

# **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. 10038  
(September 25, 2024)**

## **City of Saskatoon Zoning Bylaw No. 8770**

### **Amendments to Zoning Bylaw No. 8770**

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- 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. 8820** Map Amendment – February 8, 2010  
To rezone lands from an RM1 District and an RM3 District, to a B5 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. 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. 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. 8848** Map Amendment – June 14, 2010  
To rezone lands from an R1A District to an R2 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. 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. 8911** Map Amendment – January 17, 2011  
To rezone lands from an R2 District to an RM1 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.



- Bylaw No. 8919** Map Amendment – March 7, 2011  
To rezone lands from an M3 District to a B2 District.
- Bylaw No. 8920** Map Amendment – March 7, 2011  
To rezone lands from a B3 District to a B6 District.
- Bylaw No. 8922** Text Amendment – April 4, 2011  
To amend the Sign Regulations to add regulations for digital signs.
- Bylaw No. 8923** Text Amendment – April 4, 2011  
To amend the regulations governing Direct Control District 3 (DCD3).
- Bylaw No. 8925** Map Amendment – April 4, 2011  
To rezone lands from and AG District to a Direct Control District 3 (DCD3)
- Bylaw No. 8929** Text Amendment – May 9, 2011  
To amend the Zoning Bylaw regarding regulations governing residential care homes.
- Bylaw No. 8930** Map Amendment – April 4, 2011  
To rezone lands from an FUD District to an R1A District and an RMTN District.
- Bylaw No. 8941** Text Amendment – May 9, 2011  
To amend the Zoning Bylaw to accommodate construction of joint-use facilities by removing restrictions on locations found in Subsection 4.2(3).
- Bylaw No. 8947** Map Amendment – June 13, 2011  
To rezone lands from an R2 District to an M1 District subject to a Rezoning Agreement.
- Bylaw No. 8948** Map Amendment – August 17, 2011  
To rezone lands from an R1A District to an R1B District, a B1B District, an RMTN District, an RMTN1 District and an RM3 District.
- Bylaw No. 8960** Map Amendment – September 12, 2011  
Rezoning Agreement – 101174631 Saskatchewan Limited
- Bylaw No. 8965** Map Amendment – October 11, 2011  
To rezone lands from an IH District to an IL1 District.
- Bylaw No. 8967** Map Amendment – October 11, 2011  
To rezone lands from an IL1 District to a MX1 District.

- Bylaw No. 8969** Map Amendment – October 11, 2011  
To rezone lands from an RM5 District to an RM4 District.
- Bylaw No. 8971** Map Amendment – October 11, 2011  
To rezone lands from an IL1 District to a B5 District.
- Bylaw No. 8975** Text Amendment – December 5, 2011  
To permit the sale of new vehicles from an accessory building in the Auto Mall District.
- Bylaw No. 8981** Text Amendment – November 21, 2011  
To amend the Zoning Bylaw to revise the regulations for office space, maximum building heights, building setbacks and floor space ratios in Direct Control District 1.
- Bylaw No. 8982** Map Amendment – December 5, 2011  
To rezone lands from a B2 district to a B1 District subject to a Rezoning Agreement – Dance Ink Ltd.
- Bylaw No. 9000** Map Amendment – January 16, 2012  
To rezone lands from an RM4 District to an RM3 District.
- Bylaw No. 9001** Text Amendment – January 16, 2012  
To revise certain fees payable under the Bylaw.
- Bylaw No. 9003** Map Amendment – February 6, 2012  
To rezone lands from an R1A District to an RMTN District.
- Bylaw No. 9005** Map Amendment – February 6, 2012  
To rezone lands from a B2 District to an M2 District.
- Bylaw No. 9014** Text Amendment – April 16, 2012  
To add a definition of “Large Format Home Improvement Store” and to provide parking requirements for such stores in Direct Control District 6.
- Bylaw No. 9021** Map Amendment – May 14, 2012  
To rezone lands from an R1A District to an RMTN District.
- Bylaw No. 9023** Text Amendment – July 18, 2012  
To add definitions of “adult service agency” and “independent adult service agency” and to add such uses to the list of prohibited uses in certain zoning districts.
- Bylaw No. 9032** Map Amendment – July 18, 2012  
To rezone lands from an R1A District to an RM3 District subject to Rezoning Agreement – Rosewood Land Inc.

- 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. 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. 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”).

<b>Bylaw No. 9061</b>	Map Amendment – December 10, 2012 Rezoning Agreement – Habitat for Humanity
<b>Bylaw No. 9065</b>	Text Amendment – December 10, 2012 To provide regulations for the DCD7 – Direct Control District 7.
<b>Bylaw No. 9067</b>	Map Amendment – December 10, 2012 To rezone lands from an AG District to Direct Control District 7.
<b>Bylaw No. 9068</b>	Map Amendment – December 10, 2012 Rezoning Agreement – Juniper Housing Corporation
<b>Bylaw No. 9077</b>	Map Amendment – January 7, 2013 To rezone the lands from an R1A District to an RMTN District and an RM3 District respectively.
<b>Bylaw No. 9081</b>	Map Amendment – February 11, 2013 Rezoning Agreements – Presidio Holdings Inc., Lutheran Sunset Home of Saskatoon
<b>Bylaw No. 9082</b>	Map Amendment – February 11, 2013 Rezoning Agreement – Kinsmen Club of Saskatoon
<b>Bylaw No. 9085</b>	Map Amendment – March 18, 2013 Amended Rezoning Agreement – STC Urban First Nations Services Inc.
<b>Bylaw No. 9090</b>	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.
<b>Bylaw No. 9091</b>	Map Amendment – April 8, 2013 To rezone lands from an FUD District to an R1A District and an RMTN District respectively.
<b>Bylaw No. 9092</b>	Map Amendment – April 8, 2013 To rezone lands from an R1A District to an R1B District.
<b>Bylaw No. 9098</b>	Text Amendment – May 21, 2013 To amend the regulation governing parking spaces for small units in multiple-unit dwellings and dwelling groups.
<b>Bylaw No. 9101</b>	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.
- Bylaw No. 9130** Text Amendment – September 9, 2013  
To amend the regulations governing Direct Control District 3 to allow more flexibility in the range and size of uses in the District.

- Bylaw No. 9132** Map Amendment – September 9, 2013  
To rezone lands from an AG District to a Direct Control District 3 (“DCD3”).
- Bylaw No. 9133** Map Amendment – September 9, 2013  
To rezone lands from an R1A District to an R1B District.
- Bylaw No. 9139** Text Amendment – November 4, 2013  
To regulate the excavation, stripping, grading or modification of wetlands.
- Bylaw No. 9148** 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.
- Bylaw No. 9149** Map Amendment – December 2, 2013  
Rezoning Agreement – Elim Lodge Inc.
- Bylaw No. 9150** Map Amendment – December 2, 2013  
Rezoning Agreement – Elim Pentecostal Tabernacle Inc.
- Bylaw No. 9151** 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.
- Bylaw No. 9162** Text Amendment – January 6, 2014  
To provide for revised fees for development permit applications and rezoning applications.
- Bylaw No. 9171** 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)
- Bylaw No. 9172** Map Amendment – April 14, 2014  
Amendment to RM3 by Amended Rezoning Agreement – The Owners: Condominium Corporation No. 101233004
- Bylaw No. 9174** 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.
- Bylaw No. 9181** Text Amendment – May 5, 2014  
To provide for regulations governing garden and garage suites.

- 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 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.

<b>Bylaw No. 9307</b>	Map Amendment – September 28, 2015 To rezone lands from an M3 District to a B4 District.
<b>Bylaw No. 9309</b>	Map Amendment – September 28, 2015 Rezoning Agreement – Dream Asset Management Corporation
<b>Bylaw No. 9310</b>	Map Amendment – September 28, 2015 Rezoning Agreement – Dream Asset Management Corporation
<b>Bylaw No. 9315</b>	Map Amendment – October 26, 2015 Rezoning Agreements – Dream Asset Management Corporation and Pinnacle Developments Inc.
<b>Bylaw No. 9316</b>	Map Amendment – October 26, 2015 Rezoning Agreement – Slade Properties Inc.
<b>Bylaw No. 9317</b>	Map Amendment – October 26, 2015 To rezone lands from an R1A District to an R1B District and an RM3 District respectively.
<b>Bylaw No. 9326</b>	Text Amendment – December 14, 2015 To provide regulations for the B4MX – Integrated Commercial Mixed-Use District and add a definition for active building frontage.
<b>Bylaw No. 9327</b>	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.
<b>Bylaw No. 9332</b>	Text Amendment – December 14, 2015 To amend the regulations for garden and garage suites to clarify the applicable development standards.
<b>Bylaw No. 9337</b>	Map Amendment – December 14, 2015 To rezone lands from an R2 District to an M1 District.
<b>Bylaw No. 9344</b>	Map Amendment – January 25, 2016 To rezone lands from an FUD District to an R1A and an R1B District respectively.
<b>Bylaw No. 9346</b>	Text Amendment – January 25, 2016 To revise fees for development permits and other development applications.
<b>Bylaw No. 9352</b>	Map Amendment – February 29, 2016 To rezone lands from an FUD District to an R1A District, an R1B District and an RMTN District respectively.

- 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.

<b>Bylaw No. 9383</b>	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.
<b>Bylaw No. 9393</b>	Map Amendment – August 18, 2016 To rezone lands from a B4 District to a B4A District.
<b>Bylaw No. 9395</b>	Map Amendment – August 18, 2016 Rezoning Agreement – S&C Wilson Land Holdings Ltd.
<b>Bylaw No. 9400</b>	Map Amendment – November 28, 2016 To rezone lands from an RM3 District to a B2 District.
<b>Bylaw No. 9401</b>	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.
<b>Bylaw No. 9405</b>	Map Amendment – November 28, 2016 To rezone lands from an IH District to a IL1 District.
<b>Bylaw No. 9414</b>	Map Amendment – January 23, 2017 To rezone lands from a B4(H) District to a B4 District.
<b>Bylaw No. 9415</b>	Map Amendment – January 23, 2017 To rezone lands from an R1A District to an R1B District.
<b>Bylaw No. 9416</b>	Map Amendment – January 23, 2017 Rezoning Agreement – The City of Saskatoon, RRR SAS Facilities Inc. and HCN-Revera Joint Venture Limited Partnership.
<b>Bylaw No. 9418</b>	Map Amendment – January 23, 2017 To rezone lands from an AG District to an IL1 District.
<b>Bylaw No. 9425</b>	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.
<b>Bylaw No. 9427</b>	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.
<b>Bylaw No. 9428</b>	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 an FUD District and an R1A 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. 9511** Map Amendment – April 27, 2020  
Rezoning Agreement – Skyline Commercial Real Estate Holdings Inc.
- Bylaw No. 9512** Map Amendment – February 25, 2019  
Rezoning Agreement – F3 Properties Ltd.
- Bylaw No. 9513** Map Amendment – April 27, 2020  
Rezoning Agreement – Impact Asphalt & Concrete Crushing 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. 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.

<b>Bylaw No. 9518</b>	Text Amendment – June 25, 2018 To provide for regulations applicable to cannabis production facilities and cannabis retail stores.
<b>Bylaw No. 9524</b>	Map Amendment – August 27, 2018 To rezone the lands from an FUD District to RMTN District and R1B District.
<b>Bylaw No. 9526</b>	Map Amendment – August 27, 2018 To rezone the lands from an FUD District to R1A District.
<b>Bylaw No. 9527</b>	Map Amendment – August 27, 2018 To rezone the lands from an FUD District to R1A District.
<b>Bylaw No. 9528</b>	Map Amendment – August 27, 2018 To rezone the lands from an R1B District to R1A District.
<b>Bylaw No. 9534</b>	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.
<b>Bylaw No. 9536</b>	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.
<b>Bylaw No. 9538</b>	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.
<b>Bylaw No. 9539</b>	Zoning Amendment Repeal Bylaw 2018 – November 19, 2018 Repealing Bylaw No. 9171, The Zoning Amendment Bylaw, 2014 (No. 2).
<b>Bylaw No. 9540</b>	Map Amendment – November 19, 2018 To rezone the lands from an FUD District to an R1A District.
<b>Bylaw No. 9541</b>	Map Amendment – November 19, 2018 To rezone the lands from an IL1 District to an IL1(H) District.
<b>Bylaw No. 9542</b>	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. 9556** Map Amendment – January 28, 2019  
Rezoning Agreement – Remail 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. 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.
- Bylaw No. 9583** Map Amendment – May 27, 2019  
To rezone the lands from an RM4 District to a B2 District.
- Bylaw No. 9584** Map Amendment – May 27, 2019  
Rezoning Agreement – 614225 Saskatchewan Ltd.
- Bylaw No. 9601** Map Amendment – June 24, 2019  
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.

- Bylaw No. 9602** Map Amendment – June 24, 2019  
Rezoning Agreement – Caswell Development Inc.
- Bylaw No. 9620** Text Amendment – August 26, 2019  
By removing cannabis production facilities as a discretionary use and establishing it as a permitted use in the IL1 Zoning District.
- Bylaw No. 9621** Map Amendment – August 26, 2019  
To rezone the lands from a B1A District to a B1 District.
- Bylaw No. 9655** Text and Map Amendment – December 16, 2019  
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.
- Bylaw No. 9659** Map Amendment – December 16, 2019  
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.
- Bylaw No. 9660** Map Amendment – December 16, 2019  
To rezone the lands from an RM4(H) District to an RM4 District and an RM4 District to an RM4(H) District.
- Bylaw No. 9661** Text Amendment – December 16, 2019  
To revise fees for development permits and other development applications.
- Bylaw No. 9682** Map Amendment – February 24, 2020  
Rezoning Agreement – Axbridge Construction Corp.
- Bylaw No. 9683** Text Amendment – August 31, 2020  
To provide for regulations applicable to short-term accommodations.
- Bylaw No. 9685** Text Amendment – March 23, 2020  
To reduce the minimum parking requirements for multiple-unit dwellings along high-frequency transit corridors.
- 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.

<b>Bylaw No. 9691</b>	Text Amendment – March 23, 2020 To provide definitions and general regulations for the development of breweries and microbreweries.
<b>Bylaw No. 9695</b>	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.
<b>Bylaw No. 9701</b>	Text Amendment – May 25, 2020 To address policy gaps, improve flexibility and ensure consistency throughout.
<b>Bylaw No. 9702</b>	Text Amendment – May 25, 2020 To improve flexibility, remove inconsistencies and accurately reflect current practice with respect to the parking and loading regulations.
<b>Bylaw No. 9703</b>	Text Amendment – May 25, 2020 To add new land uses and regulations to accommodate facilities and operations provided by the City.
<b>Bylaw No. 9704</b>	Text Amendment – May 25, 2020 To make housekeeping amendments that will update the language, provide clarification, clean up the language and ensure consistency throughout.
<b>Bylaw No. 9707</b>	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.
<b>Bylaw No. 9708</b>	Map Amendment – June 29, 2020 To rezone the lands from an FUD District to an FUD(H) District.
<b>Bylaw No. 9713</b>	Map Amendment – July 27, 2020 To rezone the lands from an FUD District to an R1A District, R1B District and R2 District.
<b>Bylaw No. 9718</b>	Map Amendment – August 31, 2020 To rezone the lands from an FUD(H) District to an R1A District, R1B District and RMTN District.
<b>Bylaw No. 9721</b>	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.
- Bylaw No. 9757** Text Amendment – April 26, 2021  
To add regulations for the provision of bicycle parking.
- Bylaw No. 9758** Text Amendment – April 26, 2021  
To address gaps in the regulations, provide clarity and remove inconsistencies.
- Bylaw No. 9759** Text Amendment – April 26, 2021  
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.
- Bylaw No. 9760** Map Amendment – April 26, 2021  
To rezone lands from a B2 District to a B3 District.

- Bylaw No. 9761** Map Amendment – May 31, 2021  
To rezone lands from an FUD District to an R2 District, RMTN District and FUD(H) District.
- Bylaw No. 9763** Map Amendment – June 28, 2021  
To rezone lands from FUD and FUD(H) Districts to R1A, R1B, R2 and RMTN Districts.
- Bylaw No. 9770** Text Amendment – July 26, 2021  
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.
- Bylaw No. 9777** Text Amendment – September 27, 2021  
To clean-up and streamline the provisions applicable to Architectural Control Districts and by updating the review process.
- Bylaw No. 9778** Map Amendment – August 30, 2021  
To rezone lands from an RMTN(H) District to RMTN and RM3 Districts.
- Bylaw No. 9779** Map Amendment – August 30, 2021  
To rezone lands from a B2 District to a B3 District.
- Bylaw No. 9784** Map Amendment – November 22, 2021  
To rezone lands from an R1A District to an R2 District.
- Bylaw No. 9787** Text Amendment – November 22, 2021  
To establish regulations for emergency residential shelters.
- Bylaw No. 9789** Text Amendment – December 20, 2021  
To address feedback from developers and implement the policies and objectives of approved plans and strategies as they relate to landscaping provisions.
- Bylaw No. 9790** Text Amendment – December 20, 2021  
To address gaps in regulations and remove inconsistencies.
- Bylaw No. 9791** Text Amendment – December 20, 2021  
To make amendments to the Zoning Bylaw that will improve consistency of interpretation and application and enable additional development forms not currently permitted.
- Bylaw No. 9796** Map Amendment – December 20, 2021  
To rezone lands from an FUD(H) District to an R1B District.

- Bylaw No. 9805** Map Amendment – January 31, 2022  
To rezone lands from an FUD District to IB, IB(H) and R1A Districts.
- Bylaw No. 9806** Map Amendment – January 31, 2022  
Rezoning Agreement – St. Andrew's College.
- Bylaw No. 9807** Text Amendment – January 31, 2022  
To create regulations for swimming pools in the Riverbank Slope Overlay District.
- Bylaw No. 9809** Map Amendment – February 28, 2022  
To rezone the lands from an FUD(H) District to R1A, R1B and RMTN Districts.
- Bylaw No. 9810** Map Amendment – February 28, 2022  
To rezone the lands from an R1A District to an R2 District.
- Bylaw No. 9811** Map Amendment – February 28, 2022  
To rezone the lands from an RM3 District to an RMTN District, from an RMTN1 District to an RMTN District, from an R1A District to an RMTN District, and from an RM3 District to an RMTN1 District.
- Bylaw No. 9814** Map Amendment – March 28, 2022  
Rezoning Agreement – Great Western Brewing Company Limited.
- Bylaw No. 9818** Text and Map Amendment – May 24, 2022  
To ensure new infill development does not detract from the character of the neighbourhood and balances demand for contemporary housing with the existing built form.
- Bylaw No. 9819** Text Amendment – April 25, 2022  
To provide an alternative approach to how Child Care and Adult Day Care facilities are regulated and also to reduce redundancies and streamline the development application process for these uses.
- Bylaw No. 9825** Text Amendment – May 24, 2022  
To extend the maximum period of time that a temporary Emergency Residential Shelter can exist at one location.
- Bylaw No. 9826** Map Amendment – May 24, 2022  
Rezoning Agreement – Impact Asphalt & Concrete Crushing Ltd.
- Bylaw No. 9832** Map Amendment – June 27, 2022  
Rezoning Agreement – YWCA Saskatoon Inc. and Saskatoon Community Service Village Inc.

- Bylaw No. 9833** Text Amendment – July 25, 2022  
To address policy gaps, create some flexibility and remove inconsistencies in the Zoning Bylaw.
- Bylaw No. 9836** Map Amendment – July 25, 2022  
To rezone the lands from an FUD(H) District and FUD District to an RMTN1 District.
- Bylaw No. 9837** Map Amendment – July 25, 2022  
To rezone the lands from an R1A District to an R1B District.
- Bylaw No. 9839** Map Amendment – August 29, 2022  
To rezone the lands from FUD(H) and FUD Districts to R1B, R1A and R2 Districts.
- Bylaw No. 9841** Map Amendment – September 26, 2022  
To rezone the lands from an M3 District by Agreement to an RM4 District.
- Bylaw No. 9848** Map Amendment – November 21, 2022  
Rezoning Agreement – Dream Asset Management Corporation.
- Bylaw No. 9849** Map Amendment – November 21, 2022  
To rezone the lands from an FUD District to R1B, RMTN, R2 and RM3 Districts.
- Bylaw No. 9850** Map Amendment – November 21, 2022  
To rezone the lands from an R1A District to R1B District, and from an R1A(H) District to an R1B(H) District.
- Bylaw No. 9862** Text Amendment – January 25, 2023  
To improve upon clarity, consistency and interpretation for home based businesses and short-term rental properties.
- Bylaw No. 9863** Text Amendment – January 25, 2023  
To update the language related to waste and to impose new requirements related to the collection and storage of waste.
- Bylaw No. 9864** Text Amendment – January 25, 2023  
To improve parking standards applicable to designated spaces for people with a disability; update regulations related to rear yard dwelling groups in certain districts; revise uses in the MX1 District; update regulations in the Industrial Districts; and revise and restructure Appendix C.
- Bylaw No. 9872** Map Amendment – January 25, 2023  
To rezone the lands from an RM4(H) District to an RM4 District.

- Bylaw No. 9878** Map Amendment – April 26, 2023  
To rezone the lands from an FUD(H) District to an R1B District.
- Bylaw No. 9881** Text Amendment – July 26, 2023  
To add new zoning districts which align with the corridor land use designations that were previously approved by Council and added to the Official Community Plan.
- Bylaw No. 9884** Map Amendment – April 26, 2023  
Rezoning Agreement – Saska Land Development Holdings Corp, Yuanyuan Li and Tony Dou
- Bylaw No. 9898** Text Amendment – June 28, 2023  
To align with the provincial regulations and to allow for new types of alcohol establishments in response to industry changes.
- Bylaw No. 9899** Text Amendment – June 28, 2023  
To improve accessible parking standards for designated parking spaces for people with a disability.
- Bylaw No. 9900** Text Amendment – June 28, 2023  
To update regulations to the B4MX District; regulations related to environmental initiatives; regulations related to grade, building height and dormers; regulations related to garden and garage suites.
- Bylaw No. 9902** Text and Map Amendment – June 28, 2022  
To change a number of provisions relating to the DCD4 District and to rezone the lands from a DAG1 District to a DCD4 District.
- Bylaw No. 9905** Map Amendment – July 26, 2023  
Rezoning Agreement – North Prairie Developments Ltd.
- Bylaw No. 9906** Map Amendment – July 26, 2023  
To rezone the lands from an FUD(H) District and FUD District to an R1B District.
- Bylaw No. 9907** Map Amendment – July 26, 2023  
To rezone the lands from an FUD District to an RMTN District.
- Bylaw No. 9915** Text Amendment – August 30, 2023  
To permit restaurants and lounges within multiple-unit dwelling buildings fronting Spadina.
- Bylaw No. 9917** Map Amendment – August 30, 2023  
Rezoning Agreement – Remai Ventures Inc. and Modus Ventures Corp.



- Bylaw No. 9919** Text Amendment – September 27, 2023  
To amend the timeframe for consideration of applications for removal of the holding symbol “H”; address concerns around residential property maintenance with respect to storage of waste containers; and address matters in the Definitions, General Provisions, and specific districts to provide clarity for interpretation and application.
- Bylaw No. 9920** Map Amendment – September 27, 2023  
To rezone the lands from an RMTN District to and an R1A District; an AG District to an M3 District; an M3 District to an R2 District; an IH District to an IL1 District; an RM1 District to an R2 District; an IL1 to an MX1(H) District; a DCD1 District to an R2 District; an IH District to an IL1 District; a site not zoned to FUD, R1A and R2 Districts; and an R1 District to an R2 District.
- Bylaw No. 9925** Text Amendment – November 22, 2023  
To provide adequate spaces on-site for the storage and collection of waste.
- Bylaw No. 9926** Map Amendment – November 22, 2023  
To rezone the lands from an FUD District to an B2.
- Bylaw No. 9930** Map Amendment – November 22, 2023  
To remove the Holding Symbol “H” from an FUD(H) District to an FUD District.
- Bylaw No. 9955** Map Amendment – January 31, 2024  
To rezone the lands from an FUD District to an FUD(H), an RM3, an RMTN1 and an R1A District.
- Bylaw No. 9979** Text Amendment – April 24, 2024  
To reduce barriers for building accessory dwelling units.
- Bylaw No. 9981** Map Amendment – April 24, 2024  
To rezone the lands from an RMTN1 District to a B4A District.
- Bylaw No. 9982** Map Amendment – April 24, 2024  
To rezone the lands from an RMTN District to an RM3 District; an RMTN1 District to an RM3 District; and an R1A District to an RM3 District.
- Bylaw No. 9983** Text Amendment – April 24, 2024  
To amend the regulations for the Direct Control District 3 to reduce parking requirements; and define and provide clarity on outdoor sales.

- Bylaw No. 9984** Map Amendment – April 24, 2024  
To rezone the lands from an R1A District to an R2 District; an R1B District to an R1A District; an R1B District to an R2 District; and an R2 District to an R1A District.
- Bylaw No. 9993** Map Amendment – May 29, 2024  
To rezone the lands from a B3 District to a B6 District.
- Bylaw No. 9994** Map Amendment – May 29, 2024  
To rezone the lands from an FUD(H) District to an RMTN District; an FUD(H) District to an RM3 District; and an FUD(H) District to an R2 District.
- Bylaw No. 9997** Map Amendment – May 29, 2024  
To rezone the lands from an IH2 District to an IH District; and an IH2 District to an FUD(H) District.
- Bylaw No. 10006** Text Amendment – June 28, 2024  
To streamline supportive housing regulations.
- Bylaw No. 10008** Text Amendment – June 28, 2024  
To permit four dwelling units on a site in all residential zoning districts.
- Bylaw No. 10009** Text Amendment – June 28, 2024  
To permit multiple-unit dwellings within 800 metres of planned bus rapid transit stations.
- Bylaw No. 10012** Map Amendment – June 26, 2024  
To rezone the lands from an RMTN District to an RMTN1 District.
- Bylaw No. 10013** Map Amendment – June 26, 2024  
To rezone the lands from an FUD District to an RMTN District; and an FUD District to an R2 District.
- Bylaw No. 10019** Text Amendment – July 31, 2024  
To remove parking minimum requirements citywide.
- Bylaw No. 10020** Map Amendment – July 31, 2024  
To rezone the lands from an FUD District to an RMTN District; and an FUD(H) District to an RMTN District.
- Bylaw No. 10024** Text and Map Amendment – July 31, 2024  
To apply Corridor land uses from a DCD2 District to a CS1 District; an M2 District to a CS1 District; and a B4 District to a CS1 District; and to make consequential amendments as a result of the rezoning.

- Bylaw No. 10025** Map Amendment – July 31, 2024  
Rezoning Agreement – 102167142 Saskatchewan Ltd.
- Bylaw No. 10026** Map Amendment – July 31, 2024  
To rezone the lands from a IL1 District to a CM1 District.
- Bylaw No. 10029** Map Amendment – August 28, 2024  
To rezone the lands from an RMTN(H) District to an RM4 District.
- Bylaw No. 10035** Map Amendment – September 25, 2024  
To rezone the lands from an FUD District to an RMTN1 District.
- Bylaw No. 10036** Map Amendment – September 25, 2024  
To rezone the lands from an FUD District to an R1A District; an FUD District to an R1B District; and an FUD District to an R2 District.
- Bylaw No. 10037** Text Amendment – September 25, 2024  
To allow for additional residential and commercial land uses in the Direct Control District 8.
- Bylaw No. 10038** Map Amendment – September 25, 2024  
To rezone the lands from an RMTN1 District to an RM3 District.

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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.

**"access aisle"** means a designated area for drivers and passengers, including persons using mobility devices, to safely move from their parked vehicle to the access path and to their desired destination. (Revised – Bylaw No. 9864 – January 25, 2023)

**"access path"** means a planned route from a designated accessible parking space to an entrance of a destination and may include pedestrian accessibility ramps and other elements that facilitate accessibility. (Revised – Bylaw No. 9864 – January 25, 2023)

**"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 and may incorporate the following elements:

- (i) frequent door and transparent window openings;
- (ii) no blank walls, continuous garage doors or high fences;
- (iii) interesting building facades along the street frontages;
- (iv) building facades that vary along the block face;

- (v) building facades that may be articulated or contain projections, including but not limited to, bays and porches to provide visual interest;
- (vi) where a building is setback from the property line, the space created should be dedicated to pedestrian activities, including plazas, seating areas, landscaping, or other uses that are active or provide visual interest;
- (vii) public uses should be located on the ground floor where possible;
- (viii) internal uses visible from the sidewalk or that may continue onto the sidewalk.

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

(Revised – Bylaw No. 9900 – June 28, 2023)

**"adult day care"**

(Repealed – Bylaw No. 9819 – April 25, 2022)

**"adult day care - type I"**

(Repealed – Bylaw No. 9819 – April 25, 2022)

**"adult day care - type II"**

(Repealed – Bylaw No. 9819 – April 25, 2022)

**"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.

**"alcohol establishment"** 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. (Revised – Bylaw No. 9898 – June 28, 2023)

**"alcohol establishment – type I"** means an alcohol establishment that is limited to 250m<sup>2</sup> gross leasable floor area and where limited live entertainment is permitted. (Revised – Bylaw No. 9898 – June 28, 2023)

**"alcohol establishment – type II"** means an alcohol establishment with gross leasable floor area greater than 250m<sup>2</sup>, and where limited live entertainment is permitted. (Revised – Bylaw No. 9898 – June 28, 2023)

**"alcohol establishment – type III"** means an alcohol establishment where evening or night time entertainment is provided, and where there is a designated area including a stage or a dance floor for live entertainment or dancing. (Revised – Bylaw No. 9898 – June 28, 2023)



**"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 entry, patio or deck"** means a single storey patio or deck that is attached to the dwelling and that is covered by a permanent roof. The structure shall not have walls or be enclosed. (Revised – Bylaw No. 9833 – July 25, 2022)

**"balcony"** means a platform, projecting from the face of a wall, cantilevered or supported by columns, posts or brackets and usually surrounded by a balustrade or railing. (Revised – Bylaw No. 9790 – December 20, 2021)

**"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.

**"bulk data storage"** means the use of a wholly enclosed building for the storage of information on operating data servers. (Revised – Bylaw No. 9864 – January 25, 2023)

**"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 or category 3 neighbourhood; and
- (ii) for the purposes of the regulations governing primary dwellings, an established neighbourhood other than a category 1 or category 3 neighbourhood.

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

(Revised – Bylaw No. 9919 – September 27, 2023)

**"category 3 neighbourhood"** means the following neighbourhoods for the purpose of governing garden and garage suites: Aspen Ridge, Brighton, Evergreen, Hampton Village, Kensington, Rosewood, Stonebridge, Willowgrove and any new residential neighbourhood with an approved concept plan after the adoption of category 3 neighbourhood.

(Revised – Bylaw No. 9919 – September 27, 2023)

**"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 interment of the dead and may include facilities for the storage of ashes of human remains that have been cremated.

**"child care centre"**

(Repealed – Bylaw No. 9819 – April 25, 2022)

**"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 practises, 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.

**“contractor’s yard”** means a place used for the storage of construction materials, equipment, tools, products and vehicles. (Revised – Bylaw No. 9864 – January 25, 2023)

**"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.

**“Corridor Growth Area”** means the area within approximately 250 metres of the Bus Rapid Transit system corridors as shown on the Official Community Plan Map 3 – Planned Growth and Map 5: Urban Form and Structure. The Corridor Growth Area is intended to accommodate a mixture of residential, commercial and institutional uses that are oriented toward the street, at a pedestrian scale, with active frontages.

**“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.

**"day care"** means an establishment providing for the care, supervision, protection, or support of individuals of any age who require care or support on a regular, periodic, or temporary basis, and includes child care centres as defined by *The Child Care Act, 2014*, but does not include the provision of overnight supervision.

**"day care, residential"** means an accessory use located in a one-unit dwelling, a unit of a two-unit dwelling, a mobile home, a semi-detached dwelling, or a townhouse, where the occupants of the dwelling provide for the care, supervision, protection, or support of individuals of any age who require care or support on a regular, periodic or temporary basis, and includes family child care homes and group family child care homes as defined by *The Child Care Act, 2014*, but does not include the provision of overnight supervision.

**"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 building containing no more than two dwelling units on its own site, attached to another building containing no more than two dwelling units on its own site, with a common wall dividing the liveable area of the two attached buildings being at least 40% of the length of the longest building containing the dwelling units, measured from the front to the rear building lines of the dwelling unit. (Revised – Bylaw No. 10008 – June 28, 2024)

**"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.

**“electrical vehicle charging station”** means a parking space that is served by battery charging station equipment where the primary purpose is the transfer of electrical energy to a battery or other energy source device in an electrical vehicle. (Revised – Bylaw No. 9900 – June 28, 2023)

**"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"**

(Repealed – Bylaw No. 9819 – April 25, 2022)

**"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 that is accessory to and located in the rear yard of a one-unit dwelling, two-unit dwelling or semi-detached dwelling. (Revised – Bylaw No. 9979 – April 24, 2024)

**"garden suite"** means a self-contained, ground oriented dwelling unit that is accessory to and located in the rear yard of a one-unit dwelling, two-unit dwelling or semi-detached dwelling. (Revised – Bylaw No. 9979 – April 24, 2024)

**"gas bar"** means an establishment engaged in the retail sale of vehicle fuel, lubricants, and may include an accessory convenience store or electrical vehicle charging stations, but does not include any use engaged in the sale, rental, service and repair of motor vehicles. (Revised – Bylaw No. 9900 – June 28, 2023)

**"gazebo"** means a freestanding, accessory structure with a solid roof which is not enclosed, except for screening or glass. (Revised – Bylaw No. 9833 – July 25, 2022)

**"grade level"** means the level of the finished surface of the ground adjacent to the exterior walls of the building or structure, not including any artificial grade alterations such as embankments, depressions or berming. (Revised – Bylaw No. 9900 – June 28, 2023)

**"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.

**"hard surfacing"** means the provision of durable, dust-free material constructed of concrete, asphalt or similar pavement capable of withstanding expected vehicle loads and may include permeable or porous pavements such as porous asphalt, porous concrete, permeable unit pavers and open grid pavers. (Revised – Bylaw No. 10019 – July 31, 2024)

**"hazardous substance"** means a hazardous substance as defined by The Hazardous Substance and Waste Dangerous Goods Regulations. (Revised – Bylaw No. 9864 – January 25, 2023)

**"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 the business owner's principal residence, and does not change the residential character of the buildings or site. (Revised – Bylaw No. 9862 – January 25, 2023)

**"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 or more detached principal buildings located on the same site, provided that each form of development comprising the industrial complex is a permitted or discretionary industrial use in the zoning district. (Revised – Bylaw No. 9864 – January 25, 2023)

**"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 horticulture 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, ornamental grasses, lawn and ground cover;
- (ii) Hard landscaping consisting of non-vegetative materials such as concrete, unit pavers, brick pavers or tile, but does not include rock, gravel, shale, or asphalt. Hard landscaping may include pathways, walkways, non-necessary driveways, or other similar hard surfaces that may be in addition to what is required under this Bylaw; 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.

(Revised – Bylaw No. 9789 – December 20, 2021)

(Revised – Bylaw No. 10019 – July 31, 2024)

**"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. (Revised – Bylaw No. 9898 – June 28, 2023)

**"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 brews between 100 hectolitres and 20,000 hectolitres of beer, wine, or cider under a valid manufacturer’s permit in accordance with the Saskatchewan Liquor and Gaming Authority regulations, but does not include the production of spirits or spirit-based beverages. (Revised – Bylaw No. 9898 – June 28, 2023)

**“microbrewery – type II”** means an operation that brews between 100 hectolitres and 20,000 hectolitres of beer, wine, or cider under a valid manufacturer’s permit in accordance with the Saskatchewan Liquor and Gaming Authority regulations, but does not include the production of spirits or spirit-based beverages and allows for the on-site consumption of alcohol. A microbrewery - type II must be accessory to a restaurant, lounge, or alcohol establishment. (Revised – Bylaw No. 9898 – June 28, 2023)

**"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"**

(Repealed – Bylaw No. 9898 – June 28, 2023)

**"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 facility"** means a defined area of a site or structure for parking vehicles and includes aisles, parking spaces, related access and egress points, driveways, internal roadways and ramps. Parking structures, parking stations and surface parking are considered parking facilities. (Revised – Bylaw No. 10019 – July 31, 2024)

**"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.

**"passive solar building"** means a building constructed with a combination of design features and building components that utilize solar energy to reduce or eliminate the need for mechanical heating and cooling and daytime artificial lighting. (Revised – Bylaw No. 9900 – June 28, 2023)

**"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.

**"pergola"** means a freestanding structure consisting of columns or posts that support an open roofing grid of beams and rafters. The structure is not enclosed and does not include arbours or trellises. (Revised – Bylaw No. 9833 – July 25, 2022)

**"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-designated site"** means a site identified in an approved neighbourhood concept plan that has been designated for a specific land use. (Revised – Bylaw No. 10006 – June 28, 2024)

**"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 dwelling, semi-detached dwelling or multiple-unit dwelling containing up to four dwelling units located in an established neighbourhood. (Revised – Bylaw No. 9249 – March 23, 2015) (Revised – Bylaw No. 10008 – June 28, 2024)

**"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"**

(Repealed – Bylaw No. 10006 – June 28, 2024)

**"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, waste collection areas and storage areas. (Revised – Bylaw No. 9863 – January 25, 2023)

**"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, facilities having service bays for vehicle service and repair and electrical vehicle charging stations. The service and repair may include incidental maintenance and repair of motor vehicles, but shall not include painting, body work or washing of vehicles unless such use is a permitted or discretionary use in the relevant zoning district. (Revised – Bylaw No. 9900 – June 28, 2023)

**"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 cantilevered marquees, canopies, balconies and eaves. (Revised – Bylaw No. 9790 – December 20, 2021)

**“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.

**“street-facing townhouse”** means a townhouse, within a dwelling group whereby each unit faces a public street, contains an entrance and has access to a rear lane or private roadway at the rear of the dwelling. (Revised – Bylaw No. 9791 – December 20, 2021)

**"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"**

(Repealed – Bylaw No. 9898 – June 28, 2023)

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

**"three season room"** means a single storey patio or deck that is attached to a dwelling unit and is covered with a permanent roof and may be enclosed by walls, windows or screens. Typically, a three season room provides for up to three season accommodation and does not provide fully furnished livable floor space.

**"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.

**“Transit Development Area”** means the area within approximately 800 metres of the Bus Rapid Transit system corridors as shown on the Official Community Plan Map 3 – Planned Growth and Map 5: Urban Form and Structure and includes the Corridor Growth Area. (Revised – Bylaw No. 10008 – June 28, 2024)

**"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 out-patient 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.

**“waste”** includes commercial cooking grease, garbage, organic material, recyclable material, special waste, and unacceptable waste as defined in *The Waste Bylaw, 2004*. (Revised – Bylaw No. 9863 – January 25, 2023)

**"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.

**“xeriscaping”** means a landscaping technique that focuses on water conservation while creating lush, colourful, and unique landscapes with native or naturalized drought resistant species. (Revised – Bylaw No. 9900 – June 28, 2023)

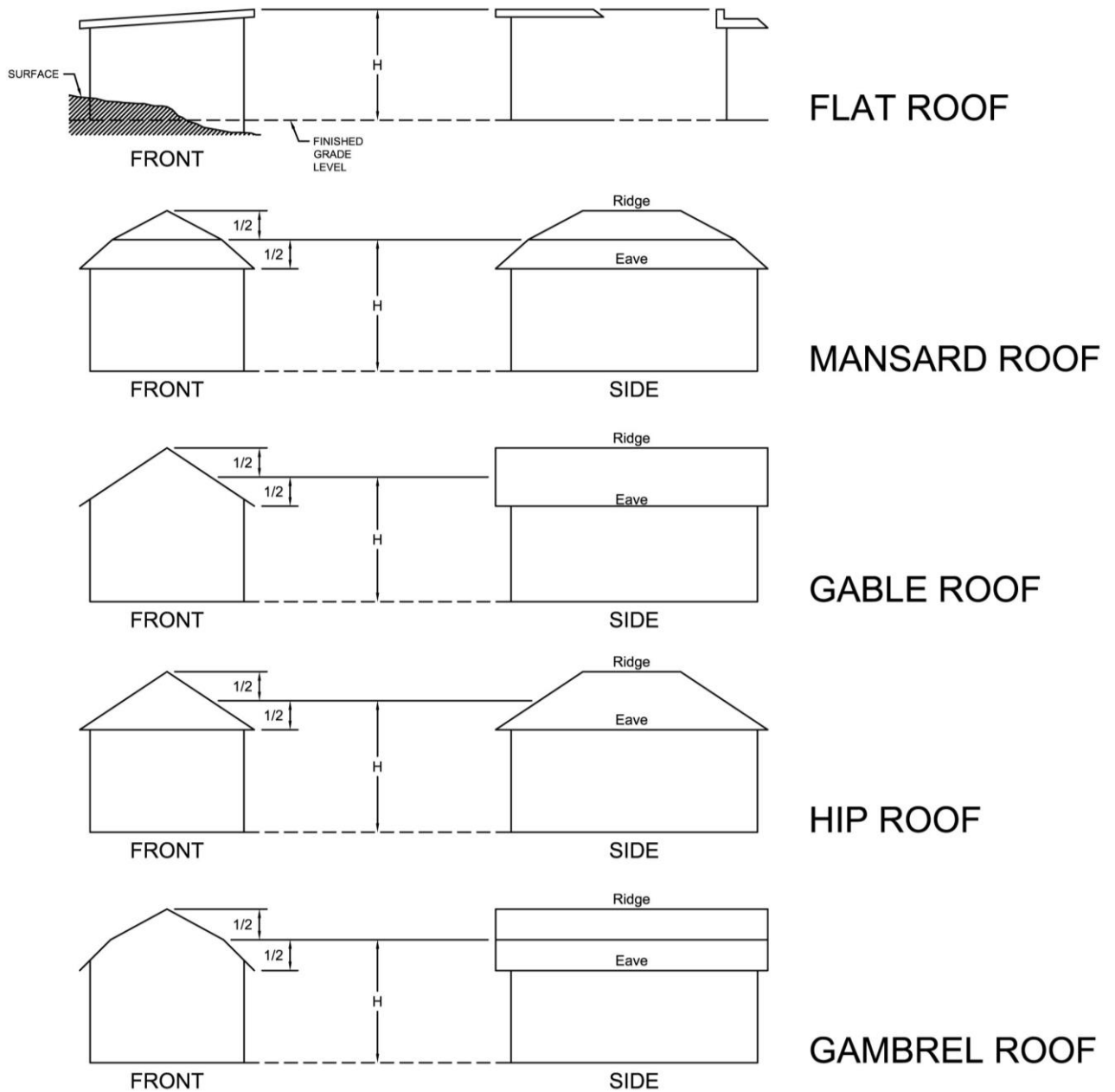
**"yard"** means an unoccupied space open to the sky on the same site with a building or structure.

**"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).

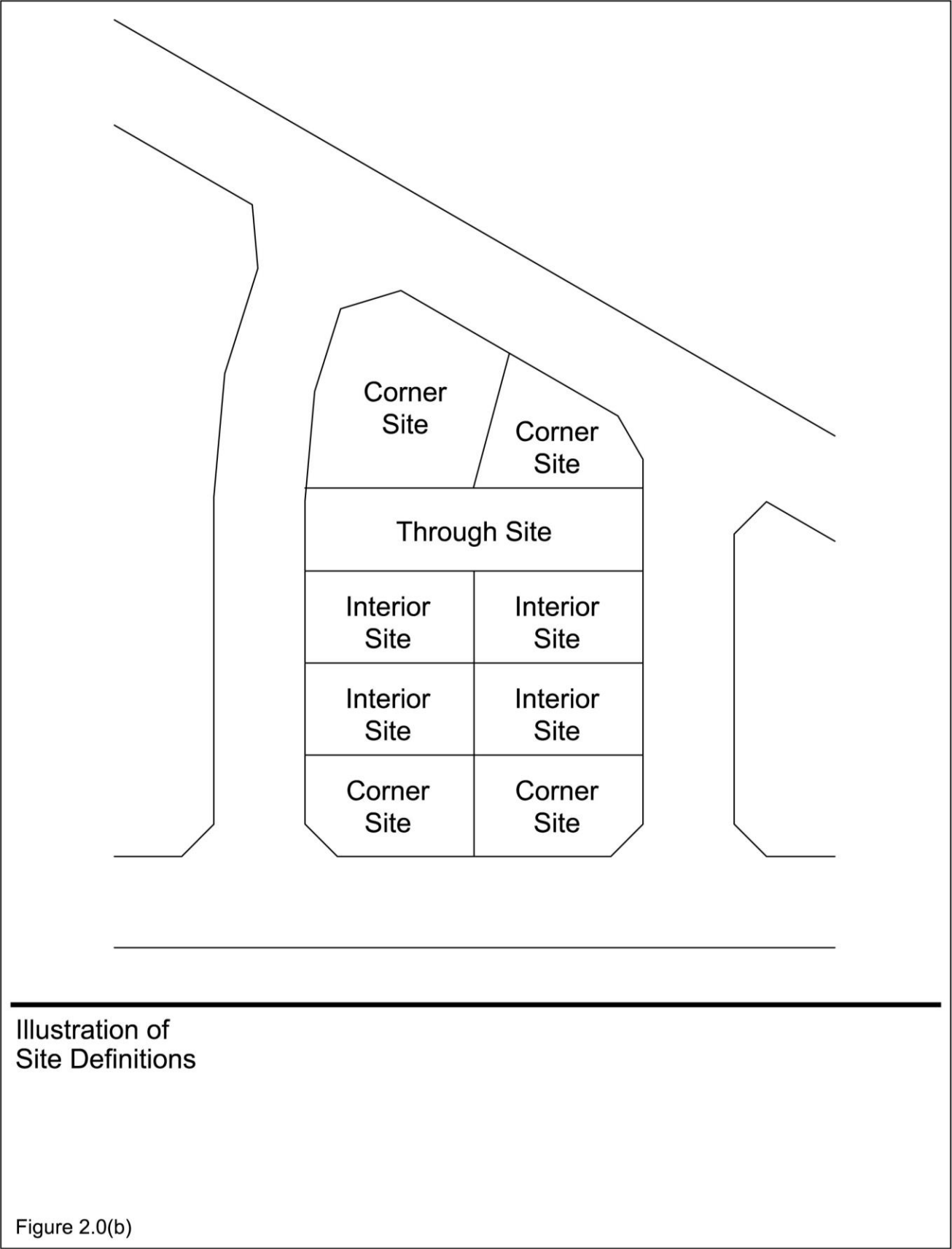
**"yard, required"** means a yard or yards required by this bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected.

**"yard, side"** means the area between the front and rear yards and between the side site line and the side building line.

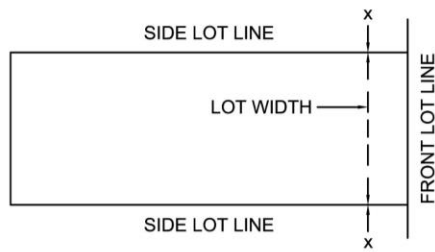


## Interpretation of Building Height Measurement

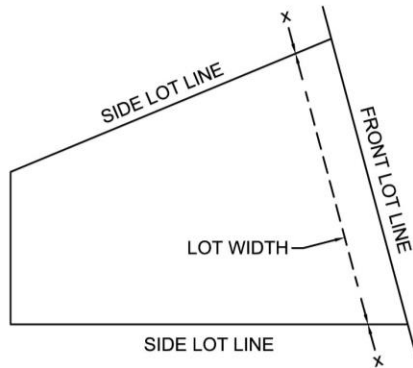
Figure 2.0(a)



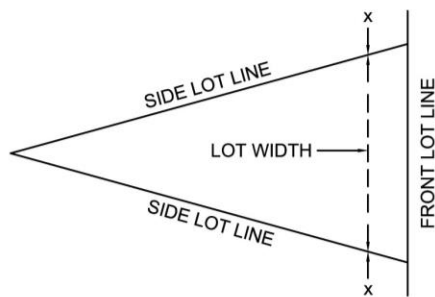




- (A) SIDE LOT LINES ARE PARALLEL;  
STREET IS STRAIGHT



- (B) FRONT AND REAR LOT LINES  
ARE NOT PARALLEL



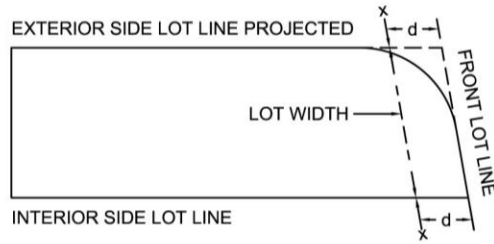
- (C) NO REAR LOT LANE

## Illustration of Site Width

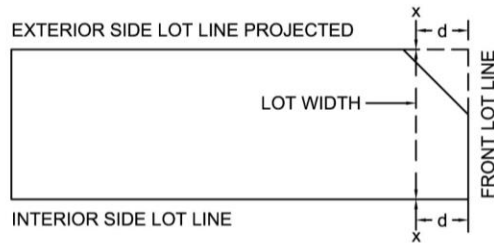
### Legend

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

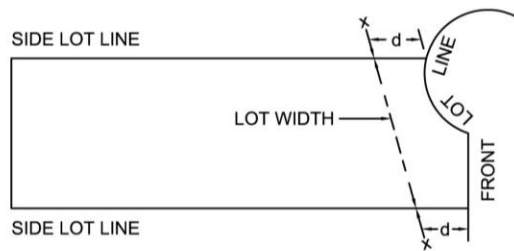
Figure 2.0(c)(i)



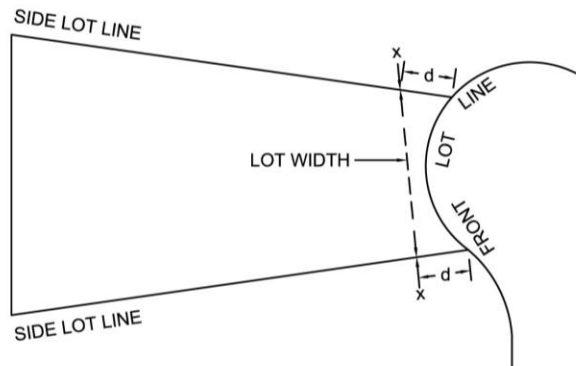
Ⓓ CORNER LOT WITH A CURVE



Ⓔ CORNER LOT WITH A DAYLIGHT TRIANGLE



Ⓕ LOT ON A CORNER EYEBROW



Ⓖ LOT ON A CUL-DE-SAC

## 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	Low Density Residential District 1
R1A	Low Density Residential District 1A
R1B	Low Density Residential District 1B
R2	Low Density Residential District 2
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
RM1	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
CR1	Corridor Residential 1 District
CR2	Corridor Residential 2 District
CM1	Corridor Mixed-Use 1 District
CS1	Corridor Station Mixed-Use 1 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)  
 (Revised – Bylaw No. 9881 – July 26, 2023)  
 (Revised – Bylaw No. 10008 – June 28, 2024)

### **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) m<sup>2</sup> 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
Part 010	Hampton Village
Part 011	Meadowgreen
Part 012	King George
Part 013	Pleasant Hill
Part 014	Riversdale
Part 015	Mount Royal
Part 016	Westmount
Part 017	Caswell Hill
Part 018	Hudson Bay Park
Part 019	Mayfair
Part 020	Blairmore Suburban Centre
Part 025	Central Business District
Part 026	Nutana
Part 027	Buena Vista
Part 028	Exhibition
Part 029	Avalon
Part 030	Queen Elizabeth
Part 031	The Willows
Part 032	Haultain
Part 033	Varsity View
Part 035	Grosvenor Park
Part 036	Holliston
Part 037	Stonebridge
Part 038	Adelaide/Churchill
Part 039	Nutana Park
Part 040	Eastview
Part 041	Nutana Suburban Centre
Part 042	Brevoort Park
Part 043	Greystone Heights
Part 044	Lakeview
Part 045	Wildwood
Part 046	College Park
Part 047	College Park East
Part 048	Sutherland
Part 049	Forest Grove
Part 050	City Park
Part 051	North Park
Part 052	Richmond Heights
Part 053	River Heights
Part 054	Lawson Heights Suburban Centre
Part 055	Lawson Heights
Part 056	Silverwood Heights
Part 057	Confederation Suburban Centre
Part 058	Lakeridge
Part 059	Arbor Creek
Part 060	Erindale

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”**

- (1) Subject to the Official Community Plan, a holding symbol “H” may be used in conjunction with any zoning district to identify the future use of the land.
- (2) Upon removal of a holding symbol “H” the zoning regulations for the underlying zoning district shall apply to the land.
- (3) An applicant may appeal to the Development Appeals Board if upon consideration of an application to remove the holding symbol “H”, council refuses the application, or fails to make a decision respecting an application within 90 days after the date on which the completed application is received.

(Revised – Bylaw No. 9919 – September 27, 2023)

## **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, screen or gate;  
(Revised – Bylaw No. 9790 – December 20, 2021)
  - (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)
- (k) pergolas, gazebos and other similar structures with a gross floor area of 14 square metres or less and are not located in a required front yard;
- (l) specific uses including the following:
  - (i) day care, residential;
  - (ii) keeping of boarders.

(Revised – Bylaw No. 9833 – July 25, 2022)

#### **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, access paths, vehicle circulation areas, loading spaces, entrances and exits to the site, and waste spaces;

(Revised – Bylaw No. 9863 – January 25, 2023)

- (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, semi-detached dwellings, multiple-unit dwellings containing up to four dwelling units or any accessory use to a dwelling unit, two copies of a scaled landscaping plan showing:
  - (i) all physical features, including existing and proposed grades;
  - (ii) all utilities and easements;
  - (iii) 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;
  - (iv) the location of hard landscaping such as fences, retaining walls, walkways and curbs;
  - (v) except for an alternative landscaping design, the details of the proposed irrigation system, including the location of outside spigots.

(Revised – Bylaw No. 9789 – December 20, 2021)

(Revised – Bylaw No. 10008 – June 28, 2024)

- (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.  
(Revised – 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**

- (1) (a) “Standard Application” means an application for approval of any use listed in Section 4.7.2 (1) and the following discretionary uses:

Day Cares and Preschools  
Boarding Houses  
Community Centres (R and M Districts)

Private Schools  
Converted Dwellings – Maximum four dwelling units  
Convents and Monasteries – Type I and II  
Hostel – Type I  
Special Needs Housing – Maximum six dwelling units  
Live/Work Units – Maximum four units  
Boarding and Breeding Kennels  
(Revised – Bylaw No. 9691 – March 23, 2020)  
(Revised – Bylaw No. 9683 – August 31, 2020)  
(Revised – Bylaw No. 9790 – December 20, 2021)  
(Revised – Bylaw No. 9819 – April 25, 2022)  
(Revised – Bylaw No. 10006 – June 28, 2024)  
(Revised – Bylaw No. 10008 – June 28, 2024)

- (b) “Highly Complex Application” means an application for approval of the following discretionary uses:

alcohol establishments  
New retail stores over 5000 m<sup>2</sup>  
Steel mills, blast furnaces and smelters,  
chemical manufacturing and petroleum  
refineries in IH districts.  
(Revised – Bylaw No. 9790 – December 20,  
2021)  
(Revised – Bylaw No. 9898 – June 28, 2023)

- (c) All other applications for approval for a discretionary use shall be a “Complex Application”.

(Revised – Bylaw No. 9725 – November 30, 2020)

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

(3) (Repealed – 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  
Day Cares and Preschools in all Districts except the R1,  
R1A, R1B, R2, R2A, RMHC, RMHL, RMTN, and RMTN1  
Districts

Special Needs Housing  
Expansion of existing Residential Care Homes  
Residential Care Homes – Type II  
Short-term Rental Property  
Microbrewery -Type I  
Special Care Homes in the B1B Districts  
Agricultural Research Stations  
Convenience Stores in connection with service stations or  
car washes in the IB District  
Car washes in the IB District  
Passenger vehicle storage in the FUD District  
Places for Worship in the RMTN and RMTN1 Districts  
Recreational vehicle and equipment storage in the FUD  
District  
One-unit dwellings  
Two-unit dwellings  
Semi-detached dwellings  
(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)  
(Revised – Bylaw No. 9790 – December 20, 2021)  
(Revised – Bylaw No. 9819 – April 25, 2022)  
(Revised – Bylaw No. 9864 – January 25, 2023)  
(Revised – Bylaw No. 10006 – June 28, 2024)

- (2) The following procedures shall apply to discretionary use applications:
- (a) Applicants must file with the Community Services Department the prescribed application for, 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) Notification will be provided to assessed property owners and the community association as set out in Bylaw 8171, Public Notice Policy Bylaw, 2003.

