level to ensure pedestrian security is maintained.

Reflective coatings on glazing within doors and storefronts are not permitted.
2.2.7 Style

Intent: Due to the anticipated construction of live/work residences and small-scale commercial developments it is desired that projects satisfy the overall architectural theme of “celebrating the river in the city” while simultaneously being compatible with architectural elements found within the Riversdale neighbourhood. Blending this style with that suggested for the CCZ within the “interface zone” will be important. Varying architectural interpretations of this blended aesthetic are encouraged.

Projects must blend thematic elements related to “celebrating the river in the city” with architectural elements found within the existing context of Riversdale.

2.2.8 Solid/Void

Refer to the DCD1 for open space requirements.

2.2.9 Colour

Intent: The single-family context of Riversdale utilizes a myriad of different colour schemes, adding interest and variety to the street. Contrary to the CCZ, colour palette is not limited in this Character Zone. Variety of colour is encouraged for projects within the RCZ as long as the colour schemes support the waterfront-based theme and as long as they are complementary to adjacent developments and the existing context and do not contribute to the creation of monotonous streetscapes. A minimum number of colours is prescribed to ensure more than one colour is used on each façade.

A variety of colour schemes are preferred to encourage a lively streetscape.

Different shades of one colour could be considered two separate colours for purposes of this section.

Townhouses: Colour should be varied within developments. For developments consisting of more than one dwelling group of conjoined units, a minimum of two exterior colour schemes must be implemented.

A minimum of two colours (excluding roof colour visible from the street and colours used for minor components such as glazing, flashings, casings, trims, windows, decorative accessories, etc.) should be utilized at each façade.

A minimum of four colours should be utilized on any one group of conjoined dwellings (includes roof colour visible from the street and colours of minor components).

Colours cannot be counted as part of this guideline if they are not visible from the street.

Other Developments: A minimum of two colours should be utilized at each building face (excluding roof colour visible from the street and colours used for minor components such as glazing, flashings, casings, trims, windows, decorative accessories, etc.).
A minimum of four colours should be utilized on any one building (includes roof colour visible from the street and colours of minor components).

Colours cannot be counted as part of this guideline if they are not visible from the street.

2.2.10 Variety

Intent: A variety of architectural styles, spaces, colours, materials and uses is not discouraged, however consistency with the overall theme must be demonstrated. The images below do not necessarily reflect compliance with the intended theme – they are examples of desired variety in colour, material, fenestration, and style.

A variety of interpretations of these guidelines are encouraged to create a varied and interesting streetscape.
2.2.11 Relationship to Streetscape

**Intent:** Riversdale is characterized by character homes on narrow lots, with small front setbacks bounded by low fences, front porches/stoops and parking off rear lanes. Designers should take cues from this context when planning developments for the RCZ.

All developments should have main, accessible entrances facing a street.

Use existing public streets where possible. Enhance and extend the local street network into the new development to create strong visual and physical links with the adjacent neighbourhood.

Provide safe and easily accessible pedestrian links to destinations within the neighbourhood.

Avoid gated communities and dead ends.

Create a street-wall with building placement that is consistent with or complementary to that found within the Riversdale neighbourhood. It is preferred that the main façade be located parallel to the street and set it in line with adjacent buildings.

If a front setback is provided, this setback must be fully fenced and landscaped (see 2.2.18 Landscape) with a painted wood, steel/wrought iron fence not more than 750mm in height. Glazed panels are permitted. Natural stone, brick or split-faced concrete block masonry walls, and/or piers, are also permitted.

Food service uses are encouraged to incorporate street-side or accessible rooftop outdoor patios.

Private exterior open space in the form of porches, balconies, patios and/or roof terraces must be provided for as many residential units as feasible.

Windows must be oriented to the street(s).
2.2.12 Signage

See 2.1.12.

2.2.13 Roadways

*Intent:* It is preferred that materials utilized for internal roadways be similar to those utilized for the 2nd Avenue extension, however, less costly paving options are permitted. Privately developed roadways must incorporate emergency vehicle access as required by governing codes.

Privately developed internal roadways shall be provided with an all-weather, adequately drained, hard surface. Pavers must be installed to adequately prevent upheaval during freeze/thaw cycle.
2.2.14 Parking, Loading and Service Areas

Intent: Balance the need to re-create the character of Riversdale and to improve the pedestrian environment with the demand for parking. Parking for developments within the RCZ should not dominate the streetscape or individual sites. Similarly to what is found within the existing context of Riversdale, access to parking will be from the rear or side and not by direct access from a public street. Organize buildings so that the impact of servicing functions on streets, accessible open spaces and adjacent properties is minimal. All screening must be designed to reduce the potential for unlawful activity to occur. Surface parking and loading areas should be overlooked by building fenestration or have other means of ensuring the safety of users.

Parking is not permitted in front yards. Parking, if provided, must be located within or under the development or in a rear yard and suitably screened from street level and from above. Parking areas must not be accessed directly from the public street – roadways internal to the site or lanes must be provided.

