Comprehensive Review of the Zoning Bylaw – List of Approved Amendments
Updated July 25 2022

Project Update Reports

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

Amendment Package 1 – May 25,2020
Amendment Package 2 – April 26, 2021
Amendment Package 3 – December 21, 2021
Amendment 4 - July 25, 2022

List of Approved Amendments

Section 2: Definitions				
Definition	**Existing Provision**	**Changes**	**Rationale**	**Package and Date**
attached covered entry, patio or deck	none	means a single storey patio or deck that is attached to the dwelling and that is covered by a permanent roof. The structure shall not have walls or be enclosed	Update definition to included attached covered entires. Part of review of three season rooms.	Amendment 4 Approved July 25, 2022
Attached Covered Entry	None Repealed	Add definition for a single story patio or deck that is attached to the dwelling and that is covered by a permanent roof	In part, to expand the opportunities for similar structures to porches to encroach into a required front yard	Neighbourhood Level Infill Approved May 24, 2022
Attached Covered Patio or Deck	replealed		Update definition to included attached covered entires. Part of review of three season rooms.	Amendment 4 Approved July 25, 2022
Adult Day Care (Type I and II)	An establishment for the placement, care and supervision of adults, but does not include the provision of overnight supervision.	Repeal Definition	Replace definition with Day Care and Day Care, Residential.	Child Care and Adult Day Care Facilities Approved April 25, 2022
Balcony	means a platform, projecting from the face of a wall, cantilevered or supported by columns or brackets and usually surrounded by a balustrade or railing.	Amend the definition to include posts.	To provide clarity.	Amendment Package 3 Approved December 21, 2022

Bicycle Parking Definitions	None	Add definitions for: • bicycle parking space • bicycle parking space, long-term • bicycle parking space, short-term	Definitions to support new bicycle parking requirements in Section 6.	Amendment Package 2 Approved April 26, 2021
Building Permit	"building permit" means a permit issued under The Building Bylaw of The City of Saskatoon authorizing the construction of a building.	Clarify that this includes construction, erection, placement, alteration, repair, renovation, demolition, relocation, removal, use, occupancy or change of occupancy of any structure.	To update definition and ensure alignment between the Zoning Bylaw No.8770 and The Uniform Building and Accessibility Standards Act.	Amendment Package 1 Approved May 25, 2020
Child Care Centre	An establishment providing for the care, supervision and protection of children, but does not include the provision of overnight supervision.	Repeal Definition	Replace definition with Day Care and Day Care, Residential.	Child Care and Adult Day Care Facilities Approved April 25, 2022
Day Care	None	An establishment providing for the care, supervision, protection, or support of individuals of any age who require care or support on a regular, periodic, or temporary basis, and includes child care centres as defined by The Child Care Act, 2014, but does not include the provision of overnight supervision.	To replace the definition for Adult Day Care, Child Care Centre and Family Child Care Home	Child Care and Adult Day Care Facilities Approved April 25, 2022
Day Care, Residential	None	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	To replace the definition for Adult Day Care, Child Care Centre and Family Child Care Home	Child Care and Adult Day Care Facilities Approved April 25, 2022

		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.		
Family Child Care Home	An accessory use to a one-unit dwelling, two-unit dwelling, mobile home, semi-detached dwelling, or townhouse, where the occupants of the dwelling provide child care services, supervision, or pre-school services, provided the total number of children under care or supervision, including the number of children under the age of 13 who are resident in the dwelling, does not exceed eight.	Repeal Definition	Replace definition with Day Care and Day Care, Residential.	Child Care and Adult Day Care Facilities Approved April 25, 2022
Gazebo	None	means a freestanding, accessory structure with a solid roof which is not enclosed, except for screening or glass	To ensure that free-standing structures do not required a development permit.	Amendment 4 Approved July 25, 2022
Pergola	None	means a freestanding structure consisting of columns or posts that support an open roofing grid of beams and rafters. The structure is not enclosed and does not include arbours or trellises	To ensure that free-standing structures do not required a development permit.	Amendment 4 Approved July 25, 2022
Public Utility	None	Add a definition for public utility.	To update the definition by adding recyclable material and amending garbage to waste. These changes are consistent with the Waste Bylaw 8310.	Amendment Package 1 Approved May 25, 2020
Municipal Public Works Yard	None	Add definitions for Type I, II and III municipal public works yards.	To accommodate municipal public works yards.	Amendment Package 1 Approved May 25, 2020

Site Coverage	means that percentage of the site covered by buildings above grade level exclusive of marquees, canopies, balconies and eaves.	Amend the definition to include cantilevered structures.	To provide clarity.	Amendment Package 3 Approved December 21, 2022
Three Season Room	Renamed “attached covered patios & decks” to “three season room	means a single storey patio or deck that is attached to a dwelling unit and is covered with a permanent roof and may be enclosed by walls, windows or screens. Typically, a three season room provides for up to three season accommodation and does not provide fully furnished livable floor space.	Part of review of three season rooms.	Amendment 4 Approved July 25, 2022
Townhouse, Streetfacing	None	Add a new definition for townhouse,street facing.	This amendment will support the proposed amendments to the RMTN and RMTN1 Districts for street-facing units within a dwelling group to have a reduced front yard setback.	Amendment Package 3 Approved December 21, 2022

Section 3: Interpretation of Zoning Districts and Zoning Maps				
Section	**Existing Provision**	**Changes**	**Rationale**	**Package and Date**
Classification of Zoning Districts Section 3.1	New	Add B4MX Integrated Commercial Mixed Use District	To correct and update the list of zoning districts by including the B4MX District.	Amendment Package 1 Approved May 25, 2020
Former Permitted Uses – Now Discretionary Section 3.6.1	Land uses or developments in existence on a site that were listed as permitted uses under Zoning Bylaw 6772, but are now listed as discretionary uses under this Bylaw, shall be considered permitted uses, however, except as provided in Subclauses 11.1.5(1) and 11.5.5(1), no alteration or enlargement of the land use or development shall take place without a discretionary use approval by Council.	Add subclauses 12.1.4(3) and 12.2.4(1).	This provision is required so the Development Officer may issue the necessary development permits for expansions to agricultural research stations without a discretionary use approval by Council.	Amendment Package 1 Approved May 25, 2020

