

Project Overview

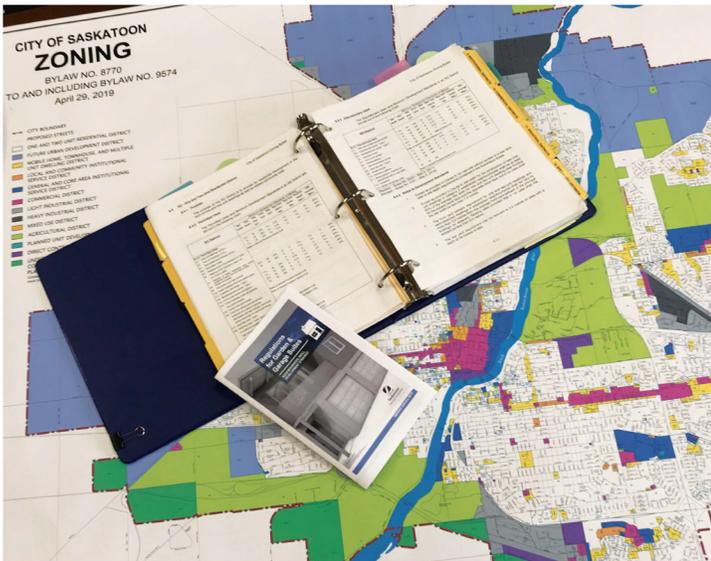
ZONING BYLAW REVIEW

-  Official Community Plan
-  Zoning Bylaw Review



Why are we reviewing the Zoning Bylaw?

The Zoning Bylaw was last reviewed in 2009. This comprehensive review is to ensure that the Bylaw meets current and desired trends in commercial, residential and community developments. The review will align the Zoning Bylaw with strategic priorities including consistency with the updated Official Community Plan. The project will make the Zoning Bylaw more accessible by adding visuals and creating an online, searchable version.



General updates to the Zoning Bylaw

The Bylaw review will provide updates consistent with the Planning and Development Act, the Official Community Plan renewal and other relevant City policies and practices including:

- Minor Variances and Site Plan Control
- Consistency with practices and policies of Building Standards

The Review will also correct spelling errors, typos, grammatical errors, provide clarification where needed, and review the Bylaw for repetition.



Improving Saskatoon's Zoning Bylaw

The Zoning Bylaw Review will 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

- Clarification of what homeowners can do in DCD1 and DCD2

Industrial

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

Institutional

- Review Personal Services Trades in M1 and M2
- Clarification 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:

- Review 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

Other updates and reviews may occur as the project moves forward and other items of importance are identified.



The Zoning Bylaw Review will undertake an in-depth review of specific topics that were identified through stakeholder consultations.

Review of Parking regulations

Review of landscaping requirements including:

- Consider changes/additions to definitions for landscaping
- Landscaping requirements as it relates to utility easements
- Review soft and hard landscaping requirements
- Review requirements for the location of trees and other plantings

Review of low density residential infill regulations including:

- Maximum side wall area
- Review Established Neighbourhood Map (Category 1 and 2 Neighbourhoods)
- Site width (60% rule for Category 2 neighbourhoods)
- Front porch encroachments into required front yard
- Reduced front yard setbacks where historic setbacks are less than 6 metres.

Regulations for new forms of development

- Research options for wide narrow lots

Review of environmental initiatives. This would include, but is not limited to:

- Consideration of options for green roofs
- Alternatives for hard surfacing
- Research and consider new regulations as it relates to lighting

Promotion of industry best practices and current trends including:

- Provisions for net zero buildings



Projects Related to the Zoning Bylaw Review

As part of the update to the Zoning Bylaw, a number of related projects are also being undertaken in Planning and Development and with other City Divisions:

