Zoning Bylaw No. 9990
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. 10204
(August 26, 2026)

City of Saskatoon
Zoning Bylaw No. 9990
Amendments to Zoning Bylaw No. 9990

Bylaw No. 10204 Text Amendment – August 26, 2026
To amend the Zoning Bylaw to add a provision back into the regulations related to garden and garage suites that was inadvertently removed.

Bylaw No. 10203 Text Amendment – August 26, 2026
To amend the Zoning Bylaw regulations for sidewall area and door sill height for primary dwelling in established neighbourhoods.

Bylaw No. 10202 Map Amendment – July 29, 2026
To rezone the lands from an FUD District to an R2 District; an FUD District to an RMTN District; an FUD District to an RMTN1 District; an FUD(H) District to a B1B District; an FUD(H) District to an RM3 District; an FUD(H) District to an R1A District; and an R1B District to an R1A District.

Bylaw No. 10201 Map Amendment – July 29, 2026
To rezone the lands from an FUD District to an R1A District.

Bylaw No. 10193 Map Amendment – June 24, 2026
To rezone the lands from an FUD(H) District to an R1A District; an FUD District to an R1A District; an FUD(H) District to an R1B District; an FUD District to an R1B District; an FUD District to an R2 District; and an FUD District to an FUD(H) District.

Bylaw No. 10192 Map Amendment – June 24, 2026
To rezone the lands from an R2 District to an R1B District.

Bylaw No. 10191 Map Amendment – June 24, 2026
To rezone the lands from an FUD(H) District to an R2 District.

Bylaw No. 10183 Map Amendment – May 27, 2026
To rezone the lands from an FUD District to an R2 District; and an FUD District to an R1B District.

Bylaw No. 10180 Text Amendment – May 27, 2026
To allow for additional housing options on corner lots within the Transit Development Area.

Bylaw No. 10179 Text Amendment – May 27, 2026
To revise regulations for garden and garage suites by removing barriers to the development of secondary suites and garden and garage suites.

Bylaw No. 10168 Map Amendment – April 29, 2026
To rezone the lands from an M1 District to a CR2 District.

Bylaw No. 10163 Map Amendment – March 25, 2026
To rezone the lands from a M2 District to a CS1 District.

Bylaw No. 10159 Text Amendment – March 25, 2026
To amend Appendix A to update standards applicable to sign regulations for project development signs and digital signs; and make housekeeping amendments to improve formatting, consistency and clarity.

Bylaw No. 10157 Map Amendment – February 25, 2026
To rezone the lands from an FUD(H) District to an R1A District; and an FUD(H) District to an R2 District.

Bylaw No. 10154 Map Amendment – January 28, 2026
To rezone the lands from an R1B District to an RMTN1 District.

Bylaw No. 10153 Map Amendment – January 28, 2026
To rezone the lands from an RM3 to a B4MX District.
(Ministry Approval – **February 12, 2026**)

Bylaw No. 10150 Map Amendment – January 28, 2026
To authorize the Rezoning Agreement.
(Ministry Approval – **February 12, 2026**)

Bylaw No. 10148 Map Amendment – January 28, 2026
To rezone the lands from an M1 District to an RM4 District.

Bylaw No. 10118 Map Amendment – October 29, 2025
To rezone the lands from an FUD District to an FUD(H) District; an R1A District to an FUD(H) District; an FUD District to an RMTN1 District; and an FUD District to an R1B District.

Bylaw No. 10117 Map Amendment – October 29, 2025
To authorize a Rezoning Agreement.

Bylaw No. 10116 Text Amendment – October 29, 2025
To remove the restriction on construction beneath required yards.

Bylaw No. 10115 Map Amendment – October 29, 2025
To rezone the lands from an RM4 District to a CM1 District; an R2A District to a CM1 District; an R2 District to a CM1 District; an RM3 District to a CM1 District; and an M2 District to a CS1 District.

Bylaw No. 10114 Map Amendment – October 29, 2025
To rezone the lands from an RMTN District to a CR2 District.

Bylaw No. 10112 Map Amendment – September 24, 2025
To rezone the lands from an IL1(H) District to an IL1 District; and a DCD4 District to an IL1 District.

Bylaw No. 10110 Map Amendment – September 24, 2025
To rezone the lands from an FUD(H) District to an R1A District; and an FUD(H) District to an RMTN District.

Bylaw No. 10109 Map Amendment – August 27, 2025
To rezone the lands from an IL1(H) District to an IL1 District.

Bylaw No. 10105 Map Amendment – August 27, 2025
To authorize the Rezoning Agreement.
(Ministry Approval – **October 30, 2025**)

Bylaw No. 10096 Map Amendment – July 30, 2025
To authorize a Rezoning Agreement.

Bylaw No. 10095 Map Amendment – July 30, 2025
To rezone the lands from an FUD District to an R1B District; and an FUD District to an R2 District.

Bylaw No. 10094 Map Amendment – July 30, 2025
To rezone the lands from an FUD District to an R1B District; and an FUD District to an R2 District.

Bylaw No. 10090 Map Amendment – June 25, 2025
To authorize a Rezoning Agreement.

Bylaw No. 10089 Map Amendment – June 25, 2025
To rezone the lands from an FUD District to an R2 District.

Bylaw No. 10087 Map Amendment – June 25, 2025
To authorize the Rezoning Agreement.
(Ministry Approval – **August 6, 2025**)

Bylaw No. 10085 Text Amendment – June 25, 2025
To make housekeeping amendments to improve consistency and clarity; and amend Appendix A to update standards applicable to sign regulations.

Bylaw No. 10084 Text Amendment – June 25, 2025
To regulate the location and condition of surface parking in the B6, MX2 and M4 zoning districts.

Bylaw No. 10083 Text Amendment – June 25, 2025
To amend the Appendix D: Density Bonus Provisions to broaden the opportunity for bonusing and align the eligible development features with strategic goals.

Bylaw No. 10082 Text Amendment – June 25, 2025
To support a continued transition from light industrial uses to mixed-use development for neighbourhood scale retail while increasing density in the MX2 District.

Bylaw No. 10081 Text Amendment – June 25, 2025
To amend the B6 District to increase development opportunity by raising developable density, adding flexibility to development standards and aligning standards for high-quality development outcomes.

Bylaw No. 10078 Map Amendment – May 21, 2025
To authorize a Rezoning Agreement.

Bylaw No. 10070 Text Amendment – April 23, 2025
To align with the language contained in the new City Centre and District Plan.
(Ministry Approval – **September 9, 2025**)

Bylaw No. 10068 Map Amendment – April 23, 2025
To rezone the lands from an R2 District to a B2 District.
(Ministry Approval – **September 9, 2025**)

Bylaw No. 10065 Text and Map Amendment – March 26, 2025
To add a map of the flood plain area; and remove reference to revocation of a development permit.
(Ministry Approval - **April 22, 2025**)

Bylaw No. 10063 Text Amendment – March 26, 2025
To permit secondary suites in semi-detached dwellings.
(Ministry Approval - **April 22, 2025**)

Bylaw No. 10061 Text Amendment – March 26, 2025
To repeal Direct Control District 2.

Bylaw No. 10060 Map Amendment – March 26, 2025
To rezone the lands from a DCD2 District to a CM1 District; a DCD2 District to a CR2 District; DCD2 District to a CS1 District; and a B5 District to a CR2 District.
(Ministry Approval – **April 22, 2025**)

Bylaw No. 10053 Map Amendment – January 29, 2025
To rezone the lands from an FUD District to an RMTN1 District.

Bylaw No. 10046 Map Amendment – December 18, 2024
To rezone the lands from an FUD(H) District to an R1A District; and an FUD(H) District to an R2 District.
(Ministry Approval – **January 3, 2025**)

Bylaw No. 10045 Map Amendment – December 18, 2024
To rezone the lands from an FUD(H) District to an RMTN District.
(Ministry Approval – **January 3, 2025**)

CITY OF SASKATOON ZONING BYLAW
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Bylaw No. 9990
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 control the use of land and 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 Saskatoon, 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 compliance 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, subsection, 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, subsection, clause, 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 contains 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;

"**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;

"**accessory building**" or "**accessory use**" means a building or use which:

(a) is subordinate to and serves the principal building or principal use;

(b) is subordinate in area, extent and purpose to the principal building or principal use served;

(c) contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served;

(d) is located on the same site as the principal building or principal use served;

"**Act**" means *The Planning and Development Act, 2007*;

"**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;

"**active use core**" means the primary retail and commercial services area of the Downtown as shown on the Official Community Plan Map 2 – Downtown Districts, where active ground floor uses are supported; (Revised – Bylaw No. 10070 – April 23, 2025)

"**adult entertainment venue**" means a nightclub or similar commercial establishment which regularly features live adult entertainment including strip-tease or similar adult performances. For the purpose of this definition, "regularly features" means more than twice in one calendar month;

"**adult mini-theatre**" means any premises or any part thereof, where, for any form of consideration, 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 not more than 10 seats. 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 defined in *The Adult Services Licensing Bylaw, 2012*;

"**agricultural use**" 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;

"**alcohol establishment – type I**" means an alcohol establishment that is limited to 250m^2 gross leasable floor area and where limited live entertainment is permitted;

"**alcohol establishment – type II**" means an alcohol establishment with gross leasable floor area greater than 250m^2 and where limited live entertainment is permitted;

"**alcohol establishment – type III**" means an alcohol establishment where evening or night time entertainment is provided and where there is a designated area such as a stage or a dance floor for live entertainment or dancing;

"**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 building 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 license issued pursuant to *The Ambulance Act* and having a current contract with the Saskatchewan Health Authority;

"**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;

"**art gallery**" means an art gallery operated by the City or other public agency;

"**assembly hall**" means a building used for gatherings for which food and beverages may be prepared and served on the premise, but does not include catering kitchens, catering halls, restaurants or similar food service establishments;

"**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, which does not have walls and is not enclosed; (Revised – Bylaw No. 10085 – June 25, 2025)

"**bakery**" means a use where baked goods are produced and sold on the same premises and may contain an area for the product to be consumed;

"**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;

"**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;

"**bicycle parking space**" means that part of a site or structure on which a bicycle may be parked and locked;

"**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 owner of a boarding house or boarding apartment;

"**boarding apartment**" means a building in which the owner supplies sleeping accommodations for more than fifteen boarders, for a period greater than one week 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 owner supplies sleeping accommodations for more than five boarders but not more than 15 boarders, for a period greater than one week and where meals and other services may be provided and where no cooking facilities are present in any individual sleeping room or accommodations;

"**boarding kennel**" means the temporary accommodation of dogs, cats or other domestic animals for commercial purposes;

"**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;

"**breeding kennel**" means the keeping of not less than four dogs, cats or other domestic animals, which are older than 12 months, for breeding purposes;

"**brewery**" means an operation that brews more than 20,000 hectolitres of beer under a valid manufacturer permit in accordance with *The Alcohol Control Regulations, 2016*;

"**building**" means any structure constructed or placed on, in or over land 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;

"**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 midpoint 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, 2017,* authorizing the construction, erection, placement, alteration, repair, renovation, demolition, relocation, removal, use, occupancy or change of occupancy of any structure;

"**cannabis production facility**" means a federally licensed facility used for the purposes of cultivation, harvesting, production, processing, manufacturing, packaging, storage or shipping of cannabis or goods and products derived from cannabis but does not include a cannabis nursery, research facility or warehouses;

"**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;

"**car wash**" means a building or portion of a buildin361g which is used for washing vehicles, including full service, automatic and hand operated facilities, but does not include facilities for washing 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;

"**category 2 neighbourhood**" means:

(a) for the purposes of the regulations governing garden and garage suites, a neighbourhood other than a category 1 or category 3 neighbourhood; and

(b) for the purposes of the regulations governing primary dwellings, an established neighbourhood other than a category 1 neighbourhood;

“**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 a concept plan approved after the adoption of this Bylaw;

"**catering hall**" means a building used for catering to gatherings for which food and beverages are prepared and served on the premises and for 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;

"**cemetery**" means property used for the internment of the dead and may include facilities for the storage of ashes of human remains that have been cremated;

"**commercial parking lot**" means an area of a site used for parking motor vehicles for compensation;

"**commercial recreation use**" means a place designed and equipped for indoor or outdoor sports and other leisure activities, operated as a business and open to the public for a fee but does not include permanent midways or fairgrounds;

“**commercial school**” means a facility for training and instruction in a talent, skill or hobby and may include music, dance or similar school;

"**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, sustainable building practices, heritage preservation, public parking facilities, wind mitigation efforts and related amenities;

"**community centre**" means a facility used for recreational, social, educational or cultural activities and which is owned by the City, a 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 office, workshop and yard**” means a place used for the storage of construction materials, equipment, tools, products and vehicles;

"**convenience store**" means a store offering products for sale which provides a convenient day to day service to residents;

"**corner site**" means a site at the intersection or junction of two 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)];

"Corridor Growth Area" or "**CGA**" 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.

"**Council**" means the Council of the City of Saskatoon;

"**custodial care facility**" means:

(a) a youth custody facility as defined in the *Youth Criminal Justice Act, 2002*; or

(b) a place of temporary detention as defined in the *Youth Criminal Justice Act, 2002*; or

(c) a community correctional facility as defined in *The Correctional Services Act, 2012*;

"**custodial care facility – type I**" means a custodial care facility in which the number of persons in custody is not more than five;

"**custodial care facility – type II**" means a custodial care facility in which the number of persons in custody not more than eight;

"**custodial care facility – type III**" means a custodial care facility in which the number of persons in custody is nine or more;

"**day care centres**" means an establishment providing for the care, supervision, protection or support of individuals of any age 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 Officer appointed in accordance with clause 4.1(1) of this Bylaw;

"**distillery**" means an operation that distils spirits and spirit-based beverages under a valid manufacturer permit in accordance with *The Alcohol Control Regulations, 2016;*

"**dry cleaner**" means an establishment providing for the collection, distribution and intensive chemical cleaning of clothing and fabrics;

"**dry cleaning pick-up depot**" means an establishment providing for the collection and distribution of clothing and fabrics subjected to chemical cleaning at an approved dry cleaner;

"**dwelling**" means a building used or intended for residential occupancy;

"**dwelling group**" means a group of two or more detached OUDs, two-TUDs, MUDs, townhouses, boarding houses, boarding apartments, residential care homes, 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 unit**" means a separate set of living quarters, whether occupied or not, containing sleeping facilities, sanitary facilities and one kitchen or one set of kitchen components 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 does not include a commercial school or independent school;

"**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;

"**emergency residential shelter**" means a facility where emergency temporary lodging is provided at 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;

"**enclosed parking**" 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;

"**erected**" means built, constructed, or reconstructed and includes:

(a) the removal of a structure from one lot and relocating it on another lot; and

(b) 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 E, which is attached to and forms part of this Bylaw;

"**festival site**" means a portion of a park, which may contain buildings or structures, that are designed and utilized for cultural or social events and that is operated by the City, a non-profit corporation or other non-profit organization;

"**financial institution**" means a bank, credit union or trust company with a retail branch;

"**flanking**" or "**flankage**" means to the side of a lot, parcel or site;

"**flat roof**" means a roof which has a pitch of less than 2:12;

"**front building line**" means the line of the wall of the building, or any projecting portion of the building, excluding permitted obstructions which faces the front site line;

"**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;

"**front yard**" means the area between the side site lines and the front site line to the front building line;

"**funeral and wedding establishment**" means a building used primarily for wedding and funeral ceremonies, which may include an assembly 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;

"**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 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;

"**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;

"**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 or repair of motor vehicles;

"**gazebo**" means a freestanding accessory structure with a solid roof which is not enclosed, except for screening or glass;

"**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;

"**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 surface**" means the use 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 paver;

"**hazardous substance**" means a hazardous substance as defined by *The Hazardous Substance and Waste Dangerous Goods Regulations*;

"**health club**" means an establishment that may provide facilities for aerobic exercises, running and jogging, exercise equipment, game courts, swimming facilities and accessory services including instructed fitness classes or 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;

"**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 an accessory use of a dwelling unit within the principal residence of the host, in which rental accommodations are provided to guests for tenancies of less than 30 days;

"**hospital**" means a hospital operated by the Saskatchewan Health Authority;

"**hostel**" means an establishment in which lodgers are harboured, received or lodged for not more than one week at a time;

"**hostel – type I**" means a hostel in which the number of lodgers is not more than five;

"**hostel – type II**" means a hostel in which the number of lodgers more 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 and includes a motel;

"**independent adult service agency**" means an independent adult service agency as defined in *The Adult Services Licensing Bylaw, 2012;*

"**independent school**" means a facility which meets Provincial requirements for education or training and which does not secure the majority of its funding from taxation or any governmental agency and may include vocational schools;

"**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;

"**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;

"**interior site**" means a site other than a corner site [Refer to Figure 2.0 (b)];

"**junk and salvage yard**" 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;

"**kennel enclosure**" means an accessory building or enclosure intended to house one or more domestic animals;

"**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;

"**lane**" means a public way which affords a secondary means of access to a site;

“**livestock**” means cattle, sheep, swine, goats, llamas, horses, poultry and similar animals;

"**loading space**" means that part of a site or structure where a single vehicle may be loaded or unloaded;

“**long-term bicycle parking space**” means a bicycle parking space in a covered, secure location;

"**lot**" means a parcel of land of a subdivision, the plan of which has been filed or registered with the land titles registry;

"**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;

"**marquee**” or “**canopy**" means a roof construction or cantilevered roof, not enclosed, 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 laboratory**" 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 permit in accordance with *The Alcohol Control Regulations, 2016*, but does not include the production of spirits or spirit-based beverages;

"**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 Alcohol Control Regulations, 2016*, 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;

“mobile home” means a mobile home as defined in *The Mobile Homes Bylaw, 1976*;

"**mobile home court**" means a site on which two or more occupied mobile homes are permitted and includes any accessory buildings or structures but does not include an industrial or construction camp;

"**motion picture studio**" 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;

"**multiple-unit dwelling**" or "**MUD**" means a building or a portion thereof designed for or occupied as three or more dwelling units, but not including a hotel, street townhouse or townhouse; (Revised – Bylaw No. 10085 – June 25, 2025)

"**municipal public works yard – type I**" means a site owned or operated by the City to provide services to maintain public parks within a sector and used for the storage, maintenance or minor repair of infrastructure, materials or equipment;

"**municipal public works yard – type II**" means a site owned or operated by the City 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;

"**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;

"**neighbourhood recycling and 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 does not include:

(a) processing of recyclable material other than compaction;

(b) collection and storage of oil, solvents, or other hazardous material; and

(c) outdoor compaction or storage;

"**office**" and "**office building**" means a building or part of a building used 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;

"**one-unit dwelling**" or "**OUD**" means a detached building designed for or occupied as one dwelling unit;

"**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;

"**park**" means the development of public land specifically designed or intended for the general public for active or passive recreational use. It may be located on dedicated municipal reserve or other lands maintained for recreational purposes by the City.

"**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;

"**parking space**" means that part of a site or structure on which a single motor vehicle may be parked;

"**parking station**" means a site used for the parking of motor 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 stand-alone or part of a building containing other uses;

"**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;

"**pawnshop**" means a pawnshop as defined in *The Business License Bylaw, 2021;*

"**pergola**" means a freestanding structure consisting of columns or posts that support an open roofing grid of beams and rafters, is not enclosed and does not include arbours or trellises;

"**personal service trade**" means a use where any of the following activities occur:

(a) services related to the care and appearance of the human body or hair;

(b) services intended for relaxation and rejuvenation through massage, alternative health practices, aromatherapy and similar treatments; and

(c) the non-industrial care, cleaning, alteration or repair of clothing, jewellery, shoes or similar personal accessories, but does not include the provision of services provided at a medical clinic;

"**photography studio**" means a place used for portrait or commercial photography and may include developing and processing of film and 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;

"**preschool**" means a facility which provides a part-time program for preschool aged children;

"**primary dwelling**" means an OUD, TUD, SDD or MUD containing up to four dwelling units located in an established neighbourhood;

"**principal building**" means a building in which is conducted the main or primary use of the site on which the building is situated.

"**private club**" means a place used for meetings and 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 garage**" means a garage used for storage purposes only, accessory to a dwelling, 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;

"**property line**" means a line of record bounding a site that divides one site from another or from a street or any other public space;

"**public garage**" means any garage available to the public that is operated as a business for repair, rental, greasing, washing, servicing, adjusting or equipping of motor vehicles, including painting, body work and major repairs;

"**public library**" means a library operated by the City or other public agency;

"**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 legislation, which furnishes any of the following services and facilities to or for the use of all the inhabitants of the City:

(a) communication by way of telephone lines, optical cables and cable television services;

(b) public transportation by bus and railway, excluding the storage of buses in R zoned areas;

(c) production, transmission and delivery of water, gas and electricity; and

(d) collection, disposal of sewage, waste and recyclable material;

"**radio studio”** or “**television studio**" means a place where radio or television programming is produced;

"**rear building line**" means the line of the wall of the building or any projecting portion of the building excluding permitted obstructions which faces the rear site line;

"**rear yard**" means the area between the side site lines and the rear site line to the rear building line (corner and interior);

"**required yard**" 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;

"**research laboratory**" 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, is not more than 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;

"**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**” (Repealed – Bylaw No. 10070 – April 23, 2025)

"**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;

"**screening**" means a fence, building, structure or other method of creating a visual barrier;

"**semi-detached dwelling**" or "**SDD**" 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;

"**service station**" means an establishment engaged in, or previously 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 car wash unless such use is a permitted or discretionary use in the relevant zoning district;

"**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 or discretionary uses are located together for their mutual benefit, including the use of off-street parking and other joint facilities;

"**short-term bicycle parking space**" means a bicycle parking space in a publicly accessible location;

"**short-term rental property**" means an accessory use of a dwelling unit 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;

"**side building line**" means the line of the wall of the building, or any projecting portion of the building excluding permitted obstructions, which faces the side site line;

"**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;

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

"**site**" means an area of land:

(a) under one ownership considered as a unit;

(b) having its principal frontage on a street; and

(c) not divided by a street;

"**site coverage**" means that percentage of the site covered by buildings above grade level exclusive of cantilevered marquees, canopies, balconies and eaves;

"**site depth**" 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 site 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)]

"**small animal grooming**" means a business operating for the purpose of grooming small domestic animals not prohibited by *The Animal Control Bylaw, 1999*, but does 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;

"**stockyard**" means a yard or enclosure where livestock is kept;

"**storage garage**" means a garage exclusively used for the storage of motor vehicles and where no repair facilities are maintained;

"**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; 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 His 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 townhouse**" means a dwelling unit on its own site, not stacked and attached to at least one other dwelling unit, on its own site, with a common wall throughout at least 40% of the depth of the entire structure;

"**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;

"**surface parking**" means a parking facility at grade level and from which vehicles are visible from abutting streets and lanes;

“surface parking lot” means a site in the Downtown used for parking motor vehicles on a permanent or temporary basis, with or without compensation, that is located at grade level, is not enclosed or located within a parking structure, and is not located in conjunction with a principal building on the site; (Revised – Bylaw No. 10084 – June 25, 2025)

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

"**through site**" means a site not more than one lot in depth, having a frontage on two streets more or less parallel; [Refer to Figure 2.0 (b)]

"**townhouse**" means a dwelling, located in a dwelling group, architecturally designed as one cohesive building, which contains three or more attached dwelling units, having direct access to the outside at grade level and is not wholly or partly above another dwelling;

"**trailer coach**" means trailer coach as defined in *The Mobile Homes Bylaw,* 1976;

“**Transit Development Area**” or “**TDA**” 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 CGA;

“transparent opening” means glazing or similar finish in a window, door, or other opening that provides the ability to see inside a building. Tints, gradients, and other obscuring properties are acceptable provided they are not opaque and maintain ability to discern the interior space; (Revised – Bylaw No. 10081 – June 25, 2025)

"**two-unit dwelling**" or “**TUD**” means a detached building designed for or occupied as two dwelling units;

“**U of S**” means the University of Saskatchewan;

"**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 does 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;

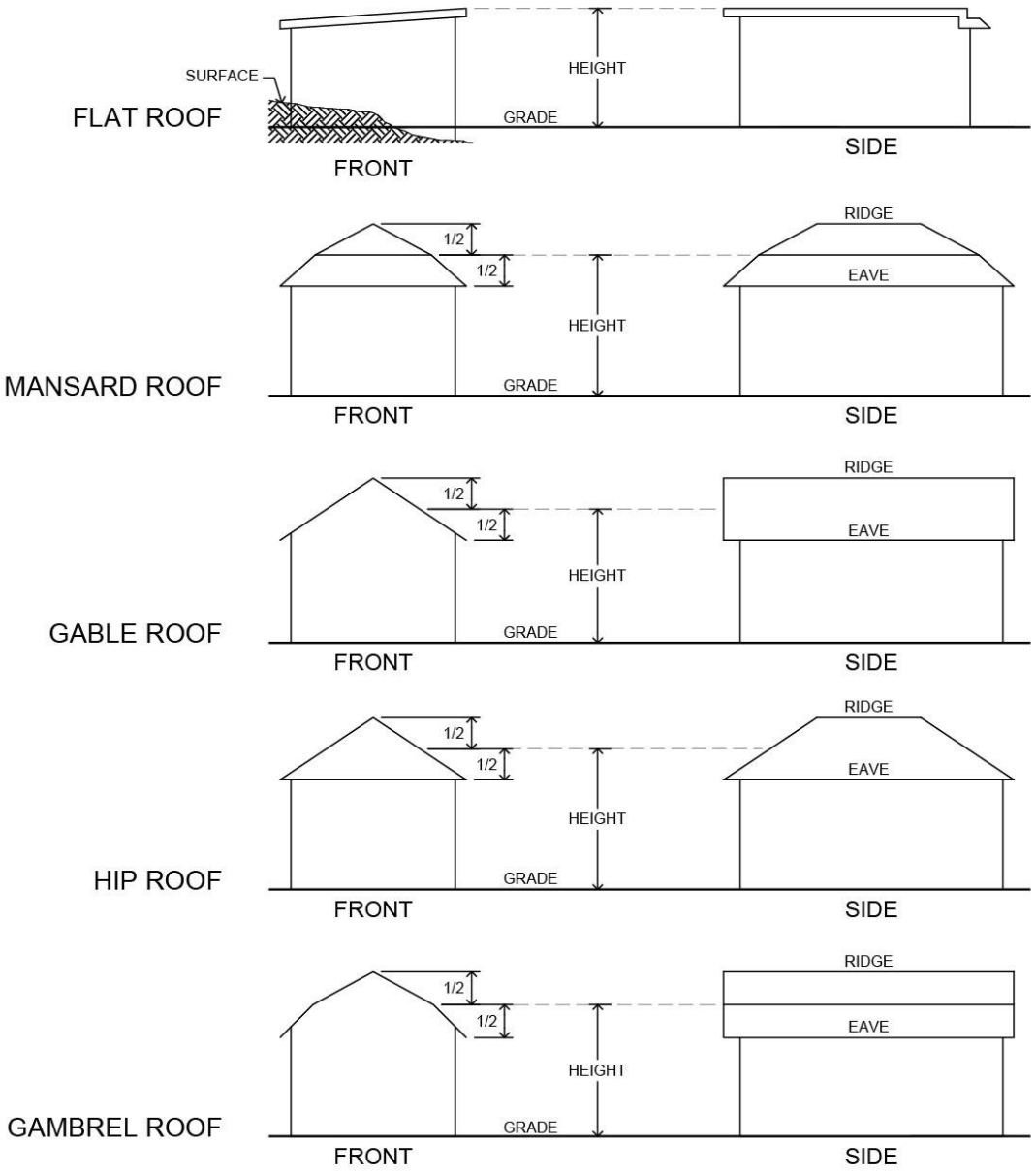
“**waste**” means waste as defined in *The Waste Bylaw, 2004*;

“**xeriscaping**” means a landscaping technique that focuses on water conservation while creating lush, colourful and unique landscapes with native or naturalized drought resistant species;

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

Interpretation of
Building Height Measurement

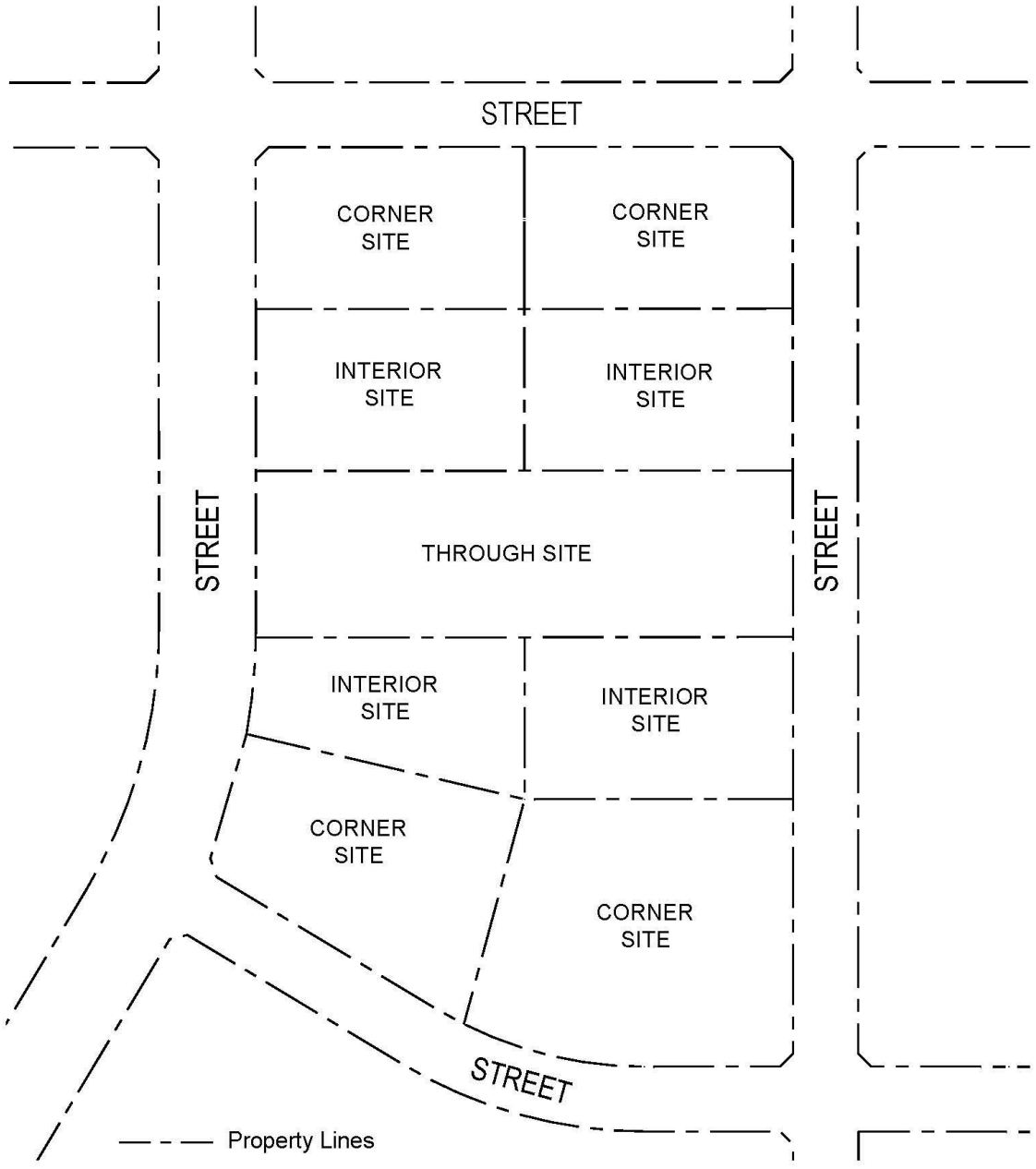
Figure 2.0(a)



N:\Planning\MAPPING\Wall_Maps\Zoning_Map\Zoning Bylaw\Figure 2.0(a)(i)_Building Height.dwg

Example of
Types of Sites

Figure 2.0(b)

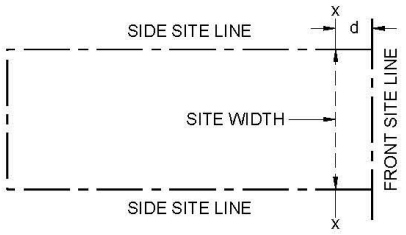


N:\Planning\MAPPING\Wall_Maps\Zoning_Map\Zoning Bylaw\Figure 2.0(b)_Site Definitions.dwg

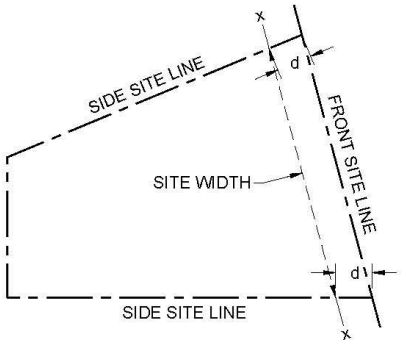
Illustration of
Site Width

Figure 2.0(c)(i)

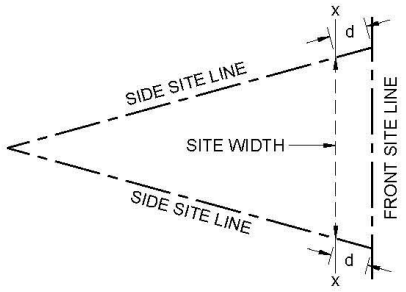
(A) SIDE SITE LINES ARE PARALLEL; STREET IS STRAIGHT



(B) FRONT AND REAR SITE LINES ARE NOT PARALLEL



(C) NO REAR SITE LINE



x = Point of intersection of minimum front yard with interior side site line(s)
d = Distance between front site line and intersection of minimum front yard with interior side site lines

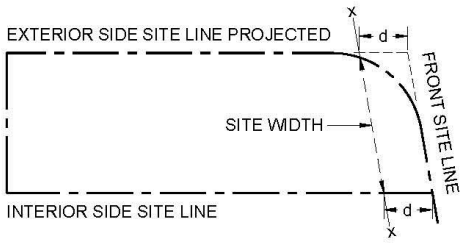
Note: These figures are for reference purposes only and should not be taken to preclude situations where the front yard is considered along the wider part of the site.

N:\Planning\MAPPING\Wall_Maps\Zoning_Map\Zoning Bylaw\Figure 2.0(c)(i) & (ii)_Site Width.dwg

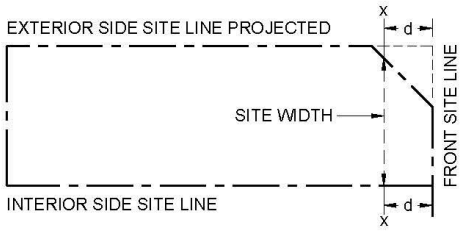
Illustration of
Site Width

Figure 2.0(c)(ii)

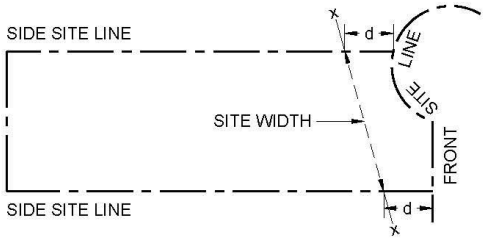
(D) CORNER SITE WITH A CURVE



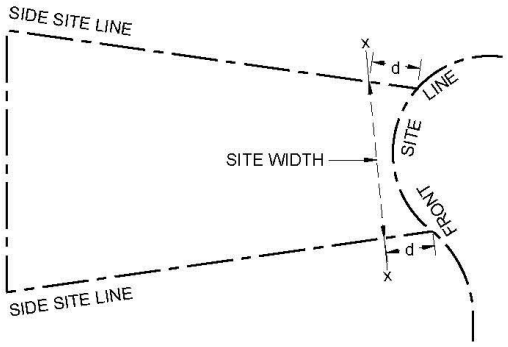
(E) CORNER SITE WITH A DAYLIGHT TRIANGLE



(F) SITE ON A CORNER EYEBROW



(G) SITE ON A CUL-DE-SAC



x = Point of intersection of minimum front yard with interior side site line(s)
d = Distance between front site line and intersection of minimum front yard with interior side site lines

N:\Planning\MAPPING\Wall_Maps\Zoning_Map\Zoning Bylaw\Figure 2.0(c)(i) & (ii)_Site Width.dwg

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 MUD District
RM2	Low/Medium Density MUD District
RM3	Medium Density MUD District
RM4	Medium/High Density MUD District
RM5	High Density MUD District
M1	Local Institutional Service District
M2	Community Institutional Service District
M3	General Institutional Service District
M4	Core Area Institutional Service District
CR1	Corridor Residential 1 District
CR2	Corridor Residential 2 District
CM1	Corridor Mixed-Use 1 District
CS1	Corridor Station Mixed-Use 1 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 Urban Commercial District
B4A	Special Arterial and Urban 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
AC2	B5B Architectural Control Overlay District
RBS	RBS Riverbank Slope Overlay District

(Revised – Bylaw No. 10085 – June 25, 2025)

3.2 Interpretation of Zoning District Regulations

(1) The permitted, discretionary and accessory uses, as well as prohibited uses where applicable, are outlined in tables in each of the zoning districts. The tables contain development standards for each use; further regulations for specific uses may be contained elsewhere in the Bylaw. Where more than one regulation of the Bylaw applies, the more restrictive regulation shall prevail unless stated otherwise.