Section 4: General Administration				
Section	**Existing Provision**	**Changes**	**Rationale**	**Package and Date**
Developments Not Requiring a Development Permit Section 4.3.2	This section identifies the types of development which do not require a Development Permit including the erection of any fence or gate.	Add screen to this list.	For consistency as screens are similar in nature to fences, which do not require a Development Permit.	Amendment Package 3 Approved December 21, 2022
		Add pergolas, gazebos and other similar structures with a gross floor area of 14 square metres or less and are not located in a required front yard, day care, residential and keeping of boarders	To ensure that free-standing structures do not required a development permit.	Amendment 4 Approved July 25, 2022
Minor Variance Section 4.4.3	The existing provisions do not include specific requirements for a change of use in Established Neighbourhoods.	Expand to include that in the Established Neighbourhoods, for a change in use of an existing building, a minor variance may be issued for: ▪ the minimum site area, width or depth; ▪ regulations pertaining to Parking and Loading Space requirements; ▪ site coverage; and, gross floor space ratio.	To provide flexibility for development in Established Neighbourhoods for the change of use of an existing building.	Amendment Package 2 Approved April 26, 2021
	Minor variances shall only be granted for applications for one and two-unit dwellings, semi-detached dwellings, mobile homes and accessory buildings to such developments.	Remove the requirement that minor variances shall only be granted for applications for one and two-unit dwellings, semi-detached dwellings, mobile homes and accessory buildings to such developments. The conditions by which a minor variance can be granted is not changing as such a minor variance may only be granted for building setback requirements.	To provide flexibility for where a minor variance can be applied.	Amendment Package 2 Approved April 26, 2021

Section 4: General Administration				

Discretionary Use Application Process
 	
Section 4.7
	This section identifies the process and types of discretionary uses.	- Clarifying that all discretionary uses that are delegated to Administration for approval are considered as “Standard” applications;
		- Add the following to the list of uses which are delegated to Administration:
		  ○ Agricultural Research Stations
		  ○ In the IB (Industrial Business) District - Convenience Stores in conjunction with service stations and car washes
		  ○ In the FUD (Future Urban Development) District - Recreational vehicle and equipment storage and passenger vehicle storage
		  ○ In the RMTN and RMTN1 (Townhouse) Districts – Places of Worship
		  ○ In the MX1 (Mixed Use) District - One- and two-unit and semidetached dwellings
		- Edits required for clarity and consistency for the discretionary use process.
			Amend this section to provide clarity and to add the listed uses to the types of uses which will be considered by Administration.	Amendment Package 3
				
				Approved December 21, 2022

Discretionary Use Application Process Section 4.7	This section identifies the process and types of discretionary uses.	Updated with new references for Day Care (replacing Child Care Centres and Adult Day Cares).	Replace definition with Day Care and Day Care, Residential.	Child Care and Adult Day Care Facilities Approved April 25, 2022

Section 4: General Administration				
Architectural Control District Applications Section 4.10	The Zoning Bylaw contains provisions with respect to the membership of the Architectural Control District Review Committee and the review process for development applications in Architectural Control Districts.	- Updating the definitions pertaining to this Section of the Zoning Bylaw. - Removing details regarding Committee structure from the Zoning Bylaw as this is not typical Zoning Bylaw content - Clarification of when a Committee is required to review an application and that the Committee is advisory to Administration; and - Housekeeping amendments for this Section.	Amendments to the Zoning Bylaw to enable the proposed new structure of the ACD Review Committee and the review process for development applications in ACDs. Review of development applications will continue to ensure consistency with the City Council approved design guidelines.	Architectural Control District Amendments September 27, 2021

Section 5: General Provisions				
Section	**Existing Provision**	**Changes**	**Rationale**	**Package and Date**
Developments Subject to Airport Zoning Regulations Section 5.1	The Development Officer shall determine if development permit applications are subject to the requirements outlined in Registered Plan No. 88S00875 as provided by Transport Canada or its designate. Where a development permit application is subject to the Saskatoon Airport Zoning Regulations, the applicant may be required to seek the approval of Transport Canada, the Saskatoon Airport Authority, NavCanada and such other agencies as may be appropriate prior to a development permit being issued.	Change “as may be appropriate” to “when required”.	Clean up language.	Amendment Package 1 Approved May 25, 2020
Detached Accessory Buildings Section 5.7	This section provides provisions for detached accessory buildings in any R or M district, or in any B1, B1A, B1B, B2 District or the DCD4 District.	- Amend the regulation regarding total floor area to ensure that the area of all detached accessory buildings on the site is accounted for. - Clarify the side yard setback for detached accessory buildings on corner sites.	Amend this section to provide clarity.	Amendment Package 3 Approved December 21, 2022
	Section (3) lists the districts where regulations apply.	Add B1B to the list of districts in Section (3).	To permit accessory buildings and structures in the B1B District for consistency with other commercial districts.	Amendment Package 1 Approved May 25, 2020