- (d) Council or the Development Officer shall consider the application together with any written or verbal submissions received.
- (e) Council or the Development Officer may:
  - i) reject the application;
  - ii) approve the application with conditions, including a condition limiting the length of time that the use may be conducted on the site; or
  - iii) approve the application without conditions.
- (f) The City Clerk or 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.
- (g) For decisions made by the Development Officer, the applicant may, within 30 days after the date of the written decision, apply to Council to review and confirm or alter the decision of the Development Officer.
- (h) For an existing approved discretionary use or those identified under section 3.6.1, if the intensity of use is increased from what was previously approved by Council, a new discretionary use application is required.

(Revised – Bylaw No. 9790 – December 20, 2021)

(Revised – Bylaw No. 9864 – January 25, 2023)

- (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 alcohol establishments 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.

(Revised – Bylaw No. 9898 – June 28, 2023)
- (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 day cares uses located within 60 metres.

(Revised – Bylaw No. 9518 – June 25, 2018)  
(Revised – Bylaw No. 9819 – April 25, 2022)
- (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, including the number of motor vehicle parking spaces, provided those standards are necessary to secure the following objectives:

(Revised – Bylaw No. 10019 – July 31, 2024)

  - (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; and
  - (b) to any commercial, industrial, institutional or mixed-use development on a site abutting or having frontages or flankages along high frequency corridors as shown in the Official Community Plan Map 6: High Frequency Transit Corridor and Transit Villages.  
(Revised – Bylaw No. 10019 – July 31, 2024)

(Revised – Bylaw No. 9864 – January 25, 2023)

- (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**

- (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 CM1, or CS1 District, and city-wide parks, multi-district parks, and district parks.  
(Revised – Bylaw No. 9326 – December 14, 2015)  
(Revised – Bylaw No. 9881 – July 26, 2023)

#### **5.7 Accessory Buildings and Structures**

- (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, detached accessory buildings or structures shall:
  - (a) not exceed 4 metres in height from grade level to the underside of the eaves;
  - (b) not have any part of its roof in excess of 5 metres in height;
  - (c) not exceed one storey in height above grade;
  - (d) have a floor located not more than 1.2 metres above grade level;
  - (e) take into account the following when determining the total floor area of detached accessory buildings:
    - i) in calculating the main floor of the principal building, the area of an attached garage or carport shall be excluded;
    - ii) the area of the attached garage and the total floor area of all detached accessory buildings shall not exceed the above grade floor area of the principal building;
    - iii) Shall not have a total floor area greater than the floor area of the principal building exclusive of an attached garage or carport or 54 square metres, whichever is greater. In no circumstance shall a detached building or structure accessory to a one-unit dwelling have a total floor area greater than 87 square metres.

(Revised – Bylaw No. 9864 – January 25, 2023)

(Revised – Bylaw No. 9979 – April 24, 2024)

- (f) be situated either:
  - i) at least 15 metres from the front property line; or
  - ii) at least 1.2 metres behind the rear line of the principal building;

- (g) for corner sites, be situated at least 0.75 metres from any property line abutting a flanking street and at least 1.2 metres from any portion of the principal building; and
- (h) be situated at least 1.2 metres from a property line abutting a lane toward which a vehicle door faces.

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

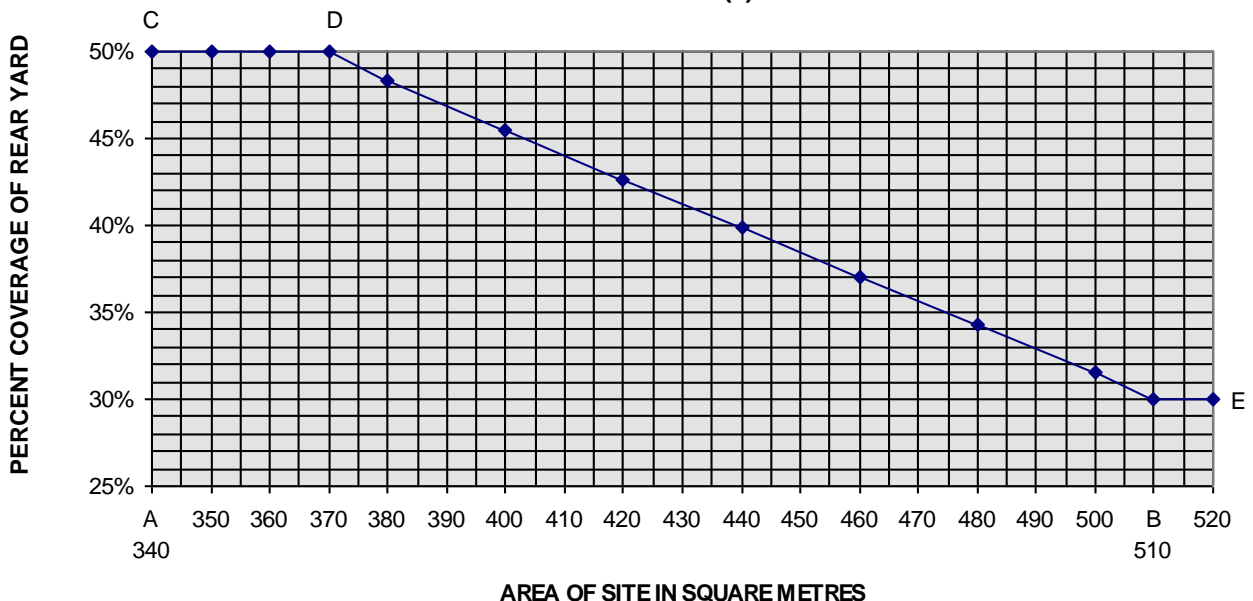
(Revised – Bylaw No. 9701 – May 25, 2020)

(Revised – Bylaw No. 9790 – December 20, 2021)

(Revised – Bylaw No. 9864 – January 25, 2023)

- (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 340m<sup>2</sup> to 510m<sup>2</sup>;
  - (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 370m<sup>2</sup> to 510m<sup>2</sup> 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.

**GRAPH NO. 5.7(5)**



- (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, solar panel, 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.

(Revised – Bylaw No. 9900 – June 28, 2023)

## 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 and a landing with a maximum area of 2.5m<sup>2</sup> 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;
  - (c) accessibility ramps and wheelchair lifts;
  - (d) short-term bicycle parking spaces.

(Revised – Bylaw No. 10019 – July 31, 2024)

- (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 0.6 metres above grade;
  - (c) overhanging eaves and gutters projecting not more than 1.0 metres into a required front yard and where eaves are part of a passive solar building, eaves may project a maximum of 1.5 metres into a required front yard;

(Revised – Bylaw No. 9900 – June 28, 2023)

- (e) raised patios and decks more than 0.6 metres above grade, projecting not more than 1.8 metres into a required front yard;
  - (f) cantilevered 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, attached covered entry, patio or deck 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)  
(Revised – Bylaw No. 9818 – May 24, 2022)  
(Revised – Bylaw No. 9833 – July 25, 2022)

- (h) a fence or other structure to provide screening of waste containers with a maximum area of 4 square metres and a maximum height of 1.3 metres.  
(Revised – Bylaw No. 9919 – September 27, 2023)
- (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) cantilevered 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;
  - (g) 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 courts and private swimming pools, 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 cantilevered 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 and where eaves are part of a passive solar building, eaves may project into the required side yard;  
(Revised – Bylaw No. 9900 – June 28, 2023)
- (d) accessory buildings, subject to all other requirements of this Bylaw;
- (e) laundry drying equipment, recreational equipment, and courts and private swimming pools, 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.

(Revised – Bylaw No. 9790 – December 20, 2021)

## **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**

- (1) Yard setbacks are not required for construction or development that is completely below grade; however, the Development Officer may determine that a required yard, or any portion of a required yard be unobstructed or undisturbed below grade to preserve existing vegetation, or to provide an adequate growing environment for proposed or required landscaping.
- (2) Notwithstanding (1), below grade construction within any portion of a required yard is not permitted for multiple-unit dwellings consisting of 5 or more units as permitted in accordance with subsection 5.59.

(Revised – Bylaw No. 10009 – June 28, 2024)

#### **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;
  - (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; and

- (h) solar panels;
- (i) in the case of one-unit dwellings, two-unit dwellings, semi-detached dwellings and multiple-unit dwellings containing up to four dwelling units, a dormer that is considered an architectural feature, covers internal stairs or has an interior height of less than 2.1 metres.

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

(Revised – Bylaw No. 9900 – June 28, 2023)

(Revised – Bylaw No. 10008 – June 28, 2024)

- (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) (Repealed – Bylaw No. 9790 – December 20, 2021)
- (4) To determine building height in the case of one-unit dwellings, two-unit dwellings, semi-detached dwellings, street townhouses and multiple-unit dwellings containing up to four dwelling units with a walk out basement, grade level shall be calculated as being the average elevation of the finished surface of the ground adjacent to the front of the building not including any artificial grade alterations.  
(Revised – Bylaw No. 9900 – June 28, 2023)  
(Revised – Bylaw No. 10008 – June 28, 2024)

## **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 or I districts.  
(Revised – Bylaw No. 9790 – December 20, 2021)
- (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, M or C 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 36m<sup>2</sup>, 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 9.0m<sup>2</sup>;
  - (b) To be included as amenity space, a balcony shall have a minimum dimension of 1.8 metres and a minimum area of 5.0m<sup>2</sup>;
  - (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, waste spaces or maintenance buildings.

(Revised – Bylaw No. 9863 – January 25, 2023)

(Revised – Bylaw No. 9881 – July 26, 2023)

### **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.
- (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 for the principal use may not be occupied by transient sales events.

(Revised – Bylaw No. 10019 – July 31, 2024)

### **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<sup>2</sup> of floor area per accessible dwelling unit to be allowed over and above the maximum permitted floor area of the subject district;

(Revised – Bylaw No. 10019 – July 31, 2024)

- (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 alcohol establishment 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 alcohol establishment 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. 9538 – November 19, 2018)

(Revised – Bylaw No. 9428 – March 27, 2017)

(Revised – Bylaw No. 9898 – June 28, 2023)

## **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) (Repealed – Bylaw No. 9862 – January 25, 2023)
  - (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) any business activity that requires 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, but not including homecraft;
  - (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, except sales incidental to a personal service trade;
  - (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)

(Revised – Bylaw No. 9862 – January 25, 2023)

- (3) The following development standards shall apply to all Home Based Businesses:
  - (a) No more than one non-resident person associated with the home based business may be present at the home based business at any one time;
  - (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 40m<sup>2</sup>, 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 40m<sup>2</sup> on the site;  
(Revised – Bylaw No. 10019 – July 31, 2024)
  - (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) (Repealed – Bylaw No. 10019 – July 31, 2024)
  - (f) No more than one business related vehicle and one trailer, 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 3 client or business related visits at one time, 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) (Repealed – Bylaw No. 9862 – January 25, 2023)
- (4) A home based business is a permitted accessory use in any district where dwellings are a permitted or discretionary use.

(Revised – Bylaw No. 9862 – January 25, 2023)

### **5.30 Secondary Suites**

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

- (1) The following regulations shall apply to secondary suites:
- (a) it 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) it shall not be located in a one-unit dwelling located within a dwelling group;
  - (c) it shall be no more than 80 square metres;
  - (d) there shall be no more than one contained in any one-unit dwelling; and
  - (e) the floor area shall be considered as part of the principal building.

(Revised – Bylaw No. 9979 – April 24, 2024)

- (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 Day Cares and Preschools**

- (1) Day cares and preschools may be approved as an accessory use or as a principal use. Day cares and preschools are not permitted as a principal use in a unit of a two-unit dwelling, semi-detached dwelling, townhouse or a unit of a multiple unit dwelling.
- (2) In any residential district, exterior alterations to a dwelling or former dwelling must be consistent with the residential character of the building or property.
- (3) All parking spaces may be located in a required front yard and may be tandem.  
(Revised – Bylaw No. 10019 – July 31, 2024)
- (4) Day cares shall provide at least 7m<sup>2</sup> of outdoor play space for each child present under the age of 13 present in the facility at any one time, and must meet the following requirements. A minimum of 3.5m<sup>2</sup> per child must be located on-site and fenced. The remaining outdoor play space may be located at a nearby location provided that written approval by the Ministry of Education has been given. No outdoor play space is required for facilities which provide care only for persons over the age of 13.

(Revised – Bylaw No. 9819 – April 25, 2022)

**5.33 Day Cares, Residential**

- (1) The number of persons under care or supervision in a day care, residential shall not exceed 12, including the individuals to whom care is being provided who are resident in the dwelling.
- (2) A day care, residential shall be permitted as an accessory use in a detached one-unit dwelling, a unit of a two-unit dwelling, a mobile home, a semi-detached dwelling or a townhouse.
- (3) Day cares, residential shall provide 3.25m<sup>2</sup> of on-site and fenced outdoor play space for each child under the age of 13 years present in the facility at any one time. No outdoor play space is required for facilities which provide care only for persons over the age of 13.

(Revised – Bylaw No. 9819 – April 25, 2022)



**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) All parking spaces may be located in a required front yard and may be tandem.
- (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) (Repealed – Bylaw No. 10019 – July 31, 2024)
- (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 parking.
- (8) Notwithstanding the provisions of Section 6, 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.

(Revised – Bylaw No. 10019 – July 31, 2024)

**5.35 (Repealed – Bylaw No. 9819 – April 25, 2022)**

### **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) (Repealed – Bylaw No. 10019 – July 31, 2024)
- (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, and alcohol establishments;  
(Revised – Bylaw No. 9898 – June 28, 2023)
  - (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.
- (2) 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;
  - (f) Signage regulations pertaining to live/work units shall be those of the applicable Zoning District;
  - (g) There shall be no parking in a required front yard.

(Revised – Bylaw No. 10019 – July 31, 2024)

### **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**

- (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, day care, pre-school or recreational facility.

(Revised – Bylaw No. 9151 – December 2, 2013)

(Revised – Bylaw No. 9819 – April 25, 2022)

#### **5.43 Garden and Garage Suites**

(Repealed and Replaced – Bylaw No. 9900 – June 28, 2023)

- (1) There shall be no more than one garden or garage suite per site.  
(Revised – Bylaw No. 9979 – April 24, 2024)
- (2) 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.
- (3) All habitable areas of a garden or garage suite shall be above grade.
- (4) Condominium plans for a garden or garage suite shall not be approved.
- (5) A site plan for a garden or garage suite shall be submitted which must identify:
  - (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.

- (6) Sites containing a garden or garage suite must be adequately drained. A site drainage plan shall be submitted.
- (7) (Repealed – Bylaw No. 9979 – April 24, 2024)
- (8) A garden or garage suite 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, a garden or garage suite shall also be connected to the rear yard by means of a path.
  - (8.1) (a) A garden or garage suite may be attached to one other garden or garage suite on an adjacent site where there is access to a rear lane:

- (i) if attached, the common wall dividing the garden or garage suite shall be no less than 75% of the depth of the entire structure.
- (9) The main entrance of a garden or garage suite shall be accessible from the lane where a lane exists.
- (10) (Repealed – Bylaw No. 9979 – April 24, 2024)
- (11) 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 building or 80 m<sup>2</sup>, whichever is the lesser;  
(Revised – Bylaw No. 9979 – April 24, 2024)
  - (b) the gross floor area of a garage suite shall not exceed the gross floor area of the principal building or 100 m<sup>2</sup>, whichever is greater, and in no case shall the gross floor area of a garage suite exceed 167 m<sup>2</sup>;  
(Revised – Bylaw No. 9979 – April 24, 2024)
  - (c) the gross floor area intended for use as a private garage in a garage suite shall not exceed 87 m<sup>2</sup>;
  - (d) the gross floor area of a principal building includes all areas above grade, including an attached garage;  
(Revised – Bylaw No. 9979 – April 24, 2024)
  - (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 building;  
(Revised – Bylaw No. 9979 – April 24, 2024)
  - (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.

- (12) Balconies may be permitted on the second storey of a garden or garage suite facing a lane, or on corner sites, facing a flanking street. Balconies shall be screened appropriately so as to inhibit the view into adjacent sites.
- (13) Rear yard decks and porches are permitted for garden or garage suites.
- (14) Mechanical units such as air conditioners and vents shall be located so as not to constitute a nuisance to adjacent properties.
- (15) In category 1 neighbourhoods and sites in category 3 neighbourhoods with rear lane access the 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. Where the National Building Code allows for more, exceptions to the 20% maximum will be permitted on corner sites.  
(Revised – Bylaw No. 9919 – September 27, 2023)
- (16) Dormers are permitted in category 1 neighbourhoods and sites in category 3 neighbourhoods with rear lane access but shall not exceed 50% of the length of the roof.  
(Revised – Bylaw No. 9919 – September 27, 2023)
- (17) The minimum development standards for garden suites are set out in the following chart:

<b>Garden Suites</b>								
<b>Development Standard</b>	<b>Side Yard (min)</b>	<b>Rear Yard (min)</b>	<b>Rear Yard Coverage (max)</b>	<b>Building Height (max)</b>	<b>Distance from Principal Building (min)</b>	<b>Side Wall Height (max)</b>	<b>Building Length (max)</b>	<b>Number of Storeys (max)</b>
<b>Category 1</b>	0.75 <sub>1</sub>	2 <sub>2</sub>	50%	5.8 <sub>3</sub>	4.0		9.0	2
<b>Category 2</b>	3 <sub>5</sub>	2	50%	3.5	4.0	3.2	9.0	1
<b>Category 3 (sites with rear lane access)</b>	0.75 <sub>1</sub>	2 <sub>2</sub>	50%	5.8 <sub>3</sub>	4.0		9.0	2
<b>Category 3 (sites without rear lane access)</b>	3	2	50%	3.5	4.0	3.2	9.0	1

(Revised – Bylaw No. 9919 – September 27, 2023)

(Revised – Bylaw No. 9979 – April 24, 2024)

### Notes to Development Standards for Garden Suites

- 1 (a) No less than a 1.2 metre side yard setback shall be provided on one side of the site.
- (b) Where a garden suite is attached to one other garden or garage suite on an adjacent site, the minimum side yard setback is 0 metres on the side yard with the attached common wall.

- 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 6.0 metres to the mean height level between eaves and ridge on buildings with a gable, hip or gambrel roof.
- 4 (Repealed – Bylaw No. 9919 – September 27, 2023)
- 5 Where a garden suite is attached to one other garden or garage suite on an adjacent site, the minimum side yard setback is 0 metres on the side yard with the attached common wall and no less than 3 metres on the other side.

(Revised – Bylaw No. 9979 – April 24, 2024)

- (18) The minimum development standards for garage suites are set out in the following chart:

<b>Garage Suites</b>								
<b>Development Standard</b>	<b>Side Yard (min)</b>	<b>Rear Yard (min)</b>	<b>Rear Yard Coverage (max)</b>	<b>Building Height (max)</b>	<b>Distance from Principal Building (min)</b>	<b>Side Wall Height (max)</b>	<b>Building Length (max)</b>	<b>Number of Storeys (max)</b>
<b>Category 1</b>	0.75 <sub>1</sub>	2 <sub>2</sub>	50%	6.0 <sub>3</sub>	4.0		9.0	2
<b>Category 2</b>	0.75 <sub>1</sub>	2	50%	5.0	4.0	4.0	9.0	1
<b>Category 3 (sites with rear lane access)</b>	0.75 <sub>1</sub>	2 <sub>2</sub>	50%	6.0 <sub>5</sub>	4.0		9.0	2
<b>Category 3 (sites without rear lane access)</b>	0.75 <sub>1</sub>	2 <sub>2</sub>	50%	5.0	4.0	4.0	9.0	1

(Revised – Bylaw No. 9919 – September 27, 2023)

(Revised – Bylaw No. 9979 – April 24, 2024)

### **Notes to Development Standards for Garage Suites**

- 1
  - (a) No less than a 1 metre side yard setback shall be provided on one side of the site.
  - (b) Where a garage suite is attached to one other garden or garage suite on an adjacent site, the minimum side yard setback is 0 metres on the side yard with the attached common wall.
- 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.



- 4 (Repealed – Bylaw No. 9919 – September 27, 2023)
- 5 The maximum building height can be increased to 6.5 metres to the mean height level between the eaves and the ridge on buildings with a gable, hip or gambrel roof.

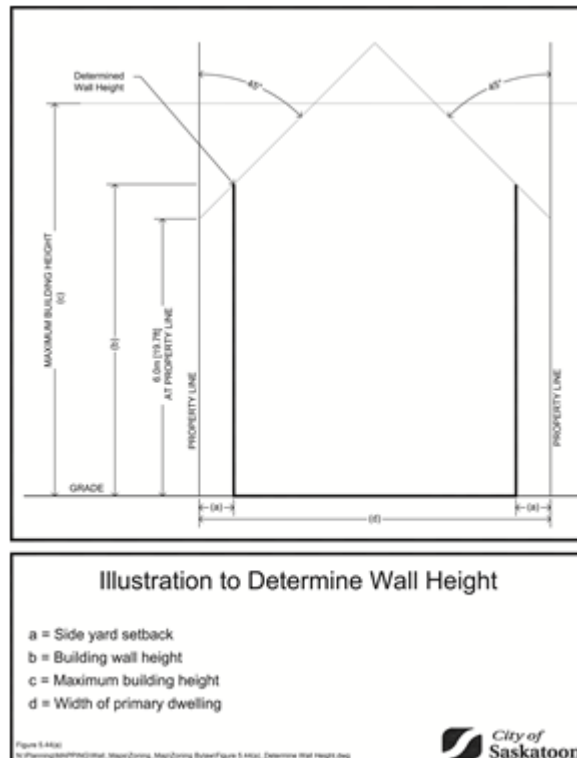
(Revised – Bylaw No. 9979 – April 24, 2024)

#### **5.44 Primary Dwellings in Established Neighbourhoods**

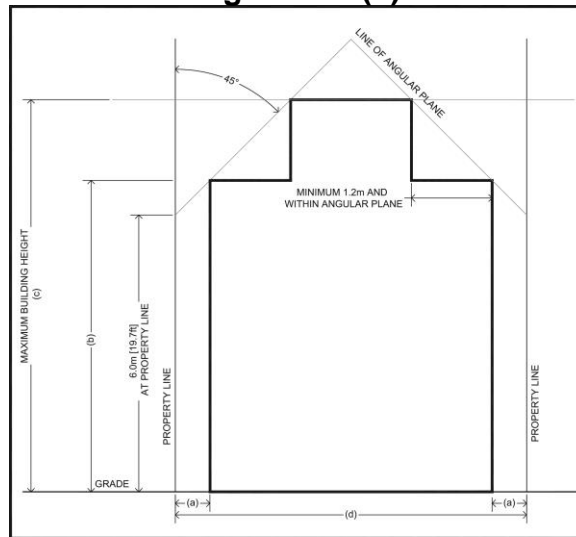
- (1) The allowable sidewall area for a primary dwelling includes all portions of a sidewall located under eaves which faces the same direction. The allowable sidewall area must not exceed the area determined by the following calculations:
- (a) building wall height calculations: the wall height is determined 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)**



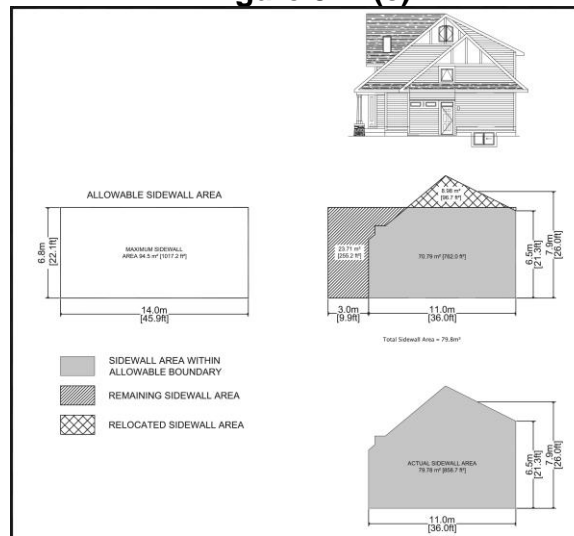
**Illustration of Flat Roof Primary Dwelling**

- a = Side yard setback
- b = Building wall height
- c = Maximum building height
- d = Width of primary dwelling

Figure 5.44(b)  
N:\Planning\MAPPING\Wml\_Map\Zoning\_Map\Zoning Bylaw\Figure 5.44(b)\_Flat Roof Primary Dwelling.dwg



**Figure 5.44(c)**



**Example of Allowable Sidewall Area**

	<b>Modified Two Storey</b>	
Site length: 40 m	Allowable Sidewall Area:	Actual Sidewall Area:
Side yard width: 0.75 m	6.7 m x 14 m = 94.5 m²	79.78 m²

Figure 5.44(c)  
N:\Planning\MAPPING\Wml\_Map\Zoning\_Map\Zoning Bylaw\Figure 5.44(c)\_Example of Allowable Sidewall Area.dwg



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

#### **5.44.1 Four Dwelling Units**

- (1) Section 5.44 does not apply to multiple-unit dwellings containing up to four dwelling units located on any site within the Corridor Growth Area, on any corner site within the Transit Development Area, and in the R2A, RM1, RM2, RM3, RM4 and RM5 Zoning Districts.

#### **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, day cares, or within 160 metres of another cannabis retail store.  
(Revised – Bylaw No. 9518 – June 25, 2018)  
(Revised – Bylaw No. 9819 – April 25, 2022)

#### **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, day cares, or residential zoning district.  
(Revised – Bylaw No. 9518 – June 25, 2018)  
(Revised – Bylaw No. 9620 – August 26, 2019)  
(Revised – Bylaw No. 9819 – April 25, 2022)

#### **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) The permitted number of guests are as follows:
  - (a) no more than six in a one-unit dwelling;
  - (b) no more than two in each dwelling unit of a semi-detached dwelling, two unit dwelling, townhouse or multiple-unit dwelling.

(Revised – Bylaw No. 9862 – January 25, 2023)

- (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) (Repealed – Bylaw No. 9979 – April 24, 2024)

(Revised – Bylaw No. 9862 – January 25, 2023)

#### **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 are permitted in a one-unit dwelling, and in each dwelling unit of a semi-detached dwelling, two-unit dwelling, townhouse or multiple-unit dwelling.
- (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) (Repealed – Bylaw No. 9979 – April 24, 2024)

- (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.

(Revised – Bylaw No. 9862 – January 25, 2023)

### **5.53 Corner Cut-Offs**

(Revised – Bylaw No. 9833 – July 25, 2022)

- (1) The following standards apply to front yard corner cut-offs:
  - (a) The minimum site 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); and
  - (b) In the R1A and R2 districts, the minimum setback from a corner cut-off is 0.75 metres as illustrated in Figure 5.53(a).
- (2) The following standards apply to rear yard corner cut-offs:
  - (a) The rear yard setback on sites adjacent to municipal reserve shall be measured as the distance 7.5 metres along a line drawn perpendicular to the rear yard as illustrated in Figure 5.53(c); and
  - (b) Decks shall have a minimum setback of 3.0 metres and be in compliance with Sections 5.8(3) (a), (b) and (c).

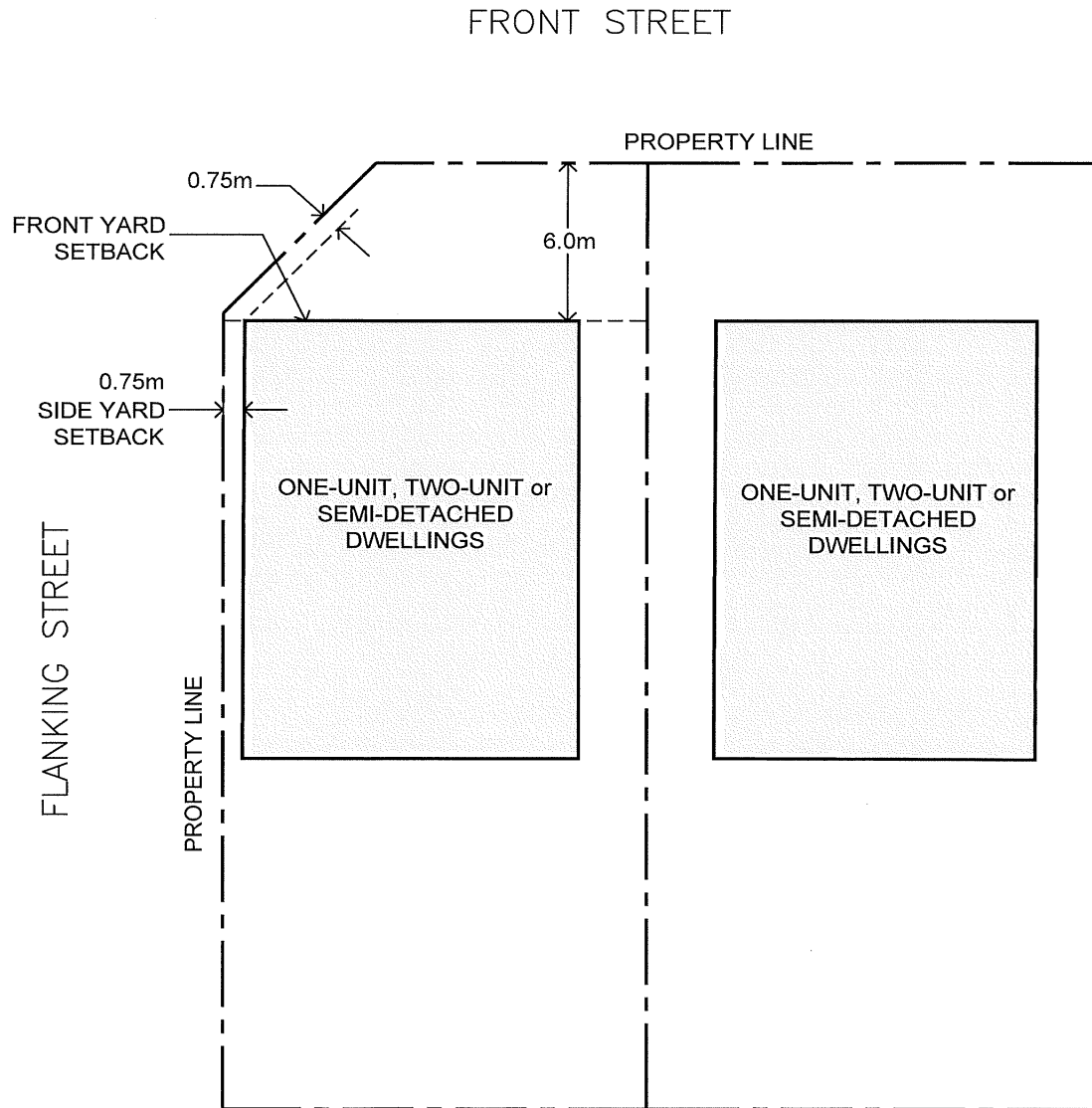


# **Illustration of**

Front Yard Corner Cut-Off in R1A and R2 Zoning Districts

Front Yard Setback Requirements for One-Unit, Two-Unit or Semi-Detached Dwellings

Figure 5.53(a)



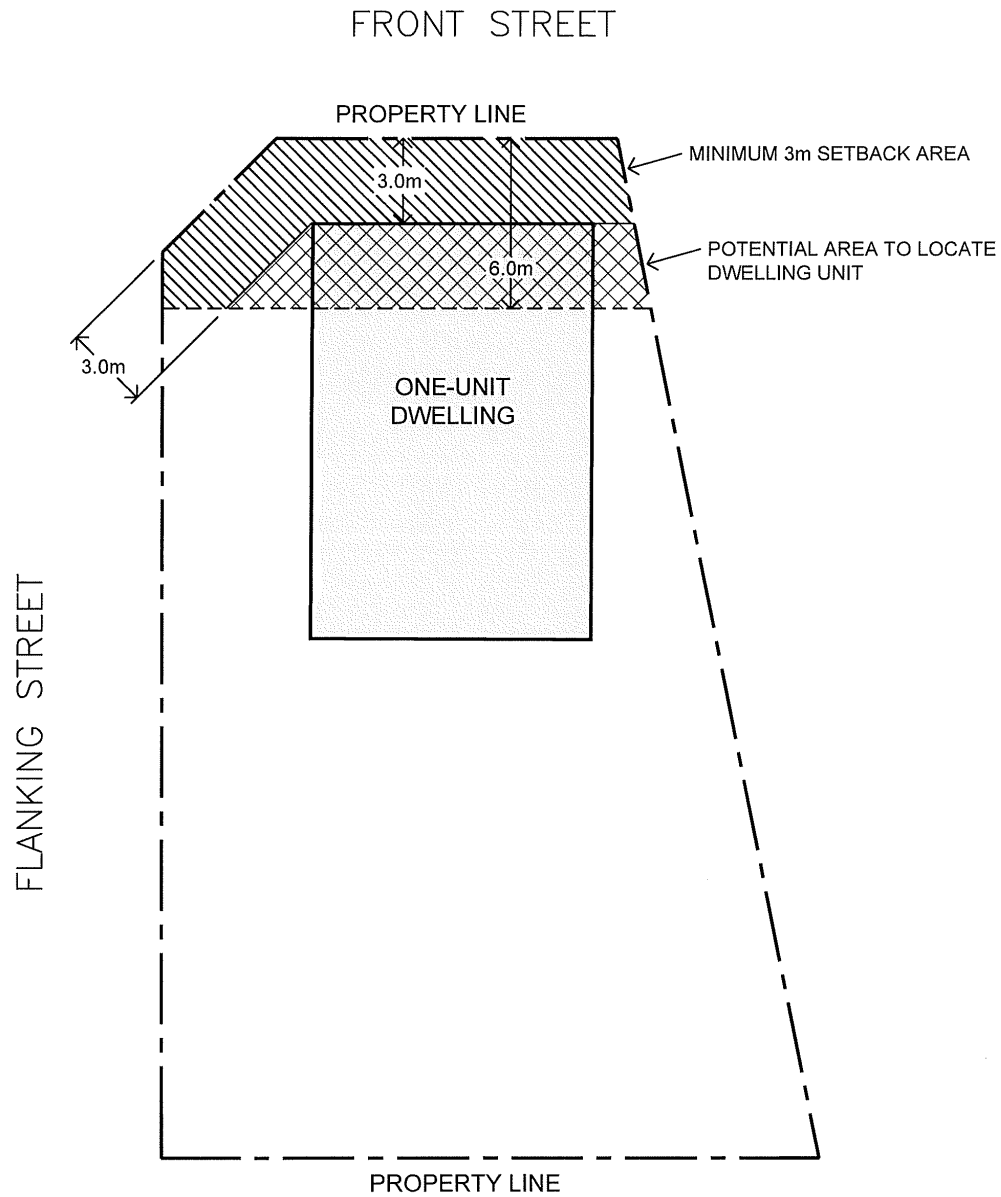
N:\Planning\MAPPING\Wall\_Maps\Zoning\_Map\Zoning Bylaw\Figure 5.53(a)\_Corner Cutoff R1A&R2.dwg

# **Illustration of**

Front Yard Corner Cut-Off in R1B Zoning District

Front Yard Setback Requirements for One-Unit Dwellings

Figure 5.53(b)

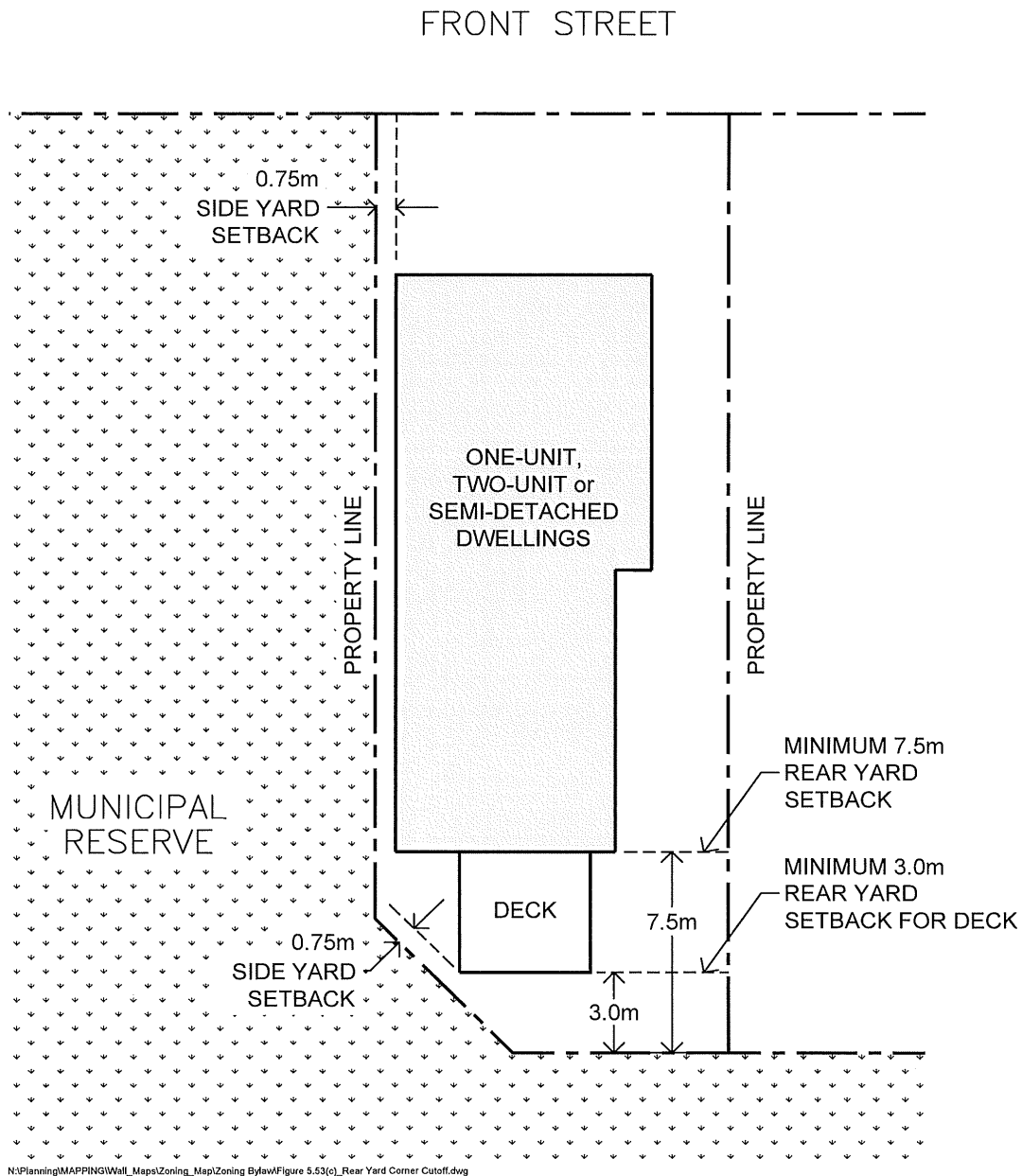


N:\Planning\MAPPING\Wall\_Maps\Zoning\_Map\Zoning Bylaw\Figure 5.53(b)\_Corner Cutoff R1B.dwg

### Illustration of

Rear Yard Corner Cut-Off in R1A, R1B and R2 Zoning Districts  
Rear Yard Setback Requirements for One-Unit, Two-Unit, or Semi-Detached Dwellings

Figure 5.53(c)



## **5.54 Emergency Residential Shelters**

The following development standards shall apply to all emergency residential shelters:

- (1) The development permit may be approved for a period of no more than 18 months, subject to Council approval.  
(Revised – Bylaw No. 9825 – May 24, 2022)
- (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, including information to support the temporary nature and demonstrated need for the use;
- (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.

(Revised – Bylaw No. 9825 – May 24, 2022)

- (8) 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.
- (9) 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.

## **5.55 Screening**

- (1) (Repealed – Bylaw No. 9864 – January 25, 2023)
- (2) The erection or placement of a free standing privacy screen or similar structure shall:

- (a) In a side yard, comply with the height and setback requirements of each district as if the structure were a building.
- (b) In a rear yard, comply with the following:
  - (i) maximum height of 4 metres;
  - (ii) minimum rear yard setback of 1.2 metres; and
  - (iii) minimum side yard setback of 0.75 metres.
- (3) Waste and recycling pick-up areas within any R, B, M or MX district shall be screened from any public street with landscaping or fencing to the satisfaction of the Development Officer.

#### **5.56 Development in Proximity to Rail Lines**

Development in proximity to rail lines or rail yards should be consisted with the Guidelines for New Development in Proximity to Railway Operations prepared for the Federation of Canadian Municipalities and the Railway Association of Canada.

#### **5.57 Three Season Rooms**

(Revised – Bylaw No. 9833 – July 25, 2022)

- (1) The following development standards shall apply to all three season rooms:
  - (a) The room must be enclosed and up to 50% of the walls must be openings;
  - (b) The room must not be integrated into the dwelling by removal of an exterior door;
  - (c) The room must be unconditioned and not have a permanent heating source;
  - (d) No basement shall be constructed under the room; and
  - (e) The room must be located at or above grade and be attached to the main floor of the dwelling.

## **5.58 On-Site Waste Spaces**

- (1) On-site waste space shall be required for new development and wherever the existing use of a building or structure is significantly enlarged, undergoes a significant increase in capacity or is changed to a new use.
- (2) The following provisions shall apply regarding on-site waste spaces:
  - (a) The minimum dimensions shall be 3.0 metres by 7.5 metres and shall have a minimum vertical clearance of 7.5 metres;
  - (b) May be located within the rear yard setback;
  - (c) Shall not be located in any parking and bicycle parking spaces or in required landscaped area;
  - (d) May be located in conjunction with loading spaces in B, M and MX districts;
  - (e) Pick-up areas within any R, B, M or MX district shall be screened from any public street with landscaping or fencing to the satisfaction of the Development Officer; and
  - (f) On-site waste spaces shall be hard surfaced in all districts other than I districts, wherein the Development Officer may consider the use of the building and site design to determine appropriate surfacing.
- (3) One on-site waste space, per site, to be used exclusively for waste storage and pick-up shall be provided.  
(Revised – Bylaw No. 9925 – November 22, 2023)
- (4) Sites that contain dwelling units in conjunction with other uses, may require separate waste spaces for each use when considered necessary by the Development Officer.
- (5) For R, B, I, M and MX districts within the areas defined as Established Neighbourhoods the requirement for waste spaces may be varied due to site constraints of existing site layout, subject to the approval of the Development Officer.
- (6) One-unit, two-unit and semi-detached dwellings, street townhouses, multiple-unit dwellings containing four or less dwelling units, residential care homes type I and II, custodial care homes type I and II, day cares residential, and boarding houses are not required to provide on-site waste spaces.

**5.59 Multiple-Unit Dwellings with 5 or more Units**

- (1) (a) The provisions of subsection 5.59 do not apply in the RM5 district.
- (b) Clauses (4) and (5) do not apply in the RM4 district.
- (2) (Repealed – Bylaw No. 10019 – July 31, 2024)
- (3) The Minimum Development Standards for sites designated Station Mixed Use and Corridor Mixed Use are set out in the following chart:

Multiple-unit dwellings containing five or more dwelling units (max 6 storeys) <sub>6</sub>	Minimum Development Standards (in Metres)										
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard (min)	Front Yard (max)	Side Yard	Rear Yard: Interior Site	Rear Yard: Corner Site	Building Height (max)	Site Coverage (max)	Amenity Space per unit (m <sup>2</sup> )
	15	30	450	4	6	0.75 <sub>1</sub>	6	4.5	22	50% <sub>2</sub>	9 <sub>3</sub>

- (4) The Minimum Development Standards for sites designated Corridor Residential are set out in the following chart:

Multiple-unit dwellings containing five or more dwelling units (max 4 storeys) <sub>6</sub>	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard: Interior Site	Rear Yard: Corner Site	Building Height (max)	Site Coverage (max)	Amenity Space per unit (m <sup>2</sup> )
	15	30	630	6	1.5 <sub>4</sub>	6	4.5	15	50% <sub>2</sub>	9

- (5) The Minimum Development Standards for sites located in the Transit Development Area located on collector and arterial streets as defined by the Saskatoon Transportation Master Plan are set out in the following chart:

Multiple-unit dwellings containing five or more dwelling units (max 4 storeys) <sub>6</sub>	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard: Interior Site	Rear Yard: Corner Site	Building Height (max)	Site Coverage (max)	Amenity Space per unit (m <sup>2</sup> )
	21	30	630	6	1.5 <sub>4</sub>	6	4.5	15	50% <sub>2</sub>	9 <sub>5</sub>

**5.59.1 Notes to Development Standards**

- 1 (a) On a corner site, the side yard abutting the flanking street shall be not less than 2 metres.
- (b) On an interior site, a 1.5 metre side yard shall be provided for the part of the building containing dwelling units up to a height of 11 metres, and a 3 metres side yard shall be provided for that portion of the building in excess of 11 metres in height. No such side yard shall be required when no window, door or other opening is provided in the wall facing the adjacent property.



- 2 Site coverage on corner sites may be increased to 60%.
- 3 When part of a mixed-use development includes non-residential uses, the amenity space may be reduced to 5m<sup>2</sup> per dwelling unit.
- 4 Where a site is adjacent to a one-unit dwelling, two-unit dwelling or semi-detached dwelling without the intervention of a lane, the side yard shall be increased in width by 0.75 metres for each storey above two storeys, or 9 metres in building height, whichever is less.
- 5 For sites which are located along an arterial or collector street as defined by the Saskatoon Transportation Master Plan that are along the boundary of the Transit Development Area, multiple unit dwellings containing five or more dwelling units to a maximum of four storeys may be permitted on both sides of the collector or arterial street.
- 6
  - (a) A front yard landscaped strip of 4.5m is required in accordance with the provisions of section 7.0.
  - (b) On corner sites, the whole of any required side yard abutting the flanking street shall be landscaped in accordance with section 7.0.

#### **5.60 Parking Stations**

- (1) 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.
- (2) 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, the 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.
- (3) In addition to the requirements of clause (2), Council may increase the standards for the width, fencing, and landscaping of buffer areas for parking stations associated with restaurants, lounges, alcohol establishments or other uses which generate a high volume of traffic or regularly attract clients or visitors outside of daytime hours.
- (4) No buildings may be placed or erected on a site designated as a parking station.

- (5) All areas of a parking station to which vehicles have access shall be suitably hard surfaced, including the registered lane providing access to the parking station. All required hard surfacing shall be completed to the satisfaction of the General Manager, Transportation and Construction Division, and be undertaken at the expense of the parking station owner. In granting discretionary use approval, Council or the Development Officer may exempt a parking station in the AG zoning district from the requirement that it be hard surfaced.
- (6) Parking stations shall provide adequate storm drainage and storm water storage as required.

**6.0 Required Parking, Loading and Vehicular Circulation Provisions**

(Repealed and Replaced – Bylaw No. 10019 – July 31, 2024)

**6.1 General Parking Regulations**

- (1) A parking and vehicular circulation plan must be submitted with a development permit application for all proposed developments with the exception of one-, two-, three-, four-unit, or semi-detached dwellings, and accessory uses thereof.
- (2) All parking and loading spaces must be clear of any access driveways, aisles, ramps, columns, signs or other similar obstructions, and must conform to the following minimum dimensions:

Minimum Parking Space Design Requirements		
Parking Space Type	Minimum Dimensions	Minimum Vertical Clearance
Parking spaces required prior to May 21, 1981	2.438 by 5.486 metres	1.981 metres
Standard	2.7 by 6.0 metres	2.0 metres
Parallel	2.7 by 6.7 metres	2.0 metres
Having Direct Access to a Registered Lane	2.7 by 6.7 metres	2.0 metres
Accessible	3.4 by 6.0 metres plus 1.5 metre access aisle	2.75 metres unless technically infeasible, in which case 2.0 metres may be considered
Loading	3.0 by 7.5 metres	4.0 metres

- (3) Except where tandem parking is permitted, all parking and loading spaces must, 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 must conform to the following minimum dimensions:

Minimum Drive Aisle Widths		
Parking Angle in Degrees	Width of Aisle or Driveway	Width of Parking Facility Vehicle Access Door
75 to 90	6.0 metres (two-way traffic)	5.4 metres (single door) or two 2.7 metre doors
50 to 74	5.5 metres (two-way traffic)	5.4 metres (single door) or two 2.7 metre doors
49 or less	3.7 metres (one-way traffic only)	2.7 metres (single door)

For the purpose of the above minimum dimensions, angles must be measured between the centre line of the parking or loading space and the centre line of the driveway or aisle.

### **6.1.1 Hard Surfacing**

- (1) Subject to subclause (2), all parking and loading facilities must be hard surfaced. Permeable pavement is not permitted for parking and loading facilities for gas bars, service stations, public garages, trucking terminals and similar uses with potential ground contamination or in heavy industrial districts.
- (2) Parking facilities in Heavy Industrial, Agricultural and Future Urban Development Districts must be designed to minimize dirt or debris carried onto public streets and the following must be hard surfaced:
  - (i) required accessible parking spaces;
  - (ii) required bicycle parking spaces;
  - (iii) required loading spaces;
  - (iv) any aisles or driveways leading directly from parking spaces or loading spaces to the primary entrance to a public street or public right-of-way.

### **6.2 Access to Sites**

- (1) All entrances to and exits from a parking facility must be designed to minimize traffic congestion and interference with traffic movement along public streets. The quantity, location, slope and width of entrances and exits are subject to the satisfaction of the General Manager, Transportation and Construction Division, pursuant to municipal regulations applicable to the installation of private crossings over street curbs, boulevards, and public sidewalks.
- (2) Driveways leading to a public street or public right-of-way or to an internal private roadway, aisle, ramp or parking space must 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 subject to the satisfaction of the General Manager, Transportation and Construction Division.
- (3) Notwithstanding clause (2), the following regulations apply to access driveways and ramps for above-grade or below-grade parking structures:

- (i) a minimum positive 2.0% slope must be constructed 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 may 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.

### **6.3 Parking Facility Design and Site Circulation**

- (1) Parking and loading facilities must 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.
- (2) All parking and loading facilities must be clearly demarcated and have adequate storm water drainage and storage facilities.
- (3) Continuous raised or pre-cast curbing of not less than 150mm in height must be provided adjacent to streets and required landscaped areas. Concrete curb stops must be placed to ensure that vehicles do not overhang boulevards, sidewalks, or required landscaped areas. Curbing must also clearly demarcate the required portion of driveway leading to an internal roadway, aisle, ramp, parking space or loading space.
- (4) In situations where lighting of off-street parking and loading facilities is to be provided, the lighting must 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.
- (5) Surface parking and loading spaces must be located:
  - (a) not less than 2.0 metres from any bedroom window; and
  - (b) not less than 1.0 metre from all other windows, doors or balconies of any residential use.

#### **6.4 Locational Requirement for Parking and Loading**

- (1) Unless otherwise specified in this Bylaw, in residential and institutional districts loading spaces must be located in side or rear yards only.
- (2) Unless otherwise specified in this Bylaw, in residential and institutional districts:
  - (a) where not more than six parking spaces are provided, they may be located in front, side or rear yards;
  - (b) where more than six parking spaces are provided, not more than 25% may be located in a front yard and may be tandem; and
  - (c) all parking spaces for high schools may be located in front, side or rear yards.
- (3) Unless otherwise specified in this Bylaw, in commercial, industrial, specialized, and mixed-use districts, parking and loading spaces for commercial and other non-residential uses may be located in front, side or rear yards.
- (4) Loading spaces for residential uses in commercial, industrial, specialized, and mixed-use districts must be located in side or rear yards only.
- (5) Unless otherwise specified in this Bylaw, in commercial, industrial, specialized, and mixed-use districts:
  - (a) where not more than six parking spaces are provided, they may be located in front, side or rear yards; and
  - (b) where more than six parking spaces are provided, not more than 25% may be located in a front yard and may be tandem.

#### **6.5 Accessible Parking Spaces**

- (1) Designated accessible parking spaces must be located no farther than a 50 metre access path from a main entrance to the principal building or use on the subject site. The location of the access path should include consideration of the location of catch basins and other obstructions.
- (2) Accessible parking spaces must be designated as reserved by above grade signage containing the International Symbol of Access, and where surfaces are paved, the International Symbol of Access must be marked on the pavement of the space along with diagonal markings to indicate the location of the access aisle. [Refer to Figure 6.5 (a) and 6.5 (b)]

- (3) The access aisle must be demarcated on the pavement of the parking space and the access path must be provided from the access aisle to the building entrance.
- (4) For uses that require visitor parking spaces, accessible parking spaces may be accommodated in both the visitor and non-visitor designated spaces.

## **6.6 Multiple-Unit Dwellings and Dwelling Groups**

- (1) All parking facilities must be suitably screened from view from adjacent streets.
- (2) Tandem parking spaces are permitted provided they are assigned to the same dwelling unit.
- (3) Visitor parking and accessible parking is not required for individual one- and two-unit dwellings in a dwelling group. These dwellings shall not count toward the number of dwelling units for the calculation of required accessible and visitor parking.

## **6.7 Parking Quantities**

### **6.7.1 General Parking Quantities**

- (1) No person shall erect, enlarge, extend or increase the intensity of use of any building or structure permitted under this Bylaw, unless the required parking facilities are provided and maintained.
- (2) For a new use, or increase to an existing building or structure, additional parking facilities are mandatory only in the amount by which the requirements for the new use exceed the requirements for the existing use. Changes in use for an existing building proposed in an Established Neighbourhood are exempt from providing additional parking facilities.
- (3) When the calculation of parking requirements results in a fractional required parking space, this fractional requirement must be rounded off to the nearest whole number.

**6.7.2 Accessible Parking Quantities**

- (1) Accessible parking spaces are not required in the B6 and MX2 Districts. No minimum accessible parking space are required for non-residential uses in the B5, B5A, B5B, B5C, CS1 or MX1 Districts.
- (2) Accessible parking spaces where required, must be provided in accordance with Tables 6.7.2(a) and 6.7.2(b):
  - (a) Table 6.7.2(a) specifies the deemed minimum parking space requirement, which is only used to calculate the minimum number of required accessible parking spaces and does not require a minimum requirement for any other parking space:

<b>Deemed Minimum Parking Space Requirements</b>	
<b>Use</b>	<b>Deemed Required Parking Spaces for the Purposes of Calculating Number of Accessible Parking Spaces Required</b>
Multiple Unit Dwellings and dwelling groups – containing five or more dwelling units	0.5 spaces per dwelling unit
Boarding apartments, boarding houses, and hostels	1 space per 5 beds
Special needs housing, custodial care facilities, special care homes, residential care homes	1 space per 5 beds
Hospitals	1 space per 5 beds
All other residential uses	No required parking



Retail Uses, Bakeries, cannabis retail stores, commercial dwelling conversions, convenience stores, drug stores or pharmacies, financial institutions, retail stores and shopping centres, supermarkets, neighbourhood recycling and collection depots, repair services restricted to the repair of household goods and appliances	1 space per 60 square metres of gross floor area
Personal Service trades, beauty parlours and barber shops, dry cleaners, medical clinics, health clubs, self-serve laundry, photography studios, commercial recreation uses, community centres, small animal grooming, veterinary clinics	1 space per 60 square metres of gross floor area
Day cares and preschools, educational institutions, elementary schools, high schools, private schools	1 space per 20 students at design capacity
Offices, Medical, dental and optical laboratories, motion picture, radio, television and recording studios, offices, office buildings, and office complexes	1 space per 60 square metres of gross floors area
Alcohol establishments, restaurants, and lounges	1 space per 60 square metres of gross floor area
Arenas, rinks and stadiums, libraries, art galleries, museums, places of worship, private clubs, theatres, funeral and wedding establishments	1 space per 30 square metres of gross floor area
Motor vehicle service, car washes, public garages, gas bars, services stations, motor vehicle marine and trailer coach sales establishments	1 space per 200 square metres of gross floor area
All other uses	1 space per 200 square metres of gross floor area

- (b) Table 6.7.2(b) specifies the required number of accessible parking spaces based off the deemed requirement of Table 6.7.2(a).

<b>Accessible Parking Spaces Required</b>	
<b>Number of Deemed Required Vehicle Parking Spaces in Table 6.7.2(a)</b>	<b>Number of Accessible Parking Spaces Required</b>
Between 5-12	1
Over 12 to 99	1 + 4% of next 88
Over 99 to 199	4 + 3% of next 100
Over 199 to 1,000	7 + 2% of next 800
Over 1,000	23 + 1% of remainder

### **6.7.3 Passenger Drop-off Spaces for Elementary and High Schools**

- (1) For the purposes of this section, “passenger drop-off space” means a parking space located on a site or may include a parking space approved by the Transportation and Construction Division located on property within the roadway right-of-way.
- (2) In the case of schools which front on to a collector or arterial street as defined by the Saskatoon Transportation Master Plan, passenger drop-off spaces must be located on school property and accessed by a service road.
- (3) Elementary and high schools shall provide passenger drop-off spaces at the rates provided in Table 6.7.3(a) 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 as follows:

<b>Passenger Drop Off Spaces</b>	
<b>Use</b>	<b>Minimum Required Passenger Drop-off Spaces</b>
Elementary School	8 spaces for the first 100 students, plus 2 spaces for each additional 100 students
High School	8 spaces for the first 100 students, plus 1 space for each additional 100 students

- (4) Passenger drop-off spaces must be located:
  - (i) not more than 50 metres from a school entrance;
  - (ii) not less than 3.0 metres from a driveway or marked cross-walk; and
  - (iii) not less than 15 metres from any intersection.
- (5) The Development Officer, in consultation with the Transportation & Construction Division and the applicable school boards, may reduce the number or alter the location of required passenger drop-off spaces where there are demonstrated site constraints which limit the number and location of spaces that may be provided.

#### **6.7.4 Visitor Parking Spaces**

- (1) Multiple unit dwellings, special needs housing, and dwelling groups require 0.1 visitor parking spaces per dwelling unit, except in the B6 and MX2 Districts, where none are required.
- (2) All visitor parking spaces must be clearly marked or signed as such.

### 6.7.5 Loading Spaces

- (1) The minimum loading space requirements are as follows:

<b>Minimum Loading Space Requirements</b>		
<b>Uses or Districts</b>	<b>Threshold</b>	<b>Minimum Loading Spaces Required</b>
<b>For Residential Uses</b>		
Per Site (All Districts)	0-50 Dwelling units	0
	51-199 Dwelling units	1
	200+ Dwelling units	2
<b>For Non-Residential Uses</b>		
R and M Districts	Total Gross Floor Area Greater than 2,000 m <sup>2</sup>	1
B and C Districts	Total Gross Floor Area 0 – 400 m <sup>2</sup>	0
	400 m <sup>2</sup> – 4000 m <sup>2</sup>	1
	Greater than 4,000 m <sup>2</sup>	1 plus 1 per 4,000 m <sup>2</sup>
I Districts	Total Gross Floor Area	
	0 – 2,000 m <sup>2</sup>	0
	2,000 m <sup>2</sup> - 10,000 m <sup>2</sup>	1
	Greater than 10,000 m <sup>2</sup>	1 plus 1 per 10,000 m <sup>2</sup>
AG and FUD Districts	Total Gross Floor Area	
	0 – 2,000 m <sup>2</sup>	0
	Greater than 2,000 m <sup>2</sup>	1
MX1 and MX2 and all other Districts	None Required	0

- (2) Where a site contains more than one use, the required number of loading spaces is the sum of all loading spaces required for each use.
- (3) All loading spaces must be clearly marked or signed as such.

### 6.8 Bicycle Parking Spaces

- (1) Short-term bicycle parking spaces must 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.
- (2) 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.

- (3) Bicycle parking racks or devices must be separated from any obstructions that would interfere with the normal parking and locking of bicycles, by not less than 0.6 metres.
- (4) Within a dwelling group, bicycle parking is not required for individual one- and two-unit dwellings and long-term bicycle parking is not required for dwelling units with access to a private garage.
- (5) The minimum bicycle parking standards for uses and zoning districts are set out in the table below:

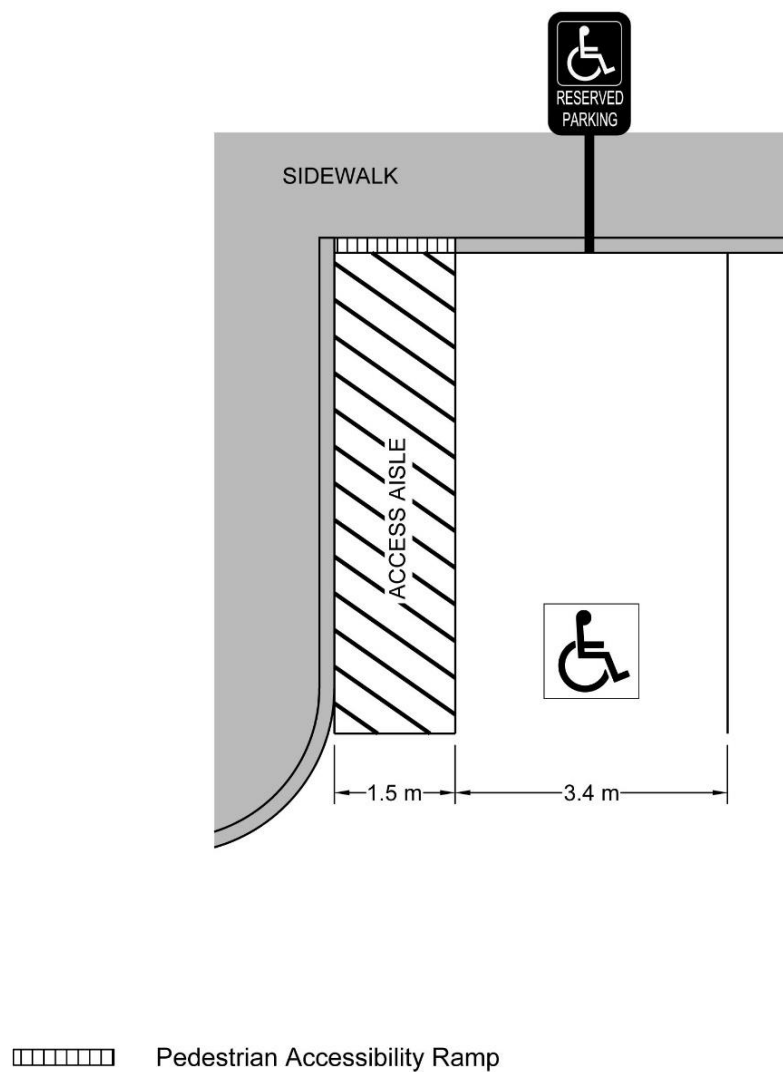
<b>Bicycle Parking Requirements by Type of Use and Zoning District</b>		
Type of Use	Zoning District	Minimum Number of Spaces Required
Multiple-unit dwellings and dwelling groups containing six or more dwelling units	All Districts except for B5, B5A, B5B, B5C, and B6	0.05 short-term bicycle parking spaces per dwelling unit (minimum 2 short-term spaces)  AND  0.5 long-term bicycle parking spaces per dwelling unit
Multiple-unit dwellings and dwelling groups containing six or more dwelling units	B5, B5A, B5B, B5C, and B6	0.5 long-term bicycle parking spaces per dwelling unit
Community centres, banquet halls, catering halls, commercial recreation uses, health clubs, libraries, art galleries, theatres, arenas, stadiums, and places of worship	All Districts except for B5, B5A, B5B, B5C, and B6	1 short-term bicycle parking space per 500 square metres gross floor area (minimum 2 spaces)

Alcohol establishments, convenience stores, cannabis retail stores, estheticians, personal service trades, restaurants, retail stores and other retail and service establishments	All Districts except for B5, B5A, B5B, B5C, and B6	1 short-term bicycle parking space per 250 square metres gross floor area (minimum 2 spaces)
Shopping centres	All Districts except for B5, B5A, B5B, B5C, and B6	1 short-term bicycle parking space per 500 square metres gross floor area for the first 10,000 square metres only (minimum 2 spaces)
Financial institutions, medical clinics, medical/dental/optical laboratories, and research laboratories	All Districts except for B5, B5A, B5B, B5C, and B6	1 short-term bicycle parking space per 500 square metres gross floor area (minimum 2 spaces)
Offices and office buildings	All Districts except for B5, B5A, B5B, B5C, B6, IL1, IL2, IL3, IB, IH, IH2, AG, and FUD	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)
Offices and office buildings	B5, B5A, B5B, B5C, and B6	1 long-term bicycle parking space per 2,000 square metres gross floor area (minimum 2 long-term spaces)

Offices and office buildings	IL1, IL2, IL3, IB, IH, IH2, AG, and FUD	<p>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)</p> <p>AND</p> <p>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)</p>
Industrial complexes (Not including Warehouses)	IL1, IL2, IL3, IB, IH, IH2, AG, and FUD	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)
Day cares and preschools	All Districts except R1, R1A, R1B, R2, R2A, RMHC, and RMHL	1 short-term bicycle parking space per 20 persons enrolled at design capacity (minimum 2 spaces)
Hospitals and special care homes	All Districts	1 short-term bicycle parking space per 1,000 square metres gross floor area (minimum 2 spaces)
Educational institutions, elementary schools, high schools, and private schools	All Districts	1 short-term bicycle parking space per 10 students at design capacity (minimum 2 spaces)

**Illustration of**  
Accessible Parking Space with an Access Aisle

Figure 6.5(a)

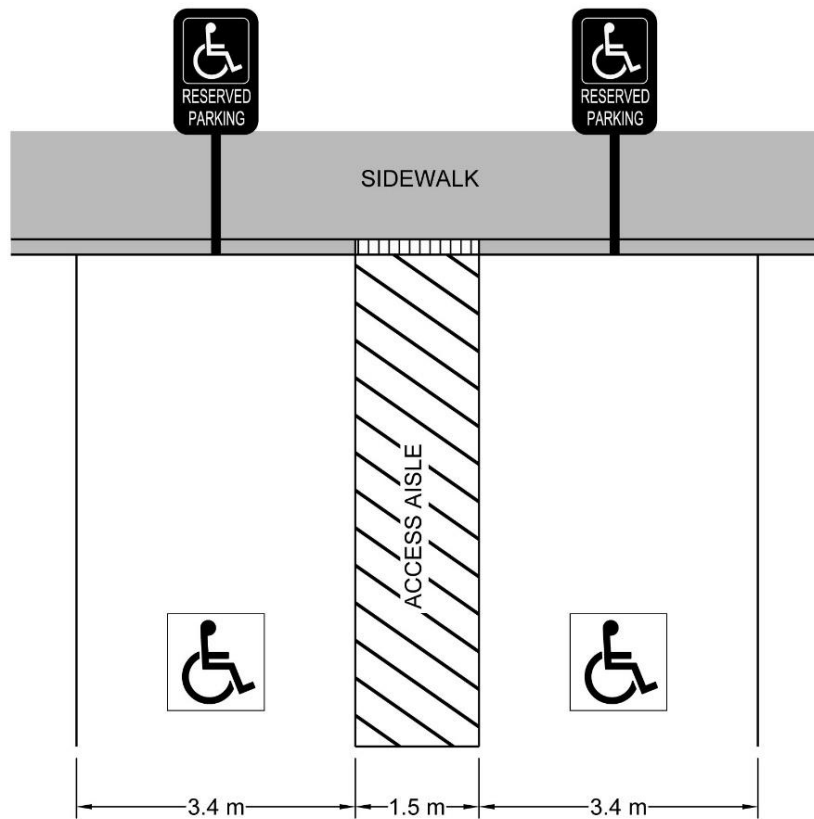


N:\Planning\MAPPING\Wall\_Maps\Zoning\_Map\Zoning Bylaw\Figure 6.5(a) & (b)\_Accessible Parking.dwg



**Illustration of**  
Accessible Parking Space with a Shared Access Aisle

Figure 6.5(b)



▤▤▤▤▤▤▤▤ Pedestrian Accessibility Ramp

## **7.0 Landscaping Provisions**

(Revised – Bylaw No. 9789 – December 20, 2021)

### **7.1 Requirements for Landscaping Plans**

- (1) 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 of this Bylaw.
- (2) The provision of landscaping is 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.
- (3) Unless otherwise specified in this Bylaw, landscaping requirements do not apply to any site occupied by a building or structure where the principal use is a one-unit dwelling, two-unit dwelling, semi-detached dwelling, multiple-unit dwelling containing up to four dwelling units or any accessory use to a dwelling unit.

(Revised – Bylaw No. 10008 – June 28, 2024)

### **7.2 General Regulations for Landscaping**

- (1) Where the Bylaw specifies that landscaping is required, a front yard landscaped strip shall be provided. The front yard landscaped strip shall lay parallel to and abut the front site line and shall run throughout the entire frontage of the site.
- (2) Where the Bylaw specifies that landscaping is required on corner sites, in addition to the landscaping required in the front yard, any required side yard abutting the flanking street shall be landscaped.
- (3) Landscaped areas required to be provided within any front or side yard shall not be used for any purpose except for landscaping, signs or structures otherwise permitted, or necessary driveway access to the site.
- (4) Where the Bylaw specifies landscaping is required on a site abutting any R, M or B district without an intervening lane, a landscaped strip shall be provided adjacent to the abutting site line, which shall not be used for any purpose except landscaping.
- (5) Where the Bylaw specifies that landscaping is required in the RMTN, RMTN1, RM1, RM2, RM3, RM4, RM5 and IB districts, the entire portion of the site not occupied by buildings, parking and loading spaces, driveway aisles, permitted outdoor storage or similar uses shall be landscaped.

(Revised – Bylaw No. 10019 – July 31, 2024)

### **7.3 Planting Requirements for Plant Materials**

- (1) Required landscaped strips shall consist of a minimum 75% soft landscaping material and a maximum 25% hard landscaping material. Necessary driveway access to the site shall not be included in the maximum 25% hard landscaping.
- (2) The required tree planting ratio is one tree for every 6.0 linear metres along required frontages, and one tree for every 9.0 linear metres along required flankages and rear yards.
  - (a) Trees should be planted at regular intervals not less than 1.0 metre from the front or side property lines adjacent to a street.
  - (b) The placement of trees within the required landscaped strips must be spaced in a manner conducive to healthy growth to the satisfaction of the Development Officer.
  - (c) Tree plantings may not be required where existing boulevard trees provide a mature tree canopy and preclude tree plantings, subject to the approval of the Development Officer and Parks Department. Shrubs or ornamental grasses must be planted in lieu of trees within the landscaped strip as follows:
    - (i) shrubs may be planted at a ratio of 10 shrubs per tree;
    - (ii) all shrubs planted must be a minimum height or spread of 450mm;
    - (iii) ornamental grasses may be planted at a ratio of 10 ornamental grasses per tree;
    - (iv) ornamental grasses shall consist of no more than 25% of the alternate plantings with the remainder being shrubs;
    - (v) ornamental grass species planted shall only consist of Karl Foerster or Blue Fescue and must be a minimum height of 300mm.

(Revised – Bylaw No. 9833 – July 25, 2022)

- (3) All trees provided for planting shall be a minimum 35mm caliper for deciduous trees and 1200mm in height for coniferous trees.

(Revised – Bylaw No. 9900 – June 28, 2023)

- (4) 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.
- (5) Mulch may be provided in all shrub beds provided it is not within 100mm of tree trunks. Mulch may only consist of peat moss, bark chips, wood shavings or other similar organic material, and should be provided at an average depth of 100mm. Mulch shall not be used as a primary landscaping medium.
- (6) (Repealed – Bylaw No. 9833 – July 25, 2022)

#### **7.4 Requirements for Installation and Maintenance of Landscaped Areas**

- (1) Where the Bylaw specifies that landscaping is required, it shall be installed and maintained in accordance with the following standards and policies:
  - (a) Except where an alternative landscaping design has been approved, an underground sprinkler irrigation system or other adequate means of irrigation, with at least one outside spigot for each principal building must be installed for soft landscaping;
  - (b) All required landscaping features must be consistent 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 April 15th to October 15th of the same calendar year;
  - (c) 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;
  - (d) Fencing shall be located behind the required landscaped areas along street frontage and flankage;
  - (e) All required and approved landscaping features shall be suitably maintained in a neat and tidy condition at all times in accordance with *the Property Maintenance and Nuisance Abatement Bylaw*, No. 8175, including adjacent boulevard areas where such boulevard areas are considered part of the landscaping requirements for the site.

## **7.5 Alternative Landscaping Design**

- (1) For the purposes of this section, alternative landscaping design includes:
  - (a) Xeriscaping;
  - (b) Bioswales; or
  - (c) Rain gardens and box planters.  
(Revised – Bylaw No. 9900 – June 28, 2023)
- (2) Alternative landscaping design may be permitted subject to the approval of the Development Officer and where a landscaping plan has been endorsed by a registered member of the Saskatchewan Association of Landscape Architects.
- (3) Notwithstanding Subsection 7.3(5), aggregate rock mulch may be permitted such as landscape rock for alternative landscaping designs only. Rubber mulch shall not be permitted.
- (4) The area covered by the alternative landscaping design shall be considered soft landscaping except the areas which consist of pathways, walkways, non-necessary driveways, parking or other similar hard surfaces.  
(Revised – Bylaw No. 10019 – July 31, 2024)

## **7.6 Flexible Landscaping**

- (1) For B, I, M and MX districts within the areas defined as Established Neighbourhoods, C.N. Industrial Area, North Industrial Area and the Airport Business Area, the landscaping requirement may 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 sites, the full landscaping requirement shall apply.  
(Revised – Bylaw No. 9864 – January 25, 2023)
- (2) Permanent planter boxes may be used to meet soft landscaping and planting requirements in the areas identified in Subsection (1), subject to the approval of the Development Officer.
- (3) In B, I, M and MX districts a reduction in the overall area to be landscaped may be permitted provide that:
  - (a) more intensive landscaping is provided;

- (b) the landscaping includes the adjacent boulevard, with the exception of 2.7 metres adjacent to the curb for local streets, 3.3 metres for collector streets, and 6.5 metres for arterial streets as defined by the Saskatoon Transportation Master Plan; if boulevard space is not available, or if the boulevard is not suitable for landscaping, the full landscaping requirement shall apply; and
  - (c) at least 1.5 metres of the site is landscaped.
- (4) Where the location of a private or public utility prevents the planting of trees required in Section 7.3, the location of the required tree plantings may be adjusted subject to the approval of the Development Officer and may be planted in accordance with the following:
  - (a) Adjacent to the required landscaped strip provided the trees are within the required yard setback and are spaced in a manner conducive to healthy growth;
  - (b) Where it has been demonstrated to the satisfaction of the Development Officer that (a) cannot be met:
    - (i) in the adjacent vacant boulevard provided approval from the utility providers, Transportation Department and Parks Department has been granted; or
    - (ii) in the adjacent municipal reserve provided approval from the utility providers and Parks Department has been granted. Where approval has been granted, trees must be planted within 6 metres of the property line or a location approved by the Parks Department and the Development Officer.
  - (c) Where it has been demonstrated to the satisfaction of the Development Officer that (a) and (b) cannot be met, shrubs and ornamental grasses may be planted in lieu of trees within the required landscaped strip as follows:
    - (i) shrubs may be planted at a ratio of 10 shrubs per tree. All shrubs provided for planting must be a minimum height or spread of 450mm;
    - (ii) ornamental grasses may be planted at a ratio of 10 ornamental grasses per tree. Ornamental grasses shall consist of no more than 25% of the alternate plantings with the remainder being shrubs. Ornamental grass species planted shall only consist of Karl Foerster or Blue Fescue and must be a minimum height of 300mm.

- (d) A reduction in the number of required trees in (a) or (b) may be permitted provided the remaining tree planting requirement is substituted in accordance with (c).
- (5) Unless otherwise specified in this Bylaw, any required landscaped strip shall consist of soft landscaping and up to 25% hard landscaping regardless of tree planting location.
- (6) Where a boulevard is considered part of the landscaping requirement or tree planting requirement, the property owner must agree in writing to maintain the entire landscaped strip, including the full width of the boulevard.

(Revised – Bylaw No. 9833 – July 25, 2022)

## 7.7 Required Landscaping Standards

### 7.7.1 Landscaping Standards for Residential Districts

The minimum landscaping standards for the residential districts are set out in the following chart:

Minimum Width (in Metres)	R1	R1A	R1B	R2	R2A	RMHL	RMHC	RMTN <sub>2</sub>	RMTN <sub>1,2</sub>	RM1	RM2	RM3	RM4	RM5
Front yard landscaped strip	4.5	4.5	4.5	4.5	4.5	0	0	4.5 <sub>3,5</sub>	4.5 <sub>4,5</sub>	4.5	4.5	4.5	4.5	4.5
On corner sites, required side yard landscaped strip abutting the flanking street	-1	-1	-1	-1	-1	0	0	-1	-1	-1	-1	-1	-1	-1
Where a site abuts any R district site without an intervening lane, required landscaped strip adjacent to the abutting site line	0	0	0	0	0	0	0	1.5	1.5	0	1.5	1.5	1.5	1.5

### 7.7.2 Notes to Landscaping Standards for Residential Districts

- 1 The whole of any required side yard abutting the flanking street shall be landscaped.

- 2 Within the RMTN and RMTN1 districts, for dwelling groups, a landscaped strip of not less than 4.5 metres in width 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. For dwellings within a dwelling group, the front yard setback for street facing units may be 3.0 metres on sites which front onto a local street as defined by the Saskatoon Transportation Master Plan and which have access to a rear lane. The rear lane may be either a public or internal street.
- 3 Within the RMTN district, for street townhouses, a landscaped strip of not less than 4.5 metres in width 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.
- 4 Within the RMTN1 district, where Section 8.9.4 Note 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.
- 5 Within the RMTN and RMTN1 districts, for street townhouses, subject to Sections 8.8.6 (2) and 8.9.6 (2) which provides for front driveway access, a landscaped strip located parallel to the driveway of not less than 1.5 metres or 25% of the entire front yard, whichever is greater, shall be landscaped.

### 7.7.3 Landscaping Standards for Institutional Districts

The minimum landscaping standards for the institutional districts are set out in the following chart:

Minimum Width (in Metres)	M1	M2	M3	M4
Front yard landscaped strip	3.0	3.0	4.5	3.0
On corner sites, required side yard landscaped strip abutting the flanking street	-1	-1	-1	-1
Where a site abuts any R district without an intervening lane, required landscaped strip adjacent to the abutting site line	1.5	1.5	1.5	1.5

### 7.7.4 Notes to Landscaping Standards for Institutional Districts

- 1 Within all M districts, the whole of any required side yard abutting the flanking street shall be landscaped.



### 7.7.5 Landscaping Standards for Commercial Districts

The minimum landscaping standards for the commercial districts are set out in the following chart:

Minimum Width (in Metres)	B1A	B1B	B1	B2	B3	B4	B4A	B4MX <sub>4</sub>	B5 <sub>5,6</sub>	B5B <sub>5,6</sub>	B5C <sub>5,6</sub>	B6 <sub>6,7</sub>
Front yard landscaped strip	2.0	3.0 <sub>2</sub>	2.0	3.0	3.0	3.0	3.0	4.5 <sub>3</sub>	3.0	3.0	3.0	3.0
On corner sites, required side yard landscaped strip abutting the flanking street	2.0	1.5	2.0	1.5	1.5	1.5	1.5	~ <sub>3</sub>	1.5	1.5	1.5	1.5
Where a site abuts any R district without an intervening lane, required landscape strip adjacent to the abutting site line	0 <sub>1</sub>	1.5	1.5	1.5	1.5	1.5	1.5	3.0	0	0	0	0

(Revised – Bylaw No. 9833 – July 25, 2022)

### 7.7.6 Notes to Landscaping Standards for Commercial Districts

- 1 Within the B1A district, a solid 2.0 metre fence shall be provided along the rear site line and along the side site lines adjacent to any R district from the rear site line to a point perpendicular to the front of the principal building. A solid 1.0 metre fence shall be provided along the side site 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 landscaped strip. If the required front yard landscaped strip is inadequate to screen the parking area from public view, a solid 1.0 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.
- 2 Within the B1B district, where parking is provided in a front yard, a landscaped strip lying parallel to and abutting the front site line shall be provided for that portion of the site not covered by a building. Necessary pedestrian access to the building entrances shall be excluded from hard landscaping.
- 3 Within the B4MX district, any required front yard and 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. Necessary pedestrian access to the building entrances and outdoor patios and seating areas shall be excluded from hard landscaping.

(Revised – Bylaw No. 9833 – July 25, 2022)

- 4 Within the B4MX district, parking and loading areas or drive-throughs shall be adequately screened from the front site line to a height of 1.0 metre by a building, or intensive landscaping and public amenity such as a plaza or public seating above and beyond landscaping.  
(Revised – Bylaw No. 9898 – June 28, 2023)
- 5 Within B5, B5B, B5C districts, the landscaping requirements shall only apply to the following uses, whether permitted or discretionary in the district: service stations, public garages, car washes, commercial parking lots, parking stations and multiple-unit dwellings. On sites used for commercial parking lots and parking stations located at grade level, screening of the site from front streets, flanking street and public lanes shall be provided to the satisfaction of the Development Officer.
- 6 Within B5, B5B, B5C, B6 districts, surface parking areas shall be adequately screened from front streets and flanking streets to a height of 1.0 metre by landscaping or fencing.
- 7 Within the B6 district, the landscaping requirements shall only apply to sites used for service stations, public garages, and commercial parking lots or parking stations located at grade. On sites used for commercial parking lots and parking stations located at grade level, screening of the site from front streets, flanking street and public lanes shall be provided to the satisfaction of the Development Officer.

#### **7.7.7 Landscaping Standards for Industrial Districts**

- (1) In any industrial district artificial turf may be used to satisfy soft landscaping requirements where it may be difficult to establish and maintain natural vegetation, subject to the approval of the Development Officer.
  - (a) Artificial turf shall:
    - i. Be a natural green in colour;
    - ii. Made of recycled materials and be fully recyclable at the end of its life;
    - iii. Be water permeable and not result in increased surface water runoff; and,
    - iv. Be installed and maintained as per product requirements, and remain free of stains, tears, loose edges, or any unnatural appearance, and shall be replaced if in despair.

- (b) A landscaping plan which includes the use of artificial turf to meet required landscaping shall include detailed product information including a cross section of the product to illustrate the permeable layer incorporated in the installation. As a minimum standard for artificial turf, the following specifications are required:
    - i. Minimum pile height of 1 ½”;
    - ii. Minimum warranty of 8 years;
    - iii. Minimum permeability ratio of 30” per hour, per square yard; and
    - iv. If infill is required, sand or similar products are permitted. Crumb rubber shall not be permitted.
  - (c) Section 7.3 of this Bylaw shall apply to any portion of the required landscaping consisting of artificial turf.
  - (d) Where artificial turf is proposed on the boulevard, approval shall be obtained from the Parks and Transportation Departments.
- (2) The minimum landscaping standards for the industrial districts are set out in the following chart:

<b>Minimum Width (in Metres)</b>	<b>IL1</b>	<b>IL2</b>	<b>IL3</b>	<b>IB<sub>1</sub></b>	<b>IH</b>	<b>IH2</b>
Front yard landscaped strip	4.5	4.5	4.5	6.0	4.5	4.5
On corner sites, required side yard landscaped strip abutting the flanking street	1.5	1.5	1.5	3.0	1.5	1.5
Where a site abuts any R, M or B district without an intervening lane, required landscape strip adjacent to the abutting site line	1.5	1.5	1.5	3.0	3.0	1.5

### **7.7.8 Notes to Landscaping Standards for Industrial Districts**

- 1 Within the IB district, parking areas shall be adequately screened from street and adjacent properties to a height of 1.0 metre by landscaping or fencing.

### 7.7.9 Landscaping Standards for Specialized Districts

The minimum landscaping standards for the specialized districts are set out in the following chart:

Minimum Width (in Metres)	AG	FUD	APD	PUD	AM <sub>1</sub>	MX1	MX2 <sub>2</sub>
Front yard landscaped strip	0	0	0	0	3.0	3.0	0
On corner sites, required side yard landscaped strip abutting the flanking street	0	0	0	0	3.0	1.5	0
Where a site abuts any R district without an intervening lane, required landscape strip adjacent to the abutting site line	0	0	0	0	0	1.5	0

### 7.7.10 Notes to Landscaping Standards for Specialized Districts

- 1 Within the AM district, 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.
- 2 Within the MX2 district, surface parking areas shall be adequately screened from front streets and flanking streets to a height of 1.0 metre by landscaping or fencing.

### 7.7.11 Landscaping Standards for Corridor Districts

Minimum Width (in Metres)	CR1	CR2 <sub>2</sub>	CM1 <sub>2</sub>	CS1 <sub>2</sub>
Front yard landscaped strip	4.5	4.5	3.0	3.0
On corner sites, required side yard landscaped strip abutting the flanking street	-1	-1	1.5	1.5
Where a site abuts any R district site without an intervening lane, required landscaped strip adjacent to the abutting site line	1.5	1.5	0	0

### 7.7.12 Notes to Landscaping Standards for Corridor Districts

- 1 The whole of any required side yard abutting the flanking street shall be landscaped.

- 2 Within the CM1 and CS1 districts, and for non-residential uses within the CR2 district, any required front yard and 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. Necessary pedestrian access to the building entrances and outdoor patios and seating areas shall be excluded from hard landscaping.

## 8.0 Residential Zoning Districts

### 8.1 R1 – Low Density Residential District 1 (Revised – Bylaw No. 10008 – June 28, 2024)

#### 8.1.1 Purpose

The purpose of the R1 District is to provide for large lot residential development in the form of one- to four-unit dwellings as well as related community uses.

(Revised – Bylaw No. 10008 – June 28, 2024)

#### 8.1.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an R1 District are set out in the following chart:

R1 District	Minimum Development Standards (in Metres)								
	Site Width	Site Depth <sub>1</sub>	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)
<b>8.1.2 Permitted Uses</b>									
(1) One-unit dwellings (OUD) <sub>6</sub>	15 <sub>2</sub>	30	450	9 <sub>3</sub>	1.5	7.5	4.5	8.5	40% <sub>5</sub>
(2) Secondary suites	Refer to General Provisions Section 5.30								
(3) Keeping of up to five boarders in a OUD	-	-	-	-	-	-	-	-	-
(4) Places of worship	30	30	900	9 <sub>3</sub>	3	7.5 <sub>4</sub>	4.5	11	40%
(5) Elementary and high schools	30	30	900	9 <sub>3</sub>	3	7.5 <sub>4</sub>	4.5	11	40%
(6) Public neighbourhood and district parks	-	-	-	9	9	9	9	8.5	10%
(7) Custodial care facility - Type I	15	30	450	9 <sub>3</sub>	1.5	7.5	4.5	8.5	40% <sub>5</sub>
(8) Residential care homes - Type I	15	30	450	9 <sub>3</sub>	1.5	7.5	4.5	8.5	40% <sub>5</sub>
(9) Community centre conversions	30	30	900	9 <sub>3</sub>	3	7.5 <sub>4</sub>	4.5	11	40% <sub>5</sub>
(10) Public libraries	30	30	900	9 <sub>3</sub>	3	7.5 <sub>4</sub>	4.5	11	40%
(11) Day cares, residential	Refer to General Provisions Section 5.33								
(12) Day cares and preschools accessory to a place of worship, elementary and high schools, community centre conversion or community centre	Refer to General Provisions Section 5.32								
(13) (Repealed – Bylaw No. 9819 – April 25, 2022)									
(14) (Repealed – Bylaw No. 9819 – April 25, 2022)									
(15) (Repealed – Bylaw No. 9862 – January 25, 2023)									
(16) Accessory buildings and uses	Refer to General Provisions Section 5.7								
(17) Municipal public works yard – Type I	Refer to General Provisions Section 5.50								
(18) Homestays	Refer to General Provisions Section 5.51								
(19) Garden and garage suites	Refer to General Provisions Section 5.43								
(20) Multiple-unit dwellings containing up to four dwelling units <sub>6</sub>	15	30	450	9 <sub>3</sub>	1.5	7.5	4.5	8.5 <sub>7</sub>	40% <sub>5,7</sub>
(21) Semi-detached dwellings <sub>6</sub>	7.5	30	225	9 <sub>3</sub>	1.5	7.5	4.5	8.5	40% <sub>5</sub>
(22) Two-unit dwellings <sub>6</sub>	15	30	450	9 <sub>3</sub>	1.5	7.5	4.5	8.5	40% <sub>5</sub>
(23) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59								
(24) Residential care homes – Type II (on pre designated site)	15	30	450	9 <sub>3</sub>	1.5	7.5	4.5	8.5	40% <sub>5</sub>

(Revised – Bylaw No. 9249 – March 23, 2015)  
 (Revised – Bylaw No. 9703 – May 25, 2020)  
 (Revised – Bylaw No. 9683 – August 31, 2020)  
 (Revised – Bylaw No. 9791 – December 20, 2021)  
 (Revised – Bylaw No. 9819 – April 25, 2022)  
 (Revised – Bylaw No. 9862 – January 25, 2023)  
 (Revised – Bylaw No. 10006 – June 28, 2024)  
 (Revised – Bylaw No. 10008 – June 28, 2024)  
 (Revised – Bylaw No. 10009 – June 28, 2024)

### 8.1.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an R1 District are set out in the following chart:

R1 District	Minimum Development Standards (in Metres)										
	Site	Site	Site	Front	Side	Rear Yard	Rear Yard	Building	Site		
	Width	Depth <sub>1</sub>	Area (m²)	Yard	Yard	Interior Site	Corner Site	Height (Max.)	Coverage (Max.)		
8.1.3 Discretionary Uses											
(1)	Day cares and preschools		15	30	450	9 <sub>3</sub>	1.5	7.5	4.5	8.5	40% <sub>5</sub>
(2)	Custodial care facility - Type II		15	30	450	9 <sub>3</sub>	1.5	7.5	4.5	8.5	40% <sub>5</sub>
(3)	Residential care homes - Type II		15	30	450	9 <sub>3</sub>	1.5	7.5	4.5	8.5	40% <sub>5</sub>
(4)	Boarding houses		15	30	450	9 <sub>3</sub>	1.5	7.5	4.5	8.5	40% <sub>5</sub>
(5)	Community centres		30	30	900	9 <sub>3</sub>	3	7.5 <sub>4</sub>	4.5	11	40% <sub>5</sub>
(6)	Parking stations		15	30	450	9 <sub>3</sub>	Refer to Section 5.60				
(7)	Short-term rental properties		Refer to General Provisions Section 5.52								
(8)	(Repealed – Bylaw No. 9819 – April 25, 2022)										
(9)	Private schools		15	30	450	9 <sub>3</sub>	3	7.5 <sub>4</sub>	4.5	11	40% <sub>5</sub>

(Revised – Bylaw No. 9181 – May 5, 2014)  
 (Revised – Bylaw No. 9683 – August 31, 2020)  
 (Revised – Bylaw No. 9791 – December 20, 2021)  
 (Revised – Bylaw No. 9819 – April 25, 2022)  
 (Revised – Bylaw No. 10019 – July 31, 2024)

### 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, two-unit dwellings, semi-detached dwellings and multiple-unit dwellings containing up to four dwelling units 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 entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.  
(Revised – Bylaw No. 9833 – July 25, 2022)
- 6 For sites located in established neighbourhoods the provisions of Section 5.44 apply.  
(Revised – Bylaw No. 9249 – March 23, 2015)
- 7 For multiple-unit dwellings containing up to four dwelling units located in the Transit Development Area and located on any site within the Corridor Growth Area, or any corner site outside of the Corridor Growth Area, the following applies:
  - (a) the maximum building height is 10 metres; and
  - (b) the maximum site coverage is 50%.

(Revised – Bylaw No. 10008 – June 28, 2024)

#### **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**

The regulations governing landscaping in an R1 District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)



## 8.2 R1A – Low Density Residential District 1A (Revised – Bylaw No. 10008 – June 28, 2024)

### 8.2.1 Purpose

The purpose of the R1A District is to provide for residential development in the form of one- to four-unit dwellings as well as related community uses.  
(Revised – Bylaw No. 10008 – June 28, 2024)

### 8.2.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an R1A District are set out in the following chart:

R1A District	Minimum Development Standards (in Metres)								
	Site Width	Site Depth <sub>1</sub>	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)
<b>8.2.2 Permitted Uses</b>									
(1) One-unit dwellings (OUD) <sub>8</sub>	12 <sub>2</sub>	30	360 <sub>3</sub>	6 <sub>4</sub>	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>6</sub>
(2) Secondary suites	Refer to General Provisions Section 5.30								
(3) Keeping of up to five boarders in a OUD	-	-	-	-	-	-	-	-	-
(4) Places of worship	22.5	30	675	6	3	7.5 <sub>5</sub>	4.5	11	40%
(5) Elementary and high schools	30	30	900	6	3	7.5 <sub>5</sub>	4.5	11	40%
(6) Public neighbourhood and district parks	-	-	-	6	6	6	6	8.5	10%
(7) Custodial care facility - Type I	12 <sub>2</sub>	30	360 <sub>3</sub>	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>6</sub>
(8) Residential care homes - Type I	12 <sub>2</sub>	30	360 <sub>3</sub>	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>6</sub>
(9) Community centre conversions	22.5	30	675	6	3	7.5 <sub>5</sub>	4.5	11	40% <sub>6</sub>
(10) Public libraries	30	30	900	6	3	7.5	4.5	11	40%
(11) Day cares, residential	Refer to General Provisions Section 5.33								
(12) Day cares and preschools accessory to a place of worship, elementary and high school, community centre conversion or community centre	Refer to General Provisions Section 5.32								
(13) (Repealed – Bylaw No. 9819 – April 25, 2022)									
(14) (Repealed – Bylaw No. 9819 – April 25, 2022)									
(15) (Repealed – Bylaw No. 9862 – January 25, 2023)									
(16) Accessory buildings and uses	Refer to General Provisions Section 5.7								
(17) Municipal public works yard – Type I	Refer to General Provisions Section 5.50								
(18) Homestays	Refer to General Provisions Section 5.51								
(19) Garden and garage suites	Refer to General Provisions Section 5.43								
(20) Multiple-unit dwellings containing up to four dwelling units <sub>8</sub>	15	30	450	6 <sub>4</sub>	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>6,9</sub>
(21) Semi-detached dwellings <sub>8</sub>	7.5	30	225	6 <sub>4</sub>	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>6</sub>
(22) Two-unit dwellings <sub>8</sub>	15	30	450	6 <sub>4</sub>	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>6</sub>
(23) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59								
(24) Residential care homes – Type II (on pre-designated site)	15	30	450	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>6</sub>

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

(Revised – Bylaw No. 9703 – May 25, 2020)  
 (Revised – Bylaw No. 9683 – August 31, 2020)  
 (Revised – Bylaw No. 9791 – December 20, 2021)  
 (Revised – Bylaw No. 9819 – April 25, 2022)  
 (Revised – Bylaw No. 9862 – January 25, 2023)  
 (Revised – Bylaw No. 10006 – June 28, 2024)  
 (Revised – Bylaw No. 10008 – June 28, 2024)  
 (Revised – Bylaw No. 10009 – June 28, 2024)

### 8.2.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an R1A District are set out in the following chart:

R1A District	Minimum Development Standards (in Metres)								
	Site Width	Site Depth <sub>1</sub>	Site Area (m²)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)
8.2.3 Discretionary Uses									
(1) Day cares and pre-schools	12 <sub>2</sub>	30	360 <sub>3</sub>	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>6</sub>
(2) Custodial care facility - Type II	12 <sub>2</sub>	30	360 <sub>3</sub>	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>6</sub>
(3) Residential care homes - Type II	15	30	450	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>6</sub>
(4) Boarding houses	12 <sub>2</sub>	30	360 <sub>3</sub>	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>6</sub>
(5) Community centres	22.5	30	675	6	3	7.5 <sub>5</sub>	4.5	11	40% <sub>6</sub>
(6) Parking stations	12	30	360	6	Refer to Section 5.60				
(7) Short-term rental properties	Refer to General Provisions Section 5.52								
(8) (Repealed – Bylaw No. 9819 – April 25, 2022)									
(9) Private schools	15	30	450	6	3	7.5 <sub>5</sub>	4.5	11	40% <sub>6</sub>
(10) Ambulance stations	15	30	450	6	3	7.5	4.5	11	40%
(11) Market gardens, nurseries and greenhouses with no retail sales	15	30	450	6	3	7.5	4.5	8.5	40%

(Revised – Bylaw No. 8929 – May 9, 2011)  
 (Revised – Bylaw No. 9181 – May 5, 2014)  
 (Revised – Bylaw No. 9683 – August 31, 2020)  
 (Revised – Bylaw No. 9791 – December 20, 2021)  
 (Revised – Bylaw No. 9819 – April 25, 2022)  
 (Revised – Bylaw No. 10019 – July 31, 2024)

### 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 270m<sup>2</sup> if the site has access to a rear lane.
- 4
  - (a) The front yard setback requirement for one-unit dwellings, two-unit dwellings, semi-detached dwellings and multiple-unit dwellings containing up to four dwelling units 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.
  - (b) Notwithstanding (a), where the average front yard setback along a blockface in an established neighbourhood is less than 6.0 metres, the setback may be reduced to the average of the adjacent dwellings, provided that in no case shall the setback be less than 3.0 metres.

(Revised – Bylaw No. 9818 – May 24, 2022)

- 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 entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.  
(Revised – Bylaw No. 9833 – July 25, 2022)
- 7 The maximum building height in established neighbourhoods is 8.5 metres, other than for multiple-unit dwellings containing up to four dwelling units located in the Transit Development Area and located on any site within the Corridor Growth Area, or any corner site outside of the Corridor Growth Area, where the maximum height will remain 10 metres.
- 8 For sites located in established neighbourhoods the provisions of Section 5.44 apply.  
(Revised – Bylaw No. 9213 – September 29, 2014)  
(Revised – Bylaw No. 9249 – March 23, 2015)

- 9 The maximum site coverage for multiple-unit dwellings containing up to four dwelling units located in the Transit Development Area and located on any site within the Corridor Growth Area, or any corner site outside of the Corridor Growth Area, is 50%.

(Revised – Bylaw No. 10008 – June 28, 2024)

#### **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**

The regulations governing landscaping in an R1A District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

### 8.3 R1B – Low Density Residential District 1B (Revised – Bylaw No. 10008 – June 28, 2024)

#### 8.3.1 Purpose

The purpose of the R1B District is to provide for small lot residential development in the form of one- to four-unit dwellings as well as related community uses.  
(Revised – Bylaw No. 10008 – June 28, 2024)

#### 8.3.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an R1B District are set out in the following chart:

R1B District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth <sub>1</sub>	Site Area (m <sup>2</sup> )	Front Yard (Min)	Front Yard (Max)	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)
<b>8.3.2 Permitted Uses</b>										
(1) One-unit dwellings (OUD) <sub>5</sub>	7.5	30	225	3	6	0.75	7.5	4.5	9 <sub>4</sub>	40 % <sub>3</sub>
(2) Secondary suites	Refer to General Provisions Section 5.30									
(3) Keeping of up to five boarders in a OUD	-	-	-	-	-	-	-	-	-	-
(4) Places of worship	22.5	30	675	6	-	3	7.5 <sub>2</sub>	4.5	11	40%
(5) Public neighbourhood and district parks	-	-	-	6	-	6	6	6	8.5	10%
(6) Custodial care facility - Type I	7.5	30	225	3	6	0.75	7.5	4.5	9 <sub>4</sub>	40% <sub>3</sub>
(7) Residential care homes - Type I	7.5	30	225	3	6	0.75	7.5	4.5	9 <sub>4</sub>	40% <sub>3</sub>
(8) Day cares, residential	Refer to General Provisions Section 5.33									
(9) Day cares and preschools accessory to a place of worship	Refer to General Provisions Section 5.32									
(10) (Repealed – Bylaw No. 9819 – April 25, 2022)										
(11) Elementary and high schools	30	30	900	9	-	3	7.5 <sub>2</sub>	4.5	11	40%
(12) (Repealed – Bylaw No. 9862 – January 25, 2023)										
(13) Accessory buildings and uses	Refer to General Provisions Section 5.7									
(14) Municipal public works yard – Type I	Refer to General Provisions Section 5.50									
(15) Homestays	Refer to General Provisions Section 5.51									
(16) Garden and garage suites	Refer to General Provisions Section 5.43									
(17) Multiple-unit dwellings containing up to four dwelling units <sub>6</sub>	15	30	450	3	6	0.75	7.5	4.5	9 <sub>4</sub>	40% <sub>3,6</sub>
(18) Semi-detached dwellings	7.5	30	225	3	6	0.75	7.5	4.5	9 <sub>4</sub>	40% <sub>3</sub>
(19) Two-unit dwellings	15	30	450	3	6	0.75	7.5	4.5	9 <sub>4</sub>	40% <sub>3</sub>
(20) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59									
(21) Residential care homes – Type II (on pre-designated site)	15	30	450	3	6	0.75	7.5	4.5	9 <sub>4</sub>	40% <sub>3</sub>

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

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9770 – July 26, 2021)

(Revised – Bylaw No. 9791 – December 20, 2021)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9862 – January 23, 2023)

(Revised – Bylaw No. 10006 – June 28, 2024)

(Revised – Bylaw No. 10008 – June 28, 2024)

(Revised – Bylaw No. 10009 – June 28, 2024)

### 8.3.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an R1B District are set out in the following chart:

R1B District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth <sup>1</sup>	Site Area (m <sup>2</sup> )	Front Yard (Min)	Front Yard (Max)	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)
<b>8.3.3 Discretionary Uses</b>										
(1) Day cares and preschools	7.5	30	225	3	6	0.75	7.5	4.5	9 <sub>4</sub>	40 % <sub>3</sub>
(2) Custodial care facility – Type II	7.5	30	225	3	6	0.75	7.5	4.5	9 <sub>4</sub>	40 % <sub>3</sub>
(3) Residential care homes – Type II	15	30	450	3	6	0.75	7.5	4.5	9 <sub>4</sub>	40 % <sub>3</sub>
(4) Boarding houses	7.5	30	225	3	6	0.75	7.5	4.5	9 <sub>4</sub>	40% <sub>3</sub>
(5) Parking stations	7.5	30	225	6	Refer to Section 5.60					
(6) (Repealed – Bylaw No. 9819 – April 25, 2022)										
(7) Short-term rental properties	Refer to General Provisions Section 5.52									
(8) Private schools	15	30	450	6	-	3	7.5 <sub>2</sub>	4.5	11	40% <sub>3</sub>

(Revised – Bylaw No. 8929 – May 9, 2011)

(Revised – Bylaw No. 9181 – May 5, 2014)

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9791 – December 20, 2021)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10019 – July 31, 2024)

### 8.3.4 Notes to Development Standards

- For new lots without access to a rear lane, refer to site depth requirements contained in the Subdivision Bylaw.
- The rear yard setback requirement may be reduced to 4.5 metres on sites with a depth of 34 metres or less.
- Site coverage may be increased for attached covered entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.  
(Revised – Bylaw No. 9833 – July 25, 2022)
- The maximum building height in established neighbourhoods is 8.5 metres, other than for multiple-unit dwellings containing up to four dwelling units located in the Transit Development Area and located on any site within the Corridor Growth Area, or any corner site outside of the Corridor Growth Area, where the maximum height will remain 10 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. 9770 – July 26, 2021)
- 6 The maximum site coverage for multiple-unit dwellings containing up to four dwelling units located in the Transit Development Area and located on any site within the Corridor Growth Area, or any corner site outside of the Corridor Growth Area, is 50%.

(Revised – Bylaw No. 10008 – June 28, 2024)

### **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**

The regulations governing landscaping in an R1B District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

## 8.4 R2 – Low Density Residential District 2 (Revised – Bylaw No. 10008 – June 28, 2024)

### 8.4.1 Purpose

The purpose of the R2 District is to provide for residential development in the form of one- to four-unit dwellings as well as related community uses.  
(Revised – Bylaw No. 10008 – June 28, 2024)

### 8.4.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an R2 District are set out in the following chart:

R2 District	Minimum Development Standards (in Metres)								
	Site Width	Site Depth <sub>1</sub>	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)
<b>8.4.2 Permitted Uses</b>									
(1) One-unit dwellings (OUD) <sub>9</sub>	7.5 <sub>2</sub>	30	225	6 <sub>3</sub>	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>
(2) Two-unit dwellings (TUD) <sub>9</sub>	15	30	450	6 <sub>3</sub>	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>
(3) Semi-detached dwellings (SDD) <sub>9</sub>	7.5	30	225	6 <sub>3</sub>	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>
(4) Secondary suites	Refer to General Provisions Section 5.30								
(5) Keeping of up to five boarders in a OUD	-	-	-	-	-	-	-	-	-
(6) Keeping of two boarders in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-
(7) Keeping of three residential care home residents in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-
(8) Places of worship	22.5	30	675	6	3	7.5 <sub>4</sub>	4.5	11	40%
(9) Elementary and high schools	30	30	900	6	3	7.5 <sub>4</sub>	4.5	11	40%
(10) Public neighbourhood and district parks	-	-	-	6	6	6	6	8.5	10%
(11) Custodial care facility - Type I	7.5 <sub>2</sub>	30	225	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>
(12) Residential care homes - Type I	7.5 <sub>2</sub>	30	225	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>
(13) Community centre conversions	22.5	30	675	6	3	7.5 <sub>4</sub>	4.5	11	40%
(14) Public hospitals, public art galleries and public libraries	30	30	900	6	3	7.5	4.5	11	40%
(15) Day cares, residential	Refer to General Provisions Section 5.33								
(16) Day cares and preschools accessory to a place of worship, elementary and high schools, community centre conversion or community centre	Refer to General Provisions Section 5.32								
(17) (Repealed – Bylaw No. 9819 – April 25, 2022)									
(18) (Repealed – Bylaw No. 9819 – April 25, 2022)									
(19) (Repealed – Bylaw No. 9862 – January 25, 2023)									
(20) Accessory buildings and uses	Refer to General Provisions Section 5.7								
(21) Municipal public works yard – Type I	Refer to General Provisions Section 5.50								
(22) Homestays	Refer to General Provisions Section 5.51								
(23) Garden and garage suites	Refer to General Provisions Section 5.43								
(24) Multiple-unit dwellings containing up to four dwelling units <sub>9,10</sub>	15	30	450	6 <sub>3</sub>	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5,10</sub>
(25) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59								
(26) Residential care homes – Type II (on pre-designated site)	15	30	450	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>



(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)  
 (Revised – Bylaw No. 9791 – December 20, 2021)  
 (Revised – Bylaw No. 9819 – April 25, 2022)  
 (Revised – Bylaw No. 9862 – January 25, 2023)  
 (Revised – Bylaw No. 10006 – June 28, 2024)  
 (Revised – Bylaw No. 10008 – June 28, 2024)  
 (Revised – Bylaw No. 10009 – June 28, 2024)

### 8.4.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an R2 District are set out in the following chart:

R2 District	Minimum Development Standards (in Metres)								
	Site	Site	Site	Front	Side	Rear Yard	Rear Yard	Building	Site
	Width	Depth <sub>1</sub>	Area (m²)	Yard	Yard	Interior Site	Corner Site	Height (Max.)	Coverage (Max.)
8.4.3 Discretionary Uses									
(1) Day cares and preschools	7.5 <sub>2</sub>	30	225	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>
(2) Custodial care facility - Type II	7.5 <sub>2</sub>	30	225	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>
(3) Residential care homes - Type II	15	30	450	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>
(4) Boarding houses	7.5 <sub>2</sub>	30	225	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>
(5) Community centres	22.5	30	675	6	3	7.5 <sub>4</sub>	4.5	11	40% <sub>5</sub>
(6) Parking stations	7.5	30	225	6	Refer to Section 5.60				
(7) Short-term rental properties	Refer to General Provisions Section 5.52								
(8) (Repealed – Bylaw No. 9819 – April 25, 2022)									
(9) Private schools	15	30	450	6	3	7.5 <sub>4</sub>	4.5	11	40% <sub>5</sub>
(10) Ambulance stations	15	30	450	6	3	7.5	4.5	11	40%
(11) Market gardens, nurseries and greenhouses with no retail sales	15	30	450	6	3	7.5	4.5	8.5	40%
(12) Cemeteries	30	30	900	-	-	-	-	-	-

(Revised – Bylaw No. 8929 – May 9, 2011)  
 (Revised – Bylaw No. 9181 – May 5, 2014)  
 (Revised – Bylaw No. 9683 – August 31, 2020)  
 (Revised – Bylaw No. 9791 – December 20, 2021)  
 (Revised – Bylaw No. 9819 – April 25, 2022)  
 (Revised – Bylaw No. 10019 – July 31, 2024)

### 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
  - (a) The front yard setback requirement for one-unit dwellings, two-unit dwellings, semi-detached dwellings and multiple-unit dwellings containing up to four dwelling units 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.  
(Revised – Bylaw No. 9833 – July 25, 2022)
  - (b) Notwithstanding (a), where the average front yard setback along a blockface in an established neighbourhood is less than 6.0 metres, the setback may be reduced to the average of adjacent dwellings, provided that in no case shall the setback be less than 3.0 metres.  
(Revised – Bylaw No. 9818 – May 24, 2022)
- 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 entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.  
(Revised – Bylaw No. 9833 – July 25, 2022)
- 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, other than for multiple-unit dwellings containing up to four dwelling units located in the Transit Development Area and located on any site within the Corridor Growth Area, or any corner site outside of the Corridor Growth Area, where the maximum height will remain 10 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)
- 10 The maximum site coverage for multiple-unit dwellings containing up to four dwelling units located in the Transit Development Area and located on any site within the Corridor Growth Area, or any corner site outside of the Corridor Growth Area, is 50%.