Surfacing: Surface parking, loading and service areas shall be provided with an all-weather, adequately drained, hard surface. Pavers must be installed to adequately prevent upheaval during the freeze/thaw cycle.

Where temporary or interim parking facilities are permitted they may be surfaced with crushed stone but they must be maintained so that surfacing material is not dislodged or carried by other means onto adjoining public or private streets or lanes.

Screening: Surface parking, loading and service areas must be adequately screened from adjacent streets and properties. Permitted screening will be fencing of environmentally-conscious pressure treated wood, steel/wrought iron and/or with walls clad with split-faced concrete block, natural stone or brick masonry. Other types of screening may be approved by the Design Review Committee (DRC) if it is found to be in harmony with the proposed development to which the parking area is accessory.

Screening between surface parking and residential or hotel uses must be automobile headlight-proof. Screening could be rejected if found to be detrimental to pedestrian security.

Parking Structures: Above grade parking structures are governed by the guidelines for any other development and must utilize architectural features and claddings similar to those of the development to which they are accessory.

2.2.15 Pedestrian Grade Level Walkways/Hard Surface Amenity Spaces

Intent: It is preferred that materials utilized for internal roadways be similar to those utilized for the 2nd Avenue extension, however, less costly paving options are permitted.

Pedestrian grade level walkways and hard surface amenity spaces shall be provided with an all-weather surface, adequately drained, hard surface. Pavers must be installed to adequately prevent upheaval during freeze/thaw cycle.

2.2.16 Site and Building Exterior Lighting

Intent: Buildings and sites should be illuminated for security and ambience. Areas including but not limited to pedestrian walkways, parking/loading areas, building entrances, internal roadways and any public or semi-public amenity spaces must have sufficient lighting to deter unlawful activity. Night lighting encourages activity, however, it is a balance and any potential for “light pollution” is to be avoided.

Figure 72: Night lighting of a retail store adds drama, interest and security to the streetscape.
Lighting on any site and on/in any portion of a building shall be arranged and shielded such that it does not become a hazard or annoyance to motorists, aviators and/or short- or long-term residents.

Lighting should not in any way compromise the appropriate function of adjacent properties but should be placed to appropriately ensure the safety and security of pedestrians.

Site and building lighting design should be complementary to street lighting provided by the City of Saskatoon for the South Downtown.

Figure 73: Lighting of a public library.

**Figure 74:** An example of building lighting integrated into a public walkway.

or **THIS**

### 2.2.17 Mechanical/Electrical

**Intent:** Screen mechanical and electrical equipment that is normally left within view on sites and on rooftops. Rooftops will be viewed from above within South Downtown. Developers must recognize that improper mechanical/electrical placement is detrimental to the aesthetic of South Downtown and also that the noise generated by this equipment must be considered such that adjacent occupancies are not impacted.

Excluding any existing utility and/or communications uses, mechanical and electrical equipment on a site or on a building must be adequately screened from adjacent street level and from above.

Excluding any existing utility and/or communications uses, satellite dishes and other communications equipment must not be visible from the ground.

Noise generated by this equipment must not compromise the function of adjacent occupancies.

### 2.2.18 Landscape

**Intent:** To encourage professional design solutions to link the City of Saskatoon Park System and Riverbank Park Character Zone with the Riversdale Neighbourhood. Designs should encourage year-round activity.

Open space must be landscaped.

All development submissions must be accompanied by landscape designs and planting plans developed by a registered member of the Saskatchewan Association of Landscape Architects.
Submissions with only hard landscaping will not be permitted.

Except for landscaping requirements for surface parking lots where no grass is permitted, grass may only be used for 50% of soft landscaping provided on any site.

Landscapes must be designed to be self-sustaining in the local climate or an adequate irrigation system is to be provided.

Trees must be a minimum of 1800 mm height and a minimum caliper of 50mm at time of installation.

Plant material, including trees, is required to be hardy and durable, fitting to the region. In all instances, any such material shall be guaranteed by the developer to survive at least two years from the time of planting and, if necessary, replaced at the developer’s cost.

Refer to the DCD1 for further requirements.

2.2.19 Accessibility

*Intent: Recognition that projects within the RCZ must be able to be navigated, in all seasons, by persons with physical disabilities is important.*

All sites must be made accessible and comply with barrier free requirements found within National Building Code. All barrier free requirements of the National Building Code must be met for any building.

2.3 Riverbank Park Character Zone (RPCZ)

2.3.1 Proportion, Scale and Massing

*Intent: Buildings within the Riverbank Park Character Zone are limited in height and are intended to be construed as pavilions in the park.*

Buildings/structures must be sensitively scaled.

Building massing must complement the park and reflect the theme.

Figure 75: Contemporary pavilion for poetry readings.

Figure 76: Modern interpretation of band stands.

