

ZONING BYLAW REVIEW

IMPROVING SASKATOON'S ZONING BYLAW

One of the goals of the Zoning Bylaw Review is to look at and update regulations in the Zoning Bylaw related to:

The Review will look at:

- zoning districts to ensure clarity and that they meet best practices
- updating and clarifying definitions including adding new definitions where warranted
- ensuring consistency with accessibility standards
- options and considerations for affordable housing
- regulations pertaining to garbage, recycling and composting facilities
- updating and providing clarity to the General Administration section including considering delegated approval in Direct Control Districts to the Development Officer
- clarification regarding expansion on Agricultural Research Stations
- clarification of the interpretation of the terms “shopping centre” and “industrial complex”
- consideration of new uses including microbreweries and hostels
- consideration of school site zoning regulations



Updates and Clarity for the General Provisions Section

- Review regulations for Residential Care Homes, Family Child Care Homes to ensure consistency with Provincial Regulations
- Review regulations for secondary suites
- Establishment of sale and information centres in new neighbourhoods
- Review of live/work regulations
- Review and clarify amenity space requirements
- Review and clarify for accessory buildings
- Review and clarify regulations related to attached/covered patios, pools and decks
- Review and clarification of building height regulations
- Review and clarify permitted obstructions into required site yards
- Clarification of fencing requirements as it pertains to retaining wall height
- Clarification regarding structural attachment attached to a principal building
- Clarify how corner cut offs are managed on irregular shaped lots and landscaping requirements
- Location of backup generators and screening requirements
- Clarification of regulations as they relate to grade

Updates to Various Zoning Districts

Direct Control Districts

- Clarifications of what homeowners can do in DCD1 and DCD2

Industrial

- Amend outdoor storage regulations for IL3 where outdoor storage is prohibited
- Review office uses in IL2 and IL3

Institutional

- Allow for Personal Services Trades in M1 and M2
- Clarifications of retail regulations in M1
- Clarification that 2 unit dwellings are permitted in conjunction with and attached to any other permitted in M2, M3 and M4

Residential

- Detailed review of RMTN for dwellings groups and street townhouse developments

Specialized

- Inclusion of Civic Operating Centre and Recovery Park as a permitted use in AG

Commercial

- Review of B4MX
- Develop a Regional Retail District to replace existing DCDs
- Review regulations relating to Drive Thrus
- Clarification that 2 unit dwellings are permitted in conjunction with and attached to any other permitted use in specific commercial districts

Current Discretionary Uses including:

- Permit residential uses in MX1 and B5C (currently discretionary)
- Review discretionary nature of vocational schools and trade schools in IH
- Review discretionary nature of Child Care Centres and Preschools in M3
- District
- Review setbacks in residential and commercial districts to ensure consistency

Questions or Comments?

Please contact the Project Team with any questions, comments or concerns you may have.



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