(Revised – Bylaw No. 10008 – June 28, 2024)

#### **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**

The regulations governing landscaping in an R2 District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

## 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- to four-unit dwellings, while facilitating certain small scale conversions and infill developments, as well as related community uses.  
(Revised – Bylaw No. 10008 – June 28, 2024)

### 8.5.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an R2A District are set out in the following chart:

R2A District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>8.5.2 Permitted Uses</b>										
(1) All uses permitted in the R2 Zoning District, subject to the development standards contained in the R2 Zoning District										

### 8.5.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an R2A District are set out in the following chart:

R2A District	Minimum Development Standards (in Metres)									
	Site	Site	Site	Front	Side	Rear Yard	Rear Yard	Building	Site	Amenity
	Width	Depth	Area (m²)	Yard	Yard	Interior Site	Corner Site	Height (Max.)	Coverage (Max.)	Space Per Unit (m²)
8.5.3 Discretionary Uses										
(1) Day cares and preschools	7.5	30	225	6	0.75	7.5	4.5	8.5	40% <sub>1</sub>	-
(2) Custodial care facility - Type II	7.5	30	225	6	0.75	7.5	4.5	8.5	40% <sub>1</sub>	-
(3) Residential care homes - Type II	15	30	450	6	0.75	7.5	4.5	8.5	40% <sub>1</sub>	-
(4) Boarding houses	7.5	30	225	6	0.75	7.5	4.5	8.5	40% <sub>1</sub>	-
(5) Community centres	22.5	30	675	6	3	7.5	4.5	11	40% <sub>1</sub>	-
(6) Parking stations	7.5	30	225	6	Refer to Section 5.60					-
(7) Short-term rental properties	Refer to General Provisions Section 5.52									-
(8) (Repealed – Bylaw No. 9819 – April 25, 2022)										
(9) Private schools	15	30	450	6	3	7.5	4.5	11	40% <sub>1</sub>	-
(10) Ambulance stations	15	30	450	6	3	7.5	4.5	11	40%	-

R2A District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>8.5.3 Discretionary Uses (continued)</b>										
(11) Market gardens, nurseries and greenhouses with no retail sales	15	30	450	6	3	7.5	4.5	8.5	40%	-
(12) Cemeteries	30	30	900	-	-	-	-	-	-	-
(13) Converted dwellings - maximum four dwelling units	3.75/unit	30	225	6	0.75	7.5	4.5	8.5	40% <sup>1</sup>	18

(Revised – Bylaw No. 8929 – May 9, 2011)

(Revised – Bylaw No. 9181 – May 5, 2014)

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9791 – December 20, 2021)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10008 – June 28, 2024)

(Revised – Bylaw No. 10019 – July 31, 2024)

#### 8.5.4 Notes to Development Standards

- 1 Site coverage may be increased for attached covered entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.  
(Revised – Bylaw No. 9833 – July 25, 2022)
- 2 Site coverage may be increased to 50% where more than 50% of the parking is provided underground or enclosed as part of the principal building.  
(Revised – Bylaw No. 10019 – July 31, 2024)

#### 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

The regulations governing landscaping in an R2A District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

## 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:

RMHC District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>8.6.2 Permitted Uses</b>							
(1) Mobile home courts	45	60	40,000	7.5	7.5	7.5	6
(2) Day cares, residential	Refer to General Provisions Section 5.33						
(3) (Repealed – Bylaw No. 9862 – January 25, 2023)							
(4) Accessory buildings and uses <sup>1</sup>	Refer to General Provisions Section 5.7						
(5) (Repealed – Bylaw No. 9819 – April 25, 2022)							
(6) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59						

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9862 – January 25, 2023)

(Revised – Bylaw No. 10009 – June 28, 2024)

### 8.6.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RMHC District are set out in the following chart:

RMHC District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>8.6.3 Discretionary Uses</b>							
(1) Day cares and preschools	45	60	40,000	7.5	7.5	7.5	6
(2) Community centres	45	60	40,000	7.5	7.5	7.5	6
(3) Convenience store	45	60	40,000	7.5	7.5	7.5	6

(Revised – Bylaw No. 9819 – April 25, 2022)

### 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 10m<sup>2</sup> 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 240m<sup>2</sup> 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:

RMHL District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Site Coverage (Max.)
<b>8.7.2 Permitted Uses</b>								
(1) One-unit mobile homes <sub>1</sub>	12	30	360	6 <sub>2</sub>	1.2 <sub>3</sub>	7.5 <sub>4</sub>	6	40% <sub>5</sub>
(2) Custodial care facility - Type I	12	30	360	6 <sub>2</sub>	1.2 <sub>3</sub>	7.5 <sub>4</sub>	6	40% <sub>5</sub>
(3) Residential care homes - Type I	12	30	360	6 <sub>2</sub>	1.2 <sub>3</sub>	7.5 <sub>4</sub>	6	40% <sub>5</sub>
(4) Keeping of up to five boarders in a mobile home	-	-	-	-	-	-	-	-
(5) Day cares, residential	Refer to General Provisions Section 5.33							
(6) (Repealed – Bylaw No. 9862 – January 25, 2023)								
(7) Accessory buildings and uses	Refer to General Provisions Section 5.7							
(8) (Repealed – Bylaw No. 9819 – April 25, 2022)								
(9) Homestays	Refer to General Provisions Section 5.51							
(10) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59							
(11) Residential care homes – Type II (on pre-designated site)	15	30	450	6 <sub>2</sub>	1.2 <sub>3</sub>	7.5 <sub>4</sub>	6	40% <sub>5</sub>

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9862 – January 25, 2023)

(Revised – Bylaw No. 10006 – June 28, 2024)

(Revised – Bylaw No. 10009 – June 28, 2024)

### 8.7.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RMHL District are set out in the following chart:

RMHL District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Site Coverage (Max.)
<b>8.7.3 Discretionary Uses</b>								
(1) Day cares and preschools	12	30	360	6 <sub>2</sub>	1.2 <sub>3</sub>	7.5 <sub>4</sub>	6	40% <sub>5</sub>
(2) Custodial care facility - Type II	12	30	360	6 <sub>2</sub>	1.2 <sub>3</sub>	7.5 <sub>4</sub>	6	40% <sub>5</sub>
(3) Residential care homes - Type II	15	30	450	6 <sub>2</sub>	1.2 <sub>3</sub>	7.5 <sub>4</sub>	6	40% <sub>5</sub>
(4) Community centres	15	30	450	6	3	7.5	6	40% <sub>5</sub>
(5) (Repealed – Bylaw No. 9819 – April 25, 2022)								
(6) Short-term rental property	Refer to General Provisions Section 5.52							

(Revised – Bylaw No. 8929 – May 9, 2011)

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

### 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 entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.  
(Revised – Bylaw No. 9833 – July 25, 2022)

#### **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:

RMTN District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>8.8.2 Permitted Uses</b>										
(1) Dwelling groups	30	30	900	6 <sub>9</sub>	6	6	6	10 <sub>8</sub>	40% <sub>6</sub>	9
(2) Street townhouses	6	30	180	6 <sub>7</sub>	1.5	7.5	7.5	10 <sub>8</sub>	40% <sub>3</sub>	-
(3) Residential care homes - Type I	6	30	180	6	1.5	7.5	7.5	10 <sub>8</sub>	40%	-
(4) Keeping of up to two boarders in a dwelling unit	-	-	-	-	-	-	-	-	-	-
(5) Day cares, residential	Refer to General Provisions Section 5.33									
(6) (Repealed – Bylaw No. 9819 – April 25, 2022)										
(7) Elementary and high schools	30	30	900	6	3	7.5	4.5	11	40%	-
(8) (Repealed – Bylaw No. 9862 – January 25, 2023)										
(9) Accessory buildings and uses	Refer to General Provisions Section 5.7									
(10) Homestays	Refer to General Provisions Section 5.51									
(11) Semi-detached dwellings (SDD)	6	30	180	6 <sub>7</sub>	0.75	7.5	7.5	10 <sub>8</sub>	40%	-
(12) One-unit dwellings (OUD)	7.5	30	225	6 <sub>7</sub>	0.75	7.5	7.5	10 <sub>8</sub>	40%	-
(13) Two-unit dwellings (TUD)	15	30	450	6 <sub>7</sub>	0.75	7.5	7.5	10 <sub>8</sub>	40%	-
(14) Secondary suites	Refer to General Provisions Section 5.30									
(15) Garden and garage suites	Refer to General Provisions Section 5.43									
(16) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59									
(17) Residential care home – Type II (on pre-designated site)	15	30	450	6	1.5	7.5	7.5	10 <sub>8</sub>	40%	-

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9759 – April 26, 2021)

(Revised – Bylaw No. 9791 – December 20, 2021)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9862 – January 25, 2023)

(Revised – Bylaw No. 9864 – January 25, 2023)

(Revised – Bylaw No. 9900 – June 28, 2023)

(Revised – Bylaw No. 10006 – June 28, 2024)

(Revised – Bylaw No. 10009 – June 28, 2024)

### 8.8.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RMTN District are set out in the following chart:

RMTN District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>8.8.3 Discretionary Uses</b>										
(1) Day cares and preschools	6	30	180	6	1.5	7.5	7.5	10 <sub>8</sub>	40%	-
(2) Residential care homes - Type II	15	30	450	6	1.5	7.5	7.5	10 <sub>8</sub>	40%	-
(3) Community centres	6	30	180	6	6	6	6	10 <sub>8</sub>	30%	-
(4) Short-term rental properties	Refer to General Provisions Section 5.52									
(5) (Repealed – Bylaw No. 9819 – April 25, 2022)										
(6) Special needs housing <sup>1</sup>	21	30	630	6	6	6	6	10 <sub>8</sub>	30%	9
(7) Private schools	15	30	450	6	3	7.5	4.5	11 <sub>8</sub>	40%	-
(8) Places of worship	30	30	900	6	3	7.5	4.5	10 <sub>8</sub>	40%	-
(9) Ambulance Station	15	30	450	6	3	7.5	4.5	10 <sub>8</sub>	40%	-

(Revised – Bylaw No. 8929 – May 9, 2011)

(Revised – Bylaw No. 9701 – May 25, 2020)

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9791 – December 20, 2021)

(Revised – Bylaw No. 9819 – April 25, 2022)

### 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 enclosed parking.
 

(Revised – Bylaw No. 9759 – April 26, 2021)

(Revised – Bylaw No. 9791 – December 20, 2021)

(Revised – Bylaw No. 10019 – July 31, 2024)
- 4 An amenity space with a minimum area of 90m<sup>2</sup>, or 9m<sup>2</sup> 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 entry, patio and deck, or three season room.  
(Revised – Bylaw No. 9864 – January 25, 2023)
- 6 Site coverage includes all principal and detached accessory buildings, covered entries, patios and decks, three season rooms and balconies.  
(Revised – Bylaw No. 9759 – April 26, 2021)  
(Revised – Bylaw No. 9791 – December 20, 2021)  
(Revised – Bylaw No. 9833 – July 25, 2022)
- 7 A front yard of not less than 3 metres in depth throughout may be provided for sites containing one-unit, two-unit, semi-detached dwelling and street townhouses which front onto a local street or service road as defined in the Saskatoon Transportation Master Plan and which has access to a rear lane provided parking is located off the rear lane.  
(Revised – Bylaw No. 9791 – December 20, 2021)  
(Revised – Bylaw No. 9919 – September 27, 2023)
- 8 The maximum building height in established neighbourhoods is 8.5 metres.
- 9 For dwellings within a dwelling group, the front yard setback for street-facing townhouse units may be 3 metres on sites which front onto a local street as defined in the Saskatoon Transportation Master Plan and which has access to rear lane. The rear lane may be either a public or an internal street.

#### **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) (a) For one- and two-unit and semi-detached dwellings, parking and vehicular access shall not be permitted in the front yard except where sites front onto a local street as defined in the Saskatoon Transportation Master Plan.

- (b) For street townhouses, parking and vehicular access shall not be permitted in the front yard except where sites front onto a local street road as defined in the Saskatoon Transportation Master Plan, provided that the front yard is landscaped in accordance with Section 7.7.1 Landscaping Standards for Residential Districts

and Section 7.7.2 Notes to Landscaping Standards for Residential Districts.

(Revised – Bylaw No. 9791 – December 20, 2021)

(Revised – Bylaw No. 9919 – September 27, 2023)

### **8.8.7 Landscaping**

The regulations governing landscaping in an RMTN District are contained in **Section 7.0.**

(Revised – Bylaw No. 9789 – December 20, 2021)

### **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.

### **8.8.9 On-Site Waste Spaces**

The regulations governing on-site waste spaces in an RMTN District are contained in **Section 5.0.**

## 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:

RMTN1 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>8.9.2 Permitted Uses</b>										
(1) Dwelling groups	30	30	900	6 <sub>8</sub>	6 <sub>5</sub>	6 <sub>5</sub>	6 <sub>5</sub>	12	45% <sub>6</sub>	9 <sub>4</sub>
(2) Street townhouses	6 <sub>8</sub>	30	180	6 <sub>7</sub>	1.5 <sub>2</sub>	7.5	7.5	12	40% <sub>3</sub>	
(3) Residential care homes - Type I	6	30	180	6	1.5	7.5	7.5	12	40%	-
(4) Keeping of up to two boarders in a dwelling unit	-	-	-	-	-	-	-	-	-	-
(5) Day cares, residential	Refer to General Provisions Section 5.33									
(6) (Repealed – Bylaw No. 9862 – January 25, 2023)										
(7) Accessory buildings and uses	Refer to General Provisions Section 5.7									
(8) (Repealed – Bylaw No. 9819 – April 25, 2022)										
(9) Elementary and high schools	30	30	900	6	3	7.5	4.5	12	40%	
(10) Homestays	Refer to General Provisions Section 5.51									
(11) Semi-detached dwellings (SDD)	6	30	180	6 <sub>7</sub>	0.75	7.5	7.5	10 <sub>8</sub>	40%	-
(12) One-unit dwellings (OUD)	7.5	30	225	6 <sub>7</sub>	0.75	7.5	7.5	10 <sub>8</sub>	40%	
(13) Two-unit dwellings (TUD)	15	30	450	6 <sub>7</sub>	0.75	7.5	7.5	10 <sub>8</sub>	40%	
(14) Secondary suites	Refer to General Provisions Section 5.30									
(15) Garden and garage suites	Refer to General Provisions Section 5.43									
(16) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59									
(17) Residential care home – Type II (on pre-designated site)	15	30	450	6	1.5	7.5	7.5	12	40% <sub>3</sub>	

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9759 – April 26, 2021)

(Revised – Bylaw No. 9791 – December 20, 2021)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9862 – January 25, 2023)

(Revised – Bylaw No. 9900 – June 28, 2023)

(Revised – Bylaw No. 10006 – June 28, 2024)

(Revised – Bylaw No. 10009 – June 28, 2024)



### 8.9.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RMTN1 District are set out in the following chart:

RMTN1 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>8.9.3 Discretionary Uses</b>										
(1) Day cares and preschools	6	30	180	6	1.5	7.5	7.5	12	40% <sub>3</sub>	
(2) Residential care homes - Type II	15	30	450	6	1.5	7.5	7.5	12	40% <sub>3</sub>	
(3) Community centres	30	30	900	6	6	6	6	12	40%	
(4) Short-term rental properties	Refer to General Provisions Section 5.52									
(5) (Repealed – Bylaw No. 9819 – April 25, 2022)										
(6) Special needs housing <sup>1</sup>	30	30	900	6	6	6	6	12	40% <sub>3</sub>	
(7) Private school	15	30	450	6	3	7.5	4.5	12	40%	
(8) Places of Worship	30	30	900	6	3	7.5	4.5	12	40%	
(9) Ambulance Station	15	30	450	6	3	7.5	4.5	12	40%	

(Revised – Bylaw No. 8929 – May 9, 2011)

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9791 – December 20, 2021)

(Revised – Bylaw No. 97819 – April 25, 2022)

### 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 enclosed parking.  
(Revised – Bylaw No. 10019 – July 31, 2024)
- 4 An amenity space with a minimum area of 90m<sup>2</sup>, or 9m<sup>2</sup> 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 entry, patio and deck, or three season room.  
(Revised – Bylaw No. 9864 – January 25, 2023)
- 6 Site coverage includes all principal and detached accessory buildings, covered entries, patios and decks, three season rooms and balconies.  
(Revised – Bylaw No. 9759 – April 26, 2021)  
(Revised – Bylaw No. 9791 – December 20, 2021)  
(Revised – Bylaw No. 9833 – July 25, 2022)
- 7 A front yard of not less than 3 metres in depth throughout may be provided for sites containing one-unit, two-unit, semi-detached dwelling and street townhouses which front onto a local street or service road as defined in the Saskatoon Transportation Master Plan and which has access to a rear lane provided parking is located off the rear lane.  
(Revised – Bylaw No. 9791 – December 20, 2021)  
(Revised – Bylaw No. 9919 – September 27, 2023)
- 8 For dwellings within a dwelling group, the front yard setback for street-facing townhouse units may be 3 metres on sites which front onto a local street as defined in the Saskatoon Transportation Master Plan and which has access to rear lane. The rear lane may be either a public or an internal street.

#### 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)
  - (a) For one- and two-unit and semi-detached dwellings, parking and vehicular access shall not be permitted in the front yard except where sites front onto a local street as defined in the Saskatoon Transportation Master Plan.
  - (b) For street townhouses, parking and vehicular access shall not be permitted in the front yard except where sites front onto a local street road as defined in the Saskatoon Transportation Master Plan, provided that the front yard is landscaped in accordance with Section 7.7.1 Landscaping Standards for Residential Districts and Section 7.7.2 Notes to Landscaping Standards for Residential Districts.

(Revised – Bylaw No. 9791 – December 20, 2021)  
(Revised – Bylaw No. 9919 – September 27, 2023)

#### **8.9.7 Landscaping**

The regulations governing landscaping in an RMTN1 District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

#### **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.

#### **8.9.9 On-Site Waste Spaces**

The regulations governing on-site waste spaces in an RMTN1 District are contained in **Section 5.0**.

## 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:

RM1 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height	Site Coverage	Amenity Space Per Unit (m <sup>2</sup> )
<b>8.10.2 Permitted Uses</b>										
(1) All uses permitted in the R2 Zoning District, subject to the development standards contained in the R2 Zoning District										
(2) (Repealed – Bylaw No. 10008 – June 28, 2024)										
(3) Converted dwellings - maximum four dwelling units	3.75/unit	30	225	6	0.75	7.5	4.5	8.5	40% <sub>2</sub>	18

(Revised – Bylaw No. 10008 – June 28, 2024)

### 8.10.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RM1 District are set out in the following chart:

RM1 District	Minimum Development Standards (in Metres)										
	Site	Site	Site	Front	Side	Rear Yard	Rear Yard	Building	Site	Amenity	
	Width	Depth	Area (m²)	Yard	Yard	Interior Site	Corner Site	Height (Max.)	Coverage	Space Per Unit (m²)	
8.10.3 Discretionary Uses											
(1) Day cares and preschools	7.5	30	225	6	0.75	7.5	4.5	8.5	40% <sub>2</sub>	-	
(2) Community centres	15	30	450	6	3	7.5	4.5	11	40%	-	
(3) Parking stations	7.5	30	225	6	Refer to Section 5.60						
(4) Short-term rental properties	Refer to General Provisions Section 5.52										-
(5) Private schools	15	30	450	6	3	7.5	4.5	11	40% <sub>2</sub>		
(6) Ambulance stations	15	30	450	6	3	7.5	4.5	11	40%		
(7) Boarding apartments	21	30	630	6	3	7.5	4.5	8.5	40%	18	
(8) Custodial care facility - Type II	7.5	30	225	6	0.75	7.5	4.5	8.5	40% <sub>2</sub>	-	
(9) Special care homes	21	30	630	6	3	7.5	4.5	8.5	40%	18	
(10) Convents and monasteries - Type I and II	15	30	450	6	0.75	7.5	4.5	8.5	40% <sub>2</sub>	-	
(11) Hostels - Type I and II	15	30	450	6	0.75	7.5	4.5	8.5	40% <sub>2</sub>	-	
(12) Residential care homes - Type II	15	30	450	6	0.75	7.5	4.5	8.5	40% <sub>2</sub>	-	
(13) Multiple-unit dwellings - five or six dwelling units	3/unit	30	110/unit	6	1	6	6	8.5	40% <sub>1</sub>	18	
(14) Special needs housing - maximum six dwelling units	3/unit	30	110/unit	6	1	6	6	8.5	40%	18	
(15) Boarding houses	7.5	30	225	6	0.75	7.5	4.5	8.5	40% <sub>2</sub>	18	

(Revised – Bylaw No. 8929 – May 9, 2011)

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10019 – July 31, 2024)

### 8.10.4 Notes to Development Standards

- 1 Site coverage may be increased to 50% where more than 50% of the parking is provided underground or enclosed as part of the principal building.  
(Revised – Bylaw No. 10019 – July 31, 2024)
- 2 Site coverage may be increased for attached covered entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.  
(Revised – Bylaw No. 9833 – July 25, 2022)

#### **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**

The regulations governing landscaping in an RM1 District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

#### **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.

#### **8.10.9 On-Site Waste Spaces**

The regulations governing on-site waste spaces in an RM1 District are contained in **Section 5.0**.

## 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:

RM2 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>8.11.2 Permitted Uses</b>										
(1) All uses permitted in the R2 Zoning District, subject to the the development standards contained in the R2 Zoning District										
(2) Multiple-unit dwellings - containing five to six dwelling units	15	30	550	6	1.5	6	6	10	40% <sub>2</sub>	18
(3) Multiple-unit dwellings - containing seven or more dwelling units	21	30	630	6	3 <sub>1</sub>	6	6	10	40% <sub>2</sub>	18
(4) Dwelling groups	30	30	900	6	3 <sub>5</sub>	6 <sub>5</sub>	6 <sub>5</sub>	10	40% <sub>2,4</sub>	18
(5) Converted dwellings with a maximum four dwelling units	3.75/ unit	30	225	6	0.75	7.5	4.5	8.5	40% <sub>3</sub>	18
(6) Boarding houses	15	30	450	6	0.75	7.5	4.5	10	40% <sub>3</sub>	18
(7) Boarding apartments	21	30	630	6	3 <sub>1</sub>	7.5	4.5	10	40% <sub>3</sub>	18
(8) Custodial care facilities - Type II	15	30	450	6	0.75	7.5	4.5	10	40% <sub>3</sub>	-
(9) (Repealed – Bylaw No. 9819 – April 25, 2022)										
(10) Convents and monasteries - Type I	15	30	450	6	0.75	7.5	4.5	10	40% <sub>3</sub>	-
(11) Convents and monasteries - Type II	15	30	450	6	0.75	7.5	4.5	10	40% <sub>3</sub>	-
(12) Hostels - Type I	15	30	450	6	0.75	7.5	4.5	10	40% <sub>3</sub>	-
(13) Special care homes	21	30	630	6	3 <sub>1</sub>	7.5	4.5	10	40% <sub>3</sub>	18
(14) Residential care homes - Type II	15	30	450	6	0.75	7.5	4.5	10	40% <sub>3</sub>	-

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10006 – June 28, 2024)

(Revised – Bylaw No. 10008 – June 28, 2024)

### 8.11.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RM2 District are set out in the following chart:

RM2 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area	Front Yard	Side Yard	Rear Yard Interior	Rear Yard Corner	Building Height	Site Coverage	Amenity Space Per
			(m <sup>2</sup> )			Site	Site	(Max.)	(Max.)	Unit (m <sup>2</sup> )
8.11.3 Discretionary Uses										
(1) Day cares and preschools	7.5	30	225	6	0.75	7.5	4.5	10	40% <sub>3</sub>	-
(2) Community centres	15	30	450	6	3 <sub>1</sub>	7.5	4.5	11	40%	-
(3) Parking stations	7.5	30	225	6	Refer to Section 5.60					
(4) Short-term rental properties	Refer to General Provisions Section 5.52									
(5) Private schools	15	30	450	6	3 <sub>1</sub>	7.5	4.5	11	40% <sub>3</sub>	-
(6) Ambulance stations	15	30	450	6	3 <sub>1</sub>	7.5	4.5	11	40%	-
(7) Special needs housing	21	30	630	6	3 <sub>1</sub>	6	6	10	40% <sub>2</sub>	18
(8) Custodial care facility - Type III	15	30	450	6	0.75	7.5	4.5	10	40% <sub>3</sub>	-
(9) Hostels - Type II	15	30	450	6	0.75	7.5	4.5	10	40% <sub>3</sub>	-

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10019 – July 31, 2024)

### 8.11.4 Notes to Development Standards

- On a corner site where the side yard adjoins the street, the side yard setback shall be a minimum of 4.5 metres.
- Site coverage may be increased to 50% where more than 50% of the parking is provided underground or enclosed as part of the principal building.  
(Revised – Bylaw No. 10019 – July 31, 2024)
- Site coverage may be increased for attached covered entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.  
(Revised – Bylaw No. 9833 – July 25, 2022)
- Site coverage for dwellings in dwelling groups may be increased for attached covered entries, patios and decks or three season rooms by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50% or 60% where the additional site coverage is used for enclosed parking.  
(Revised – Bylaw No. 9833 – July 25, 2022)



- 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 entry, patio and deck, or three season room.  
(Revised – Bylaw No. 9864 – January 25, 2023)

#### **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**

The regulations governing landscaping in an RM2 District are contained in **Section 7.0**.  
(Revised – Bylaw No. 9789 – December 20, 2021)

#### **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.

#### **8.11.10 On-Site Waste Spaces**

The regulations governing on-site waste spaces in an RM2 District are contained in **Section 5.0**.

## 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:

RM3 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>8.12.2 Permitted Uses</b>										
(1) All uses permitted in the R2 Zoning District, subject to the development standards contained in the R2 Zoning District										
(2) Multiple-unit dwellings - containing five to six dwelling units	15	30	550	6	1.5	6	6	12	40% <sub>2</sub>	18
(3) Multiple-unit dwellings - containing seven or more dwelling units	21	30	630	6	3 <sub>1</sub>	6	6	12	40% <sub>2</sub>	18
(4) Dwelling groups	30	30	900	6	3 <sub>5</sub>	6 <sub>5</sub>	6 <sub>5</sub>	12	40% <sub>2,4</sub>	18
(5) Converted dwellings with a maximum four dwelling units	3.75/unit	30	225	6	0.75	7.5	4.5	8.5	40% <sub>3</sub>	18
(6) Boarding houses	15	30	450	6	0.75	7.5	4.5	12	40% <sub>3</sub>	18
(7) Boarding apartments	21	30	630	6	3 <sub>1</sub>	6	6	12	40% <sub>2</sub>	18
(8) Custodial care facilities - Type II	15	30	450	6	0.75	7.5	4.5	12	40% <sub>3</sub>	-
(9) (Repealed – Bylaw No. 9819 – April 25, 2022)										
(10) Convents and monasteries - Type I	15	30	450	6	0.75	7.5	4.5	12	40% <sub>3</sub>	-
(11) Convents and monasteries - Type II	15	30	450	6	0.75	7.5	4.5	12	40% <sub>3</sub>	-
(12) Hostels - Type I	15	30	450	6	0.75	7.5	4.5	12	40% <sub>3</sub>	-
(13) Special care homes	21	30	630	6	3 <sub>1</sub>	7.5	4.5	12	40% <sub>3</sub>	18
(14) Residential care homes - Type II	15	30	450	6	0.75	7.5	4.5	12	40% <sub>3</sub>	-

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10006 – June 28, 2024)

(Revised – Bylaw No. 10008 – June 28, 2024)

### 8.12.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RM3 District are set out in the following chart:

RM3 District	Minimum Development Standards (in Metres)									
	Site	Site	Site	Front	Side	Rear	Rear	Building	Site	Amenity
	Width	Depth	Area	Yard	Yard	Interior	Corner	Height	Coverage	Space Per
			(m²)			Site	Site	(Max.)	(Max.)	Unit (m²)
8.12.3 Discretionary Uses										
(1) Day cares and preschools	7.5	30	225	6	0.75	7.5	4.5	12	40% <sub>3</sub>	-
(2) Community centres	15	30	450	6	3 <sub>1</sub>	7.5	4.5	12	40% <sub>3</sub>	-
(3) Parking stations	7.5	30	225	6	Refer to Section 5.60					
(4) Short-term rental properties	Refer to General Provisions Section 5.52									
(5) Private schools	15	30	450	6	3 <sub>1</sub>	7.5	4.5	12	40% <sub>3</sub>	-
(6) Ambulance stations	15	30	450	6	3 <sub>1</sub>	7.5	4.5	12	40%	-
(7) Special needs housing	21	30	630	6	3 <sub>1</sub>	6	6	12	40% <sub>2</sub>	18
(8) Custodial care facility - Type III	15	30	450	6	0.75	7.5	4.5	12	40% <sub>3</sub>	-
(9) Hostels - Type II	15	30	450	6	0.75	7.5	4.5	12	40% <sub>3</sub>	-

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10019 – July 31, 2024)

### 8.12.4 Notes to Development Standards

- On a corner site where the side yard adjoins the street, the side yard setback shall be a minimum of 4.5 metres.
- Site coverage may be increased to 50% where more than 50% of the parking is provided underground or enclosed as part of the principal building.  
(Revised – Bylaw No. 10019 – July 31, 2024)
- Site coverage may be increased for attached covered entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.  
(Revised – Bylaw No. 9833 – July 25, 2022)
- Site coverage for dwellings in dwelling groups may be increased for attached covered entries, patios and decks or three season rooms by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50% or 60% where the additional site coverage is used for enclosed parking.  
(Revised – Bylaw No. 9833 – July 25, 2022)

- 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 entry, patio and deck, or three season room.  
(Revised – Bylaw No. 9864 – January 25, 2023)

#### **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**

The regulations governing landscaping in an RM3 District are contained in **Section 7.0**.  
(Revised – Bylaw No. 9789 – December 20, 2021)

#### **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.

#### **8.12.10 On-Site Waste Spaces**

The regulations governing on-site waste spaces in an RM3 District are contained in **Section 5.0**.

## 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:

RM4 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>8.13.2 Permitted Uses</b>										
(1) All uses permitted in the R2 Zoning District, subject to the development standards contained in the R2 Zoning District										
(2) Multiple-unit dwellings containing five or more dwelling units	15	30	550	6	1.5 <sub>1</sub>	7.5	4.5	15	50% <sub>2</sub>	5
(3) Dwelling groups	30	30	900	6	1.5 <sub>4</sub>	7.5 <sub>4</sub>	4.5 <sub>4</sub>	15	50% <sub>2,3</sub>	5
(4) Converted dwellings with a maximum four dwelling units	3.75/unit	30	225	6	0.75	7.5	4.5	8.5	50% <sub>2</sub>	5
(5) Boarding houses	15	30	450	6	0.75	7.5	4.5	15	50% <sub>2</sub>	5
(6) Boarding apartments	21	30	630	6	1.5 <sub>1</sub>	7.5	4.5	15	50% <sub>2</sub>	5
(7) Custodial care facilities - Type II	15	30	450	6	0.75	7.5	4.5	15	50% <sub>2</sub>	-
(8) (Repealed – Bylaw No. 9819 – April 25, 2022)										
(9) Convents and monasteries - Type I	15	30	450	6	0.75	7.5	4.5	15	50% <sub>2</sub>	-
(10) Convents and monasteries - Type II	15	30	450	6	0.75	7.5	4.5	15	50% <sub>2</sub>	-
(11) Hostels - Type I	15	30	450	6	0.75	7.5	4.5	15	50% <sub>2</sub>	-
(12) Special care homes	21	30	630	6	1.5 <sub>1</sub>	7.5	4.5	15	50% <sub>2</sub>	5
(13) Residential care homes - Type II	15	30	450	6	0.75	7.5	4.5	15	50% <sub>2</sub>	-

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10006 – June 28, 2024)

(Revised – Bylaw No. 10008 – June 28, 2024)

### 8.13.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RM4 District are set out in the following chart:

RM4 District	Minimum Development Standards (in Metres)									
	Site	Site	Site	Front	Side	Rear Yard	Rear Yard	Building	Site	Amenity
	Width	Depth	Area (m <sup>2</sup> )	Yard	Yard	Interior Site	Corner Site	Height (Max.)	Coverage (Max.)	Space Per Unit (m <sup>2</sup> )
8.13.3 Discretionary Uses										
(1) Day cares and preschools	7.5	30	225	6	0.75	7.5	4.5	15	50% <sub>2</sub>	-
(2) Community centres	15	30	450	6	3	7.5	4.5	11	50% <sub>2</sub>	-
(3) Parking stations	7.5	30	225	6	Refer to Section 5.60					
(4) Short-term rental properties	Refer to General Provisions Section 5.52									
(5) Private schools	15	30	450	6	3	7.5	4.5	11	50% <sub>2</sub>	-
(6) Ambulance stations	15	30	450	6	3	7.5	4.5	11	50% <sub>2</sub>	-
(7) Special needs housing	15	30	550	6	1.5 <sub>1</sub>	7.5	4.5	15	50% <sub>2</sub>	5
(8) Custodial care facility - Type III	15	30	450	6	0.75	7.5	4.5	15	50% <sub>2</sub>	-
(9) Hostels - Type II	15	30	450	6	0.75	7.5	4.5	15	50% <sub>2</sub>	-

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10019 – July 31, 2024)

### 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 entries, patios and decks or three season rooms by the percentage of the area covered by such structures, but the total site coverage shall not exceed 60% or 70% on a corner site.  
(Revised – Bylaw No. 9833 – July 25, 2022)
- 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 entry, patio and deck, or three season room.  
(Revised – Bylaw No. 9864 – January 25, 2023)

### 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.
- (2) Notwithstanding 8.13.7(1) the gross floor space ratio may be increased to a maximum of 1.5:1 if servicing requirements have been addressed prior to receiving a development permit.
- (3) In determining the gross floor space ratio in this section, above grade parking floor areas which provide parking shall not be used in the calculation.
- (4) The floor area of the below grade parking shall be deducted from the floor area of any above grade parking in the calculation of the gross floor space ratio.

(Revised – Bylaw No. 9791 – December 20, 2021)

(Revised – Bylaw No. 10019 – July 31, 2024)

### **8.13.8 Landscaping**

The regulations governing landscaping in an RM4 District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

### **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.

### **8.13.10 On-Site Waste Spaces**

The regulations governing on-site waste spaces in an RM4 District are contained in **Section 5.0**.

## 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:

RM5 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>8.14.2 Permitted Uses</b>										
(1) All uses permitted in the R2 Zoning District, subject to the development standards contained in the R2 Zoning District										
(2) Multiple-unit dwellings containing five or more dwelling units	15	30	550	6	1.5 <sub>2</sub>	7.5	4.5	46 <sub>3</sub>	50% <sub>4</sub>	5
(3) Dwelling groups	30	30	900	6	1.5 <sub>6</sub>	7.5 <sub>6</sub>	4.5 <sub>6</sub>	46 <sub>3</sub>	50% <sub>4,5</sub>	5
(4) Converted dwellings with a maximum four dwelling units	3.75/unit	30	225	6	0.75	7.5	4.5	8.5	50% <sub>4</sub>	5
(5) Boarding houses	15	30	450	6	0.75	7.5	4.5	46 <sub>3</sub>	50% <sub>4</sub>	5
(6) Custodial care facility - Type II	15	30	450	6	0.75	7.5	4.5	46 <sub>3</sub>	50% <sub>4</sub>	-
(7) Residential care homes - Type II	15	30	450	6	0.75	7.5	4.5	46 <sub>3</sub>	50% <sub>4</sub>	-
(8) (Repealed – Bylaw No. 9819 – April 25, 2022)										
(9) Convents and monasteries - Type I and II	15	30	450	6	0.75	7.5	4.5	46 <sub>3</sub>	50% <sub>4</sub>	5
(10) Hostels - Type I and II	15	30	450	6	0.75	7.5	4.5	46 <sub>3</sub>	50% <sub>4</sub>	-
(11) Boarding apartments	21	30	630	6	1.5 <sub>2</sub>	7.5	4.5	46 <sub>3</sub>	50% <sub>4</sub>	5
(12) Special care homes	21	30	630	6	1.5 <sub>2</sub>	7.5	4.5	46 <sub>3</sub>	50% <sub>4</sub>	5
(13) Commercial dwelling conversions - limited to offices	Refer to General Provisions Section 5.37									-
(14) (Repealed – Bylaw No. 10006 – June 28, 2024)										
(15) Accessory uses to multiple-unit dwellings containing at least 100 dwelling units <sub>1</sub>	-	-	-	-	-	-	-	-	-	-
(16) Short-term rental properties	Refer to General Provisions Section 5.52									-

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10006 – June 28, 2024)

(Revised – Bylaw No. 10008 – June 28, 2024)



### 8.14.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an RM5 District are set out in the following chart:

RM5 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>8.14.3 Discretionary Uses</b>										
(1) Day cares and preschools	7.5	30	225	6	0.75	7.5	4.5	46 <sub>3</sub>	50% <sub>4</sub>	-
(2) Private schools	15	30	450	6	1.5 <sub>2</sub>	7.5	4.5	46 <sub>3</sub>	50% <sub>4</sub>	-
(3) Community centres	15	30	450	6	1.5 <sub>2</sub>	7.5	4.5	46 <sub>3</sub>	50% <sub>4</sub>	-
(4) Parking stations	7.5	30	225	6	Refer to Section 5.60					
(5) (Repealed – Bylaw No. 9683 – August 31, 2020)										
(6) Special needs housing	15	30	550	6	1.5 <sub>2</sub>	7.5	4.5	46 <sub>3</sub>	50% <sub>4</sub>	5
(7) Custodial care facility - Type III	15	30	450	6	0.75	7.5	4.5	46 <sub>3</sub>	50% <sub>4</sub>	-
(8) Ambulance Station	15	30	450	6	13	7.5	4.5	46	50%	

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9791 – December 20, 2021)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10019 – July 31, 2024)

### 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 56m<sup>2</sup>;
- (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 entries, patios and decks or three season rooms by the percentage of the area covered by such structures, but the total site coverage shall not exceed 60% or 70% on a corner site.  
(Revised – Bylaw No. 9833 – July 25, 2022)
- 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 entry, patio and deck, or three season room.  
(Revised – Bylaw No. 9864 – January 25, 2023)

#### **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**

The regulations governing landscaping in an RM5 District are contained in **Section 7.0**.  
(Revised – Bylaw No. 9789 – December 20, 2021)

#### **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.

#### **8.14.10 On-Site Waste Spaces**

The regulations governing on-site waste spaces in an RM5 District are contained in **Section 5.0**.

## 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:

M1 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>9.1.2 Permitted Uses</b>							
(1) One-unit dwellings (OUD)	7.5	30	225	6	0.75	6	7.5
(2) Two-unit dwellings (TUD)	15	30	450	6	0.75	6	7.5
(3) Semi-detached dwellings (SDD)	7.5	30	225	6	0.75	6	7.5
(4) Secondary suites	Refer to General Provisions Section 5.30						
(5) Offices and office buildings	15	30	450	6	1.5	6	7.5
(6) Funeral homes	15	30	450	6	1.5	6	7.5
(7) Art galleries and museums	15	30	450	6	1.5	6	7.5
(8) Places of worship	15	30	450	6	1.5	6	7.5
(9) Private schools	15	30	450	6	1.5	6	7.5
(10) Photography studios, excluding the retail processing of film	15	30	450	6	1.5	6	7.5
(11) Custodial care facilities - Type I and II	7.5	30	225	6	1.5	6	7.5
(12) Residential care homes - Type I	7.5	30	225	6	1.5	6	7.5
(13) Residential care homes – Type II	15	30	450	6	1.5	6	7.5
(14) (Repealed – Bylaw No. 9819 – April 25, 2022)							
(15) Ambulance stations	15	30	450	6	1.5	6	7.5
(16) Medical clinics	15	30	450	6	1.5	6	7.5
(17) Medical, dental and optical laboratories	15	30	450	6	1.5	6	7.5
(18) Veterinary clinics	15	30	450	6	1.5	6	7.5
(19) Public parks, playgrounds and sports fields	-	-	-	6	1.5	6	7.5
(20) Not more than one dwelling unit in conjunction with and attached to any other non-residential permitted use	-	-	-	6	1.5	6	7.5
(21) Accessory buildings and uses	Refer to General Provisions Section 5.7						
(22) Keeping of a maximum of five boarders in a OUD	-	-	-	-	-	-	-
(23) Keeping of a maximum of two boarders in each unit of a TUD	-	-	-	-	-	-	-
(24) Day cares, residential	Refer to General Provisions Section 5.33						
(25) Day cares and pre-schools accessory to a place of worship or community centre	Refer to General Provisions Section 5.32						

M1 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>9.1.2 Permitted Uses (continued)</b>							
(26) (Repealed – Bylaw No. 9862 – January 25, 2023)							
(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						
(32) Multiple-unit dwellings containing up to four dwelling units	15	30	450	6	.075	6	8.5 <sub>1</sub>
(33) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59						
(34) Residential care homes – Type II (on pre-designated site)	15	30	450	6	1.5	6	7.5

(Revised – Bylaw No. 8929 – May 9, 2011)

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

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10006 – June 28, 2024)

(Revised – Bylaw No. 10008 – June 28, 2024)

(Revised – Bylaw No. 10009 – June 28, 2024)

### 9.1.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an M1 District are set out in the following chart:

M1 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>9.1.3 Discretionary Uses</b>							
(1) Parking stations	15	30	450	6	Refer to Section 5.60		
(2) Day cares and preschools	7.5	30	225	6	1.5	6	7.5
(3) Community centres	15	30	450	6	1.5	6	7.5
(4) Private clubs	15	30	450	6	1.5	6	7.5
(5) (Repealed – Bylaw No. 9683 – August 31, 2020)							
(6) Boarding houses	7.5	30	225	6	1.5	6	7.5
(7) Custodial care facilities - Type III	7.5	20	225	6	1.5	6	7.5

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10019 – July 31, 2024)

#### **9.1.3.1 Notes to Development Standards**

- 1 The maximum building height for multiple-unit dwellings containing up to four dwelling units located in the Transit Development Area and located on any site within the Corridor Growth Area, or any corner site outside of the Corridor Growth Area, is 10 metres.

#### **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**

The regulations governing landscaping in an M1 District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

#### **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.

#### **9.1.9 On-Site Waste Spaces**

The regulations governing on-site waste spaces in an M1 District are contained in **Section 5.0**.

## 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:

M2 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>9.2.2 Permitted Uses</b>										
(1) One-unit dwellings (OUD)	7.5	30	225	6	0.75	7.5	4.5	8.5	40% <sub>3</sub>	-
(2) Two-unit dwellings (TUD)	15	30	450	6	0.75	7.5	4.5	8.5	40% <sub>3</sub>	-
(3) Semi-detached dwellings (SDD)	7.5	30	225	6	0.75	7.5	4.5	8.5	40% <sub>3</sub>	-
(4) Multiple-unit dwellings - containing three to six dwelling units	15	30	550	6	1.5	6	6	12	40%	18
(5) Multiple-unit dwellings - containing seven or more dwelling units	21	30	630	6	3 <sub>2</sub>	6	6	12	40%	18
(6) Dwelling groups	30	30	900	6	3 <sub>2</sub>	6 <sub>5</sub>	6	12	40% <sub>6</sub>	18
(7) Converted dwellings with a maximum of four dwelling units	3.75/unit	30	225	6	0.75	7.5	4.5	8.5	40% <sub>3</sub>	18
(8) Secondary suites	Refer to General Provisions Section 5.30									
(9) Keeping of a maximum of five boarders in a OUD										
(10) Keeping of a maximum of two boarders in each unit of a TUD or SDD										
(11) Offices and office buildings	15	30	450	6	1.5	7.5	4.5	11	40% <sub>4</sub>	-
(12) Funeral homes	15	30	450	6	1.5	7.5	4.5	11	40% <sub>4</sub>	-
(13) Art galleries and museums	15	30	450	6	1.5	7.5	4.5	11	40% <sub>4</sub>	-
(14) Places of worship	15	30	450	6	1.5	7.5	4.5	11	40% <sub>4</sub>	-
(15) Private schools	15	30	450	6	1.5	7.5	4.5	11	40% <sub>4</sub>	-
(16) Photography studios, excluding the retail processing of film	15	30	450	6	1.5	7.5	4.5	11	40% <sub>4</sub>	-
(17) Custodial care facilities - Type I and II	7.5	30	225	6	1.5	7.5	4.5	11	40% <sub>3</sub>	-
(18) Community centre conversions	15	30	450	6	1.5	7.5	4.5	11	40% <sub>3</sub>	-
(19) Residential care homes - Type I	7.5	30	225	6	1.5	7.5	4.5	11	40% <sub>3</sub>	-
(20) Residential care homes – Type II	15	30	450	6	1.5	7.5	4.5	11	40% <sub>3</sub>	-
(21) Residential care homes – Type II (on pre-designated site)	15	30	450	6	1.5	7.5	4.5	11	40% <sub>3</sub>	-
(22) (Repealed – Bylaw No. 9819 – April 25, 2022)										

M2 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>9.2.2 Permitted Uses (continued)</b>										
(23) Elementary and high schools	30	30	900	6	3	7.5	4.5	11	40% <sub>4</sub>	
(24) Boarding houses	7.5	30	225	6	1.5	7.5	4.5	8.5	40% <sub>3</sub>	18
(25) Boarding apartments	21	30	630	6	3 <sub>2</sub>	6	6	12	40% <sub>3</sub>	18
(26) Hostels - Type I	15	30	450	6	1.5	7.5	4.5	11	40% <sub>3</sub>	-
(27) Medical clinics	15	30	450	6	1.5	7.5	4.5	11	40% <sub>4</sub>	-
(28) Medical, dental and optical laboratories	15	30	450	6	1.5	7.5	4.5	11	40% <sub>4</sub>	-
(29) Ambulance stations	15	30	450	6	1.5	7.5	4.5	11	40% <sub>4</sub>	-
(30) Veterinary clinics	15	30	450	6	1.5	7.5	4.5	11	40% <sub>4</sub>	-
(31) Public parks, playgrounds and sports fields	-	-	-	6	6	7.5	4.5	11	10%	-
(32) Dwelling units in conjunction with and attached to any other non-residential permitted use	-	-	-	6	1.5	7.5	4.5	11	40% <sub>4</sub>	-
(33) Day cares, residential	Refer to General Provisions Section 5.33									
(34) Day cares and preschools accessory to a place of worship, elementary and high schools, community centre conversion or community centre	Refer to General Provisions Section 5.32									
(35) (Repealed – Bylaw No. 9862 – January 25, 2023)										
(36) Pharmacies and optical dispensaries accessory to an office or medical clinic <sub>1</sub>										
(37) 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									
(38) Financial institutions	15	30	450	6	1.5	7.5	4.5	11	40% <sub>4</sub>	-
(39) Special care homes	21	30	630	6	3	6	6	12	40%	18
(40) Convents and monasteries - Type I	15	30	450	6	1.5	7.5	4.5	11	40% <sub>3</sub>	-
(41) Convents and monasteries - Type II	15	30	450	6	1.5	7.5	4.5	12	40% <sub>4</sub>	-
(42) Accessory buildings and uses	Refer to General Provisions Section 5.7									
(43) Keeping of three residential care home residents in each unit of TUD or SDD	-	-	-	-	-	-	-	-	-	-
(44) Municipal public works yard – Type I	Refer to General Provisions Section 5.50									
(45) Homestays	Refer to General Provisions Section 5.51									
(46) Short-term rental properties	Refer to General Provisions Section 5.52									
(47) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59									

(Revised – Bylaw No. 8929 – May 9, 2011)

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

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10006 – June 28, 2024)

(Revised – Bylaw No. 10009 – June 28, 2024)



### 9.2.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an M2 District are set out in the following chart:

M2 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>9.2.3 Discretionary Uses</b>										
(1) Parking stations	7.5	30	225	6	Refer to Section 5.60					
(2) Day cares and preschools	7.5	30	225	6	1.5	7.5	4.5	11	40% <sub>04</sub>	-
(3) Community centres	15	30	450	6	1.5	7.5	4.5	11	40% <sub>04</sub>	-
(4) Private clubs	15	30	450	6	1.5	7.5	4.5	11	40% <sub>04</sub>	-
(5) (Repealed – Bylaw No. 9683 – August 31, 2020)										
(6) Special needs housing	21	30	630	6	3 <sub>2</sub>	6	6	12	40%	18
(7) Hostels - Type II	15	30	450	6	1.5	7.5	4.5	11	40% <sub>04</sub>	-
(8) Custodial care facilities - Type III	7.5	30	225	6	1.5	7.5	4.5	11	40% <sub>03</sub>	-

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

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10019 – July 31, 2024)

### 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 entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.  
(Revised – Bylaw No. 9833 – July 25, 2022)
- 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 entry, patio and deck, or three season room.  
(Revised – Bylaw No. 9864 – January 25, 2023)

- 6 Site coverage for dwellings in dwelling groups may be increased for attached covered entries, patios and decks or three season rooms by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.  
(Revised – Bylaw No. 9833 – July 25, 2022)

#### **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**

The regulations governing landscaping in an M2 District are contained in **Section 7.0**.  
(Revised – Bylaw No. 9789 – December 20, 2021)

#### **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.

#### **9.2.10 On-Site Waste Spaces**

The regulations governing on-site waste spaces in an M2 District are contained in **Section 5.0**.

## 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:

M3 District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>9.3.2 Permitted Uses</b>								
(1) One-unit dwellings (OUD)	7.5	30	225	6	0.75	7.5 <sub>7</sub>	8.5	-
(2) Two-unit dwellings (TUD)	15	30	450	6	0.75	7.5 <sub>7</sub>	8.5	-
(3) Semi-detached dwellings (SDD)	7.5	30	225	6	0.75	7.5 <sub>7</sub>	8.5	-
(4) Multiple-unit dwellings <sub>2</sub>	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	37	5
(5) Secondary suites	Refer to General Provisions Section 5.30							
(6) Dwelling groups	30	30	900	6	3 <sub>6</sub>	7.5 <sub>7</sub>	37	5
(7) Converted dwellings with a maximum of four dwelling units	15	30	450	6	0.75	7.5 <sub>7</sub>	8.5	5
(8) Offices and office buildings <sub>4</sub>	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	18	-
(9) Funeral and wedding establishments	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(10) Funeral homes	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(11) Art galleries and museums	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(12) Places of worship	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(13) Private schools	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(14) Radio or television studios	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(15) Motion picture or recording studios	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(16) Photography studios, excluding the retail processing of film	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(17) Custodial care facilities - Type I and II	7.5	30	225	6	3	7.5 <sub>7</sub>	11	-
(18) Custodial care facilities - Type III	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(19) Community centre conversions	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(20) Residential care homes - Type I	7.5	30	225	6	3	7.5 <sub>7</sub>	11	-
(21) Residential care homes – Type II	15	30	450	6	3	7.5 <sub>7</sub>	11	-
(22) Residential care homes – Type II (on pre-designated site)	15	30	450	6	3	7.5 <sub>7</sub>	11	-
(23) Day cares and preschools	7.5	30	225	6	3	7.5 <sub>7</sub>	11	-
(24) Elementary and high schools	30	30	900	6	3	7.5 <sub>7</sub>	11	-
(25) Boarding houses	7.5	30	225	6	3	7.5 <sub>7</sub>	8.5	5
(26) Boarding apartments	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	37	5
(27) Ambulance stations	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(28) Convents and monasteries - Type I and II	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(29) Medical clinics <sub>4</sub>	15	30	550	6	3	7.5 <sub>7</sub>	11	-

M3 District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>9.3.2 Permitted Uses (continued)</b>								
(30) Medical, dental and optical laboratories	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(31) Veterinary clinics	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(32) Research laboratories	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(33) Financial institutions	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(34) Hostels - Type I and II	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	18	-
(35) Public halls	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(36) Hospitals	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	37	-
(37) Special care homes	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	37	5
(38) Public parks, playgrounds, sports fields, and arenas	-	-	-	6	3	7.5 <sub>7</sub>	11	-
(39) Cemeteries	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(40) Public libraries	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(41) Private clubs <sub>1</sub>	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(42) Banquet halls	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(43) Community centres	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(44) (Repealed – Bylaw No. 9683 – August 31, 2020)								
(45) Personal service trades and health clubs <sub>1</sub>	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(46) Dwelling units in conjunction with and attached to any other non-residential permitted use	-	-	-	6	3 <sub>6</sub>	7.5 <sub>7</sub>	-	-
(47) Accessory buildings and uses	Refer to General Provisions Section 5.7							
(48) Keeping of a maximum of five boarders in a OUD								
(49) Day cares, residential	Refer to General Provisions Section 5.33							
(50) (Repealed – Bylaw No. 9833 – July 25, 2022)								
(51) (Repealed – Bylaw No. 9862 – January 25, 2023)								
(52) Accessory uses to a multiple-unit dwelling containing at least 100 dwelling units <sub>2</sub>								
(53) Accessory uses to a hotel or motel <sub>3</sub>								
(54) Accessory uses to an office building or medical clinic <sub>4</sub>								
(55) Educational Institutions	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	18	-
(56) Personal service trades	15	30	550	6	3	7.5 <sub>7</sub>	11	-
(57) Hotels and motels <sub>3</sub>	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	37	-
(58) Commercial recreation uses in a public park or public civic centre	-	-	-	6	3	7.5 <sub>7</sub>	11	-
(59) Keeping of three care home residents in each unit of a TUD or SDD	-	-	-	-	-	-	-	-
(60) Municipal public works yard – Type I	Refer to General Provisions Section 5.50							
(61) Homestays	Refer to General Provisions Section 5.51							
(62) Short-term rental properties	Refer to General Provisions Section 5.52							
(63) Special needs housing	15	30	550	6	3 <sub>6</sub>	7.5 <sub>7</sub>	37	5

(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)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9833 – July 25, 2022)

(Revised – Bylaw No. 10006 – June 28, 2024)

### 9.3.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an M3 District are set out in the following chart:

M3 District	Minimum Development Standards (in Metres)								
	Site	Site	Site	Front	Side	Rear	Building	Amenity	
	Width	Depth	Area (m²)	Yard	Yard	Yard	Height (Max.)	Space Per Unit (m²)	
9.3.3 Discretionary Uses									
(1) Parking stations	15	30	550	6	Refer to Section 5.60				
(2) (Repealed – Bylaw No. 9819 – April 25, 2022)									
(3) (Repealed – Bylaw No. 9759 – April 26, 2021)									
(4) Commercial parking lots and storage garages 5	15	30	550	6	3	7.5 7	11	-	
(5) Office complexes	30	30	900	6	3 6	7.5 7	18	5	
(6) Alcohol establishments – type II and III in conjunction with and attached to a hotel or motel 8									

(Revised – Bylaw No. 9759 – April 26, 2021)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9898 – June 28, 2023)

(Revised – Bylaw No. 10019 – July 31, 2024)

### 9.3.4 Notes to Development Standards

1 Pro-shops or retail sales accessory to a health club or private club shall not exceed 50m<sup>2</sup> 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; 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 56m<sup>2</sup>.

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;
- (f) alcohol establishments – type I;

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.

(Revised – Bylaw No. 9898 – June 28, 2023)

- 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 930m<sup>2</sup> 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 entry, patio and deck, or three season room.  
(Revised – Bylaw No. 9864 – January 25, 2023)
- 8 Alcohol establishments – type II and III 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.

(Revised – Bylaw No. 9898 – June 28, 2023)

### **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**

The regulations governing landscaping in an M3 District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

### **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.

### **9.3.10 On-Site Waste Spaces**

The regulations governing on-site waste spaces in an M3 District are contained in **Section 5.0**.



## 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:

M4 District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>9.4.2 Permitted Uses</b>								
(1) One-unit dwellings (OUD)	7.5	30	225	3 <sub>5</sub>	0.75	3 <sub>7</sub>	8.5	-
(2) Two-unit dwellings (TUD)	15	30	450	3 <sub>5</sub>	0.75	3 <sub>7</sub>	8.5	-
(3) Semi-detached dwellings (SDD)	7.5	30	225	3 <sub>5</sub>	0.75	3 <sub>7</sub>	8.5	-
(4) Multiple-unit dwellings <sub>2</sub>	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	5
(5) Secondary suites	Refer to General Provisions Section 5.30							
(6) Dwelling groups	30	30	900	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	5
(7) Converted dwellings with a maximum of four dwelling units	15	30	450	3 <sub>5</sub>	0.75	3 <sub>7</sub>	8.5	5
(8) Offices and office buildings <sub>4</sub>	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(9) Funeral and wedding establishments	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(10) Funeral homes	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(11) Art galleries and museums <sub>9</sub>	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(12) Places of worship	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(13) Private schools, including trade or commercial schools	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(14) Radio or television studios	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(15) Motion picture or recording studios	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(16) Photography studios	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(17) Custodial care facilities - Type I and II	7.5	30	225	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(18) Custodial care facilities - Type III	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(19) Community centre conversions	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(20) Residential care homes - Type I	7.5	30	225	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(21) Residential care homes – Type II	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(22) Residential care homes – Type II (on pre-designated site)	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(23) Day cares and preschools	7.5	30	225	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(24) Elementary and high schools	30	30	900	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(25) Boarding houses	7.5	30	225	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	8.5	5
(26) Boarding apartments	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	5
(27) Ambulance stations	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(28) Convents and monasteries - Type I and II	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(29) Medical clinics <sub>4</sub>	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-

M4 District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>9.4.2 Permitted Uses (continued)</b>								
(30) Medical, dental and optical laboratories	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(31) Veterinary clinics	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(32) Research laboratories	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(33) Financial institutions	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(34) Hotels and motels <sub>3</sub>	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(35) Public halls	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(36) Hospitals	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(37) Special care homes	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	5
(38) Public parks, playgrounds, sports fields, and arenas	-	-	-	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(39) Cemeteries	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(40) Public libraries	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(41) Private clubs <sub>1</sub>	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(42) Commercial dwelling conversions - limited to offices, retail stores, restaurants, art galleries and museums, medical clinics or photography studios	Refer to General Provisions Section 5.37							
(43) Banquet halls	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(44) Community centres	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(45) (Repealed – Bylaw No. 9683 – August 31, 2020)								
(46) Personal service trades and health clubs <sub>1</sub>	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(47) Newspaper plants	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(48) Commercial parking lots and storage garages	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(49) Dwelling units in conjunction with and attached to any other non-residential permitted use	-	-	-	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(50) Accessory buildings and uses	Refer to General Provisions Section 5.7							
(51) Keeping of a maximum of five boarders in a OUD								
(52) Keeping of a maximum of two boarders in each unit of a TUD								
(53) Day cares, residential	Refer to General Provisions Section 5.33							
(54) (Repealed – Bylaw No. 9833 – July 25, 2022)								

M4 District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>9.4.2 Permitted Uses (continued)</b>								
(55) (Repealed – Bylaw No. 9862 – January 25, 2023)								
(56) Accessory uses to a multiple unit dwelling containing at least 100 dwelling units <sub>2</sub>	-	-	-	-	-	-	-	-
(57) Accessory uses to a hotel or motel <sub>3</sub>	-	-	-	-	-	-	-	-
(58) Accessory uses to an office building or medical clinic <sub>4</sub>	-	-	-	-	-	-	-	-
(59) Hostels - Type I & II	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(60) Educational institutions	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(61) Commercial recreation uses in a public park or public civic centre	-	-	-	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(62) Keeping of three care home residents in each unit of a TUD or SDD	-	-	-	-	-	-	-	-
(63) Parking structures	Refer to Section 6.0							
(64) Municipal public works yard – Type I	Refer to General Provisions Section 5.50							
(65) Homestays	Refer to General Provisions Section 5.51							
(66) Short-term rental properties	Refer to General Provisions Section 5.52							
(67) Special needs housing	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	5
(68) Parking stations	15	30	225	6	Refer to Section 5.60			

(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)

(Revised – Bylaw No. 9791 – December 20, 2021)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9833 – July 25, 2022)

(Revised – Bylaw No. 10006 – June 28, 2024)

(Revised – Bylaw No. 10019 – July 31, 2024)

### 9.4.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an M4 District are set out in the following chart:

M4 District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>9.4.3 Discretionary Uses</b>								
(1) (Repealed – Bylaw No. 9819 – April 25, 2022)								
(2) (Repealed - Bylaw No. 9759 – April 26, 2021)								
(3) Dry cleaners	15	30	450	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	-
(4) Office complexes	30	30	900	3 <sub>5</sub>	1.5 <sub>6</sub>	3 <sub>7</sub>	-	5
(5) Alcohol establishments – type II and III in conjunction with and attached to a hotel or motel <sub>8</sub>								

(Revised – Bylaw No. 9759 – April 26, 2021)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9898 – June 28, 2023)

#### **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 50m<sup>2</sup> 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 56m<sup>2</sup>.