(2) The permitted and discretionary use tables and development standards tables within each zoning district may contain subscript footnote references. These subscripts correspond to the Notes to Development Standards which

are explanatory notes or additional regulations that apply to specific uses. These immediately follow the above-noted tables in each zoning district.

3.3 Zoning Map

(1) The zoning districts referred to in subsection 3.1 are identified on the Zoning Map.

(2) The Zoning Map forms part of this Bylaw and is incorporated as Schedule A to this Bylaw.

(3) 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.

(4) The Zoning Map consists of 96 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 Urban Centre
Part 021	Kensington
Part 022	Elk Point
Part 025	Downtown
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 Urban 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 Urban Centre
Part 055	Lawson Heights
Part 056	Silverwood Heights
Part 057	Confederation Urban 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 Urban Centre
Part 068	Lakewood Urban Centre
Part 069	Evergreen
Part 070	Aspen Ridge
Part 080	Brighton
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	U of S Lands North Management Area
Part 715	U of S Management Area
Part 716	U of S Lands South Management Area
Part 717	Airport Management Area
Part 718	U of S Lands East Management Area
Part 719	Hillcrest Management Area
Part 901	S.E. Development Area
Part 902	University Heights Development Area
Part 903	Blairmore Development Area
Part 904	Holmwood Development Area
Part 905	North Development Area
Part 906	North West Development Area
Part 907	South West Development Area
Part 908	South Development Area

3.4 Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of any zoning district shown on the Zoning Map, the following shall apply:

(a) 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;

(b) 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;

(c) 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 to and at such distance from those lines as indicated on the Zoning Map;

(d) 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;

(e) 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;

(f) 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 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 related 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.

3.7 Overlay Zoning Districts

(1) Overlay zoning districts apply regulations, in addition to the standard zoning district regulations to specific sites as indicated on the Zoning Map.

(2) Where the standard zoning district regulations applicable to a site appear to be in conflict with the overlay regulations applicable to a site, the overlay regulations shall prevail.

3.8 Heritage Properties

Provincial and municipal heritage properties and properties which are included in Schedule A of *The Demolition Permit Bylaw, 1987,* are identified on the Zoning Map with a star symbol (★). These properties are afforded protection and are subject to the provisions of *The Heritage Property Act*.

4.0 General Administration

4.1 Authority and Responsibility of Development Officer

(1) The General Manager of the Community Services Division and any employee of the Community Services Division authorized in writing by the General Manager is appointed to act as a Development Officer for the purposes of this Bylaw and Act.

(2) The Development Officer shall administer this Bylaw.

4.2 Application of Regulations

(1) No development shall be carried out that is contrary to 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, park, fire department, municipal transit system, or municipal, provincial or federal police service. However, the Development Officer shall ensure that administrative buildings and accessory buildings are generally compatible with adjacent properties in terms of building height, setbacks, landscaping and parking.

(3) The Development Officer may vary the development standards for joint use elementary, high schools and community facilities, cohesively integrated within one site or combination of sites. Standards that may be varied include 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 the area.

(4) 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 vary the development standards for a municipal heritage property, provided that the development remains generally compatible with adjacent properties.

(5) Compliance with the provisions contained in this Bylaw does not relieve any person from the requirements of any legislation, regulations, bylaws, encumbrances or agreements that may apply to the land or development.

4.3 Development Permits

4.3.1 Development Permit Required

(1) Unless otherwise provided in this Bylaw, no person shall undertake or commence any use without first obtaining a development permit.

(2) 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

A development permit is not required for the following, subject to compliance with 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;

(c) the construction of a temporary building, the sole purpose of which is incidental to the use 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, a change in use, or an intensification of use;

(e) the erection of satellite dish antennae, solar collectors and solar panels where the 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 *The Demolition Permit Bylaw, 1987*;

(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) pre-development activities carried out in compliance with clause 5.1.18;

(j) pergolas, gazebos and other similar structures with a gross floor area of 14 square metres or less which are not located in a required front yard;

(k) specific uses including the following:

(i) day care, residential;

(ii) keeping of boarders.

4.3.3 Concurrent Processing of Development Permits and Building Permits

(1) An application for a development permit shall be processed concurrently with an application for a building permit, sign permit, or portable sign license.

(2) The development permit shall take the form of a letter or stamp affixed to the building permit, sign permit or portable sign license. In the case of business license applications, the issuance of a business license shall also constitute the issuance of a development permit.
(Revised – Bylaw No. 10085 – June 25, 2025)

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 or a business license, every application for a development permit shall include 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) 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;

(e) 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 OUDs, TUDs, SDDs, MUDs containing up to four dwelling units or any accessory use to a dwelling unit, 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 being used;

(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;

(g) payment of the applicable fees contained in *The Development Applications Fee Bylaw, 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 *The Demolition Permit Bylaw, 1987*, or buildings listed on the Saskatoon Register of Historic Places.

4.3.5 Development Permit Application Process

(1) Applications for a development permit shall be submitted to the Development Officer.

(2) The Development Officer shall issue a development permit for a development that complies with this Bylaw, the City's Official Community Plan and the Act.

(3) When a discretionary use has been approved by Council, the Development Officer shall issue a development permit subject to any specific development standards or conditions prescribed by Council pursuant to subsection 56(3) of the Act.

(4) Every decision of the Development Officer with respect to an application for a development permit shall take the form of a letter or stamp affixed to approved drawings.

(5) A decision of the Development Officer to deny a development permit shall be in writing and a copy of the decision shall be sent to the applicant. (Revised – Bylaw No. 10065 – March 26, 2025)

4.3.6 (Repealed – Bylaw No. 10065 – March 26, 2025)

4.3.7 Airport Zoning Regulations

If the Development Officer determines that a development permit application is subject to *The Saskatoon Airport Zoning Regulations, 1987*, the applicant may be required to seek the approval of Transport Canada, the Saskatoon Airport Authority, NavCanada and such other agencies prior to a development permit being issued.

4.3.8 Validity of a Development Permit

(1) 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.

(2) For all other development permits, if development does not commence within one year from the date of issuance of the permit the permit ceases to be valid.

4.4 Development Appeals

4.4.1 Development Appeals Board

(1) The Development Appeals Board of the City of Saskatoon is hereby established and shall hear and determine appeals in accordance with the Act.

(2) Council shall appoint five members to constitute the Development Appeals Board.

(3) Remuneration for members of the Development Appeals Board hearing a matter will consist of the following:

(a) the chair shall receive $150.00 for up to and including four hours per day, with an additional $25.00 per hour for each additional hour per day, as required;

(b) a member shall receive $100.00 for up to and including four hours per day with an additional $25.00 per hour for each additional hour per day, as required;

(c) the member responsible for writing the Development Appeals Board decision will receive an additional $50.

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 or conditions, the applicant shall be advised that any development standard or condition 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.

4.4.3 Minor Variances

(1) The Development Officer may vary the Bylaw requirements subject to the following conditions:

(a) a minor variance of not more than 25% may be granted for variation only of:

(i) the minimum required distance of a building from the site line;

(ii) the minimum required distance of a building to any other building on the site;

(b) 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 of not more than 25% 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;

(vi) gross floor space ratio;

(vii) regulations applicable to landscaping requirements;

(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 contained in *The Development Applications Fee Bylaw, 2020*.

(3) Unless otherwise provided in this Bylaw, an application for a minor variance shall be processed by the Development Officer and a notice of decision issued in accordance with the Act.

(4) Notwithstanding subclause (3), if subsequent to the notice of decision being issued, the Development Officer receives consent to the variance from each assessed owner of adjacent property to the applicant's property, the decision shall come into effect immediately and the 20- or 23-day waiting period otherwise prescribed in the Act, shall be waived.

4.5 Non-Conforming Uses, Buildings, Sites 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 compliance with the Act.

(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 complies with this Bylaw or is deemed to be a 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 contained in *The Development Applications Fee Bylaw, 2020*.

4.7 Discretionary Use Applications

4.7.1 Discretionary Use Application Categories

(1) "Standard Application" means an application for approval of any use listed in subclause 4.7.2(1) and the following discretionary uses:

(a) agricultural research stations;

(b) boarding and breeding kennels;

(c) boarding houses;

(d) car washes in the IB district;

(e) community centres (R and M districts);

(f) commercial schools;

(g) convenience stores in connection with service stations or car washes in the IB district;

(h) (Repealed – Bylaw No. 10085 – June 25, 2025)

(i) day care centres and preschools;

(j) expansion of existing Residential Care Homes;

(k) independent schools;

(l) microbrewery -type I;

(m) passenger vehicle storage in the FUD district;

(n) places for worship in the RMTN and RMTN1 districts;

(o) recreational vehicle and equipment storage in the FUD district;

(p) residential Care Homes – Type II;

(q) short-term rental property;

(r) special care homes in the B1B district;

(s) temporary surface parking lot;

(t) MUDs containing five or six units on corner sites in the TDA. (Revised – Bylaw No. 10180 – May 27, 2026)

(Revised – Bylaw No. 10084 – June 25, 2025)

(2) "Highly Complex Application" means an application for approval of the following discretionary uses:

(a) alcohol establishments;

(b) steel mills, blast furnaces, smelters and foundries, chemical manufacturing and petroleum refineries in IH districts;

(3) All other applications for approval for a discretionary use shall be a "Complex Application".

4.7.2 Delegation of Authority

(1) In accordance with section 15 of the Act, the Development Officer has the delegated authority for exercising and carrying out the duties and responsibilities in reviewing and considering the following discretionary uses:

(a) agricultural research stations;

(b) boarding houses in the RM1 and M1 districts;

(c) car washes in the IB district;

(d) convenience stores in connection with service stations or car washes in the IB district;

(e) day care centres on pre-designated sites;

(f) day care centres and preschools in all districts except the R1, R1A, R1B, R2, R2A, RMHC, RMHL, RMTN and RMTN1 districts;

(g) expansion of existing Residential Care Homes;

(h) microbrewery – type I;

(i) passenger vehicle storage in the FUD district;

(j) places of worship in the RMTN and RMTN1 districts;

(k) recreational vehicle and equipment storage in the FUD district;

(l) residential care homes – type II;

(m) short-term rental property;

(n) special care homes in the B1B districts.

(o) temporary surface parking lot.

(Revised – Bylaw No. 10084 – June 25, 2025)

4.7.3 Discretionary Use Application Process

(1) The following procedures shall apply to discretionary use applications:

(a) applicants must file the prescribed application form with the Community Services Division, along with a site plan and any other plans and information as required by the Development Officer, along with payment of the required application fee contained in *The Development Applications Fee Bylaw, 2020*;

(b) the application will be reviewed by the Community Services Division for compliance with the Official Community Plan, this Bylaw and any other applicable policies and regulations;

(c) the Community Services Division may request comments from civic departments and government agencies;

(d) for discretionary uses considered by Council or the Development Officer, notification will be provided to assessed property owners and the community association as set out in *The Public Notice Policy Bylaw, 2003*. In the case of discretionary uses considered by the Development Officer, the notice must indicate that submissions in response to the discretionary use must be submitted to the

Community Services Division within 21 days from the date the notice was mailed;

(e) Council or the Development Officer shall consider the application together with any written or verbal submissions received;

(f) 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;

(g) 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;

(h) for an existing approved discretionary use, if the intensity of use is increased from what was previously approved by Council, a new discretionary use application is required.

4.7.4 Discretionary Use Evaluation Criteria

(1) Discretionary uses, discretionary forms of development and associated accessory uses shall comply with the regulations of the zoning district in which they are located.

(2) For the purposes of this section, applications shall be deemed to be in compliance with the Bylaw regulations as a result of a decision of the Development Appeals Board or Saskatchewan Municipal Board Planning Appeals Committee.

(3) The following objectives must be considered in the review of discretionary use applications:

(a) the proposed use must comply with all relevant policies of the Official Community Plan and this 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 proposed use 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 proposed use 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.

(4) The evaluation of discretionary use applications for alcohol establishments shall 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 neighbourhood;

(c) the relevant local area plan policies for the neighbourhood.

(5) The evaluation of discretionary use applications for cannabis retail stores shall 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 care centres located within 60 metres.

(6) The evaluation of discretionary use applications for a short-term rental property shall 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.

(7) The evaluation of discretionary use applications for a permanent surface parking lot shall have due consideration for the following:

(a) the impact of the use on the quality of the streetscape of the block face including the degree to which the prominence of the surface parking area is mitigated;

(b) the design and quality of the site’s street-fronting edges and how they contribute to a pedestrian-friendly public realm.

(8) The evaluation of discretionary use applications for MUDs containing five or six units on corner sites in the TDA shall have due consideration for the following:

(a) availability of on-street parking on both front and flanking streets;

(b) a parking analysis demonstrating an acceptable parking plan;

(c) rear lane access;

(d) space in the rear yard for waste containers;

(e) the location of amenity areas in relation to adjacent residences and adjacent land uses.

(Revised – Bylaw No. 10180 – May 27, 2026)

(Revised – Bylaw No. 10084 – June 25, 2025)

4.7.5 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, provided those standards are necessary to secure the following objectives:

(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 compliance with the objectives of this Bylaw:

(a) a discretionary use application for a temporary surface parking lot may be approved for an initial period of up to four (4) years and may be extended for an additional period of up to two (2) years.

(Revised – Bylaw No. 10084 – June 25, 2025)

(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 is no longer be 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 is no longer be 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 contained in *The Development Applications Fee Bylaw, 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 Act and clause J5.1 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 in accordance with the Act.

4.10 Architectural Control District Applications

4.10.1 Architectural Control District Application Categories

(1) In this subsection, type I application means an application for a development permit within an Architectural Control District (ACD) for new building construction or site development.

(2) 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

(1) Applicants must file the prescribed application form with the Community Services Division, a site plan, building plans, relevant artistic renderings and any other plans and information required by the Development Officer, along with payment of the required application fee contained in *The Development Applications Fee Bylaw, 2020*.

(2) The application will be reviewed by the Development Officer for compliance with the applicable design guidelines contained in this Bylaw in addition to the following:

(a) 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;

(b) the Development Officer will determine if a review by the ACD Design Review Committee for a type II application is required, considering if the intended changes significantly alter an existing building or development and are in substantial compliance with the Local Area Design Plan.

4.10.3 Architectural Control District Evaluation Criteria

Each ACD shall have an associated Local Area Design Plan which has been incorporated into this Bylaw in accordance with clause J5.3 of the Official Community Plan. The Local Area Design Plan will contain design guidelines for each area designated as an ACD.

4.10.4 Delegation of Authority

(1) The authority to approve applications for a development permit in an ACD has been delegated to the Development Officer in accordance with section 74 of the Act.

(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.

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 contained in *The Development Applications Fee Bylaw, 2020* shall be provided.

4.12 Site Plan Control Applications

4.12.1 Delegation of Authority

(1) The authority to approve site plan control applications has been delegated to the Development Officer in accordance with section 15 of the Act.

(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:

(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;

(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.

(2) The following procedures shall apply to site plan control applications considered by the Development Officer:

(a) proponents must file the prescribed form with the Community Services Division, a site plan and any other plans and information as required by the Development Officer, along with payment of the applicable fee contained in *The Development Applications Fee Bylaw, 2020*;

(b) the application will be reviewed by the Community Services Division for compliance with the Official Community Plan, this Bylaw and any other applicable policies and regulations;

(c) the Community Services Division may request comments from civic departments and government agencies;

(d) the Development Officer shall consider the application together with any comments received from civic departments and government agencies and any written submissions received by the Community Services Division.

4.12.3 Site Plan Control Evaluation Criteria

(1) Sites subject to site plan control shall comply with the regulations of the zoning district in which they are located.

(2) For the purposes of this section, applications shall be deemed to comply with the Bylaw regulations as a result of a decision of the Development Appeals Board or Saskatchewan Municipal Board Planning Appeals Committee.

(3) 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 street to and from the site;

(h) the circulation of traffic within the site.

(4) 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 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.

5.0 General Provisions

5.1 General Provisions for Site and Building Development

5.1.1 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 Transportation and Construction Division prior to a development permit being issued and construction being commenced.

5.1.2 Accessory Buildings

(1) Subject to all other requirements of this Bylaw, an accessory building is permitted in any district when accessory to a principal use in that same district and for which a development permit has been issued.

(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, CR1 or CR2 district, or the DCD4 district, detached accessory buildings 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 exceed 5 metres in height;

(c) not exceed one storey in height above grade;

(d) not have a floor exceeding 1.2 metres above grade level;

(e) be situated either:

(i) not less than 15 metres from the front property line; or

(ii) not less than 1.2 metres behind the rear line of the principal building;

(f) for corner sites, be situated not less than 0.75 metres from any property line abutting a flanking street and not less than 1.2 metres from any portion of the principal building;

(g) be situated not less than 1.2 metres from a property line abutting a lane toward which a vehicle door faces.

(4) In calculating the total floor area of detached accessory buildings, the following shall be considered:

(a) the area of an attached garage or carport shall be excluded in the total floor area of the main floor;

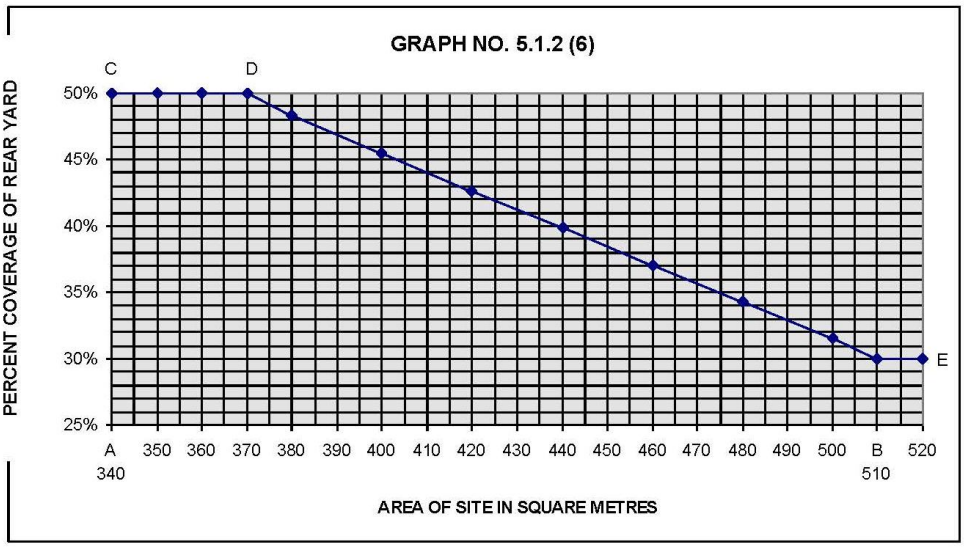
(b) the area of the attached garage and the total floor area of all detached accessory buildings shall not exceed the above grade floor area of the principal building;

(c) it 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 accessory to a OUD have a total floor area greater than 87 square metres.

(5) An accessory building on a corner site is not permitted to encroach into the required side yard adjacent to the street.
(Revised – Bylaw No. 10085 – June 25, 2025)

(6) The maximum permitted coverage in a rear yard by accessory buildings shall be determined by means of Graph No. 5.1.2(6) as follows:

(a) the maximum permitted rear yard coverage for sites between 370 square metres and 510 square metres 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.



(7) 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.

(8) An accessory building shall not be placed in an area designated for required landscaping.

(9) 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.

(10) The installation and operation of a microwave satellite dish, solar collector, solar panel, wind charger and their supporting structures is 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 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 freestanding, shall not exceed a height of 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 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 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.

5.1.3 Active Frontage

(1) Where a development is required to incorporate elements of an active frontage, the following must be considered as a means to create a relationship between the building and the street:

(a) frequent door and transparent window openings;

(b) no blank walls, continuous garage doors or high fences;

(c) interesting building facades along the street frontages;

(d) building facades that vary along the block face;

(e) building facades that may be articulated or contain projections, including but not limited to, bays and porches to provide visual interest;

(f) 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;

(g) public uses should be located on the ground floor where possible;

(h) internal uses visible from the sidewalk or that may continue onto the sidewalk.

5.1.4 Amenity Space

(1) An amenity space may consist of a land area, patio, balcony, terrace, deck area or internal building space.

(2) The following regulations apply to amenity space where required:

(a) at-grade amenity space must have a minimum dimension of 6 metres by 6 metres, 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 must have a minimum area of 9 square metres;

(b) a balcony must have a minimum dimension of 1.8 metres and a minimum area of 5 square metres;

(c) a roof terrace must have minimum dimensions of 6 metres by 3 metres;

(d) except for balconies, amenity space must not be located in any required front yard;

(e) amenity space must only be used for providing recreation space on the site and specifically shall not be used for the purpose of vehicle storage, parking, loading, vehicle repair, garbage collection, or maintenance buildings.

5.1.5 Backup Generators

(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.

5.1.6 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;

(b) at least one half of the height of the basement or cellar, from finished floor to finished ceiling, is located below grade level.

5.1.7 Building Height

(1) The building height standards 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 cover not 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 cover not more than 10% of the gross roof area upon which they are located;

(h) solar panels;

(i) in the case of OUDs, TUDs, SDDs and MUDs containing up to four dwelling units, a dormer that is considered an architectural feature, covers internal stairs or has an interior height of not more than 2.1 metres.

(2) Public buildings, hospitals and schools may be erected to a building 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 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) To determine building height in the case of OUDs, TUDs, SDDs, street townhouses and MUDs 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 building line not including any artificial grade alterations.

5.1.8 Construction Beneath Yards

(1) Construction or development that is completely below grade is permitted within any portion of a required yard provided that a tree protection plan in accordance with *The Tree Protection Bylaw, 2024* is approved in order to prevent injury to any City tree adjacent to the site during construction.

(2) Where construction or development occurs beneath a required yard, sufficient soil depths and volumes in required landscaped areas must be provided to support suitable growing conditions, plant survival and to accommodate the landscaping required for plant materials and ground cover.

(Revised – Bylaw No. 10116 – October 29, 2025)

5.1.9 Corner Cut-Offs

(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 5.1.9(a) and 5.1.9(b);

(b) in the R1A and R2 districts, the minimum setback from a corner cut-off is 0.75 metres as illustrated in Figure 5.1.9(a).

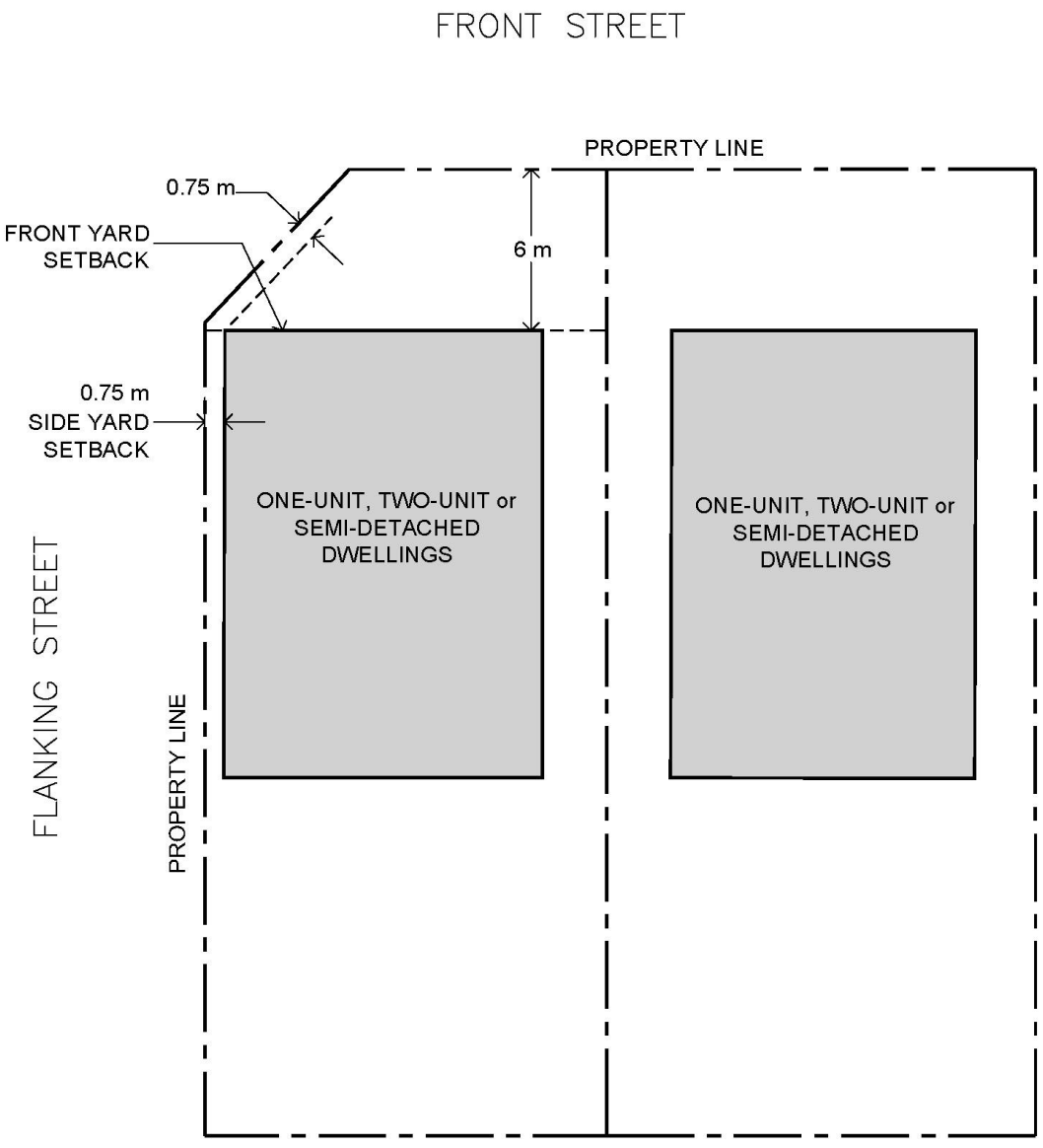
(2) The following standards apply to rear yard corner cut-offs:

(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 5.1.9(c);

(b) decks shall have a minimum setback of 3 metres and comply with 5.1.17(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

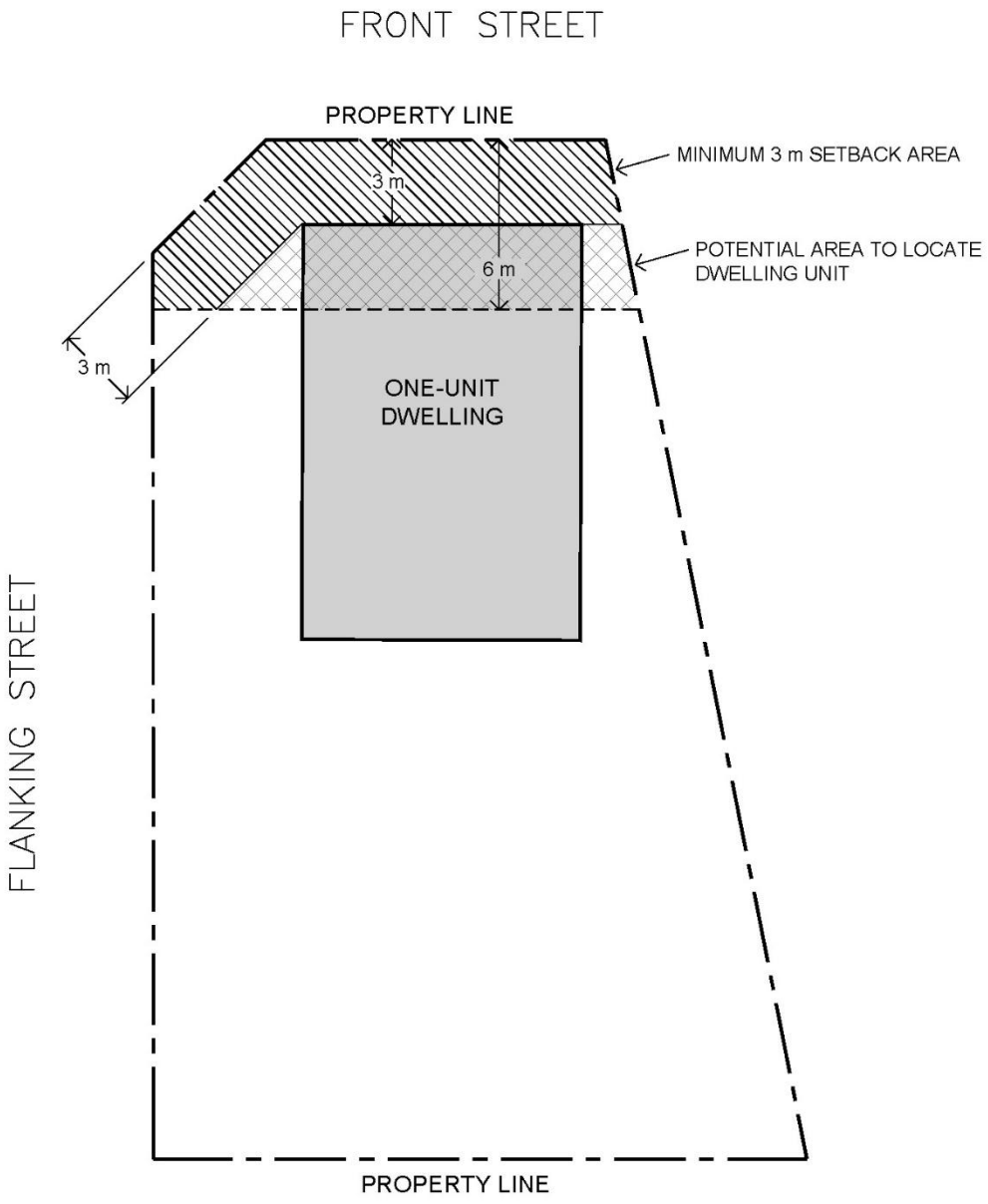
Figure 5.1.9(a)



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Illustration of
Front Yard Corner Cut-Off in R1B Zoning District
Front Yard Setback Requirements for One-Unit Dwellings

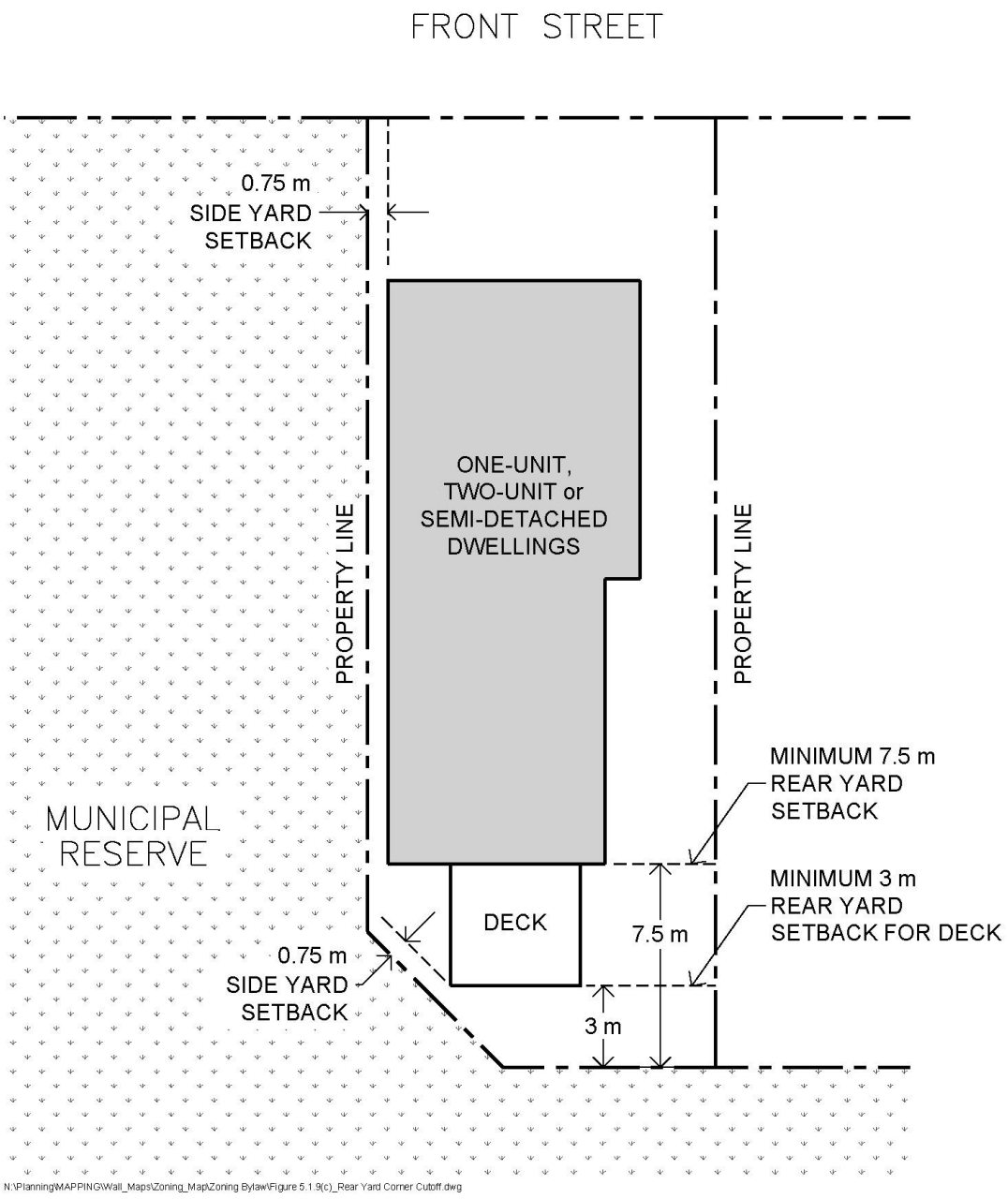
Figure 5.1.9(b)



N:\Planning\MAPPING\Wall_Maps\Zoning_Map\Zoning Bylaw\Figure 5.1.9(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 5.1.9(c)



5.1.10 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 metres from the point of intersection, measured along said property lines, to a height greater than 1 metres.

5.1.11 Density Bonus for Accessible Dwelling Units

(1) A density bonus may be granted to any multiple-unit residential development in the RMTN, RMTN1, RM2, RM3, RM4, RM5, M2, M3, M4, B5, B6, CR1, CR2, CM1 or CS1 districts that provides accessible dwelling units. The bonus may include an additional 5 square metres of floor area per accessible dwelling unit beyond the maximum floor area of the subject district;

(2) Each accessible dwelling unit shall meet the following standards:

(a) they must be constructed concurrently with the other units in a residential development and where the phasing of construction is necessary, the sale or rent of the units in each phase must be made available at the same time as standard units in the development;

(b) they 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 standard units;

(c) they must be located in a building which has barrier-free access, including:

(i) pathways and walkways to the building which must:

(A) be not less than 1.1 metres wide;

(B) have a slope not more than 1:20;

(C) have ramps at curbs with a slope not more than 1:12.

(ii) landings at the top and bottom of stairs or ramps must be not less than 1.5 metres by 1.5 metres;

(iii) exterior doorways must be not less than 810 millimetres wide, with lever handles located not more than 1.2 metres above floor level;

(iv) units must be located on a main floor or have elevator access to upper or lower floors.

(d) within dwelling units:

(i) interior doorways must be not less than 810 millimetres wide, with lever door handles located not 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 sill height of not more than 800 millimetres;

(iv) window operating mechanisms must be a lever-type crank, located not more than 1.2 metres above floor level;

(v) light switches, thermostats, security intercoms and towel racks must be not more than 1.2 metres above floor level;

(vi) bathroom and bedroom walls must be constructed with structural support for the installation of grab bars and other mobility aids.

5.1.12 Development in Proximity to Rail Lines

Development in proximity to rail lines or rail yards 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.