Section 5: General Provisions				
	Where a building on a site is attached to a principal building by a solid roof or by structural rafters, and where the solid roof or rafters extend at least one third of the length of the building wall that is common with the principal building, the building is deemed to be part of the principal building and is not an accessory building or structure.	Clarify language with regards to rafters.	Ensure that connection between an accessory building and a principal building is a structural connection. Will require a building permit and be able to carry a snow load.	Amendment Package 1 Approved May 25, 2020
Permitted Obstructions in Required Yards Section 5.8	This section provides provisions for permitted obstructions in required yards.	- Add a provision for a landing of a maximum of 2.5m^2; - Add accessibility ramps and wheelchair lifts to be located in all required yards; - Increase the height in the front yard above grade for raised patios and decks to 0.6m from 0.4m; - Clarify that canopies and balconies refers to cantilevered balconies; and, - Edits required for clarity and consistency.	Amend this section to provide clarity and consistency with other sections of the Zoning Bylaw. Add a provision to structures required for access for persons with disabilities.	Amendment Package 3 Approved December 21, 2022
	The permitted obstruction of balconies into a required side yard by up to 1.8m, or 25% of the width of the required side yard, whichever is lesser.	It is proposed that the requirement for 25% of the width of the required side yard not apply to sites where the side yard flanks a street or registered lane.	The current provision does not make a distinction for side yards that are along an intervening lane or a flanking street on a corner site where there could be additional flexibility for the size of a balcony. Sites would still be required to meet the 1.8m requirement.	Amendment Package 2 Approved April 26, 2021

Section 5: General Provisions				
	This section provides provisions for permitted obstructions in required yards, including front porches in required front yards in Category 1 neighbourhoods.	Add “attached covered entry” to this subsection.	To expand the opportunities for similar structures to porches to encroach into a required front yard.	Neighbourhood Level Infill Approved May 24, 2022
		Subclause 5.8(2)(g) is amended by striking out “or attached covered entry” and substituting “, attached covered entry, patio or deck” after “porch	Update definition to included attached covered entires. Part of review of three season rooms.	Amendment 4 Approved July 25, 2022
Building Height Section 5.11	Roof coverage be applied to mechanical penthouses only.	Add language that roof area coverage applied to *enclosed* mechanical penthouses only.	To provide clarity that the existing provision applies to enclosed mechanical penthouses only.	Amendment Package 2 Approved April 26, 2021
	No screening requirement for mechanical equipment.	Add a screening requirement for mechanical equipment.	To ensure that mechanical equipment is adequately screened.	
	No requirement for stair/elevator structures that provide access to roof tops.	Add that height limitations do not apply to stair and elevator structures that provide access to roof tops.	Stair and elevator structures for access to roof tops were not previously included in the Bylaw, however these structures were considered by Administration to be exempt from building height requirements. This amendment will align with current practices.	

Section 5: General Provisions				
Fences Section 5.13 (3)	This section states the districts in which the provisions regarding fences do not apply.	Remove the Downtown Commercial (B6) District.	This amendment would require that development in the Downtown Commercial (B6) District meet the requirements for fences. This would prevent incompatible fence structures that could create aesthetic and safety concerns and aligns with the Zoning Bylaw definition of “active frontage” which discourages high fences.	Amendment Package 3 Approved December 21, 2022
Home Based Businesses Section 5.29	This section outlines the required parking for home based businesses.	Amend this section to clarify that required parking shall be located on a surfaced parking area consisting of gravel, asphalt or concrete to the satisfaction of the Development Officer.	This amendment will mirror the language for the parking requirement for secondary suites.	Amendment Package 3 Approved December 21, 2022
Secondary Suites Section 5.30	This section outlines the required parking for secondary suites.	Amend this section to clarify that required parking shall be located on a surfaced parking area consisting of gravel, asphalt or concrete to the satisfaction of the Development Officer.	Clarification regarding materials for parking space requirements.	Amendment Package 3 Approved December 21, 2022
	Minimum gross floor area of the principal building, including the area of the basement, be 100m^2.	Remove the minimum gross floor area for the principal building.	Size of a proposed secondary suite will be required to meet the existing provision that the secondary suite shall occupy no more than 40% of the gross floor area of a dwelling, including the area of the basement, will continue to apply.	Amendment Package 2 Approved April 26, 2021
	The maximum size of a secondary suite is 65m^2.	Increase maximum size to 80m^2.	To align the maximum size with the National Building Code.	

Section 5: General Provisions				
	No more than three persons to occupy a secondary suite.	Remove the requirement for no more than three persons to occupy a secondary suite.	This requirement is not enforced and will provide flexibility for the number of residents in a secondary suite.	
	That the parking space for secondary suites be paved.	Remove the requirement for the parking space to be paved however, it will still require demarcation and appropriate curbing.	Paving a parking space for a secondary suite has proven to be cost prohibitive and is not appropriate in some areas where paved parking for dwellings is not the norm. This will also reduce the number of appeals received for secondary suites.	
Secondary Suites Section 5.30	None	Secondary suites shall not be located in one-unit dwellings located within a dwelling group	Secondary Suites are an accessory use to a one-unit dwelling however this does not apply within a dwelling group where the building form is one-unit dwellings. If the units are proposed at the onset of the project and if all other requirements are met, they would be allowed however they would not be considered a secondary suite under the Zoning Bylaw regulations.	Amendment Package 2 Approved April 26, 2021

Section 5: General Provisions				
		The principal dwelling shall have direct access to the mechanical room without having to access the secondary suite.	The definition of a secondary suite refers to a self contained unit. If the mechanical room which services both the secondary suite and the principal dwelling is in the suite then it is not self-contained. This is currently a practice required by Administration. This amendment will formalize the requirement in the Zoning Bylaw.	Amendment Package 1 Approved May 25, 2020
Child Care Centres and Pre-schools (renamed to Day Cares and Pre-schools) Section 5.32	This section outlines general provisions for child care facilities and pre-schools.	- Clarify where a day care is not permitted as a principal use. - Amend the outdoor play space requirement for facilties where children 13 and under are present to align with provincial requirements.	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022
Family Child Care Homes (renamed to Day Cares, Residential) Section 5.33	This section outlines general provisions for Family Child Care Homes.	- Allow for up to 12 individuals in care including individuals to whom care is being provided who are resident in the dwelling.	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022
Adult Day Cares Section 5.35	This section outlines general provisions for Adult Day Cares.	Repeal	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022