(c) restaurants and lounges provided the following conditions are complied with:

(i) any such use may only be located on a site fronting Spadina Crescent East north of 19<sup>th</sup> Street East and south of 25<sup>th</sup> Street East;

(ii) no such use may be permitted above the ground floor level;

(iii) drive-through access is prohibited; and

(iv) any outdoor seating area shall not exceed 93m<sup>2</sup>.

(Revised – Bylaw No. 9915 – August 30, 2023)

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;
- (f) alcohol establishments – type I;

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 93m<sup>2</sup>.

(Revised – Bylaw No. 9898 – June 28, 2023)

- 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 930m<sup>2</sup> 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 93m<sup>2</sup>.

- 5 (a) For properties fronting onto Spadina Crescent north of 19<sup>th</sup> Street and south of 25<sup>th</sup> 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 Alcohol establishments – II and III 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.  
(Revised – Bylaw No. 9898 – June 28, 2023)
- 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 93m<sup>2</sup>.

#### 9.4.5 Signs

The regulations governing signs in an M4 District are contained in **Appendix A - Sign Regulations**.

#### 9.4.6 Parking

- (1) The regulations governing parking and loading in an M4 District are contained in **Section 6.0**, subject to the following:

- (a) Parking structures must be screened with architectural treatments on all street-facing façades and 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, subject to the satisfaction of the Development Officer.
- (b) Parking structures must incorporate elements of an active frontage 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 ready to accommodate public uses at-grade.

(Revised – Bylaw No. 10019 – July 31, 2024)

#### **9.4.7 Gross Floor Space Ratio**

- (1) The gross floor space ratio shall not exceed 6:1.

#### **9.4.8 Landscaping**

The regulations governing landscaping in an M4 District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

#### **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)

#### **9.4.11 On-Site Waste Spaces**

The regulations governing on-site waste spaces in an M4 District are contained in **Section 5.0**.



## 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:

B1A District	Minimum Development Standards (in Metres)				
	Max. Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>10.1.2 Permitted Uses</b>					
(1) Convenience stores	1100	6	2.25 <sub>1</sub>	7.5	5 <sub>2</sub>
(2) Drug stores or pharmacies	1100	6	2.25 <sub>1</sub>	7.5	5 <sub>2</sub>
(3) Beauty parlours and barber shops	1100	6	2.25 <sub>1</sub>	7.5	5 <sub>2</sub>
(4) Shoe repair shops	1100	6	2.25 <sub>1</sub>	7.5	5 <sub>2</sub>
(5) Dry cleaning pickup depots	1100	6	2.25 <sub>1</sub>	7.5	5 <sub>2</sub>
(6) Self-serve laundries	1100	6	2.25 <sub>1</sub>	7.5	5 <sub>2</sub>
(7) Tailors or seamstresses	1100	6	2.25 <sub>1</sub>	7.5	5 <sub>2</sub>
(8) Not more than one dwelling unit in conjunction with and attached to any other permitted use	-	6	2.25 <sub>1</sub>	7.5	5 <sub>2</sub>
(9) Community centres	1100	6	2.25 <sub>1</sub>	7.5	5 <sub>2</sub>
(10) Small animal grooming	1100	6	2.25 <sub>1</sub>	7.5	5 <sub>2</sub>
(11) Accessory buildings and uses	Refer to General Provisions Section 5.7				

### 10.1.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B1A District are set out in the following chart:

B1A District	Minimum Development Standards (in Metres)				
	Max. Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>10.1.3 Discretionary Uses</b>					
(1) Private clubs	1100	6	2.25 <sub>1</sub>	7.5	5 <sub>2</sub>
(2) Neighbourhood recycling collection depots	1100	6	2.25 <sub>1</sub>	7.5	5 <sub>2</sub>

#### **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**

The regulations governing landscaping in a B1A District are contained in **Section 7.0**.  
(Revised – Bylaw No. 9789 – December 20, 2021)

#### **10.1.9 On-Site Waste Spaces**

The regulations governing on-site waste spaces in a B1A District are contained in **Section 5.0**.  
(Revised – Bylaw No. 9863 – January 25, 2023)

#### **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:

B1B District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>10.2.2 Permitted Uses</b>						
(1) Restaurants <sub>2</sub>	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(2) Dwelling units or multiple unit dwellings in conjunction with and attached to any other permitted use <sub>1</sub>	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(3) Retail stores <sub>2</sub>	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(4) Personal service trades and health clubs	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(5) Offices and office buildings	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(6) Financial institutions	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(7) Bakeries	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(8) Shopping centres	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(9) Medical clinics	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(10) Dry cleaners	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(11) Art Galleries	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(12) (Repealed – Bylaw No. 9819 – April 25, 2022)						
(13) Photography studios	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(14) Veterinary clinics	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(15) Small animal grooming	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(16) Accessory buildings and uses	Refer to General Provisions Section 5.7					
(17) Homestays	Refer to General Provisions Section 5.51					
(18) Short-term rental properties	Refer to General Provisions Section 5.52					
(19) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59					

(Revised – Bylaw No. 9701 – May 25, 2020)

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10009 – June 28, 2024)

### 10.2.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B1B District are set out in the following chart:

B1B District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>10.2.3 Discretionary Uses</b>						
(1) Day cares and preschools	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(2) Lounges in conjunction with and attached to a restaurant <sub>3</sub>	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(3) Private schools	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(4) Residential care home – Type II <sub>1</sub>	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(5) (Repealed – Bylaw No. 10006 – June 28, 2024)						
(6) Special care home <sub>1</sub>	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>
(7) Special needs housing <sub>1</sub>	7.5	225	0	0 <sub>4</sub>	7.5	14 <sub>5</sub>

(Revised – Bylaw No. 9695 – April 27, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10006 – June 28, 2024)

### 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 325m<sup>2</sup> unless the building has a minimum of two storeys and is of mixed use, in which case the maximum building floor area of each restaurant or retail store may be increased to 465m<sup>2</sup>.  
(Revised – Bylaw No. 9791 – December 20, 2021)
- 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**, subject to the following:
  - (a) where a site has access to a lane, no parking shall be permitted in the front yard.

(Revised – Bylaw No. 10019 – July 31, 2024)

### **10.2.7 Gross Floor Space Ratio**

- (1) The gross floor space ratio shall not exceed 2.5:1.

### **10.2.8 Landscaping**

The regulations governing landscaping in a B1B District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

### **10.2.9 On-Site Waste Spaces**

The regulations governing on-site waste spaces in a B1B District are contained in **Section 5.0**.

(Revised – Bylaw No. 9863 – January 25, 2023)

### **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:

B1 District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Max. Building Floor Area (m <sup>2</sup> )
<b>10.3.2 Permitted Uses</b>							
(1) Retail stores	7.5	225	6	2.25	7.5	7.5	280
(2) Beauty parlours and barber shops	7.5	225	6	2.25	7.5	7.5	140
(3) Dry cleaning pickup depots	7.5	225	6	2.25	7.5	7.5	140
(4) Self-service laundries <sub>1</sub>	7.5	225	6	2.25	7.5	7.5	140
(5) Shoe repair shops	7.5	225	6	2.25	7.5	7.5	140
(6) Offices and office buildings	7.5	225	6	2.25	7.5	7.5	190
(7) Financial institutions	7.5	225	6	2.25	7.5	7.5	190
(8) Dwelling units in conjunction with and attached to any other permitted use <sub>2</sub>	-	-	6	2.25	7.5	7.5	140
(9) Community centres	7.5	225	6	2.25	7.5	7.5	-
(10) Small animal grooming	7.5	225	6	2.25	7.5	7.5	140
(11) Accessory buildings and uses	Refer to General Provisions Section 5.7						

### 10.3.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B1 District are set out in the following chart:

B1 District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Max. Building Floor Area (m <sup>2</sup> )
<b>10.3.3 Discretionary Uses</b>							
(1) Parking stations	7.5	225	6	Refer to Section 5.60			-
(2) Day cares and preschools	7.5	225	6	2.25	7.5	7.5	140
(3) Private schools	7.5	225	6	2.25	7.5	7.5	140
(4) Restaurants	7.5	225	6	2.25	7.5	7.5	190
(5) Neighbourhood recycling and collection depots	7.5	225	6	2.25	7.5	7.5	140
(6) Private clubs	7.5	225	6	2.25	7.5	7.5	140
(7) (Repealed – Bylaw No. 9819 – April 25, 2022)							
(8) Retail stores used for the purpose of a pawnshop	7.5	225	6	2.25	7.5	7.5	280

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10019 – July 31, 2024)

### 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

The regulations governing landscaping in a B1 District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

### **10.3.9 On-Site Waste Spaces**

The regulations governing on-site waste spaces in a B1 District are contained in **Section 5.0.**

(Revised – Bylaw No. 9863 – January 25, 2023)

### **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:

B2 District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>10.4.2 Permitted Uses</b>						
(1) One-unit dwellings (OUD)	7.5	225	6	0.4	7.5	10.5 <sub>5</sub>
(2) Two-unit dwellings (TUD)	15	450	6	0.4	7.5	10.5 <sub>5</sub>
(3) Dwelling units in conjunction with and attached to any other permitted use <sub>1</sub>	-	-	6	0.4	7.5	10.5 <sub>5</sub>
(4) Multiple-unit dwellings in conjunction with and attached to any other permitted use <sub>1, 2</sub>	-	-	6	0.4	7.5	10.5 <sub>5</sub>
(5) Secondary suites	Refer to General Provisions Section 5.30					
(6) (Repealed – Bylaw No. 9862 – January 25, 2023)						
(7) Places of worship	7.5	225	6	0.4	7.5	10.5 <sub>5</sub>
(8) Retail stores	7.5	225	6	0.4	7.5	10.5 <sub>5</sub>
(9) Personal service trades and health clubs	7.5	225	6	0.4	7.5	10.5 <sub>5</sub>
(10) Offices and office buildings	7.5	225	6	0.4	7.5	10.5 <sub>5</sub>
(11) Financial institutions	7.5	225	6	0.4	7.5	10.5 <sub>5</sub>
(12) Service stations	22.5	675	6	0.4	7.5	10.5 <sub>5</sub>
(13) Bakeries	7.5	225	6	0.4	7.5	10.5 <sub>5</sub>
(14) Shopping centres	7.5	225	6	0.4	7.5	10.5 <sub>5</sub>
(15) Restaurants	7.5	225	6	0.4	7.5	10.5 <sub>5</sub>
(16) Duplicating or copying centres	7.5	225	6	0.4	7.5	10.5 <sub>5</sub>
(17) Medical clinics	7.5	225	6	0.4	7.5	10.5 <sub>5</sub>
(18) Neighborhood recycling and collection depots	7.5	225	6	0.4	7.5	10.5 <sub>5</sub>
(19) Dry cleaners	7.5	225	6	0.4	7.5	10.5 <sub>5</sub>
(20) Community centres	7.5	225	6	0.4	7.5	10.5 <sub>5</sub>
(21) Photography studios	7.5	225	6	0.4	7.5	10.5 <sub>5</sub>
(22) Veterinary clinics	7.5	225	6	0.4	7.5	10.5 <sub>5</sub>
(23) Converted service stations	22.5	675	6	0.4	7.5	10.5 <sub>5</sub>
(24) Small animal grooming	7.5	225	6	0.4	7.5	10.5 <sub>5</sub>
(25) Accessory buildings and uses	Refer to General Provisions Section 5.7					
(26) Homestays	Refer to General Provisions Section 5.51					
(27) Short-term rental properties	Refer to General Provisions Section 5.52					
(28) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59					

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9759 – April 26, 2021)  
 (Revised – Bylaw No. 10009 – June 28, 2024)

### 10.4.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B2 District are set out in the following chart:

<b>B2 District</b>	Minimum Development Standards (in Metres)					
	<b>Site Width</b>	<b>Site Area (m<sup>2</sup>)</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>	<b>Building Height (Max.)</b>
<b>10.4.3 Discretionary Uses</b>						
(1) Parking stations	7.5	225	6	Refer to Section 5.60		
(2) Private clubs	7.5	225	6	0 <sub>4</sub>	7.5	10.5 <sub>5</sub>
(3) Day cares and preschools	7.5	225	6	0 <sub>4</sub>	7.5	10.5 <sub>5</sub>
(4) Private schools	7.5	225	6	0 <sub>4</sub>	7.5	10.5 <sub>5</sub>
(5) Banquet halls	7.5	225	6	0 <sub>4</sub>	7.5	10.5 <sub>5</sub>
(6) (Repealed – Bylaw No. 9819 – April 25, 2022)						
(7) Retail stores used for the purpose of a pawnshop	7.5	225	6	0 <sub>4</sub>	7.5	10.5 <sub>5</sub>
(8) Lounges in conjunction with and attached to a restaurant <sub>3</sub>	7.5	225	6	0 <sub>4</sub>	7.5	10.5 <sub>5</sub>

(Revised – Bylaw No. 9759 – April 26, 2021)  
 (Revised – Bylaw No. 9819 – April 25, 2022)  
 (Revised – Bylaw No. 10019 – July 31, 2024)

### 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**

The regulations governing landscaping in a B2 District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

#### **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 On-Site Waste Spaces**

The regulations governing on-site waste spaces in a B2 District are contained in **Section 5.0**.

(Revised – Bylaw No. 9863 – January 25, 2023)

#### **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:

B3 District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>10.5.2 Permitted Uses</b>						
(1) Retail stores	15	450	6 <sub>2</sub>	1.5	6	10
(2) Shopping centres	22.5	675	6 <sub>2</sub>	1.5	6	10
(3) Personal service trades and health clubs	15	450	6 <sub>2</sub>	1.5	6	10
(4) Duplicating or copying centres	15	450	6 <sub>2</sub>	1.5	6	10
(5) Offices and office buildings	15	450	6 <sub>2</sub>	1.5	6	10
(6) Financial institutions	15	450	6 <sub>2</sub>	1.5	6	10
(7) Medical clinics	15	450	6 <sub>2</sub>	1.5	6	10
(8) Medical, dental and optical laboratories	15	450	6 <sub>2</sub>	1.5	6	10
(9) Restaurants and lounges <sub>1</sub>	15	450	6 <sub>2</sub>	1.5	6	10
(10) Theatres	15	450	6 <sub>2</sub>	1.5	6	10
(11) Commercial recreation uses	15	450	6 <sub>2</sub>	1.5	6	10
(12) Repair services restricted to the repair of household goods and appliances	15	450	6 <sub>2</sub>	1.5	6	10
(13) Private clubs	15	450	6 <sub>2</sub>	1.5	6	10
(14) Photography studios	15	450	6 <sub>2</sub>	1.5	6	10
(15) Service stations	30	900	6 <sub>2</sub>	1.5	6	10
(16) Neighbourhood recycling and collection depots	15	450	6 <sub>2</sub>	1.5	6	10
(17) Banquet halls	15	450	6 <sub>2</sub>	1.5	6	10
(18) Catering halls and catering kitchens	15	450	6 <sub>2</sub>	1.5	6	10
(19) Community centres	15	450	6 <sub>2</sub>	1.5	6	10
(20) Hotels or motels	30	900	6 <sub>2</sub>	1.5	6	10
(21) Public garages	22.5	675	6 <sub>2</sub>	1.5	6	10
(22) Funeral and wedding establishments	15	450	6 <sub>2</sub>	1.5	6	10
(23) Funeral homes	15	450	6 <sub>2</sub>	1.5	6	10
(24) Radio or television studios	15	450	6 <sub>2</sub>	1.5	6	10
(25) Motion picture or recording studios	15	450	6 <sub>2</sub>	1.5	6	10
(26) Bakeries	15	450	6 <sub>2</sub>	1.5	6	10

B3 District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>10.5.2 Permitted Uses (continued)</b>						
(27) Veterinary clinics	15	450	6 <sub>2</sub>	1.5	6	10
(28) Dry cleaners	15	450	6 <sub>2</sub>	1.5	6	10
(29) Private schools	15	450	6 <sub>2</sub>	1.5	6	10
(30) Car washes	30	900	6 <sub>2</sub>	1.5	6	10
(31) Motor vehicle, marine and trailer coach sales establishments	30	900	6 <sub>2</sub>	1.5	6	10
(32) One dwelling unit in conjunction with and attached to any other permitted use	-	-	6 <sub>2</sub>	1.5	6	10
(33) Small animal grooming	15	450	6 <sub>2</sub>	1.5	6	10
(34) Accessory buildings and uses	-	-	6 <sub>2</sub>	0 <sub>3</sub>	0 <sub>3</sub>	5
(35) Cannabis retail stores <sub>4</sub>	15	450	6 <sub>2</sub>	1.5	6	10
(36) Day cares and preschools	15	450	6 <sub>2</sub>	1.5	6	-
(37) Alcohol establishments – type I	15	450	6 <sub>2</sub>	1.5	6	10
(38) Microbreweries – type II	15	450	6 <sub>2</sub>	1.5	6	10

(Revised – Bylaw No. 9129 – November 4, 2013)

(Revised – Bylaw No. 9518 – June 25, 2018)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9898 – June 28, 2023)

### 10.5.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B3 District are set out in the following chart:

B3 District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>10.5.3 Discretionary Uses</b>						
(1) Parking stations	15	450	6 <sub>2</sub>	Refer to Section 5.60		
(2) (Repealed – Bylaw No. 9819 – April 25, 2022)						
(3) Commercial parking lots	15	450	6 <sub>2</sub>	1.5	6	-
(4) Alcohol establishments – type II and III	15	450	6 <sub>2</sub>	1.5	6	10
(5) (Repealed – Bylaw No. 9819 – April 25, 2022)						

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9898 – June 28, 2023)

(Revised – Bylaw No. 10019 – July 31, 2024)

### 10.5.4 Notes to Development Standards

- 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 day care subject to a discretionary use application process.  
(Revised – Bylaw No. 9518 – June 25, 2018)  
(Revised – Bylaw No. 9819 – April 25, 2022)

#### **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**

The regulations governing landscaping in a B3 District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20 , 2021)

#### **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 On-Site Waste Spaces**

The regulations governing on-site waste spaces in a B3 District are contained in **Section 5.0.**

(Revised – Bylaw No. 9863 – January 25, 2023)

#### **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:

B4 District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>10.6.2 Permitted Uses</b>						
(1) Retail stores	15	450	9	3	7.5	17
(2) Shopping centres	22.5	675	9	3	7.5	17
(3) Personal service trades and health clubs	15	450	9	3	7.5	17
(4) Duplicating or copying centres	15	450	9	3	7.5	17
(5) Offices and office buildings	15	450	9	3	7.5	17
(6) Financial institutions	15	450	9	3	7.5	17
(7) Medical clinics	15	450	9	3	7.5	17
(8) Medical, dental and optical laboratories	15	450	9	3	7.5	17
(9) Restaurants and lounges	15	450	9	3	7.5	17
(10) Theatres	22.5	675	9	3	7.5	17
(11) Commercial recreation uses	22.5	675	9	3	7.5	17
(12) Repair services restricted to the repair of household goods and appliances	15	450	9	3	7.5	17
(13) Private clubs	22.5	675	9	3	7.5	17
(14) Photography studios	15	450	9	3	7.5	17
(15) Service stations	30	900	9	3	7.5	17
(16) Neighbourhood recycling and collection depots	15	450	9	3	7.5	17
(17) Banquet halls	22.5	675	9	3	7.5	17
(18) Catering halls and catering kitchens	22.5	675	9	3	7.5	17
(19) Community centres	22.5	675	9	3	7.5	17
(20) Hotels or motels	30	900	9	3	7.5	17
(21) Public garages	22.5	675	9	3	7.5	17
(22) Funeral and wedding establishments	22.5	675	9	3	7.5	17
(23) Funeral homes	22.5	675	9	3	7.5	17
(24) Radio or television studios	15	450	9	3	7.5	17
(25) Motion picture or recording studios	15	450	9	3	7.5	17
(26) Bakeries	15	450	9	3	7.5	17
(27) Veterinary clinics	15	450	9	3	7.5	17

<b>B4 District</b>	Minimum Development Standards (in Metres)					
	<b>Site Width</b>	<b>Site Area (m<sup>2</sup>)</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>	<b>Building Height (Max.)</b>
<b>10.6.2 Permitted Uses (continued)</b>						
(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 <sub>1</sub>	1.5 <sub>1</sub>	5
(35) Places of worship	15	225	9	3	7.5	17
(36) Cannabis retail stores <sub>2</sub>	15	450	9	3	7.5	17
(37) Day cares and preschools	15	450	6	0.75	7.5	17
(38) Alcohol establishments – type I	15	450	9	3	7.5	17
(39) Microbreweries – type II	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)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9898 – June 28, 2023)

### 10.6.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B4 District are set out in the following chart:

<b>B4 District</b>	Minimum Development Standards (in Metres)					
	<b>Site Width</b>	<b>Site Area (m<sup>2</sup>)</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>	<b>Building Height (Max.)</b>
<b>10.6.3 Discretionary Uses</b>						
(1) Parking stations	7.5	225	9	Refer to Section 5.60		
(2) (Repealed – Bylaw No. 9819 – April 25, 2022)						
(3) (Repealed – Bylaw No. 9819 – April 25, 2022)						
(4) Alcohol establishments – type II and III	15	450	9	3	7.5	17

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9898 – June 28, 2023)

(Revised – Bylaw No. 10019 – July 31, 2024)

### 10.6.4 Notes to Development Standards

- 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 day care subject to a discretionary use application process.  
(Revised – Bylaw No. 9518 – June 25, 2018)  
(Revised – Bylaw No. 9819 – April 25, 2022)
- 3 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant.  
(Revised – Bylaw No. 9898 – June 28, 2023)

#### **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**

The regulations governing landscaping in a B4 District are contained in **Section 7.0**.  
(Revised - Bylaw No. 9789 – December 20, 2021)

#### **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 On-Site Waste Spaces**

The regulations governing on-site waste spaces in a B4 District are contained in **Section 5.0**.

(Revised - Bylaw No. 9863 – January 25, 2023)

#### **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.

## 10.7 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:

B4A District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>10.7.2 Permitted Uses</b>						
(1) Retail stores	15	450	9	3	7.5	17
(2) Shopping centres	22.5	675	9	3	7.5	17
(3) Personal service trades and health clubs	15	450	9	3	7.5	17
(4) Duplicating or copying centres	15	450	9	3	7.5	17
(5) Offices and office buildings	15	450	9	3	7.5	17
(6) Financial institutions	15	450	9	3	7.5	17
(7) Medical clinics	15	450	9	3	7.5	17
(8) Medical, dental and optical laboratories	15	450	9	3	7.5	17
(9) Restaurants and lounges	15	450	9	3	7.5	17
(10) Indoor commercial recreation uses	15	450	9	3	7.5	17
(11) Repair services restricted to the repair of household goods and appliances	15	450	9	3	7.5	17
(12) Private clubs	22.5	675	9	3	7.5	17
(13) Photography studios	15	450	9	3	7.5	17
(14) Service stations	30	900	9	3	7.5	17
(15) Neighbourhood recycling and collection depots	15	450	9	3	7.5	17
(16) Banquet halls	22.5	675	9	3	7.5	17
(17) Catering halls and catering kitchens	22.5	675	9	3	7.5	17
(18) Community centres	22.5	675	9	3	7.5	17
(19) Hotels or motels	30	900	9	3	7.5	17
(20) Public garages	22.5	675	9	3	7.5	17
(21) Funeral and wedding establishments	22.5	675	9	3	7.5	17
(22) Funeral homes	22.5	675	9	3	7.5	17
(23) Radio or television studios	15	450	9	3	7.5	17
(24) Motion picture or recording studios	15	450	9	3	7.5	17
(25) Bakeries	15	450	9	3	7.5	17
(26) Veterinary clinics	15	450	9	3	7.5	17

<b>B4A District</b>	Minimum Development Standards (in Metres)					
	<b>Site Width</b>	<b>Site Area (m<sup>2</sup>)</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>	<b>Building Height (Max.)</b>
<b>10.7.2 Permitted Uses (continued)</b>						
(27) Dry cleaners	15	450	9	3	7.5	17
(28) Private schools	15	450	9	3	7.5	17
(29) Car washes	30	900	9	3	7.5	17
(30) Small animal grooming	15	450	9	3	7.5	17
(31) Accessory building and uses	-	-	9	1.5 <sub>1</sub>	1.5 <sub>1</sub>	5
(32) Cannabis retail stores <sub>2</sub>	15	450	9	3	7.5	17
(33) Homestays	Refer to General Provisions Section 5.51					
(34) Short-term rental properties	Refer to General Provisions Section 5.52					
(35) Day cares and preschools	15	450	9	3	7.5	17
(36) Alcohol establishments – type I	15	450	9	3	7.5	17
(37) Microbreweries – type II	15	450	9	3	7.5	17

(Revised – Bylaw No. 9129 – November 4, 2013)

(Revised – Bylaw No. 9518 – June 25, 2018)

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9898 – June 28, 2023)

### 10.7.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B4A District are set out in the following chart:

<b>B4A District</b>	Minimum Development Standards (in Metres)					
	<b>Site Width</b>	<b>Site Area (m<sup>2</sup>)</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>	<b>Building Height (Max.)</b>
<b>10.7.3 Discretionary Uses</b>						
(1) Parking stations	7.5	225	9	Refer to Section 5.60		
(2) (Repealed – Bylaw No. 9819 – April 25, 2022)						
(3) (Repealed – Bylaw No. 9819 – April 25, 2022)						
(4) Alcohol establishments – type II and III	15	450	9	3	7.5	17
(5) Multiple-unit dwellings, boarding apartments and special care homes, in conjunction with any other permitted use			9	3	7.5	37
(6) Theatres	22.5	650	9	3	7.5	17

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9898 – June 28, 2023)

(Revised – Bylaw No. 10019 – July 31, 2024)

### 10.7.4 Notes to Development Standards

- 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 day care subject to a discretionary use application process.  
(Revised – Bylaw No. 9518 – June 25, 2018)  
(Revised – Bylaw No. 9819 – April 25, 2022)
- 3 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant.  
(Revised – Bylaw No. 9898 – June 28, 2023)

#### **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 the B4A District are contained in **Section 6.0**.  
(Revised – Bylaw No. 10019 – July 31, 2024)

#### **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**

The regulations governing landscaping in a B4A District are contained in **Section 7.0**.  
(Revised – Bylaw No. 9789 – December 20, 2021)

#### **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 On-Site Waste Spaces**

The regulations governing on-site waste spaces in a B4A District are contained in **Section 5.0**.

(Revised – Bylaw No. 9863 – January 25, 2023)

#### **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.

**10.7A 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:

<b>B4MX District</b>	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard (Max.)	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>10.7A.2 Permitted Uses</b>							
(1) Bakeries	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(2) Boarding apartments	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(3) Catering halls, banquet halls and community kitchens	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(4) Day cares and preschools	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(5) Commercial recreation uses	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(6) Community centres	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(7) Financial institutions	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(8) Hotels	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(9) Medical clinics	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(10) Medical, dental and optical laboratories	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(11) Multiple-unit dwellings <sub>4</sub>	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	5
(12) Offices, office buildings and office complexes	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(13) Personal service trades and health clubs	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(14) (Repealed – Bylaw No. 9819 – April 25, 2022)							
(15) Private Clubs	15	450	3 <sub>1</sub>	0	3.0	22 <sub>5</sub>	-
(16) Private schools	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(17) Public libraries	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(18) (Repealed – Bylaw No. 10006 – June 28, 2024)							
(19) Restaurants and lounges <sub>7</sub>	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(20) Retail stores	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(21) Shopping centres	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(22) Small animal grooming	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(23) Veterinary clinics	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(24) Accessory buildings <sub>3</sub> and uses	Refer to General Provisions Section 5.7						
(25) Cannabis retail stores <sub>6</sub>	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	
(26) Homestays	Refer to General Provisions Section 5.51						
(27) Short-term rental properties	Refer to General Provisions Section 5.52						
(28) Alcohol establishments – type I	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-
(29) Microbreweries – type II	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>	-

(Revised – Bylaw No. 9518 – June 25, 2018)  
 (Revised – Bylaw No. 9683 – August 31, 2020)  
 (Revised – Bylaw No. 9819 – April 25, 2022)  
 (Revised – Bylaw No. 9898 – June 28, 2023)  
 (Revised – Bylaw No. 9900 – June 28, 2023)  
 (Revised – Bylaw No. 10006 – June 28, 2024)

### 10.7A.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B4MX District are set out in the following chart:

<b>B4MX District</b>	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m <sup>2</sup> )	Front Yard (Max)	Side Yard	Rear Yard	Building Height (Max.)
<b>10.7A.3 Discretionary Uses</b>						
(1) Car wash	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>
(2) Alcohol establishments – type II and III	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>
(3) Gas bars	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>
(4) Special care homes	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>
(5) Special needs housing	15	450	3 <sub>1</sub>	0 <sub>2</sub>	3.0	22 <sub>5</sub>

(Revised – Bylaw No. 9898 – June 28, 2023)

(Revised – Bylaw No. 9900 – June 28, 2023)

### 10.7A.4 Notes to Development Standards

- 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.
- 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.
- 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.
- Dwelling units shall not be located at grade when located in the portion of a principal building adjacent to an arterial street.
- (Repealed - Bylaw No. 9900 – June 28, 2023)

- 6 A cannabis retail store may be permitted within 60 metres of an elementary or high school, park, community centre, public library, or day care subject to a discretionary use application process.  
(Revised – Bylaw No. 9518 – June 25, 2018)  
(Revised – Bylaw No. 9819 – April 25, 2022)
- 7 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant.  
(Revised – Bylaw No. 9898 – June 28, 2023)

#### **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 a B4MX District are contained in Section 6, subject to the following:
  - (a) Parking and loading spaces shall be a minimum of 3.0 metres back from the front property line.
  - (b) Curbed landscaped islands at the flanking end of every parking row shall be provided for at grade parking areas.
  - (c) Interior sidewalks within the parking area shall be provided to link buildings.
  - (d) No parking or loading areas shall be permitted between the front property line and the front building line, or between the side building line closest to the flanking street and the side property line adjacent to the flanking street on corner sites.
  - (e) Drive-throughs shall be located on the interior of the site, such that drive-throughs are separated from any public street by a building, or intensive landscaping and a public amenity such as a plaza or public seating.

(Repealed and Replaced – Bylaw No. 9789 – December 20, 2021)

(Revised – Bylaw No. 9900 – June 28, 2023)

(Repealed and Replaced – Bylaw No. 10019 – July 31, 2024)

#### **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**

The regulations governing landscaping in a B4MX District are contained in **Section 7.0.**

(Revised – Bylaw No. 9789 – December 20, 2021)

#### **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 Access**

(Repealed and Replaced – Bylaw No. 9900 – June 28, 2023)

Buildings located adjacent to a street shall contain the following elements of an active frontage:

- (1) Functional individual unit entrances providing for direct access at grade are required along the front facade for all buildings located adjacent to a street. The entrance shall be visible from the street and accessible from the sidewalk.
- (2) A minimum of 30% of the ground floor of the front façade shall contain transparent openings or entrances.
- (3) Where a site is a through site, only one frontage will be required to meet the above two provisions, (1) and (2), regarding individual entrances at grade and transparent openings. Frontages along arterial streets will be required to meet all provisions.
- (4) Continuous and demarcated pedestrian access shall be provided from the public sidewalk to building entrances and exits.
- (5) For corner sites, at least one public entrance with direct access at grade along one of two street facing facades is required per building.  
(Revised – Bylaw No. 9919 – September 27, 2023)
- (6) Where a primary building is setback from the property line, the space created must be used for pedestrian activities, including plazas, seating areas, landscaping, or other amenity spaces that are active or provide visual interest.

- (7) All buildings fronting a street shall incorporate architectural features that provide visual interest along the streetscape and reduce the perceived massing of the building. No blank walls, continuous garage doors or high fences.

#### **10.7A.11 On-Site Waste Spaces**

The regulations governing on-site waste spaces in a B4MX District are contained in **Section 5.0**.

## 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:

B5 District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>10.8.2 Permitted Uses</b>							
(1) Hotels and motels	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(2) Restaurants and lounges <sub>4</sub>	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(3) Bakeries	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(4) Dry cleaners	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(5) Theatres	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(6) Commercial recreation uses	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(7) Photography studios	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(8) Service stations	7.5	225	3	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(9) Car washes	7.5	225	3	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(10) Motor vehicle, marine and trailer coach sales establishments	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(11) Public garages	7.5	225	3	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(12) Retail stores	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(13) Personal service trades and health clubs	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(14) Offices and office buildings	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(15) Medical clinics	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(16) Medical, dental and optical laboratories	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(17) Financial institutions	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(18) Private schools and educational institutions	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(19) Repair services restricted to the repair of household goods and appliances	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(20) Places of worship	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(21) Public halls and community centres	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(22) Private clubs	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(23) Libraries, art galleries and museums	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(24) Funeral and wedding establishments	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(25) Funeral homes	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-

<b>B5 District</b>	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>10.8.2 Permitted Uses (continued)</b>							
(26) Radio or television studios	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(27) Motion picture or recording studios	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(28) Duplicating or copying centres	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(29) Dwelling units in conjunction with and attached to any other permitted use	-	-	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(30) Multiple-unit dwellings	15	450	6	0 <sub>1</sub>	7.5 <sub>2</sub>	76	5
(31) Commercial parking lots	7.5	225	3	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(32) Storage garages	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(33) Banquet halls	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(34) Catering halls and catering kitchens	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(35) Neighbourhood recycling and collection depots	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(36) Parking stations	7.5	225	3	Refer to Section 5.60			
(37) Shopping centres	15	450	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(38) Veterinary clinics	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(39) Commercial printers	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(40) Public elementary & high schools	15	450	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(41) Boarding apartments	15	450	6	0 <sub>1</sub>	7.5 <sub>2</sub>	76	5
(42) Boarding houses	7.5	225	6	0 <sub>1</sub>	7.5 <sub>2</sub>	76	5
(43) Custodial care facilities - Type I & II	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(44) Small animal grooming	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(45) Accessory buildings and uses	-	-	-	0 <sub>1</sub>	0 <sub>2</sub>	5	-
(46) Cannabis retail stores <sub>3</sub>	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(47) Homestays	Refer to General Provisions Section 5.51						
(48) Short-term rental properties	Refer to General Provisions Section 5.52						
(49) Day cares and preschools	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(50) Alcohol establishments – type I	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(51) Microbreweries – type II	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-

(Revised – Bylaw No. 9129 – November 4, 2013)

(Revised – Bylaw No. 9518 – June 25, 2018)

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9898 – June 28, 2023)

(Revised – Bylaw No. 10019 – July 31, 2024)



### 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	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>10.8.3 Discretionary Uses</b>							
(1) Special needs housing	15	560	6	0 <sub>1</sub>	7.5 <sub>2</sub>	76	5
(2) (Repealed – Bylaw No. 9819 – April 25, 2022)							
(3) (Repealed – Bylaw No. 9819 – April 25, 2022)							
(4) Custodial care facilities - Type III	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(5) Alcohol establishments – type II and III	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9898 – June 28, 2023)

### 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 day care subject to a discretionary use application process.  
(Revised – Bylaw No. 9518 – June 25, 2018)  
(Revised – Bylaw No. 9819 – April 25, 2022)
- 4 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant.  
(Revised – Bylaw No. 9898 – June 28, 2023)

#### **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**

The regulations governing landscaping in a B5 District are contained in **Section 7.0**.  
(Revised – Bylaw No. 9789 – December 20, 2021)

#### **10.8.9 On-Site Waste Spaces**

The regulations governing on-site waste spaces in a B5 District are contained in **Section 5.0**.  
(Revised – Bylaw No. 9863 – January 25, 2023)

## 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:

B5B District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>10.8A.2 Permitted Uses</b>							
(1) Hotels and motels	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(2) Restaurants and lounges <sub>6</sub>	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(3) Bakeries	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(4) Dry cleaners	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(5) Theatres	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(6) Commercial recreation uses	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(7) Photography studios	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(8) Retail stores	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(9) Personal service trades and health clubs	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(10) Offices and office buildings	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(11) Medical clinics	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(12) Medical, dental and optical laboratories	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(13) Financial institutions	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(14) Private schools and educational institutions	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(15) Repair services restricted to the repair of household goods and appliances	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(16) Places of worship	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(17) Public halls and community centres	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(18) Private clubs	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(19) Libraries, art galleries and museums	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(20) Funeral and wedding establishments	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(21) Funeral homes	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-

B5B District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>10.8A.2 Permitted Uses (continued)</b>							
(22) Radio or television studios	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-
(23) Motion picture or recording studios	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-
(24) Duplicating or copying centres	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-
(25) Dwelling units in conjunction with and attached to any other permitted use	-	-	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-
(26) Multiple-unit dwellings	15	450	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	5
(27) Commercial parking lots	7.5	225	3 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	-	-
(28) Storage garages	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-
(29) Banquet halls	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-
(30) Catering halls and catering kitchens	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-
(31) Neighbourhood recycling and collection depots	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-
(32) Parking stations	7.5	225	3 <sub>1</sub>	Refer to Section 5.60			
(33) Shopping centres	15	450	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-
(34) Veterinary clinics	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-
(35) Commercial printers	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-
(36) Public elementary & high schools	15	450	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-
(37) Boarding apartments	15	450	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	5
(38) Boarding houses	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	5
(39) Custodial care facilities - Type I & II	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-
(40) Small animal grooming	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-
(41) Accessory buildings and uses	-	-	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-
(42) Parking structures	Refer to Section 6.0						
(43) Cannabis retail stores	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-
(44) Homestays	Refer to General Provisions Section 5.51						
(45) Short-term rental properties	Refer to General Provisions Section 5.52						
(46) Day cares and preschools	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-
(47) Alcohol establishments – type I	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-
(48) Microbreweries – type II	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- 4	-

(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)

(Revised – Bylaw No. 9791 – December 20, 2021)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9898 – June 28, 2023)

(Revised – Bylaw No. 10019 – July 31, 2024)

### 10.8A.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in a B5B District are set out in the following chart:

B5B District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>10.8A.3 Discretionary Uses</b>							
(1) Special needs housing	15	560	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	5
(2) (Repealed – Bylaw No. 9819 – April 25, 2022)							
(3) (Repealed – Bylaw No. 9819 – April 25, 2022)							
(4) Custodial care facilities - Type III	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-
(5) Alcohol establishments – type II and III	7.5	225	0 <sub>1</sub>	0 <sub>2</sub>	0 <sub>3</sub>	- <sub>4</sub>	-

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9898 – June 28, 2023)

### 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 day care subject to a discretionary use application process.  
(Revised – Bylaw No. 9518 – June 25, 2018)  
(Revised – Bylaw No. 9819 – April 25, 2022)
- 6 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant.  
(Revised – Bylaw No. 9898 – June 28, 2023)

#### 10.8A.5 Signs

The regulations governing signs in a B5B District are contained in **Appendix A - Sign Regulations**.

#### 10.8A.6 Parking

- (1) The regulations governing parking and loading in the B5B District are contained in **Section 6.0**, subject to the following:
  - (a) Parking structures must be screened with architectural treatments on all street-facing façades and 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, subject to the satisfaction of the Development Officer.
  - (b) Parking structures must incorporate elements of an active frontage 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. 10019 – July 31, 2024)

#### 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) when above grade parking floor areas provide 1.25 parking spaces per dwelling unit and where parking floor areas provide parking at a rate of 1 parking space for every 24m<sup>2</sup> of gross leasable floor area for all other uses shall not be included in the calculation of gross floor space ratio.
- (4) Where there is surplus parking to the rates outlined in Section (3) above grade, the floor area of the below grade parking that is provided at the same rates as (3) shall be deducted from the floor area of the above grade surplus parking in the calculation of gross floor space ratio.  
(Revised – Bylaw No. 10019 – July 31, 2024)

(Revised – Bylaw No. 9791 – December 20, 2021)

#### **10.8A.8 Landscaping**

The regulations governing landscaping in a B5B District are contained in **Section 7.0.**

(Revised – Bylaw No. 9789 – December 20, 2021)

#### **10.8A.9 On-Site Waste Spaces**

The regulations governing on-site waste spaces in a B5B District are contained in **Section 5.0.**

(Revised – Bylaw No. 9053 – September 17, 2012)

(Revised – Bylaw No. 9863 – January 25, 2023)

**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:

<b>B5C District</b>	Minimum Development Standards (in Metres)						
	<b>Site Width</b>	<b>Site Area (m<sup>2</sup>)</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>	<b>Building Height (Max.)</b>	<b>Amenity Space Per Unit (m<sup>2</sup>)</b>
<b>10.8B.2 Permitted Uses</b>							
(1) Hotels and motels	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(2) Restaurants and lounges <sub>6</sub>	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(3) Bakeries	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(4) Dry cleaners	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(5) Theatres	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(6) Commercial recreation uses	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(7) Photography studios	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(8) Service stations	7.5	225	3	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(9) Car washes	7.5	225	3	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(10) Motor vehicle, marine and trailer coach sales establishments	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(11) Public garages	7.5	225	3	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(12) Retail stores	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(13) Personal service trades and health clubs	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(14) Offices and office buildings	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(15) Medical clinics	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(16) Medical, dental and optical laboratories	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(17) Financial institutions	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(18) Private schools and educational institutions	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(19) Repair services restricted to the repair of household goods and appliances	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(20) Places of worship	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(21) Public halls and community centres	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(22) Private clubs	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(23) Libraries, art galleries and museums	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(24) Funeral and wedding establishments	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(25) Funeral homes	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-



B5C District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>10.8B.2 Permitted Uses (continued)</b>							
(26) Radio or television studios	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(27) Motion picture or recording studios	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(28) Duplicating or copying centres	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(29) Dwelling units in conjunction with and attached to any other permitted use <sub>4</sub>	-	-	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(30) Multiple-unit dwellings <sub>4</sub>	15	450	0 <sub>3</sub>	0 <sub>1</sub>	7.5 <sub>2</sub>	76	5
(31) Commercial parking lots	7.5	225	3	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(32) Storage garages	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(33) Banquet halls	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(34) Catering halls and catering kitchens	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(35) Neighbourhood recycling and collection depots	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(36) Parking stations	7.5	225	3	Refer to Section 5.60			
(37) Shopping centres	15	450	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(38) Veterinary clinics	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(39) Commercial printers	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(40) Public elementary & high schools	15	450	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(41) Boarding apartments <sub>4</sub>	15	450	0 <sub>3</sub>	0 <sub>1</sub>	7.5 <sub>2</sub>	76	5
(42) Boarding houses <sub>4</sub>	7.5	225	0 <sub>3</sub>	0 <sub>1</sub>	7.5 <sub>2</sub>	76	5
(43) Custodial care facilities - Type I & II <sub>4</sub>	7.5	225	0 <sub>3</sub>	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(44) Small animal grooming	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(45) Accessory buildings and uses	-	-	-	0 <sub>1</sub>	0 <sub>2</sub>	5	-
(46) Parking structures	Refer to Section 6.0						
(47) Cannabis retail stores <sub>5</sub>	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(48) Homestays							
(49) Short-term rental properties							
(50) Day cares and preschools							
(51) Alcohol establishments – type I	15	450	9	3	7.5	17	
(52) Microbreweries – type II	15	450	9	3	7.5	17	

(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)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9898 – June 28, 2023)

(Revised – Bylaw No. 10019 – July 31, 2024)

**10.8B.3 Discretionary Uses**

The Discretionary Uses and Minimum Development Standards in a B5C District are set out in the following chart:

<b>B5C District</b>	<b>Minimum Development Standards (in Metres)</b>						
	<b>Site Width</b>	<b>Site Area (m<sup>2</sup>)</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>	<b>Building Height (Max.)</b>	<b>Amenity Space Per Unit (m<sup>2</sup>)</b>
<b>10.8B.3 Discretionary Uses</b>							
(1) Special needs housing <sub>4</sub>	15	450	0 <sub>3</sub>	0 <sub>1</sub>	7.5 <sub>2</sub>	76	5
(2) (Repealed – Bylaw No. 9819 – April 25, 2022)							
(3) (Repealed – Bylaw No. 9819 – April 25, 2022)							
(4) Custodial care facilities - Type III <sub>4</sub>	7.5	225	0 <sub>3</sub>	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(5) Dwelling groups <sub>4</sub>	30	900	0 <sub>3</sub>	0 <sub>1</sub>	7.5 <sub>2</sub>	76	5
(6) Hostels – Type I <sub>4</sub>	15	450	0 <sub>3</sub>	0 <sub>1</sub>	0 <sub>2</sub>	76	-
(7) Alcohol establishments – type II and III	7.5	225	-	0 <sub>1</sub>	0 <sub>2</sub>	76	-

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9898 – June 28, 2023)

**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) (Repealed – Bylaw No. 9900 – June 28, 2023)
  - (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 day care subject to a discretionary use application process.  
(Revised – Bylaw No. 9518 – June 25, 2018)  
(Revised – Bylaw No. 9819 – April 25, 2022)
- 6 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant.  
(Revised – Bylaw No. 9898 – June 28, 2023)



### 10.8B.5 Signs

The regulations governing signs in a B5C District are contained in **Appendix A - Sign Regulations**.

### 10.8B.6 Parking

- (1) The regulations governing parking and loading in a B5C District are contained in **Section 6.0**, subject to the following:
  - (a) Parking structures must be screened with architectural treatments on all street-facing façades and 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, subject to the satisfaction of the Development Officer.

- (b) Parking structures must incorporate elements of an active frontage 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. 10019 – July 31, 2024)

#### **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**

The regulations governing landscaping in a B5C District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

#### **10.8B.9 On-Site Waste Spaces**

The regulations governing on-site waste spaces in a B5C District are contained in **Section 5.0**.

(Revised – Bylaw No. 9863 – January 25, 2023)

## 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:

B6 District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>10.9.2 Permitted Uses</b>							
(1) All uses of buildings and land are permitted except those specifically noted as prohibited or discretionary in Sections 10.9.3 and 10.9.4	0 <sub>2</sub>	0 <sub>3</sub>	0	0 <sub>4</sub>	0 <sub>5</sub>	76 <sub>6</sub>	0 <sub>7</sub>

### 10.9.3 Prohibited Uses

The Prohibited Uses in a B6 District are set out in the following chart:

B6 District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>10.9.3 Prohibited Uses</b>							
(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							

B6 District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>10.9.3 Prohibited Uses (continued)</b>							
(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:

B6 District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>10.9.4 Discretionary Uses</b>							
(1) (Repealed – Bylaw No. 9819 – April 25, 2022)							
(2) Custodial care facilities - Type III	0 <sub>2</sub>	0 <sub>3</sub>	0	0	0 <sub>5</sub>	76 <sub>6</sub>	0

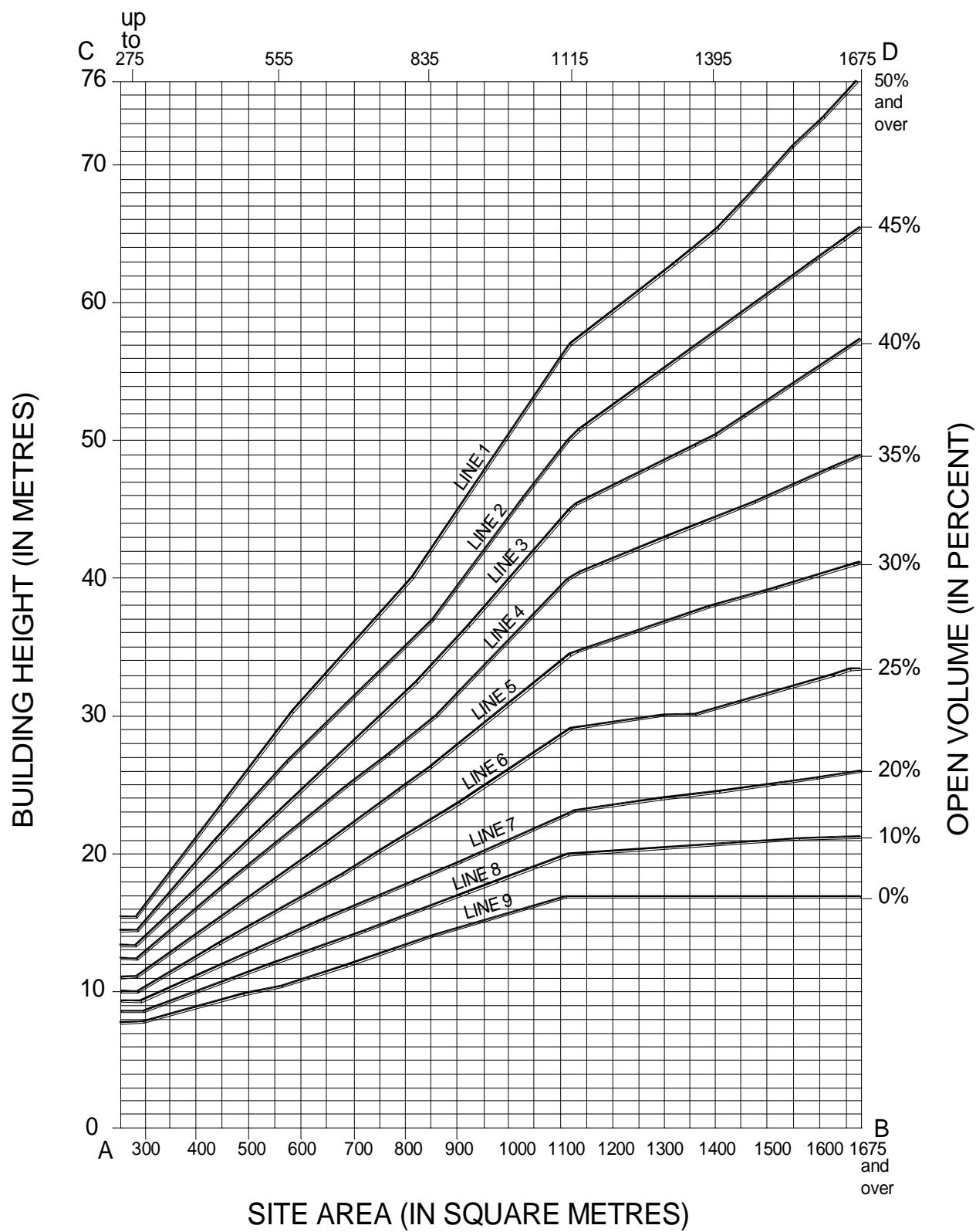
(Revised – Bylaw No. 9819 – April 25, 2022)

### 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 140m<sup>2</sup> used for that purpose.
- 2 (Repealed - Bylaw No. 9791 – December 20, 2021)
- 3 (Repealed - Bylaw No. 9791 – December 20, 2021)
- 4 (a) For multiple unit dwellings, special needs housing, or where dwelling units are to be 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 10.9.5(6)



- (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 1675m<sup>2</sup> 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)

- 7 An amenity space shall be provided of 5m<sup>2</sup> 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

- (1) The regulations governing parking and loading in a B6 District are contained in **Section 6.0**, subject to the following:
  - (a) Parking structures must be screened with architectural treatments on all street-facing façades and 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, subject to the satisfaction of the Development Officer.
  - (b) Parking structures must incorporate elements of an active frontage 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. 10019 – July 31, 2024)

### 10.9.8 Landscaping

The regulations governing landscaping in a B6 District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

### 10.9.9 On-Site Waste Spaces

The regulations governing on-site waste spaces in a B6 District are contained in **Section 5.0**.

(Revised – Bylaw No. 9863 – January 25, 2023)

### 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:

IL1 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>11.1.2 Permitted Uses</b>							
(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 <sub>4,5</sub>	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	23

(Revised – Bylaw No. 9898 – June 28, 2023)

### 11.1.3 Prohibited Uses

The Prohibited Uses in an IL1 District are set out in the following chart:

IL1 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>11.1.3 Prohibited Uses</b>							
(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							

IL1 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>11.1.3 Prohibited Uses (continued)</b>							
(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)

(Revised – Bylaw No. 9898 – June 28, 2023)

#### 11.1.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an IL1 District are set out in the following chart:

IL1 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>11.1.4 Discretionary Uses</b>							
(1) Day cares and preschools	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	23
(2) Retail stores and shopping centres with a gross leasable floor area of 5000m <sup>2</sup> or greater <sup>1</sup>	30	30	10,000	6	3	7.5	23
(3) (Repealed – Bylaw No. 9819 – April 25, 2022)							
(4) Alcohol establishments – type II and III	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	23

(Revised – Bylaw No. 9518 – June 25, 2018)

(Revised – Bylaw No. 9620 – August 26, 2019)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9898 – June 28, 2023)

#### 11.1.5 Notes to Development Standards

- Where a retail store or shopping centre with a gross leasable floor area of 5000m<sup>2</sup> 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.
- 4 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant.
- 5 An area that is limited to 250m<sup>2</sup> gross floor area for the on-site consumption of alcohol may be provided as an accessory use to a microbrewery – type I.

(Revised – Bylaw No. 9898 – June 28, 2023)

#### **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**

The regulations governing landscaping in an IL1 District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

#### **11.1.9 Outdoor Storage**

Outdoor storage areas may be permitted in side and rear yards provided they are suitably screened from any public street. Outdoor storage may 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 width is provided adjacent to the front property line to the satisfaction of the Development Officer.

### 11.1.10 On-Site Waste Spaces

The regulations governing on-site waste spaces in an IL1 District are contained in **Section 5.0**.

(Revised – Bylaw No. 9863 – January 25, 2023)

## 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 due to the proximity of the district to hazardous substance storage or manufacturing.

(Revised – Bylaw No. 9864 – January 25, 2023)

### 11.2.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an IL2 District are set out in the following chart:

IL2 District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Site Coverage (Max.)
<b>11.2.2 Permitted Uses</b>								
(1) Manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products excepting those specifically prohibited by Section 11.2.3	15	60	0.4	6	3 <sub>3</sub>	3 <sub>4</sub>	23	60%
(2) Warehouses, shipping and express facilities	15	60	0.4	6	3 <sub>3</sub>	3 <sub>4</sub>	23	60%
(3) Public garages	15	60	0.4	6	3 <sub>3</sub>	3 <sub>4</sub>	23	60%
(4) Bulk mail sorting	15	60	0.4	6	3 <sub>3</sub>	3 <sub>4</sub>	23	60%
(5) Industrial equipment and industrial vehicles sales, service and rentals	15	60	0.4	6	3 <sub>3</sub>	3 <sub>4</sub>	23	60%
(6) Materials-testing facilities	15	60	0.4	6	3 <sub>3</sub>	3 <sub>4</sub>	23	60%
(7) Contractors offices, workshops and yards	15	60	0.4	6	3 <sub>3</sub>	3 <sub>4</sub>	23	60%
(8) Farm implement sales and service	15	60	0.4	6	3 <sub>3</sub>	3 <sub>4</sub>	23	60%
(9) Wholesaling establishments	15	60	0.4	6	3 <sub>3</sub>	3 <sub>4</sub>	23	60%
(10) Adult mini-theatres <sub>1</sub>	15	60	0.4	6	3 <sub>3</sub>	3 <sub>4</sub>	23	60%
(11) Accessory buildings and uses <sub>2</sub>	15	60	0.4	6	3 <sub>3</sub>	3 <sub>4</sub>	23	60%
(12) Industrial complexes	15	60	0.4	6	3 <sub>3</sub>	3 <sub>4</sub>	23	60%
(13) Ambulance stations <sub>5</sub>	15	60	0.4	6	3 <sub>3</sub>	3 <sub>4</sub>	23	60%
(14) Office and office buildings <sub>6</sub>	15	60	0.4	6	3 <sub>3</sub>	3 <sub>4</sub>	23	60%
(15) Municipal public works yard – Type II <sub>7</sub>	15	60	0.4					
Refer to General Provisions Section 5.50								

(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:

IL2 District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Site Coverage (Max.)
<b>11.2.3 Prohibited Uses</b>								
(1) Junk and salvage yards, vehicle wrecking yards, and other similar uses								
(2) Arsenals or gunpowder manufacturer or storage								
(3) Distillers and brewers								
(4) Intensive livestock operations and stockyards								
(5) Sawmills and planing mills								
(6) Chemical manufacturing								
(7) Steel mills, blast furnaces and smelters								
(8) Refining wholesaler storage of petroleum products or explosive derivatives thereof								
(9) Gas manufacturing, bulk storage or the filling of bulk cylinders								
(10) Bulk tank farms								
(11) Manufacturing, processing or packaging of food products								
(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) Microbreweries – type I								

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

(Revised – Bylaw No. 9864 – January 25, 2023)

(Revised – Bylaw No. 9898 – June 28, 2023)

### 11.2.4 Notes to Development Standards

- 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 day care, any public park or other use which may have a playground as an ancillary element, and any site with another existing adult mini-theatre.  
(Revised – Bylaw No. 9819 – April 25, 2022)
- Accessory buildings shall be permitted only in the side or rear yard of any site.
- 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 m<sup>2</sup>.  
(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**

The regulations governing landscaping in an IL2 District are contained in **Section 7.0**.  
(Revised – Bylaw No. 9789 – December 20, 2021)

#### **11.2.8 Outdoor Storage**

Outdoor storage areas may be permitted in side and rear yards provided they are suitably screened from any public street. Outdoor storage may 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 width is provided adjacent to the front property line to the satisfaction of the Development Officer.