Figure 77: Historically proportioned gazebo.

or THIS
2.3.2 Walls

**Intent:** Materials similar to those found within both the RCZ and the CCZ are desired to create a relationship between the zones; however, claddings are to withstand the demands of such a publicly accessible zone. The selection of vandal/graffiti-resistant materials, and the sensitive use of some of the following materials like wood siding, which is not very vandal-proof, must be considered. Acrylic stucco on a foam substrate should not be used for this reason.

Permitted claddings include stone, brick, concrete block masonry, acrylic stucco, aluminum composite panels, aluminum shingles, clay tile façade system, porcelain enameled steel panels, ceramic tile, curtain wall glazing, wood siding, cement-board siding.

The rain screen principle must be incorporated into clay tile or masonry exterior wall assemblies.

Architectural detailing must be similar on all elevations.

2.3.3 Roofs

**Intent:** Roofs should be designed to form an integral part of any project. Roofs must be designed to be viewed from the street, from above, and from a distance. Because the roof within the RPCZ will be closer to street level, using roof forms suggestive of the theme will be important.

There is no roof slope requirement however low-slope roofs must slope to internal drains.

Low-slope, commonly referred to as “flat” roofs must be designed to be viewed from above. Incorporation of patterning and colour in ballast or membrane, the screening of any rooftop equipment, etc. is important.

Permitted claddings include prefinished steel standing seam roofs with snow and ice stops, low-slope roof membranes, asphalt shingles, cedar shingles/shakes, glazing, ‘green’ roofing systems.

Roof forms/structures that extend into the park i.e. pergolas, porches, verandas, conservatories, are encouraged.

Paving systems allowing rooftop occupancies are permitted.

Roofs must be designed to prevent access by non-authorized personnel.

2.3.4 Fenestration

**Intent:** Buildings within the RPCZ will typically stand alone in a landscaped setting, with very little, if any, built context. However, similar to the other zones, abundant glazing at street level is encouraged to assist with street-level security and lighting. Vandal resistance should be considered.

Design of fenestration is unlimited.

Appropriate amounts of glazing must be incorporated at the main floor.

Fenestration should be oriented to pedestrian pathways, amenity spaces and streets.

Blank walls will not be permitted unless it can be proven that this requirement would create undue hardship for the function of a particular development.
2.3.5  Windows

*Intent:* Windows must be selected to complement theme and to satisfy functional and climatic issues.

Permitted types include awning, casement, fixed, and combinations thereof. Curtain wall assemblies, structural glazing and glass or acrylic block are permitted.

If glazing tints are used, they should reflect the warmth of the colours required in South Downtown.

Translucent glazing is permitted but in limited quantities at street-level.

Reflective coatings are not permitted.

Window systems must be appropriate for the local climate.

2.3.6  Exterior Doors/Storefronts

*Intent:* Doors and storefronts must be selected to complement theme and to satisfy functional and climatic issues.

Door and frame materials are not restricted.

If glazing tints are used, they should reflect the warmth of the colours required in South Downtown.

Translucent glazing is permitted but in limited quantities at street-level.

Reflective coatings on glazing within doors and storefronts are not permitted.

2.3.7  Style

*Intent:* All projects must satisfy the theme of “celebrating the river in the city.” Varying architectural interpretations are encouraged.

Unique architecture within the theme.

2.3.8  Solid/Void

See the DCD1 for open space requirements.

2.3.9  Colour

*Intent:* Warm colour schemes are utilized to create a welcoming atmosphere, especially in winter. White and silver are permitted but should be utilized sensitively.

Warm colour schemes shall be utilized. White and silver are also permitted.

2.3.10  Variety

*Intent:* Buildings within the RPCZ will typically stand alone in a landscaped setting, however pavilions of different aesthetics are encouraged.

A variety of interpretations of the RPCZ guidelines are encouraged to create a varied and interesting parkscape.
2.3.11 Relationship to Park

Intent: Buildings within the RPCZ will have to relate to Spadina Crescent and the bridges, as well as to parking/loading areas, pedestrian pathways and the river.

Structures must relate to the surrounding park, streets, bridges, pathways and river depending on their location.

Decks, docks, boardwalks, patios and other such public amenity spaces are encouraged.

River views from publicly accessible portions of the development must be incorporated if available.

If food services occupancy is proposed then adequate outdoor seating areas must be provided.

Figure 78: Contemporary rest area.

Figure 79: Outdoors seating/dining in the park.

Figure 80: Decks that extend the pavilions into the park are encouraged.
2.3.12 Signage

Intent: Although the DCD1 permits the design of signage meeting Signage Group No. 5 in the Zoning Bylaw No. 7800 of the City of Saskatoon, it is the intent of this guideline to set further limits on the aesthetics of signage in this zone.

Signage must be small-scaled, non-internally lit (with the exception of awnings), pole or wall mounted.

2.3.13 Roadways

Intent: Any privately developed roads/access routes must be sensitively designed to complement the 2nd Avenue extension.