Section 5: General Provisions				
Garden and Garage Suites Section 5.43	This section requires hard surfacing for required parking spaces. This section states that the preferred location of the main entrance is directly accessible and visible from the lane where a lane exists.	Amend this section to clarify that required parking shall be located on a surfaced parking area consisting of gravel, asphalt or concrete to the satisfaction of the Development Officer. Amend this section to require the main entrance to be directly accessible and visible from the lane where a lane exists and when suitable.	This amendment will mirror the language for the parking requirement for secondary suites. This amendment will clarify the requirements for the location of the main entrance.	Amendment Package 3 Approved December 21, 2022
Municipal Public Works Yards New Section	None	Add general provisions for municipal public works yards.	To provide general provisions for municipal public works yards – Type I, II and III.	Amendment Package 1 Approved May 25, 2020
Location and Screening Requirements for Backup Generators New Section	None	Backup Generators (1) Backup generators that are located outside of a building in any district shall be landscaped or screened from the view of adjacent streets and properties to the satisfaction of the Development Officer; (2) Backup generators shall not be located in the required front yard.	Backup generators located outside in any zoning district must be concealed from the public's view.	Amendment Package 1 Approved May 25, 2020

Section 5: General Provisions				
Screening New Section	None	This amendment will consolidate and clarify screening requirements into one section of the Zoning Bylaw including provisions currently within the Building Height (Section 5.11) and Landscaping (Section 7.0) sections of the Zoning Bylaw. In addition, this amendment will require privacy screens or similar structures in a rear yard to meet the height and yard requirements as if it were a detached accessory building. This amendment would also require privacy screens or similar structures located outside of a required front or side yard to comply with the height requirements of the relevant district.	This amendment will provide for easier administration and understanding of screening requirements. This amendment will also add provisions for privacy screens.	Amendment Package 3 Approved December 21, 2022
Corner-Cutoffs New Section	None	Add a new section to provide clarification for how front yard corner-cutoffs are managed in R1A, R1B and R2 Districts, including illustrations.	To clarify how to measure a front yard setback for a dwelling unit on a site with a front yard corner-cutoff in the R1A, R1B and R2 Districts.	Amendment Package 2 Approved April 26, 2021
		Add provisions for rear yard corner cut offs for sites adjacent to Municipal Reserve.		Amendment 4 Approved July 25, 2022

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

<table>
<tr><th colspan="5">Section 6: Parking</th></tr>
<tr><th>Section</th><th>Existing Provision</th><th>Changes</th><th>Rationale</th><th>Package and Date</th></tr>
<tr><td>Remote Parking

Section 6.1(4) and 6.4(1)</td><td>This section requires that all required parking must be located on the same site as the principal building or use except in certain districts.</td><td>Add the Broadway Commercial (B5B), Riversdale Commercial (B5C) and Mixed Use (MX1) Districts to the list of districts where remote parking may be used to meet the parking requirement.</td><td>Remote parking is permitted in the B5 District. This amendment will align the remote parking option with B5 for the B5B and B5C Districts. It will also provide flexibility for the parking requirement in the MX1 District.</td><td>Amendment Package 3

Approved December 21, 2022</td></tr>
<tr><td rowspan="3">General Regulations for Parking, Loading and Vehicular Circulation Areas

Section 6.2(2)</td><td colspan="2">It is recommended the following table be included in the Zoning Bylaw. Draft proposed new content is shown in italics.

<table><tr><th>Parking Angle in Degrees</th><th>Width of Aisle or Driveway (Minimum)</th><th>Width of Parking Facility Vehicle Access Door (Minimum)</th></tr><tr><td>75 to 90</td><td>6.0 metres (two-way traffic)</td><td>5.4 metres (single door) or two 2.7 metre doors</td></tr><tr><td>50 to 74</td><td>5.5 metres (two-way traffic)</td><td>5.4 metres (single door) or two 2.7 metre doors</td></tr><tr><td>49 or less</td><td>3.7 metres (one-way traffic only)</td><td>2.7 metres (single door)</td></tr></table></td><td>Stakeholders provided feedback that 6.0m door widths are not practical in all circumstances and that greater flexibility is needed to allow for two doors where the width of aisle or driveway is 6.0m or 5.5m.

The proposed changes will provide an option for two doors depending on the width of aisle or driveway.</td><td>Amendment Package 2

Approved April 26, 2021</td></tr>
<tr><td>For multiple-unit dwellings, the following standards shall apply:</td><td>Add dwelling groups.</td><td>Accurately reflect the current practice of including dwelling groups in the general parking standards for multiple-unit dwellings</td><td>Amendment Package 1

Approved May 25, 2020</td></tr>
<tr><td>None</td><td>Add the provision: Within a dwelling group, visitor parking and parking for disabled persons is not required for those individual one- and two-unit dwellings containing private attached garages and where two hard surface parking spaces are provided that are a minimum 6.0 metres in length, a minimum 2.7 metres in width and are not tandem.</td><td>To provide flexibility by reducing required visitor parking for development types which typically provide for visitor parking on individual dwelling sites, such as private driveways associated with dwelling units.</td><td>Amendment Package 1

Approved May 25, 2020</td></tr>
</table>

Section 6: Parking				
Permeable Pavement Section 6.2(2)	This section requires that all required parking and loading facilities shall be hard surfaced with asphalt, concrete or similar pavement.	This amendment will allow for permeable (or porous) pavements capable of withstanding vehicle loads including but not limited to porous asphalt, porous concrete, permeable unit pavers, and open grid pavers. Permeable pavement would not be permitted for gas bars, service stations, garages, trucking terminals and similar uses which may cause ground contamination or in heavy industrial districts.	This amendment would provide for sustainable options to hard surfacing in line with the City's Low Impact Development Design Guide.	Amendment Package 3 Approved December 21, 2022
Required Parking and Loading Standards for Street Townhouse in Residential Districts Section 6.3.1	Amend the parking requirement for street townhouse from two parking spaces per dwelling unit to one parking space per dwelling unit. This amendment would only apply to street townhouses in the RMTN and RMTN1 Districts only.		The minimum site width for street townhouses is 6m. It is difficult to fit two 2.7m by 6.7m required parking spaces in the interior of the garage on a site developed to the minimum site width. If there is a utility easement on the side of the site, the area of the garage is decreased further. However, typically a garage can fit two average sized vehicles. Street townhouses with lanes do not have front driveways and there is street parking available. Street townhouses in the MX1 District are required to provide one space per dwelling unit.	Amendment Package 2 Approved April 26, 2021
Parking Space Separation from Balcony Edge or Window Section 6.3.1 and 6.3.2	This provision requires that surface parking and loading spaces shall be located at least 3m from any part of a building entrance or outer edge of a balcony or window.	This amendment would remove the requirement for surface parking and loading spaces to be 3m from an outer edge of a balcony.	Industry stakeholders have advised that this requirement can be a challenge to meet. The intent of this regulation is to ensure that vehicle exhaust is not in a location which may cause harm. As the balcony is an external structure, the vehicle exhaust is not directly entering the residence.	Amendment Package 3 Approved December 21, 2022

Section 6: Parking				
Parking and Loading Requirements Requirements for Zoning Districts and Bicycle Parking Section 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.6, 6.3.7, and 6.3.8	These sections provide parking requirements for adult day cares and child care centres.	- Repeal the parking requirements for adult day cares. - Amend the term “child care centres” to day care”	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022
Parking and Loading Requirements for Institutional Districts and Commercial Districts Section 6.3.2 Section 6.3.3	Multiple unit dwellings and dwelling groups – certain regulations apply to units with a floor area of 50m2 or less.	Correct 50m2 to 56m2.	To remove inconsistency in the reduced parking rate for smaller dwelling units in M and B Districts. (56 m2 is standard for all R Districts since a Zoning Bylaw Amendment in 2013.)	Amendment Package 1 Approved May 25, 2020
Parking and Loading Requirements for Commercial Districts Section 6.3.3	Uses: Multiple-unit dwellings B5, B5B, B5C and B6 Districts: 1.0 space per dwelling unit, plus 0.125 visitor spaces per dwelling unit in the B5B dwelling unit.	Remove “dwelling unit”.	Fix a minor typographical error	Amendment Package 1 Approved May 25, 2020
	Some uses in the Downtown Commercial (B6) District have parking requirements.	Clarify that there are no parking requirements in the Downtown Commercial (B6) District and remove any remaining parking requirements for uses which may have them.	Clarification that there are no parking requirements in the Downtown Commercial (B6) District consistent with the City Centre Plan.	Amendment Package 3 Approved December 21, 2022
Parking for Industrial Districts Section 6.3.4	None	Add parking requirements for municipal public works yard.	To provide an appropriate parking rate for municipal public works yards	Amendment Package 1 Approved May 25, 2020

Section 6: Parking				
Parking and Loading Requirements for Specialized Districts Section 6.3.5	None	Add the regulation that for all other permitted and discretionary uses AG and FUD Districts: 1 space per 93m2 of gross floor area is required.	Ensure minimum parking standards exist for all other permitted uses in the AG and FUD Districts.	Amendment Package 1 Approved May 25, 2020
	None	Add parking requirements for municipal public works yard.	To provide an appropriate parking rate for municipal public works yards	Amendment Package 1 Approved May 25, 2020
Bicycle Parking Requirements New	None	- Bicycle parking spaces must be located on the same site as the associated land use; - Bicycle parking spaces must be visible, illuminated and located near primary building entrances; - At least one rack or device used exclusively for parking and locking bicycles must be available for all bicycle parking spaces; - Racks must be anchored to a hard surfaced area and be separated from any obstructions that would interfere with the normal parking and locking of bicycles; and - Bicycle parking spaces may be located in a required yard.	Develop new requirements for bicycle parking.	Amendment Package 2 Approved April 26, 2021

Section 7: Landscaping				
Section	**Existing Provision**	**Changes**	**Rationale**	**Package and Date**
General Regulations for Landscaping Section 7.1	Flexiblity for new commercial, industrial or institutional development on sites within the areas defined as Established Neighbourhoods, C.N. Industrial Area and the Airport Business Area.	Add mixed use development.	Provide flexibility by expanding the provision to include mixed use developments	Amendment Package 1 Approved May 25, 2020
Comprehensive update to Section 7: Landscaping - Update definitions (Section 2.0) to add definitions for 'artificial turf', 'xeriscaping', 'landscaped area' and update the definition for 'landscaping'. - Update General Administration (Section 4.0) to clarify that one-unit, two-unit, semi-detached dwellings or any accessory use to a dwelling unit are exempt from requiring landscaping plans. - Update requirements of a landscaping plan to include the location of utilities and easements. - Redesign the Landscaping Section (Section 7.0) to include all regulations pertaining to landscaping, provide clarity and remove redundancies. This involves restructuring the general landscaping provisions, as well as adding tables with landscaping requirements for each zoning district and/or specific uses. Landscaping requirements currently located in each zoning district are repealed, except for specific circumstances. Where necessary, zoning districts are reorganized to accommodate this change. - Add landscaping regulations to the Zoning Bylaw for artificial turf in industrial districts, hard/soft landscaping and organic mulch. Currently these topics are listed in the Landscape Guidelines only; however, they need to be included in the Zoning Bylaw as regulations. - Provide flexibility for tree planting requirements where development is adjacent to boulevard trees with large canopies by allowing for the tree requirement to be replaced by other appropriate landscaping options. This change would be appropriate in situations where a new tree would not survive due to the existing large canopy. - Clarify the tree planting requirements in rear yards where landscaping requirements apply. - For sites with constraints to provide the required tree plantings, allow shrubs or ornamental grasses to be planted in lieu of trees.			A comprehensive review of the landscaping regulations which apply to private property for commercial, institutional, industrial, mixed use and multi-family developments has been undertaken. Proposed amendments focus on addressing feedback from stakeholders, as well as supporting the objectives and policies of the Official Community Plan, the Green Infrastructure Strategy, and the Low Emissions Community Plan, including low impact development practices. Note: The Zoning Bylaw does not regulate landscaping for one-unit, two-unit, and semi-detached dwellings, therefore landscaping requirements for these uses are not included in this review.	Amendment Package 3 Approved December 21, 2022
Flexible Landscaping - Add new section to provide flexibility for the required tree planting location where a utility constraint exists on a site as follows: 1) Onsite within required yard setback; 2) Boulevard or municipal reserve, with appropriate approvals;			To address conflicts with utility easements and required landscaping while supporting the city's targets for the urban tree canopy. New regulations are proposed to provide flexibility for the location of	Amendment 4 Approved July 25, 2022