5.1.13 Excavation, Stripping and Grading of Land and Modification of Wetlands

(1) In this section:

(a) "**excavation**" means sand and gravel extraction, topsoil stripping, grading of land for drainage purposes, grading land in general, clearing 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**" means 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;

(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;

(b) where required by the Development Officer, the existing land use, wetlands and vegetation, including a natural areas screening report;

(c) the amount and type of vegetation, topsoil, or other material to be removed or relocated and the condition in which the land is to be left when the excavation is complete;

(d) details of the proposed modifications to wetlands, proposed mitigation measures in accordance with *Wetland Policy* (C09-041);

(e) the condition in which the land is to be left when the modification of wetlands is complete.

(4) Except as provided for in subclause (5), a development permit shall not be issued unless there is an approved neighbourhood concept plan or subdivision for the area.

(5) Consistent with clauses E2.4 and E2.5 of the Official Community Plan, the Development Officer may issue a development permit for the excavation when satisfied that the excavation is necessary for the interim use, development, or maintenance of the subject land, prior to a final neighbourhood concept plan or subdivision being approved for the area, provided that 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 has been considered.

5.1.14 Fences

(1) No wall, fence or similar 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 metre above grade level except in the case of a dwelling group as follows:

(a) a wall, fence or similar structure may be erected in the required front yard of a dwelling group to a height not more than 2 metres above grade level provided that it is located not less than 3 metres from the property line;

(b) that no site lines are obstructed at corners or adjacent to driveways;

(c) that landscaping has been provided on both sides of the wall, fence or similar structure to the satisfaction of the Development Officer.

(2) No wall, fence, or similar structure 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 metres above grade level.

(3) Subclauses (1) and (2) do not apply in AG, FUD, B5 or I districts.

(4) The erection or placement of a wall, fence or similar structure, located outside of a required front, side or rear yard, shall comply with the height and yard requirements of each district as if it were a building.

(5) In any R district, a 2.5 metres 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) Fencing shall be located behind the required landscaped areas along street frontage and flankage in the AG, FUD, B5, B5B, B5C, and I districts.
(Revised – Bylaw No. 10085 – June 25, 2025)

5.1.15 Lighting of Sites

Outdoor lighting for all developments must be located and arranged so that no direct rays of light are pointed at nearby sites or interfere with the safe operation of nearby roadways or traffic control devices.

5.1.16 Number of Buildings on a Site

(1) Not more than one principal building shall be permitted on any site except as provided in subclause (2).

(2) More than one principal building may be permitted in dwelling groups, shopping centres, industrial complexes, office complexes, educational institutions, airports, any site in a B6, B4MX, CM1 or CS1 district, as well as parks.
(Revised – Bylaw No. 10081 – June 25, 2025)

5.1.17 Permitted Obstructions in Required Yards

(1) The following shall not be considered obstructions in any required yard and shall be excluded in calculating 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 2.5 square metres which are necessary for access to a 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.

(2) Unless otherwise specified in this Bylaw, the following shall not be considered obstructions in any required front yard and shall be excluded in calculating 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) raised patios and decks more than 0.6 metres above grade, projecting not more than 1.8 metres;

(d) eaves, gutters, architectural features and chimneys projecting not more than 1 metre. Where eaves are part of a passive solar building, it may project a further 1.5 metres;

(e) cantilevered canopies or balconies projecting not more than 1.8 metres;

(f) a front porch, attached covered entry, patio or deck on a primary dwelling in a category 1 neighbourhood may extend not more than 50% of the width of the front of the dwelling and project not more than 3 metres;

(g) a fence or other structure to provide screening of City issued waste containers to a maximum area of 4 square metres and a maximum height of 1.3 metres.

(3) Unless otherwise specified in this Bylaw, the following shall not be considered obstructions in any required rear yard and shall be excluded in calculating the yard dimensions or site coverage in any required rear yard:

(a) raised patios and decks measuring not more than 0.6 metres above grade, provided they are located not less than 3 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 metres into a required rear yard, provided they are located not less than 3 metres from the rear site line;

(c) cantilevered canopies and balconies projecting not more than 3 metres into a required rear yard provided they are located not less than 3 metres from the rear site line;

(d) accessory buildings;

(e) eaves and gutters, architectural features and chimneys projecting not more than 1 metre;

(f) on interior sites, enclosed private swimming pools when attached to the principal building, projecting not more than 3 metres;

(g) laundry drying equipment, recreational equipment and courts and private swimming pools, when open to the sky.

(4) Unless otherwise specified in this Bylaw, the following shall not be considered obstructions in any required side yard and shall be excluded in calculating yard dimensions or site coverage in any required side yard:

(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 and are less than 25% of the width of a required side yard, whichever is the lesser;

(i) notwithstanding paragraph (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;

(c) architectural features, eaves and chimneys, projecting not more than 0.5 metres but where eaves are part of a passive solar building, it may project into the required side yard. Notwithstanding the above, eaves may project up to 0.75 metres only where a required side yard is greater than 1 metre.

(d) accessory buildings;

(e) laundry drying equipment, recreational equipment and courts and private swimming pools, when open to the sky.

5.1.18 Pre-Development

(1) Pre-development work 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 and may include the following:

(a) stripping of topsoil, basic levelling and removal of brush and debris;

(b) installation of temporary roads and marshalling yards containing materials and equipment storage;

(c) installation of major infrastructure and public utilities such as lift stations, force mains, trunk sewers, roadways, corridors, storm ponds and other major infrastructure that have been identified in an adopted sector plan.

(2) An application for review and adoption of a neighbourhood concept plan for the area where the pre-development work is proposed must be submitted and under review by the Community Services Division. 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) Required permits and approvals for the project must be obtained prior to pre-development work commencing.

(4) The following information must be submitted and approved by the Development Officer prior to commencing pre-development work:

(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 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) identification of a qualified third-party professional agreed upon between the Development Officer and the proponent, who will monitor and provide oversight to ensure that the measures are adequately being complied with:

(i) the cost of monitoring and oversight will be borne by the proponent;

(f) 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) any other requirement or stipulation identified by the approving authority for either the City or Meewasin;

(h) it is recognized that mitigation for contamination and spills which may occur will be stipulated at the contractor procurement stage.

(5) The Development Officer will distribute the submission and consult with civic departments and government agencies as necessary.

(6) Approval of pre-development activities shall take the form of a letter or stamp affixed to associated drawings. The issuance of approval for pre-development does not relieve the proponent of the responsibility of complying with all applicable regulations or requirements.

(7) Monitoring reports must be provided to the Development Officer which must contain observations regarding the scale and scope of work being conducted, level of protection of sensitive areas from encroachment by equipment and demonstration of compliance with these requirements.

5.1.19 Primary Dwellings in Established Neighbourhoods

(1) The allowable side wall area is calculated by multiplying building wall height by building wall length and includes all portions of a side wall located under the highest eaves or roofline to average finished grade but does not include soffits or coping which face the same direction as the side wall:

(a) building wall height:

(i) the building wall height is determined by a 45-degree angular plane, measured from a height of 6 metres, projecting vertically from the side property line where the building setback intersects the 45-degree angular plane [Refer to 5.1.19(a)];

(ii) for primary dwellings with a flat roof, the maximum building wall height is determined by a 45-degree angular plane, measured from a height of 6 metres, projecting vertically from the side property line where the building setback intersects the 45-degree angular plane; however, the resulting building wall height may be increased provided that the dwelling is setback further from the side property line [Refer to Figure 5.1.19(b)];

(iii) for primary dwellings with a flat roof, any portion of side walls above the maximum building wall height as provided in (i), must have a stepback of not less than 1.2 metres from the side wall of the dwelling and shall not exceed a building height of 8.5 metres;

(b) building wall length:

(i) for sites 40 metres or less in depth: 15.4 metres;

(ii) for sites greater than 40 metres in depth: site depth x 50%, minus the required front yard setback, then multiplied by 1.1.

(2) 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 1.3 metres above the finished grade.

(3) The following exemptions apply to side wall calculations:

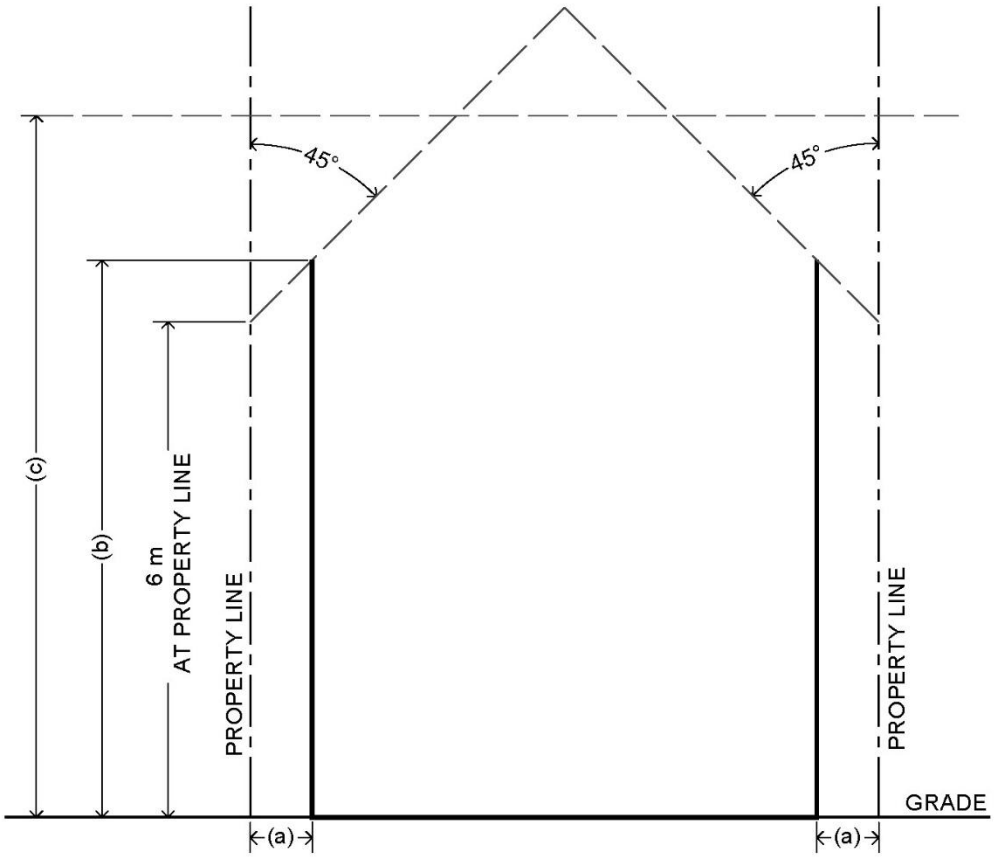
(a) three-season rooms, attached covered patios, decks and any supporting structures;

(b) subclause (1) does not apply to facades facing a flanking street and to portions of the side wall set back 4.5 metres or more from the side site line;

(c) subclauses (1) and (2) do not apply to MUDs containing up to four dwelling units located on any site within the CGA, on any corner site within the TDA and in the R2A, RM1, RM2, RM3, RM4 and RM5 zoning districts.

Illustration to
Determine Allowable Wall Height for a Primary Dwelling

Figure 5.1.19(a)

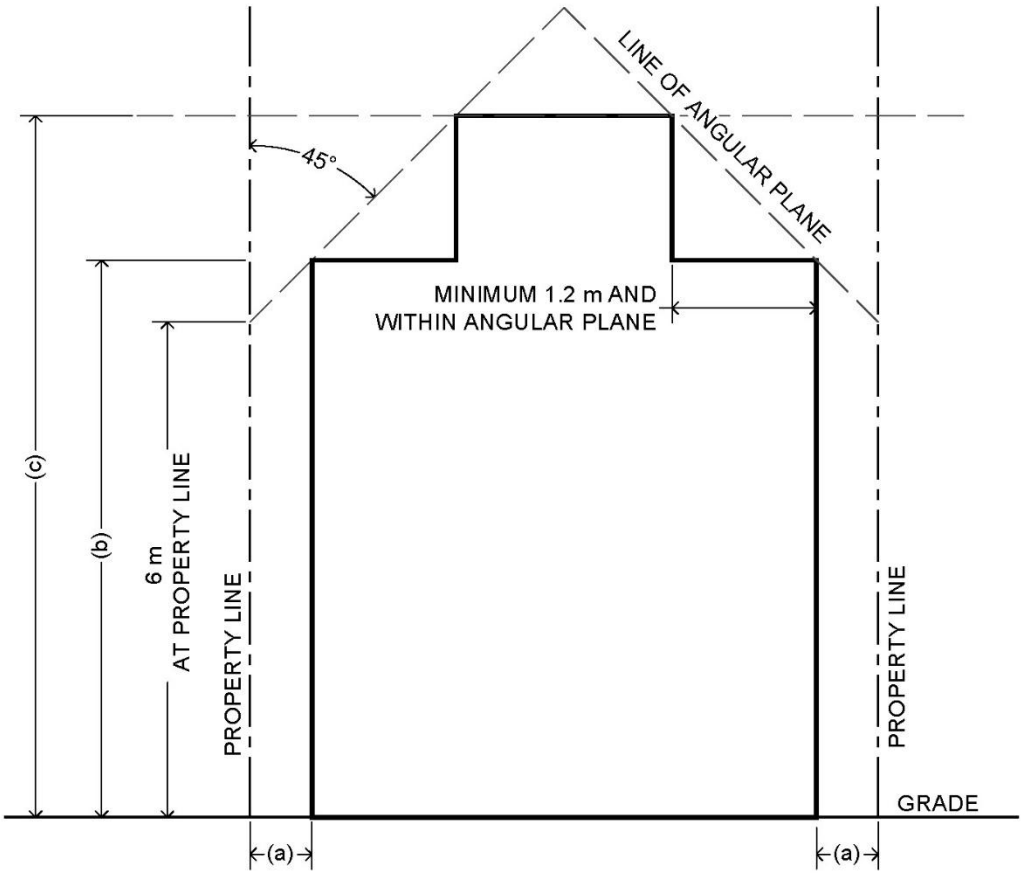


(a) = Side yard setback
(b) = Building wall height
(c) = Allowable wall height

N:\Planning\MAPPING\Wall_Maps\Zoning_Map\Zoning Bylaw\Figure 5.1.19(a)_Determine Wall Height.dwg

Illustration to
Determine Maximum Wall Height for a Primary Dwelling with a Flat Roof

Figure 5.1.19(b)



(a) = Side yard setback
(b) = Building wall height
(c) = Maximum wall height

N:\Planning\MAPPING\Wall_Maps\Zoning_Map\Zoning Bylaw\Figure 5.1.19(b)_Flat Roof Primary Dwelling.dwg

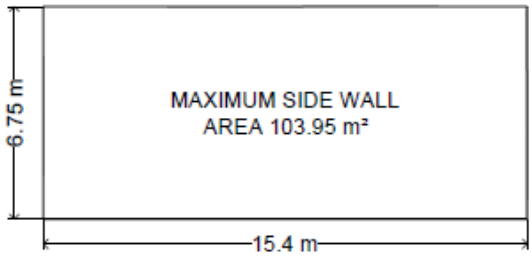
Example of
Allowable Side Wall Area

Figure 5.1.19 (c)

ALLOWABLE SIDE WALL AREA CALCULATION

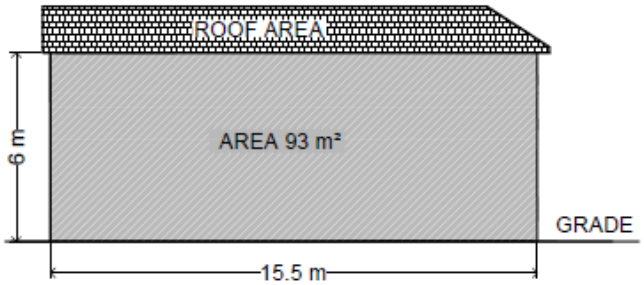
Site Length: 40 m
Side Yard Setback: 0.75 m
Allowable Side Wall Height: 6.75 m

15.4 m x 6.75 m = 103.95 m²



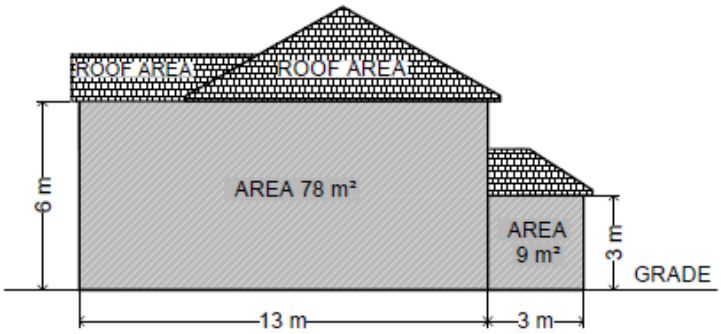
ALLOWABLE SIDE WALL AREA EXAMPLE 1

15.5 m x 6 m = 93 m²



ALLOWABLE SIDE WALL AREA EXAMPLE 2

(6 m x 13 m) + (3 m x 3 m) = 87 m²



Allowable side wall area

N:\Planning\MAPPING\Rezoning\2026\RZ9_26\Figure XX_Allowable Side Wall Area.dwg

(Revised – Bylaw No. 10203 – August 26, 2026)

5.1.20 Screening

(1) The following regulations apply to the erection or placement of a freestanding privacy screen or similar structure:

(a) in a side yard, the height and setback requirements of each district as if the structure were a building;

(b) in a rear yard:

(i) maximum height of 4 metres;

(ii) minimum rear yard setback of 1.2 metres;

(iii) minimum side yard setback of 0.75 metres.

(2) Waste and recycling pick-up areas within any R, B, M or MX district shall be screened from any street with landscaping or fencing to the satisfaction of the Development Officer.

5.1.21 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.

5.1.22 Sign Regulations

The sign regulations attached to this Bylaw as Appendix A form part of this Bylaw.

5.1.23 Three Season Rooms

The following development standards shall apply to three season rooms:

(a) it must consist of a single storey patio or deck, located at or above grade level and attached to the main floor of the dwelling;

(b) it must have a roof and exterior walls and a minimum of 50% of the walls must be openings;

(c) it must be unconditioned, not have a permanent heating source and not provide livable floor space;

(d) it must not be integrated into the dwelling by removal of an exterior door;

(e) there shall be no basement constructed under the room.

5.1.24 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.

5.2 General Provisions for Storage

5.2.1 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 not less than 3 metres from any property line or building, however, this distance may be reduced to 1 metre for tanks with a capacity of 5,000 litres or less;

(b) separated from each other and be accessible for firefighting purposes to the satisfaction of the Fire Chief of Saskatoon Fire;

(c) located not less than 15 metres from the boundary of any site within an R or M district, or the CR1 or CR2 districts.

(4) The dispensing equipment associated with above-ground fuel storage tanks shall be located not less than 3 metres from any property line, not less than 7.5 metres from any open flame or other ignition source and not less than 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 freestanding 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 for the applicable zoning district.

5.2.2 Outdoor Storage

(1) The outdoor storage or collection of goods and materials is prohibited in a front yard in any R, M or C district.

(2) Outdoor storage is permitted in a side or rear yard in an R, M or C district only when the goods or material being stored are accessory and incidental to the principal use of the property, other than for a commercial dwelling conversion, where outdoor storage is prohibited.

5.2.3 Shipping Containers

(1) Shipping containers are permitted in the I, AG and FUD districts provided that:

(a) they are located in a side or rear yard;

(b) they are suitably screened from any 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;

(b) be located so as not to create a safety hazard.

5.2.4 Storage of Vehicles in Residential Areas

(1) Any vehicle parked or stored in a required front yard must be located on a surfaced parking area consisting of gravel, asphalt, concrete, brick pavers or other similar material.

(2) A commercial vehicle, with a gross vehicle weight exceeding 8,000 kg, or a total length greater than 6 metres shall not be parked or stored on a site for longer than is reasonably necessary to load or unload the vehicle, unless there is a home based business where one may be permitted.

(3) One commercial vehicle may be parked overnight on a site, provided the commercial vehicle does not exceed a gross vehicle weight of 8,000 kg or a length of 6 metres and is operated by a resident of the dwelling unit. These weight and length limits do 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 vehicle for the purposes of this clause means any motorhome, travel trailer, 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 does not include small utility trailers, camper van conversion, tent trailers, campers which are mounted in trucks, boats, snowmobiles, all-terrain vehicles, jet skis or motorcycles and trailers to carry them. 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) Storage or repair of vehicles except vehicles primarily used for personal transportation, recreation and non-commercial hauling is prohibited:

(a) for clarity, the storage and non-commercial repair of motor vehicles designed and used primarily for racing is 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;

(b) painting, repairing, cleaning, detailing, refitting, modifying, or refurbishing vehicles or machinery for payment or other consideration is prohibited.

5.2.5 The Keeping of Animals

(1) The keeping of livestock is prohibited in all districts within the City other than the following:

(a) in an AG or FUD district;

(b) when the animal is in the possession of the Animal Control Agency or on the premises of the poundkeeper;

(c) on the premises of the Saskatoon Society of the Prevention of Cruelty to Animals;

(d) in a veterinary clinic or animal hospital under the care of a licensed veterinarian;

(e) by anyone holding a provincially or federally issued license which permits the keeping of animals under stated conditions, excepting a license permitting an intensive livestock operation; or

(f) in an abattoir or a hatchery.

(2) The keeping of domestic animals is permitted in all districts; however, breeding kennels and boarding kennels are prohibited in R, M, B and C districts.

(3) One kennel enclosure for domestic animals is permitted on any one site as an accessory use in any district subject to the following regulations:

(a) it is not less than 1 metre from a side property line;

(b) it is not less than 1 metre from a rear property line;

(c) it is not less than 12 metres from a front property line.

5.2.6 On-Site Waste Spaces

(1) On-site waste space shall be provided for new development and in cases where 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 regulations apply regarding on-site waste spaces:

(a) dimensions must be not less than 3 metres by 7.5 metres with a minimum vertical clearance of 7.5 metres;

(b) they must not be located in any parking and bicycle parking spaces or in required landscaped area;

(c) they must be hard surfaced in all districts other than I districts, where the Development Officer may consider the use of the building and site design to determine appropriate surfacing;

(d) pick-up areas within any R, B, M or MX district must be screened from any street with landscaping or fencing to the satisfaction of the Development Officer;

(e) they may be located in conjunction with loading spaces in B, M and MX districts;

(f) they may be located within the rear yard setback.

(3) One on-site waste space per site, to be used exclusively for waste storage and pick-up must be provided.

(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) OUD, TUD SDDs, street townhouses, MUDs containing up to four dwelling units, residential care homes type I and II, custodial care homes type I and II, day care centres, residential and boarding houses are not required to provide on-site waste spaces.

(7) Sites providing indoor waste collection and storage are exempt from these provisions.

5.3 General Provisions for Uses

5.3.1 Adult Entertainment Venues

In zoning districts 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 centre, preschool or recreational facility.

5.3.2 Adult Service Agencies and Independent 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) Subclause (1) does not apply to an adult service agency or independent adult service agency operated as a home based business.

5.3.3 Cannabis Production Facilities

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 care centre, pre-school or residential zoning district.

5.3.4 Cannabis Retail Stores

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 care centre or within 160 metres of another cannabis retail store.

5.3.5 Carnivals and Transient Sales Events

(1) Carnivals and outdoor amusement rides may be established for periods of up to 7 days in a 6-month period provided they comply with the regulations of the zoning district it is in.

(2) Transient sales events associated with tents, trucks or other means may be established for periods of up to 90 days provided they comply with the regulations of the zoning district it is in. The area devoted to required landscaping for the principal use may not be occupied by transient sales events.

5.3.6 Commercial Dwelling Conversions

(1) A commercial dwelling conversion may be established in a OUD, a TUD 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) Outdoor storage is prohibited.

5.3.7 Communication Towers

(1) Proposed communication towers are subject to the public consultation process and siting requirements in accordance with *The Antenna Systems Policy* (C09-037).

(2) Communication towers must be generally compatible with adjacent properties in terms of landscaping, setback and site requirements.

5.3.8 Custodial Care Facilities and Residential Care Homes

(1) Custodial care facilities and residential care homes may be approved as an accessory use or as a principal use.

(2) Exterior alterations in any residential district must be consistent with the residential character of the building or property.

(3) Parking spaces may be located in a required front yard and may be tandem.

(4) Keeping of boarders is not permitted in conjunction with a custodial care facility or a residential care home.

(5) Landscaping shall be provided to the satisfaction of the Development Officer in all 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.

(6) 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.

(7) Notwithstanding the provisions of section 6.0 of this Bylaw, for type I Residential Care Homes located on sites within any R district, hard surfacing is not required.

(8) Notwithstanding the provisions of section 6.0 of this Bylaw, for type I and type II residential care homes located on-site within the R districts, no more than three off-site parking spaces may be located in a required front yard.

5.3.9 Day Care Centres and Preschools

(1) Day care centres and preschools may be approved as an accessory use or as a principal use.

(2) Day care centres and preschools are not permitted as a principal use in a unit of a TUD, SDD, townhouse or a unit of a MUD.

(3) Exterior alterations in any residential district must be consistent with the residential character of the building or property.

(4) All parking spaces may be located in a required front yard and may be tandem.

(5) Day care centres in all districts except for M4, B6 and MX2 must include not less than 7 square metres of outdoor play space for each child under the age of 13 present in the facility at any one time and must meet the following requirements:

(a) not less than 3.5 square metres per child must be located on-site and fenced;

(b) the remaining outdoor play space may be located at a nearby location provided that written approval by the Ministry of Education has been given.

(6) No outdoor play space is required for facilities which provide care for persons over the age of 13.

5.3.10 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 is permitted as an accessory use in a detached OUD, a unit of a TUD, a mobile home, a SDD or a townhouse.

(3) Day cares, residential shall provide 3.25 square metres 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.

(4) No outdoor play space is required for facilities which provide care only for persons over the age of 13.

5.3.11 Emergency Residential Shelters

(1) The following regulations shall apply to all emergency residential shelters:

(a) the development permit may be approved for a period of not more than 18 months, subject to Council approval;

(b) permitted in all zoning districts except:

(i) IL2 - Limited Intensity Light Industrial District;

(ii) IL3 - Limited Light Industrial District;

(iii) IH - Heavy Industrial District;

(iv) IH2 - Limited Intensity Heavy Industrial District;

(v) in all Direct Control Districts;

(c) notwithstanding subclause (b) emergency residential shelters are not permitted:

(i) within low density residential land uses, including OUDs, TUDs, SDDs and street townhouses;

(ii) on any site deemed unsuitable due to the adjacent land uses, which may create life safety issues.

(2) On-site supervision and support services are provided at all times when such shelter is occupied.

(3) Parking must be provided for staff and service vehicles, with the number of spaces determined by the Development Officer.

(4) Adequate access for emergency vehicles must be provided.

(5) The fee for a development permit for an emergency residential shelter is waived.

(6) 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.

(7) Upon receipt of a completed application, Administration will review to ensure information is complete and the necessary operations are in place. A site inspection of the proposed building by Saskatoon Fire and Building Standards Department will be undertaken to ensure necessary life safety requirements are in place prior to occupancy.

(8) Approval of an emergency residential shelter shall take the form of a letter or stamp affixed to associated drawings.

5.3.12 Festival Sites

(1) A festival site is considered an accessory use in any park.

(2) The Development Officer shall ensure 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.

5.3.13 Garage or Yard Sales

(1) Garage or yard sales include the sale of personal property which is conducted on the premises in a residential or institutional district.

(2) Garage or yard sales may take place on any permitted site 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.

(3) Not 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.

5.3.14 Garden and Garage Suites

(1) One garden or garage suite is permitted per site for OUDs and SDDs, and no more than two per site for TUDs.

(2) No garden or garage suite may be constructed, erected or moved onto any site prior to the time of construction of the principal building to which it is accessory.

(3) In the case of a through site, one of the front yards may be deemed a rear yard as determined by the Development Officer.

(4) All habitable areas of a garden or garage suite shall be above grade.

(5) Condominium plans for a garden or garage suite shall not be approved.

(6) A site plan for a garden or garage suite must include:

(a) the location of all City-owned trees on the site, the adjacent boulevard and on either side of the subject site;

(b) details regarding utility service connections along with confirmed approval.

(7) Areas without an approved lot grading plan will require a site drainage plan demonstrating adequate drainage.

(8) A garden or garage suite shall have an internal hard surfaced path, with a minimum width of 0.75m:

(a) the internal path must connect the entry of the garden or garage suite to a front yard or a side yard abutting a flanking street for corner sites; and

(b) where a lane exists the internal path must also connect the entry of the garden or garage suite to the lane.

(9) Balconies may be permitted but shall be screened with solid, non-transparent materials to obstruct the view into adjacent sites.

(10) Rear yard decks and porches are permitted for garden or garage suites.

(11) Dormers are permitted for sites with rear lane access but shall not exceed 50% of the length of the roof.

(12) Mechanical units such as air conditioners and vents shall be located so as not to cause a nuisance to adjacent properties.

(13) The following applies to consideration of the gross floor area of garden or garage suites:

(a) the calculation for gross floor area includes those areas above grade;

(b) the gross floor area of a garden suite shall not exceed the gross floor area of a principal building or 80 square metres, whichever is less;

(c) the gross floor area of a garage suite shall not exceed the gross floor area of the principal building or 100 square metres, whichever is greater and in no case shall the gross floor area of a garage suite exceed 167 square metres;

(d) the gross floor area intended for use as a private garage in a garage suite shall not exceed 87 square metres;

(e) the gross floor area of a principal building includes all areas above grade, including an attached garage;

(f) the gross floor area of an existing detached accessory building shall not be considered in the gross floor area calculation where:

(i) the depth of the site is greater than 60 metres;

(ii) the existing detached accessory building is located entirely within 25 metres of the rear wall of the principal building;

(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.
(Revised – Bylaw No. 10204 – August 26, 2026)

(14) The minimum development standards for garden and garage suites are set out in the following table:

Garden and Garage Suites							
Development Standard	**Side Yard (min)**[1,2]	**Rear Yard (min)**	**Rear Yard Coverage (max)**	**Building Height (max)**	**Distance from Principal Building (min)**	**Building Length (max)**	**Number of Storeys (max)**
Sites with a lane	0.75	1.2	50%	6[3]	4	9	2
Sites without a lane	0.75	2	50%	5	4	9	1

5.3.14.1 Notes to Development Standards

1 There must be a side yard setback of not less than 1.2 metres on one side of the site.

2 No side yard is required where a garden or garage suite is attached to one other garden or garage suite on an adjacent site with the common wall being not less than 75% of the depth of the entire structure.

3 The maximum building height can be increased to 6.5 metres to the mean height level between eaves and ridge on buildings with a gable, hip or gambrel roof.

(Revised – Bylaw No. 10179 – May 27, 2026)

5.3.15 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 subclause (2);

(b) they meet the development standards for a home based business contained in subclause (3);

(c) they meet the approval requirements of all governmental agencies;

(d) they meet the purpose and intent of a home based business 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 bylaw, or would be more appropriately located in industrial or commercial zoning districts, the following uses are prohibited as home based businesses:

(a) laundry services;

(b) veterinary services, boarding, grooming or care of animals;

(c) photographic or video studio involving adult or sexually oriented subject material;

(d) any business activity that requires the use of commercial or industrial equipment;

(e) hotels and hospitals;

(f) the painting, repairing, refitting, cleaning, detailing, refurbishing, storage, salvaging, selling, or renting of motor vehicles, boats, trailers, engines, or machinery;

(g) industrial uses, including but not limited to welding, metal works, salvaging, recycling, warehousing, cabinet making, furniture making, but not including home craft;

(h) businesses utilizing large power tools and machinery or requiring external venting, vacuums, blowers, or exhaust ports;

(i) any business utilizing radio transmission equipment;

(j) on-site sale of any products, goods, or merchandise, except sales incidental to a personal service trade;

(k) restaurants, take-out food services and drinking establishments;

(l) the sale, storage or service of firearms, fireworks or ammunition;

(m) adult service agencies and independent adult service agencies except where the adult service is supplied on an outcall basis;

(n) 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 MUD containing the home based business;

(o) the cultivation, harvesting, production, processing, manufacturing, packaging, testing, retail sale, storage or shipping of cannabis or goods and products derived from cannabis.

(3) A home based business is a permitted accessory use in any district where dwellings are a permitted or discretionary use.

(4) The following development standards shall apply to all home based businesses:

(a) not 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) the home based business shall be conducted entirely indoors and not more than 20% of the gross floor area of the dwelling, including the area of the basement and any attached garage, not more than 40 square metres, may be occupied by the home based business;

(c) an attached garage or detached accessory building may be occupied by the home based business, provided that the total area devoted to the home based business is not more than 40 square metres on the site;

(d) outdoor storage on the site in relation to the home based business is prohibited;

(e) exterior alterations must be consistent with the residential character of the building and property;

(f) not more than one business related vehicle and one trailer with a gross vehicle weight of not more than 8,000 kg and a total length of not more than 6 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 not more than 3 client or business related visits at one time, 8 client or business related visits per day and not more than 40 client or business related visits per week shall be made to home based businesses;

(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 8,000 kg, or by a vehicle with a total length of more than 6 metres;

(i) not more than 2 cubic metres of storage may be permitted within a dwelling on any one site and not more than 4 cubic metres of storage may be permitted within an attached or detached accessory building in relation to home based businesses;

(j) no storage of hazardous, explosive, or flammable materials shall be permitted or stored on site.

5.3.16 Homestays

(1) Exterior alterations must be consistent with the residential character of the neighbourhood.

(2) The permitted number of guests are as follows:

(a) not more than six in a OUD;

(b) not more than two in each dwelling unit of a SDD, TUD, townhouse, street townhouse dwelling group or MUD.

(3) When boarders are hosted in a dwelling, the total number of guests and boarders shall not exceed the maximum number of boarders permitted.

5.3.17 Junk and Salvage Yards

(1) Junk and salvage yards shall be enclosed by an opaque or solid perimeter fence not less than 2 metres in height and not more than 5 metres in height.

(2) No material accumulated by the junk and salvage yard may be piled higher than the height of the perimeter fence.

(3) The perimeter fence shall not be located in the required front yard.

(4) The required front yard shall be used for no other purpose than landscaping and necessary access driveways to the site.

5.3.18 Live/Work Units

(1) Live/work unit consists of a dwelling unit that is also used for work purposes provided that no other person other than a resident of the dwelling unit works in the dwelling unit.

(2) 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 applications for such uses would otherwise comply with the applicable standards of this Bylaw:

(a) restaurants and alcohol establishments;

(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.

(3) 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 take place in any attached garage space necessary for required parking;

(b) outdoor storage on the site in relation to the live/work unit is prohibited;

(c) exterior alterations must be consistent with the residential character of the buildings and property;

(d) 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;

(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) there shall be no parking in a required front yard.

5.3.19 Multiple-Unit Dwellings with 5 or more Units

(1) The provisions of clause 5.3.19 do not apply:

(a) in the RM5 district;

(b) subclauses (3) and (4) do not apply in the RM4 districts.

(2) The Minimum Development Standards for sites designated Station Mixed Use and Corridor Mixed Use in the Official Community Plan are set out in the following table:

Multiple-unit dwellings containing five or more dwelling units (max 6 storeys)[6]	Minimum Development Standards (in Metres)										
	Site Width	**Site Depth**	**Site Area (m^2)**	**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^2)**
	15	30	450	4	6	0.75[1]	6	4.5	22	50%[2]	9[3]

(3) The Minimum Development Standards for sites designated Corridor Residential in the Official Community Plan are set out in the following table:

Multiple-unit dwellings containing five or more dwelling units (max 4 storeys)[7]	Minimum Development Standards (in Metres)									
	Site Width	**Site Depth**	**Site Area (m^2)**	**Front Yard**	**Side Yard**	**Rear Yard: Interior Site**	**Rear Yard: Corner Site**	**Building Height (max)**	**Site Coverage (max)**	**Amenity Space per unit (m^2)**
	15	30	450	6	1.5[4]	6	4.5	15	50%[2]	9

(4) The Minimum Development Standards for sites located in the TDA located on collector and arterial streets as defined by the Saskatoon Transportation Master Plan and where subclauses (2) and (3) do not apply, are set out in the following table:

Multiple-unit dwellings containing five or more dwelling units (max 4 storeys)$_{5,7}$	Minimum Development Standards (in Metres)									
	Site Width	**Site Depth**	**Site Area (m^2)**	**Front Yard**	**Side Yard**	**Rear Yard: Interior Site**	**Rear Yard: Corner Site**	**Building Height (max)**	**Site Coverage (max)**	**Amenity Space per unit (m^2)**
	21	30	630	6	1.5$_4$	6	4.5	15	50%$_2$	9

(5) The Minimum Development Standards for MUDs containing five or six units on corner sites in the TDA, identified as a discretionary use in the zoning district and not permitted in subclauses (2), (3) or (4) are set out in the following table:

Multiple-unit dwellings containing five or six units	Minimum Development Standards (in Metres)							
	Site Width	**Site Depth**	**Site Area (m^2)**	**Front Yard**	**Side Yard**	**Rear Yard**	**Building Height (max)**	**Site Coverage (max)**
	15	30$_9$	450	6$_8$	0.75	4.5	10	50%

(Revised – Bylaw No. 10180 – May 27, 2026)

5.3.19.1 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 side yard, 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.