Privately developed internal roadways shall be provided with an all-weather, adequately drained, hard surface of concrete pavers that must complement the design and appearance of the material utilized for surfacing the 2nd Avenue extension through the DCD1 zone. Pavers must be installed to adequately prevent upheaval during freeze/thaw cycle.

2.3.14 Parking, Loading, and Service Areas

Intent: The South Downtown, and especially the RPCZ, is not intended for surface parking lot development. The City of Saskatoon will make special arrangements for loading/garbage pick-up for buildings located within the RPCZ.

Parking in privately owned sites, either temporary or permanent, is not permitted.

Loading and service areas, other than those prescribed by governing codes for emergency vehicle access/loading, are not permitted. Temporary loading to buildings will occur from Spadina Avenue at locations designated on the street.

Exterior dumpsters and enclosures are not permitted. Subject to governing codes, all garbage must remain within a building for pick-up by City of Saskatoon.

2.3.15 Pedestrian Grade Level Walkways/Hard Surface Amenity Spaces

Intent: The design of pedestrian walkways in certain areas should complement the design of park walkways. Riverfront development may be possible, in which instance materials must be selected that are functionally and thematically appropriate.

Pedestrian grade level walkways and hard surface amenity spaces shall be provided with an all-weather, adequately drained, hard surface to complement the surrounding pedestrian pathways.

Functionally suitable, long lasting materials that meet the theme are required at all decks, docks and/or bridges.

2.3.16 Site and Building Exterior Lighting

Intent: Buildings and sites should be illuminated for security and ambience. Areas including but not limited to pedestrian walkways, parking/loading areas, building entrances, internal roadways and any public or semi-public amenity spaces must have sufficient lighting to deter criminal activity. It is desired, especially for landmarks and any landmark architecture, that projects have the potential to be illuminated. Night lighting encourages activity, however, it is a balance and any potential for “light pollution” is to be avoided.

Lighting on any site and on/in any portion of a building shall be arranged and shielded such that it does not become a hazard or annoyance to motorists, aviators and/or short- or long-term residents.
Lighting should not in any way compromise the appropriate function of adjacent properties but should be placed to appropriately ensure the safety and security of pedestrians.

Site and building lighting design should be complementary to street lighting provided by the City of Saskatoon for the South Downtown.

Vandal resistant lighting must be provided.

2.3.17 Mechanical/Electrical

*Intent:* Screen mechanical and electrical equipment that is normally left within view on sites and on rooftops. Rooftops will be viewed from above within this zone. Developers must recognize that improper mechanical/electrical placement is detrimental to the aesthetic of South Downtown and also that the noise generated by this equipment must be considered such that adjacent occupancies are not impacted.

Mechanical and electrical equipment on a site or on a building must be adequately screened from adjacent streets, pathways and from above.

Noise generated by this equipment must not compromise the function of adjacent occupancies.

Satellite dishes and other communications equipment must not be visible from the ground.

2.3.18 Landscape

*Intent:* To encourage professionally designed landscaping on private sites that complements the landscaping of the park. Designs should encourage year-round activity.

Open space must be landscaped to complement that of the waterfront park.

All development submissions must be accompanied by landscape designs and planting plans developed by a registered member of the Saskatchewan Association of Landscape Architects.

Submissions with only hard landscaping will not be permitted.

Grass may only be used for 50% of soft landscaping provided on any site.

Landscapes must incorporate an adequate irrigation system.

Trees must be a minimum of 1800 mm height and a minimum caliper of 50mm at time of installation.

Plant material, including trees, is required to be hardy and durable, fitting to the region. In all instances, any such material shall be guaranteed by the developer to survive at least two years from the time of planting and, if necessary, replaced at the developer’s cost.

Refer to the DCD1 for other requirements.

2.3.19 Accessibility

*Intent:* Recognition that projects within the RPCZ must be able to be navigated, in all seasons, by persons with physical disabilities is important.

All sites must be made accessible and comply with barrier free requirements found within National Building Code. All barrier free requirements of the National Building Code must be met for any building.
3.0 OVERHEAD PEDESTRIAN WALKWAYS

Overhead pedestrian walkways between buildings or sites must be designed to become an architectural feature either by complementing the development within which it exists, or to become an independent, sculptural, architectural feature of its own. Overhead pedestrian walkways over 2nd Avenue will not be permitted. All building codes and regulations of authorities having jurisdiction must be implemented. Chain link components or enclosures will not be permitted.
4.0 DESIGN REVIEW COMMITTEE (DRC)

A Design Review Committee (DRC) consisting of three (3) to five (5) advisors from a list of pre-qualified professionals will be selected by City Council to review proposals upon submission.

The list of pre-qualified advisors could, but not necessarily would, include city planners, architects, landscape architects, academics in design-related fields or any other professional deemed appropriate by the City of Saskatoon. The selected advisors will vary according to availability and the type of proposal being reviewed. Advisors will be excused from serving on the DRC should there be a conflict of interest with any project being reviewed.