Section 7: Landscaping		
3) Shrubs and grasses in lieu of trees in landscaped strip. - Reformat regulations in Section 7.6 to provide additional clarification. - Rename section to Flexible Landscaping.	required tree plantings where a utility constraint exists on a site	

Section 8: Residential Districts				
District	**Current Provision**	**Proposed Change**	**Rationale**	**Package and Date**
All R Districts	None	Permit Municipal Public Works Yards Type I	To permit municipal public works yards	Amendment Package 1 Approved May 25, 2020
All R Districts	Provide for Family Child Care Homes, Child Care Centres and Adult Day Cares as a permitted or discretionary use.	- Amend the term “Family Child Care Homes” to “Day Cares, Residential” - Amend the term “Child Care Centres” to “Day Cares” - Remove references to “Adult Day Cares”	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022
R1,R1A, R1B, R2,R2A Section 8.1 Section 8.2 Section 8.3 Section 8.4 Section 8.5	Garden and Garage Suites are a discretionary use, withapproval delegated to Administration.	Garden and Garage Suites be a permitted use.	At its December 17 2018 meeting, City Council approved amendments to the Gardenand Garage Suites regulations (link). The report stated that Garden and Garage Suites are discretionary due to the required drainageplan and servicing plan and that this would beevaluated when the new Drainage Bylaw is inplace. The new Drainage Bylaw was approved on July 26, 2021 and includes a requirement for a drainage plan for Garage and Garage Suites. As a result of the approval of the Drainage Bylaw, it is recommended Garden and GarageSuites be permitted. The servicing plan requirement will be managed at the permit stage.	Amendment Package 3 Approved December 21, 2022
R2 Section 8.4	Effective April 7, 2003, lots in the Montgomery Place Neighbourhood shall have a minimum site width of 18.25 metres and a minimum site depth of 39.6 metres.	Clarify this applies to each site.	Provide clarification for the minimum site dimensions required for development of one-unit dwellings, two-unit dwellings and semi-detached dwellings in the Montgomery Place Neighbourhood	Amendment Package 1 Approved May 25, 2020

Notes to Development Standards subnote 3	The front yard setback requirement for one -unit dwellings in established neighbourhoods shall not vary by more than 3.0 metres from the average front yard setback of the principal buildings on adjacent, flanking sites provided that in no case shall the setback be less than 6.0 metres.	The front yard setback requirement for one and *two-unit dwellings and semi-detached dwellings* in established neighbourhoods shall not vary by more than 3.0 metres from the average front yard setback of the principal buildings on adjacent, flanking sites provided that in no case shall the setback be less than 6.0 metres.	Two-unit dwellings and semi-detached dwellings were added in to correct an error.	Amendment 4 Approved July 25, 2022
R1A, R2 Notes in Section 8.2.4 and 8.4.4	None	Add a new note to provide for a reduced front yard setback where adjacent dwellings have existing reduced front yard setbacks provided that in no case shall the setback be less than 3.0 metres.	This amendment would allow for a consistent blockface of dwellings in instances where the existing dwellings have a lesser setback than what is currently permitted, typically due to their historical nature. Currently, if a change to the setback is requested, the application is required to go through an appeals process. This amendment will establish a less onerous process to reduce the setback where the proposed change is consistent with the blockface.	Neighbourhood Level Infill Approved May 24, 2022
RMHC Section 8.8	None	Additions to mobile homes are permitted provided the addition shall not exceed 50% of the gross floor area of the dwelling to which it is attached.	To allow for additions to mobile homes in the RMHC District.	Amendment Package 1 Approved May 25, 2020

RMTN Section 8.8	Maximum site coverage is 30% for dwellings in dwelling groups. Site coverage may be increased for attached covered patios or decks by the percentage of the area covered by such patio or deck, but the total site coverage shall not exceed 40%. The areas of detached accessory buildings are not included in the current provision.	Maximum site coverage is 40% including detached accessory buildings, covered patios, decks and entrances.	The revised provision will simplify application of the regulation as all buildings and covered areas will be included in the calculation. It will also be an accurate reflection of the actual coverage of the site. Will also provide for flexibility for developers will allow for additional building area depending on design.	Amendment Package 2 Approved April 26, 2021
	Side yard setback of 2.3m for street townhouses on a corner site where the side yard adjoins a street.	Reduce corner side yard setback to 1.5m for street townhouses.	This side yard requirement was excessive when compared to setbacks for other low-density residential uses.	
	For street townhouses, a landscaped strip of not less than 4.5m in depth throughout lying parallel to and abutting the front site line shall be provided on every site and shall be used for no purpose except landscaping and necessary driveway access to the site.	When a front yard requirement for a street townhouse is less than 4.5m, (reduced to 3.0m on a local street where there is a rear lane), the entirety of any required front yard shall be landscaped.	This provision will provide for consistency of landscaping strips for street townhouses in the RMTN and RMTN1 Districts.	
	None	It is recommended that semi-detached dwellings be added as a permitted use.	Semi-detached dwellings are permitted within dwelling groups and street townhouses. This will allow this form of dwelling to be built on appropriate sites.	
	None	Add Places of Worship as a Discretionary use	To list places of worship as a discretionary use in the RMTN District.	Amendment Package 1 Approved May 25, 2020
		Site coverage includes all principal and detached accessory buildings, covered entries, patios and decks, three season rooms and balconies.”	Part of review of three season rooms.	Amendment 4 Approved July 25, 2022