(c) Notwithstanding Note 1(b), for sites that do not front or flank a high-frequency transit route and that are adjacent to a OUD, TUD and SDD without the intervention of a lane, a 1.5 metre side yard shall be provided for the first two storeys or 9 metres in building height, whichever is less. Each additional storey above the first two storeys or 9 metres in height shall provide an additional 0.75 metres setback. (Revised – Bylaw No. 10085 – June 25, 2025)

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 5 square metres 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, a 1.5 metre side yard shall be provided for the first two storeys or 9 metres in building height, whichever is less. Each additional storey above the first two storeys or 9 metres in height shall provide an additional 0.75 metres setback.

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 3.0 metres 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.

7 (a) A front yard landscaped strip of 4.5 metres 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.

8 In established neighbourhoods, the front yard setback shall not vary by more than 3 metres from the average front yard setback of the principal buildings on adjacent flanking sites, but shall not be less than 6 metres unless the average of adjacent dwellings is less than 6 metres, in which case, the setback shall not be less than 3 metres in those instances only.

9 For new lots without access to a rear lane, refer to site depth requirements contained in *The Subdivision Bylaw, 1985*.

(Revised – Bylaw No. 10180 – May 27, 2026)

5.3.20 Municipal Public Works Yards

(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, outdoor storage must be suitably screened from view from adjacent streets and public lands to the satisfaction of the Development Officer.

(4) Municipal public works yard – type I is permitted as an accessory use to a public park, playground, sports field, arena, or other municipally owned or operated facility.

(4) Notification to property owners may occur prior to the establishment of a municipal public works yard – type II and III when the proposed site is in proximity to residential developed areas.

(5) Municipal public works yard – type III in the AG and FUD districts must be reviewed by civic divisions and is subject to approval of the General Manager, Community Services Division.

5.3.21 Parking Stations

(1) (Repealed – Bylaw No. 10084 – June 25, 2025)

(2) Sites used as a parking station should 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.

(3) 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, that portion of the parking station boundary that is adjacent to a residential district or use must:

(a) have a solid boundary wall or fence at least 1 metre in height;

(b) have a landscaped strip of land not less than 1.5 metres in width running parallel to the common site boundary, to the satisfaction of the Development Officer.

(4) In addition to the requirements of subclause (3), 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.

(5) All areas of a parking station to which vehicles have access must be suitably paved and dust free, including the registered lane providing access to the parking station, other than when determined unnecessary in an AG district only. Paving must be completed to the satisfaction of the General Manager, Transportation and Construction Division and be undertaken at the expense of the parking station owner.

(6) Parking stations shall have adequate storm drainage and storm water storage as required.

5.3.22 Pawnshops

Pawnshops are subject to the provisions of *The Business License Bylaw, 2021* and *The Pawned Property (Recording) Act.*

5.3.23 Secondary Suites

(1) A secondary suite is a self-contained dwelling unit which is accessory to and located within an OUD or an SDD.

(2) The following regulations apply to secondary suites:

(a) it must not occupy more than 40% of the gross floor area of a dwelling, including the area of the basement;

(b) it is not permitted in an OUD or SDD located within a dwelling group;

(c) it must not be more than 80 square metres;

(d) only one secondary suite is permitted in an OUD or on each side of an SDD where there is one dwelling unit;

(e) the floor area of a secondary suite is calculated as part of the principal building.

(3) (Repealed – Bylaw No. 10063 – March 26, 2025)

(Revised – Bylaw No. 10063 – March 26, 2025)

5.3.24 Short-Term Rental Properties

(1) Exterior alterations must be consistent with the residential character of the neighbourhood.

(2) Not more than six guests are permitted in a OUD and in each dwelling unit of a SDD, TUD, townhouse, street townhouse or MUD.

(3) When boarders are hosted in a dwelling, the total number of guests and boarders hosted must not be more than the number of boarders permitted.

5.3.25 Tents and Other Temporary Structures

Tents may be occupied as temporary overnight sleeping accommodations, for a period of not more than 14 consecutive days in any 3-month period, as follows:

(a) in a permitted tourist campground;

(b) in any R, M or C district, one tent may be located on any one site, 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.

5.3.26 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) one trailer coach may be located on any one site where a residential use is established, 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 the facilities and amenities of the principal dwelling.

(3) For the purposes of paragraph (2)(b), temporary overnight sleeping accommodations shall mean a period not exceeding 14 consecutive days in any 3-month period.

6.0 Parking, Loading and Vehicular Circulation Provisions

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
Small vehicle parking spaces (MUD's and dwelling group sites only)	2.43 by 4.9 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 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.

(4) A temporary surface parking lot is not subject to the requirement of clauses (2) and (3).

(Revised – Bylaw No. 10084 – June 25, 2025)

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 IH, AG and FUD districts must be designed to minimize dirt or debris carried onto streets and the following must be hard surfaced:

(a) required accessible parking spaces;

(b) required bicycle parking spaces;

(c) required loading spaces;

(d) any aisles or driveways leading directly from parking spaces or loading spaces to the primary entrance to a street or public right-of-way.

(3) Commercial parking lots and temporary surface parking lots are not subject to the provisions of hard surfacing.
(Revised – Bylaw No. 10084 – June 25, 2025)

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 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 sidewalks.

(2) Driveways leading to a 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 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 subclauses (1) and (2), the following regulations apply to access driveways and ramps for above-grade or below-grade parking structures:

(a) 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;

(b) 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 must be 2.0% if approaching from below-grade or 4.0% if approaching from above-grade;

(c) no wall, fence or other obstruction more than 1.0 metres in height must 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 and Loading 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;

(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;

(c) in the M1 district and for high schools, parking spaces may be located in the 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 the front, side or rear yards.

(4) In commercial, specialized and mixed-use districts, loading spaces for residential uses must be located in side or rear yards only.

(5) Unless otherwise specified in this Bylaw, parking spaces for residential uses in commercial, 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;

(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 not 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) A maximum of 25% of the parking spaces provided may be for small vehicles. Small vehicle spaces may be proportionally divided between resident and visitor parking.

(4) Within a dwelling group, OUDs, TUDs and townhouses which contain a private attached garage or an adjacent private driveway are not used in count for the number of dwelling units for the calculation of required visitor parking, accessible parking, bicycle parking and loading spaces.

(5) Within a dwelling group, OUDs, TUDs and townhouses which contain a private attached garage or an adjacent private driveway are not required to demarcate parking as per clause 6.3(2).

6.7 Parking Quantities

6.7.1 General Parking Quantities

(1) No person shall construct, enlarge, extend or increase the intensity of use of any building, structure or site under this Bylaw, unless the required accessible parking, visitor parking, bicycle parking and loading spaces are provided and maintained.

(2) When there is a change of use or increase in intensity of use to an existing building, structure or site, additional accessible parking, visitor parking, bicycle parking and loading spaces as required in this Bylaw shall be provided only for the change of use or any increase in intensity of use. Changes in use for the adaptive re-use of an existing building proposed in an established neighbourhood are exempt from this regulation.

(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) below:

(a) Table 6.7.2(a) specifies the deemed minimum parking space requirement for calculating required accessible parking:

Deemed Minimum Parking Space Requirements for Accessible Parking	
Use	**Parking Space Calculation**
MUD's 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
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,	1 space per 60 square metres of gross floor area

neighbourhood recycling and collection depots, repair services restricted to the repair of household goods and appliances	
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 care centres and preschools, educational institutions, elementary schools, high schools, commercial schools, independent 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) as follows:

Accessible Parking Spaces Required	
Number of Deemed Minimum Parking Spaces in Table 6.7.2(a)	**Accessible Parking Spaces Required**
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 a parking space located on property within the roadway right-of-way subject to the approval of the Transportation and Construction Division.

(2) In the case of schools which front onto 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 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:

Passenger Drop Off Spaces	
Use	**Minimum Required Passenger Drop-off Spaces**
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:

(a) not more than 50 metres from a school entrance;

(b) not less than 3.0 metres from a driveway or marked cross-walk;

(c) not less than 15 metres from any intersection.

(5) The Development Officer, in consultation with the Transportation and 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 available on site.

6.7.4 Visitor Parking Spaces

(1) MUDs 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:

Minimum Loading Space Requirements		
Uses or Districts	**Threshold**	**Minimum Loading Spaces Required**
Residential Uses		
For MUD's	0-50 dwelling units	0
	51-199 dwelling units	1
	200+ dwelling units	2
Non-Residential Uses		
R and M districts	Building gross floor area greater than 2,000m^2	1
C districts	Building with total gross floor area greater 400 m^2	1 per building
B districts	Building Gross Floor Area	
	0 – 400 m^2	0
	401 m^2 – 4,000 m^2	1
	Greater than 4,000 m^2	1 additional space
I districts	Building Gross Floor Area	
	0 – 400 m^2	0
	401 m^2 - 10,000 m^2	1
	Greater than 10,000 m^2	1 plus 1 additional space per 10,000 m^2
AG and FUD districts	Building Gross Floor Area greater than 2,000m^2	1
MX1 and MX2	None Required	0

(2) The number of loading spaces for a mixed-use building containing residential and non-residential uses is the sum of all required loading spaces for each use.

(3) All loading spaces must be clearly marked or signed as such.

(4) The loading space requirements respecting dimensions in Table 6.1(2) and quantities in Table 6.7.5(1) may be varied for a site in the B6 District due to existing site access or existing site layout constraints, subject to the approval of the Development Officer.

(Revised – Bylaw No. 10081 – June 25, 2025)

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 parking and locking 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 OUDs and TUDs; long-term bicycle parking is not required for a dwelling unit with its own private garage.

(5) The minimum bicycle parking standards for uses and zoning districts are set out in the table below:

Bicycle Parking Requirements by Type of Use and Zoning District

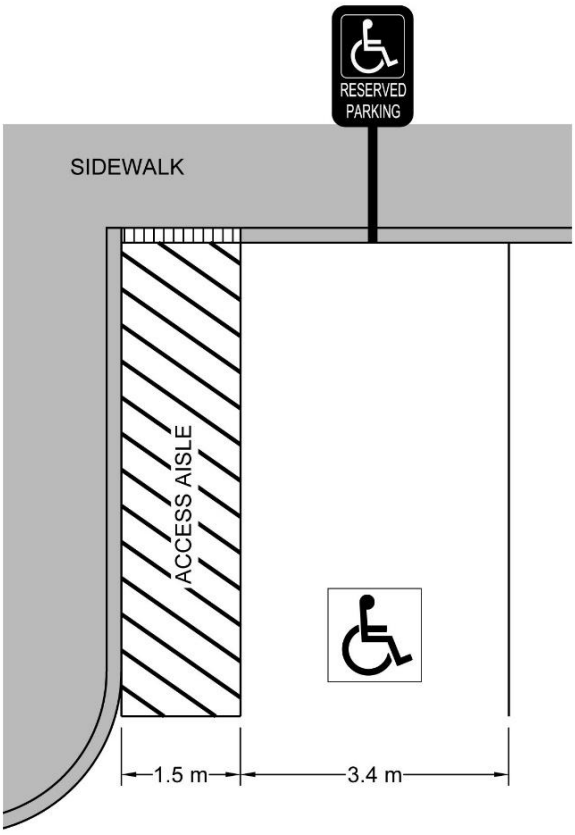
Type of Use	**Zoning District**	**Minimum Number of Spaces Required**
MUD's and dwelling groups containing six or more dwelling units	All districts except for B5, B5A, B5B, B5C and B6	0.05 short-term bicycle parking spaces per dwelling unit (minimum 2 short-term spaces) and 0.5 long-term bicycle parking spaces per dwelling unit
MUD's 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	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) and 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)
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 care centres 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, commercial schools and independent 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)

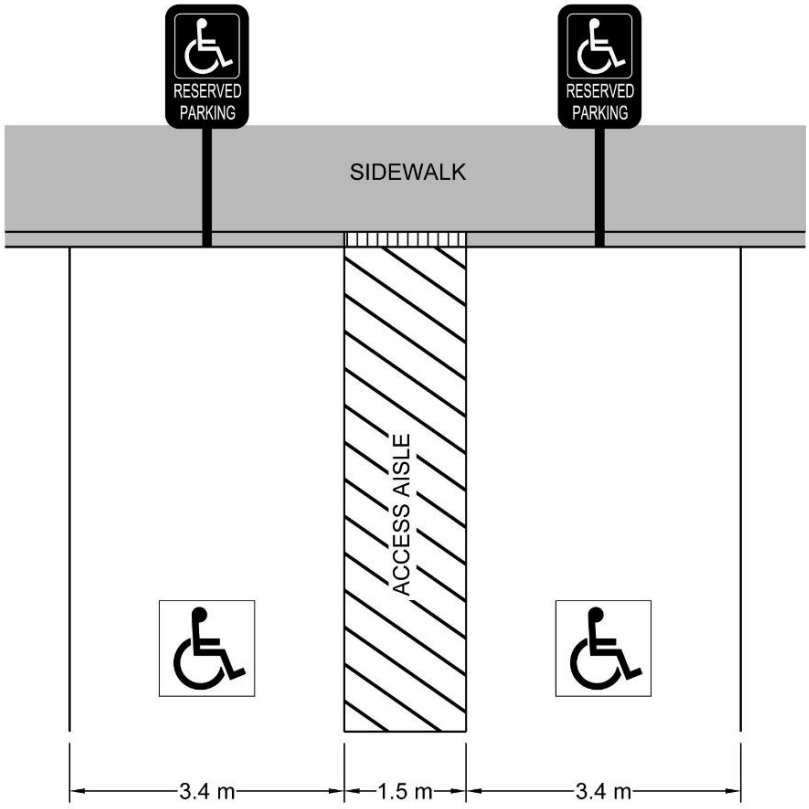


Pedestrian Accessibility Ramp

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

N:\Planning\MAPPING\Wall_Maps\Zoning_Map\Zoning Bylaw\Figure 6.5(a) & (b)_Accessible Parking.dwg

7.0 Landscaping Provisions

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 the application for a development permit. The landscaping plan shall be prepared in accordance with clause 4.3.4 of this Bylaw.

(2) The provision of landscaping is a condition of the issuance of a development permit 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.

(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 OUD, TUD, SDD, MUD containing up to four dwelling units or any accessory use to a dwelling unit.

7.2 General Regulations for Landscaping

(1) Landscaping may consist of any combination of the following elements:

(a) soft landscaping including vegetation such as trees, shrubs, vines, hedges, flowers, ornamental grasses, lawn and ground cover;

(b) hard landscaping including non-vegetative materials such as concrete, unit pavers, brick pavers or tile, but does not include rock, gravel, shale or asphalt but may include pathways, walkways, non-necessary driveways or other similar hard surfaces in addition to what is required under this Bylaw;

(c) intensive landscaping such as 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.

(2) Where landscaping is required and unless otherwise stated in this Bylaw, the following regulations apply:
(Revised – Bylaw No. 10084 – June 25, 2025)

(a) a front yard landscaped strip shall lay parallel to and abut the front site line and shall run along the entire frontage of the site;

(b) the required side yard abutting the flanking street must be landscaped;

(c) landscaped areas 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;

(d) on a site abutting any R, M, B or C 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;

(e) 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.

7.3 Planting Requirements for Plant Materials

(1) Unless otherwise specified in this Bylaw, required landscaped strips shall consist of not less than 75% soft landscaping material and not more than 25% hard landscaping material. Necessary driveway access to the site is not included in calculating the area required for hard landscaping.
(Revised – Bylaw No. 10084 – June 25, 2025)

(2) The required tree planting ratio is one tree for every 6 linear metres along required frontages and one tree for every 9 linear metres along required flankage and rear yards as follows:

(a) trees should be planted at regular intervals not less than 1 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.

(3) 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.

(4) Where tree plantings are not required, as per (3), shrubs or ornamental grasses must be planted in lieu of trees within the landscaped strip as follows:

(a) shrubs shall be planted at a ratio of 10 shrubs per tree;

(b) all shrubs planted shall be not less than 450 millimetres in height;

(c) ornamental grasses shall be planted at a ratio of 10 ornamental grasses per tree;

(d) ornamental grasses shall consist of not more than 25% of the alternate plantings with the remainder being shrubs;

(e) ornamental grass species planted shall only consist of Karl Foerster or Blue Fescue and must be a minimum height of 300 millimetres.

(5) All tree plantings must be not less than 35 millimetres caliper for deciduous trees and 1200 millimetres in height for coniferous trees.

(6) Mulch may be used in all shrub beds provided that:

(a) it is not within 100 millimetres of tree trunks;

(b) it consists only of peat moss, bark chips, wood shavings or other similar organic material;

(c) it is provided at an average depth of 100 millimetres;

(d) it is not used as a primary landscaping medium.

(7) All plant materials shall be a species capable of healthy growth in Saskatoon and shall comply with the standards of the Canadian Nursery Trades Association for nursery stock.

7.4 Requirements for Installation and Maintenance of Landscaped Areas

Where the Bylaw specifies that landscaping is required, it shall be installed and maintained as follows:

(a) for soft landscaping, 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;

(b) 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 occurs. In the event occupancy or partial occupancy or use of a building or site occurs 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 150 millimetres 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 in the industrial, AG and FUD districts;

(e) all required and approved landscaping features shall be suitably maintained in a neat and tidy condition at all times, 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;

(c) rain gardens and box planters.

(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 clause 7.3(6), only aggregate rock mulch such as landscape rock may be permitted for alternative landscaping designs. Rubber mulch is not 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.

7.6 Flexible Site Design

(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:

(a) permanent planter boxes may be used to meet soft landscaping and planting requirements in the areas identified in clause (1).

(2) In B, I, M and MX districts a reduction in the overall area to be landscaped may be permitted provided 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;

(c) at least 1.5 metres of the site is landscaped.

(3) Where the location of a utility prevents the planting of trees in accordance with subsection 7.3, the location of the required tree plantings may be adjusted as follows:

(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 that subclause (a) cannot be met, the required trees may be planted:

(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. If 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 that subclauses (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 must be planted at a ratio of 10 shrubs per tree. All shrubs provided for planting must be not less than 450 millimetres in height or spread;

(ii) ornamental grasses must be planted at a ratio of 10 ornamental grasses per tree. Ornamental grasses shall consist of not 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 not less than 300 millimetres in height;

(d) a reduction in the number of required trees in subclauses (a) or (b) may be permitted provided the remaining tree planting requirement is substituted in accordance with subclause (c).

(4) Unless otherwise specified in this Bylaw, required landscaped strips must consist of soft landscaping and not more than 25% hard landscaping regardless of tree planting location.

(5) 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.

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 table:

Minimum Width (in Metres)	**R1, R1A, R1B, R2 and R2A Districts**	**RMHL and RMHC Districts**	**RMTN$_2$**	**RMTN1$_2$**	**RM1**	**RM2, RM3, RM4 and RM5 Districts**
Front yard landscaped strip	4.5	0	4.5$_{3,5}$	4.5$_{4,5}$	4.5	4.5
On corner sites, required side yard landscaped strip abutting the flanking street	-$_1$	0	-$_1$	-$_1$	-$_1$	-$_1$
Where a site abuts any R, CR1 or CR2 district site without an intervening lane, required landscaped strip adjacent to the abutting site line	0	0	1.5	1.5	0	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 along the entire length of all site lines which abut or adjoin a street is required. For dwellings within a dwelling group, the front yard setback for street facing units may be 3 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, except as provided in clause 8.8.4 Note 7, lying parallel to and abutting the front site line must be provided on every site.

4 Within the RMTN1 district, where clause 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.

5 Within the RMTN and RMTN1 districts, for street townhouses, 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.

6 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 OUD, TUD, SDD, or any accessory use to a dwelling unit.

7.7.3 Landscaping Standards for Institutional Districts

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

Minimum Width (in Metres)	**M1**	**M2**	**M3**	**M4**[2,3, 4]
Front yard landscaped strip	3	3	4.5	3
On corner sites, required side yard landscaped strip abutting the flanking street	-[1]	-[1]	-[1]	-[1]
Where a site abuts any R, CR1 or CR2 district without an intervening lane, required landscaped strip adjacent to the abutting site line	1.5	1.5	1.5	1.5

(Revised – Bylaw No. 10084 – June 25, 2025)

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 must be landscaped.

2 Within the M4 district, surface parking must be adequately screened from front streets and flanking streets to a height of 1 metre by landscaping or fencing.

3 Within the M4 district, for commercial parking lots located at grade level, parking stations located at grade level, permanent surface parking lots and surface parking that are accessory to a principal use, the following landscaping standards shall apply:

(a) the required landscaping area may be distributed along street-facing property lines in a flexible manner, provided that the overall landscaping meets the required area;

(b) hard landscaping may exceed the 25% maximum where the area is developed for the use of pedestrians, including plazas, seating areas, or other amenity spaces that are active or provide visual interest, but in no case may the area exceed 50%; and

(c) the landscaping plan for a permanent surface parking lot shall be endorsed by a registered member of the Saskatchewan Association of Landscape Architects.

4 The landscaping requirements do not apply to a temporary surface parking lot.

(Revised – Bylaw No. 10084 – June 25, 2025)

7.7.5 Landscaping Standards for Commercial Districts

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

Minimum Width (in Metres)	**B1A**	**B1B**	**B1**	**B2, B3, B4 and B4A Districts**	**B4MX**[4]	**B5**[5,6]**, B5B**[5,6]**, B5C**[5,6]**, B6**[6,7]
Front yard landscaped strip	2	3[2]	2	3	4.5[3]	3
On corner sites, required side yard landscaped strip	2	1.5	2	1.5	-[3]	1.5

abutting the flanking street						
Where a site abuts any R, CR1 or CR2 district without an intervening lane, required landscape strip adjacent to the abutting site line	0_1	1.5	1.5	1.5	3	0

7.7.6 Notes to Landscaping Standards for Commercial Districts

1 Within the B1A district, a solid 2 metre fence must be constructed 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 metre fence must be constructed 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-metre-high fence parallel to the front site line and extending from side site line to side site line must be constructed 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 is required 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 must 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.

4 Within the B4MX district, parking and loading areas or drive-throughs must be adequately screened from the front site line to a height of 1 metre by a building, or intensive landscaping and public amenity such as a plaza or public seating above and beyond landscaping.

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 MUDs. 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 is required to the satisfaction of the Development Officer.

6 Within B5, B5B, B5C, B6 districts, surface parking areas must be adequately screened from front streets and flanking streets to a height of 1 metre by landscaping or fencing.

7 Within the B6 district, the landscaping requirements shall apply to sites used for service stations, public garages, commercial parking lots or parking stations located at grade level, permanent surface parking lots, and surface parking that is accessory to a principal use.

8 For commercial parking lots or parking stations located at grade level, permanent surface parking lots and surface parking that is accessory to a principal use, the following landscaping standards shall apply:

(a) the required landscaping may be distributed along street-facing property lines in a flexible manner, provided that the overall landscaping meets the required area;

(b) hard landscaping may exceed the 25% maximum where the area is developed for the use of pedestrians, including plazas, seating areas, or other amenity spaces that are active or provide visual interest, but in no case may the area exceed 50%;

(c) the landscaping plan for a permanent surface parking lot shall be endorsed by a registered member of the Saskatchewan Association of Landscape Architects.

(Revised – Bylaw No. 10084 – June 25, 2025)

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 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;

(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 must 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;

(iv) if infill is required, sand or similar products are permitted. Crumb rubber shall not be permitted;

(c) subsection 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 must be obtained from the Parks and Transportation Departments.

(2) The minimum landscaping standards for the industrial districts are set out in the following table:

Minimum Width (in Metres)	**IL1**	**IL2**	**IL3**	**IB$_1$**	**IH**	**IH2**
Front yard landscaped strip	4.5	4.5	4.5	6	4.5	4.5
On corner sites, required side yard landscaped strip abutting the flanking street	1.5	1.5	1.5	3	1.5	1.5
Where a site abuts any R, M, B or C district without an intervening lane, required landscape strip adjacent to the abutting site line	1.5	1.5	1.5	3	3	1.5

7.7.8 Notes to Landscaping Standards for Industrial Districts

Within the IB district, parking areas must be adequately screened from street and adjacent properties to a height of 1 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 table:

Minimum Width (in Metres)	AG	FUD	APD	PUD	AM[1]	MX1	MX2[2,3]
Front yard landscaped strip	0	0	0	0	3	3	3
On corner sites, required side yard landscaped strip abutting the flanking street	0	0	0	0	3	1.5	1.5
Where a site abuts any R, CR1 or CR2 district without an intervening lane, required landscape strip adjacent to the abutting site line	0	0	0	0	0	1.5	1.5

(Revised – Bylaw No. 10084 – June 25, 2025)

7.7.10 Notes to Landscaping Standards for Specialized Districts

1 Within the AM district, a landscaped strip is not required along the rear site line unless:

(a) the rear site line abuts public lands, in which case a landscaped strip of not less than 1.5 metres in width throughout lying parallel to the rear site line shall is required; or

(b) the site is a through site, in which case a landscaped strip of not less than 3 metres in width throughout lying parallel to the rear site line is required.

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

3 Within the MX2 district, the landscaping requirements shall apply to sites used for service stations, public garages, commercial parking lots or parking stations located at grade level, permanent surface parking lots, and surface parking that is accessory to a principal use.

4 For commercial parking lots or parking stations located at grade level, permanent surface parking lots and surface parking that is accessory to a principal use, the following landscaping standards shall apply:

(a) the required landscaping may be distributed along street-facing property lines in a flexible manner, provided that the overall landscaping meets the required area;

(b) hard landscaping may exceed the 25% maximum where the area is developed for the use of pedestrians, including plazas, seating areas, or other amenity spaces that are active or provide visual interest, but in no case may the area exceed 50%;

(c) the landscaping plan for a permanent surface parking lot shall be endorsed by a registered member of the Saskatchewan Association of Landscape Architects.

(Revised – Bylaw No. 10084 – June 25, 2025)

7.7.11 Landscaping Standards for Corridor Districts

The minimum landscaping standards for the corridor districts are set out in the following table:

Minimum Width (in Metres)	**CR1**	**CR2**[2]	**CM1**[2, 3]	**CS1**[2, 3]
Front yard landscaped strip	4.5	4.5	3	3
On corner sites, required side yard landscaped strip abutting the flanking street	[-1]	[-1]	1.5	1.5
Where a site abuts any R, CR1 or CR2 district without an intervening lane, required landscape strip adjacent to the abutting site line	0	0	1.5	1.5

7.7.12 Notes to Landscaping Standards for Corridor Districts

1 The whole of any required side yard abutting the flanking street must 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 must 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 is excluded from hard landscaping.

3 In the CM1 and CS1 districts, the required front yard must have a maximum grade of 3% as measured starting from the front property line.

8.0 Residential Zoning Districts

8.1 R1 - Low Density Residential District 1

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.

8.1.2 Permitted Uses

The permitted uses and minimum development standards in an R1 district are set out in the following table:

R1 District	Minimum Development Standards (in Metres)								
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)
8.1.2 Permitted Uses									
Accessory buildings and accessory uses	Refer to clause 5.1.2								
Community centre conversions	30	30_1	900	9_3	3	7.5_4	4.5	11	$40\%_5$
Custodial care facilities – type I	15	30_1	450	9_3	1.5	7.5	4.5	8.5	$40\%_5$
Day care centres and preschools, accessory to a place of worship, elementary and high schools, community centre conversions or community centres	Refer to clause 5.3.9								
Day cares, residential	Refer to clause 5.3.10								
Elementary and high schools	30	30_1	900	9_3	3	7.5_4	4.5	11	40%
Garden and garage suites	Refer to clause 5.3.14								
Homestays	Refer to clause 5.3.16								
Keeping of up to five boarders in a OUD	-	-	-	-	-	-	-	-	-
Keeping of two boarders in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-
Keeping of three residential care home residents in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-
MUDs containing up to four dwelling units$_6$	15	30_1	450	9_3	1.5	7.5	4.5	8.5_7	$40\%_{5,7}$
MUDs containing five or more dwelling units	Refer to clause 5.3.19								
Municipal public works yard – type I	Refer to clause 5.3.20								
OUDs$_6$	15_2	30_1	450	9_3	1.5	7.5_4	4.5	8.5	$40\%_5$
Parks	-	-	-	9	9	9	9	8.5	10%
Places of worship	30	30_1	900	9_3	3	7.5_4	4.5	11	40%
Public libraries	30	30_1	900	9_3	3	7.5_4	4.5	11	40%
Residential care homes – type I	15	30_1	450	9_3	1.5	7.5_4	4.5	8.5	$40\%_5$
Residential care homes – type II (on pre-designated site)	15	30_1	450	9_3	1.5	7.5_4	4.5	8.5	$40\%_5$
Secondary suites	Refer to clause 5.3.23								
SDDs$_6$	7.5	30_1	225	9_3	1.5	7.5_4	4.5	8.5	$40\%_5$
TUDs$_6$	15	60_1	450	9_3	1.5	7.5_4	4.5	8.5	$40\%_5$

8.1.3 Discretionary Uses

The discretionary uses and minimum development standards in an R1 district are set out in the following table:

R1 District	Minimum Development Standards (in Metres)								
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)
8.1.3 Discretionary Uses									
Boarding houses	15	30_1	450	9_3	1.5	7.5	4.5	8.5	$40\%_5$
Commercial schools	15	30_1	450	9_3	3	7.5_4	4.5	11	$40\%_5$
Community centres	30	30_1	900	9_3	3	7.5_4	4.5	11	$40\%_5$
Custodial care facilities – type II	15	30_1	450	9_3	1.5	7.5	4.5	8.5	$40\%_5$
Day care centres and preschools	15	30_1	450	9_3	1.5	7.5	4.5	8.5	$40\%_5$
Independent schools	15	30_1	450	9_3	3	7.5_4	4.5	11	$40\%_5$
MUDs containing five or six dwelling units on corner sites in the TDA	Refer to Clause 5.3.19								
Parking stations	15	30_1	450	9_3	Refer to clause 5.3.21				
Residential care homes – type II	15	30_1	450	9_3	1.5	7.5	4.5	8.5	$40\%_5$
Short-term rental properties	Refer to clause 5.3.24								

(Revised – Bylaw No. 10180 – May 27, 2026)

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, 1985*.

2 The site width for the construction of new OUDs in category 2 established neighbourhoods shall be at least 60% of the average site width for OUD sites fronting on the subject blockface and the opposite blockface, 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 OUDs, TUDs, SDDs and MUDs containing up to four dwelling units in established neighbourhoods shall not vary by more than 3 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 or 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%.

6 For sites located in established neighbourhoods the provisions of clause 5.1.19 apply.

7 For MUDs containing up to four dwelling units located in the TDA and located on any site within the CGA, or any corner site outside of the CGA, the following applies:

(a) the maximum building height is 10 metres;

(b) the maximum site coverage is 50%.

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.

8.2 R1A - Low Density Residential District 1A

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.

8.2.2 Permitted Uses

The permitted uses and minimum development standards in an R1A district are set out in the following table:

R1A District	Minimum Development Standards (in Metres)								
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)
8.2.2 Permitted Uses									
Accessory buildings and accessory uses	Refer to clause 5.1.2								
Community centre conversions	22.5	30_1	675	6	3	7.5_5	4.5	11	$40\%_6$
Custodial care facilities – type I	12_2	30_1	360_3	6	0.75	7.5	4.5	10_7	$40\%_6$
Day care centres and preschools accessory to a place of worship, elementary and high schools, community centre conversions or community centres	Refer to clause 5.3.9								
Day cares, residential	Refer to clause 5.3.10								
Elementary and high schools	30	30_1	900	6	3	7.5_5	4.5	11	40%
Garden and garage suites	Refer to clause 5.3.14								
Homestays	Refer to clause 5.3.16								
Keeping of up to five boarders in a OUD	-	-	-	-	-	-	-	-	-
Keeping of two boarders in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-
Keeping of three residential care home residents in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-
MUDs containing up to four dwelling $units_8$	15	30_1	450	6_4	0.75	7.5	4.5	10_7	$40\%_{6,9}$
MUDs containing five or more dwelling units	Refer to clause 5.3.19								
Municipal public works yard – type I	Refer to clause 5.3.20								
$OUDs_8$	12_2	30_1	360_3	6_4	0.75	7.5	4.5	10_7	$40\%_6$
Parks	-	-	-	6	6	6	6	8.5	10%
Places of worship	22.5	30_1	675	6	3	7.5_5	4.5	11	40%
Public libraries	30	30_1	900	6	3	7.5	4.5	11	40%
Residential care homes – type I	12_2	30_1	360_3	6	0.75	7.5	4.5	10_7	$40\%_6$
Residential care homes – type II (on pre-designated site)	15	30_1	450	6	0.75	7.5	4.5	10_7	$40\%_6$
Secondary suites	Refer to clause 5.3.23								
$SDDs_8$	7.5	30_1	225	6_4	0.75	7.5	4.5	10_7	$40\%_6$
$TUDs_8$	15	30_1	450	6_4	0.75	7.5	4.5	10_7	$40\%_6$

8.2.3 Discretionary Uses

The discretionary uses and minimum development standards in an R1A district are set out in the following table:

R1A District	Minimum Development Standards (in Metres)								
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)
8.2.3 Discretionary Uses									
Ambulance stations	15	30_1	450	6	3	7.5	4.5	11	40%
Boarding houses	12_2	30_1	360_3	6	0.75	7.5	4.5	10_7	$40\%_6$
Commercial schools	15	30_1	450	6	3	7.5_5	4.5	11	$40\%_6$
Community centres	22.5	30_1	675	6	3	7.5_5	4.5	11	$40\%_6$
Custodial care facilities – type II	12_2	30_1	360_3	6	0.75	7.5	4.5	10_7	$40\%_6$
Day care centres and preschools	12_2	30_1	360_3	6	0.75	7.5	4.5	10_7	$40\%_6$
Independent schools	15	30_1	450	6	3	7.5_5	4.5	11	$40\%_6$
Market gardens, nurseries and greenhouses with no retail sales	15	30_1	450	6	3	7.5	4.5	8.5	40%
MUDs containing five or six dwelling units on corner sites in the TDA	Refer to Clause 5.3.19								
Parking stations	12	30_1	360	6	Refer to clause 5.3.21				
Residential care homes – type II	15	30_1	450	6	0.75	7.5	4.5	10_7	$40\%_6$
Short-term rental properties	Refer to clause 5.3.24								

(Revised – Bylaw No. 10180 – May 27, 2026)

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, 1985*.

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 OUDs in category 2 established neighbourhoods shall be at 60% of the average site width for OUD sites fronting on the subject blockface and the opposite blockface, 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 270 square metres if the site has access to a rear lane.

4 (a) The front yard setback requirement for OUDs, TUDs, SDDs and MUDs containing up to four dwelling units in established neighbourhoods shall not vary by more than 3 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 metres.

(b) Notwithstanding (a), where the average front yard setback along a blockface in an established neighbourhood is less than 6 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 metres.

5 The rear yard setback requirement may be reduced to 4.5 metres on-site with a depth of 34 metres or less.

6 Site coverage may be increased for attached covered entries, patios, or 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%.

7 The maximum building height in established neighbourhoods is 8.5 metres, other than for MUDs containing up to four dwelling units on any corner site located in the TDA and all sites located in the CGA, where the maximum building height will remain 10 metres.

8 For sites located in established neighbourhoods the provisions of clause 5.1.19 apply.

9 The maximum site coverage for MUDs containing up to four dwelling units on any corner site located in the TDA and all sites located in the CGA is 50%.

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.

8.3 R1B – Low Density Residential District 1B

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.