It would be the mandate of the DRC to convene to review submissions from developers to ascertain compliance with the intent of the architectural controls within. The DRC must convene, review and report to City administration within three (3) weeks of application.

Submissions for DRC review must include, at a minimum, two (2) copies of the following information:

1. The names, addresses and telephone numbers of the applicant, property owner, and person or consultant who prepared the plans being submitted, including a local contact person.
2. The proposed use of the site or building to be constructed or the proposed use of the existing building floor area to be altered or occupied including the area of the proposed building or renovations.
3. The complete legal description and civic address of the subject property including a location plan showing the site’s placement within the DCD1.
4. A site plan to scale and with a north arrow showing intended building layouts, parking and landscaped areas, and major site grading implications.
5. Floor and roof plans to scale. Overall dimensions of floor plates are required.
6. A three-dimensional physical model or still images created from a computerized massing model showing aerial and street-level images of the proposed project from the four directions. Existing built context immediately adjacent the site must be shown.
7. Hard copy images of sun studies must be provided for the site in Saskatoon on June and December 21 at 9:00 a.m., 12:00 noon and 5:00 p.m.
8. One (1) materials sample board.
9. The exterior elevations of each facade to scale showing existing built context (if any) on either side of site. Material indications must be provided.
10. Two site sections, showing the proposed building section, approximate grading, and relationship with built or landscaped context at either side of site. Site sections must be taken in two different directions with one showing a section of an adjacent street with context on the other side.

An application fee will be required for design reviews. Contact the City of Saskatoon Community Services Department at (306) 975-2645 for current rates.
5.0 SUMMARY

The intent of the aforementioned architectural controls is to permit design freedom while attempting to ensure quality architecture for projects destined for the DCD1 zone. Designers are encouraged to creatively interpret the guidelines while maintaining the spirit of the modern waterfront theme desired. Although it is recognized that not all guidelines might be met in their entirety, every effort should be made to fulfill the spirit and intent of each guideline.

To provide a final and unbiased recommendation to the City of Saskatoon and Meewasin Valley Authority, a Design Review Committee of professionals is proposed to review each submission for its overall conformance with these guidelines and for its contribution to the built context of Saskatoon’s South Downtown.
BIBLIOGRAPHY


6.0 APPENDIX
Architectural Control
District 2

B5B Architectural Control
Overlay Zone

Appendix D
to
Zoning Bylaw No. 8770
ARCHITECTURAL CONTROL DISTRICT 2

B5B Architectural Control Overlay Zone
Introduction

The Broadway 360 Development Plan was prepared in 2009 and is a comprehensive development plan for Nutana’s Broadway area that will help shape future public and private sector decisions and investments, including guidance on the uses and form of development that is appropriate for this area.

The Broadway 360 Development Plan was guided by the following five pillars:

1. Towards a Sustainable Nutana & Saskatoon
2. Healthy Neighbourhood = Healthy Broadway
3. Leveraging Distinct Character
4. Well Mannered & High Quality New Buildings
5. Pedestrians First

The Broadway 360 Development Plan recommended that an Architectural Control District (ACD) be implemented to complement the Development Framework (B5B Zoning District). The guidelines contained in the ACD will provide direction regarding the quality of design for built form elements. The guidelines will ensure that new buildings reinforce and enhance the best qualities of the Broadway area. The guidelines are intended to provide for flexibility and not be prescriptive and rigid in their interpretation.

These guidelines will be applied in the following:

1. New construction
2. In circumstances were the City of Saskatoon is providing funding for exterior and facade renovation through the Heritage Conservation Program or the Facade Renovation and Rehabilitation Program or any City of Saskatoon program that may be funding the project (i.e. vacant lot program, affordable housing)

Property owners and developers will be encouraged to follow the guidelines in other cases.
Theme

“The Broadway area comprises the ‘heart’, ‘town centre’, and ‘main street’ of the Nutana community. Established as a temperance colony in the late 19th century, Nutana is one of Saskatoon’s most desirable neighbourhoods, due in large part to its historic ‘small town’ charm, the success of Broadway Avenue commercial area, and the proximity to the Downtown and the University of Saskatchewan.

Broadway Heritage Core

Neighbourhoods are constantly changing and evolving, and Broadway Avenue and the Nutana Neighbourhood is no exception. At the heart of Saskatoon’s original neighbourhood, the Broadway area has been the social and commercial core for over 125 years. In more recent years, the area’s central location, and its unique history can character, and the distinct mix of restaurants and stores has attracted new residents and visitors to the neighbourhood, contributing to the revitalization that has made Broadway Avenue a region-wide destination.”