#### **11.2.9 On-Site Waste Spaces**

The regulations governing on-site waste spaces in an IL2 District are contained in **Section 5.0**.  
(Revised – Bylaw No. 9863 – January 25, 2023)

## 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 due to the proximity of the district to hazardous substance storage or manufacturing.

(Revised – Bylaw No. 9864 – January 23, 2023)

### 11.3.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an IL3 District are set out in the following chart:

IL3 District	Minimum Development Standards (in Metres)							
	Site	Site	Site	Front	Side	Rear	Building	Site
	Width	Depth	Area (ha.)	Yard	Yard	Yard	Height (Max.)	Coverage (Max.)
<b>11.3.2 Permitted Uses</b>								
(1) Manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products excepting those specifically prohibited by Section 11.3.3	15	60	0.4	6	3 <sub>2</sub>	3 <sub>3</sub>	12	60%
(2) Warehouses, shipping and express facilities	15	60	0.4	6	3 <sub>2</sub>	3 <sub>3</sub>	12	60%
(3) Public garages	15	60	0.4	6	3 <sub>2</sub>	3 <sub>3</sub>	12	60%
(4) Bulk mail sorting	15	60	0.4	6	3 <sub>2</sub>	3 <sub>3</sub>	12	60%
(5) Industrial equipment and industrial vehicles sales, service and rentals	15	60	0.4	6	3 <sub>2</sub>	3 <sub>3</sub>	12	60%
(6) Materials-testing facilities	15	60	0.4	6	3 <sub>2</sub>	3 <sub>3</sub>	12	60%
(7) Farm implement sales and service	15	60	0.4	6	3 <sub>2</sub>	3 <sub>3</sub>	12	60%
(8) Wholesaling establishments	15	60	0.4	6	3 <sub>2</sub>	3 <sub>3</sub>	12	60%
(9) Office and office buildings	15	60	0.4	6	3 <sub>2</sub>	3 <sub>3</sub>	12	60%
(10) Accessory buildings and uses <sub>1</sub>	15	60	0.4	6	3 <sub>2</sub>	3 <sub>3</sub>	12	60%
(11) Industrial complexes	15	60	0.4	6	3 <sub>2</sub>	3 <sub>3</sub>	12	60%
(12) Ambulance stations <sub>4</sub>	15	60	0.4	6	3 <sub>2</sub>	3 <sub>3</sub>	12	60%
(13) Contractors' offices, workshops and yards	15	60	0.4	6	3 <sub>2</sub>	3 <sub>3</sub>	12	60%

(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:

IL3 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>11.3.3 Prohibited Uses</b>							
(1) Junk and salvage yards, vehicle wrecking yards, and other similar uses							
(2) Arsenals or gunpowder manufacturer or storage							
(3) Distillers and brewers							
(4) Intensive livestock operations and stockyards							
(5) Sawmills and planing mills							
(6) Chemical manufacturing							
(7) Steel mills, blast furnaces and smelters							
(8) Refining wholesaler storage of petroleum products or explosive derivatives thereof							
(9) Gas manufacturing, bulk storage or the filling of bulk cylinders							
(10) Bulk tank farms							
(11) Manufacturing, processing or packaging of food products							
(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) Microbreweries – type I	15		450	9	3		7.5
							17

(Revised – Bylaw No. 9371 – May 24, 2016)

(Revised – Bylaw No. 9864 – January 25, 2023)

(Revised – Bylaw No. 9898 – June 28, 2023)

### 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

The regulations governing landscaping in an IL3 District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

### 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 where 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.

### 11.3.9 On-Site Waste Spaces

The regulations governing on-site waste spaces in an IL3 District are contained in **Section 5.0**.

(Revised – Bylaw No. 9863 – January 25, 2023)

## 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:

IB District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Site Coverage (Max.)
<b>11.4.2 Permitted Uses <sup>1</sup></b>							
(1) Manufacturing, fabricating, assembly or packaging of materials, goods or products	30	900	6	3	6	12	40%
(2) Private schools	30	900	6	3	6	12	40%
(3) Educational institutions	30	900	6	3	6	12	40%
(4) Offices and office buildings	30	900	6	3	6	37	40%
(5) Personal service trades and health clubs	30	900	6	3	6	12	40%
(6) Medical clinics	30	900	6	3	6	12	40%
(7) Research laboratories, including the manufacturing of prototypes	30	900	6	3	6	12	40%
(8) Radio or television studios	30	900	6	3	6	12	40%
(9) Motion picture or recording studios							
(10) Retail sales <sup>2</sup>	30	900	6	3	6	12	40%
(11) Data processing and telecommunications	30	900	6	3	6	12	40%
(12) Private clubs	30	900	6	3	6	12	40%
(13) Hotels and motels	30	900	6	3	6	37	40%
(14) (Repealed – Bylaw No. 9864 – January 23, 2023)							
(15) Veterinary clinics	30	900	6	3	6	12	40%
(16) Banks and financial institutions	30	900	6	3	6	12	40%
(17) Medical, dental and optical laboratories	30	900	6	3	6	12	40%
(18) Wholesale vending of goods or products manufactured on site	30	900	6	3	6	12	40%
(19) Restaurants and lounges <sup>3</sup>	30	900	6	3	6	12	40%
(20) Dwelling necessary for watchman or caretakers	30	900	6	3	6	12	40%
(21) Industrial complexes	30	900	6	3	6	12	40%
(22) Warehouses, shipping and express facilities	30	900	6	3	6	12	40%
(23) Material testing facilities	30	900	6	3	6	12	40%
(24) Pharmacies <sup>4</sup>	30	900	6	3	6	12	40%
(25) Accessory buildings and uses <sup>5</sup>	30	900	6	3	6	12	40%
(26) Ambulance stations	30	900	6	3	6	12	40%

(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:

IB District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Site Coverage (Max.)
<b>11.4.3 Prohibited Uses</b>							
(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							

### 11.4.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an IB District are set out in the following chart:

IB District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Site Coverage (Max.)
<b>11.4.4 Discretionary Uses <sup>1</sup></b>							
(1) Service stations	30	900	6	3	6	12	40%
(2) Day cares and preschools	30	900	6	3	6	12	40%
(3) Car washes	30	900	6	3	6	12	40%
(4) Convenience stores in connection with service stations or car washes <sup>6</sup>	30	900	6	3	6	12	40%
(5) Alcohol establishments – type I and II in conjunction with and attached to a hotel or motel <sup>7</sup>	30	900	6	3	6	16	40%

(Revised – Bylaw No. 8861 – June 28, 2010)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9898 – June 28, 2023)

### 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 650m<sup>2</sup>.
- (b) The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant.

(Revised – Bylaw No. 9898 – June 28, 2023)

- 4 The maximum building floor area for a pharmacy shall not exceed 325 m<sup>2</sup>.
- 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.
- 7 Retail sales of closed container, alcoholic beverages may be permitted under a valid off-sale endorsement in accordance with *The Alcohol Control Regulations, 2002*, c. A-18.011 Reg1 under *The Alcohol and Gaming Regulation Act, 1997*, S.S. 1997, c. A-18.011.  
(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

The regulations governing landscaping in an IB District are contained in **Section 7.0**.  
(Revised – Bylaw No. 9789 – December 20, 2021)

#### 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.

#### 11.4.10 On-Site Waste Spaces

The regulations governing on-site waste spaces in an IB District are contained in **Section 5.0.**

(Revised – Bylaw No. 9863 – January 25, 2023)

### 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:

IH District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>11.5.2 Permitted Uses</b>							
(1) All uses of buildings and land are permitted except those specifically noted as prohibited or discretionary in Sections 11.5.3 and 11.5.4	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	46

#### 11.5.3 Prohibited Uses

The Prohibited Uses in an IH District are set out in the following chart:

IH District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>11.5.3 Prohibited Uses</b>							
(1) Dwellings, except those necessary for watchmen or caretakers							
(2) Intensive livestock operations and stockyards							
(3) Hotels and motels							
(4) Adult mini-theatres							
(5) Hospitals and special care homes							
(6) Elementary and high schools							
(7) Campgrounds and mobile home courts							

### 11.5.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an IH District are set out in the following chart:

IH District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>11.5.4 Discretionary Uses</b>							
(1) Day cares and preschools	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	46
(2) Retail stores and shopping centres with a gross leasable floor area of 5000m <sup>2</sup> or greater <sup>1</sup>	30	30	10,000	6	3	7.5	23
(3) Petroleum refineries	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	46
(4) Steel mills, blast furnaces and smelters	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	46
(5) Chemical manufacturing	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	46
(6) Trade and vocational schools with a gross floor area of 1000m <sup>2</sup> or greater	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	46
(7) Educational institutions	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	46
(8) Theatres	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	46
(9) Bingo halls	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	46
(10) Public halls, catering halls and assembly halls	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	46
(11) Places of worship	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	46
(12) Public libraries	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	46
(13) Arenas, rinks and stadiums	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	46
(14) Amusement parks	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	46
(15) Community centres	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	46
(16) Private schools	7.5	30	225	6	0 <sub>2</sub>	0 <sub>3</sub>	46

(Revised – Bylaw No. 9701 – May 25, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

### 11.5.5 Notes to Development Standards

- 1 Where a retail store or shopping centre with a gross leasable floor area of 5000m<sup>2</sup> 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**

The regulations governing landscaping in an IH District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

#### **11.5.9 Outdoor Storage**

Outdoor storage areas may be permitted in side and rear yards provided they are suitably screened from any public street. Outdoor storage may 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 width is provided adjacent to the front property line to the satisfaction of the Development Officer.

#### **11.5.10 On-Site Waste Spaces**

The regulations governing on-site waste spaces in an IH District are contained in **Section 5.0**.

(Revised – Bylaw No. 9863 – January 25, 2023)

## 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 due to the proximity of the district to hazardous substance storage or manufacturing.  
(Revised – Bylaw No. 9864 – January 25, 2023)

### 11.6.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an IH2 District are set out in the following chart:

IH2 District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Site Coverage (Max.)
<b>11.6.2 Permitted Uses</b>								
(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	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(2) Warehouses, shipping and express facilities	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(3) Public garages	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(4) Bulk mail sorting	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(5) Industrial equipment and industrial vehicles sales, service and rentals	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(6) Materials-testing facilities	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(7) Contractors offices, workshops and yards	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(8) Farm implement sales and service	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(9) Wholesaling establishments	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(10) Bulk fuel storage or the filling of bulk gas cylinders	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(11) Sawmills and planing mills	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(12) Distillers and brewers	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(13) Bulk tank farms	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(14) Newspaper plants	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(15) Industrial complexes	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(16) Accessory buildings and uses <sub>3</sub>	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(17) Ambulance stations <sub>4</sub>	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(18) Office and office buildings <sub>5</sub>	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(19) Municipal public works yard – Type II and III <sub>6</sub>	15	60	0.09					
	Refer to General Provisions Section 5.50							

(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:

IH2 District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Site Coverage (Max.)
<b>11.6.3 Prohibited Uses</b>								
(1) Junk and salvage yards, vehicle wrecking yards, and other similar uses								
(2) Arsenals or gunpowder manufacturer or storage								
(3) Intensive livestock operations and stockyards								

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

(Revised – Bylaw No. 9864 – January 25, 2023)

### 11.6.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an IH2 District are set out in the following chart:

IH2 District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Site Coverage (Max.)
<b>11.6.4 Discretionary Uses</b>								
(1) Petroleum refineries	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(2) Steel mills, blast furnaces and smelters	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%
(3) Chemical manufacturing	15	60	0.09	6	0 <sub>1</sub>	0 <sub>2</sub>	23	60%

### 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.
- 2 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.
- 3 Accessory buildings shall be permitted only in the side or rear yard of any site.
- 4 Sleeping quarters in conjunction with an ambulance station are prohibited.  
(Revised – Bylaw No. 9302 – August 20, 2015)

- 5 The maximum building floor area for each office use on a site shall not exceed 325 m<sup>2</sup>.  
(Revised – Bylaw No. 9371 – May 24, 2016)
- 6 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**

The regulations governing landscaping in an IH2 District are contained in **Section 7.0**.  
(Revised – Bylaw No. 9789 – December 20, 2021)

#### **11.6.9 Outdoor Storage**

Outdoor storage areas may be permitted in side and rear yards provided they are suitably screened from any public street. Outdoor storage may 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 width is provided adjacent to the front property line to the satisfaction of the Development Officer.

#### **11.6.10 On-Site Waste Spaces**

The regulations governing on-site waste spaces in an IH2 District are contained in **Section 5.0**.  
(Revised – Bylaw No. 9863 – January 25, 2023)

## 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:

AG District	Minimum Development Standards (in Metres)				
	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
12.1.2 Permitted Uses					
(1) One-unit dwellings (OUD)	4	23	15	18	8.5
(2) Two-unit dwellings (TUD)	4	23	15	18	8.5
(3) Agricultural uses	8	23	15	18	14
(4) Market gardens, nurseries and greenhouses	8	23	15	18	14
(5) Zoos	16	23	15	18	14
(6) Equestrian centres	8	23	15	18	14
(7) Outdoor recreation uses, parks and playfields	16	23	15	18	14
(8) Public parks	16	23	15	18	14
(9) Golf courses and driving ranges	16	23	15	18	14
(10) Horse and dog race tracks	16	23	15	18	23
(11) Radio or television transmitters or receivers	4	23	15	18	75 <sub>1</sub>
(12) Cemeteries and crematoria	4	23	15	18	14
(13) Airports	4	23	15	18	23
(14) Railroad stations, yards and facilities	4	23	15	18	23
(15) Hospitals	8	23	15	18	75 <sub>1</sub>
(16) Educational institutions	8	6	6	6	75 <sub>1</sub>
(17) Places of worship	4	23	15	18	14
(18) Fairgrounds	8	23	15	18	23
(19) Boarding and breeding kennels	4	23	15	18	8.5
(20) Animal hospitals	4	23	15	18	8.5
(21) Funeral homes in conjunction with a cemetery	4	23	15	18	14
(22) Accessory buildings and uses	-	23	3	-	8.5 <sub>2</sub>
(23) Municipal public works yard – Type I	Refer to General Provisions Section 5.50				
(24) Municipal public works yard – Type II and III	4 Refer to General Provisions Section 5.50				
(25) Secondary suites	Refer to General Provisions Section 5.30				

(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:

<b>AG District</b>	<b>Minimum Development Standards (in Metres)</b>				
	<b>Site Area (ha.)</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>	<b>Building Height (Max.)</b>
<b>12.1.4 Discretionary Uses</b>					
(1) Day cares and preschools	4	23	15	18	14
(2) Campgrounds	8	23	15	18	14
(3) Agricultural research stations <sub>3</sub>	8	23	15	18	14
(4) Parking stations	-	-	Refer to Section 5.60		

(Revised – Bylaw No. 9701 – May 25, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 10019 – July 31, 2024)

**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:

FUD District	Minimum Development Standards (in Metres)				
	Site Area (ha.) <sub>1</sub>	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>12.2.2 Permitted Uses</b>					
(1) One-unit dwellings (OUD)	32	23	15	18	8.5
(2) Agricultural uses	32	23	15	18	14
(3) Secondary suites	Refer to General Provisions Section 5.30				
(4) Outdoor commercial recreation uses and public parks	32	23	15	18	14
(5) (Repealed – Bylaw No. 9862 – January 25, 2023)					
(6) Accessory buildings and uses	-	23	3	-	14
(7) Municipal public works yard – Type I, II and III	Refer to General Provisions Section 5.50				
(8) Day cares and preschools accessory to a dwelling	Refer to General Provisions Section 5.32				

(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)

(Revised – Bylaw No. 9819 – April 25, 2022)

### 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:

FUD District	Minimum Development Standards (in Metres)				
	Site Area (ha.) <sup>1</sup>	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>12.2.4 Discretionary Uses</b>					
(1) (Repealed – Bylaw No. 9819 – April 25, 2022)					
(2) Campgrounds	32	23	15	18	14
(3) Boarding and breeding kennels	32	23	15	18	14
(4) Farm implement machinery assembly and sales lots	32	23	15	18	14
(5) Trucking terminals	32	23	15	18	14
(6) Recreational vehicle and equipment storage	4	23	15	18	14
(7) Passenger vehicle storage	4	23	15	18	14
(8) Market gardens, nurseries and greenhouses	32	23	15	18	14

(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)

(Revised – Bylaw No. 9819 – April 25, 2022)

#### 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 Outdoor Storage

Outdoor storage areas must be suitably screened from any public street to the satisfaction of the Development Officer.

(Revised – Bylaw No. 9789 – December 20, 2021)

## 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:

APD District	Development Standards
<b>12.3.2 Permitted Uses</b>	All development standards, including building height, building setbacks, parking, signage and landscaping requirements, shall be determined by the Airport Authority.
(1) Airport terminals and related storage and maintenance buildings and uses	
(2) Aircraft runways	
(3) Aviation related transport terminals and warehouses	
(4) Aviation related government services	
(5) Administrative headquarters of the Airport Authority and related storage and maintenance buildings and uses	
(6) Aircraft sales, charters, rentals and repairs	
(7) Flying schools and flying clubs	
(8) Aviation fuel storage and sales	
(9) Car rentals	
(10) Retail stores, restaurants and lounges located in the main airport terminal building	
(11) Agricultural uses	
(12) Outdoor recreational uses	
(13) Accessory buildings and uses	

## **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:

AM District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (ha)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>12.5.2 Permitted Uses<sup>1</sup></b>						
(1) Sale, rental, leasing and associated servicing of new motor vehicles having a gross vehicle weight (GVW) of less than 10,000 Kg	30	0.75	9	9	7.5 <sub>2</sub>	12

### 12.5.3 Prohibited Uses

The Prohibited Uses in an AM District are set out in the following chart:

AM District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (ha)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>12.5.3 Prohibited Uses</b>						
(1) Salvage and sale of used vehicle parts						
(2) Outdoor repair and servicing of vehicles, trucks, motorcycles and recreational vehicles						
(3) Outdoor storage of inoperable vehicles unless such areas comply with screening requirements of this District						
(4) Sale, rental, leasing, repair and servicing of agricultural, construction or industrial equipment						
(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						

### 12.5.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an AM District are set out in the following chart:

AM District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (ha)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>12.5.4 Discretionary Uses<sub>1</sub></b>						
(1) Sale, rental, leasing and associated servicing of new and used trucks having a gross vehicle weight (GVW) of 10,000 Kg or more	30	0.75	9	9	7.5 <sub>2</sub>	12
(2) Sale, rental, leasing and associated servicing of new and used motorcycles and recreational vehicles including trailers, fifth wheels, motorhomes, snowmobiles and boats	30	0.75	9	9	7.5 <sub>2</sub>	12
(3) Service stations	30	0.75	9	9	7.5 <sub>2</sub>	12

### 12.5.5 Accessory Buildings and Uses

The Accessory Buildings and Uses in an AM District are set out in the following chart:

AM District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (ha)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>12.5.5 Accessory Buildings and Uses<sub>3</sub></b>						
(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	30	0.75	9	9	7.5 <sub>2</sub>	12
(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	30	0.75	9	9	7.5 <sub>2</sub>	12
(3) Car wash and motor vehicle towing services	30	0.75	9	9	7.5 <sub>2</sub>	12
(4) Outdoor storage and display of permitted vehicles offered for sale, rental or lease	30	0.75	9	9	7.5	12
(5) Services for the customizing, altering and modifying of vehicles permitted for sale, rental or lease	30	0.75	9	9	7.5 <sub>2</sub>	12
(6) Restaurants not exceeding 200m <sup>2</sup> of gross floor area and contained within the principal building	30	0.75	9	9	7.5 <sub>2</sub>	12
(7) Vehicle financing and insurance services	30	0.75	9	9	7.5 <sub>2</sub>	12
(8) Commercial storage of vehicles	30	0.75	9	9	7.5 <sub>2</sub>	12

(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 regulations governing parking and loading in the AM District are contained in **Section 6.0**, subject to the following:
  - (a) Parking spaces may be tandem.

(Revised – Bylaw No. 10019 – July 31, 2024)

### 12.5.8A Vehicle Storage

- (1) 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.
- (2) 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 subclause (1).
- (3) Vehicle display structures shall be for single vehicles only and shall not exceed 1.5 metres in height.

- (4) 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 subclause (1).

#### **12.5.9 Gross Floor Space Ratio**

- (1) The gross floor space ratio shall not exceed 0.4:1.

#### **12.5.10 Landscaping**

The regulations governing landscaping in an AM District are contained in **Section 7.0**.

(Revised – Bylaw No. 9789 – December 20, 2021)

#### **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 On-Site Waste Spaces**

The regulations governing on-site waste spaces in an AM District are contained in **Section 5.0**.

(Revised – Bylaw No. 9863 – January 25, 2023)



**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)

(Repealed and Replaced – Bylaw No. 9864 – January 25, 2023)

**12.6.1 Purpose**

The purpose of the MX1 District is to facilitate reinvestment in core neighbourhoods, corridor infill sites and historic 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, light industrial, institutional, cultural, and residential uses.

**12.6.2 Permitted Uses**

The Permitted Uses and Minimum Development Standards in an MX1 District are set out in the following chart:

MX1 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
<b>12.6.2 Permitted Uses</b>							
(1) Art galleries	7.5	30	225	0	0	0	14
(2) Bakeries	7.5	30	225	0	0	0	14
(3) Banquet halls	7.5	30	225	0	0	0	14
(4) Boarding houses <sub>4</sub>	7.5	30	225	0	0	4.5	10
(5) Boarding apartments <sub>4</sub>	15	30	450	0 <sub>1</sub>	0.75	4.5	24
(6) Cannabis retail stores <sub>5</sub>	7.5	30	225	0	0	0	14
(7) Commercial parking lots	15	30	450	0	0	0	0
(8) Commercial recreation uses	7.5	30	225	0	0	0	14
(9) Community centres	7.5	30	225	0	0	0	14
(10) Custodial care facilities – type I <sub>4</sub>	7.5	30	225	0	0	4.5	10
(11) Dry cleaners	7.5	30	225	0	0	0	14
(12) Duplicating or copying centres	7.5	30	225	0	0	0	14
(13) Dwelling groups <sub>4</sub>	30	30	900	0 <sub>1</sub>	0	4.5	24
(14) Dwelling units in conjunction with and attached to any other permitted use <sub>4</sub>	7.5	30	225	0 <sub>1</sub>	0	0	24
(15) Educational institutions	7.5	30	225	0	0	0	14
(16) Financial institutions	7.5	30	225	0	0	0	14
(17) Funeral and wedding establishments	7.5	30	225	0	0	0	14
(18) Funeral homes	7.5	30	225	0	0	0	14
(19) Health clubs	7.5	30	225	0	0	0	14
(20) Hostels – type I <sub>4</sub>	7.5	30	225	0	0	4.5	10
(21) Hotels and motels	7.5	30	225	0	0	0	14
(22) Indoor commercial recreation uses	7.5	30	225	0	0	0	14

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(23) Libraries	7.5	30	225	0	0	0	14
(24) Live/work units <sub>4</sub>	7.5	30	225	0	0.75	4.5	10
(25) Manufacturing, processing, or packaging of food products	7.5	30	225	0 <sub>1</sub>	0	0	24
(26) Medical clinics	7.5	30	225	0	0	0	14
(27) Medical, dental and optical laboratories	7.5	30	225	0	0	0	14
(28) Motion picture or recording studios	7.5	30	225	0	0	0	14
(29) Multiple-unit dwellings <sub>4</sub>	15	30	450	0 <sub>1</sub>	0	4.5	24
(30) Multiple live/work units <sub>4</sub>	15	30	450	0 <sub>1</sub>	0	4.5	24
(31) Offices and office buildings	7.5	30	225	0 <sub>1</sub>	0	0	24
(32) One-unit dwellings (OUD) <sub>4</sub>	7.5	30	225	0	0.75	4.5	10
(33) Two-unit dwellings (TUD) <sub>4</sub>	15	30	450	0	0.75	4.5	10
(34) Semi-detached dwellings (SDD) <sub>4</sub>	7.5	30	225	0	0.75	4.5	10
(35) Parking stations	15	30	450	0	Refer to Section 5.60		
(36) Personal service trades and health clubs	7.5	30	225	0	0	0	14
(37) Photography studios	7.5	30	225	0	0	0	14
(38) Places of worship	7.5	30	225	0	0	0	14
(39) Private clubs	7.5	30	225	0	0	0	14
(40) Private schools	7.5	30	225	0	0	0	14
(41) Residential care homes – type I <sub>4</sub>	7.5	30	225	0	0	4.5	10
(42) Restaurants and lounges <sub>7</sub>	7.5	30	225	0	0	0	14
(43) Retail stores	7.5	30	225	0	0	0	14
(44) Shopping centres	15	30	450	0	0	0	14
(45) Small animal grooming	7.5	30	225	0	0	0	14
(46) Street townhouses <sub>4</sub>	7.5	30	225	0	0.75 <sub>3</sub>	4.5	10
(47) Homestays	Refer to General Provisions Section 5.51						
(48) Accessory buildings and uses	Refer to General Provisions Section 5.7						
(49) Day cares, residential	Refer to General Provisions Section 5.33						
(50) Repealed – Bylaw No. 9979 – April 24, 2024							
(51) Secondary suites	Refer to General Provisions Section 5.30						
(52) Short-term rental properties	Refer to General Provisions Section 5.52						
(53) Alcohol establishments – type I	7.5	30	225	0	0	0	14
(54) Microbreweries – type I <sub>6</sub> and II	7.5	30	225	0	0	0	14
(55) Warehouse	7.5	30	225	0	0	0	14
(56) Residential care homes – Type II (on pre-designated site)	15	30	450	0	0	4.5	10

(Revised – Bylaw No. 9898 – June 28, 2023)

(Revised – Bylaw No. 9900 – June 28, 2023)

(Revised – Bylaw No. 9979 – April 24, 2024)

(Revised – Bylaw No. 10006 – June 28, 2024)

(Revised – Bylaw No. 10019 – July 31, 2024)

**12.6.3 Prohibited Uses**

<b>MX1 District</b>	<b>Minimum Development Standards (in Metres)</b>						
	<b>Site Width</b>	<b>Site Depth</b>	<b>Site Area (m<sup>2</sup>)</b>	<b>Front Yard</b>	<b>Side Yard<sub>2</sub></b>	<b>Rear Yard</b>	<b>Building Height (Max.)</b>
<b>12.6.3 Prohibited Uses</b>							
(1) Adult entertainment venues							
(2) Adult mini-theatres							
(3) Adult service agency							
(4) 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							
(5) Arsenals or explosives manufacturing or storage							
(6) Bus storage or repair yards							
(7) Chemical manufacturing							
(8) Contractor's yards							
(9) Crematoriums							
(10) Dangerous goods manufacturing							
(11) Distilleries and breweries							
(12) Gas manufacturing, bulk storage or the filling of bulk gas cylinders							
(13) Independent adult service agency							
(14) Junk and auto salvage yards, automobile wrecking yards, and other similar uses							
(15) Pawnshops							
(16) Refining or wholesale storage of petroleum products or explosive derivatives thereof							
(17) Sawmills and planing mills							
(18) Steel mills, blast furnaces, smelters & foundries							
(19) Trucking terminals							

### 12.6.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an MX1 District are set out in the following chart:

MX1 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard <sub>2</sub>	Rear Yard	Building Height (Max.)
<b>12.6.4 Discretionary Uses</b>							
(1) Car washes	7.5	30	225	0	0	0	10
(2) Custodial care facility – type II	15	30	450	0	0	4.5	10
(3) Day cares and preschools	7.5	30	225	0	0	4.5	10
(4) Gas bars and service stations	7.5	30	225	0	0	0	10
(5) Manufacturing, fabricating or processing, of materials, goods or products	7.5	30	225	0 <sub>1</sub>	0	0	24
(6) Hostels – type II	15	30	450	0 <sub>1</sub>	0	4.5	24
(7) (Repealed – Bylaw No. 9898 – June 28, 2023)							
(8) Motor vehicle dealers	7.5	30	225	0	0	0	10
(9) Alcohol establishments – type II and III	7.5	30	225	0 <sub>1</sub>	0	0	24
(10) Public garages	7.5	30	225	0	0	0	10
(11) Residential care homes – type II	15	30	450	0	0	4.5	10
(12) Special care homes	15	30	450	0 <sub>1</sub>	0	4.5	24
(13) Special needs housing	15	30	450	0 <sub>1</sub>	0.75	4.5	24

(Revised – Bylaw No. 9898 – June 28, 2023)

### 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 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.

- 5 A cannabis retail store may not be permitted within 60 metres of an elementary or high school, park, community centre, public library, or day care centre subject to a discretionary use application process.
- 6 An area that is limited to 250m<sup>2</sup> gross floor area for the on-site consumption of alcohol may be provided as an accessory use to a microbrewery – type I.
- 7 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant.

(Revised – Bylaw No. 9898 – June 28, 2023)

#### **12.6.6 Landscaping**

The regulations governing landscaping in an MX1 District are contained in **Section 7.0**.

#### **12.6.7 Signs**

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 6.0**.

(Revised – Bylaw No. 10019 – July 31, 2024)

#### **12.6.9 Gross Floor Space Ratio**

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.

#### **12.6.11 On-Site Waste Spaces**

The regulations governing on-site waste spaces in an MX1 District are contained in **Section 5.0**.

**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:

MX2 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Min.)
<b>12.7.2 Permitted Uses<sub>1</sub></b>							
(1) All uses of building and land are permitted except those specifically noted as prohibited or discretionary in the sections below <sub>4,5</sub>	8						
(2) Residential uses limited to multiple-unit dwellings, boarding houses and boarding apartments <sub>2</sub>	8						
(3) Live/work units <sub>2</sub>	8						
(4) Homestays							
(5) Short-term rental properties							

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9862 – January 25, 2023)

(Revised – Bylaw No. 9898 – June 28, 2023)

**12.7.3 Prohibited Uses:**

The Prohibited Uses in an MX2 District are set out in the following chart:

<b>MX2 District</b>	<b>Minimum Development Standards (in Metres)</b>						
	<b>Site Width</b>	<b>Site Depth</b>	<b>Site Area (m<sup>2</sup>)</b>	<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>	<b>Building Height (Min.)</b>
<b>12.7.3 Prohibited Uses</b>							
(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 explosives manufacturing or storage							
(4) Refining or wholesale storage of petroleum products or explosive derivatives thereof							
(5) Intensive livestock operations and stockyards							
(6) Sawmills and planing mills							
(7) Steel mills, blast furnaces and smelters							
(8) Chemical manufacturing							
(9) Campgrounds and mobile home courts							
(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							
(11) Dangerous goods manufacturing							
(12) Lumber and building materials storage yards							
(13) Contractor's yards							
(14) Crematoriums							
(15) Retail stores used for the purpose of a pawnshop							
(16) Motor vehicle dealers – excluding small, personal recreational vehicles such as motorcycles, snowmobiles, ATVs, etc.							
(17) Trucking operations							
(18) Adult mini-theatres							
(19) Retail stores with a gross floor area exceeding 9600 m <sup>2</sup>							
(20) One and two unit dwellings and semi-detached dwellings							
(21) Adult Service Agency							
(22) Independent adult service agency							
(23) Adult entertainment venues							
(24) Microbreweries – type I							

(Revised – Bylaw No. 9898 – June 28, 2023)

### 12.7.4 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an MX2 District are set out in the following chart:

MX2 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard	Building Height (Min.)
<b>12.7.4 Discretionary Uses <sup>1</sup></b>							
(1) Public garages							8
(2) Gas bars and service stations							8
(3) Day cares and preschools							8
(4) Custodial care facilities							8
(5) Private schools							8

(Revised – Bylaw No. 9819 – April 25, 2022)

### 12.7.5 Notes to Development Standards

- 1 Except for the minimum height standard and the prohibition of retail stores exceeding 9600 m<sup>2</sup> 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 (Repealed – Bylaw No. 9862 – January 25, 2023)
- 4 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant.
- 5 An area that is limited to 250m<sup>2</sup> gross floor area for the on-site consumption of alcohol may be provided as an accessory use to a microbrewery – type I.

(Revised – Bylaw No. 9898 – June 28, 2023)

### 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**

- (1) The regulations governing parking and loading in an MX2 District are contained in **Section 6.0**, subject to the following:
  - (a) No off-street parking shall be permitted in the front yard of any site.
  - (b) Parking structures must be screened with architectural treatments on all street-facing façades and 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, subject to the satisfaction of the Development Officer.
  - (c) Parking structures must incorporate elements of an active frontage 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. 10019 – July 31, 2024)

### **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.

### **12.7.9 On-Site Waste Spaces**

The regulations governing on-site waste spaces in an MX2 District are contained in **Section 5.0**.

## **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.

**Uses for the DCD1**

<b>Category</b>	<b>Intent</b>	<b>Uses</b>	<b>Guidelines</b>
<b>Recreation</b>	To provide the opportunity to use the riverfront via public and commercial activity that focus on the water and riverbank.	Equipment Rentals, Marinas, Pavilions, Cafes, Tour Boats, Street Vendors, Docks, Sportsfields.	
<b>Culture and Tourism</b>	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.	Interpretive Centres, Theatres, Heritage Facilities, Museums, Art Galleries, Amphitheatres, Display Space, Events Programming, Tour Offices, Box Office, Public Institutional Offices.	
<b>Retail</b>	To provide for unique retail opportunities and encourage people to visit the South Downtown.	Arts/Crafts, Book Stores, Shops, Specialty Retail, Boutiques, Farmers Market, Street Vendors, Restaurants, Pubs, Nightclubs, Concessions.	Retail uses are to be at grade level.
<b>Hotels</b>	To provide accommodation and meeting facilities in the heart of the city. To encourage tourists to visit the South Downtown.	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).	Public Uses associated with Hotels should be at grade level.

<b>Residential</b>	To provide the opportunity for residential development in this unique part of the Downtown.	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.	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 > 50d.u./acre
<b>Offices</b>	To provide the opportunity for limited office development in the South Downtown.	General Office Space, Administration, Business Incubators, Meeting Space, Private Clubs, Public Utilities and Communication Facilities.	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.

(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, waste disposal, parking areas and lanes.

(Revised – Bylaw No. 9863 – January 25, 2023)

### **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 3<sup>rd</sup> 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, waste 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, waste 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 waste 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)

(Revised – Bylaw No. 9863 – January 25, 2023)

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 19<sup>th</sup> 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.


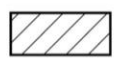





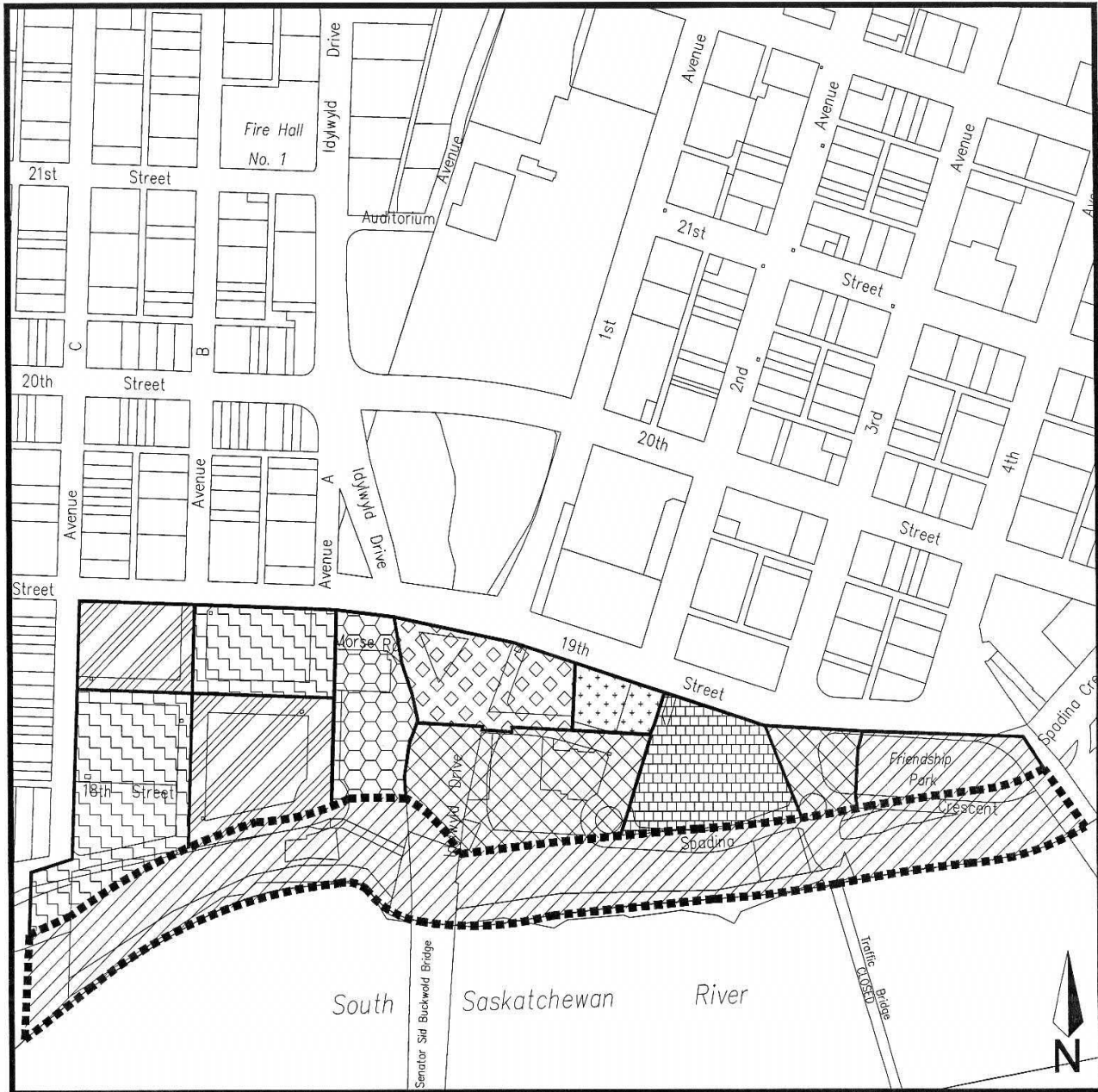
# DIRECT CONTROL DISTRICT No. 1

Direct Control District

MAP No. 1



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## DCD1 MAXIMUM BUILDING HEIGHT

MAP No. 2

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



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(Revised – Bylaw No. 9044 – August 15, 2012)

## 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 - 13, 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.

(Revised – Bylaw No. 10024 – July 31, 2024)

- 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

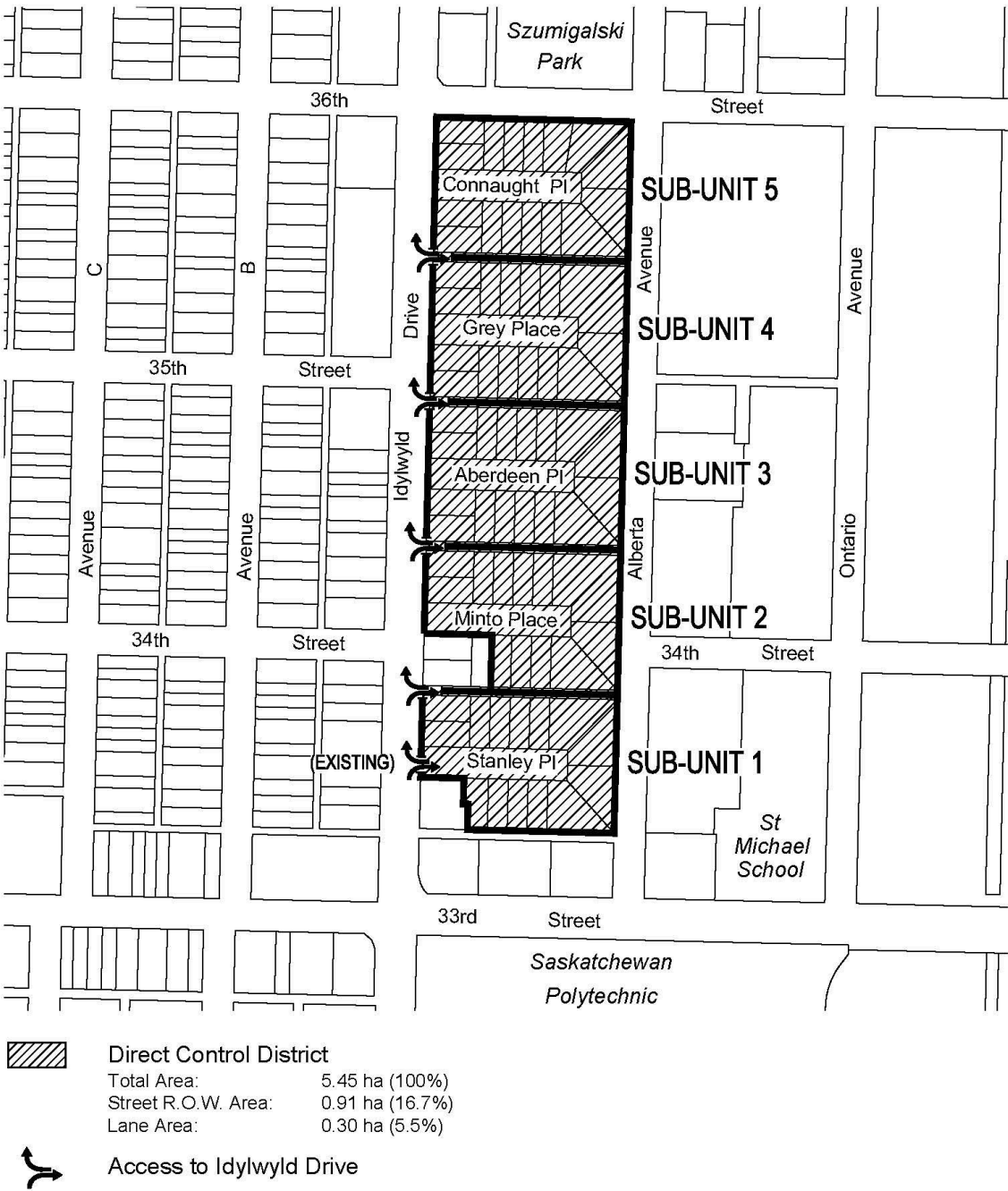
- c) No development shall take place on any Sub-unit until a Plan of Subdivision which satisfies the following requirements has been registered in the Land Titles Registry – Information Services Corporation, with respect to the entire Sub-unit. The Plan of Subdivision shall:
- i) consolidate all the 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 DCD2 Area Map 1 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 DCD2 Area Map 1;
  - 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.

(Revised – Bylaw No. 10024 – July 31, 2024)

- 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).

DCD2 Area

Map No. 1



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(Revised – Bylaw No. 10024 – July 31, 2024)

### 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 9,300m<sup>2</sup>;
- b) “Large Format Anchor Store” means a Large Format Retail Store with a minimum of 9,300m<sup>2</sup> of gross floor area;
- c) “Large Format Retail Store” means a retail store with a minimum of 930m<sup>2</sup> of gross floor area.
- d) “outdoor sales area” means an accessory sales or customer service area for a Large Format Retail Store which is outdoors and which may consist of a fenced compound, partially covered accessory building or permanent accessory sales building or combination thereof. Outdoor sales areas are to be used exclusively for sale of items associated with the Large Format Retail Store. For greater certainty, examples of outdoor sales areas include areas for the sale of gardening and landscaping supplies.

### 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;
  - xi) 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) outdoor sales area;
  - 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;
  - viii) enclosed storage areas for the use of tenants of the site.

(Revised – Bylaw No. 9983 – April 24, 2024)

- b) Each Large Format Retail Store may have one outdoor sales area that is not adjacent to the Large Format Retail Store, provided it does not exceed 10% of the gross floor area of the related Large Format Retail Store. Additional outdoor sales areas may be located adjacent to the related Large Format Retail Store.  
(Revised – Bylaw No. 9983 – April 24, 2024)

- c) No more than two freestanding gas bars with or without convenience stores are allowed. Convenience stores shall not exceed 250m<sup>2</sup> 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 m<sup>2</sup>.  
(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 outdoor sales area.

(Revised – Bylaw No. 9983 – April 24, 2024)

### **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 930m<sup>2</sup>;
- ii) no interior access between Large Format Retail Stores is permitted;
- iii) no building shall exceed 12 metres in height;
- iv) the maximum floor area ratio shall be .33:1;
- v) accessible parking shall be provided in accordance with a deemed standard parking requirement of one space for every 60 square metres of gross floor area and the equivalent accessible parking space requirement as provided in Section 6;
- vi) one off-street loading space shall be provided for every 4,000 square metres of gross floor area;
- vii) a minimum of one short-term bicycle parking space shall be provided for every 500 square metres of gross floor area;
- viii) 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.

(Revised – Bylaw No. 9983 – April 24, 2024)

(Revised – Bylaw No. 10019 – July 31, 2024)

### **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.

#### **13.3.13 Approval Process**

- (1) Pursuant to Section 66 of the Planning and Development Act, 2007, City Council delegates approval of all applications for DCD3 approval to the Development Officer, subject to compliance with all requirements of this bylaw and the applicable concept plan.
- (2) City Council 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.



DIRECT CONTROL DISTRICT No. 3

Direct Control District      ———      



## **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 G 3.2 of the Official Community Plan;
- iii) to create single-unit lot areas, frontages, front, rear and side yard setbacks that may exceed the typical standards for conventional residential development;
- iv) to contain a mix of one-unit and multi-unit to be constructed over an extended period of time, as demand warrants;
- v) to permit associated commercial uses intended to serve the convenience needs of the golf course community, as well as commercial facilities which are of an appropriate scale and complementary to the golf course.

(Revised – Bylaw No. 9902 – June 28, 2023)

### **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) (Repealed – Bylaw No. 9862 – January 25, 2023)
- iii) secondary suites in accordance with Section 5.30;
- iv) low density multiple-unit dwellings and dwelling groups that include one-unit, two-unit or townhouse dwellings as part of the dwelling group as long as there are no more than 42 dwelling units per gross hectare of land or 12 dwelling units per acre;
- v) medium density multiple-unit dwellings and dwelling groups that include two-unit, townhouse or multiple-unit dwellings as part of the dwelling group as long as there are no more than 123 dwelling units per gross hectare of land or 50 dwelling units per acre;
- vi) golf courses;
- vii) compounds for storage of RV equipment for the use and convenience of the residents of the DCD4;

- viii) hotels and accessory uses limited to spa facilities up to a maximum of 1,400 square metres, restaurants up to a maximum of 375 square metres including patio space and meeting or convention spaces up to a maximum of 700 square metres, located in accordance with Map No. 1;
- ix) municipal public works yard – type I in accordance with Section 5.50.

(Revised – Bylaw No. 9902 – June 28, 2023)

#### **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, health clubs, retail and retail services limited to 929 m<sup>2</sup> 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, dwelling groups and hotels;
- iv) recreational and amenity uses of an appropriate scale and complimentary to the golf course and golf course community.

(Revised – Bylaw No. 9902 – June 28, 2023)

#### **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 developed in accordance with the land uses as shown on Map No. 1.
- c) Development Standards for each site, including a bare land condominium unit, designated for a one-unit dwelling are the following:
 

i)	Minimum site area (m <sup>2</sup> )	560.0
ii)	Minimum site width (m)	16.0
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 each area designated for low-density multiple-unit dwellings and dwelling groups are the following:  
(Revised – Bylaw No. 9902 – June 28, 2023)

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 (m <sup>2</sup> )	9.0 per unit
viii)	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.	

(Revised – Bylaw No. 9902 – June 28, 2023)

- e) Development Standards for each 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
iii.1)	Minimum rear yard (m)	3.0
iv)	Maximum building height (m)	15.0
v)	Maximum site coverage (%)	50.0
vi)	Minimum amenity space (m <sup>2</sup> )	5.0 per unit

(Revised – Bylaw No. 9902 – June 28, 2023)

- f) Development Standards for each parcel designated as commercial (hotel site) 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)	Minimum rear yard setback (m)	3.0
v)	Maximum building height (m)	18.0
vi)	Site coverage (%)	50.0

### 13.4.6 Parking

The regulations governing parking and loading in the DCD4 are contained in Section 6.0.

(Revised – Bylaw No. 9902 – June 28, 2023)

(Revised – Bylaw No. 10019 – July 31, 2024)

#### **13.4.7 Landscaping**

- a) Except as otherwise provided in this clause, the regulations governing landscaping in the DCD4 are contained in Section 7.0.
- b) 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.

(Revised – Bylaw No. 9902 – June 28, 2023)

#### **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**

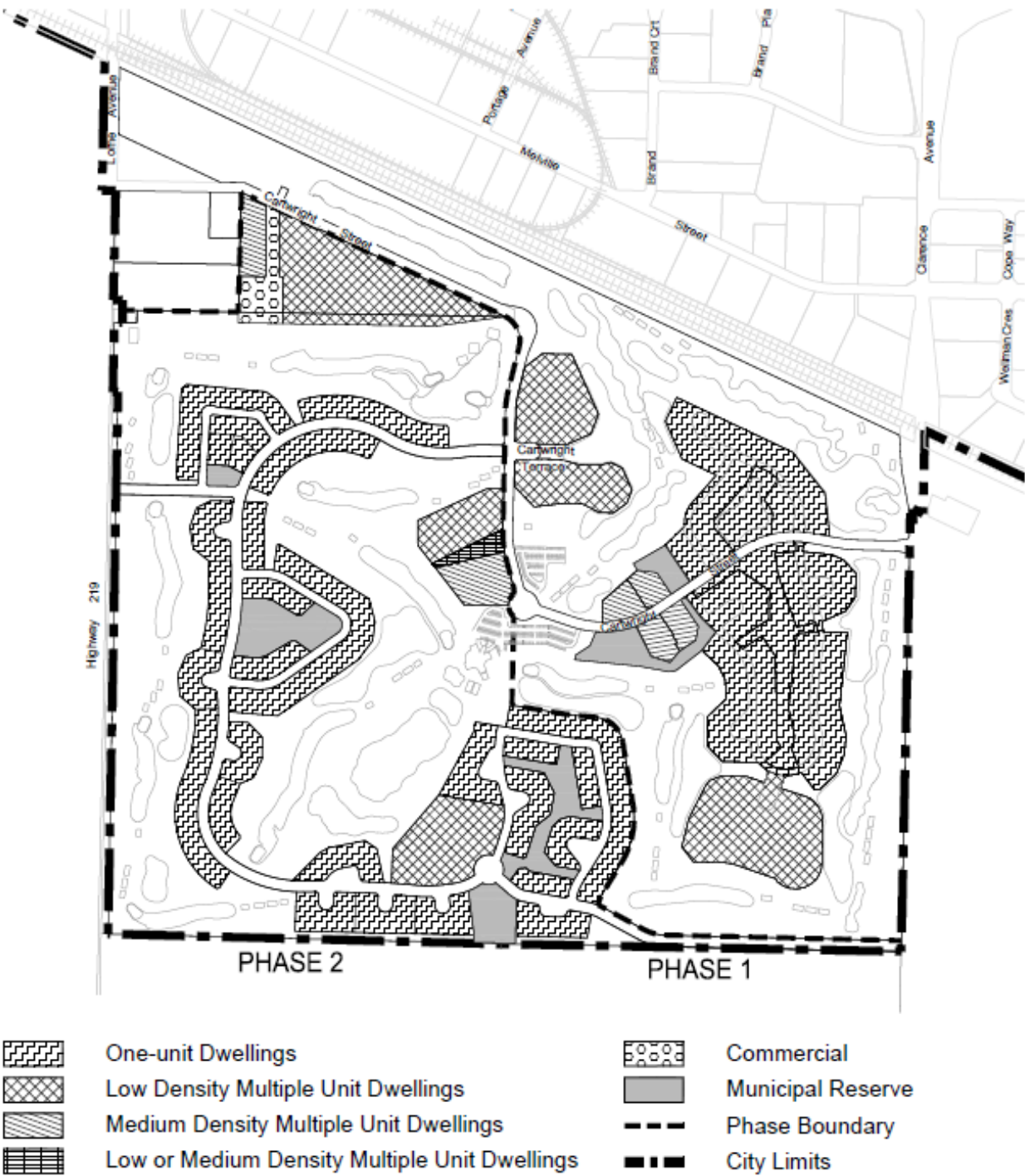
The Willows Golf Course Community will be constructed in two phases, as shown on Map No. 1.

(Revised – Bylaw No. 9902 – June 28, 2023)



DCD4 Area

Map No. 1



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#### **13.4.10 Approval Process**

- (1) Pursuant to Section 66 of *The Planning and Development Act, 2007*, City Council delegates approval of all applications for DCD4 approval to the Development Officer, subject to compliance with all requirements of this Bylaw and the applicable concept plan.
- (2) City Council 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.

## **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 6970m<sup>2</sup>;
- b) “Large Format Anchor Store” means a Large Format Retail Store with a minimum gross floor area of 6970m<sup>2</sup>;
- c) “Large Format Retail Store” means a retail store with a minimum gross floor area of 930m<sup>2</sup>;
- 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<sup>2</sup> 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 2790m<sup>2</sup>.
- c) No more than 9 retail stores having a gross floor area less than 930m<sup>2</sup> are allowed in the DCD5, of which 5 may have a gross floor area less than 186m<sup>2</sup>. 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 550m<sup>2</sup> in gross floor area.
- d) The total combined gross floor area of restaurants in the DCD5 shall not exceed 1860m<sup>2</sup>.

### **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) alcohol establishments – type III;
- vii) residential uses;
- viii) outdoor storage of materials not within an outdoor sales area.

(Revised – Bylaw No. 9898 – June 28, 2023)

### 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 930m<sup>2</sup>;
- ii) no interior access between Large Format Retail Stores is permitted;
- iii) no building shall exceed 12 metres in height;
- iv) the maximum floor area ratio shall be .33:1;
- v) accessible parking shall be provided in accordance with a deemed standard parking requirement of one space for every 60 square metres of gross floor area and the equivalent accessible parking space requirement as provided in Section 6;
- vi) one off-street loading space shall be provided for every 4,000 square metres of gross floor area;
- vii) a minimum of one short-term bicycle parking space shall be provided for every 500 square metres of gross floor area;
- viii) 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.

(Revised – Bylaw No. 10019 – July 31, 2024)

### 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 width throughout shall be provided within the perimeter of the development site.  
(Revised – Bylaw No. 9789 – December 20, 2021)
- 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.

### **13.5.15 Approval Process**

- (1) Pursuant to Section 66 of the Planning and Development Act, 2007, City Council delegates approval of all applications for DCD5 approval to the Development Officer, subject to compliance with all requirements of this bylaw and the applicable concept plan.
- (2) City Council 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.



## **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 22<sup>nd</sup> 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;
- iv) to ensure a retail development which is complementary to the residential uses in the vicinity;
- v) 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<sup>2</sup>;
- b) “Large Format Anchor Store” means a Large Format Retail Store with a minimum gross floor area of 6970m<sup>2</sup>;
- 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<sup>2</sup>;
- 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;
  - ii) 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.

#### **13.6.6 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 m<sup>2</sup> 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 2093m<sup>2</sup>.
- c) No more than 7 retail stores having a gross floor area less than 930m<sup>2</sup> are allowed in the DCD6, of which 4 may have a gross floor area less than 186m<sup>2</sup>. 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 550m<sup>2</sup> in gross floor area.
- d) The total combined gross floor area of restaurants in the DCD6 shall not exceed 1860m<sup>2</sup>.

### **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) alcohol establishments – type III;
- vii) residential uses; and
- vii) outdoor storage of materials not within an outdoor sales area.