8.3.2 Permitted Uses

The permitted uses and minimum development standards in an R1B district are set out in the following table:

R1B District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard (Min.)	Front Yard (Max.)	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)
8.3.2 Permitted Uses										
Accessory buildings and accessory uses	Refer to clause 5.1.2									
Custodial care facilities – type I	7.5	30_{1}	225	3	6	0.75	7.5	4.5	9_{4}	$40\%_{3}$
Day cares, residential	Refer to clause 5.3.10									
Day care centres and preschools accessory to a place of worship	Refer to clause 5.3.9									
Elementary and high schools	30	30_{1}	900	9	-	3	7.5_{2}	4.5	11	40%
Garden and garage suites	Refer to clause 5.3.14									
Homestays	Refer to clause 5.3.16									
Keeping of up to five boarders in a OUD	-	-	-	-	-	-	-	-	-	-
Keeping of two boarders in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-	-
Keeping of three residential care home residents in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-	-
MUDs containing up to four dwelling units$_{7}$	15	30_{1}	450	3	6	0.75	7.5	4.5	9_{4}	$40\%_{3,7}$
MUDs containing five or more dwelling units	Refer to clause 5.3.19									
Municipal public works yard – type I	Refer to clause 5.3.20									
OUDs$_{5,6}$	7.5	30_{1}	225	3	6	0.75	7.5	4.5	9_{4}	$40\%_{3}$
Parks	-	-	-	6	-	6	6	6	8.5	10%
Places of worship	22.5	30_{1}	675	6	-	3	7.5_{2}	4.5	11	40%
Residential care homes – type I	7.5	30_{1}	225	3	6	0.75	7.5	4.5	9_{4}	$40\%_{3}$
Residential care homes – type II (on pre-designated site)	15	30_{1}	450	3	6	0.75	7.5	4.5	9_{4}	$40\%_{3}$
Secondary suites	Refer to clause 5.3.23									
SDDs$_{5,6}$	7.5	30_{1}	225	3	6	0.75	7.5	4.5	9_{4}	$40\%_{3}$
TUDs$_{5,6}$	15	30_{1}	450	3	6	0.75	7.5	4.5	9_{4}	$40\%_{3}$

8.3.3 Discretionary Uses

The discretionary uses and minimum development standards in an R1B district are set out in the following table:

R1B District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard (Min.)	Front Yard (Max.)	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)
8.3.3 Discretionary Uses										
Boarding houses	7.5	30[1]	225	3	6	0.75	7.5	4.5	9[4]	40%[3]
Commercial schools	15	30[1]	450	6	-	3	7.5[2]	4.5	11	40%[3]
Custodial care facilities – type II	7.5	30[1]	225	3	6	0.75	7.5	4.5	9[4]	40%[3]
Day care centres and preschools	7.5	30[1]	225	3	6	0.75	7.5	4.5	9[4]	40%[3]
Independent schools	15	30[1]	450	6	-	3	7.5[2]	4.5	11	40%[3]
MUDs containing five or six dwelling units on corner sites in the TDA	Refer to Clause 5.3.19									
Parking stations	7.5	30[1]	225	6	Refer to clause 5.3.21					
Residential care homes – type II	15	30[1]	450	3	6	0.75	7.5	4.5	9[4]	40%[3]
Short-term rental properties	Refer to clause 5.3.24									

(Revised – Bylaw No. 10180 – May 27, 2026)

8.3.4 Notes to Development Standards

1 For new lots without access to a rear lane, refer to site depth requirements contained in *The Subdivision Bylaw, 1985.*

2 The rear yard setback requirement may be reduced to 4.5 metres on sites with a depth of 34 metres or less.

3 Site coverage may be increased for attached covered entries, patios or 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%.

4 The maximum building height in established neighbourhoods is 8.5 metres, other than for MUDs containing up to four dwelling units located on any corner site located in the TDA and all sites located in the CGA, where the maximum height will remain 10 metres.

5 Notwithstanding any other provision in this Bylaw, a site for a OUD, TUD or SDD 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.

6 The minimum front yard setback shall be 6 metres for sites that do not have access to a rear lane.

7 The maximum site coverage for MUDs containing up to four dwelling units on any corner site located in the TDA and all sites located in the CGA is 50%.

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.

8.4 R2 – Low Density Residential District 2

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.

8.4.2 Permitted Uses

The permitted uses and minimum development standards in an R2 district are set out in the following table:

R2 District	Minimum Development Standards (in Metres)								
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)
8.4.2 Permitted Uses									
Accessory buildings and accessory uses	Refer to clause 5.1.2								
Art galleries	30_{6}	$30_{1,6}$	900	6	3	7.5	4.5	11	40%
Community centre conversions	22.5_{6}	$30_{1,6}$	675	6	3	7.5_{4}	4.5	11	40%
Custodial care facilities – type I	$7.5_{2,6}$	$30_{1,6}$	225	6	0.75	7.5	4.5	10_{7}	$40\%_{5}$
Day care centres and preschools accessory to a place of worship, elementary and high schools, community centre conversions or community centres	Refer to clause 5.3.9								
Day cares, residential	Refer to clause 5.3.10								
Elementary and high schools	30_{6}	$30_{1,6}$	900	6	3	7.5_{4}	4.5	11	40%
Garden and garage suites	Refer to clause 5.3.14								
Homestays	Refer to clause 5.3.16								
Hospitals	30_{6}	$30_{1,6}$	900	6	3	7.5	4.5	11	40%
Keeping of up to five boarders in a OUD	-	-	-	-	-	-	-	-	-
Keeping of two boarders in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-
Keeping of three residential care home residents in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-
MUDs containing up to four dwelling units$_{9,}$	15_{6}	$30_{1,6}$	450	6_{3}	0.75	7.5	4.5	10_{7}	$40\%_{5,10}$
MUDs containing five or more dwelling units	Refer to clause 5.3.19								
Municipal public works yard – type I	Refer to clause 5.3.20								
$OUDs_{9,8,2}$	$7.5_{2,6}$	$30_{1,6}$	225	6_{3}	0.75	7.5	4.5	10_{7}	$40\%_{5}$
Parks	-	-	-	6	6	6	6	8.5	10%
Places of worship	22.5_{6}	$30_{1,6}$	675	6	3	7.5_{4}	4.5	11	40%
Public libraries	30_{6}	$30_{1,6}$	900	6	3	7.5	4.5	11	40%
Residential care homes – type I	$7.5_{2,6}$	$30_{1,6}$	225	6	0.75	7.5	4.5	10_{7}	$40\%_{5}$
Residential care homes – type II (on pre-designated site)	15_{6}	$30_{1,6}$	450	6	0.75	7.5	4.5	10_{7}	$40\%_{5}$
Secondary suites	Refer to clause 5.3.23								
$SDDs_{9}$	7.5_{6}	$30_{1,6}$	225	6_{3}	0.75	7.5	4.5	10_{7}	$40\%_{5}$
$TUDs_{9}$	15_{6}	$30_{1,6}$	450	6_{3}	0.75	7.5	4.5	10_{7}	$40\%_{5}$

8.4.3 Discretionary Uses

The discretionary uses and minimum development standards in an R2 district are set out in the following table:

R2 District	Minimum Development Standards (in Metres)								
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)
8.4.3 Discretionary Uses									
Ambulance stations	15_{6}	30_{6}	450	6	3	7.5	4.5	11	40%
Boarding houses	$7.5_{2,6}$	30_{6}	225	6	0.75	7.5	4.5	10_{7}	$40\%_{5}$
Cemeteries	30_{6}	30_{6}	900	-	-	-	-	-	-
Commercial schools	15_{6}	30_{6}	450	6	3	7.5_{4}	4.5	11	$40\%_{5}$
Community centres	22.5_{6}	30_{6}	675	6	3	7.5_{4}	4.5	11	$40\%_{5}$
Custodial care facilities – type II	$7.5_{2,6}$	30_{6}	225	6	0.75	7.5	4.5	10_{7}	$40\%_{5}$
Day care centres and preschools	$7.5_{2,6}$	30_{6}	225	6	0.75	7.5	4.5	10_{7}	$40\%_{5}$
Independent schools	15_{6}	30_{6}	450	6	3	7.5_{4}	4.5	11	$40\%_{5}$
Market gardens, nurseries and greenhouses with no retail sales	15_{6}	30_{6}	450	6	3	7.5	4.5	8.5	40%
MUDs containing five or six dwelling units on corner sites in the TDA	Refer to Clause 5.3.19								
Parking stations	7.5_{6}	30_{6}	225	6	Refer to clause 5.3.21				
Residential care homes – type II	15_{6}	30_{6}	450	6	0.75	7.5	4.5	10_{7}	$40\%_{5}$
Short-term rental properties	Refer to clause 5.3.24								

(Revised – Bylaw No. 10180 – May 27, 2026)

8.4.4 Notes to Development Standards

1 Except as provided in Note 6, for new lots without access to a rear lane, refer to site depth requirements contained in *The Subdivision Bylaw, 1985*.

2 Except as provided in Note 6, site width for the construction of new OUDs in category 2 established neighbourhoods shall be at least 60% of the average site width for OUD and TUD sites fronting on the subject blockface and the opposite blockface, but in no case shall the site width be less than 7.5 metres.

3 (a) The front yard setback requirement for OUDs, TUDs, SDDs and MUDs containing up to four dwelling units in established neighbourhoods shall not vary by more than 3 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 metres.

(b) Notwithstanding (a), where the average front yard setback along a blockface in an established neighbourhood is less than 6 metres, the setback may be reduced to the average of adjacent dwellings, provided that in no case shall the setback be less than 3 metres.

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 or 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%.

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.

(b) Notwithstanding Note 6(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 MUDs containing up to four dwelling units on any corner site located in the TDA and all sites located in the CGA, 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 OUDs shall be at least 60% of the average site width for OUDs and TUDs fronting on the subject blockface and the opposite blockface.

9 For sites located in established neighbourhoods the provisions of clause 5.1.19 apply.

10 The maximum site coverage for MUDs containing up to four dwelling units on any corner site located in the TDA and all sites located in the CGA is 50%.

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.

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.

8.5.2 Permitted Uses

All uses permitted in the R2 district, subject to the development standards contained in the R2 district.

8.5.3 Discretionary Uses

The discretionary uses and minimum development standards in an R2A district are set out in the following table:

R2A District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m^2)
8.5.3 Discretionary Uses										
Ambulance stations	15	30_1	450	6	3	7.5	4.5	11	40%	-
Boarding houses	7.5	30_1	225	6	0.75	7.5	4.5	8.5	$40\%_1$	-
Cemeteries	30	30_1	900	-	-	-	-	-	-	-
Commercial schools	15	30_1	450	6	3	7.5	4.5	11	$40\%_1$	-
Community centres	22.5	30_1	675	6	3	7.5	4.5	11	$40\%_1$	-
(Repealed – Bylaw No. 10085 – June 25, 2025)										
Custodial care facilities – type II	7.5	30_1	225	6	0.75	7.5	4.5	8.5	$40\%_1$	-
Day care centres and preschools	7.5	30_1	225	6	0.75	7.5	4.5	8.5	$40\%_1$	-
Independent schools	15	30_1	450	6	3	7.5	4.5	11	$40\%_1$	-
Market gardens, nurseries and greenhouses with no retail sales	15	30_1	450	6	3	7.5	4.5	8.5	40%	-
Parking stations	7.5	30_1	225	6	Refer to clause 5.3.21					
Residential care homes – type II	15	30_1	450	6	0.75	7.5	4.5	8.5	$40\%_1$	-
Short-term rental properties	Refer to clause 5.3.24									

(Revised – Bylaw No. 10085 – June 25, 2025)

8.5.4 Notes to Development Standards

1 Site coverage may be increased for attached covered entries, patios or 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%.

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.

8.6 RMHC - Mobile Home Court District

8.6.1 Purpose

The purpose of the RMHC district is to provide sites for mobile homes intended for residential development.

8.6.2 Permitted Uses

The permitted uses and minimum development standards in an RMHC district are set out in the following table:

RMHC District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
8.6.2 Permitted Uses							
Accessory buildings and accessory uses[1]	Refer to clause 5.1.2						
Day cares, residential	Refer to clause 5.3.10						
Mobile home courts[2]	45	60	40,000	7.5	7.5	7.5	6

8.6.3 Discretionary Uses

The discretionary uses and minimum development standards in an RMHC district are set out in the following table:

RMHC District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
8.6.3 Discretionary Uses							
Community centres	45	60	40,000	7.5	7.5	7.5	6
Convenience stores	45	60	40,000	7.5	7.5	7.5	6
Day care centres and preschools	45	60	40,000	7.5	7.5	7.5	6

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 10 square metres in area;

(ii) private garages.

2 Additions to mobile homes within a mobile home court are permitted provided the addition does not exceed 50% of the gross floor area of the dwelling to which it is attached.

8.6.5 Development Standards for Mobile Home Courts

(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 240 square metres 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% 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 Managers of the Utilities and Environment Division and the Transportation and Construction Division.

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 while facilitating certain small and medium scale infill developments.

8.7.2 Permitted Uses

The permitted uses and minimum development standards in an RMHL district are set out in the following table:

RMHL District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Site Coverage (Max.)
8.7.2 Permitted Uses								
Accessory buildings and accessory uses	Refer to clause 5.1.2							
Custodial care facilities – type I	12	30	360	6_2	1.2_3	7.5_4	6	$40\%_5$
Day cares, residential	Refer to clause 5.3.10							
Homestays	Refer to clause 5.3.16							
Keeping of up to five boarders in a mobile home	-	-	-	-	-	-	-	-
Mobile homes, one-unit$_1$	12	30	360	6_2	1.2_3	7.5_4	6	$40\%_5$
MUDs containing five or more dwelling units	Refer to clause 5.3.19							
Residential care homes – type I	12	30	360	6_2	1.2_3	7.5_4	6	$40\%_5$
Residential care homes – type II (on pre-designated site)	15	30	450	6_2	1.2_3	7.5_4	6	$40\%_5$

8.7.3 Discretionary Uses

The discretionary uses and minimum development standards in an RMHL district are set out in the following table:

RMHL District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Site Coverage (Max.)
8.7.3 Discretionary Uses								
Custodial care facilities – type II	12	30	360	6_2	1.2_3	7.5_4	6	$40\%_5$
Community centres	15	30	450	6_2	3_3	7.5_4	6	$40\%_5$
Day care centres and preschools	12	30	360	6_2	1.2_3	7.5_4	6	$40\%_5$
Residential care homes – type II	15	30	450	6_2	1.2_3	7.5_4	6	$40\%_5$
Short-term rental properties	Refer to clause 5.3.24							

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 Plan Review and Building Inspection Program*

(C09-029). All mobile homes that are placed upon foundations shall continue to be defined as mobile homes for the purposes of 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 (a) provided they cover not more than 20% of the required side yard and extend not more than 4 metres into the required side yard.

(c) The total coverage in side yards referred to in Note 3(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, or 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%.

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 MUDs in the form of street 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 table:

RMTN District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m^2)
8.8.2 Permitted Uses										
Accessory buildings and accessory uses	Refer to clause 5.1.2									
Day cares, residential	Refer to clause 5.3.10									
Dwelling groups	30	30	900	6_9	6_5	6_5	6_5	10_8	$40\%_6$	9_4
Elementary and high schools	30	30	900	6	3	7.5	4.5	11	40%	-
Garden and garage suites	Refer to clause 5.3.14									
Homestays	Refer to clause 5.3.16									
Keeping of up to two boarders in a dwelling unit	-	-	-	-	-	-	-	-	-	-
MUDs as part of a dwelling group	30	30	900	6	6_5	6_5	6_5	10_8	$40\%_6$	9
MUDs containing five or more dwelling units	Refer to clause 5.3.19									
OUDs	7.5	30	225	6_7	0.75	7.5	7.5	10_8	40%	-
Parks	-	-	-	6	6	6	6	8.5	10%	-
Residential care homes – type I	6	30	180	6	1.5	7.5	7.5	10_8	40%	-
Residential care homes – type II (on pre-designated site)	15	30	450	6	1.5	7.5	7.5	10_8	40%	-
Secondary suites	Refer to clause 5.3.23									
SDDs	6	30	180	6_7	0.75	7.5	7.5	10_8	40%	-
Street townhouses	6	30	180	6_7	1.5_2	7.5	7.5	10_8	$40\%_3$	-
Townhouses as part of a dwelling group	30	30	900	6_9	6_5	6_5	6_5	10_8	$40\%_6$	9
TUDs	15	30	450	6_7	0.75	7.5	7.5	10_8	40%	-

8.8.3 Discretionary Uses

The discretionary uses and minimum development standards in an RMTN district are set out in the following table:

RMTN District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m^2)
8.8.3 Discretionary Uses										
Ambulance stations	15	30	450	6	3	7.5	4.5	10_8	40%	-
Commercial schools	15	30	450	6	3	7.5	4.5	11_8	40%	-
Community centres	6	30	180	6	6	6	6	10_8	30%	-
Day care centres and preschools	6	30	180	6	1.5	7.5	7.5	10_8	40%	-
Independent schools	15	30	450	6	3	7.5	4.5	11_8	40%	-
Places of worship	30	30	900	6	3	7.5	4.5	10_8	40%	-
Residential care homes - type II	15	30	450	6	1.5	7.5	7.5	10_8	40%	-
Short-term rental properties	Refer to clause 5.3.24									

8.8.4 Notes to Development Standards

1 For MUDs and townhouses, in dwelling groups, there shall be:

(a) not more than 18 dwelling units in a building;

(b) not more than 9 dwelling units side by side along any one building elevation.

2 No side yard shall be required for an attached street townhouse dwelling with two shared common walls.

3 Site coverage for street townhouses may be increased to 50% where more than 50% of the parking is provided underground or enclosed as part of the principal building.

4 An amenity space with a minimum area of 90 square metres, or 9 square metres 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 or deck, or three season room.

6 Site coverage includes all principal and detached accessory buildings, covered entries, patios and decks, three season rooms and balconies.

7 A front yard of not less than 3 metres in depth throughout may be provided for sites containing a OUD, TUD, SDD 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.

8 The maximum building height in established neighbourhoods is 8.5 metres.

9 The front yard setback for a townhouse within a dwelling group that fronts onto a local street, as defined in the Saskatoon Transportation Master Plan and which has access to rear lane may be 3 metres. The rear lane may be either a public lane or a lane internal to the site.

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 subclause (2), the regulations governing parking and loading in an RMTN district are contained in section 6.0.

(2) For OUDs, TUDs and SDDs, 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.

(3) For street townhouses, 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, provided that the front yard is landscaped in accordance with clause 7.7.1 Landscaping Standards for Residential Districts and clause 7.7.2 Notes to Landscaping Standards for Residential Districts.

8.8.7 Landscaping

The regulations governing landscaping in an RMTN district are contained in section 7.0.

8.8.8 Special Provision for Marquees or Canopies

For all permitted buildings except OUDs and TUDs, 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 clause 5.2.6.

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 MUDs in the form of street 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 table:

RMTN1 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m^2)
8.9.2 Permitted Uses										
Accessory buildings and accessory uses	Refer to clause 5.1.2									
Day cares, residential	Refer to clause 5.3.10									
Dwelling groups	30	30	900	6_8	6_5	6_5	6_5	12	$45\%_6$	9_4
Elementary and high schools	30	30	900	6	3	7.5	4.5	12	40%	-
Garden and garage suites	Refer to clause 5.3.14									
Homestays	Refer to clause 5.3.16									
Keeping of up to two boarders in a dwelling unit	-	-	-	-	-	-	-	-	-	-
MUDs as part of a dwelling group	30	30	900	6	6_5	6_5	6_5	12	$45\%_6$	9_4
MUDs containing five or more dwelling units	Refer to clause 5.3.19									
OUDs	7.5	30	225	6_7	0.75	7.5	7.5	10_8	40%	-
Parks	-	-	-	6	6	6	6	8.5	10%	-
Residential care homes - type I	6	30	180	6	1.5	7.5	7.5	12	40%	-
Residential care homes – type II (on pre-designated site)	15	30	450	6	1.5	7.5	7.5	12	$40\%_3$	-
Secondary suites	Refer to clause 5.3.23									
SDDs	6	30	180	6_7	0.75	7.5	7.5	10_8	40%	-
Street townhouses	6_8	30	180	6_7	1.5_2	7.5	7.5	12	$40\%_3$	-
Townhouses as part of a dwelling group	30	30	900	6_8	6_5	6_5	6_5	12	$45\%_6$	9_4
TUDs	15	30	450	6_7	0.75	7.5	7.5	10_8	40%	-

8.9.3 Discretionary Uses

The discretionary uses and minimum development standards in an RMTN1 district are set out in the following table:

RMTN1 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m^2)
8.9.3 Discretionary Uses										
Ambulance stations	15	30	450	6	3	7.5	4.5	12	40%	-
Commercial schools	15	30	450	6	3	7.5	4.5	12	40%	-
Community centres	30	30	900	6	6	6	6	12	40%	-
Day care centres and preschools	6	30	180	6	1.5	7.5	7.5	12	40%[3]	-
Independent schools	15	30	450	6	3	7.5	4.5	12	40%	-
Places of worship	30	30	900	6	3	7.5	4.5	12	40%	-
Residential care homes - type II	15	30	450	6	1.5	7.5	7.5	12	40%[3]	-
Short-term rental properties	Refer to clause 5.3.24									

8.9.4 Notes to Development Standards

1 For MUDs and townhouses, in dwelling groups:

(a) each dwelling shall have primary access directly to the outside;

(b) there shall be not more than 18 dwelling units in a building;

(c) there shall be not more than nine dwelling units side by side along any one building elevation.

2 No side yard shall be required for an attached street townhouse dwelling with two shared common walls.

3 Site coverage for street townhouses may be increased to 50% where more than 50% of the parking is provided underground or enclosed as part of the principal building.

4 An amenity space with a minimum area of 90 square metres, or 9 square metres 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 or deck, or three season room.

6 Site coverage includes all principal and detached accessory buildings, covered entries, patios and decks, three season rooms and balconies.

7 A front yard of not less than 3 metres in depth throughout may be provided for sites containing OUDs, TUDs, SDDs 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.

8 The front yard setback for a townhouse within a dwelling group that fronts onto a local street, as defined in the Saskatoon Transportation Master Plan and which has access to rear lane may be 3 metres. The rear lane may be either a public lane or a lane internal to the site.

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 subclause (2), the regulations governing parking and loading in an RMTN1 district are contained in section 6.0.

(2) For OUD's, TUD's and SDD's 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.

(3) For street townhouses, 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, provided that the front yard is landscaped in accordance with clause 7.7.1 Landscaping Standards for Residential Districts and clause 7.7.2 Notes to Landscaping Standards for Residential Districts.

8.9.7 Landscaping

The regulations governing landscaping in an RMTN1 district are contained in section 7.0.

8.9.8 Special Provision for Marquees or Canopies

For all permitted buildings except OUD's and TUD's, 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 clause 5.2.6.

8.10 RM1 - Low Density MUD 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 table:

RM1 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height	Site Coverage	Amenity Space Per Unit (m^2)
8.10.2 Permitted Uses										
All uses permitted in the R2 district, subject to the development standards contained in the R2 district	-	-	-	-	-	-	-	-	-	-
(Repealed – Bylaw No. 10085 – June 25, 2025)										

(Revised – Bylaw No. 10085 – June 25, 2025)

8.10.3 Discretionary Uses

The discretionary uses and minimum development standards in an RM1 district are set out in the following table:

RM1 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height	Site Coverage	Amenity Space Per Unit (m^2)
8.10.3 Discretionary Uses										
Ambulance stations	15	30	450	6	3	7.5	4.5	11	40%	-
Boarding apartments	21	30	630	6	3	7.5	4.5	8.5	40%	18
Boarding houses	7.5	30	225	6	0.75	7.5	4.5	8.5	40%$_2$	18
Commercial schools	15	30	450	6	3	7.5	4.5	11	40%$_2$	-
Community centres	15	30	450	6	3	7.5	4.5	11	40%	-
Custodial care facilities – type II	7.5	30	225	6	0.75	7.5	4.5	8.5	40%$_2$	-
Day care centres and preschools	7.5	30	225	6	0.75	7.5	4.5	8.5	40%$_2$	-
Hostels – type I or II	15	30	450	6	0.75	7.5	4.5	8.5	40%$_2$	-
Independent schools	15	30	450	6	3	7.5	4.5	11	40%$_2$	-
MUDs containing - five or six units except where MUDs containing five or more dwelling units are permitted under clause 5.3.19	3/unit	30	110/unit	6	1	6	6	8.5	40%$_1$	18
Parking stations	7.5	30	225	6	Refer to clause 5.3.21					
Residential care homes – type II	15	30	450	6	0.75	7.5	4.5	8.5	40%$_2$	-
Short-term rental properties	Refer to clause 5.3.24									
Special care homes	21	30	630	6	3	7.5	4.5	8.5	40%	18

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.

2 Site coverage may be increased for attached covered entries, patios or 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%.

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.

8.10.8 Special Provision for Marquees or Canopies

For all permitted buildings except OUDs and TUDs, 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 clause 5. 2.6.

8.11 RM2 - Low/Medium Density MUD 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 table:

RM2 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m^2)
8.11.2 Permitted Uses										
All uses permitted in the R2 district, subject to the development standards contained in the R2 district	-	-	-	-	-	-	-	-	-	-
Boarding apartments	21	30	630	6	3_{1}	7.5	4.5	10	$40\%_{3}$	18
Boarding houses	15	30	450	6	0.75	7.5	4.5	10	$40\%_{3}$	18
Custodial care facilities – type II	15	30	450	6	0.75	7.5	4.5	10	$40\%_{3}$	-
(Repealed – Bylaw No. 10085 – June 25, 2025)										
Dwelling groups	30	30	900	6	3_{5}	6_{5}	6_{5}	10	$40\%_{2,4}$	18
Hostels – type I	15	30	450	6	0.75	7.5	4.5	10	$40\%_{3}$	-
MUDs containing five to six units except where MUD containing five or more dwelling units are permitted under clause 5.3.19	15	30	550	6	1.5	6	6	10	$40\%_{2}$	18
MUDs containing seven or more units except where MUDs containing five or more dwelling units are permitted under clause 5.3.19	21	30	630	6	3_{1}	6	6	10	$40\%_{2}$	18
Special care homes	21	30	630	6	3_{1}	7.5	4.5	10	$40\%_{3}$	18
Residential care homes – type II	15	30	450	6	0.75	7.5	4.5	10	$40\%_{3}$	-

(Revised – Bylaw No. 10085 – June 25, 2025)

8.11.3 Discretionary Uses

The discretionary uses and minimum development standards in an RM2 district are set out in the following table:

RM2 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m^2)
8.11.3 Discretionary Uses										
Ambulance stations	15	30	450	6	3_1	7.5	4.5	11	40%	-
Commercial schools	15	30	450	6	3_1	7.5	4.5	11	$40\%_3$	-
Community centres	15	30	450	6	3_1	7.5	4.5	11	40%	-
Custodial care facilities – type III	15	30	450	6	0.75	7.5	4.5	10	$40\%_3$	-
Day care centres and preschools	7.5	30	225	6	0.75	7.5	4.5	10	$40\%_3$	-
Hostels – type II	15	30	450	6	0.75	7.5	4.5	10	$40\%_3$	-
Independent schools	15	30	450	6	3_1	7.5	4.5	11	$40\%_3$	-
Parking stations	7.5	30	225	6	Refer to clause 5.3.21					
Short-term rental properties	Refer to clause 5.3.24									

8.11.4 Notes to Development Standards

1 On a corner site where the side yard adjoins the street, the side yard setback shall be a minimum of 4.5 metres.

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.

3 Site coverage may be increased for attached covered entries, patios or 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%.

4 Site coverage for dwellings in dwelling groups may be increased for attached covered entries, patios or 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.

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 or deck, or three season room.

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

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.

8.11.9 Special Provision for Marquees or Canopies

For all permitted buildings except OUDs and TUDs, 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 clause 5. 2.6.

8.12 RM3 - Medium Density MUD 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 table:

RM3 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m^2)
8.12.2 Permitted Uses										
All uses permitted in the R2 district, subject to the development standards contained in the R2 district	-	-	-	-	-	-	-	-	-	-
Boarding apartments	21	30	630	6	3_1	6	6	12	$40\%_2$	18
Boarding houses	15	30	450	6	0.75	7.5	4.5	12	$40\%_3$	18
Custodial care facilities – type II	15	30	450	6	0.75	7.5	4.5	12	$40\%_3$	-
(Repealed – Bylaw No. 10085 – June 25, 2025)										
Dwelling groups	30	30	900	6	3_5	6_5	6_5	12	$40\%_{2,4}$	18
Hostels – type I	15	30	450	6	0.75	7.5	4.5	12	$40\%_3$	-
MUDs containing five to six units except where MUD containing five or more dwelling units are permitted under clause 5.3.19	15	30	550	6	1.5	6	6	12	$40\%_2$	18
MUDs containing seven or more units except where MUDs containing five or more dwelling units are permitted under clause 5.3.19	21	30	630	6	3_1	6	6	12	$40\%_2$	18
Special care homes	21	30	630	6	3_1	7.5	4.5	12	$40\%_3$	18
Residential care homes – type II	15	30	450	6	0.75	7.5	4.5	12	$40\%_3$	-

(Revised – Bylaw No. 10085 – June 25, 2025)

8.12.3 Discretionary Uses

The discretionary uses and minimum development standards in an RM3 district are set out in the following table:

RM3 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m^2)
8.12.3 Discretionary Uses										
Ambulance stations	15	30	450	6	3_1	7.5	4.5	12	40%	-
Commercial schools	15	30	450	6	3_1	7.5	4.5	12	$40\%_3$	-
Community centres	15	30	450	6	3_1	7.5	4.5	12	$40\%_3$	-
Custodial care facilities – type III	15	30	450	6	0.75	7.5	4.5	12	$40\%_3$	-
Day care centres and preschools	7.5	30	225	6	0.75	7.5	4.5	12	$40\%_3$	-
Hostels – type II	15	30	450	6	0.75	7.5	4.5	12	$40\%_3$	-
Independent schools	15	30	450	6	3_1	7.5	4.5	12	$40\%_3$	-
Parking stations	7.5	30	225	6	Refer to clause 5.3.21					
Short-term rental properties	Refer to clause 5.3.24									

8.12.4 Notes to Development Standards

1 On a corner site where the side yard adjoins the street, the side yard setback shall be a minimum of 4.5 metres.

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.

3 Site coverage may be increased for attached covered entries, patios or 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%.

4 Site coverage for dwellings in dwelling groups may be increased for attached covered entries, patios or 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.

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 or deck, or three season room.

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

The gross floor space ratio shall not exceed 1.5:1, with the exception of MUDs of five or more units permitted subject to clause 5.3.19.

8.12.8 Landscaping

The regulations governing landscaping in an RM3 district are contained in section 7.0.

8.12.9 Special Provision for Marquees or Canopies

For all permitted buildings except OUDs and TUDs, 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 clause 5. 2.6.

8.13 RM4 - Medium/High Density MUD 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 table:

RM4 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m^2)
8.13.2 Permitted Uses										
All uses permitted in the R2 district, subject to the development standards contained in the R2 district	-	-	-	-	-	-	-	-	-	-
Boarding apartments	21	30	630	6	1.5[1]	7.5	4.5	15	50%[2]	5
Boarding houses	15	30	450	6	0.75	7.5	4.5	15	50%[2]	5
Custodial care facilities – type II	15	30	450	6	0.75	7.5	4.5	15	50%[2]	-
Dwelling groups	30	30	900	6	1.5[4]	7.5[4]	4.5[4]	15	50%[2,3]	5
(Repealed – Bylaw No. 10085 – June 25, 2025)										
Hostels – type I	15	30	450	6	0.75	7.5	4.5	15	50%[2]	-
MUDs containing five or more dwelling units except where MUDs containing five or more dwelling units are permitted under clause 5.3.19	15	30	550	6	1.5[1]	7.5	4.5	15	50%[2]	5
Residential care homes – type II	15	30	450	6	0.75	7.5	4.5	15	50%[2]	-
Special care homes	21	30	630	6	1.5[1]	7.5	4.5	15	50%[2]	5

(Revised – Bylaw No. 10085 – June 25, 2025)

8.13.3 Discretionary Uses

The discretionary uses and minimum development standards in an RM4 district are set out in the following table:

RM4 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m^2)
8.13.3 Discretionary Uses										
Ambulance stations	15	30	450	6	3	7.5	4.5	11	50%[2]	-
Commercial schools	15	30	450	6	3	7.5	4.5	11	50%[2]	-
Community centres	15	30	450	6	3	7.5	4.5	11	50%[2]	-
Custodial care facilities – type III	15	30	450	6	0.75	7.5	4.5	15	50%[2]	-
Day care centres and preschools	7.5	30	225	6	0.75	7.5	4.5	15	50%[2]	-

Hostels – type II	15	30	450	6	0.75	7.5	4.5	15	50%[2]	-
Independent schools	15	30	450	6	3	7.5	4.5	11	50%[2]	-
Parking stations	7.5	30	225	6	Refer to clause 5.3.21					
Short-term rental properties	Refer to clause 5.3.24									

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 that is closest to the side site line, 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 or 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.

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 or deck, or three season room.

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 subclause (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.

(5) The gross floor space ratio requirement does not apply to MUDs of five or more units permitted subject to clause 5.3.19.

8.13.8 Landscaping

The regulations governing landscaping in an RM4 district are contained in section 7.0.

8.13.9 Special Provision for Marquees or Canopies

For all permitted buildings except OUDs and TUDs, 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 clause 5. 2.6.

8.14 RM5 - High Density MUD 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 table:

RM5 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m^2)
8.14.2 Permitted Uses										
Accessory uses to MUDs containing at least 100 dwelling units[1]	-	-	-	-	-	-	-	-	-	-
All uses permitted in the R2 district, subject to the development standards contained in the R2 district	-	-	-	-	-	-	-	-	-	-
Boarding apartments	21	30	630	6	1.5[2]	7.5	4.5	46[3]	50%[4]	5
Boarding houses	15	30	450	6	0.75	7.5	4.5	46[3]	50%[4]	5
Commercial dwelling conversions – limited to offices	Refer to clause 5.3.6									
Custodial care facilities – type II	15	30	450	6	0.75	7.5	4.5	46[3]	50%[4]	-
(Repealed – Bylaw No. 10085 – June 25, 2025)										
Dwelling groups	30	30	900	6	1.5[6]	7.5[6]	4.5[6]	46[3]	50%[4,5]	5
Hostels – type I or II	15	30	450	6	0.75	7.5	4.5	46[3]	50%[4]	-
MUDs containing five or more dwelling units	15	30	550	6	1.5[2]	7.5	4.5	46[3]	50%[4]	5
Residential care homes – type II	15	30	450	6	0.75	7.5	4.5	46[3]	50%[4]	-
Short-term rental properties	Refer to clause 5.3.24									
Special care homes	21	30	630	6	1.5[2]	7.5	4.5	46[3]	50%[4]	5

(Revised – Bylaw No. 10085 – June 25, 2025)

8.14.3 Discretionary Uses

The discretionary uses and minimum development standards in an RM5 district are set out in the following table:

RM5 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m^2)
8.14.3 Discretionary Uses										
Ambulance stations	15	30	450	6	13	7.5	4.5	46_3	$50\%_4$	-
Commercial schools	15	30	450	6	1.5_2	7.5	4.5	46_3	$50\%_4$	-
Community centres	15	30	450	6	1.5_2	7.5	4.5	46_3	$50\%_4$	-
Custodial care facilities – type III	15	30	450	6	0.75	7.5	4.5	46_3	$50\%_4$	-
Day care centres and preschools	7.5	30	225	6	0.75	7.5	4.5	46_3	$50\%_4$	-
Independent schools	15	30	450	6	1.5_2	7.5	4.5	46_3	$50\%_4$	-
Parking stations	7.5	30	225	6	Refer to clause 5.3.21					

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 MUD:

(a) hairdresser and barber shops;

(b) confectionaries;

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 MUD 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 56 square metres;

(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 that is closest to the side site line, whichever is greater, provided however, that on a corner site along the flanking street the minimum side yard shall be 3 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 or 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.

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 or deck or three season room.

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

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.

8.14.9 Special Provision for Marquees or Canopies

For all permitted buildings except OUDs and TUDs, 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 clause 5. 2.6.