Notwithstanding the intent of this document to control aspects of architectural development in the Broadway Commercial Area, the controls or guidelines provide direction for the quality of design for a variety of built form elements. As a means for ensuring that new buildings reinforce and enhance the best qualities of the Broadway area. Therefore the projects must support the theme of “Broadway Heritage Core “.
Development Principles

A central objective is to ensure that new buildings reinforce a coherent, harmonious and appealing urban environment, as well as contribute to the enhancement of the public realm. Informed by the consultation process and rooted in good planning and urban design practice, the key principles include:

- Protecting heritage resources and retaining their visual prominence.
- Protecting and strengthening established low-rise residential areas and ensuring compatible infill development and sympathetic developments in adjacent higher density areas.
- Ensuring base building conditions that form an appropriately scaled and designed street wall that reinforces the desired character at the street level.
- Ensuring appropriate building massing and height taking into consideration existing and permitted heights; proportional relationships to streets; and, visual and physical impacts on pedestrians and adjacent areas.
- Ensuring that new developments provide for appropriate transitions between areas of differing intensities and scales.
- Reinforcing important intersections and corners through massing and design.
- Well designed and articulated buildings that positively contribute to the quality and animation of the streetscape and the overall defining character and image of the area.
1 Building Expression

Buildings should reinforce a base, middle, and top in their design.

Base – Within the first three storeys of a building, a clearly defined base will contribute to the quality of the pedestrian environment by providing animation, transparency, and articulation.

Middle – The body of the building should contribute to the physical and visual quality of the overall streetscape.

Top – The roof should be distinguished from the rest of the building and designed to contribute to the visual quality of the streetscape.
2 Orientation and Placement

Buildings can enhance the pedestrian environment by creating a sense of enclosure. This is achieved by framing the street with parallel aligned buildings and providing the appropriate levels of animation and use.

- All buildings should orient to the street with clearly defined entry points that directly access the sidewalk.
- A minimum of 70% of the front building line shall be located within 1.0 metre of the front property line.
3
Street Wall

The street wall has the greatest impact on the character of the street experience. The key design objectives for street walls in the Broadway Area ensure visual continuity, pedestrian scale, animation and design quality.

- A street wall of a new building should align with those of neighbouring buildings or have the same setback as the predominant buildings on the block.

- The height of the street wall should be consistent with historic heights of no greater than 3 storeys and no less than 2 storeys. Levels above the street wall should be set back to reinforce a low-rise interface with the sidewalk.

- The height of ground-level floors should be visually prominent and no less than 4.5 metres for commercial and 4.0 metres for residential uses.
4 Heritage Contexts

New buildings on Broadway Avenue should complement, rather than detract from, the character of older buildings.

**General Guidelines**

New buildings should avoid historical misrepresentation by not replicating past architectural styles.

New buildings should consider and respect the scale, material and massing of adjacent heritage significant buildings.

**Façade Articulation**

New buildings should respect the pattern of façade division by ensuring the horizontal and vertical architectural orders, including windows and entries, are aligned with neighbouring heritage buildings or the established pattern on the block.

**Façade Materials**

New buildings should consider materials and colours evident in existing heritage significant properties. Building materials should be chosen for their functional and aesthetic quality. Exterior finishes should exhibit quality of workmanship, sustainability, permanence, and ease of maintenance.
5

Corner Sites

Corner buildings have a greater visual prominence given that they front onto two streets and frame intersections. To enhance the distinction of new buildings at Key Corner Sites, modest exceptions to stepbacks and height restrictions should be permitted to encourage massing and designs that accentuate the visual prominence of the site.

- New developments on all corner sites should orient to both street frontages.
- Corner entrances should be encouraged wherever possible to address the two street frontages.
6

Storefronts

Well proportioned and designed storefronts can provide animation and visual interest at the sidewalk.

- To reflect the existing character and context, storefronts should generally have a frontage in the range of 7.5 metres but not greater than 15 metres.
- Where frontages are greater than 7.5 metres, they should articulate narrow storefronts in the design of the facade.
- Storefronts should have a minimum of 75% glazing to maximize visual animation.
  - Clear glass should be used for windows and doors along the street-level façade. Dark tinted, reflective or opaque glazing should be discouraged for storefronts.
- Storefront entrances should be highly visible and clearly articulated. Entrances should be located at or near grade.
- Storefront signage should be consistent with the signage guidelines, but add diversity and interest to the street.
- Weather protection for pedestrians is encouraged through the use of awnings and canopies.
Residential Street Access Units

Where retail is not required, and residential uses are proposed at-grade, the following guidelines apply:

- Residential uses at-grade should include individual units accessed from the street.

- Appropriate front yard privacy measures should be considered such as setbacks, landscaping, and porches.

- Access to the individual units should be clearly visible, and the scale, rhythm and articulation of the street wall should be consistent with the residential character of adjacent neighbourhoods. Grade-level units should be designed to accommodate live-work opportunities and potential conversion into commercial or retail uses.
8

Roof Treatment

The design of the roof can make an impact on the character of the streetscape, especially from great distances. Roofs are also seen from other buildings of equal or greater height.