(Revised – Bylaw No. 9898 – June 28, 2023)

### **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 930m<sup>2</sup>;
- ii) no interior access between Large Format Retail Stores is permitted;
- iii) no building shall exceed 12 metres in height;
- iv) the maximum floor area ratio shall be .33:1;

- v) accessible parking shall be provided in accordance with a deemed standard parking requirement of one space for every 60 square metres of gross floor area and the equivalent accessible parking space requirement as provided in Section 6;
- vi) one off-street loading space shall be provided for every 4,000 square metres of gross floor area;
- vii) a minimum of one short-term bicycle parking space shall be provided for every 500 square metres of gross floor area;
- viii) 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.

(Revised – Bylaw No. 9014 – April 16, 2012)

(Revised – Bylaw No. 10019 – July 31, 2024)

#### **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 width throughout shall be provided within the perimeter of the development site.  
(Revised – Bylaw No. 9789 – December 20, 2021)
- b) External lighting shall be directed downward and inward on the property in such a way as to not shine on adjacent properties.

#### **13.6.15 Approval Process**

- (1) Pursuant to Section 66 of the Planning and Development Act, 2007, City Council delegates approval of all applications for DCD6 approval to the Development Officer, subject to compliance with all requirements of this bylaw and the applicable concept plan.

- (2) City Council 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.

### **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**

<b>Category</b>	<b>Intent</b>	<b>Uses</b>	<b>Guidelines</b>
<b>Institutional</b>	To provide for the academic and campus support services to meet needs of the University and other educational institutions, including research and teaching space.	Educational Institutions, Research Laboratories, Community Centres, Day Cares / Preschools.	
<b>Recreation</b>	To provide for active and passive recreational uses throughout the area. To accommodate health and wellness initiatives.	Commercial Recreation uses, Public parks, Public Civic Centres, Playgrounds, Sports Fields, Arenas and Stadiums.	
<b>Culture and Tourism</b>	To provide cultural facilities that will support and complement the interests and needs of the University and local Community.	Art Galleries/ Museums, Theatres.	
<b>Commercial / Retail</b>	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.	Restaurants and lounges, Retail Stores, Dry Cleaners, Photography Studios, Personal Service Trades, Health Clubs, Financial Institutions, Duplicating or Copying Centres, Parking Stations.	

(Revised – Bylaw No. 9819 – April 25, 2022)

<b>Category</b>	<b>Intent</b>	<b>Uses</b>	<b>Guidelines</b>
<b>Hotels</b>	To provide accommodation and meeting facilities in proximity to the University.	Hotels, Convention Centre, Meeting Rooms, Restaurants, Gift Shops, Exhibition Space, Long Stay Suites.	Public Uses associated with Hotels should be at grade level.
<b>Residential</b>	To provide the opportunity for residential development serving the University, the local community and others with specialized accommodation needs	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.	Medium and High Density Multiple Unit Residential uses should be located above the first floor where possible.
<b>Offices</b>	To provide the opportunity for office development, providing services to meet the needs of the local and the University Community.	Offices and Office Buildings, Medical/Dental/Optical Clinics, Medical/dental/optical laboratories.	Offices should be located above the first floor where possible.

(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;
- (2) ensure good street and building lighting including building access, service areas, waste disposal, parking areas and lanes; and
- (3) all development proposals shall include a CPTED (Crime Prevention Through Environmental Design) review.

(Revised – Bylaw No. 9863 – January 25, 2023)

**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 21<sup>st</sup> and March 21<sup>st</sup>.)

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 14<sup>th</sup> 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) visitor spaces for multi-unit residential developments shall be 0.1 spaces per dwelling unit;
- b) accessible parking shall be provided in accordance with the requirements of Section 6.
- c) provision of parking for University and non-University uses may be accommodated through satellite and off-site parking facilities, which shall be evaluated during the review of specific development proposals;
- d) Adequate accommodation of parking for the student residences shall be provided.

(Revised – Bylaw No. 10019 – July 31, 2024)

#### **(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 1 space per 500 square metres of gross floor area.

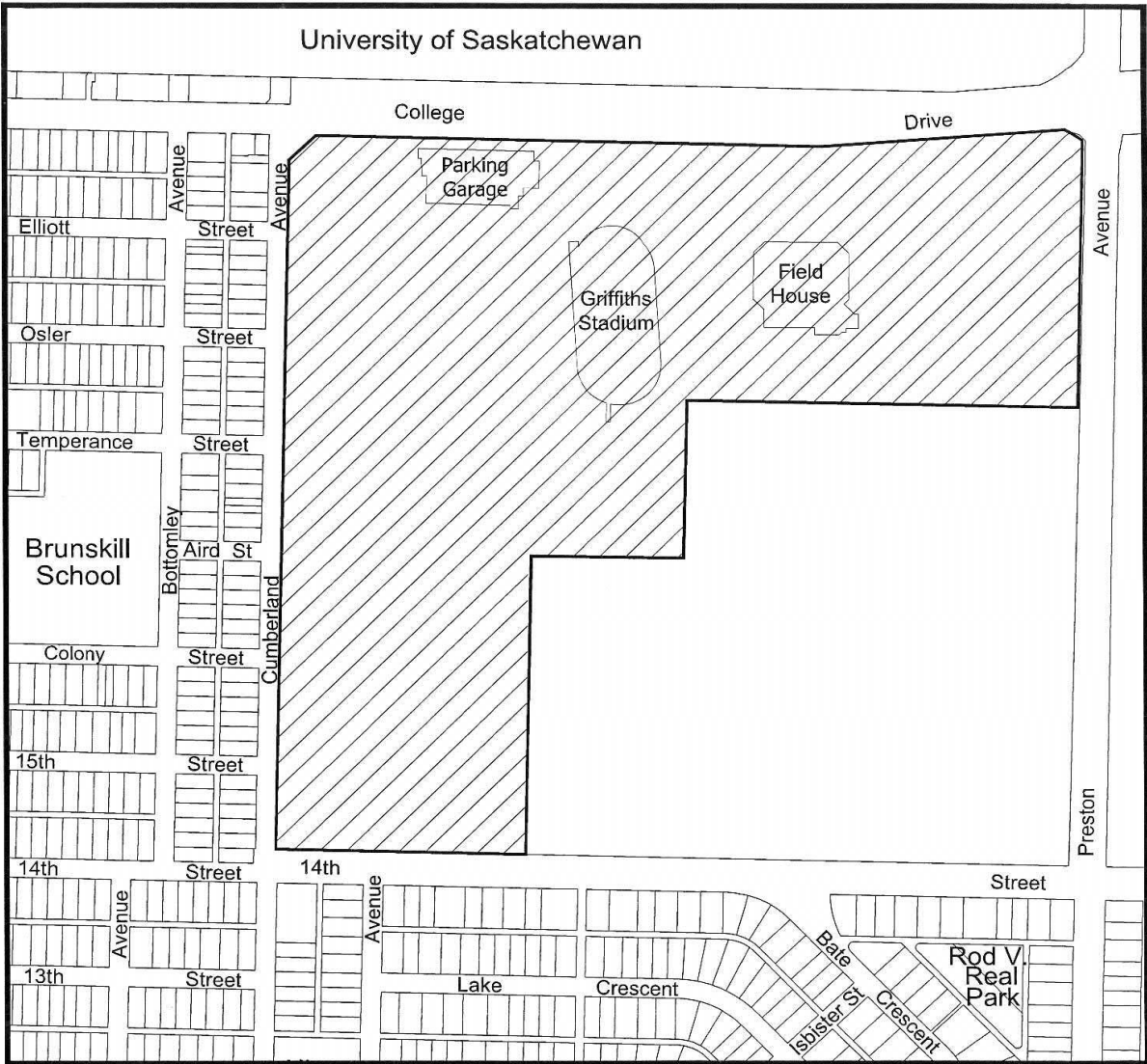
All residential buildings shall provide secure, covered bicycle storage facilities for 15% or more of building occupants. Reduced requirements for secure, covered bicycle parking may be considered, based on the needs of the occupants of the building.

(Revised – Bylaw No. 10019 – July 31, 2024)

#### **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



DIRECT CONTROL DISTRICT No.7

MAP 1



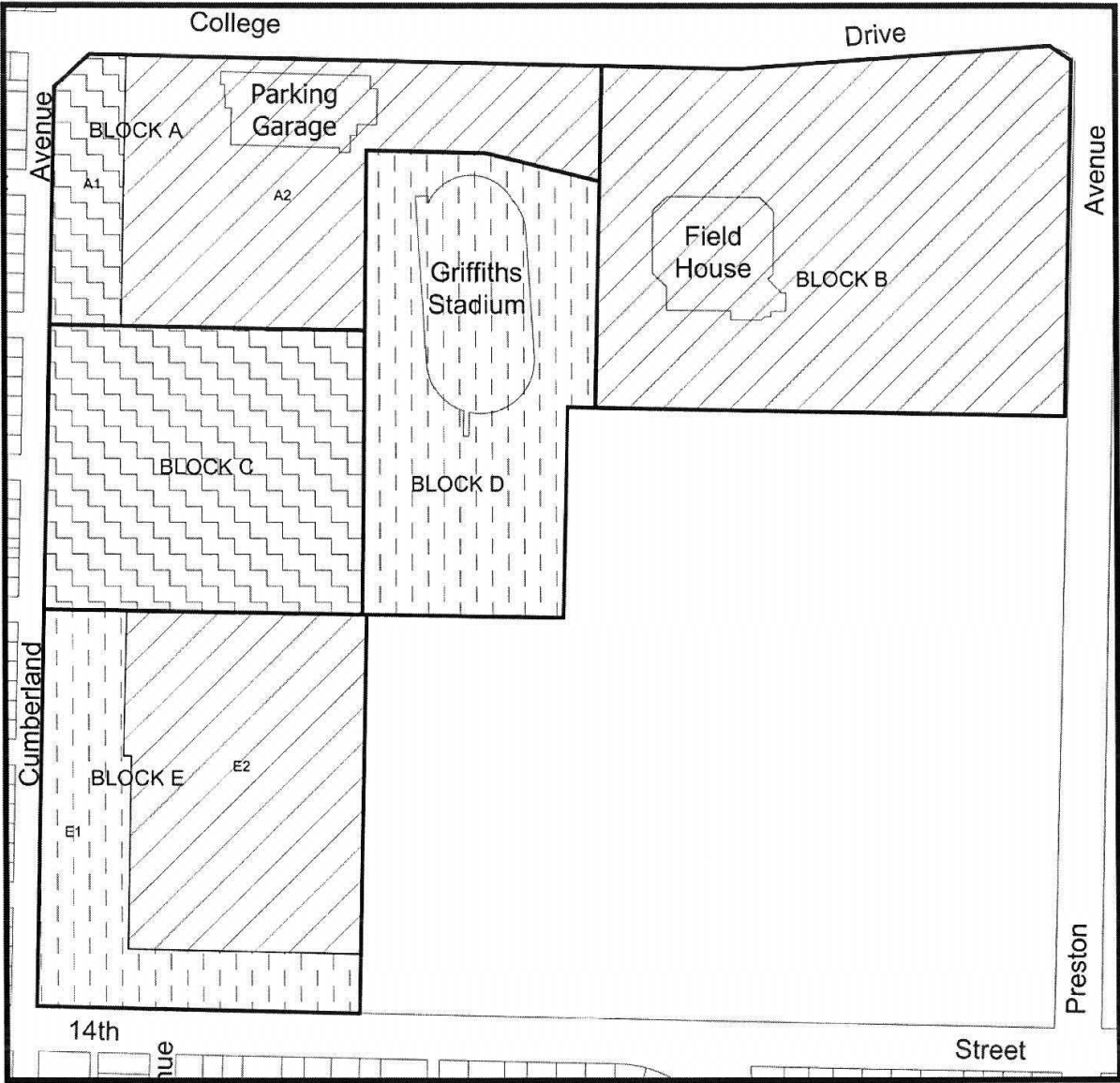
Direct Control District



City of  
Saskatoon




Planning & Development Branch

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DCD7 MAXIMUM BUILDING HEIGHT

MAP 2

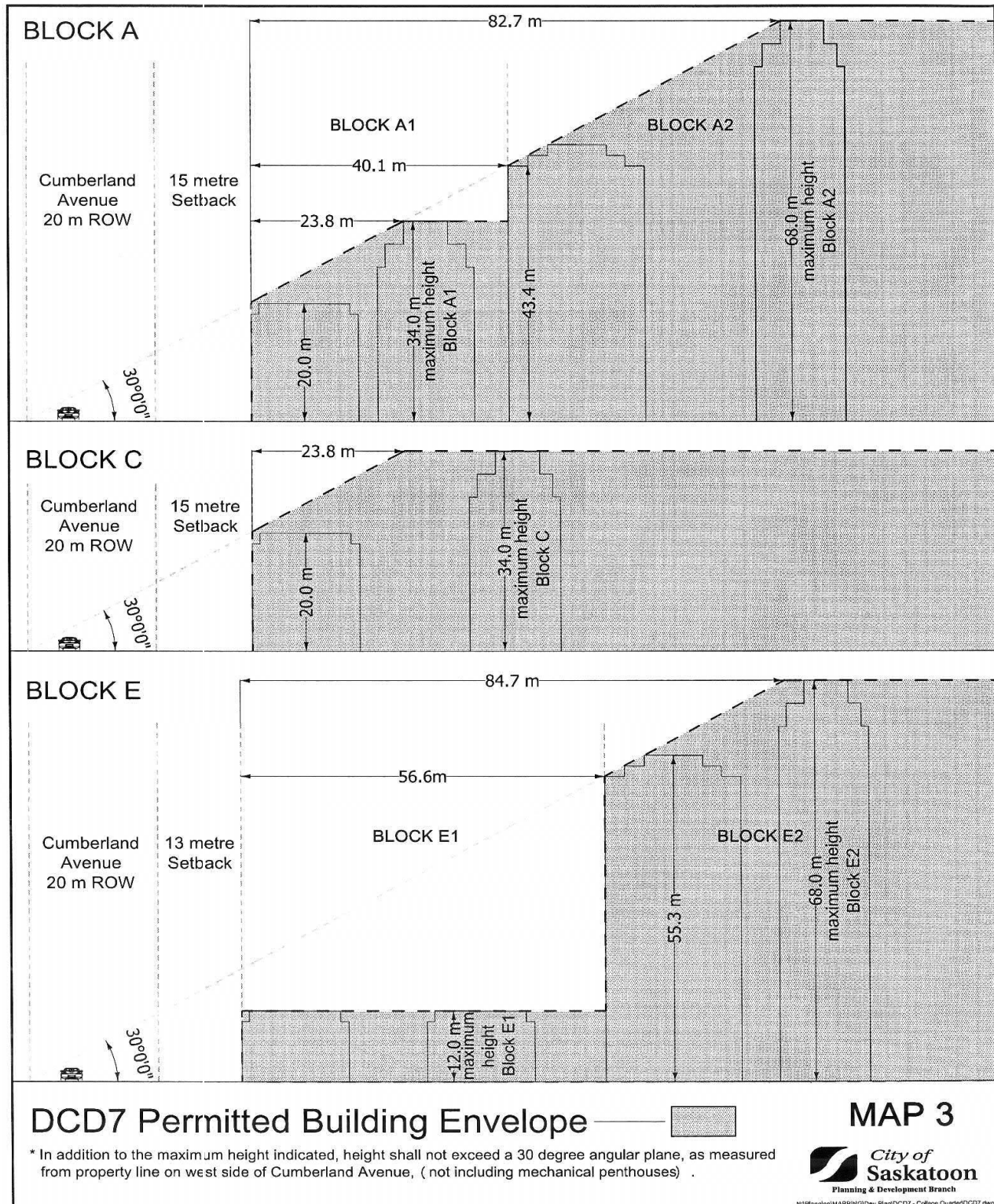
-  Low-Rise: maximum 12m
-  Mid-Rise: maximum 34 m \*
-  High-Rise: maximum 68m \*

\* Please refer to DCD7 Permitted Building Envelopes for building setbacks and heights

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### **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:

<b>Zone 1</b>			
<b>Category</b>	<b>Uses</b>	<b>Regulations</b>	<b>Guidelines</b>
<b>Offices</b>	Offices and Office Buildings.		
<b>Commercial</b>	Retail Stores, Restaurants and Lounges, Photography Studios, Personal Service Trades, Bakeries, Small Animal Grooming, Temporary Farmers Markets, Street Vendors, Concessions on private property, Health Club and Sidewalk Cafes.	<p>Retail uses within mixed-use buildings shall not exceed 465 m<sup>2</sup> each.</p> <p>Not more than three freestanding commercial buildings are permitted in Zone 1.</p> <p>Freestanding commercial buildings shall not exceed 700 m<sup>2</sup> each.</p>	Retail uses within mixed-use buildings should be located at grade level where possible.
<b>Institutional</b>	Community Centres, Day Care centres, Pre-schools, Financial Institutions, Public Libraries, Medical/Dental/Optical Clinics, Art Galleries, Museums, Independent Schools and Commercial Schools.		
<b>Recreational</b>	Commercial Recreation Uses, Playgrounds, Assembly Halls.	Commercial Recreation Uses within a mixed-use building shall be located at grade and shall not exceed 465 m <sup>2</sup> each.	
<b>Residential</b>	Multiple-Unit Dwellings, Dwelling Units, Homestays, Short-term Rental Properties, or Multiple-Unit Dwellings in conjunction with and attached to any other permitted use.		

(Revised – Bylaw No. 9819 – April 25, 2022)

(Replaced – Bylaw No. 10037 – September 25, 2024)

Zone 2			
Category	Uses	Regulations	Guidelines
<b>Commercial</b>	Retail Stores, Restaurants and Lounges, Photography Studios, Personal Service Trades, Bakeries, Small Animal Grooming.	Commercial uses within a mixed-use building shall be located at grade level and shall not exceed 465 square metres each.	
<b>Institutional</b>	Day Cares, Pre-Schools, Financial Institutions, Medical, Dental and Optical Clinics, Private Schools, Art Galleries and Museums.	Institutional uses within a mixed-use building shall be located at grade level and shall not exceed 465 square metres each.	
<b>Offices</b>	Offices.	Office uses within a mixed-use building shall be located at grade level.	
<b>Residential</b>	Multiple-Unit Dwellings, Dwelling Units, Homestays, Short-term Rental Properties or Multiple-Unit Dwellings in conjunction with and attached to any other permitted use.		

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9819 – April 25, 2022)

Zone 3			
Category	Uses	Regulations	Guidelines
<b>Commercial</b>	Retail, Personal Service Trades.	Commercial Uses within mixed-use buildings shall be located at grade level.	
<b>Offices</b>	Offices.	Office uses within a mixed-use building shall be located at grade level.	
<b>Residential</b>	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.		

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9862 – January 25, 2023)

<b>Zone 4</b>			
<b>Category</b>	<b>Uses</b>	<b>Regulations</b>	<b>Guidelines</b>
<b>Residential</b>	Multiple-Unit Dwellings, Townhouses, Homestays, Short-term Rental Properties.		

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9862 – January 25, 2023)

#### **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 shall apply:
  - (i) multi-unit residential development: 1 space per dwelling unit;
  - (ii) recreational facilities: a report from a qualified Engineer is required to verify number of spaces needed;
  - (iii) all other institutional, commercial and office uses: 1 space per 50 square metres of gross floor area;
  - (iv) accessible parking spaces: in accordance with section 6 of this Bylaw; and
  - (v) visitor spaces for multi-unit residential developments shall be 0.1 spaces per dwelling unit.

(Revised – Bylaw No. 10037 – September 25, 2024)

- (b) 55% of all 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) Contain elements of an active frontage 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.

(Revised – Bylaw No. 9900 – June 28, 2023)

- (c) Surface parking areas shall be suitably screened from streets and adjacent properties.

(Revised – Bylaw No. 10019– July 31, 2024)

(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:

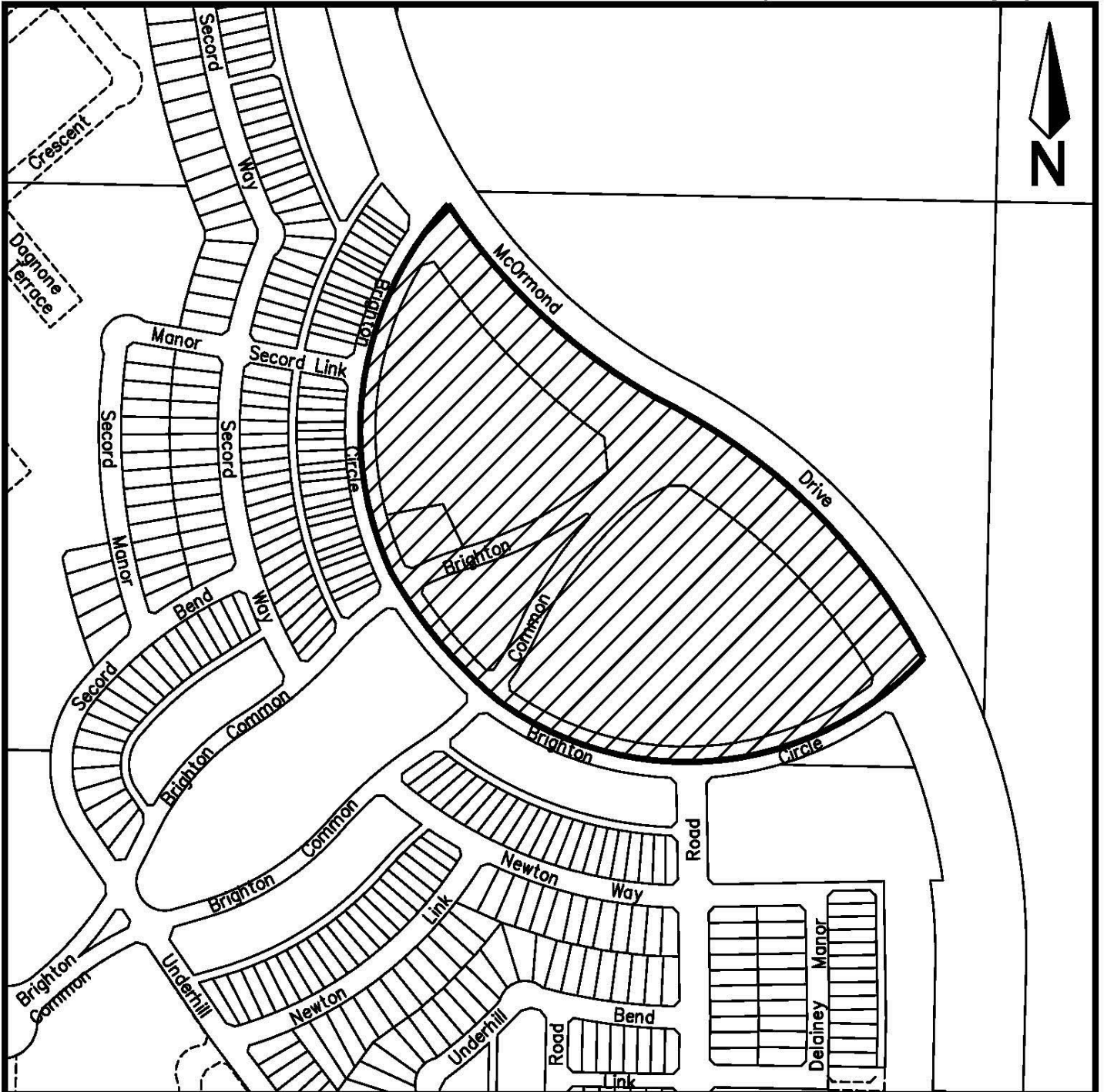
- (1) ensure good open sight lines for all public pathways, rear lanes, and building access points;
- (2) ensure good street and building lighting including building access, service areas, waste disposal, parking areas and lanes; and
- (3) all development proposals should incorporate the principles of CPTED (Crime Prevention Through Environmental Design) into design and development.

(Revised – Bylaw No. 9863 – January 25, 2023)

#### **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



## DIRECT CONTROL DISTRICT No. 8

MAP 1



Direct Control District



## **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 policy of the Sutherland Neighbourhood Local Area Plan as it applies to the commercial lands on the west side of Central Avenue, described as 706 to 1204 inclusive, Central Avenue.

(Revised – Bylaw No. 10019 – July 31, 2024)

#### 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) Parking spaces for residential uses shall be provided in side or rear yards only.

Uses	Parking Standards
Banquet halls, public halls, and catering halls	1 space per 10 m <sup>2</sup> of building floor area devoted to public assembly.
Boarding apartments	1 space plus 1 space for each 2 units or beds.
Boarding houses	1 space plus 1 space for each 2 units or beds.
Car washes	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.
Catering kitchens	1 space per 93 m <sup>2</sup> of gross floor area.
Commercial and public indoor and outdoor recreational uses and health clubs	1 space per 10 m <sup>2</sup> of building floor area devoted to public assembly, with an exemption for the first 10 required spaces.
Community centres	1 space per 50 m <sup>2</sup> of building floor area.
Custodial care facilities - Type I, II, and III	1 space plus 1 space per 5 persons enrolled in the facility.
Day cares and preschools	1 space plus 1 space per 5 persons enrolled in the facility.
Funeral and wedding establishments <sup>F</sup>	1 space per 10m <sup>2</sup> of building floor area devoted to public assembly, with an exemption for the first 10 required spaces.
Funeral homes	1 space per 10 m <sup>2</sup> of building floor area devoted to public assembly, with an exemption for the first 10 required spaces.
Multiple-unit dwellings	1.25 spaces per dwelling unit plus 0.25 visitor spaces per dwelling unit.
Places of worship	1 space per 10 m <sup>2</sup> of building floor area devoted to public assembly, with an exemption for the first 10 required spaces.
Private clubs	1 space per 30 m <sup>2</sup> of gross floor area.
Restaurants, lounges, and alcohol establishments	1 space per 10 m <sup>2</sup> of building floor area devoted to public assembly, with an exemption for the first 10 required spaces.
Special needs housing	1 space per 2 dwelling units.
Theatres	1 space per 4 seats, with an exemption for the first 10 required spaces.
All other uses	1 space for each 50 m <sup>2</sup> of building floor area over 200 m <sup>2</sup> .

(Revised – Bylaw No. 9129 – November 4, 2013)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9898 – June 28, 2023)

- (c) Each principal building or shopping centre with a building floor area greater than 400 square metres shall provide one loading space.

(Revised – Bylaw No. 10019 – July 31, 2024)



## **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.

- (5) “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) (Repealed – Bylaw No. 9807 – January 31, 2022)

#### **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.
    - (iii) inground swimming pools shall be accompanied by a geotechnical report demonstrating a FOS of 1.5 for the proposed development, a seepage analysis to present impact of a leak on the groundwater and FOS and demonstrated leak mitigation provisions.
  - (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.
- (iv) inground swimming pools shall be accompanied by a geotechnical report demonstrating a FOS of 1.5 for the proposed development, a seepage analysis to present impact of a leak on the groundwater and FOS and demonstrated leak mitigation provisions.

(Revised – Bylaw No. 9807 – January 31, 2022)

#### **14.6.5 Geotechnical Requirements**

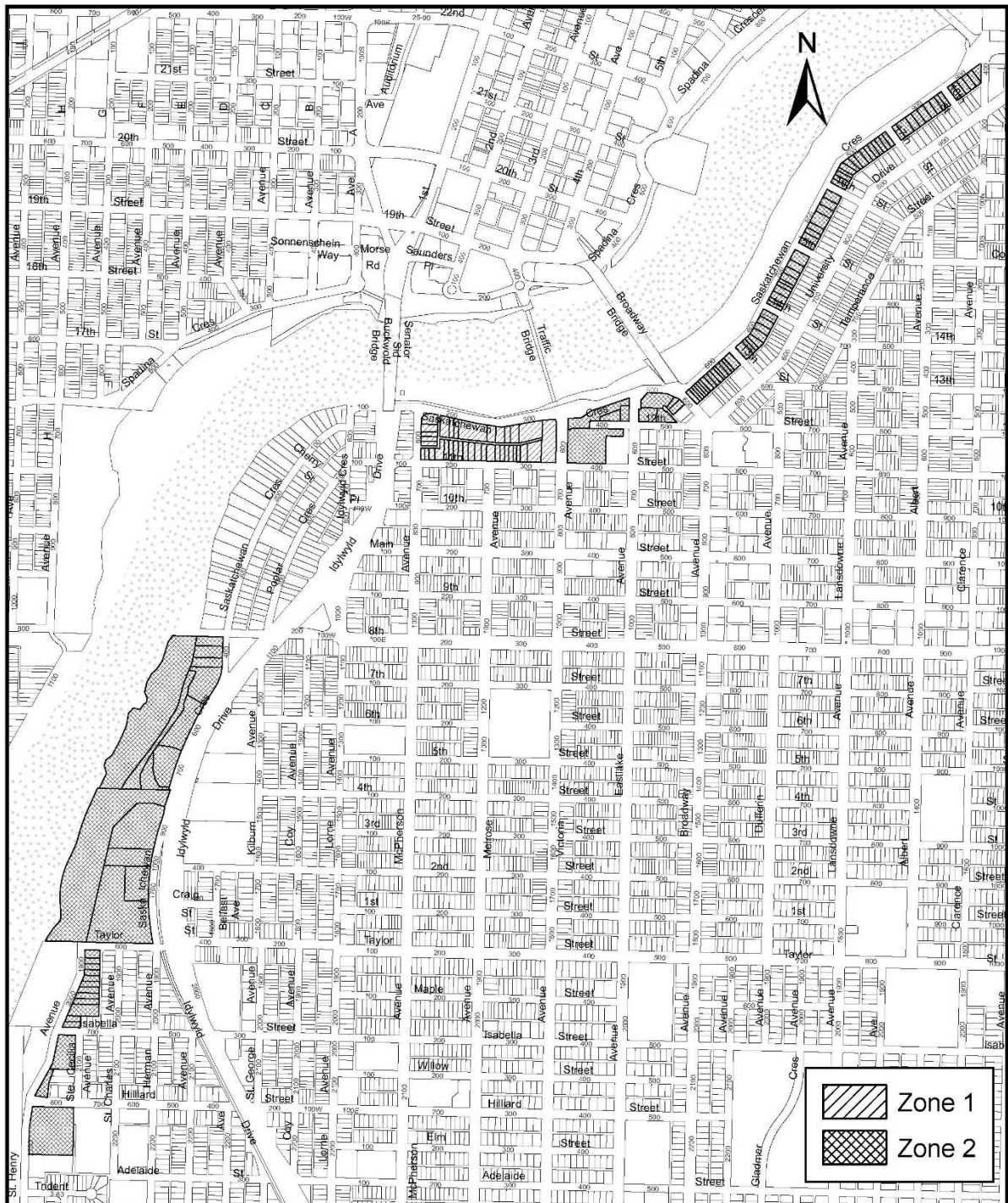
- (1) Geotechnical reports shall assess all information necessary to evaluate the proposed development and shall include all pertinent hydrological, geological, and other natural or built conditions on a site, any proposed measures to avoid or mitigate hazards related to slumping, subsidence, landslides 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 publicly 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



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Oct 11, 2019



(Revised – Bylaw No. 9655 – December 16, 2019)

## 14A.0 Corridor Zoning Districts

### 14A.1 CR1 – Corridor Residential 1 District

#### 14A.1.1 Purpose

The purpose of the CR1 District is to provide for intensification opportunities and support infill development within the Corridor Growth Area in a range of ground-oriented, low-rise residential building forms and related community uses. The CR1 District is intended to accommodate a transition between one- and two-unit dwellings and multi-unit development. The CR1 District provides for density increases by allowing for incremental intensification of neighbourhoods.

#### 14A.1.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in the CR1 District are set out in the following chart:

CR1 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (max.)	Site Coverage (max.) <sup>5</sup>	Amenity Space per Unit (m <sup>2</sup> )
<b>14A.1.2 Permitted Uses</b>										
(1) Accessory buildings and uses	Refer to General Provisions Section 5.7									
(2) Boarding houses	7.5	30	225	6 <sub>1</sub>	0.75	6	4.5	10 <sub>2</sub>	50%	-
(3) Community centres and community centre conversions	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12	50%	-
(4) Day cares and pre-schools accessory to a place of worship, community centre conversion or community centre	Refer to General Provisions Section 5.32									
(5) Day cares, residential	Refer to General Provisions Section 5.33									
(6) Garden and garage suites	Refer to General Provisions Section 5.43									
(7) Homestays	Refer to General Provisions Section 5.51									
(8) Keeping of two boarders in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-	-
(9) Keeping of up to five boarders in a OUD	-	-	-	-	-	-	-	-	-	-
(10) Keeping of three residential care home residents in each unit of a TUD or SSD	-	-	-	-	-	-	-	-	-	-
(11) Multiple unit dwellings and converted dwellings	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>2</sub>	50%	9 <sub>4</sub>
(12) Municipal public works yard – Type I	Refer to General Provisions Section 5.50									
(13) One-unit dwellings	7.5	30	225	6 <sub>1</sub>	0.75	6	4.5	10 <sub>3</sub>	50%	-



(14) Public libraries	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12	50%	-
(15) Public neighbourhood and district parks	-	-	-	6 <sub>1</sub>	1.5	6	4.5	10 <sub>2</sub>	10%	-
(16) Places of worship	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12	50%	-
(17) Residential care home – Type I	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>2</sub>	50%	-
(18) Secondary suites	Refer to General Provisions Section 5.30									
(19) Semi-detached dwellings	7.5	30	225	6 <sub>1</sub>	0.75	6	4.5	10 <sub>3</sub>	50%	-
(20) Street townhouses	6	30	180	6 <sub>1</sub>	0.75	6	4.5	10 <sub>2</sub>	50%	-
(21) Two-unit dwellings	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>3</sub>	50%	-
(22) Multiple-unit dwellings containing five or more dwelling units	Refer to General Provisions Section 5.59									
(23) Residential care homes – Type II (on pre-designated site)	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>2</sub>	50%	-

(Revised – Bylaw No. 10006 – June 28, 2024)

(Revised – Bylaw No. 10009 – June 28, 2024)

(Revised – Bylaw No. 10019 – June 28, 2024)

### 14A.1.3 Discretionary Uses

The Discretionary Uses and Development Standards in the CR1 District are set out in the following chart:

CR1 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (max.)	Site Coverage (max.) <sup>5</sup>	Amenity Space per Unit (m <sup>2</sup> )
<b>14A.1.3 Discretionary Uses</b>										
(1) Day cares and pre-schools	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>2</sub>	50%	-
(2) Private schools	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>2</sub>	50%	-
(3) Residential care home – Type II	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>2</sub>	50%	-
(4) Special care homes	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>2</sub>	50%	-
(5) Special needs housing	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>2</sub>	50%	-
(6) Short-term rental properties	Refer to General Provisions Section 5.52									

### 14A.1.4 Notes to Development Standards

- 1 A front yard of not less than 3 metres in depth throughout may be provided for sites which front onto a local street or service road as defined in the Saskatoon Transportation Master Plan and which have access to a rear lane provided parking is located off the rear lane.
- 2 Where a site has access to a rear lane or is a through site and is on the corner of an arterial or collector road as defined in the Saskatoon Transportation Master Plan, the maximum building height may be increased to 12 metres, provided that vehicular

access to the site is from the rear lane or from one of the adjacent streets in the case of a through site.

- 3 The maximum building height for these uses in Established Neighbourhoods is 8.5 metres.
- 4 An amenity space with a minimum area of 9m<sup>2</sup> for each dwelling unit shall be required, but in no case shall the total amenity space provided be less than 36m<sup>2</sup>.
- 5 Site coverage includes all detached accessory buildings, covered patios, decks and balconies.

#### **14A.1.5 Parking**

- (1) Except as provided in this subsection, the regulations governing parking and loading in a CR1 District are contained in Section 6.0.
- (2) Where a street townhouse or multiple-unit dwelling site has access to a rear lane, no parking shall be permitted between the front property line and front building line and no vehicular access to the site shall be permitted from the front street.

#### **14A.1.6 Landscaping**

The regulations governing landscaping in a CR1 District are contained in Section 7.0.

#### **14A.1.7 Signs**

The regulations governing signs in the CR1 District are contained in **Appendix A – Sign Regulations.**

**14A.2 CR2 – Corridor Residential 2 District****14A.2.1 Purpose**

The purpose of the CR2 District is to provide for intensification opportunities and support infill development within the Corridor Growth Area in a range of ground-oriented residential building forms, limited neighbourhood commercial uses and related community uses. The CR2 District is intended to accommodate a transition between one- and two-unit dwellings and multi-unit and mixed-use development. The CR2 District provides for density increases by allowing for incremental intensification of neighbourhoods. The CR2 District is intended for development on corner sites, on sites adjacent to arterial or collector streets, or on sites adjacent to an existing commercial, institutional, or mixed-use zoning district.

**14A.2.2 Permitted Uses**

The Permitted Uses and Minimum Development Standards in the CR2 District are set out in the following chart:

CR2 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (max.)	Site Coverage (max.) <sup>5</sup>	Amenity Space per Unit (m <sup>2</sup> )
<b>14A.2.2 Permitted Uses</b>										
(1) Accessory buildings and uses	Refer to General Provisions Section 5.7									
(2) Boarding houses	7.5	30	225	6 <sub>1</sub>	0.75	6	4.5	12	50% <sub>3</sub>	9 <sub>4</sub>
(3) Community centres and community centre conversions	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12	50%	-
(4) Day cares and pre-schools accessory to a place of worship, elementary and high schools, community centre conversion or community centre	Refer to General Provisions Section 5.32									
(5) Day cares, residential	Refer to General Provisions Section 5.33									
(6) Dwelling groups	30	30	900	6 <sub>1</sub>	1.5 <sub>8</sub>	6	4.5	12 <sub>2</sub>	50% <sub>3</sub>	9 <sub>4</sub>
(7) Dwelling units and multiple-unit dwellings in conjunction with and attached to any other non-residential use	-	-	-	-	-	-	-	-	-	-
(8) Garden and garage suites	Refer to General Provisions Section 5.43									
(9) Homestays	Refer to General Provisions Section 5.51									
(10) Hostels – Type I	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12	50% <sub>3</sub>	-
(11) Keeping of two boarders in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-	-

(12) Keeping of up to five boarders in a OUD	-	-	-	-	-	-	-	-	-	-
(13) Keeping of three residential care home residents in each unit of a TUD or SSD	-	-	-	-	-	-	-	-	-	-
(14) Multiple unit dwellings containing up to 4 dwelling units	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10	50% <sub>3</sub>	9 <sub>4</sub>
(15) Multiple unit dwellings containing 5 or more dwelling units	15	30	630	6 <sub>1</sub>	1.5	6	4.5	15	50% <sub>3</sub>	9 <sub>4</sub>
(16) Municipal public works yard – Type I	Refer to General Provisions Section 5.50									
(17) One-unit dwellings	7.5	30	225	6 <sub>1</sub>	0.75	6	4.5	10 <sub>9</sub>	50%	-
(18) Places of worship	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12	50%	-
(19) Public libraries	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12	50%	-
(20) Public neighbourhood and district parks	-	-	-	6 <sub>1</sub>	1.5	6	6	12	10%	-
(21) Residential care home – Type I and Type II	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12	50%	-
(22) Secondary suites	Refer to General Provisions Section 5.30									
(23) Semi-detached dwellings	7.5	30	225	6 <sub>1</sub>	0.75	6	4.5	10 <sub>9</sub>	50%	-
(24) Street townhouses	6	30	180	6 <sub>1</sub>	0.75	6	4.5	12 <sub>2</sub>	50% <sub>3</sub>	-
(25) Two-unit dwellings	15	30	450	6 <sub>1</sub>	0.75	6	4.5	10 <sub>9</sub>	50%	-
(26) Residential care homes – Type II (on pre-designated site)	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12	50%	-

(Revised – Bylaw No. 10006 – June 28, 2024)

(Revised – Bylaw No. 10009 – June 28, 2024)

### 14A.2.3 Discretionary Uses

The Discretionary Uses and Development Standards in the CR2 District are set out in the following chart:

CR2 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (max.)	Site Coverage (max.) <sub>5</sub>	Amenity Space per Unit (m <sup>2</sup> )
<b>14A.2.3 Discretionary Uses</b>										
(1) Day cares and pre-schools	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12 <sub>2</sub>	50% <sub>3</sub>	-
(2) Personal service trades and health clubs <sub>6,7</sub>	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12 <sub>2</sub>	50% <sub>3</sub>	-
(3) Restaurants <sub>6,7</sub>	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12 <sub>2</sub>	50% <sub>3</sub>	-
(4) Retail stores <sub>6,7</sub>	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12 <sub>2</sub>	50% <sub>3</sub>	-
(5) Special care homes	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12 <sub>2</sub>	50% <sub>3</sub>	-
(6) Special needs housing	15	30	450	6 <sub>1</sub>	0.75	6	4.5	12 <sub>2</sub>	50% <sub>3</sub>	-
(7) Short-term rental properties	Refer to General Provisions Section 5.52									

**14A.2.4 Notes to Development Standards**

- 1 A front yard of not less than 3 metres in depth throughout may be provided for sites which front onto a local street or service road as defined in the Saskatoon Transportation Master Plan and which have access to a rear lane provided parking is located off the rear lane.
- 2 Where a site has access to a rear lane or is a through site and is on the corner of an arterial or collector road as defined in the Saskatoon Transportation Master Plan, the maximum building height may be increased to 15 metres, provided that vehicular access to the site is from the rear lane or from one of the adjacent streets in the case of a through site.
- 3 Site coverage may be increased to 60% for these uses on corner sites.
- 4 An amenity space with a minimum area of 9m<sup>2</sup> for each dwelling unit shall be required, but in no case shall the total amenity space provided be less than 36m<sup>2</sup>.
- 5 Site coverage includes all detached accessory buildings, covered patios, decks and balconies.
- 6 Allowed only on corner sites and only at grade.
- 7 The combined maximum building floor area for these uses on a site shall not exceed 232m<sup>2</sup> unless the building has a minimum of two storeys and includes a residential use, in which case the maximum building floor area may be increased to 371m<sup>2</sup>.
- 8 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.
- 9 The maximum building height for these uses in Established Neighbourhoods is 8.5 metres.

**14A.2.5 Parking**

- (1) Except as provided in this subsection, the regulations governing parking and loading in a CR2 District are contained in Section 6.0.

- (2) Where a site has access to a rear lane, no parking shall be permitted between the front property line and front building line and no vehicular access to the site shall be permitted from the front street.

**14A.2.6 Landscaping**

The regulations governing landscaping in a CR2 District are contained in Section 7.0.

**14A.2.7 Signs**

The regulations governing signs in the CR2 District are contained in **Appendix A – Sign Regulations.**

### 14A.3 CM1 – Corridor Mixed-Use 1 District

#### 14A.3.1 Purpose

The purpose of the CM1 District is to facilitate approximately two- to-four storey residential and mixed-use development along major transportation corridors in the Corridor Growth Area. The CM1 District provides for a range of residential and mixed-use developments containing residential, commercial and institutional uses in mid-rise buildings that promote a compact, pedestrian-oriented form. The CM1 District encourages a variety of transportation options and buildings incorporating Transit-Oriented Development principles, including street-facing buildings with active frontages and ground-oriented uses.

#### 14A.3.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in the CM1 District are set out in the following chart:

CM1 District	Minimum Development Standards (in Metres)								
	Site Width	Site Area (m <sup>2</sup> )	Front Yard (min.)	Front Yard (max.)	Side Yard	Rear Yard	Building Height (min.)	Building Height (max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>14A.3.2 Permitted Uses</b>									
(1) Alcohol establishments – type II <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(2) Art galleries and museums <sub>2</sub>									
(3) Bakeries <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(4) Boarding apartments	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(5) Cannabis retail stores <sub>2,4</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(6) Catering halls, banquet halls and community kitchens <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(7) Commercial recreation uses <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(8) Community centres <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(9) Day cares and pre-schools <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(10) Dwelling groups	30	900	4	6	0.75 <sub>1</sub>	6	8	16	9 <sub>3</sub>
(11) Educational institutions <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(12) Financial institutions <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(13) Homestays	Refer to General Provisions Section 5.51								
(14) Hostels – Type I and II	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(15) Hotels	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(16) Medical clinics <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(17) Medical, dental and optical laboratories <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(18) Microbreweries – Type I <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(19) Motion picture or recording studios <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-

(20) Multiple unit dwellings <sub>6</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	22	9 <sub>3</sub>
(21) Offices <sub>2,5</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(22) Personal service trades and health clubs <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(23) Photography studios <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(24) Private clubs <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(25) Private schools <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(26) Public libraries <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(27) Residential care homes – Type I and II	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(28) Restaurants and lounges <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(29) Retail stores <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(30) Shopping centres <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(31) Special care homes	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(32) Special needs housing	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(33) Short-term rental properties	Refer to General Provisions Section 5.52								
(34) Small animal grooming <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(35) Street townhouses	6	180	4	6	0.75 <sub>1</sub>	6	8	16	-
(36) Veterinary clinics <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-
(37) Residential care homes – Type II (on pre-designated site) <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-

(Revised – Bylaw No. 10006 – June 28, 2024)

(Revised – Bylaw No. 10009 – June 28, 2024)

### 14A.3.3 Discretionary Uses

The Discretionary Uses and Development Standards in the CM1 District are set out in the following chart:

CM1 District	Minimum Development Standards (in Metres)								
	Site Width	Site Area (m <sup>2</sup> )	Front Yard (min.)	Front Yard (max.)	Side Yard	Rear Yard	Building Height (min.)	Building Height (max.)	Amenity Space per Unit (m <sup>2</sup> )
<b>14A.3.3 Discretionary Uses</b>									
(1) Alcohol establishments – type III <sub>2</sub>	15	450	4	6	0.75 <sub>1</sub>	6	8	16	-

### 14A.3.4 Notes to Development Standards

- 1 (a) 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.
- (b) Where a site in a CM1 District is on a corner site, a side yard shall be provided of a width not less than 2 metres for the side yard abutting the flanking street.



- (c) For multiple-unit dwellings, residential care homes, boarding apartments, or where dwelling units are erected above commercial, office or institutional uses, an interior side yard shall be provided for the part of the building containing such dwelling units of 1.5 metres, up to a height of 11 metres, and 3 metres for that portion of the building in excess of 11 metres in height. No such side yard shall be required when no window, door or other opening is provided in the wall facing the adjacent property.
- 2 Permitted only as part of a mixed-use development containing a multiple-unit dwelling, dwelling group, residential care home, boarding apartment, special care home, or special needs housing.
- 3 An amenity space of a minimum area of 9m<sup>2</sup> per dwelling unit shall be required, except when part of a mixed-use development includes a non-residential use, in which case, the requirement shall be a minimum of 5m<sup>2</sup> per dwelling unit.
- 4 A cannabis retail store may be permitted within 60 metres of an elementary or high school, park, community centre, public library, or day care subject to a discretionary use application process.
- 5 Office uses shall not exceed 600m<sup>2</sup> in total gross floor area on a single site.
- 6 Site coverage shall not exceed 50%, except on corner sites where site coverage shall not exceed 60%.

(Revised – Bylaw No. 10009 – June 28, 2024)

#### **14A.3.5 Parking**

- (1) Except as provided in this subsection, the regulations governing parking and loading in a CM1 District are contained in Section 6.0.
- (2) No parking shall be permitted between the front property line and front building line, or between the side building line closest to the flanking street and the side property line adjacent to the flanking street on corner sites.

#### **14A.3.6 Landscaping**

- (1) Except as provided in this subsection, the regulations governing landscaping in a CM1 District are contained in Section 7.0.

- (2) The required front yard shall have a maximum grade of 3 percent as measured starting from the front property line.

#### **14A.3.7 Signs**

The regulations governing signs in the CM1 District are contained in **Appendix A – Sign Regulations**.

#### **14A.3.8 Active Frontages**

Buildings shall contain the following elements of an active frontage on all street-facing facades:

- (a) at least one principal public entrance providing for direct and barrier-free pedestrian entry from the public sidewalk along the front façade, and at least one public entrance along each street-facing façade in the case of a corner site;
- (b) where a primary building is setback from the property line, the space created must be used for pedestrian activities, including plazas, seating areas, landscaping, or other amenity spaces that are active or provide visual interest;
- (c) public entrances and any areas pursuant to clause (b) above shall be illuminated to provide for pedestrian visibility;
- (d) architectural features or designs that help to reduce the perceived massing of the building by breaking up large blank walls; and
- (e) a minimum of 30% of the surface area of the ground floor of all street-facing façades containing transparent openings.

#### **14A.3.9 Site Plan Control**

The Development Officer may require a Site Plan Control Application in accordance with Section 4.12 of this Bylaw for any development or site in the CM1 District. In addition to the requirements of Section 4.12, Site Plan Control Applications in the CM1 District must clearly show the following elements:

- (1) Buildings shall be located on sites such that primary access to main entrances is provided as directly as possible from the nearest public sidewalk or from an internal walkway making a clear and direct connection to a public sidewalk.
- (2) Sites shall contain clear and direct pedestrian access between building entrances, parking areas, internal walkways, public sidewalks, and existing or proposed transit stops.
- (3) Sites shall contain adequate sight lines for pedestrians and vehicles with consideration for avoiding conflicts between vehicular and pedestrian traffic and giving the right of way to pedestrians wherever possible.
- (4) Sites shall contain traffic calming features such as raised surface treatments, curb extensions, channelization islands, and signage at conflict points with pedestrian traffic in order to give the right of way to pedestrians.
- (5) Sites shall contain barrier-free access for pedestrians throughout the site, including consideration of the location of catch basins, curbs, planters, trees, light standards, or other obstructions.
- (6) Drive-throughs associated with any permitted use on the site shall be located on the interior of the site, such that drive-throughs are separated from any public street by a building.
- (7) Vehicle access to the site shall not be permitted from the front street.
- (8) Sites with more than one principal building shall be developed in a sequence such that the principal building located nearest to the front street is developed before any other principal building on the site.

**14A.4 CS1 – Corridor Station Mixed-Use 1 District****14A.4.1 Purpose**

The purpose of the CS1 District is to facilitate approximately three- to-six storey mixed-use development along major transportation corridors near key transit station locations in the Corridor Growth Area. The CS1 District provides for a range of mixed-use developments containing residential, commercial and institutional uses in mid-rise buildings that promote a compact, pedestrian-oriented form. The CS1 District encourages a variety of transportation options and buildings incorporating Transit-Oriented Development principles, including street-facing buildings with active frontages and ground-oriented uses.

**14A.4.2 Permitted Uses**

The Permitted Uses and Minimum Development Standards in the CS1 District are set out in the following chart:

CS1 District	Minimum Development Standards (in Metres)								
	Site Width	Site Area (m <sup>2</sup> )	Front Yard (min.)	Front Yard (max.)	Side Yard	Rear Yard	Building Height (min.)	Building Height (max.)	Amenity Space per Unit (m <sup>2</sup> )
<b>14A.5.2 Permitted Uses</b>									
(1) Alcohol establishments – type II <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(2) Art galleries <sub>3</sub>									
(3) Bakeries <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(4) Boarding apartments <sub>1</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(5) Cannabis retail stores <sub>3,4</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(6) Catering halls, banquet halls and community kitchens <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(7) Commercial recreation uses <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(8) Community centres <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(9) Day cares and pre-schools <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(10) Educational institutions <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(11) Financial institutions <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(12) Homestays <sub>1</sub>	Refer to General Provisions Section 5.51								
(13) Hostels – Type I and II	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(14) Hotels	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(15) Medical clinics <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(16) Medical, dental and optical laboratories <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(17) Microbreweries <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(18) Motion picture or recording studios <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(19) Multiple unit dwellings <sub>1</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	5

(20) Offices <sub>3,5</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(21) Personal service trades and health clubs <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(22) Photography studios <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(23) Private clubs <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(24) Private schools <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(25) Public libraries <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(26) Residential care homes – Type I and II <sub>1</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(27) Restaurants and lounges <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(28) Retail stores <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(29) Shopping centres <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(30) Special care homes	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(31) Special needs housing <sub>1</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(32) Short-term rental properties <sub>1</sub>	Refer to General Provisions Section 5.52								
(33) Small animal grooming <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(34) Veterinary clinics <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-
(35) Residential care homes – Type II (on pre-designated site) <sub>1</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-

(Revised – Bylaw No. 10006 – June 28, 2024)

#### 14A.4.3 Discretionary Uses

The Discretionary Uses and Development Standards in the CS1 District are set out in the following chart:

CS1 District	Minimum Development Standards (in Metres)								
	Site Width	Site Area (m <sup>2</sup> )	Front Yard (min.)	Front Yard (max.)	Side Yard	Rear Yard	Building Height (min.)	Building Height (max.)	Amenity Space per Unit (m <sup>2</sup> )
<b>14A.5.3 Discretionary Uses</b>									
(1) Alcohol establishments – type III <sub>3</sub>	15	450	4	6	0 <sub>2</sub>	6	11	27	-

#### 14A.4.4 Notes to Development Standards

- 1 Dwelling units shall not be permitted at grade.
- 2
  - (a) Where a site in a CS1 District is on a corner site along a flanking street, a side yard shall be provided of a width not less than 2 metres for the side yard abutting the flanking street.
  - (b) For multiple-unit dwellings, residential care homes, boarding apartments, or where dwelling units are erected above commercial, office or institutional uses, not including living accommodations for a caretaker, an interior side yard shall be provided for the part of the building containing

such dwelling units of 1.5 metres, up to a height of 12 metres, and 3 metres for that portion of the building in excess of 12 metres in height. No such side yard shall be required when no window, door or other opening is provided in the wall facing the adjacent property.

- 3 Permitted only as part of a mixed-use development containing a multiple-unit dwelling, residential care home, boarding apartment, special care home, or special needs housing.
- 4 A cannabis retail store may be permitted within 60 metres of an elementary or high school, park, community centre, public library, or day care subject to a discretionary use application process.
- 5 Office uses shall not exceed 1,800 m<sup>2</sup> in total gross floor area on a single site.

**14A.4.5 Parking**

- (1) Except as provided in this subsection, the regulations governing parking and loading in a CS1 District are contained in Section 6.0.
- (2) No parking shall be permitted between the front property line and front building line, or between the side building line closest to the flanking street and the side property line adjacent to the flanking street on corner sites.

**14A.4.6 Landscaping**

- (1) Except as provided in this subsection, the regulations governing landscaping in a CS1 District are contained in Section 7.0.
- (2) The required front yard shall have a maximum grade of 3 percent as measured starting from the front property line.

**14A.4.7 Signs**

The regulations governing signs in the CS1 District are contained in **Appendix A – Sign Regulations.**

**14A.4.8 Active Frontages**

Buildings shall contain the following elements of an active frontage on all street-facing facades:

- (a) at least one principal public entrance providing for direct and barrier-free pedestrian entry from the public sidewalk along the front façade, and at least one public entrance along each street-facing façade in the case of a corner site;
- (b) where a primary building is setback from the property line, the space created must be used for pedestrian activities, including plazas, seating areas, landscaping, or other amenity spaces that are active or provide visual interest;
- (c) public entrances and any areas pursuant to clause (b) above shall be illuminated to provide for pedestrian visibility;
- (d) architectural features or designs that help to reduce the perceived massing of the building by breaking up large blank walls; and
- (e) a minimum of 30% of the surface area of the ground floor of all street-facing façades containing transparent openings.

#### **14A.4.9 Site Plan Control**

The Development Officer may require a Site Plan Control Application in accordance with Section 4.12 of this Bylaw for any development or site in the CS1 District. In addition to the requirements of Section 4.12, Site Plan Control Applications in the CS1 District must clearly show the following elements:

- (1) Buildings shall be located on sites such that primary access to main entrances is provided as directly as possible from the nearest public sidewalk or from an internal walkway making a clear and direct connection to a public sidewalk.
- (2) Sites shall contain clear and direct pedestrian access between building entrances, parking areas, internal walkways, public sidewalks, and existing or proposed transit stops.
- (3) Sites shall contain adequate sight lines for pedestrians and vehicles with consideration for avoiding conflicts between vehicular and pedestrian traffic and giving the right of way to pedestrians wherever possible.

- (4) Sites shall contain traffic calming features such as raised surface treatments, curb extensions, channelization islands, and signage at conflict points with pedestrian traffic in order to give the right of way to pedestrians.
- (5) Sites shall contain barrier-free access for pedestrians throughout the site, including consideration of the location of catch basins, curbs, planters, trees, light standards, or other obstructions.
- (6) Drive-throughs associated with any permitted use on the site shall be located on the interior of the site, such that drive-throughs are separated from any public street by a building.
- (7) Vehicle access to the site shall not be permitted from the front street.
- (8) Sites with more than one principal building shall be developed in a sequence such that the principal building located nearest to the front street is developed before any other principal building on the site.



## 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 22<sup>nd</sup> day of June, 2009.

Read a second time this 22<sup>nd</sup> day of June, 2009.

Read a third time this 22<sup>nd</sup> day of June, 2009.