9.0 Institutional Zoning Districts

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 table:

M1 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
9.1.2 Permitted Uses							
Accessory buildings and accessory uses	Refer to clause 5.1.2						
Ambulance stations	15	30	450	6	1.5	6	7.5
Art galleries and museums	15	30	450	6	1.5	6	7.5
Commercial dwelling conversions – limited to offices, art galleries and museums, medical clinics, or photography studios, excluding the retail processing of film	Refer to clause 5.3.6						
Commercial schools	15	30	450	6	1.5	6	7.5
Custodial care facilities - type I or II	7.5	30	225	6	1.5	6	7.5
Day care centres and preschools accessory to a place of worship or community centres	Refer to clause 5.3.9						
Day cares, residential	Refer to clause 5.3.10						
Funeral homes	15	30	450	6	1.5	6	7.5
Homestays	Refer to clause 5.3.16						
Independent schools	15	30	450	6	1.5	6	7.5
Keeping of a maximum of five boarders in a OUD	-	-	-	-	-	-	-
Keeping of a maximum of two boarders in each unit of a TUD	-	-	-	-	-	-	-
Keeping of three residential care home residents in each unit of a TUD or SDD	-	-	-	-	-	-	-
Medical clinics	15	30	450	6	1.5	6	7.5
Medical, dental and optical laboratories	15	30	450	6	1.5	6	7.5
MUDs containing up to four dwelling units	15	30	450	6	0.75	6	8.5_1
MUDs containing five or more dwelling units	Refer to clause 5.3.19						
Municipal public works yard – type I	Refer to clause 5.3.20						
Not more than one dwelling unit in conjunction with and attached to any other non-residential permitted use	-	-	-	6	1.5	6	7.5
Offices and office buildings	15	30	450	6	1.5	6	7.5
OUDs	7.5	30	225	6	0.75	6	7.5
Parks	-	-	-	6	1.5	6	7.5
Photography studios	15	30	450	6	1.5	6	7.5
Places of worship	15	30	450	6	1.5	6	7.5
Residential care homes - type I	7.5	30	225	6	1.5	6	7.5
Residential care homes – type II	15	30	450	6	1.5	6	7.5

Residential care homes – type II (on pre-designated site)	15	30	450	6	1.5	6	7.5
Secondary suites	Refer to clause 5.3.23						
SDDs	7.5	30	225	6	0.75	6	7.5
Short-term rental properties	Refer to clause 5.3.24						
TUDs	15	30	450	6	0.75	6	7.5
Veterinary clinics	15	30	450	6	1.5	6	7.5

9.1.3 Discretionary Uses

The discretionary uses and minimum development standards in an M1 district are set out in the following table:

M1 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site (m^2)	AreaFront Yard	Side Yard	Rear Yard	Building Height (Max.)
9.1.3 Discretionary Uses							
Boarding houses	7.5	30	225	6	1.5	6	7.5
Community centres	15	30	450	6	1.5	6	7.5
Custodial care facilities - type III	7.5	30	225	6	1.5	6	7.5
Day care centres and preschools	7.5	30	225	6	1.5	6	7.5
MUDs containing five or six dwelling units on corner sites in the TDA	Refer to Clause 5.3.19						
Parking stations	15	30	450	6	Refer to clause 5.3.21		
Private clubs	15	30	450	6	1.5	6	7.5

(Revised – Bylaw No. 10180 – May 27, 2026)

9.1.3.1 Notes to Development Standards

1 The maximum building height for MUDs containing up to four dwelling units located in the TDA and located on any site within the CGA, or any corner site outside of the CGA, shall not exceed 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

The gross floor space ratio shall not exceed 1:1, with the exception of MUDs of five or more units permitted subject to clause 5.3.19.

9.1.7 Landscaping

The regulations governing landscaping in an M1 district are contained in section 7.0.

9.1.8 Special Provisions for Marquees and Canopies

For all permitted buildings except OUDs and TUDs, a marquee or canopy shall be permitted to project into front and side yards; however, 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 wase spaces in an M1 district are contained in clause 5. 2.6.

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 table:

M2 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m^2)
9.2.2 Permitted Uses										
Accessory buildings and accessory uses	Refer to clause 5.1.2									
Ambulance stations	15	30	450	6	1.5	7.5	4.5	11	40%[4]	-
Art galleries	15	30	450	6	1.5	7.5	4.5	11	40%[4]	-
Boarding apartments	21	30	630	6	3[2]	6	6	12	40%[3]	18
Boarding houses	7.5	30	225	6	1.5	7.5	4.5	8.5	40%[3]	18
Commercial dwelling conversions – limited to offices, art galleries and museums, medical clinics, or photography studios, excluding the retail processing of film	Refer to clause 5.3.6									
Commercial schools	15	30	450	6	1.5	7.5	4.5	11	40%[4]	-
Community centre conversions	15	30	450	6	1.5	7.5	4.5	11	40%[3]	-
(Repealed – Bylaw No. 10085 – June 25, 2025)										
Custodial care facilities – type I and II	7.5	30	225	6	1.5	7.5	4.5	11	40%[3]	-
Day care centres and preschools accessory to a place of worship, elementary and high schools, community centre conversions, or community centres	Refer to clause 5.3.9									
Day cares, residential	Refer to clause 5.3.10									
Dwelling groups	30	30	900	6	3[2]	6[5]	6	12	40%[6]	18
Dwelling units in conjunction with and attached to any other non-residential permitted use-maximum two dwellings	-	-	-	6	1.5	7.5	4.5	11	40%[4]	-
Elementary and high schools	30	30	900	6	3	7.5	4.5	11	40%[4]	
Financial institutions	15	30	450	6	1.5	7.5	4.5	11	40%[4]	-
Funeral homes	15	30	450	6	1.5	7.5	4.5	11	40%[4]	-
Homestays	Refer to clause 5.3.16									
Hostels – type I	15	30	450	6	1.5	7.5	4.5	11	40%[3]	-
Independent schools	15	30	450	6	1.5	7.5	4.5	11	40%[4]	-
Keeping of a maximum of five boarders in a OUD	-	-	-	-	-	-	-	-	-	-
Keeping of a maximum of two boarders in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-	-

Keeping of three residential care home residents in each unit of TUD or SDD	-	-	-	-	-	-	-	-	-	-
Medical clinics	15	30	450	6	1.5	7.5	4.5	11	40%$_4$	-
Medical, dental and optical laboratories	15	30	450	6	1.5	7.5	4.5	11	40%$_4$	-
MUDs containing five or more dwelling units	Refer to clause 5.3.19									
MUDs containing three to six units except where MUDs containing five or more dwelling units are permitted under clause 5.3.19	15	30	550	6	1.5	6	6	12	40%	18
MUDs containing seven or more units except where MUDs containing five or more dwelling units are permitted under clause 5.3.19	21	30	630	6	3$_2$	6	6	12	40%	18
Municipal public works yard – type I	Refer to clause 5.3.20									
Museums	15	30	450	6	1.5	7.5	4.5	11	40%$_4$	-
Offices and office buildings	15	30	450	6	1.5	7.5	4.5	11	40%$_4$	-
OUDs	7.5	30	225	6	0.75	7.5	4.5	8.5	40%$_3$	-
Parks	-	-	-	6	6	7.5	4.5	11	10%	-
Pharmacies and optical dispensaries accessory to an office or medical clinic$_1$	-	-	-	-	-	-	-	-	-	-
Photography studios	15	30	450	6	1.5	7.5	4.5	11	40%$_4$	-
Places of worship	15	30	450	6	1.5	7.5	4.5	11	40%$_4$	-
Residential care homes – type I	7.5	30	225	6	1.5	7.5	4.5	11	40%$_3$	-
Residential care homes – type II	15	30	450	6	1.5	7.5	4.5	11	40%$_3$	-
Residential care homes – type II (on pre-designated site)	15	30	450	6	1.5	7.5	4.5	11	40%$_3$	-
Secondary suites	Refer to clause 5.3.23									
SDDs	7.5	30	225	6	0.75	7.5	4.5	8.5	40%$_3$	-
Short-term rental properties	Refer to clause 5.3.24									
Special care homes	21	30	630	6	3	6	6	12	40%	18
TUDs	15	30	450	6	0.75	7.5	4.5	8.5	40%$_3$	-
Veterinary clinics	15	30	450	6	1.5	7.5	4.5	11	40%$_4$	-

(Revised – Bylaw No. 10085 – June 25, 2025)

9.2.3 Discretionary Uses

The discretionary uses and minimum development standards in an M2 district are set out in the following table:

M2 District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m^2)
9.2.3 Discretionary Uses										
Community centres	15	30	450	6	1.5	7.5	4.5	11	40%$_4$	-
Custodial care facilities – type III	7.5	30	225	6	1.5	7.5	4.5	11	40%$_3$	-
Day care centres and preschools	7.5	30	225	6	1.5	7.5	4.5	11	40%$_4$	-
Hostels – type II	15	30	450	6	1.5	7.5	4.5	11	40%$_4$	-
Parking stations	7.5	30	225	6	Refer to clause 5.3.21					
Private clubs	15	30	450	6	1.5	7.5	4.5	11	40%$_4$	-

9.2.4 Notes to Development Standards

1 Pharmacies and optical dispensaries accessory to an office or medical clinic shall only have access from within the interior of the building and 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 but may be decreased to 3 metres for three season rooms.

3 Site coverage may be increased for attached covered entries, patios or 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%.

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 or deck, or three season room.

6 Site coverage for dwellings in dwelling groups may be increased for attached covered entries, patios or decks or three season rooms by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.

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

The gross floor space ratio shall not exceed 1.5:1 with the exception of MUDs of five or more units permitted subject to clause 5.3.19.

9.2.8 Landscaping

The regulations governing landscaping in an M2 district are contained in section 7.0.

9.2.9 Special Provisions for Marquees and Canopies

For all permitted buildings except OUDs, TUDs or SDDs, a marquee or canopy shall be permitted to project into front and side yards; however, 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 clause 5. 2.6.

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 table:

M3 District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m^2)
9.3.2 Permitted Uses								
Accessory buildings and accessory uses	Refer to clause 5.1.2							
Accessory uses to hotels[3]	-	-	-	-	-	-	-	-
Accessory uses to a MUD containing at least 100 dwelling units[2]	-	-	-	-	-	-	-	-
Accessory uses to an office building or medical clinic[4]	-	-	-	-	-	-	-	-
Ambulance stations	15	30	550	6	3	7.5[7]	11	-
Art galleries	15	30	550	6	3	7.5[7]	11	-
Assembly halls	15	30	550	6	3	7.5[7]	11	-
Boarding apartments	15	30	550	6	3[6]	7.5[7]	37	5
Boarding houses	7.5	30	225	6	3	7.5[7]	8.5	5
Cemeteries	15	30	550	6	3	7.5[7]	11	-
Commercial recreation uses in public parks or public civic centres	-	-	-	6	3	7.5[7]	11	-
Commercial schools	15	30	550	6	3	7.5[7]	11	-
Community centres	15	30	550	6	3	7.5[7]	11	-
Community centre conversions	15	30	550	6	3	7.5[7]	11	-
(Repealed – Bylaw No. 10085 – June 25, 2025)								
Custodial care facilities – type I or II	7.5	30	225	6	3	7.5[7]	11	-
Custodial care facilities – type III	15	30	550	6	3	7.5[7]	11	-
Day care centres and preschools	7.5	30	225	6	3	7.5[7]	11	-
Day cares, residential	Refer to clause 5.3.10							
Dwelling groups	30	30	900	6	3[6]	7.5[7]	37	5
Dwelling units in conjunction with and attached to any other non-residential permitted use-maximum two dwelling units	-	-	-	6	3[6]	7.5[7]	-	-
Educational institutions	15	30	550	6	3[6]	7.5[7]	18	-
Elementary and high schools	30	30	900	6	3	7.5[7]	11	-
Financial institutions	15	30	550	6	3	7.5[7]	11	-
Funeral and wedding establishments	15	30	550	6	3	7.5[7]	11	-
Funeral homes	15	30	550	6	3	7.5[7]	11	-
Health clubs[1]	15	30	550	6	3	7.5[7]	11	-
Homestays	Refer to clause 5.3.16							
Hospitals	15	30	550	6	3[6]	7.5[7]	37	-
Hostels – type I and II	15	30	550	6	3[6]	7.5[7]	18	-
Hotels[3]	15	30	550	6	3[6]	7.5[7]	37	-
Independent schools	15	30	550	6	3	7.5[7]	11	-
Keeping of a maximum of five boarders in a OUD	-	-	-	-	-	-	-	-
Keeping of three care home residents in each unit of a TUD or SDD	-	-	-	-	-	-	-	-

Medical clinics[4]	15	30	550	6	3	7.5[7]	11	-
Medical, dental and optical laboratories	15	30	550	6	3	7.5[7]	11	-
Motion picture studios or recording studios	15	30	550	6	3	7.5[7]	11	-
MUDs	15	30	550	6	3[6]	7.5[7]	37	5
Municipal public works yard – type I	Refer to clause 5.3.20							
Museums	15	30	550	6	3	7.5[7]	11	-
Offices and office buildings[4]	15	30	550	6	3[6]	7.5[7]	18	-
OUDs	7.5	30	225	6	0.75	7.5[7]	8.5	-
Parks	-	-	-	6	3	7.5[7]	11	-
Personal service trades	15	30	550	6	3	7.5[7]	11	-
Photography studios	15	30	550	6	3	7.5[7]	11	-
Places of worship	15	30	550	6	3	7.5[7]	11	-
Private clubs[1]	15	30	550	6	3	7.5[7]	11	-
Public libraries	15	30	550	6	3	7.5[7]	11	-
Radio studios or television studios	15	30	550	6	3	7.5[7]	11	-
Research laboratories	15	30	550	6	3	7.5[7]	11	-
Residential care homes – type I	7.5	30	225	6	3	7.5[7]	11	-
Residential care homes – type II	15	30	450	6	3	7.5[7]	11	-
Residential care homes – type II (on pre-designated site)	15	30	450	6	3	7.5[7]	11	-
Secondary suites	Refer to clause 5.3.23							
SDDs	7.5	30	225	6	0.75	7.5[7]	8.5	-
Short-term rental properties	Refer to clause 5.3.24							
Special care homes	15	30	550	6	3[6]	7.5[7]	37	5
TUDs	15	30	450	6	0.75	7.5[7]	8.5	-
Veterinary clinics	15	30	550	6	3	7.5[7]	11	-

(Revised – Bylaw No. 10085 – June 25, 2025)

9.3.3 Discretionary Uses

The discretionary uses and minimum development standards in an M3 district are set out in the following table:

M3 District	**Minimum Development Standards (in Metres)**							
	Site Width	**Site Depth**	**Site Area (m^2)**	**Front Yard**	**Side Yard**	**Rear Yard**	**Building Height (Max.)**	**Amenity Space Per Unit (m^2)**
9.3.3 Discretionary Uses								
Commercial parking lots[5]	15	30	550	6	3	7.5[7]	11	-
Alcohol establishments – type II and III in conjunction with and attached to hotels[8]	-	-	-	-	-	-	-	-
Office complexes	30	30	900	6	3[6]	7.5[7]	18	5
Parking stations	15	30	550	6	Refer to clause 5.3.21			
Storage garages[5]	15	30	550	6	3	7.5[7]	11	-

9.3.4 Notes to Development Standards

1 Pro-shops or retail sales accessory to a health club or private club must not be more 50 square metres in area.

2 Confectionaries, drug store and pharmacies may be permitted within a building used as a MUD, provided that all of the following conditions are complied with:

(a) access must only be from within the interior of the building;

(b) there must be not less than 100 dwelling units in the MUD;

(c) no such use shall be permitted above the ground floor level;

(d) the maximum floor area for each use is 56 square metres.

3 Any or all of the following uses may be permitted within a building used as a hotel:

(a) confectioneries;

(b) newsstands and tobacconists;

(c) dry cleaning 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) access must only be from within the interior of the building;

(ii) there must be not less than 100 guest rooms.

4 Any or all of the following uses shall be permitted within a building used as an office building or medical clinic:

(a) confectioneries;

(b) drug stores or pharmacies;

(c) restaurants and lounges;

(d) dry cleaning pick-up depots;

provided that all of the following conditions are complied with:

(i) access may only be from within the interior of the building;

(ii) no such use shall be permitted in a building having a gross floor area less than 930 square metres used for office purposes;

(iii) the total floor area devoted to all such uses shall not be more than 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 (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 or deck, or three season room.

8 Alcohol establishments – type II and III shall be a discretionary use in a building used as a hotel provided that the following conditions are complied with:

(a) access may only be from within the interior of the building;

(b) there must be not less than 100 guest rooms.

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

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.

9.3.9 Special Provisions for Marquees and Canopies

For all permitted buildings except OUDs, a marquee or canopy shall be permitted to project into front and side yards; however, 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 clause 5. 2.6.

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 table:

M4 District	Minimum Development Standards (in Metres)							
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m^2)
9.4.2 Permitted Uses								
Accessory buildings and accessory uses	Refer to clause 5.1.2							
Accessory uses to hotels[3]	-	-	-	-	-	-	-	-
Accessory uses to a MUD containing at least 100 dwelling units[2]	-	-	-	-	-	-	-	-
Accessory uses to an office building or medical clinic[4]	-	-	-	-	-	-	-	-
Ambulance stations	15	30	450	3[5]	1.5[6]	3[7]	-	-
Art galleries[9]	15	30	450	3[5]	1.5[6]	3[7]	-	-
Assembly halls	15	30	450	3[5]	1.5[6]	3[7]	-	-
Boarding apartments	15	30	450	3[5]	1.5[6]	3[7]	-	5
Boarding houses	7.5	30	225	3[5]	1.5[6]	3[7]	8.5	5
Cemeteries	15	30	450	3[5]	1.5[6]	3[7]	-	-
Commercial dwelling conversions – limited to offices, retail stores, restaurants, art galleries and museums, medical clinics, or photography studios	Refer to clause 5.3.6							
Commercial parking lots	15	30	450	3[5]	1.5[6]	3[7]	-	-
Commercial recreation uses in public parks or public civic centres	-	-	-	3[5]	1.5[6]	3[7]	-	-
Commercial schools	15	30	450	3[5]	1.5[6]	3[7]	-	-
Community centres	15	30	450	3[5]	1.5[6]	3[7]	-	-
Community centre conversions	15	30	450	3[5]	1.5[6]	3[7]	-	-
(Repealed – Bylaw No. 10085 – June 25, 2025)								
Custodial care facilities – type I and II	7.5	30	225	3[5]	1.5[6]	3[7]	-	-
Custodial care facilities – type III	15	30	450	3[5]	1.5[6]	3[7]	-	-
Day care centres and preschools	7.5	30	225	3[5]	1.5[6]	3[7]	-	-
Day cares, residential	Refer to clause 5.3.10							
Dwelling groups	30	30	900	3[5]	1.5[6]	3[7]	-	5
Dwelling units in conjunction with and attached to any other non-residential permitted use - maximum two dwelling units	-	-	-	3[5]	1.5[6]	3[7]	-	-
Educational institutions	15	30	450	3[5]	1.5[6]	3[7]	-	-
Elementary and high schools	30	30	900	3[5]	1.5[6]	3[7]	-	-
Financial institutions	15	30	450	3[5]	1.5[6]	3[7]	-	-
Funeral and wedding establishments	15	30	450	3[5]	1.5[6]	3[7]	-	-
Funeral homes	15	30	450	3[5]	1.5[6]	3[7]	-	-
Health clubs[1]	15	30	450	3[5]	1.5[6]	3[7]	-	-
Homestays	Refer to clause 5.3.16							
Hospitals	15	30	450	3[5]	1.5[6]	3[7]	-	-
Hostels – type I & II	15	30	450	3[5]	1.5[6]	3[7]	-	-

Hotels[3]	15	30	450	3[5]	1.5[6]	3[7]	-	-
Independent schools	15	30	450	3[5]	1.5[6]	3[7]	-	-
Keeping of a maximum of five boarders in a OUD	-	-	-	-	-	-	-	-
Keeping of a maximum of two boarders in each unit of a TUD	-	-	-	-	-	-	-	-
Keeping of three care home residents in each unit of a TUD or SDD	-	-	-	-	-	-	-	-
Medical clinics[4]	15	30	450	3[5]	1.5[6]	3[7]	-	-
Medical, dental and optical laboratories	15	30	450	3[5]	1.5[6]	3[7]	-	-
Motion picture studio or recording studio	15	30	450	3[5]	1.5[6]	3[7]	-	-
MUDs	15	30	450	3[5]	1.5[6]	3[7]	-	5
Municipal public works yard – type I	Refer to clause 5.3.20							
Museums[9]	15	30	450	3[5]	1.5[6]	3[7]	-	-
Newspaper plants	15	30	450	3[5]	1.5[6]	3[7]	-	-
Offices and office buildings[4]	15	30	450	3[5]	1.5[6]	3[7]	-	-
OUDs	7.5	30	225	3[5]	0.75	3[7]	8.5	-
Parking stations	15	30	225	6[5]	Refer to clause 5.3.21			
Parks	-	-	-	3[5]	1.5[6]	3[7]	-	-
Personal service trades[1]	15	30	450	3[5]	1.5[6]	3[7]	-	-
Photography studios	15	30	450	3[5]	1.5[6]	3[7]	-	-
Places of worship	15	30	450	3[5]	1.5[6]	3[7]	-	-
Private clubs[1]	15	30	450	3[5]	1.5[6]	3[7]	-	-
Public libraries	15	30	450	3[5]	1.5[6]	3[7]	-	-
Radio studios or television studios	15	30	450	3[5]	1.5[6]	3[7]	-	-
Research laboratories	15	30	450	3[5]	1.5[6]	3[7]	-	-
Residential care homes – type I	7.5	30	225	3[5]	1.5[6]	3[7]	-	-
Residential care homes – type II	15	30	450	3[5]	1.5[6]	3[7]	-	-
Residential care homes – type II (on predesignated site)	15	30	450	3[5]	1.5[6]	3[7]	-	-
Secondary suites	Refer to clause 5.3.23							
SDDs	7.5	30	225	3[5]	0.75	3[7]	8.5	-
Short-term rental properties	Refer to clause 5.3.24							
Special care homes	15	30	450	3[5]	1.5[6]	3[7]	-	5
Storage garages	15	30	450	3[5]	1.5[6]	3[7]	-	-
TUDs	15	30	450	3[5]	0.75	3[7]	8.5	-
Veterinary clinics	15	30	450	3	1.5[6]	3[7]	-	-

(Revised – Bylaw No. 10085 – June 25, 2025)

9.4.3 Discretionary Uses

The discretionary uses and minimum development standards in an M4 district are set out in the following table:

M4 District	**Minimum Development Standards (in Metres)**							
	Site Width	**Site Depth**	**Site Area (m^2)**	**Front Yard**	**Side Yard**	**Rear Yard**	**Building Height (Max.)**	**Amenity Space Per Unit (m^2)**
9.4.3 Discretionary Uses								
Dry cleaners	15	30	450	3[5]	1.5[6]	3[7]	-	-
Alcohol establishments – type II and III in conjunction with and attached to hotels[8]	-	-	-	-	-	-	-	-
Office complexes	30	30	900	3[5]	1.5[6]	3[7]	-	5
Surface parking lots	15	30	450	3[5]	1.5[6]	3[7]	-	-

(Revised – Bylaw No. 10084 – June 25, 2025)

9.4.4 Notes to Development Standards

1 Pro-shops or retail sales accessory to a health club or private club shall not exceed 50 square metres in area.

2 Any or all of the following uses may be permitted within a building used as a MUD:

(a) confectioneries;

(b) drug stores or pharmacies;

provided that all of the following conditions are complied with:

(i) access may only be from within the interior of the building;

(ii) there must be more than 100 dwelling units;

(iii) no such use shall be permitted above the ground floor level;

(iv) the maximum floor area for each use is 56 square metres;

(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 19th Street East and south of 25th Street East;

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

(iii) drive-through access is prohibited;

(iv) the maximum outdoor seating area is 93 square metres.

3 Any or all of the following uses may be permitted within a building used as a hotel:

(a) confectioneries;

(b) newsstands and tobacconists;

(c) dry cleaning 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, or alcohol establishment – type 1, shall have access only from within the interior of the building;

(ii) drive-through access is prohibited;

(iii) an outdoor seating area may be permitted for restaurants and lounges provided that the area is not more than 93 square metres.

4 Any or all of the following uses may be permitted within a building used as an office building or medical clinic:

(a) confectioneries;

(b) drug stores or pharmacies;

(c) restaurants and lounges;

(d) dry cleaning 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 930 square metres used for office purposes;

(iii) the total floor area devoted to all such uses shall not be more than 10% of the gross floor area of the building;

(iv) drive-through access is prohibited;

(v) an outdoor seating area may be permitted for restaurants and lounges provided that the area is not more than 93 square metres.

5 (a) For properties fronting onto Spadina Crescent north of 19th Street and south of 25th Street, the minimum front yard setback shall be 6 metres.

(b) For properties fronting onto Spadina Crescent, the minimum front yard setback may be reduced to 3 metres provided that:

(i) the space is occupied by an outdoor seating area associated with a restaurant within the building;

(ii) the remaining 3 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.

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 – type II and III shall be a discretionary use in a building used as a hotel provided that the following conditions are complied with:

(a) access may only be from within the interior of the building;

(b) there must be more than 100 guest rooms.

9 Restaurants and lounges may be permitted within buildings used as an art gallery or museum provided that the following conditions are complied with:

(a) drive-through access is prohibited;

(b) the maximum outdoor seating area is 93 square metres.

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 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 street. The ground floor of parking structures are encouraged to be ready to accommodate public uses at-grade.

9.4.7 Gross Floor Space Ratio

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.

9.4.9 Special Provisions for Marquees and Canopies

For all permitted buildings except OUDs and TUDs, a marquee or canopy shall be permitted to project into front and side yards; however, 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 areas;

(b) bicycle parking spaces;

(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 facades of a building is to contain transparent openings.

(4) A facade must maintain distinctive architectural elements for the base, middle and top portions of the building. Vertical articulation of the facade 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 facades 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 facades that face public rights-of-way.

9.4.11 On-Site Waste Spaces

The regulations governing on-site waste spaces in an M4 district are contained in clause 5. 2.6.

10.0 Corridor Zoning Districts

10.1 CR1 – Corridor Residential 1 District

10.1.1 Purpose

The purpose of the CR1 district is to provide for intensification opportunities and support infill development within the CGA 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 OUDs and TUDs and multi-unit development. The CR1 district provides for density increases by allowing for incremental intensification of neighbourhoods.

10.1.2 Permitted Uses

The permitted uses and minimum development standards in the CR1 district are set out in the following table:

CR1 District	Minimum Development Standards(in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (max.)	Site Coverage (max.)	Amenity Space per Unit (m^2)
10.1.2 Permitted Uses										
Accessory buildings and uses	Refer to clause 5.1.2									
Boarding houses	7.5	30	225	6_1	0.75	6	4.5	10_2	$50\%_5$	-
Community centres and community centre conversions	15	30	450	6_1	0.75	6	4.5	12	$50\%_5$	-
(Repealed – Bylaw No. 10085 – June 25, 2025)										
Day care centres and pre-schools accessory to a place of worship, community centre conversion or community centre	Refer to clause 5.3.9									
Day cares, residential	Refer to clause 5.3.10									
Garden and garage suites	Refer to clause 5.3.14									
Homestays	Refer to clause 5.3.16									
Keeping of two boarders in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-	-
Keeping of up to five boarders in a OUD	-	-	-	-	-	-	-	-	-	-
Keeping of three residential care home residents in each unit of a TUD or SSD	-	-	-	-	-	-	-	-	-	-
MUDs except where MUDs containing five or more dwelling units are permitted under clause 5.3.19	15	30	450	6_1	0.75	6	4.5	10_2	$50\%_5$	9_4
MUDs containing five or more dwelling units	Refer to clause 5.3.19									
Municipal public works yard – type I	Refer to clause 5.3.20									
OUDs	7.5	30	225	6_1	0.75	6	4.5	10_3	$50\%_5$	-
Parks	-	-	-	6_1	1.5	6	4.5	10_2	$10\%_5$	-
Places of worship	15	30	450	6_1	0.75	6	4.5	12	$50\%_5$	-
Public libraries	15	30	450	6_1	0.75	6	4.5	12	$50\%_5$	-
Residential care homes – type I	15	30	450	6_1	0.75	6	4.5	10_2	$50\%_5$	-

Residential care home – type II (on pre-designated site)	15	30	450	6_1	0.75	6	4.5	10_2	$50\%_5$	-
Secondary suites	Refer to clause 5.3.23									
SDDs	7.5	30	225	6_1	0.75	6	4.5	10_3	$50\%_5$	-
Street townhouses	6	30	180	6_1	0.75	6	4.5	10_2	$50\%_5$	-
TUDs	15	30	450	6_1	0.75	6	4.5	10_3	$50\%_5$	-

(Revised – Bylaw No. 10085 – June 25, 2025)

10.1.3 Discretionary Uses

The discretionary uses and minimum development standards in the CR1 district are set out in the following table:

CR1 District	Minimum Development Standards(in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (max.)	Site Coverage (max.)	Amenity Space per Unit (m^2)
10.1.3 Discretionary Uses										
Commercial schools	15	30	450	6_1	0.75	6	4.5	10_2	$50\%_5$	-
Day care centres and pre-schools	15	30	450	6_1	0.75	6	4.5	10_2	$50\%_5$	-
Independent schools	15	30	450	6_1	0.75	6	4.5	10_2	$50\%_5$	-
Residential care homes – type II	15	30	450	6_1	0.75	6	4.5	10_2	$50\%_5$	-
Special care homes	15	30	450	6_1	0.75	6	4.5	10_2	$50\%_5$	-
Short-term rental properties	Refer to clause 5.3.24									

10.1.4 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 in established neighbourhoods is 8.5 metres.

4 An amenity space with a minimum area of 9 square metres for each dwelling unit must be provided and in no case shall the total amenity space be less than 36 square metres.

5 Site coverage includes all detached accessory buildings, covered patios, decks and balconies.

10.1.5 Signs

The regulations governing signs in a CR1 district are contained in Appendix A – Sign Regulations**.**

10.1.6 Parking

(1) Except as provided in subclause (2), 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.

10.1.7 Landscaping

The regulations governing landscaping in a CR1 district are contained in section 7.0**.**

10.1.8 On-Site Waste Spaces

The regulations governing on-site waste spaces in a CR1 district are contained in clause 5. 2.6.

10.2 CR2 – Corridor Residential 2 District

10.2.1 Purpose

The purpose of the CR2 district is to provide for intensification opportunities and support infill development within the CGA 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 OUDs and TUDs 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.

10.2.2 Permitted Uses

The permitted uses and minimum development standards in the CR2 district are set out in the following table:

CR2 District	Minimum Development Standards(in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (max.)	Site Coverage (max.)	Amenity Space per Unit (m^2)
10.2.2 Permitted Uses										
Accessory buildings and accessory uses	Refer to clause 5.1.2									
Boarding houses	7.5	30	225	6_1	0.75	6	4.5	12	$50\%_{3,5}$	9_4
Community centres and community centre conversions	15	30	450	6_1	0.75	6	4.5	12	$50\%_5$	-
Day care centres and pre-schools accessory to a place of worship, elementary and high schools, community centre conversion or community centre	Refer to clause 5.3.9									
Day cares, residential	Refer to clause 5.3.10									
Dwelling groups	30	30	900	6_1	1.5_8	6	4.5	12_2	$50\%_{3,5}$	9_4
Dwelling units and MUDs in conjunction with and attached to any other non-residential use	-	-	-	-	-	-	-	-	-	-
Garden and garage suites	Refer to clause 5.3.14									
Homestays	Refer to clause 5.3.16									
Hostels – type I	15	30	450	6_1	0.75	6	4.5	12	$50\%_{3,5}$	-
Keeping of two boarders in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-	-
Keeping of up to five boarders in a OUD	-	-	-	-	-	-	-	-	-	-
Keeping of three residential care home residents in each unit of a TUD or SSD	-	-	-	-	-	-	-	-	-	-
MUDs containing up to 4 dwelling units	15	30	450	6_1	0.75	6	4.5	10	$50\%_{3,5}$	9_4
MUDs containing 5 or more dwelling units	15	30	630	6_1	1.5	6	4.5	15	$50\%_{3,5}$	9_4
Municipal public works yard – type I	Refer to clause 5.3.20									
OUDs	7.5	30	225	6_1	0.75	6	4.5	10_9	$50\%_5$	-
Parks	-	-	-	6_1	1.5	6	6	12	$10\%_5$	-
Places of worship	15	30	450	6_1	0.75	6	4.5	12	$50\%_5$	-

Public libraries	15	30	450	6_1	0.75	6	4.5	12	$50\%_5$	-
Residential care homes – type I and type II	15	30	450	6_1	0.75	6	4.5	12	$50\%_5$	-
Residential care homes – type II (on pre-designated site)	15	30	450	6_1	0.75	6	4.5	12	$50\%_5$	-
Secondary suites	Refer to clause 5.3.23									
SDDs	7.5	30	225	6_1	0.75	6	4.5	10_9	$50\%_5$	-
Street townhouses	6	30	180	6_1	0.75	6	4.5	12_2	$50\%_{3,5}$	-
TUDs	15	30	450	6_1	0.75	6	4.5	10_9	$50\%_5$	-

(Revised – Bylaw No. 10085 – June 25, 2025)

10.2.3 Discretionary Uses

The discretionary uses and development standards in the CR2 district are set out in the following table:

CR2 District	Minimum Development Standards(in Metres)									
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (max.)	Site Coverage (max.)	Amenity Space per Unit (m^2)
10.2.3 Discretionary Uses										
Day care centres and pre-schools	15	30	450	6_1	0.75	6	4.5	12_2	$50\%_{3,5}$	-
Personal service trades and health clubs $_{6,7}$	15	30	450	6_1	0.75	6	4.5	12_2	$50\%_{3,5}$	-
Restaurants $_{6,7}$	15	30	450	6_1	0.75	6	4.5	12_2	$50\%_{3,5}$	-
Retail stores $_{6,7}$	15	30	450	6_1	0.75	6	4.5	12_2	$50\%_{3,5}$	-
Special care homes	15	30	450	6_1	0.75	6	4.5	12_2	$50\%_{3,5}$	-
Short-term rental properties	Refer to clause 5.3.24									

10.2.4 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% on corner sites.

4 An amenity space with a minimum area of 9 square metres for each dwelling unit must be provided and in no case shall the total amenity space be less than 36 square metres.

5 Site coverage includes all detached accessory buildings, covered patios, decks and balconies.

6 Permitted only on corner sites and only at grade.

7 The combined maximum building floor area for these uses on a site shall not exceed 232 square metres 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 371 square metres.

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 a three season room or an attached raised patio or deck.

9 The maximum building height for these uses in established neighbourhoods is 8.5 metres.

10.2.5 Signs

The regulations governing signs in a CR2 district are contained in Appendix A – Sign Regulations.

10.2.6 Parking

(1) Except as provided in subclause (2), 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.

10.2.7 Landscaping

The regulations governing landscaping in a CR2 district are contained in section 7.0.

10.2.8 On-Site Waste Spaces

The regulations governing on-site waste spaces in a CR2 district are contained in clause 5. 2.6.

10.3 CM1 – Corridor Mixed-Use 1 District

10.3.1 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 CGA. 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.

10.3.2 Permitted Uses

The permitted uses and minimum development standards in the CM1 district are set out in the following table:

CM1 District	Minimum Development Standards (in Metres)								
	Site Width	Site Area (m^2)	Front Yard (min.)	Front Yard (max.)	Side Yard	Rear Yard	Building Height (min.)	Building Height (max.)	Amenity Space Per Unit (m^2)
10.3.2 Permitted Uses									
Alcohol establishments – type I and II[2]	15	450	4	6	0.75[1]	6	8	16	-
Art galleries[2]	15	450	4	6	0.75[1]	6	8	16	-
Assembly halls[2]	15	450	4	6	0.75[1]	6	8	16	-
Bakeries[2]	15	450	4	6	0.75[1]	6	8	16	-
Boarding apartments	15	450	4	6	0.75[1]	6	8	16	-
Cannabis retail stores[2,4]	15	450	4	6	0.75[1]	6	8	16	-
Catering halls[2]	15	450	4	6	0.75[1]	6	8	16	-
Commercial recreation uses[2]	15	450	4	6	0.75[1]	6	8	16	-
Commercial schools[2]	15	450	4	6	0.75[1]	6	8	16	-
Community centres[2]	15	450	4	6	0.75[1]	6	8	16	-
Day care centres and pre-schools[2]	15	450	4	6	0.75[1]	6	8	16	-
Dwelling groups	30	900	4	6	0.75[1]	6	8	16	9[3]
Educational institutions[2]	15	450	4	6	0.75[1]	6	8	16	-
Financial institutions[2]	15	450	4	6	0.75[1]	6	8	16	-
Homestays	Refer to clause 5.3.16								
Hostels – type I and II	15	450	4	6	0.75[1]	6	8	16	-
Hotels	15	450	4	6	0.75[1]	6	8	16	-
Independent schools[2]	15	450	4	6	0.75[1]	6	8	16	-
Medical clinics[2]	15	450	4	6	0.75[1]	6	8	16	-
Medical, dental and optical laboratories[2]	15	450	4	6	0.75[1]	6	8	16	-
Microbreweries – type I[2]	15	450	4	6	0.75[1]	6	8	16	-
Motion picture studio or recording studio[2]	15	450	4	6	0.75[1]	6	8	16	-
MUDs	15	450	4	6	0.75[1]	6	8	22	9[3]
Museums[2]	15	450	4	6	0.75[1]	6	8	16	-
Offices[2,5]	15	450	4	6	0.75[1]	6	8	16	-
Personal service trades and health clubs[2]	15	450	4	6	0.75[1]	6	8	16	-
Photography studios[2]	15	450	4	6	0.75[1]	6	8	16	-
Private clubs[2]	15	450	4	6	0.75[1]	6	8	16	-
Public libraries[2]	15	450	4	6	0.75[1]	6	8	16	-

Residential care homes – type I and II	15	450	4	6	0.75[1]	6	8	16	-
Residential care homes – type II (on pre-designated site)	15	450	4	6	0.75[1]	6	8	16	-
Restaurants and lounges[2]	15	450	4	6	0.75[1]	6	8	16	-
Retail stores[2]	15	450	4	6	0.75[1]	6	8	16	-
Shopping centres[2]	15	450	4	6	0.75[1]	6	8	16	-
Special care homes	15	450	4	6	0.75[1]	6	8	16	-
Short-term rental properties	Refer to clause 5.3.24								
Small animal grooming[2]	15	450	4	6	0.75[1]	6	8	16	-
Street townhouses	6	180	4	6	0.75[1]	6	8	16	-
Veterinary clinics[2]	15	450	4	6	0.75[1]	6	8	16	-

10.3.3 Discretionary Uses

The discretionary uses and development standards in the CM1 district are set out in the following table:

CM1 District	**Minimum Development Standards (in Metres)**								
	Site Width	**Site Area (m^2)**	**Front Yard (min.)**	**Front Yard (max.)**	**Side Yard[1]**	**Rear Yard**	**Building Height (min.)**	**Building Height (max.)**	**Amenity Space per Unit (m^2)**
10.3.3 Discretionary Uses									
Alcohol establishments – type III[2]	15	450	4	6	0.75	6	8	16	-

10.3.4 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 a three season room or a covered 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 MUDs, 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 is 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 MUD, dwelling group, residential care home, boarding apartment or special care home.