- The expression of the building top and roof should be clearly distinguished from the rest of the building through treatments such as stepbacks, change in materials, cornices lines, and overhangs.
- Mechanical penthouses should be integrated with the architectural treatment of roofs and/or screened from view.
- Green roofs should be encouraged.
9

Above Grade Parking

Wherever possible, parking for new developments should be provided at the rear or below-grade and accessed off the rear lane. However, where parking is provided above-grade within the base building, the following guidelines address the design and quality of such structures.

- Direct access for parking, loading, and service areas from the street should be discouraged.
- Where an above-grade parking facility fronts on a street, the ground-level frontage should incorporate retail, public or other active uses.
- Above-grade parking structures should be designed in such a way that they reinforce the intended built character and blend into the streetscape.
10
Material & Architectural Quality

New developments should ensure excellence in architectural design and in the use of high-grade materials, particularly at street-level. A key objective of the Broadway 360° Development Plan is to achieve a balance between consistencies in design quality and street interface, while enabling individual expression in new developments. Key guidelines for architectural and material quality include:

- The Broadway area has a rich history of development that is reflected in the Prairie-style ‘main street’ buildings that are constructed in a variety of materials. New developments should seek to contribute to this mix and variety.
- Building materials should be chosen for their functional and aesthetic quality and exterior finishes should exhibit quality of workmanship, longevity, sustainability and ease of maintenance.
- Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-case concrete.
- In general, the appearance of building materials should be true to their nature and should not mimic other materials.
- Vinyl siding, plastic, plywood, concrete block, darkly tinted and mirrored glass and metal siding utilizing exposed fasteners should be discouraged.

<table>
<thead>
<tr>
<th>Recommended Materials</th>
<th>Not Recommended Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick</td>
<td>Vinyl siding</td>
</tr>
<tr>
<td>Stone</td>
<td>Plastic</td>
</tr>
<tr>
<td>Wood</td>
<td>Plywood</td>
</tr>
<tr>
<td>Glass</td>
<td>Darkly tinted or mirrored glass</td>
</tr>
<tr>
<td>In-situ concrete</td>
<td>Concrete Block</td>
</tr>
<tr>
<td>Pre-cast concrete</td>
<td>Metal siding with exposed fasteners</td>
</tr>
</tbody>
</table>

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11
Sidewalk Cafes

Sidewalk cafés enhance the vibrancy of street life, further enable social interaction, and are major destinations in the warmer months.

Sidewalk cafés should be encouraged throughout the Broadway Area provided there are no conflicts with adjacent land uses and they are able to be accommodated within the existing sidewalk width dimensions without encumbering pedestrians.

- Where permitting, small sidewalk cafés should be encouraged along streets with narrower sidewalks as well.
- Sidewalk cafés should be designed to contribute and integrate into the streetscape.
- Curb bump-outs should be encouraged at all corners to provide for additional sidewalk café opportunities.
- Rear yard and roof top patios should be directed to properties that are not directly adjacent to residential neighbourhood.
12 Building Lighting

The image and experience at night is an important aspect of any mixed-use area.

- Attractive landscape and architectural features can be highlighted with spot-lighting or general lighting placement.
- Heritage and institutional buildings, as well as landmark elements such as public art, steeples or distinctive rooflines, should be illuminated.
- Subtle night-lighting of retail display windows should be encouraged.
13

Signage

Signage plays an important role in the overall image of any area. Signs should contribute to the quality of individual buildings and the overall streetscape. This includes compatibility with heritage buildings, where appropriate. High quality, imaginative, and innovative signs are also encouraged.

- The maximum signage area for storefront signs should be no more than 25% of the business storefront.
- Back lit illuminated rectangular sign boxes are discouraged.
- Signage should not obscure windows, cornices or other architectural elements.
- Signage should aid pedestrians and drivers in navigating the area, especially at night.
- Billboards, super boards, and roof mounted signs are not permitted.
14
Sustainable Design

Conservation of natural resources and systems should be a primary consideration in the planning, design, and construction process. To achieve this, all proposed projects should strive for sustainable building practices. This includes public as well as private development, and encompasses streets, parks, and buildings.

New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the property. The new work should be differentiated from the old and should be compatible with the historic materials, features, size, scale, height, proportion and massing to protect the integrity of the property and its environment.
List of Terms

- **Animation** concerns spaces that have an animated quality; liveliness; movement; activity.
- **Articulation** is the emphasis or accentuation of different parts of a building so that they are distinct and stand out clearly.
- **Building setback** is the distance at-grade (ground level) that the building is set back from the property line.
- **Building stepback** is the distance, above the base building, that the remaining portion of the building (building cap) is set back from the face of the base building.
- **Cornice** is a decorative molding that crowns a building.
- **Floor Area Ratio (FAR)** is the ratio of gross floor area of the building divided by the site area.
- **Glazing** is the part of a wall or window that is glass.
- **Mechanical Penthouse** is the covering or enclosure on the roof of a building that houses mechanical systems or equipment for the building.
- **Rhythm**, in architecture, is the repetitive or alternating use of visual elements to create a pattern.
- **Transparency** refers to the degree to which people can see or perceive what lies beyond the street edge, often through windows, doors, fences and landscaping.
- **Parapet** is a low wall projecting from the edge of a platform, terrace, or roof.
- **Storefront** refers to an area on the frontage of a building that is delineated by features to indicate a separate or distinctive “frontage”. Larger building frontages should be divided into narrower storefronts to create visual animation and visual interest at the sidewalk.
DENSITY BONUS PROVISIONS

Appendix E
To
Zoning Bylaw No. 8770
Density Bonus Provisions

The following are the formulas to calculate the bonus provision for exceeding the maximum building height in the B6 (Downtown Commercial) Zoning District. A combination of the bonus provisions identified may be used to exceed the maximum building height in the B6 (Downtown Commercial) Zoning District.

Public Plaza

Public Plazas may be provided on site either within or outside of the principal building. Indoor Public Plazas must be accessible to the public during the hours that the building is open. An indoor Public Plaza may be developed above grade level, provided that it is visible from the street and provides convenient access to the public. Public Plazas must not be divided into more than two areas located on site. Public Plazas must contain amenities, such as seating, display space, vegetation, water features, gathering space, etc., to the satisfaction of the General Manager of the Community Services Department.

The minimum area for a Public Plaza is calculated at a rate of 10 percent of the Total Site Area. For instance, a site that is 45 metres in width by 45 metres in depth would require a Public Plaza of 202.5 square metres: (45 metres) x (45 metres) x 10 percent = 202.5 square metres (2,180 ft²).

Public Art

Public art may include display space for paintings, sculptures, fountains, or any related artistic feature, including a gallery within the principal building. The art piece(s) must represent a minimum of 1 percent of the value of construction for the overall development.

Height Bonus:

Providing a Public Plaza as defined, will permit an additional 20% of building height beyond the 76 metre maximum in the B6 Zoning District.
For example:
76 metres x 20% = 15 metres of extra building height (this approx. 4 to 5 storeys).

Height Bonus:

Providing Public Art as defined, will permit an additional 10% of building height beyond the 76 metre maximum in the B6 Zoning District.
For Example:
76 metres x 10% = 7.6 metres of extra building height (2 to 2.5 storeys).
Green Roof

A green roof is an engineered roofing system that permits the planting and growth of permanent vegetation on a rooftop. A green roof covering a minimum of 50 percent of the building footprint at grade level will permit development beyond 76 metres in height. All or part of the green roof may be developed along building step-back areas.

Structured Parking

A minimum of five publicly available parking spaces within a structured parking facility will provide an additional one-story of building height.

Sustainable Building Practises

Buildings may exceed 76 metres in height when sustainable building practices are incorporated. The building must be eligible for certification by a recognized rating system, including but not limited to, Leadership in Energy and Environmental Design (LEED) or Building Research Establishment Environmental Assessment Methodology (BREEAM).

Height Bonus:
Providing a Green Roof as defined, will permit an additional 30% of building height beyond the 76 metre maximum in the B6 Zoning District.
For Example:
76 metres x 10% = 7.6 metres of extra building height (2 to 2.5 storeys).

Height Bonus:
Providing Structured Parking as defined, will permit an additional 5% of building height beyond the 76 metre maximum in the B6 Zoning District for each 5 spaces allocated for public parking.
For Example:
76 metres x 5% = 3.8 metres of extra building height (1 to 1.5 storeys).

Height Bonus:
Providing a Sustainable Building as defined, will permit a range of additional building heights beyond the 76 metre maximum in the B6 Zoning District.
For Example: for LEED Buildings (or equivalent):
- Certified: 10% (2 to 2.5 stories)
- Silver: 15% (3 to 3.5 stories)
- Gold: 20% (4 to 5 stories)
- Platinum: 25% (6 stories)
Conservation and Incorporation of Significant Existing Heritage or Historical Feature

This may include the incorporation of original facades, significant artifacts, building features, or site characteristics, which serve to commemorate, celebrate, educate, or promote the site location as a key part of Saskatoon's history or heritage.

Notes to Bonus Provisions

1. These bonus provisions may be combined to increase the amount of additional building height beyond the 76 metre maximum in the B6 Zoning District.

2. Written verification of approval of the proposed development shall be provided from Transport Canada, the Saskatoon Airport Authority, NavCanada or such other agencies as may be appropriate, prior to bonus provisions being granted.

3. The property owner may be required to enter into a density bonus agreement that documents the agreed upon bonus provisions. The agreement may be registered as an interest on the title to the subject property.

4. Granting of a density bonus is subject to the approval of the General Manager, Community Services Department.

Height Bonus:

Providing Heritage Conservation as defined, will permit an additional 10% of building height beyond the 76 metre maximum in the B6 Zoning District.

For Example:

76 metres x 10% = 7.6 metres of extra building height (2 to 2.5 storeys).