RMTN1 Section 8.9	Maximum site coverage is 40% for dwellings in dwelling groups. Site coverage may be increased for attached covered patios or decks by the percentage of the area covered by such patio or deck, but the total site coverage shall not exceed 45%. The areas of detached accessory buildings are not included in the current provision.	Maximum site coverage is 45% including detached accessory buildings, covered patios, decks and entrances.	The revised provision will simplify application of the regulation as all buildings and covered areas will be included in the calculation. It will also be an accurate reflection of the actual coverage of the site. Will also provide flexibility for developers and will allow for additional building area depending on design.	Amendment Package 2 Approved April 26, 2021
	None	It is recommended that semi-detached dwellings be added as a permitted use.	Semi-detached dwellings are permitted within dwelling groups and street townhouses. This will allow this form of dwelling to be built on appropriate sites.	
RMTN RMTN1 Section 8.8 Section 8.9	For street townhouses, a landscaped strip of not less than 4.5m in depth throughout lying parallel to and abutting the front site line shall be provided on every site and shall be used for no purpose except landscaping and necessary driveway access to the site.	When a front yard requirement for a street townhouse is less than 4.5m, (reduced to 3.0m on a local street where there is a rear lane), the entirety of any required front yard shall be landscaped.	This provision will provide for consistency of landscaping strips for street townhouses in the RMTN and RMTN1 Districts.	Amendment Package 3 Approved December 21, 2022
RM4 Section 8.13	The gross floor space ratio shall not exceed 1:1, provided, however, that within the area bounded on the north by33rd Street, on the westby Avenue W, on the south by 11th Street West and 7th Street East, and on the east by Cumberland Avenue, the gross floor space ratioshall not exceed 1.5:1.	Increase gross floor space ratio to 1.5:1 for all areas of the City, subject to addressing servicing requirements that may limit the size of the building. Additionally, provisions like those in the Broadway Commercial (B5B) District which address how the gross floor space ratio is calculated for underground parking will be added to this section.	During the scoping process, stakeholders provided feedback that the current gross floorspace ratio can make it economically challenging to develop these sites. The City has undergone changes to the way it approaches City growth. Allowing for a gross floor space ratio of 1.5:1 in all areas of the Cityis appropriate, subject to addressing any servicing constraints.	Amendment Package 3 Approved December 21, 2022
RM5 Section 8.14	None	Add “ambulance stations” to discretionary uses.	Align with similar districts to allow for ambulance stations.	Amendment Package 3 Approved December 21, 2022

All Residential Districts except RMHL		Amend notes to development standards referring to site coverage and amend to include three season room and attached covered entries.	Part of review of three season rooms.	Amendment 4 Approed July 22, 2002

Section 9: Institutional Districts				
District	**Current Provision**	**Proposed Change**	**Rationale**	**Package and Date**
All M Districts	None	Permit Municipal Public Works Yards Type I	To permit municipal public works yards	Amendment Package 1 Approved May 25, 2020
All M Districts	Provide for the Family Child Care Homes, Child Care Centres and Adult Day Cares as a permitted or discretionary use.	- Amend the term "Family Child Care Homes" to "Day Cares, Residential" - Amend the term "Child Care Centres" to "Day Cares" - Remove references to "Adult Day Cares" - Permit "Day Cares" in the M3 and M4 Districts.	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022
M2 Section 9.2	Special needs housing height requirements of 11m	Special needs housing height requirement of 12m	This amendment provides for a building height that is consistent with similar Residential uses in the District (such as Multiple Unit Dwellings, Residential Care Home – Type III).	Amendment Package 1 Approved May 25, 2020
Notes to Development Standars	3, 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%. Site coverage for dwellings in dwelling groups may be increased for attached covered entries, patios and decks or three season		Approved July 25, 2022

		rooms by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.		
M3, M4 Section 9.3 Section 9.4	Special needs housing is a discretionary use because it has a lower parking rate in comparison to similar types of uses that are not non-profit or public authorities (e.g., special care homes, dwelling groups and multiple unit dwellings).	It is recommended that special needs housing be a permitted use to align with similar types of uses that are not non-profit or public authorities.	Special needs housing means multiple unit dwellings or dwelling groups operated by a non-profit corporation or public authority and used exclusively for the domestic habitation of senior citizens, people with disabilities, occupants of subsidized housing, or the cohabitant spouse and children of persons noted above. The change would align special needs housing with similar types of uses that are not non-profit or public authorities in these districts.	Amendment Package 2 Approved April 26, 2021
		Amend the permitted use tables in the M3 General Institutional Service District and M4 Core Area Institutional Service District to remove the use day cares and preschools, Day cares and preschools are permitted in these Districts and the amendment will remove the duplication.	Housekeeping amendmnets required as part of review of day cares.	Amendment 4 Approved July 25, 2022
M4 Section 9.4 Notes to Development Standards (6)	The current provision states: “The side yard shall be increased in width by 0.3 metres for each additional storey, excluding any permitted penthouse, above three storeys; provided further, that on a corner site along a flanking street or lane the side yard need not exceed 3 metres.”	It is recommended that “corner” be removed so that this applies to site that may have a flanking lane.	The current wording suggests that the 3.0m maximum side yard only applies to corner sites along a flanking street or lane; however, the provision should apply more broadly to any site with a flanking lane. It is not sensible to restrict the provision only to the scenario of a corner site with a flanking street and lane.	Amendment Package 2 Approved April 26, 2021

M4 Section 9.4.2	None	Add “parking station” to permitted uses.	Added to provide consistency with the parking and loading section of the Zoning Bylaw.	Amendment Package 3 Approved December 21, 2022