3 An amenity space of a minimum area of 9 square metres 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 5 square metres 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 centre subject to a discretionary use application process.

5 Office uses shall not exceed 600 square metres in total gross floor area on a single site.

10.3.5 Signs

The regulations governing signs in a CM1 district are contained in Appendix A – Sign Regulations.

10.3.6 Parking

(1) Except as provided in subclause (2), 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.

10.3.7 Landscaping

The regulations governing landscaping in a CM1 district are contained in section 7.0.

10.3.8 On-Site Waste Spaces

The regulations governing on-site waste spaces in a CM1 district are contained in clause 5. 2.6.

10.3.9 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 subclause (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;

(e) a minimum of 30% of the surface area of the ground floor of all street-facing façades containing transparent openings.

10.3.10 Site Plan Control

The Development Officer may require a site plan control application for any development or site in the CM1 district. In addition to the requirements of subsection 4.12, site plan control applications in the CM1 district must show the following elements:

(a) buildings must 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;

(b) sites must include clear and direct pedestrian access between building entrances, parking areas, internal walkways, public sidewalks and existing or proposed transit stops;

(c) sites must include 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;

(d) sites must include 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;

(e) sites must include barrier-free access for pedestrians throughout the site, including consideration of the location of catch basins, curbs, planters, trees, light standards or other obstructions;

(f) drive-throughs associated with any permitted use on the site must be located on the interior of the site, such that drive-throughs are separated from any street by a building;

(g) vehicle access to the site shall not be permitted from the front street;

(h) sites with more than one principal building must 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.

10.4 CS1 – Corridor Station Mixed-Use 1 District

10.4.1 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 CGA. 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.

10.4.2 Permitted Uses

The permitted uses and minimum development standards in the CS1 district are set out in the following table:

CS1 District	Minimum Development Standards (in Metres)								
	Site Width	Site Area (m^2)	Front Yard (min.)	Front Yard (max.)	Side Yard	Rear Yard	Building Height (min.)	Building Height (max.)	Amenity Space per Unit (m^2)
10.5.2 Permitted Uses									
Alcohol establishments – type I and II_3	15	450	4	6	0_2	6	11	27	-
Art galleries$_3$	15	450	4	6	0_2	6	11	27	-
Assembly halls$_3$	15	450	4	6	0_2	6	11	27	-
Bakeries$_3$	15	450	4	6	0_2	6	11	27	-
Boarding apartments$_1$	15	450	4	6	0_2	6	11	27	-
Cannabis retail stores$_{3,4}$	15	450	4	6	0_2	6	11	27	-
Catering halls$_3$	15	450	4	6	0_2	6	11	27	-
Commercial recreation uses$_3$	15	450	4	6	0_2	6	11	27	-
Commercial schools$_3$	15	450	4	6	0_2	6	11	27	-
Community centres$_3$	15	450	4	6	0_2	6	11	27	-
Day care centres and pre-schools$_3$	15	450	4	6	0_2	6	11	27	-
Educational institutions$_3$	15	450	4	6	0_2	6	11	27	-
Financial institutions$_3$	15	450	4	6	0_2	6	11	27	-
Homestays$_1$	Refer to clause 5.3.16								
Hostels – type I and II	15	450	4	6	0_2	6	11	27	-
Hotels	15	450	4	6	0_2	6	11	27	-
Independent schools$_3$	15	450	4	6	0_2	6	11	27	-
Medical clinics$_3$	15	450	4	6	0_2	6	11	27	-
Medical, dental and optical laboratories$_3$	15	450	4	6	0_2	6	11	27	-
Microbreweries – type I and II_3	15	450	4	6	0_2	6	11	27	-
Motion picture studio or recording studio$_3$	15	450	4	6	0_2	6	11	27	-
MUDs$_1$	15	450	4	6	0_2	6	11	27	5
Museums$_3$	15	450	4	6	0_2	6	11	27	-
Offices$_{3,5}$	15	450	4	6	0_2	6	11	27	-
Personal service trades and health clubs$_3$	15	450	4	6	0_2	6	11	27	-
Photography studios$_3$	15	450	4	6	0_2	6	11	27	-
Private clubs$_3$	15	450	4	6	0_2	6	11	27	-
Public libraries$_3$	15	450	4	6	0_2	6	11	27	-
Residential care homes – type I and II_1	15	450	4	6	0_2	6	11	27	-
Residential care home – type II (on pre designated site)$_1$	15	450	4	6	0_2	6	11	27	-

Restaurants and lounges$_3$	15	450	4	6	0_2	6	11	27	-
Retail stores$_3$	15	450	4	6	0_2	6	11	27	-
Shopping centres$_3$	15	450	4	6	0_2	6	11	27	-
Special care homes	15	450	4	6	0_2	6	11	27	-
Short-term rental properties$_1$	Refer to clause 5.3.24								
Small animal grooming$_3$	15	450	4	6	0_2	6	11	27	-
Veterinary clinics$_3$	15	450	4	6	0_2	6	11	27	-

(Revised – Bylaw No. 10085 – June 25, 2025)

10.4.3 Discretionary Uses

The discretionary uses and development standards in the CS1 district are set out in the following table:

CS1 District	Minimum Development Standards (in Metres)								
	Site Width	Site Area (m^2)	Front Yard (min.)	Front Yard (max.)	Side Yard	Rear Yard	Building Height (min.)	Building Height (max.)	Amenity Space per Unit (m^2)
10.5.3 Discretionary Uses									
Alcohol establishments – type III$_3$	15	450	4	6	0_2	6	11	27	-

10.4.4 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 MUDs, 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 MUD, residential care home, boarding apartment or special care home.

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 centre subject to a discretionary use application process.

5 Office uses shall not exceed 1,800 square metres in total gross floor area on a single site.

10.4.5 Signs

The regulations governing signs in a CS1 district are contained in Appendix A – Sign Regulations.

10.4.6 Parking

(1) Except as provided in subclause (2), 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.

10.4.7 Landscaping

The regulations governing landscaping in a CS1 district are contained in section 7.0.

10.4.8 On-Site Waste Spaces

The regulations governing on-site waste spaces in the CS1 district are contained in clause 5. 2.6.

10.4.9 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 subclause (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;

(e) a minimum of 30% of the surface area of the ground floor of all street-facing façades containing transparent openings.

10.4.10 Site Plan Control

The Development Officer may require a site plan control application for any development or site in the CS1 district. In addition to the requirements of subsection 4.12, site plan control applications in the CS1 district must clearly show the following elements:

(a) buildings must 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;

(b) sites must include clear and direct pedestrian access between building entrances, parking areas, internal walkways, public sidewalks and existing or proposed transit stops;

(c) sites must include 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;

(d) sites must include 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;

(e) sites must include barrier-free access for pedestrians throughout the site, including consideration of the location of catch basins, curbs, planters, trees, light standards, or other obstructions;

(f) drive-throughs associated with any permitted use on the site must be located on the interior of the site, such that drive-throughs are separated from any street by a building;

(g) vehicle access to the site shall not be permitted from the front street;

(h) sites with more than one principal building must 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.

11.0 Commercial Zoning Districts

11.1 B1A - Limited Neighbourhood Commercial District

11.1.1 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.

11.1.2 Permitted Uses

The permitted uses and minimum development standards in a B1A district are set out in the following table:

B1A District	Minimum Development Standards (in Metres)				
	Site Area (m^2) (Max.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
11.1.2 Permitted Uses					
Accessory buildings and accessory uses	Refer to clause 5.1.2				
Community centres	1100	6	2.25_1	7.5	5_2
Convenience stores	1100	6	2.25_1	7.5	5_2
Drug stores or pharmacies	1100	6	2.25_1	7.5	5_2
Not more than one dwelling unit in conjunction with and attached to any other permitted use	-	6	2.25_1	7.5	5_2
Personal service trades	1100	6	2.25_1	7.5	5_2
Small animal grooming	1100	6	2.25_1	7.5	5_2

11.1.3 Discretionary Uses

The discretionary uses and minimum development standards in a B1A district are set out in the following table:

B1A District	Minimum Development Standards (in Metres)				
	Site Area (m^2) (Max.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
11.1.3 Discretionary Uses					
Neighbourhood recycling and collection depots	1100	6	2.25_1	7.5	5_2
Private clubs	1100	6	2.25_1	7.5	5_2

11.1.4 Notes to Development Standards

1 A side yard must 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 maximum building height must not exceed 5 metres, provided however the maximum permitted building height may be increased to 7.5 metres to permit one dwelling unit above the main floor of the building.

11.1.5 Signs

The regulations governing signs in a B1A district are contained in Appendix A - Sign Regulations.

11.1.6 Parking

The regulations governing parking and loading in a B1A district are contained in section 6.0.

11.1.7 Gross Floor Space Ratio

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.

11.1.8 Landscaping

The regulations governing landscaping in a B1A district are contained in section 7.0.

11.1.9 On-Site Waste Spaces

The regulations governing on-site waste spaces in a B1A district are contained in clause 5. 2.6.

11.1.10 Outdoor Storage

No goods, commodities, or other form of materials shall be stored outdoors.

11.2 B1B – Neighbourhood Commercial – Mixed-Use District

11.2.1 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.

11.2.2 Permitted Uses

The permitted uses and minimum development standards in a B1B district are set out in the following table:

B1B District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
11.1.2 Permitted Uses						
Accessory buildings and accessory uses	Refer to clause 5.1.2					
Art galleries	7.5	225	0	0_4	7.5	14_5
Bakeries	7.5	225	0	0_4	7.5	14_5
Dwelling units or MUDs in conjunction with and attached to any other permitted use $_1$	7.5	225	0	0_4	7.5	14_5
Financial institutions	7.5	225	0	0_4	7.5	14_5
Health clubs	7.5	225	0	0_4	7.5	14_5
Homestays	Refer to clause 5.3.16					
Medical clinics	7.5	225	0	0_4	7.5	14_5
MUDs containing five or more dwelling units	Refer to clause 5.3.19					
Offices and office buildings	7.5	225	0	0_4	7.5	14_5
Personal service trades	7.5	225	0	0_4	7.5	14_5
Photography studios	7.5	225	0	0_4	7.5	14_5
Restaurants$_2$	7.5	225	0	0_4	7.5	14_5
Retail stores$_2$	7.5	225	0	0_4	7.5	14_5
Shopping centers	7.5	225	0	0_4	7.5	14_5
Short-term rental properties	Refer to clause 5.3.24					
Small animal grooming	7.5	225	0	0_4	7.5	14_5
Veterinary clinics	7.5	225	0	0_4	7.5	14_5

11.2.3 Discretionary Uses

The discretionary uses and minimum development standards in a B1B district are set out in the following table:

B1B District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
11.1.3 Discretionary Uses						
Commercial schools	7.5	225	0	0_4	7.5	14_5
Day care centres and preschools	7.5	225	0	0_4	7.5	14_5
Independent schools	7.5	225	0	0_4	7.5	14_5
Lounges in conjunction with and attached to restaurants$_3$	7.5	225	0	0_4	7.5	14_5
Residential care homes – type II$_1$	7.5	225	0	0_4	7.5	14_5
Special care homes$_1$	7.5	225	0	0_4	7.5	14_5

11.2.4 Notes to Development Standards

1 Dwelling units, MUDs, residential care homes and special care homes shall not be located at grade level except for MUDs containing five units or more permitted in clause 5.3.19.

2 The maximum building floor area of each restaurant or retail store on a site shall not exceed 325 square metres 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 465 square metres.

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 except for MUDs containing five units or more permitted in clause 5.3.19.

11.2.5 Signs

(1) Except as provided in subclause (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 are permitted on the front face of a building in the B1B district.

11.2.6 Parking

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 is permitted in the front yard.

11.2.7 Gross Floor Space Ratio

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

11.2.8 Landscaping

The regulations governing landscaping in a B1B district are contained in section 7.0.

11.2.9 On-Site Waste Spaces

The regulations governing on-site waste spaces in the B1B district are contained in clause 5. 2.6.

11.2.10 Outdoor Storage

No goods, commodities, or other form of materials shall be stored outdoors.

11.2.11 Grade Level Corner Building Cuts

On corner sites or where sites flank a registered lane, buildings with a front yard setback of 3 metres or less shall provide a corner cut at grade level to provide an unobstructed corner site triangle of not less than 3 metres.

11.3 B1 – Neighbourhood Commercial District

11.3.1 Purpose

The purpose of the B1 district is to permit commercial uses which serve the daily convenience needs of the residents in the neighbourhood.

11.3.2 Permitted Uses

The permitted uses and minimum development standards in a B1 district are set out in the following table:

B1 District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Building Floor Area (m^2) (Max.)
11.3.2 Permitted Uses							
Accessory buildings and accessory uses	Refer to clause 5.1.2						
Community centres	7.5	225	6	2.25	7.5	7.5	-
Dwelling units in conjunction with and attached to any other permitted use – maximum two dwelling units[2]	-	-	6	2.25	7.5	7.5	140
Financial institutions	7.5	225	6	2.25	7.5	7.5	190
Offices and office buildings	7.5	225	6	2.25	7.5	7.5	190
Personal service trades[1]	7.5	225	6	2.25	7.5	7.5	140
Retail stores	7.5	225	6	2.25	7.5	7.5	280
Small animal grooming	7.5	225	6	2.25	7.5	7.5	140

11.3.3 Discretionary Uses

The discretionary uses and minimum development standards in a B1 district are set out in the following table:

B1 District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Building Floor Area (m^2) (Max.)
11.3.3 Discretionary Uses							
Commercial schools	7.5	225	6	2.25	7.5	7.5	140
Day care centres and preschools	7.5	225	6	2.25	7.5	7.5	140
Independent schools	7.5	225	6	2.25	7.5	7.5	140
Neighbourhood recycling and collection depots	7.5	225	6	2.25	7.5	7.5	140
Parking stations	7.5	225	6	Refer to clause 5.3.21			
Pawnshop	7.5	225	6	2.25	7.5	7.5	280
Private clubs	7.5	225	6	2.25	7.5	7.5	140
Restaurants	7.5	225	6	2.25	7.5	7.5	190

11.3.4 Notes to Development Standards

1 Not 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.

11.3.5 Signs

The regulations governing signs in a B1 district are contained in Appendix A - Sign Regulations.

11.3.6 Parking

The regulations governing parking and loading in a B1 district are contained in section 6.0.

11.3.7 Gross Floor Space Ratio

The gross floor space ratio shall not exceed 1:1.

11.3.8 Landscaping

The regulations governing landscaping in a B1 district are contained in section 7.0.

11.3.9 On-Site Waste Spaces

The regulations governing on-site waste spaces in a B1 district are contained in clause 5. 2.6.

11.3.10 Outdoor Storage

No goods, commodities, or other form of materials shall be stored outdoors.

11.4 B2 - District Commercial District

11.4.1 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.

11.4.2 Permitted Uses

The permitted uses and minimum development standards in a B2 district are set out in the following table:

B2 District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
11.3.2 Permitted Uses						
Accessory buildings and accessory uses	Refer to clause 5.1.2					
Bakeries	7.5	225	6	0_4	7.5	10.5_5
Community centres	7.5	225	6	0_4	7.5	10.5_5
Dwelling units in conjunction with and attached to any other permitted use – maximum two dwelling units$_{1,2}$	-	-	6	0_4	7.5	10.5_5
Financial institutions	7.5	225	6	0_4	7.5	10.5_5
Health clubs	7.5	225	6	0_4	7.5	10.5_5
Homestays	Refer to clause 5.3.16					
Medical clinics	7.5	225	6	0_4	7.5	10.5_5
MUDs in conjunction with and attached to any other permitted use $_{1,2}$	-	-	6	0_4	7.5	10.5_5
MUDs containing five or more dwelling units	Refer to clause 5.3.19					
Neighborhood recycling and collection depots	7.5	225	6	0_4	7.5	10.5_5
Offices and office buildings	7.5	225	6	0_4	7.5	10.5_5
OUDs	7.5	225	6	0_4	7.5	10.5_5
Personal service trades	7.5	225	6	0_4	7.5	10.5_5
Photography studios	7.5	225	6	0_4	7.5	10.5_5
Places of worship	7.5	225	6	0_4	7.5	10.5_5
Restaurants	7.5	225	6	0_4	7.5	10.5_5
Retail stores	7.5	225	6	0_4	7.5	10.5_5
Secondary suites	Refer to clause 5.3.23					
Service stations	22.5	675	6	0_4	7.5	10.5_5
Shopping centres	7.5	225	6	0_4	7.5	10.5_5
Short-term rental properties	Refer to clause 5.3.24					
Small animal grooming	7.5	225	6	0_4	7.5	10.5_5
TUDs	15	450	6	0_4	7.5	10.5_5
Veterinary clinics	7.5	225	6	0_4	7.5	10.5_5

11.4.3 Discretionary Uses

The discretionary uses and minimum development standards in a B2 district are set out in the following table:

B2 District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
11.4.3 Discretionary Uses						
Assembly halls	7.5	225	6	0_4	7.5	10.5_5
Commercial schools	7.5	225	6	0_4	7.5	10.5_5
Day care centres and preschools	7.5	225	6	0_4	7.5	10.5_5
Independent schools	7.5	225	6	0_4	7.5	10.5_5
Lounges in conjunction with and attached to restaurants$_3$	7.5	225	6	0_4	7.5	10.5_5
Parking stations	7.5	225	6	Refer to clause 5.3.21		
Pawnshop	7.5	225	6	0_4	7.5	10.5_5
Private clubs	7.5	225	6	0_4	7.5	10.5_5

11.4.4 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 dwelling units shall be located at grade level except for MUDs containing five units or more permitted in clause 5.3.19.

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.

11.4.5 Signs

The regulations governing signs in a B2 district are contained in Appendix A - Sign Regulations.

11.4.6 Parking

The regulations governing parking and loading in a B2 district are contained in section 6.0.

11.4.7 Gross Floor Space Ratio

The gross floor space ratio shall not exceed 1:1 with the exception of MUDs of five or more units permitted subject to clause 5.3.19.

11.4.8 Landscaping

The regulations governing landscaping in a B2 district are contained in section 7.0.

11.4.9 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 is be deemed to be part of the canopy structure.

(2) For service station sites only:

(a) subject to paragraph (b), a marquee or canopy may project into front and side yards; however, the outer edges of such marquee or canopy must 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 subclause (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.

11.4.10 On-Site Waste Spaces

The regulations governing on-site waste spaces in a B2 district are contained in clause 5. 2.6.

11.4.11 Outdoor Storage

No goods, commodities or other form of materials shall be stored outdoors.

11.5 B3 - Medium Density Arterial Commercial District

11.5.1 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.

11.5.2 Permitted Uses

The permitted uses and minimum development standards in a B3 district are set out in the following table:

B3 District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
11.5.2 Permitted Uses						
Accessory buildings and accessory uses	-	-	6_2	0_3	0_3	5
Alcohol establishments – type I	15	450	6_2	1.5	6	10
Assembly halls	15	450	6_2	1.5	6	10
Bakeries	15	450	6_2	1.5	6	10
Cannabis retail stores$_4$	15	450	6_2	1.5	6	10
Car washes	30	900	6_2	1.5	6	10
Catering halls	15	450	6_2	1.5	6	10
Catering kitchens	15	450	6_2	1.5	6	10
Commercial recreation uses	15	450	6_2	1.5	6	10
Commercial schools	15	450	6_2	1.5	6	10
Community centres	15	450	6_2	1.5	6	10
Day care centres and pre-schools	15	450	6_2	1.5	6	-
Dry cleaners	15	450	6_2	1.5	6	10
Dwellings - one unit in conjunction with and attached to any other permitted use	-	-	6_2	1.5	6	10
Financial institutions	15	450	6_2	1.5	6	10
Funeral and wedding establishments	15	450	6_2	1.5	6	10
Funeral homes	15	450	6_2	1.5	6	10
Health clubs	15	450	6_2	1.5	6	10
Hotels	30	900	6_2	1.5	6	10
Independent schools	15	450	6_2	1.5	6	10
Medical clinics	15	450	6_2	1.5	6	10
Medical, dental and optical laboratories	15	450	6_2	1.5	6	10
Microbreweries – type II	15	450	6_2	1.5	6	10
Motion picture studio or recording studio	15	450	6_2	1.5	6	10
Motor vehicle, marine and trailer coach sales establishments	30	900	6_2	1.5	6	10
Neighbourhood recycling and collection depots	15	450	6_2	1.5	6	10
Offices and office buildings	15	450	6_2	1.5	6	10
Personal service trades	15	450	6_2	1.5	6	10
Photography studios	15	450	6_2	1.5	6	10
Private clubs	15	450	6_2	1.5	6	10
Public garages	22.5	675	6_2	1.5	6	10
Radio studios or television studios	15	450	6_2	1.5	6	10
Repair services restricted to the repair of household goods and appliances	15	450	6_2	1.5	6	10
Restaurants and lounges$_1$	15	450	6_2	1.5	6	10
Retail stores	15	450	6_2	1.5	6	10
Service stations	30	900	6_2	1.5	6	10
Shopping centres	22.5	675	6_2	1.5	6	10
Small animal grooming	15	450	6_2	1.5	6	10

Theatres	15	450	6_2	1.5	6	10
Veterinary clinics	15	450	6_2	1.5	6	10

11.5.3 Discretionary Uses

The discretionary uses and minimum development standards in a B3 district are set out in the following table:

B3 District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
11.5.3 Discretionary Uses						
Alcohol establishments – type II and III	15	450	6_2	1.5	6	10
Commercial parking lots	15	450	6_2	1.5	6	-
Parking stations	15	450	6_2	Refer to clause 5.3.21		

11.5.4 Notes to Development Standards

1 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 of not less than 3 metres must be provided.

3 Accessory buildings and uses are subject to the following provisions:

(a) must not 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) if constructed on a corner site, must not located closer 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 centre subject to a discretionary use application process.

11.5.5 Signs

The regulations governing signs in a B3 district are contained in Appendix A - Sign Regulations.

11.5.6 Parking

The regulations governing parking and loading in a B3 district are contained in section 6.0.

11.5.7 Gross Floor Space Ratio

The gross floor space ratio shall not exceed 0.75:1.

11.5.8 Landscaping

The regulations governing landscaping in a B3 district are contained in section 7.0.

11.5.9 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 is deemed to be part of the canopy structure.

(2) A marquee or canopy may project into front and side yards; however, the outer edges of such marquee or canopy must 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) it does not exceed 5.75 metres in height above grade level;

(b) it is not 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 is not located closer than 6 metres to the front site line, or 3.6 metres to any side site line.

11.5.10 On-Site Waste Spaces

The regulations governing on-site waste spaces in a B3 district are contained in clause 5. 2.6.

11.5.11 Outdoor Storage

No goods, commodities or other form of materials shall be stored outdoors, with the exception of vehicles, marine equipment or trailer coaches.

11.6 B4 - Arterial and Urban Commercial District

11.6.1 Purpose

The purpose of the B4 district is to facilitate arterial and urban commercial development providing a wide range of commercial uses serving motor vehicle oriented consumers.

11.6.2 Permitted Uses

The permitted uses and minimum development standards in a B4 district are set out in the following table:

B4 District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
11.6.2 Permitted Uses						
Accessory buildings and accessory uses	-	-	9	1.5_1	1.5_1	5
Alcohol establishments – type I	15	450	9	3	7.5	17
Assembly halls	22.5	675	9	3	7.5	17
Bakeries	15	450	9	3	7.5	17
Cannabis retail stores$_2$	15	450	9	3	7.5	17
Car washes	30	900	9	3	7.5	17
Catering halls	22.5	675	9	3	7.5	17
Catering kitchens	22.5	675	9	3	7.5	17
Commercial recreation uses	22.5	675	9	3	7.5	17
Commercial schools	15	450	9	3	7.5	17
Community centres	22.5	675	9	3	7.5	17
Day care centres and preschools	15	450	6	0.75	7.5	17
Dry cleaners	15	450	9	3	7.5	17
Financial institutions	15	450	9	3	7.5	17
Funeral and wedding establishments	22.5	675	9	3	7.5	17
Funeral homes	22.5	675	9	3	7.5	17
Health clubs	15	450	9	3	7.5	17
Hotels	30	900	9	3	7.5	17
Independent schools	15	450	9	3	7.5	17
Medical clinics	15	450	9	3	7.5	17
Medical, dental and optical laboratories	15	450	9	3	7.5	17
Microbreweries – type II	15	450	9	3	7.5	17
Motion picture studio or recording studio	15	450	9	3	7.5	17
Motor vehicle, marine and trailer coach sales establishments	30	900	9	3	7.5	17
Neighbourhood recycling and collection depots	15	450	9	3	7.5	17
Offices and office buildings	15	450	9	3	7.5	17
OUDs in conjunction with and attached to any other permitted use	-	-	9	3	7.5	17
Personal service trades	15	450	9	3	7.5	17
Photography studios	15	450	9	3	7.5	17
Places of worship	15	225	9	3	7.5	17
Private clubs	22.5	675	9	3	7.5	17
Public garages	22.5	675	9	3	7.5	17
Radio studios or television studios	15	450	9	3	7.5	17
Repair services restricted to the repair of household goods and appliances	15	450	9	3	7.5	17
Restaurants and lounges$_3$	15	450	9	3	7.5	17
Retail stores	15	450	9	3	7.5	17
Service stations	30	900	9	3	7.5	17
Shopping centres	22.5	675	9	3	7.5	17

Small animal grooming	15	450	9	3	7.5	17
Theatres	22.5	675	9	3	7.5	17
Veterinary clinics	15	450	9	3	7.5	17

11.6.3 Discretionary Uses

The discretionary uses and minimum development standards in a B4 district are set out in the following table:

B4 District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
11.6.3 Discretionary Uses						
Alcohol establishments – type II and III	15	450	9	3	7.5	17
Parking stations	7.5	225	9	Refer to clause 5.3.21		

11.6.4 Notes to Development Standards

1 Accessory buildings and uses are subject to the following provisions:

(a) must not 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) if constructed on a corner site must not be located closer than1.5 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 centres or day program subject to a discretionary use application process.

3 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant.

11.6.5 Signs

The regulations governing signs in a B4 district are contained in Appendix A - Sign Regulations.

11.6.6 Parking

The regulations governing parking and loading in a B4 district are contained in section 6.0.

11.6.7 Gross Floor Space Ratio

(1) Except as provided in subclause (2), the gross floor space ratio must not exceed 0.5:1.

(2) The gross floor space ratio for hotels must not exceed 1:1.

11.6.8 Landscaping

The regulations governing landscaping in a B4 district are contained in section 7.0.

11.6.9 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 is deemed to be part of the canopy structure.

(2) A marquee or canopy may project into front and side yards; however, the outer edges of such marquee or canopy must 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) it does not exceed 5.75 metres in height above grade level;

(b) it is not 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 is not be located closer than 9 metres to the front site line, or 3.6 metres to any side site line.

11.6.10 On-Site Waste Spaces

The regulations governing on-site waste spaces in a B4 district are contained in clause 5. 2.6.

11.6.11 Outdoor Storage

No goods, commodities or other form of materials shall be stored outdoors, with the exception of vehicles, marine equipment or trailer coaches.

11.6.12 Special Provisions for Shopping Centres

Where shopping centres are erected on sites having a width greater than 90 metres and a depth greater than 75 metres, no side or rear yard is required for the detached principal use or structure on the side or rear of its site abutting the shopping centre site where:

(a) 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;

(b) 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.

11.7 B4A – Special Arterial and Urban Commercial District

11.7.1 Purpose

The purpose of the B4A district is to facilitate arterial and urban commercial development, including mixed-use commercial/multiple-unit residential development, where appropriate.

11.7.2 Permitted Uses

The permitted uses and minimum development standards in a B4A district are set out in the following table:

B4A District	Minimum Development Standards (in Metres)					
	Site Width	Site A rea (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
11.7.2 Permitted Uses						
Accessory building and accessory uses	-	-	9	1.5_1	1.5_1	5
Alcohol establishments – type I	15	450	9	3	7.5	17
Assembly halls	22.5	675	9	3	7.5	17
Bakeries	15	450	9	3	7.5	17
Cannabis retail stores$_2$	15	450	9	3	7.5	17
Car washes	30	900	9	3	7.5	17
Catering halls	22.5	675	9	3	7.5	17
Catering kitchens	22.5	675	9	3	7.5	17
Commercial recreation uses$_4$	15	450	9	3	7.5	17
Commercial schools	15	450	9	3	7.5	17
Community centres	22.5	675	9	3	7.5	17
Day care centres and preschools	15	450	9	3	7.5	17
Dry cleaners	15	450	9	3	7.5	17
Financial institutions	15	450	9	3	7.5	17
Funeral and wedding establishments	22.5	675	9	3	7.5	17
Funeral homes	22.5	675	9	3	7.5	17
Health clubs	15	450	9	3	7.5	17
Homestays	Refer to clause 5.3.16					
Hotels	30	900	9	3	7.5	17
Independent schools	15	450	9	3	7.5	17
Medical clinics	15	450	9	3	7.5	17
Medical, dental and optical laboratories	15	450	9	3	7.5	17
Microbreweries – type II	15	450	9	3	7.5	17
Motion picture studio or recording studio	15	450	9	3	7.5	17
Neighbourhood recycling and collection depots	15	450	9	3	7.5	17
Offices and office buildings	15	450	9	3	7.5	17
Personal service trades	15	450	9	3	7.5	17
Photography studios	15	450	9	3	7.5	17
Private clubs	22.5	675	9	3	7.5	17
Public garages	22.5	675	9	3	7.5	17
Radio studios or television studios	15	450	9	3	7.5	17
Repair services restricted to the repair of household goods and appliances	15	450	9	3	7.5	17
Restaurants and lounges$_3$	15	450	9	3	7.5	17
Retail stores	15	450	9	3	7.5	17
Service stations	30	900	9	3	7.5	17
Shopping centres	22.5	675	9	3	7.5	17
Short-term rental properties	Refer to clause 5.3.24					
Small animal grooming	15	450	9	3	7.5	17
Veterinary clinics	15	450	9	3	7.5	17

11.7.3 Discretionary Uses

The discretionary uses and minimum development standards in a B4A district are set out in the following table:

B4A District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
11.7.3 Discretionary Uses						
Alcohol establishments – type II and III	15	450	9	3	7.5	17
Boarding apartments in conjunction with any other permitted use	-	-	9	3	7.5	37
MUDs in conjunction with any other permitted use	-	-	9	3	7.5	37
Special care homes in conjunction with any other permitted use	-	-	9	3	7.5	37
Theatres	22.5	650	9	3	7.5	17

11.7.4 Notes to Development Standards

1 Accessory buildings and uses are subject to the following provisions:

(a) must not 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) if constructed on a corner site must not 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 centre subject to a discretionary use application process.

3 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant.

4 Only indoor commercial recreation uses permitted.

11.7.5 Signs

The regulations governing signs in a B4A district are contained in Appendix A - Sign Regulations.

11.7.6 Parking

The regulations governing parking and loading in the B4A district are contained in section 6.0.

11.7.7 Gross Floor Space Ratio

(1) The gross floor space ratio for non-residential uses must not exceed 0.5:1.

(2) Except as provided in subclause (1) the gross floor space ratio for mixed-use developments including MUDs, boarding apartments, or special care homes in conjunction with any other permitted use must not exceed 2:1, however, the Development Officer may permit a ratio of up to 5:1 on sites primarily devoted to residential use.

11.7.8 Landscaping

The regulations governing landscaping in a B4A district are contained in section 7.0.

11.7.9 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 is deemed to be part of the canopy structure.

(2) A marquee or canopy may project into front and side yards; however, the outer edges of such marquee or canopy must 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) it does not exceed 5.75 metres in height above grade level;

(b) it is 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.

11.7.10 On-Site Waste Spaces

The regulations governing on-site waste spaces in a B4A district are contained in clause 5. 2.6.

11.7.11 Outdoor Storage

No goods, commodities, or other form of materials shall be stored outdoors.

11.7.12 Special Provisions for Shopping Centres

Where shopping centres are erected on sites having a width greater than 90 metres and a depth greater than 75 metres, no side or rear yard is required for the detached principal use or structure on the side or rear of its site abutting the shopping centre site where:

(a) 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;

(b) 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.

11.8 B4MX - Integrated Commercial Mixed-Use District

11.8.1 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.

11.8.2 Permitted Uses

The permitted uses and minimum development standards in the B4MX district are set out in the following table:

B4MX District	**Minimum Development Standards (in Metres)**					
	Site Width	**Site Area (m^2)**	**Front Yard**	**Side Yard**	**Rear Yard**	**Building Height (Max.)**
11.8.2 Permitted Uses						
Accessory buildings[3] and accessory uses	Refer to clause 5.1.2					
Alcohol establishments – type I	15	450	3[1]	0[2]	3	22
Assembly halls	15	450	3[1]	0[2]	3	22
Bakeries	15	450	3[1]	0[2]	3	22
Boarding apartments	15	450	3[1]	0[2]	3	22
Cannabis retail stores[5]	15	450	3[1]	0[2]	3	22
Catering halls	15	450	3[1]	0[2]	3	22
Commercial schools	15	450	3[1]	0[2]	3	22
Day care centres and preschools	15	450	3[1]	0[2]	3	22
Commercial recreation uses	15	450	3[1]	0[2]	3	22
Community centres	15	450	3[1]	0[2]	3	22
Financial institutions	15	450	3[1]	0[2]	3	22
Health clubs	15	450	3[1]	0[2]	3	22
Homestays	Refer to clause 5.3.16					
Hotels	15	450	3[1]	0[2]	3	22
Independent schools	15	450	3[1]	0[2]	3	22
Medical clinics	15	450	3[1]	0[2]	3	22
Medical, dental and optical laboratories	15	450	3[1]	0[2]	3	22
Microbreweries – type II	15	450	3[1]	0[2]	3	22
MUDs[4,7]	15	450	3[1]	0[2]	3	22
Offices and office buildings	15	450	3[1]	0[2]	3	22
Office complexes	15	450	3[1]	0[2]	3	22
Personal service trades	15	450	3[1]	0[2]	3	22
Private Clubs	15	450	3[1]	0[2]	3	22
Public libraries	15	450	3[1]	0[2]	3	22
Restaurants and lounges[6]	15	450	3[1]	0[2]	3	22
Retail stores	15	450	3[1]	0[2]	3	22
Shopping centres	15	450	3[1]	0[2]	3	22
Short-term rental properties	Refer to clause 5.3.24					
Small animal grooming	15	450	3[1]	0[2]	3	22
Veterinary clinics	15	450	3[1]	0[2]	3	22

11.8.3 Discretionary Uses

The discretionary uses and minimum development standards in a B4MX district are set out in the following table:

B4MX District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
11.8.3 Discretionary Uses						
Alcohol establishments – type II and III	15	450	3_1	0_2	3	22
Car washes	15	450	3_1	0_2	3	22
Gas bars	15	450	3_1	0_2	3	22
Special care homes	15	450	3_1	0_2	3	22

11.8.4 Notes to Development Standards

1 For sites containing one or more principal buildings, the 3 metres maximum front yard setback shall apply to at least one of the principal buildings. A site plan must 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.