\_\_\_\_\_  
"Donald J. Atchison"  
Mayor

\_\_\_\_\_  
"Janice Mann"  
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**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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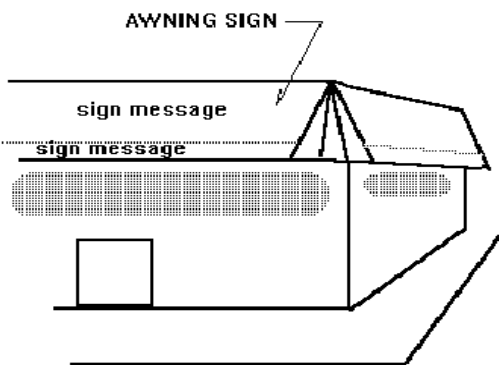
## 1.0 Sign Definitions (Revised – Bylaw No. 8922 – April 4, 2011)

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.

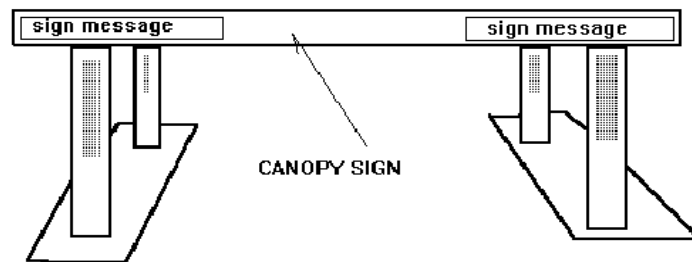
**Billboard** means a large poster panel with a maximum single sign face not to exceed 23.23 m<sup>2</sup> or a painted bulletin and includes any structure, panel, board or object designed exclusively to support such poster, panel, or a painted bulletin. These signs typically advertise off-site products and services.

# Sign Regulations

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**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.

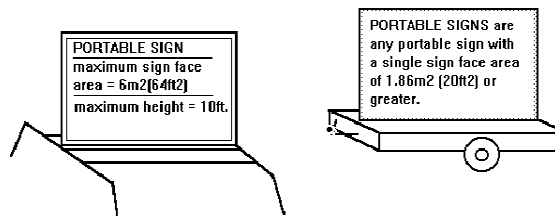
**Digital Sign** means a sign where the message can be altered by electric or electronic means and includes Billboards – Static Digital, Date and Time Digital Signs, Electronic Message Centres and Electronic Message Centres – Mobile.

**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.



<b><i>Electronic Message Centre – Mobile</i></b>	means an Electronic Message Centre that can be readily moved or transported to various locations.
<b><i>Flashing</i></b>	means a sign characteristic involving illumination which is intermittent or emits sudden bursts of light in a blinking or pulsating effect.
<b><i>Freestanding Sign</i></b>	means any sign supported by a permanent structure and not attached to any building.
<b><i>Laser Projected Sign</i></b>	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.
<b><i>Logo Sign</i></b>	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.
<b><i>Non-flashing</i></b>	means steady, constant illumination.
<b><i>Overhanging Sign</i></b>	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.
<b><i>Portable Sign</i></b>	means a portable, freestanding sign mounted on a wide based frame with a single sign face area of not less than 1.9 m <sup>2</sup> or greater than 6.0 m <sup>2</sup> which can be readily moved or transported to various locations. Typical portable signs are illustrated below:

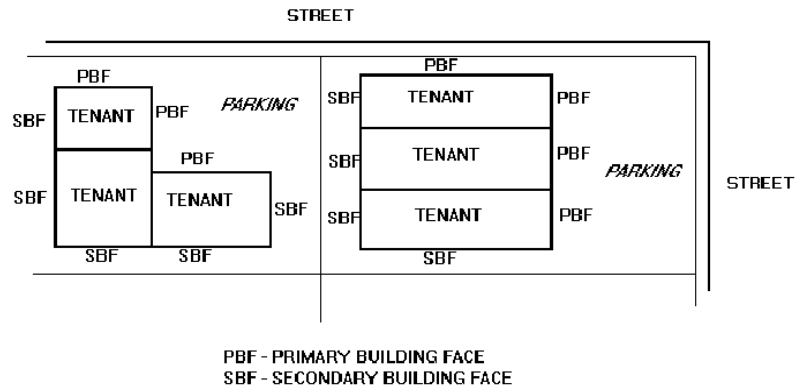


# Sign Regulations

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***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***

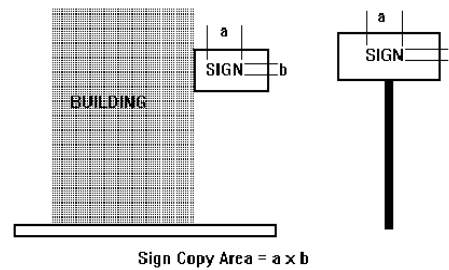
means any device which is affixed to a building, structure or land and which identifies or advertises any object, product, place, activity, person, organization or business in such a way as to be visible to the public on any street or thoroughfare.

# Sign Regulations

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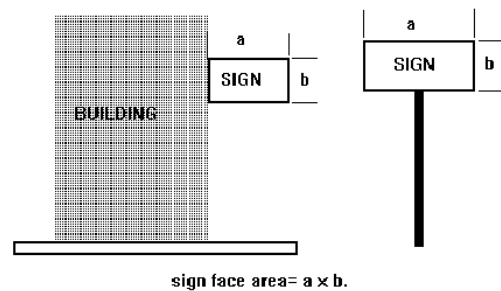
## ***Sign Copy Area***

means the area of the lettering, graphics and logo contained on any sign and is calculated using the following illustration:



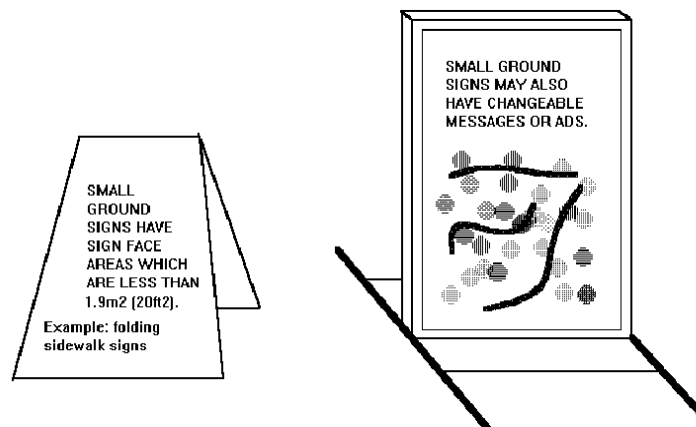
## ***Sign Face Area***

means the area of the single face of any sign and is calculated using the following illustration:



## ***Small Ground Sign***

means a temporary, portable sign with less than 1.9 m<sup>2</sup> 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:



## Sign Regulations

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<b><i>Superboard</i></b>	means a large billboard sign with a sign face area greater than 23.23 m <sup>2</sup> .
<b><i>Total Sign Face Area</i></b>	means the total amount of sign face area on a sign including all sides.
<b><i>Vision Clearance Area</i></b>	means those areas near intersections of roadways and ingress and egress points where a clear field of vision is necessary for public safety.
<b><i>Wall Sign</i></b>	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.

## Sign Regulations

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### 2.0 Signage Table

- 2.1 The following table summarizes the Zoning Districts where signs in a particular Signage Group are permitted.

Zoning District	Signage Group
R1, R1A, R1B, R2, R2A, RMHC, RMHL, RMTN, RMTN1, RM1 RM2, RM3, RM4, CR1	1
M1, M2, B1A, B1B, B1, CR2	2
M3, M4, RM5	3
B2, B3, B4, B4A, AG, FUD, MX1, DCD4, CM1, CS1	4
B5, B5B, B5C, B6, IL1, IL2, IL3, IH, IH2, IB, APD AM, MX2, DCD1, DCD3, DCD5, DCD6	5

(Revised – Bylaw No. 8850 – June 28, 2010)  
(Revised – Bylaw No. 9053 – September 17, 2012)  
(Revised – Bylaw No. 9538 – November 19, 2018)  
(Revised – Bylaw No. 9881 – July 28, 2023)

- 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.

## Sign Regulations

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### **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 or 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**

###### **Sign Types Permitted**

Wall  
Freestanding

###### **Characteristics Permitted**

Painted  
Indirect Illumination  
Permanent  
Lettering  
Awning  
Portable (refer to Clause 3.1.3.5)

## Sign Regulations

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### 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 m<sup>2</sup>.
- (3) The total face area of any freestanding sign must not exceed 2.4 m<sup>2</sup>.

#### 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 m<sup>2</sup> of which no less than 1.5 m<sup>2</sup> must be devoted to identification of the building.
- (4) The total face area of any freestanding sign must not exceed 9.2 m<sup>2</sup>.
- (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.

## Sign Regulations

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### 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 m<sup>2</sup> of which no less than 2.2 m<sup>2</sup> must be devoted to identification of the building.
- (4) The total face area of any freestanding sign must not exceed 11.8 m<sup>2</sup>.
- (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 m<sup>2</sup> 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 m<sup>2</sup>.  
(Revised – Bylaw No. 9683 – August 31, 2020)
- (4) The total copy area of any awning sign must not exceed 1.2 m<sup>2</sup> 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)



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### 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 m<sup>2</sup> (64.5 ft<sup>2</sup>);
- (b) a maximum total sign face area of 12.0 m<sup>2</sup> (129 ft<sup>2</sup>);
- (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.

## Sign Regulations

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### 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**

<b>Sign Types Permitted</b>	<b>Characteristics Permitted</b>
Wall	Painted
Freestanding	Indirect Illumination
Date and Time Digital	Internal Illumination
	Permanent
	Lettering
	Awning
	Portable

#### 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

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- (3) The maximum area per sign face of any free standing sign must not exceed 2.0 m<sup>2</sup>.
- (4) The total face area of any freestanding sign must not exceed 4.0 m<sup>2</sup>.

### 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 m<sup>2</sup>.
- (5) The total face area of any freestanding sign must not exceed 28.0 m<sup>2</sup>.

### 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 m<sup>2</sup> of which no less than 1.5 m<sup>2</sup> must be devoted to identification of the building.
- (4) The total face area of any freestanding sign must not exceed 9.2 m<sup>2</sup>.
- (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.

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### 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 m<sup>2</sup> of which no less than 2.2 m<sup>2</sup> must be devoted to identification of the school.
- (4) The total face area of any freestanding sign must not exceed 11.8 m<sup>2</sup>.
- (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 m<sup>2</sup> in size.
- (3) The total copy area of any illuminated awning sign must not exceed 2.0 m<sup>2</sup> 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 m<sup>2</sup>.
- (3) The total face area of any area identification sign must not exceed 12.0 m<sup>2</sup>.
- (4) The maximum height of any area identification sign must not exceed 3.0 metres.

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- (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 m<sup>2</sup>.
- (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.

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### 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

Sign Types Permitted	Characteristics Permitted
Wall	Painted
Freestanding	Indirect Illumination
Logo	Internal Illumination
Date and Time Digital	Temporary
	Lettering
	Permanent
	Awning
	Portable

#### 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 m<sup>2</sup> in size.
- (4) The total face area of any permanent freestanding sign must not exceed 12.0 m<sup>2</sup>.

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### 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 m<sup>2</sup> in size.
- (5) The total face area of any permanent freestanding sign must not exceed 14.0 m<sup>2</sup>.

### 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 m<sup>2</sup> in size.
- (4) The total face area of any secondary freestanding sign must not exceed 12.0 m<sup>2</sup>.
- (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)

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### 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 m<sup>2</sup>.
- (4) The copy area of any awning sign shall not exceed 4.0 m<sup>2</sup> 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 6.0m<sup>2</sup>.
- (3) The total face area of any area identification sign must not exceed 12.0 m<sup>2</sup>.
- (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.



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### 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 m<sup>2</sup>.
- (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.

## Sign Regulations

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### 3.4.2 Signage Types and Characteristics

Sign Types Permitted	Characteristics Permitted
Wall	Painted
Freestanding	Indirect Illumination
Banners	Internal Illumination
Logo	Temporary
Canopy	Lettering
Date and Time Digital	Permanent
Electronic Message Centre (except in B2 Districts)	Rotating
	Awning
	Portable

### 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 m<sup>2</sup> in size.
- (4) The total face area of any permanent freestanding sign must not exceed 38.0 m<sup>2</sup>.
- (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.

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- (3) The size of any single face area on a secondary freestanding sign must not exceed 10.0 m<sup>2</sup> in size.
- (4) The total face area of any secondary freestanding sign must not exceed 20.0 m<sup>2</sup>.
- (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 m<sup>2</sup>.

## Sign Regulations

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### 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 m<sup>2</sup>.
- (3) The total face area of any area identification sign must not exceed 12.0 m<sup>2</sup>.
- (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 m<sup>2</sup>.
- (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.

## Sign Regulations

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- 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**

<b>Sign Types Permitted</b>	<b>Characteristics Prohibited</b>
Unrestricted	Flashing

**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.

## Sign Regulations

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### 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 m<sup>2</sup>.
- (3) The total face area of any area identification sign must not exceed 12.0 m<sup>2</sup>.
- (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

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### 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

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### **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.**



## Sign Regulations

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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 m<sup>2</sup> per sign face;
  - (ii) Signage Group 3: not more than 6.0 m<sup>2</sup> per sign face;
  - (iii) Signage Groups 4 and 5: not more than 18.0 m<sup>2</sup> per sign face;
- (c) directional signage providing on-site directions for the convenience and safety of persons using the site;

## Sign Regulations

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- (d) small ground signs of less than 1.9 m<sup>2</sup> 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<sup>2</sup>;
  - (ii) Signage Groups 4 and 5: not more than 18.0 m<sup>2</sup>;

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.

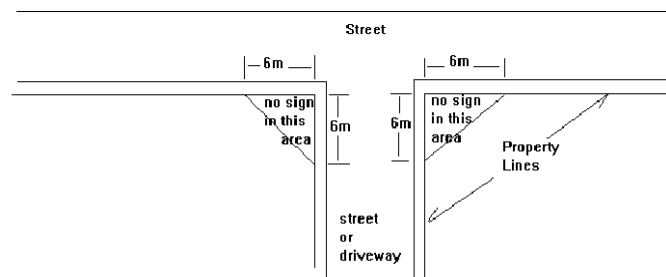
## Sign Regulations

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### 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.



SIGHT TRIANGLE FOR INTERSECTIONS AND DRIVEWAYS

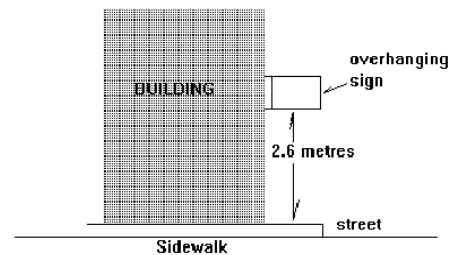
- 5.1.3 Notwithstanding 5.1.2, the Development Officer may approve the placement of freestanding signs or billboards wholly or partially within the Sight Triangle where the distance between the property line and the curb is sufficiently large that, in the opinion of the Development Officer, the sign 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.

## Sign Regulations

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### 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.



OVERHANGING SIGN CLEARANCE OVER PUBLIC SIDEWALKS

### 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

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### 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.

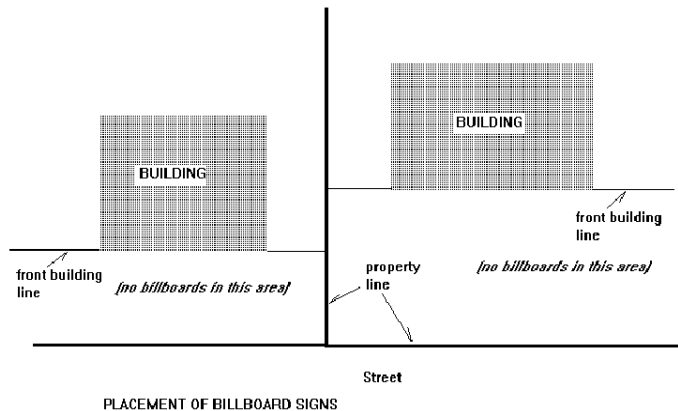
### 5.9 **Off-Site Products and Services**

- 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**

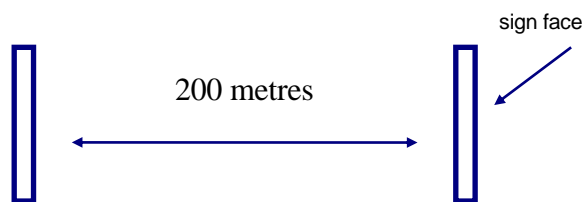
- 6.1.1 No billboard may be placed in front of the front building line on any property if such placement would block the signage on adjacent properties as viewed from the street.



### 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.

SPACING BETWEEN BILLBOARDS



STREET      DIRECTION OF 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.

### 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 m<sup>2</sup> and a total sign face area greater than 12.0 m<sup>2</sup>.

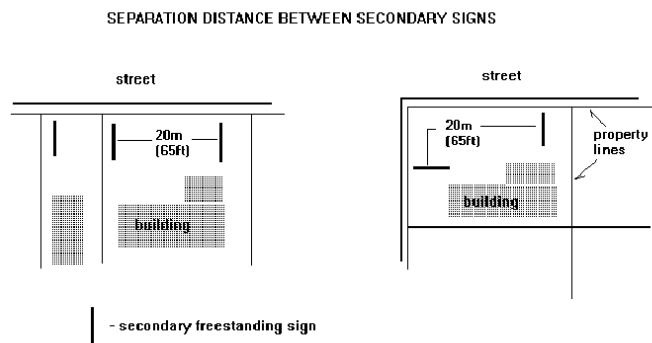
7.1.2 No portable sign shall have a height greater than 3.0 metres from grade.

### 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 m<sup>2</sup>. 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

Signage Group	Primary F.S. Sign No./Site	Maximum Height (Metres)	Maximum Sign Face Area Per Side	Total Sign Face
1	1*	2.2 m	1.2 m <sup>2</sup>	2.4 m <sup>2</sup>
2	1	2.5(11)	2.0(14)	4.0(28)
3	1	7[11]	6[7]	12[14]
4	90 m spacing	14	19	38
5	unrestricted	15	unrestricted	unrestricted

\* 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

Signage Group	Primary F.S. Sign No./Site	Maximum Height (Metres)	Maximum Sign Face Area Per Side	Total Sign Face
1	not allowed	-	-	-
2	not allowed	-	-	-
3	20 m spacing	3.0 m	6 m <sup>2</sup>	12 m <sup>2</sup>
4	20 m spacing	7 m	10	20
5	unrestricted	15 m	unrestricted	unrestricted

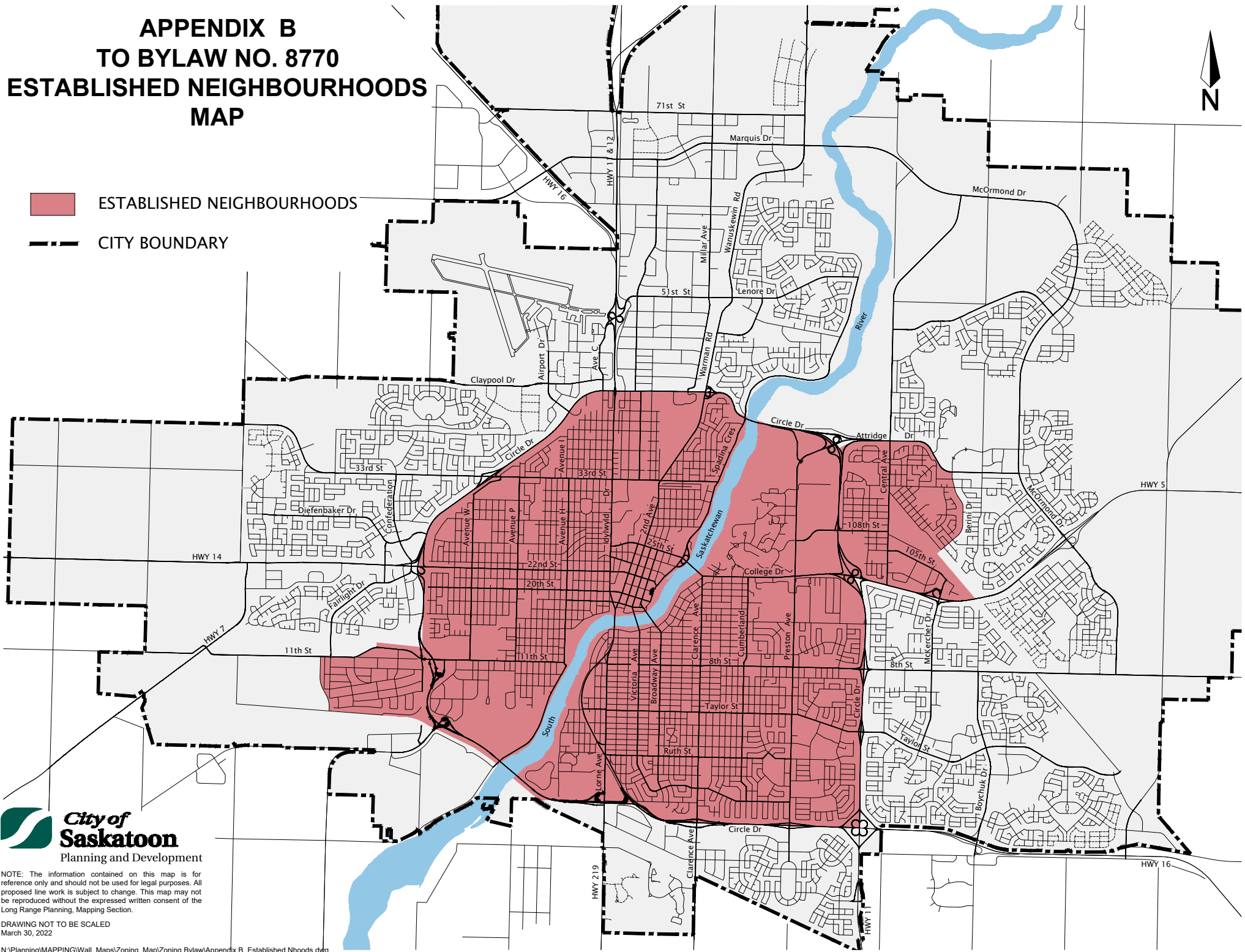
### Wall Signs

Signage Group	# Allowed Per CRU	Maximum Face Area Per Sign
1	1/primary building face*	0.1 m <sup>2</sup> **
2	1/primary building face	2 m <sup>2</sup>
3	1/primary building face***	4 m <sup>2</sup>
4	unrestricted	unrestricted
5	unrestricted	unrestricted
* 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 1.2m <sup>2</sup> (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)

# APPENDIX B TO BYLAW NO. 8770 ESTABLISHED NEIGHBOURHOODS MAP

- ESTABLISHED NEIGHBOURHOODS
- CITY BOUNDARY



**Appendix C**  
**to**  
**Zoning Bylaw No. 8770**

**Architectural Control District 1**  
**South Downtown Local Area Design Plan**



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## **1.0 Introduction**

The intent of these architectural controls is to allow for creative design, while ensuring quality design for development in the Direct Control District 1 (DCD1) that contribute to a built environment that celebrates the South Saskatchewan River in the city and aligns with the South Downtown Concept Plan.

### **1.1 Principles of the South Downtown Concept Plan:**

- (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 seasons use
- (11) Ensure a mix of land uses
- (12) Plan for safety and security

### **1.2 Key elements for design in the South Downtown Concept Plan:**

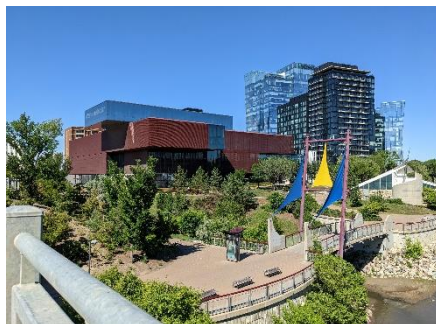
- (1) Landmarks
- (2) Strengthen connection and access
- (3) Mix of land uses
- (4) The riverfront as a stage
- (5) Ambient and special event lighting
- (6) Heritage and environmental interpretation
- (7) Streetscape and public art
- (8) Controlling development and design

### **1.3 Commercial Character Zone (Red)**

- (1) The Commercial Character Zone (CCZ) is the largest character zone within the South Downtown Local Area Design Plan (Plan). It is located between

the Riverbank Park Character Zone (RPCZ) and the Downtown and Riversdale commercial areas. The CCZ blends into the Residential Character Zone (RCZ) on the west, the Senator Sid Buckwold Bridge, and incorporates the existing Meewasin office at its easternmost extent.

- (2) Since the incorporation of the City of Saskatoon (City), properties in this zone consisted of the Gathercole site, parking lots, and naturalized areas. In more recent years, this zone has seen significant development on the east side of the Senator Sid Buckwold Bridge, including: the Remai Modern, Remai Arts Centre - Persephone Theatre, a hotel, a condominium building, a public plaza, and office buildings equipped with ground floor retail.
- (3) As the CCZ spans both sides of 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.
- (4) The continuity of the Riversdale and Downtown Business Improvement Districts into the CCZ is considered an important requirement in ensuring a unified commercial development plan.
- (5) In areas within the DCD1 district where high-rises are permitted, sensitively design new high-rises to act as landmarks for the lower-rise developments closer to the river.
- (6) The following photos show the CCZ as of July 2022:



*Looking northeast from the Sid Buckwold Bridge towards the CCZ*



*Looking northeast from the southern end of Avenue A South*



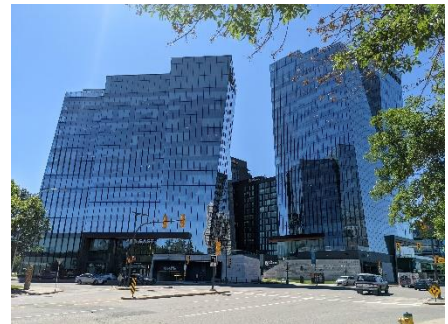
*Looking north from the pathway west of the Remail, towards Saunders Place*



*Looking east towards the Farmer's Market property*



*Transition Zone, mural on the pedestrian pathway under Sid Buckwold Bridge*



*Looking west towards Parcel Y*

#### **1.4 Residential Character Zone (Blue)**

- (1) The RCZ generally is defined as an area bounded by the CCZ on the east, the existing low density residential area of Riversdale on the west, the RPCZ on the south, and the Business Improvement District of Riversdale on the north. Low-rise apartments, condominiums, and town homes will be the major type of development within this zone, with some opportunity for accessory ground floor commercial as a secondary use.
- (2) The built form in the RCZ acts as a transitional area. Where buildings rise in height from the low density residential area in Riversdale, to multi-unit residential throughout the RCZ, and gradually increasing to higher buildings in the CCZ.
- (3) Reflect the architectural style of the character homes of Riversdale in new multi-unit development in the RCZ to encourage a transition in architectural style between Riversdale and Downtown.

- (4) The following photos show Riversdale and the RCZ as of July 2022:



*Conversion of Riversdale character home into art gallery*



*Riversdale streetscape*



*Avenue C South, looking north*



*Multi-unit conversion of Riversdale character home*



*Electrical substation on Avenue C South*



*Little Free Library in Riversdale*

## **1.5 Riverbank Park Character Zone (Green)**

- (1) The RPCZ is defined as the area between the South Saskatchewan River and Spadina Crescent, or the area 60 metres inland and parallel to the 1991 shoreline. Development within this area will be limited to certain key locations, ensuring this area has a similar character to other publicly accessible sections of the riverbank in the City. As such, the RPCZ's



character is mostly defined by the landscape – the existing City of Saskatoon Park system and the South Saskatchewan River.

- (2) Understanding that the riverfront in Saskatoon is a stage for events year-round, is key to the development of any sites within the RPCZ. Boat tours, dragon and power boat races, concerts, cultural and environmental interpretation, firework displays, skating, curling, and a variety of festivals take advantage of the Meewasin Valley Park system. It is anticipated and desired that these types of public events will be enhanced by any development within the RPCZ.
- (3) Protect the natural and heritage resources and/or enhance the leisure and educational use of the Meewasin Valley through improvements to the RPCZ.
- (4) The following photos show the RPCZ as of July 2022:



*Looking south over the South Saskatchewan River from pedestrian pathway*



*Looking west under the Sid Buckwold Bridge on the pedestrian pathway*



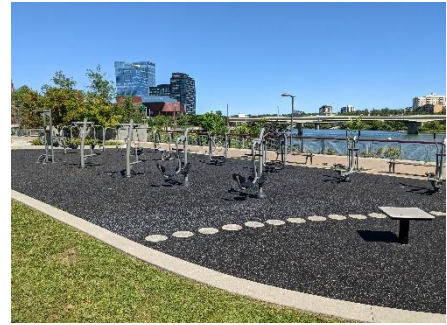
*Looking east towards the River Landing Pavilion Building*



*Looking west towards the A.L. Cole Pump House, a Heritage Register Property*



*Looking south towards the River  
Landing Amphitheater*



*Adult fitness circuit in Victoria Park*

## **2.0 Proportion, Scale and Massing**

### **2.1 Intent and Regulations for all Character Zones**

- (1) New developments should be proportionate and integrate with neighbouring buildings. Within the height and floor area regulations described in the DCD1 district, development should incorporate sensitive design elements that break down perceived scale and mass to create comfortable, sunlit, human-scaled pedestrian environments and streetscapes.

### **2.2 Commercial Character Zone**

- (1) Consider the impact of development on access to sunlight for adjacent sites.
- (2) Consider the impact of development on the acceleration or alteration of wind patterns.
- (3) Incorporate variable elevations in development to reduce massing.
- (4) Use articulation on the facades of taller buildings to create architectural interest.

### **2.3 Residential Character Zone**

- (1) Ensure individual units in residential buildings have access to adequate light and privacy.
- (2) Complement the proportion, scale, and massing of the existing one-unit dwellings on the west side of Avenue C South.
- (3) There is no limit to the number of attached townhouse units.

## **2.4 Riverbank Park Character Zone**

- (1) Use building massing to complement the parks, enhance the public realm, and celebrate the river.

## **3.0 Walls**

### **3.1 Intent and Regulations for all Character Zones**

- (1) Design walls to contribute to an interesting streetscape. Use materials similar to those found in both Riversdale and Downtown to create a relationship between new and existing developments.
- (2) A variety of exterior cladding materials, excluding fenestration are encouraged.
- (3) Bare concrete, other than split-faced concrete block, will not be permitted as a wall finish.
- (4) Incorporate the rainscreen principle into building wall design where necessary.
- (5) Blank walls are not permitted at grade level.

### **3.2 Commercial Character Zone**

- (1) Use durable, high-quality materials for cladding on all building faces.
- (2) Prefinished metal siding other than what is noted above is permitted only for mechanical and electrical penthouses at roof level above 27 metres.

### **3.3 Residential Character Zone**

- (1) Provide variety in building facades.
- (2) Use architectural features to relate multi-unit buildings to the low density residential context of Riversdale.
- (3) Use durable, high-quality materials for cladding on all building faces. This includes natural stone, cultured stone, brick, split-faced concrete block masonry, EIFS/acrylic stucco, aluminum composite panels, prefinished metal, aluminum shingles, clay tile facade system, porcelain enameled steel panels, ceramic tile, glazing, wood siding, cement-board siding, and limited use of vinyl siding.



### **3.4 Riverbank Park Character Zone**

- (1) Durable and graffiti-resistant materials are preferred for walls built in the public realm.

## **4.0 Roofs**

### **4.1 Intent and Regulations for all Character Zones**

- (1) Design roofs to be functional and to be viewed from the street, from above, and from a distance.
- (2) Design roofs to include snow and ice stops.
- (3) Incorporate green roofing systems into building design.
- (4) Consider incorporating architectural features such as patterning and colour in ballasts or membranes.
- (5) Screen rooftop equipment where feasible and reasonable to do so.
- (6) Design low-slope roofs to slope into internal drains.
- (7) Rooftop occupancies may be incorporated into building design.

### **4.2 Commercial Character Zone**

- (1) Refer to section 4.1 for roof regulations for the CCZ.

### **4.3 Residential Character Zone**

- (1) Refer to section 4.1 for roof regulations for the RCZ.

### **4.4 Riverbank Park Character Zone**

- (1) Roof forms that extend into the parks, such as pergolas, porches, verandas, or conservatories, are encouraged.
- (2) Design roofs to prevent access by non-authorized personnel.

## **5.0 Windows, Glazing, and Fenestration**

### **5.1 Intent and Regulations for all Character Zones**

- (1) Encourage high quality, functional, energy-efficient materials and patterns that relate to those of the adjacent developments and existing buildings to encourage a degree of consistency across the South Downtown.
- (2) Transparent and translucent windows are encouraged.

- (3) Use windows and other architectural features to encourage “eyes on the street” at grade level.
- (4) Use window systems that are appropriate for the climate.
- (5) The use of awning, casement, and fixed window types are encouraged.
- (6) Reflective coatings should not result in mirrored surfaces.

## **5.2 Commercial Character Zone**

- (1) Use fenestration patterns that are complementary to patterns within adjacent developments.
- (2) Orient upper-level fenestration towards the street and any adjacent public amenity spaces.
- (3) Include fenestration on upper walls where possible.

## **5.3 Residential Character Zone**

- (1) Use fenestration patterns that are complementary to patterns within adjacent developments.
- (2) Orient upper-level fenestration towards the street and any adjacent public amenity spaces.

## **5.4 Riverbank Park Character Zone**

- (1) Orient fenestration towards the pedestrian pathways, amenity spaces and any adjacent streets.

## **6.0 Colour**

### **6.1 Intent and Regulations for all Character Zones**

- (1) To create a built environment that invites in residents and visitors through colourful building and features design.
- (2) Use a variety of colours in building design that will be visible from the street.

### **6.2 Commercial Character Zone Specific Regulations**

- (1) Refer to section 6.1 for colour regulations for the CCZ.

### **6.3 Residential Character Zone Specific Regulations**

- (1) Use colour to differentiate between dwelling units.

### **6.4 Riverbank Park Character Zone Specific Regulations**

- (1) Refer to section 6.1 for colour regulations for the RPCZ.

## **7.0 Relationship to Parks**

### **7.1 Intent and Regulations for all Character Zones**

- (1) Provide pedestrian access to the riverbank and park amenities from new developments.
- (2) Provide connections to the surrounding parks, streets, bridges, pathways, and riverbank where possible.
- (3) Public amenities such as decks, boardwalks, or patios are encouraged.
- (4) Incorporate river views into publicly accessible areas of a development where possible.
- (5) Provide outdoor seating for food services.

### **7.2 Commercial Character Zone Specific Regulations**

- (1) Refer to section 7.1 for relationship to parks regulations for the CCZ.

### **7.3 Residential Character Zone Specific Regulations**

- (1) Refer to section 7.1 for relationship to parks regulations for the RCZ.

### **7.4 Riverbank Park Character Zone Specific Regulations**

- (1) Refer to section 7.1 for relationship to parks regulations for the RPCZ.

## **8.0 Relationship to Streetscape**

### **8.1 Intent and Regulations for all Character Zones**

- (1) To create a built environment with connections between the public and private realm.
- (2) Locate main entrances adjacent to the sidewalk the building is facing at grade level. Design entrances to be easily identifiable and architecturally distinct.
- (3) Incorporate all-season street-side or rooftop outdoor patios where feasible.

### **8.2 Commercial Character Zone Specific Regulations**

- (1) Screen parking areas.
- (2) Design street facing walls to include windows.
- (3) Connect building entrances to public sidewalks with barrier-free pathways.
- (4) Include weather protection along public sidewalks such as awnings or canopies.

### **8.3 Residential Character Zone Specific Regulations**

- (1) Incorporate design elements from development in the adjacent Riversdale neighbourhood.
- (2) 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.
- (3) Provide safe and easily accessible pedestrian links to destinations within the neighbourhood.
- (4) Avoid gated communities and dead-end roads.
- (5) Landscape and fence residential front setbacks to create visual consistency with Riversdale.
- (6) Incorporate usable private open spaces, including porches, balconies, patios, or roof terraces.
- (7) Orient windows towards the street(s).
- (8) Locate the main facade parallel to the street and set in line with adjacent buildings.
- (9) Construct buildings to face and define the edges of any adjacent public park or accessible open spaces.
- (10) Design main entrances to face a public street.
- (11) Incorporate ground-oriented units into residential buildings along public streets. Design each unit with an individual front door accessible from the street.

## **9.0 Signage**

### **9.1 Intent and Regulations for all Character Zones**

- (1) To guide the design of signage to contribute to the sense of identity for South Downtown and the pedestrian environment.
- (2) Locate signage on awnings and canopies, or hang signage perpendicular to building faces.
- (3) Design signage to be pedestrian-oriented and scaled.
- (4) Limit the use of lit signage.

## **9.2 Commercial Character Zone Specific Regulations**

- (1) Refer to section 9.1 for signage regulations for the CCZ.

## **9.3 Residential Character Zone Specific Regulations**

- (1) Refer to section 9.1 for signage regulations for the RCZ.

## **9.4 Riverbank Park Character Zone Specific Regulations**

- (1) Refer to section 9.1 for signage regulations for the RPCZ.

## **10.0 Roadways**

### **10.1 Intent and Regulations for all Character Zones**

- (1) To guide the design of vehicular roadways to create a cohesive South Downtown.
- (2) Incorporate pavers to road design where possible to complement the design of the 2<sup>nd</sup> Avenue South and Avenue A South extensions.
- (3) Design roadways intended for internal circulation similarly to the design of public roads.
- (4) Design internal roads to provide access for all-weather conditions.
- (5) Design internal roads to have adequate drainage.
- (6) Where pavers are used, consider how to prevent upheaval caused by temperature fluctuations.

### **10.2 Commercial Character Zone Specific Regulations**

- (1) Refer to section 10.1 for roadway regulations for the CCZ.

### **10.3 Residential Character Zone Specific Regulations**

- (1) Refer to section 10.1 for roadway regulations for the RCZ.

### **10.4 Riverbank Park Character Zone Specific Regulations**

- (1) Refer to section 10.1 for roadway regulations for the RPCZ.

## **11.0 Parking, Loading, and Service Areas**

### **11.1 Intent and Regulations for all Character Zones**

- (1) To facilitate parking, loading, and service areas that enhance the experience of residents and visitors.

- (2) Where surface parking is provided, provide an all-weather, adequately drained hard surface.
- (3) Incorporate pavers into parking area design where possible to complement the design of the 2<sup>nd</sup> Avenue South and Avenue A South extensions.
- (4) Maintain temporary or interim parking facilities so that surfacing material cannot be dislodged or carried by other means onto adjoining public or private streets or lanes.
- (5) Screen surface parking, loading, and service areas from adjacent streets and properties using materials that provide a connection between the proposed development and the parking area.
- (6) Design surface parking screening adjacent to hotel or residential uses to be vehicle headlight-proof.
- (7) Design parking structures using architectural features and claddings similar to those of the development to which they are accessory.

#### **11.2 Commercial Character Zone Specific Regulations**

- (1) Meet parking demand through the use of underground or screened parking. Surface parking is discouraged.
- (2) Parking should not dominate the streetscape or individual sites.

#### **11.3 Residential Character Zone Specific Regulations**

- (1) Organize residential buildings to minimize impact of servicing functions on streets, accessible open spaces and adjacent properties.
- (2) Design surface parking and loading areas to be overlooked by building fenestration.
- (3) Locate parking within or under a development, or in a rear yard screened from the street.
- (4) Provide parking areas that are accessible only from internal roadways or lanes.

#### **11.4 Riverbank Park Character Zone Specific Regulations**

- (1) Meet parking demand using underground or screened parking. Surface parking is discouraged.
- (2) Design all parking to be accessible to the public.
- (3) Loading and service areas, other than those prescribed by City bylaws for emergency vehicle access and/or loading are not permitted.

- (4) Temporary loading to buildings will occur from Spadina Avenue at locations designated on the street.
- (5) Exterior on-site waste spaces are not permitted. Subject to City bylaws, all waste must be collected and stored within buildings for pick-up.

## **12.0 Pedestrian Walkways and Hard Surface Amenity Spaces**

### **12.1 Intent and Regulations for all Character Zones**

- (1) To guide the design of pedestrian walkways and hard surface amenity spaces.
- (2) Design pedestrian walkways to complement the design of the extension of 2<sup>nd</sup> Avenue South and Avenue A South.
- (3) Use weather-resilient materials for all decks, docks, bridges, and walkways that complement the existing paver walkways.
- (4) Design pedestrian walkways to be accessible in all weather conditions.
- (5) Include drainage when building pedestrian walkways.

### **12.2 Commercial Character Zone Specific Regulations**

- (1) Refer to section 12.1 for pedestrian walkways and hard surface amenity spaces regulations for the CCZ.

### **12.3 Residential Character Zone Specific Regulations**

- (1) Refer to section 12.1 for pedestrian walkways and hard surface amenity spaces regulations for the RCZ.

### **12.4 Riverbank Park Character Zone Specific Regulations**

- (1) Refer to section 12.1 for pedestrian walkways and hard surface amenity spaces regulations for the RPCZ.

## **13.0 Site and Building Exterior Lighting**

### **13.1 Intent and Regulations for all Character Zones**

- (1) To guide the design of lighting to prevent light pollution in the riverbank, and to improve site security.
- (2) Avoid light pollution by directing lighting downwards and using full cut off fixtures with horizontally aligned flush mounted (non-protruding) lens.
- (3) Lighting should not compromise the function of adjacent properties.

- (4) Mitigate the impacts of lighting on the riverbank and adjacent ecosystem.
- (5) Use lighting to enhance the safety and security of pedestrians at night.
- (6) Focus lighting on and adjacent to pathways that provide key connections between destinations that people use at night.
- (7) Design site and building lighting to complement the street lighting provided by the City.
- (8) Illuminate landmark buildings where feasible.
- (9) Provide vandal-resistant lighting.

### **13.2 Commercial Character Zone Specific Regulations**

- (1) Refer to section 13.1 for site and exterior lighting regulations for the CCZ.

### **13.3 Residential Character Zone Specific Regulations**

- (1) Refer to section 13.1 for site and exterior lighting regulations for the RCZ.

### **13.4 Riverbank Park Character Zone Specific Regulations**

- (1) Refer to section 13.1 for site and exterior lighting regulations for the RPCZ.

## **14.0 Mechanical and Electrical Equipment**

### **14.1 Intent and Regulations for all Character Zones**

- (1) Screen mechanical and electrical equipment that is within view on sites and on rooftops. Rooftops will be viewed from above within South Downtown.
- (2) Ensure noise generated by this equipment does not compromise the function of adjacent occupancies.
- (3) Screen mechanical, electrical, and communications equipment from adjacent streets, pathways and from above.

### **14.2 Commercial Character Zone Specific Regulations**

- (1) Refer to section 14.1 for mechanical and electrical equipment regulations for the CCZ.

### **14.3 Residential Character Zone Specific Regulations**

- (1) Refer to section 14.1 for mechanical and electrical equipment regulations for the RCZ.



#### **14.4 Riverbank Park Character Zone Specific Regulations**

- (1) Refer to section 14.1 for mechanical and electrical equipment regulations for the RPCZ.

### **15.0 Landscape**

#### **15.1 Intent and Regulations for all Character Zones**

- (1) To encourage professionally designed, innovative landscape design solutions to link the Downtown with riverbank parks.
- (2) Use design to encourage year-round activity.
- (3) Landscape all open spaces.
- (4) Include landscape designs and planting plans developed by a registered member of the Saskatchewan Association of Landscape Architects with all development submissions.
- (5) Use a variety of landscaping techniques, including soft and hard landscaping to create a unique sensory experience to be enjoyed by a diversity of residents and visitors.
- (6) All trees shall be a minimum 45 millimetres caliper for deciduous trees and 1800 millimetres in height for coniferous trees.
- (7) Plant material, including trees, is to be hardy and durable for the region. Plants should be guaranteed to survive at least two years from the time of planting, and should be replaced if necessary at the developer's cost.
- (8) Design landscaped areas to be self-sustaining in the local climate or provide an adequate irrigation system.

#### **15.2 Commercial Character Zone Specific Regulations**

- (1) 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.

#### **15.3 Residential Character Zone Specific Regulations**

- (1) Except for the landscaping requirements for surface parking lots where no grass is permitted, grass may only be used for 50% of the soft landscaping provided on any site.

#### **15.4 Riverbank Park Character Zone Specific Regulations**

- (1) Landscape open space to complement the landscaping of the riverbank parks.
- (2) Incorporate irrigation systems into landscaped areas.
- (3) Grass may only be used for 50% of soft landscaping provided on any site.

#### **16.0 Accessibility**

##### **16.1 Intent and Regulations for all Character Zones**

- (1) To design sites that can be navigated in all seasons, by all people.
- (2) Create an environment that is accessible in all seasons.
- (3) Design sites to be in alignment with the accessibility requirements of the City and the National Building Code.

##### **16.2 Commercial Character Zone Specific Regulations**

- (1) Refer to section 16.1 for accessibility regulations for the CCZ.

##### **16.3 Residential Character Zone Specific Regulations**

- (1) Refer to section 16.1 for accessibility regulations for the RCZ.

##### **16.4 Riverbank Park Character Zone Specific Regulations**

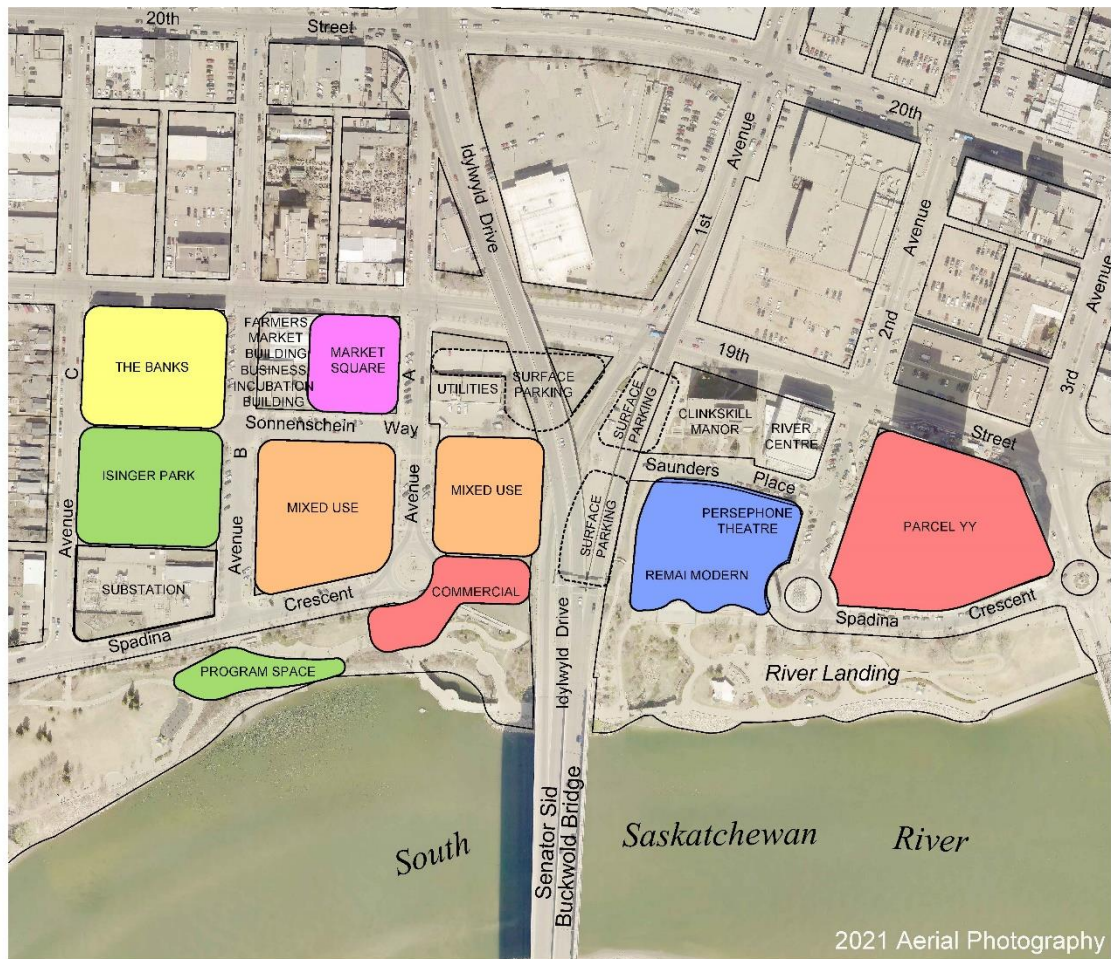
- (1) Refer to section 16.1 for accessibility regulations for the RPCZ.

#### **17.0 Maps**

## Architectural Control District 1 Area

Map 1

This map is for representation only. Land uses as shown on approved South Downtown Concept Plan







## Map 2

This aerial photograph shows the River Landing area in Saskatoon, Saskatchewan, with various development zones and landmarks labeled. The area is bounded by 20th Street to the north, the Saskatchewan River to the south, and the Senator Sid Buckwold Bridge to the west. The zones are color-coded and labeled as follows:

- THE BANKS** (Green zone, west of Avenue C)
- ISINGER PARK** (Blue zone, west of Avenue B)
- SUBSTATION** (Blue zone, south of Isinger Park)
- FARMERS MARKET BUILDING** (Yellow zone, north of Avenue B)
- MARKET SQUARE** (Pink zone, north of Avenue B)
- MIXED USE** (Purple zone, south of Farmers Market Building)
- UTILITIES** (Red zone, east of Mixed Use)
- SURFACE PARKING** (Red zone, east of Utilities)
- CLINKSKILL MANOR** (Red zone, east of Surface Parking)
- RIVER CENTRE** (Red zone, east of Clinkskill Manor)
- Saunders Place** (Red zone, east of River Centre)
- PERSEPHONE THEATRE** (Purple zone, south of Saunders Place)
- REMAI MODERN** (Purple zone, south of Persephone Theatre)
- PARCEL YY** (Red zone, east of Rmai Modern)
- Friendship Park** (Green zone, east of Parcel YY)
- PROGRAM SPACE** (Green zone, south of The Banks)
- River Landing** (Green zone, south of the river)

Other labels include: 20th Street, 1st Avenue, 2nd Avenue, 3rd Avenue, 4th Avenue, 19th Street, 20th Street, Highway Drive, Senator Sid Buckwold Bridge, Traffic Bridge, and 2021 Aerial Photography.

- |   |                                      |
|---|--------------------------------------|
|  | Riverbank Park Character Zone (RPCZ) |
|  | Residential Character Zone (RCZ)     |
|  | Commercial Character Zone (CCZ)      |
|  | Zone of Interface                    |

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# **Architectural Control District 2**

## **B5B Architectural Control Overlay Zone**

Appendix D  
to  
Zoning Bylaw No. 8770

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# 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 where 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.*

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## Theme

# Broadway Heritage Core

“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.

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**”.

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## 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.

## Map of B5B Area



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# 1

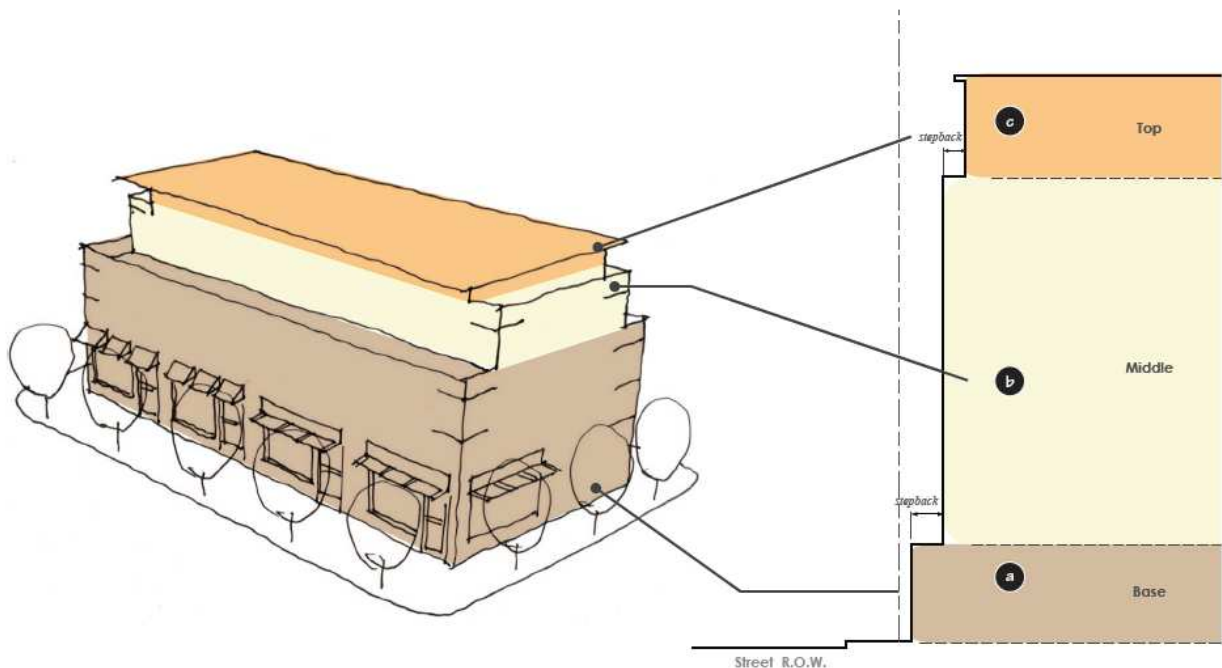
## Building Expression

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.



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## 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.



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# 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.



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# 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.



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# 7

## 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.

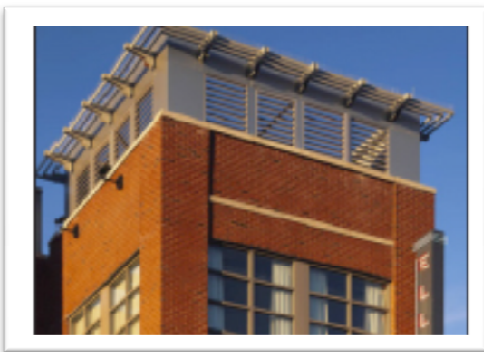


## 8

### 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.



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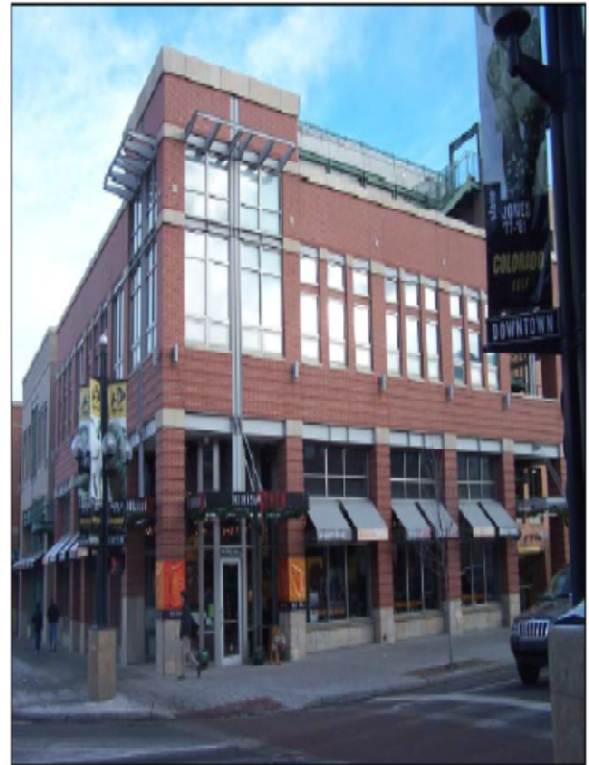
## AC2 – B5B – Architectural Control Overlay District

### 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.



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# 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.

Recommended Materials	Not Recommended Materials
Brick	Vinyl siding
Stone	Plastic
Wood	Plywood
Glass	Darkly tinted or mirrored glass
In-situ concrete	Concrete Block
Pre-cast concrete	Metal siding with exposed fasteners



# 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 area.
- ❖ 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.



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# 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.



Surface runoff from the street is captured in a naturalized swale.



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## 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.

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## **DENSITY BONUS PROVISIONS**

**Appendix E  
To  
Zoning Bylaw No. 8770**

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## 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  $[(45 \text{ metres}) \times (45 \text{ metres})] \times 10 \text{ percent} = 202.5 \text{ m}^2 (2,180 \text{ ft}^2)$ .

#### **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).

### 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 **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.

#### **Height Bonus:**

Providing a **Green Roof** 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).

### Structured Parking

A minimum of five publicly available parking spaces within a structured parking facility will provide an additional one-story of building height.

#### **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).

### 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 **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.

**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).

**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.