Section 10: Commercial Districts				
District	**Current Provision**	**Proposed Change**	**Rationale**	**Package and Date**
All B Districts (except B1A)	Provide for, Child Care Centres and Adult Day Cares as a permitted or discretionary use.	- Amend the term “Child Care Centre” to “Day Care” - Remove references to “Adult Day Cares” - Permit “Day Cares” in the B3, B4, B4A, B5, B5B, B5C, B6 Districts.	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022
B1B Section 10.2	The maximum building floor area of each restaurant or retail store on a site shall not exceed 325m^2.	Allow for restaurant or retail uses up to 465m^2 provided there is a second storey and the building is mixed use.	The proposed change will increase flexibility in the size of restaurants and retail uses in this District while ensuring building form meets the intent of the District. This change is in response to a request from Developers to provide for more flexibility for restaurant and retailsize as the current restriction makes it challenging to find tenants for these properties.	Amendment Package 3 Approved December 21, 2022
	Where parking is provided in a front yard, a landscaped strip of not less than 3 metres in width throughout lying parallel to and abutting the front site line shall be provided.	Add that the landscaping requirements applies for that portion of the site not covered by a building.	Provides clarification on required landscaping requirements.	Amendment Package 1 Approved May 25, 2020
	None	Add Accessory buildings and uses as a permitted use	To permit accessory buildings & uses in the B1B District for consistency with other commercial districts.	
B2 Section 10.4	All uses in the B2 District have a minimum height of 7.5m	It is recommended the height be increased to 10.5m. Sites within the established neighbourhoods will be increased to 8.5m.	Stakeholders have requested a review of the height in B2. It is recommended the height be increased to provide flexibility for the types of building forms that can be accommodated in this district. The increase in height is compatible with the heights of residential land uses that are often located adjacent to these commercial districts and aligns with the progression of height and massing of commercial districts in the City’s Zoning Bylaw.	Amendment Package 2 Approved April 26, 2021

B5B Section 10.8A	Commercial parking lots and parking stations currently do not have a front yard setback.	Amend the front yard setback requirement for commercial parking lots and parking stations to 3m.	A front yard setback is required for commercial parking lots and parking stations in the B5B District to accommodate the 3m landscaped strip. This amendment will align the setback requirement with the B5 and B5C Districts.	Amendment Package 3 Approved December 21, 2022
	This section outlines the gross floor space ratio for development in the B5B District.	It is proposed this section be amended to provide clarifying language.	To provide clarification.	Amendment Package 3 Approved December 21, 2022
	10.8A.4 Notes to Development Standards 1(b) Building Cap: a minimum front yard shall be provided of 3.0 metres from the front property line up to three storeys from the front property line shall be provided for every storey above the three storey building cap, however, the minimum setback of the building cap shall not exceed 6.0 metres from the front property line.	Clarify this regulation applies for the first three storeys above the building base and that each additional storey above the first three storeys of the building cap, shall provide an additional 0.6 metre setback, however, the maximum setback of the building cap shall not exceed 6.0 metres from the front property line.	This amendment clarifies the existing development standard for building cap in the B5B District and reflects the Broadway 360 Plan which was adopted by City Council. The regulation ensures buildings are stepped back in the Broadway Commercial District.	Amendment Package 1 Approved May 25, 2020
B6 Section 10.9	This section provides for minimum site width and site area for rooming units, hotel or motel units and sites with more than one dwelling unit.	It is proposed these sections be removed.	There are few sites which meet the site width and area requirements. Further, keeping these requirements may hinder development on existing sites.	Amendment Package 3 Approved December 21, 2022

Section 11: Industrial Districts				
Section	**Current Provision**	**Proposed Change**	**Rationale**	**Package and Date**
IL1, IL2, IH, IH2 Section 11.1 Section 11.2 Section 11.5 Section 11.6	None	Permit Municipal Public Works Yards as appropriate.	To permit municipal public works yards	Amendment Package 1 Approved May 25, 2020
IL1, IB, IH Section 1.1 Section 1.4 Section 1.5	Identify Child Care Centres and Adult Day Cares as a permitted, discretionary or prohibited use.	- Amend the term “Child Care Centre” to “Day Care” - Remove references to “Adult Day Cares” - Add Pre-schools as discretionary in the IB district	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022
IH Section 11.5	Trades, business and vocational schools use	Amend this use to specify this applies to schools with a gross leasable floor area of 1000m2 or greater	Smaller scale trade and vocational schools with a gross floor area of less than 1000m2 are permitted as they are deemed to be similar to other permitted uses found in the IH District. Larger scale operations are discretionary as they may have greater land use impacts related to traffic and parking. The establishment of a trade or vocational school with a gross floor area of 1000m2 or greater requires discretionary use approval by City Council. Business schools are being removed and will be reviewed as private school in the IH District.	Amendment Package 1 Approved May 25, 2020
	None	Add private schools	This amendment will list private schools as a discretionary use in the IH District. Currently this is a permitted use in the IH District, however the location of a private school requires additional review as this use may not be compatible with other heavy industrial uses.	Amendment Package 1 Approved May 25, 2020

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

MX1, MX2 Section 12.6 Section 12.7	Identify Child Care Centre and Adult Day Cares as a discretionary use.	- Amend the term “Child Care Centre” to “Day Care” - Remove references to “Adult Day Cares”	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022

Section 13: Direct Control Districts					
Section	**Subsection**	**Current Provision**	**Proposed Change**	**Rationale**	**Package and Date**
DCD3 DCD5 DCD6	13.3 13.5 13.6	These sections are Direct Control Districts for regional commercial development including Preston Crossing, Stonebridge and Blairmore.	It is proposed these sections be amended to delegate approval of development within these DCD to Administration.	Delegating approving authority to the Development Officer is consistent with how some other DCDs are managed in the Zoning Bylaw – specifically DCD1, DCD7 and DCD8. Approval of development within DCD3, DCD5 and DCD6 will be required to be consistent with the Council approved Concept Plan and regulations.	Amendment Package 3 Approved December 21, 2022
DCD7 DCD8	13.7 13.8	Identify Child Care Centres as a permitted use.	Amend the term “Child Care Centre” to “Day Care”	Amended regulations for child care and adult day care facilities to address stakeholder feedback, align regulations with provincial legislation and remove redundancies.	Child Care and Adult Day Care Facilities Approved April 25, 2022