

The Comprehensive Review of the Zoning Bylaw continues with Amendment Package Five, addressing a wide-range of topics and potential amendments. Topic areas to be amended will include the MX1 – Mixed Use District 1, provisions for on-site waste collection and storage, alcohol manufacturing and serving uses, the South Downtown Local Area Design Plan (Appendix C), accessible parking standards for off-street parking, and Industrial Districts. The regulatory provisions for each of these topics are being reviewed and/or created to meet the needs of our growing community.

As part of the Zoning Bylaw Review Project, the City of Saskatoon has identified the need to review regulations related to the Industrial Zoning Districts. Industrial Districts facilitate economic development through industrial activities and businesses. The Industrial Districts include a wide variety of uses and conditions of development from commercial uses to heavy industrial manufacturing and processing. The Industrial Districts also include a wide variety of amenities, from business parks that have a higher level of planned environment, to areas that are not appropriate for public assembly due to their proximity to hazardous material manufacturing.

**This review will support the objectives for the Industrial Districts set out in the City’s Official Community Plan:**

- Maintain an adequate supply of serviced land for industrial uses;
- Facilitate mainstream industrial development that does not create land use conflicts in the normal course of operation in Light Industrial Districts;
- Facilitate heavy industrial development, including manufacturing and processing, that has the potential to create land use conflicts in the normal course of operation in Heavy Industrial Districts;
- Facilitate economic development by providing Business Parks to meet demand for high quality business and industrial park environments; and
- In order to minimize land use conflicts with potentially hazardous industrial activities, certain public assembly uses may not be permitted, and some may be permitted only at the discretion of City Council.



## The proposed recommendations for the Industrial Districts will include:

- Add new definitions to address new technologies and industries, as well as to clarify existing uses including:
  - 'Bulk data storage' – an enclosed building operating data servers;
  - 'contractor's yards'- used for the storage of construction materials, equipment, tools, products and vehicles;
  - 'hazardous material' – as defined by provincial regulations to refer to material that is likely to be hazardous to humans, animals, or likely to harm the general environment; and
  - 'warehouse distribution centre' – large scale warehouse uses that include no on site sales or customers present.
- Create a clear distinction between 'shopping centres' and 'industrial complexes' in the Industrial Districts to ensure both uses are being treated fairly and consistently;
- Extend provisions for flexible landscaping to include the North Industrial Area, to allow for comparable landscaping requirements to be permitted in established industrial areas;
- Clarify and clean-up use tables for districts that restrict public assembly due to their proximity to hazardous material facilities, including chemical manufacturing facilities; and
- General clean-up and housekeeping amendments for the use tables in the districts to remove redundancies and provide clarity.

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