2 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 must be provided of a width not less than 3 metres for the side yard abutting the R district or flanking street.

3 Accessory buildings must be located at least 15 metres from the front property line or 1.2 metres behind the rear line of the principal building and must not be located within a required landscaping strip.

4 Dwelling units must not be located at grade level when located in the portion of a principal building adjacent to an arterial street.

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 centre subject to a discretionary use application process.

6 The floor area of a lounge shall not exceed 50% of the public assembly floor area of the adjoining restaurant.

7 MUDs must provide a minimum of 5 square metres of amenity space per unit.

11.8.5 Signs

The regulations governing signs in the B4MX district are contained in Appendix A - Sign Regulations.

11.8.6 Parking

(1) The regulation governing parking and loading spaces in a B4MX district are contained in section 6.0, subject to the following:

(a) parking and loading spaces must 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 must be provided for at grade parking areas;

(c) interior sidewalks within the parking area must link buildings;

(d) no parking or loading areas are 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 must be located on the interior of the site, such that they are separated from any street by a building, or intensive landscaping and a public amenity such as a plaza or public seating.

11.8.7 Gross Floor Space Ratio

(1) Except as provided in subclause (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.

11.8.8 Landscaping

The regulations governing landscaping in a B4MX district are contained in section 7.0.

11.8.9 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.

11.8.10 Building Orientation and Access

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

(a) functional individual unit entrances providing for direct access at grade are required along the front façade for all buildings located adjacent to a street. The entrance must be visible from the street and accessible from the sidewalk;

(b) a minimum of 30% of the ground floor of the front façade must consist of transparent openings or entrances;

(c) where a site is a through site, only one frontage will be required to comply with subclauses (a) and (b), regarding individual entrances at grade and transparent openings. Frontages along arterial streets must meet all provisions;

(d) continuous and demarcated pedestrian access must be provided from the public sidewalk to building entrances and exits;
(Revised – Bylaw No. 10085 – June 25, 2025)

(e) for corner sites, at least one public entrance with direct access at grade along one of two street facing façades is required per building;

(f) 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;

(g) all buildings fronting a street must 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.

11.8.11 On-Site Waste Spaces

The regulations governing on-site waste spaces in a B4MX district are contained in clause 5. 2.6.

11.9 B5 - Inner-City Commercial Corridor District

11.9.1 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.

11.9.2 Permitted Uses

The permitted uses and minimum development standards in a B5 district are set out in the following table:

B5 District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m^2)
11.9.2 Permitted Uses							
Accessory buildings and accessory uses	-	-	-	0_1	0_2	5	-
Alcohol establishments – type I	7.5	225	-	0_1	0_2	76	-
Art galleries	7.5	225	-	0_1	0_2	76	-
Assembly halls	7.5	225	-	0_1	0_2	76	-
Bakeries	7.5	225	-	0_1	0_2	76	-
Boarding apartments	15	450	6	0_1	7.5_2	76	5
Boarding houses	7.5	225	6	0_1	7.5_2	76	5
Cannabis retail stores$_3$	7.5	225	-	0_1	0_2	76	
Car washes	7.5	225	3	0_1	0_2	76	-
Catering halls	7.5	225	-	0_1	0_2	76	-
Catering kitchens	7.5	225	-	0_1	0_2	76	-
Commercial parking lots	7.5	225	3	0_1	0_2	76	-
Commercial printers	7.5	225	-	0_1	0_2	76	-
Commercial recreation uses	7.5	225	-	0_1	0_2	76	-
Commercial schools	7.5	225	-	0_1	0_2	76	-
Community centres	7.5	225	-	0_1	0_2	76	-
Custodial care facilities - type I or II	7.5	225	-	0_1	0_2	76	-
Day care centres and preschools	7.5	225	-	0_1	0_2	76	-
Dry cleaners	7.5	225	-	0_1	0_2	76	-
Dwelling units in conjunction with and attached to any other permitted use – maximum two dwelling units	-	-	-	0_1	0_2	76	-
Educational institutions	7.5	225	-	0_1	0_2	76	-
Elementary and high schools	15	450	-	0_1	0_2	76	-
Financial institutions	7.5	225	-	0_1	0_2	76	-
Funeral and wedding establishments	7.5	225	-	0_1	0_2	76	-
Funeral homes	7.5	225	-	0_1	0_2	76	-
Health clubs	7.5	225	-	0_1	0_2	76	-
Homestays	Refer to clause 5.3.16						
Hotels	7.5	225	-	0_1	0_2	76	-
Independent schools	7.5	225	-	0_1	0_2	76	-
Medical clinics	7.5	225	-	0_1	0_2	76	-
Medical, dental and optical laboratories	7.5	225	-	0_1	0_2	76	-
Microbreweries – type II	7.5	225	-	0_1	0_2	76	-
Motion picture studio or recording studio	7.5	225	-	0_1	0_2	76	-
Motor vehicle, marine and trailer coach sales establishments	7.5	225	-	0_1	0_2	76	-
MUDs	15	450	6	0_1	7.5_2	76	5
Museums	7.5	225	-	0_1	0_2	76	-
Neighbourhood recycling and collection depots	7.5	225	-	0_1	0_2	76	-
Offices and office buildings	7.5	225	-	0_1	0_2	76	-
Parking stations	7.5	225	3	Refer to clause 5.3.21			

Personal service trades	7.5	225	-	0_1	0_2	76	-
Photography studios	7.5	225	-	0_1	0_2	76	-
Places of worship	7.5	225	-	0_1	0_2	76	-
Private clubs	7.5	225	-	0_1	0_2	76	-
Public garages	7.5	225	3	0_1	0_2	76	-
Public libraries	7.5	225	-	0_1	0_2	76	-
Radio studios or television studios	7.5	225	-	0_1	0_2	76	-
Repair services restricted to the repair of household goods and appliances	7.5	225	-	0_1	0_2	76	-
Restaurants and lounges$_4$	7.5	225	-	0_1	0_2	76	-
Retail stores	7.5	225	-	0_1	0_2	76	-
Service stations	7.5	225	3	0_1	0_2	76	-
Shopping centres	15	450	-	0_1	0_2	76	-
Short-term rental properties	Refer to clause 5.3.24						
Small animal grooming	7.5	225	-	0_1	0_2	76	-
Storage garages	7.5	225	-	0_1	0_2	76	-
Theatres	7.5	225	-	0_1	0_2	76	-
Veterinary clinics	7.5	225	-	0_1	0_2	76	-

11.9.3 Discretionary Uses

The discretionary uses and minimum development standards in a B5 district are set out in the following table:

B5 District	**Minimum Development Standards (in Metres)**						
	Site Width	**Site Area (m^2)**	**Front Yard**	**Side Yard**	**Rear Yard**	**Building Height (Max.)**	**Amenity Space Per Unit (m^2)**
11.9.3 Discretionary Uses							
Alcohol establishments – type II and III	7.5	225	-	0_1	0_2	76	-
Custodial care facilities - type III	7.5	225	-	0_1	0_2	76	-

11.9.4 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 of at least 1.5 metres is required.

(b) For MUDs or where dwelling units are to be constructed above commercial premises, not including living accommodations for a watchman or caretaker, an interior side yard is required 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 Note 1(b), a side yard is not required when there is no window, door or other opening 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 of at least 3 metres is required.

(b) Where a building contains dwelling units, for other than a janitor's or caretaker's suite, a rear yard of not less than 7.5 metres in depth for

interior sites and not less than 4.5 metres in depth for corner sites is required; however, 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 centre subject to a discretionary use application process.

4 The floor area of a lounge must not exceed 50% of the public assembly floor area of the adjoining restaurant.

11.9.5 Signs

The regulations governing signs in a B5 district are contained in Appendix A - Sign Regulations.

11.9.6 Parking

The regulations governing parking and loading in a B5 district are contained in section 6.0.

11.9.7 Gross Floor Space Ratio

The gross floor space ratio must not exceed 5:1 for sites with a width of less than 15 metres, must not exceed 7:1 for sites with a width between 15 metres and 30 metres and must not exceed 10:1 for sites with a width greater than 30 metres.

11.9.8 Landscaping

The regulations governing landscaping in a B5 district are contained in section 7.0.

11.9.9 On-Site Waste Spaces

The regulations governing on-site waste spaces in a B5 district are contained in clause 5. 2.6.

11.10 B5B - Broadway Commercial District

11.10.1 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.

11.10.2 Permitted Uses

The permitted uses and minimum development standards in a B5B district are set out in the following table:

B5B District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m^2)
11.10.2 Permitted Uses							
Accessory buildings and accessory uses	-	-	0_1	0_2	0_3	$-_4$	-
Alcohol establishment – type I	7.5	225	0_1	0_2	0_3	$-_4$	-
Art galleries	7.5	225	0_1	0_2	0_3	$-_4$	-
Assembly halls	7.5	225	0_1	0_2	0_3	$-_4$	-
Bakeries	7.5	225	0_1	0_2	0_3	$-_4$	-
Boarding apartments	15	450	0_1	0_2	0_3	$-_4$	5
Boarding houses	7.5	225	0_1	0_2	0_3	$-_4$	5
Cannabis retail stores$_5$	7.5	225	0_1	0_2	0_3	$-_4$	
Catering halls	7.5	225	0_1	0_2	0_3	$-_4$	-
Catering kitchens	7.5	225	0_1	0_2	0_3	$-_4$	-
Commercial parking lots	7.5	225	3_1	0_2	0_3	$-_4$	-
Commercial printers	7.5	225	0_1	0_2	0_3	$-_4$	-
Commercial recreation uses	7.5	225	0_1	0_2	0_3	$-_4$	-
Commercial schools	7.5	225	0_1	0_2	0_3	$-_4$	-
Community centres	7.5	225	0_1	0_2	0_3	$-_4$	-
Custodial care facilities - type I or II	7.5	225	0_1	0_2	0_3	$-_4$	-
Day care centres and preschools	7.5	225	0_1	0_2	0_3	$-_4$	-
Dry cleaners	7.5	225	0_1	0_2	0_3	$-_4$	-
Dwelling units in conjunction with and attached to any other permitted use – maximum two dwelling units	-	-	0_1	0_2	0_3	$-_4$	-
Educational institutions	7.5	225	0_1	0_2	0_3	$-_4$	-
Elementary and high schools	15	450	0_1	0_2	0_3	$-_4$	-
Financial institutions	7.5	225	0_1	0_2	0_3	$-_4$	-
Funeral and wedding establishments	7.5	225	0_1	0_2	0_3	$-_4$	-
Funeral homes	7.5	225	0_1	0_2	0_3	$-_4$	-
Health clubs	7.5	225	0_1	0_2	0_3	$-_4$	-
Homestays	Refer to clause 5.3.16						
Hotels	7.5	225	0_1	0_2	0_3	$-_4$	-
Independent schools	7.5	225	0_1	0_2	0_3	$-_4$	-
Medical clinics	7.5	225	0_1	0_2	0_3	$-_4$	-
Medical, dental and optical laboratories	7.5	225	0_1	0_2	0_3	$-_4$	-
Microbrewery – type II	7.5	225	0_1	0_2	0_3	$-_4$	-
Motion picture studio or recording studio	7.5	225	0_1	0_2	0_3	$-_4$	-
MUDs	15	450	0_1	0_2	0_3	$-_4$	5
Museums	7.5	225	0_1	0_2	0_3	$-_4$	-
Neighbourhood recycling and collection depots	7.5	225	0_1	0_2	0_3	$-_4$	-
Offices and office buildings	7.5	225	0_1	0_2	0_3	$-_4$	-
Parking stations	7.5	225	3_1	Refer to clause 5.3.21			
Personal service trades	7.5	225	0_1	0_2	0_3	$-_4$	-
Photography studios	7.5	225	0_1	0_2	0_3	$-_4$	-

Places of worship	7.5	225	0_1	0_2	0_3	$-_4$	-
Private clubs	7.5	225	0_1	0_2	0_3	$-_4$	-
Public libraries	7.5	225	0_1	0_2	0_3	$-_4$	-
Radio studios or television studios	7.5	225	0_1	0_2	0_3	$-_4$	-
Repair services restricted to the repair of household goods and appliances	7.5	225	0_1	0_2	0_3	$-_4$	-
Restaurants and lounges$_6$	7.5	225	0_1	0_2	0_3	$-_4$	-
Retail stores	7.5	225	0_1	0_2	0_3	$-_4$	-
Shopping centres	15	450	0_1	0_2	0_3	$-_4$	-
Short-term rental properties	Refer to clause 5.3.24						
Small animal grooming	7.5	225	0_1	0_2	0_3	$-_4$	-
Storage garages	7.5	225	0_1	0_2	0_3	$-_4$	-
Theatres	7.5	225	0_1	0_2	0_3	$-_4$	-
Veterinary clinics	7.5	225	0_1	0_2	0_3	$-_4$	-

(Revised – Bylaw No. 10085 – June 25, 2025)

11.10.3 Discretionary Uses

The discretionary uses and minimum development standards in a B5B district are set out in the following table:

B5B District	**Minimum Development Standards (in Metres)**							
	Site Width	**Site Area (m^2)**	**Front Yard**	**Side Yard**	**Rear Yard**	**Building Height (Max.)**	**Amenity Space Unit (m^2)**	**Per**
11.10.3 Discretionary Uses								
Alcohol establishments – type II and III	7.5	225	0_1	0_2	0_3	$-_4$	-	
Custodial care facilities - type III	7.5	225	0_1	0_2	0_3	$-_4$	-	

11.10.4 Notes to Development Standards

1 (a) Building Base: a minimum of 70% of the aggregate width of the front building line must be located within 1 metre of the front property line.

(b) Building Cap: a minimum front yard of 3 metres from the front property line for the first three storeys above the building base must be provided. Each additional storey above the first three storeys of the building cap, must provide an additional 0.6 metre setback, however, the maximum setback of the building cap must not exceed 6 metres from the front property line.

2 (a) Building Base: where a B5B district abuts an R district without the intervention of a street or lane, an abutting side yard of 1.5 metres is required.

(b) Building Cap: setback increased by 0.3 metres for each additional storey above the building base to a maximum of 3 metres.

3 (a) Building Base: where a B5B district abuts an R district, a rear yard of at least 3 metres is required.

(b) Building Cap: where a B5B district abuts an R district, the rear setback must be increased by 0.6 metres for each additional storey above the building base to a maximum of 7.5 metres.

4 Building Base must be a minimum of 7.5 metres and a maximum of 12 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 centre subject to a discretionary use application process.

6 The floor area of a lounge must not exceed 50% of the public assembly floor area of the adjoining restaurant.

11.10.5 Signs

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

11.10.6 Parking

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 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 street. The ground floor of parking structures are encouraged to be retail-ready as a means to accommodate public uses at-grade.

11.10.7 Gross Floor Space Ratio

(1) The gross floor space ratio must not exceed 7:1.

(2) In the B5B district, above grade parking floor areas are included in the calculation of the gross floor space ratio.

(3) Notwithstanding subclause (2) when above grade parking floor areas provide 1.25 parking spaces per dwelling unit and 1 parking space for every 24 square metres of gross leasable floor area for all other uses, those parking floor areas shall not be included in the calculation of gross floor space ratio.

(4) Where there is surplus parking to the rates outlined in subclause (3) above grade, the floor area of the below grade parking that is provided at the same rates as subclause (3) shall be deducted from the floor area of the above grade surplus parking in the calculation of gross floor space ratio.

11.10.8 Landscaping

The regulations governing landscaping in a B5B district are contained in section 7.0.

11.10.9 On-Site Waste Spaces

The regulations governing on-site waste spaces in a B5B district are contained in clause 5. 2.6.

11.11 B5C – Riversdale Commercial District

11.11.1 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.

11.11.2 Permitted Uses

The permitted uses and minimum development standards in a B5C district are set out in the following table:

B5C District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m^2)
11.11.2 Permitted Uses							
Accessory buildings and accessory uses	-	-	-	0_1	0_2	5	-
Alcohol establishments – type I	7.5	225	-	0_1	0_2	76	-
Art galleries	7.5	225	-	0_1	0_2	76	-
Assembly halls	7.5	225	-	0_1	0_2	76	-
Bakeries	7.5	225	-	0_1	0_2	76	-
Boarding apartments$_4$	15	450	0_3	0_1	7.5_2	76	5
Boarding houses$_4$	7.5	225	0_3	0_1	7.5_2	76	5
Cannabis retail stores$_5$	7.5	225	-	0_1	0_2	76	
Car washes	7.5	225	3	0_1	0_2	76	-
Catering halls	7.5	225	-	0_1	0_2	76	-
Catering kitchens	7.5	225	-	0_1	0_2	76	-
Commercial parking lots	7.5	225	3	0_1	0_2	76	-
Commercial printers	7.5	225	-	0_1	0_2	76	-
Commercial recreation uses	7.5	225	-	0_1	0_2	76	-
Commercial schools	7.5	225	-	0_1	0_2	76	-
Community centres	7.5	225	-	0_1	0_2	76	-
Custodial care facilities - type I or II$_4$	7.5	225	0_3	0_1	0_2	76	-
Day care centres and preschools	7.5	225	-	0_1	0_2	76	-
Dry cleaners	7.5	225	-	0_1	0_2	76	-
Dwelling units in conjunction with and attached to any other permitted use – maximum two dwelling units$_4$	-	-	-	0_1	0_2	76	-
Educational institutions	7.5	225	-	0_1	0_2	76	-
Elementary and high schools	15	450	-	0_1	0_2	76	-
Financial institutions	7.5	225	-	0_1	0_2	76	-
Funeral and wedding establishments	7.5	225	-	0_1	0_2	76	-
Funeral homes	7.5	225	-	0_1	0_2	76	-
Health clubs	7.5	225	-	0_1	0_2	76	-
Homestays	Refer to clause 5.3.16						
Hotels	7.5	225	-	0_1	0_2	76	-
Independent schools	7.5	225	-	0_1	0_2	76	-
Medical clinics	7.5	225	-	0_1	0_2	76	-
Medical, dental and optical laboratories	7.5	225	-	0_1	0_2	76	-
Microbreweries – type II	7.5	225	-	8_1	0_2	76	-
Motion picture studio or recording studio	7.5	225	-	0_1	0_2	76	-
Motor vehicle, marine and trailer coach sales establishments	7.5	225	-	0_1	0_2	76	-
MUDs	15	450	0_3	0_1	7.5_2	76	5
Museums	7.5	225	-	0_1	0_2	76	-

Neighbourhood recycling and collection depots	7.5	225	-	0_1	0_2	76	-
Offices and office buildings	7.5	225	-	0_1	0_2	76	-
Parking stations	7.5	225	3	Refer to clause 5.3.21			
Personal service trades	7.5	225	-	0_1	0_2	76	-
Places of worship	7.5	225	-	0_1	0_2	76	-
Private clubs	7.5	225	-	0_1	0_2	76	-
Public libraries	7.5	225	-	0_1	0_2	76	-
Photography studios	7.5	225	-	0_1	0_2	76	-
Public garages	7.5	225	3	0_1	0_2	76	-
Radio studios or television studios	7.5	225	-	0_1	0_2	76	-
Repair services restricted to the repair of household goods and appliances	7.5	225	-	0_1	0_2	76	-
Restaurants and lounges$_6$	7.5	225	-	0_1	0_2	76	-
Retail stores	7.5	225	-	0_1	0_2	76	-
Service stations	7.5	225	3	0_1	0_2	76	-
Shopping centres	15	450	-	0_1	0_2	76	-
Short-term rental properties	Refer to clause 5.3.24						
Small animal grooming	7.5	225	-	0_1	0_2	76	-
Storage garages	7.5	225	-	0_1	0_2	76	-
Theatres	7.5	225	-	0_1	0_2	76	-
Veterinary clinics	7.5	225	-	0_1	0_2	76	-

11.11.3 Discretionary Uses

The discretionary uses and minimum development standards in a B5C district are set out in the following table:

B5C District	**Minimum Development Standards (in Metres)**							
	Site Width	**Site Area (m^2)**	**Front Yard**	**Side Yard**	**Rear Yard**	**Building Height (Max.)**	**Amenity Space Unit (m^2)**	**Per**
11.11.3 Discretionary Uses								
Alcohol establishments – type II and III	7.5	225	0_3	0_1	0_2	76	-	
Custodial care facilities - type III$_4$	7.5	225	0_3	0_1	0_2	76	-	
Dwelling groups$_4$	30	900	0_3	0_1	7.5_2	76	5	
Hostels – type I$_4$	15	450	0_3	0_1	0_2	76	-	

11.11.4 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 must be provided of at least 1.5 metres.

(b) For MUDs or where dwelling units are to be constructed above commercial premises, not including living accommodations for a watchman or caretaker, an interior side yard must 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 (b), a side yard is not required when there is no window, door or other opening in the wall facing the adjacent property.

(d) On a corner site along a flanking street or lane, the side yard must be increased in width by 0.3 metres for each storey, excluding any permitted mechanical penthouse, above three storeys to a maximum of 3 metres.

2 (a) Where a B5C district abuts an R district without the intervention of a street or lane, a rear yard must be provided of at least 3 metres.

(b) Where a building contains dwelling units, for other than a janitor's or caretaker's suite, a rear yard of not less than 7.5 metres in depth for interior sites and not less than 4.5 metres in depth for corner sites is required; however, 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 must be 2 metres.

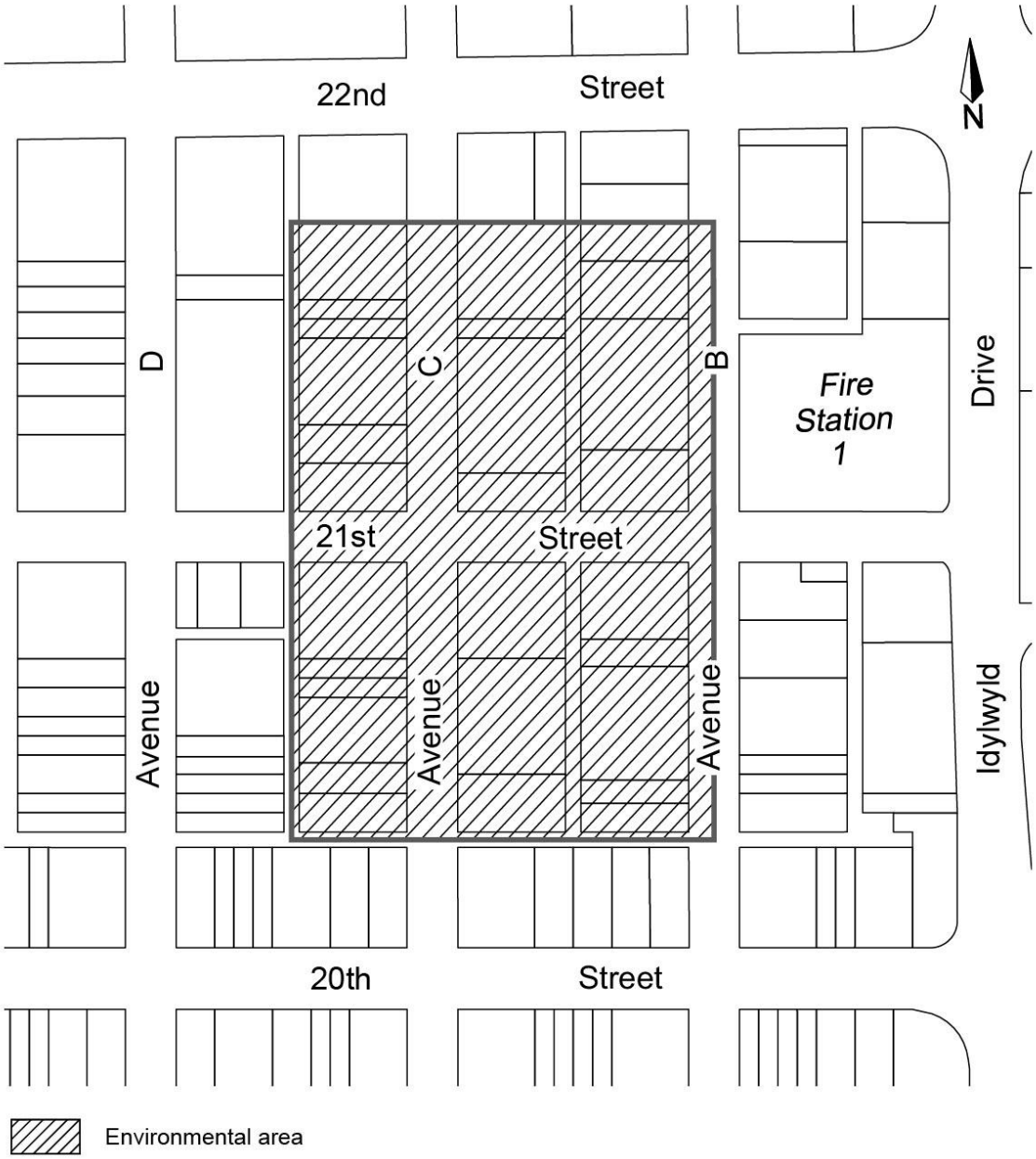
4 All proposed developments containing residential uses located within the Environmental Area shown in Figure 11.11.4 require environmental reporting and remediation prior to a development permit being approved.

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 centre subject to a discretionary use application process.

6 The floor area of a lounge must not exceed 50% of the public assembly floor area of the adjoining restaurant.

Environmental Area in the B5C District

Figure 11.11.4



N:\Planning\MAPPING\Wall_Maps\Zoning_Map\Zoning Bylaw\Figure 11.11.4_Environmental Area.dwg

11.11.5 Signs

The regulations governing signs in a B5C district are contained in Appendix A - Sign Regulations.

11.11.6 Parking

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 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 street. The ground floor of parking structures are encouraged to be retail-ready as a means to accommodate public uses at-grade.

11.11.7 Gross Floor Space Ratio

The gross floor space ratio must not exceed 5:1 for sites with a width of less than 15 metres, must not exceed 7:1 for sites with a width between 15 metres and 30 metres and must not exceed 10:1 for sites with a width greater than 30 metres.

11.11.8 Landscaping

The regulations governing landscaping in a B5C district are contained in section 7.0.

11.11.9 On-Site Waste Spaces

The regulations governing on-site waste spaces in a B5C district are contained in clause 5. 2.6.

11.12 B6 – Downtown Commercial District

(Repealed and Replaced – Bylaw No. 10081 – June 25, 2025)

11.12.1 Purpose

The purpose of the B6 district is to facilitate a wide range of mixed-use developments consisting of residential, commercial and institutional uses in a high-density, high-quality and pedestrian-oriented form in the Downtown neighbourhood.

11.12.2 Permitted Uses

The permitted uses and minimum development standards in a B6 district are set out in the following table:

B6 District	**Minimum Development Standards (in Metres)**						
	Site Width	**Site Area (m^2)**	**Front Yard**	**Side Yard**	**Rear Yard**	**Building Height (Max.)**	**Amenity Space Per Unit (m^2)**
11.12.2 Permitted Uses							
All uses of buildings and land are permitted except those specifically noted prohibited or discretionary in clauses 11.12.3 and 11.12.4[1]	0	0	0	0[2]	0[2]	Refer to 11.12.6	0[3]

11.12.3 Prohibited Uses

The prohibited uses in a B6 district are:

- Adult entertainment venues
- Adult mini-theatres
- Adult service agency
- 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
- Arsenals or gunpowder manufacturing or storage
- Building materials storage yards
- Campgrounds
- Carting, express hauling or storage yards
- Chemical manufacturing
- Contractor's offices, workshops and yards
- Crematoriums
- Distilleries
- Gas manufacturing, bulk storage or the filling of bulk gas cylinders
- Independent adult service agency
- Intensive livestock operations and stockyards

- Junk and salvage yards, vehicle wrecking yards and other similar uses
- Lumber yards
- Machine shops
- Manufacturing or treatment of materials goods or products$_1$
- Microbrewery – type I
- Mobile home courts
- Municipal public works yard – type I, II, or III
- OUDs
- Refining or wholesale storage of petroleum products or explosive derivatives thereof
- Sawmills and planing mills
- Steel mills, blast furnaces, smelters and foundries
- Surface parking lots located on sites fronting or adjacent to 21st Street or 2nd Avenue
- TUDs
- Warehouses
- Wholesale milk distribution facilities

(Revised – Bylaw No. 10084 – June 25, 2025)

11.12.4 Discretionary Uses

The discretionary uses and minimum development standards in a B6 district are set out in the following table:

B6 District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Amenity Space Per Unit (m^2)
11.12.4 Discretionary Uses							
Custodial care facilities - type III	0	0	0	0_2	0_2	Refer to 11.12.6	0
Surface parking lots	0	0	0	0_2	0_2	Refer to clause 11.12.6	0

(Revised – Bylaw No. 10084 – June 25, 2025)

11.12.5 Notes to Development Standards

1 (a) Manufacturing or treatment of goods, products or materials is prohibited, except where there is an on-site retail component for such items and where not more than 40% of the floor area is used for the manufacturing or treatment purposes:

(i) the floor area limit does not apply to home crafts and food product manufacturing and processing, provided there is an on-site retail component for such items.

(b) Dry cleaners, laundries or businesses utilizing photographic processors must not occupy a floor area exceeding 140 square metres used for that purpose.

2 (a) For portions of a building containing dwelling units where a window, door or other opening is provided on any exterior building wall adjacent to a property line without the intervention of a street or lane, a 3 metre setback shall be provided along the entire building length.

(b) Notwithstanding Note 2(a), if a building constructed and used for non-residential purposes that is at least 30 years old is converted to dwelling units, no setback is required for the existing building.

3 An amenity space of $5m^2$ per dwelling unit for all residential uses is required.

11.12.6 Building Height and Form

(1) In this section:

(a) **"building site cube"** means the volume of the cube established by multiplication of the site area by the building height;

(b) **"open volume"** means the percentage of the building site cube not occupied by a building.

(2) The maximum permitted height of a building shall be determined by the site area and by the open volume within the building site cube as shown in Figure 11.12.5.

(3) The height of a building shall not exceed the number for building height shown on base line A-C, which is the coordinate of the point of intersection of the pertinent line of open volume and the coordinate of the pertinent building site area. The following shall apply in interpreting the graph to determine this figure:

(a) the subject site area shall be rounded to the nearest whole number on base line A-B that corresponds to a vertical coordinate;

(b) the amount of open volume required will be the percentage stated on base line B-D that applies as follows:

(i) for building heights up to and including line 1: no open volume is required;

(ii) for building heights above line 1 up to and including line 2: at least 10% open volume is required;

(iii) above line 2 up to and including line 3: at least 20% open volume;

(iv) above line 3 up to and including line 4: at least 30% open volume;

(v) above line 4 up to and including line 5: at least 40% open volume; and

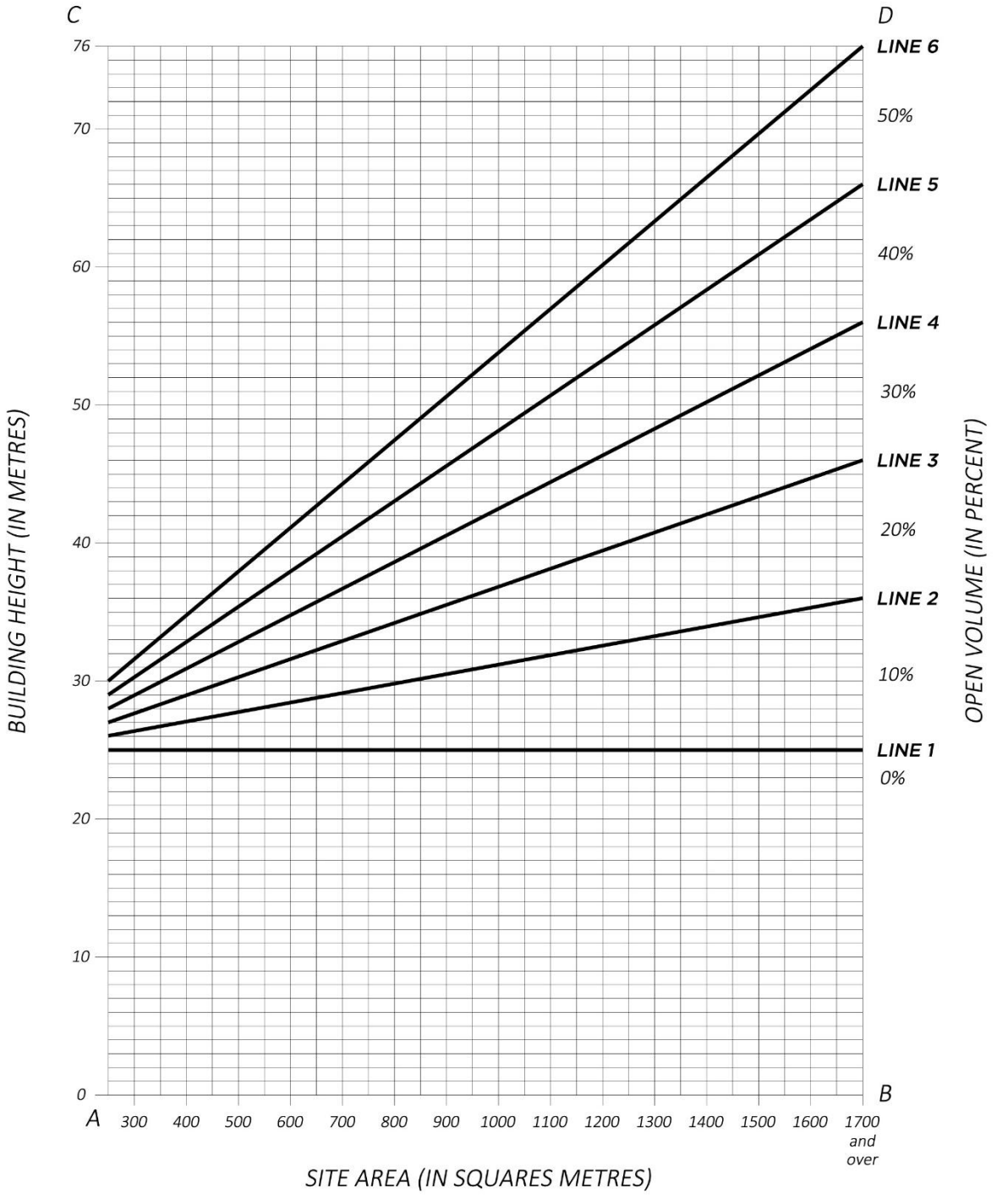
(vi) above line 5 up to and including line 6: at least 50% open volume;

(c) where the intersection of the site area and the pertinent open volume line does not occur on a horizontal coordinate of base line A-C that corresponds to a whole number, the permitted building height shall be derived from the next higher horizontal coordinate.

(4) A building may exceed the maximum building height permitted for a site by any of the six lines of open volume where a density bonus has been granted in accordance with the provisions contained in Appendix D – Density Bonus Provisions, and where the required amount of open volume for the pertinent line has been provided.

Open Volume Graph

Figure 11.12.5



N:\Planning\MAPPING\Wall_Maps\Zoning_Map\Zoning Bylaw\Figure_11.12.5 Open Volume.dwg

(5) 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.

(6) 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 facades between 10 metres and 25 metres in height.

(7) For buildings that exceed 12 metres in height, the façade must consist of different elements for the base, middle and top portions of the building. Articulation of the façade or a change in material may satisfy this requirement, subject to the satisfaction of the Development Officer.

(8) Rooftop mechanical equipment shall be integrated within the building or adequately screened from view.

11.12.7 Street Interface

(1) Buildings fronting onto streets within the Active Use Core identified in the Official Community Plan shall provide at least 65% of grade level frontage for uses that serve and attract the general public, including commercial, retail, and service type uses and building common areas such as lobbies, multi-purpose spaces, and other amenity areas.

(2) (a) A minimum of 40% of the surface area of the ground floor of all street-facing building facades shall contain transparent openings.

(b) Notwithstanding paragraph (a), on sites with multiple street-facing frontages, the surface area of transparent openings may be reduced on a street-facing façade, provided that:

(i) the equivalent area is provided on a separate street-facing façade;

(ii) articulation of the façade that provides change in material, texture, and/or form is provided in lieu of the transparent openings; and

(iii) in no case may a façade facing 21st Street or 2nd Avenue contain less than 40% transparent openings.

(3) For sites with a frontage of 21 metres or greater along any street, active frontages on the ground floor of all street-facing facades shall be provided through clearly defined storefronts or articulation of vertical divisions or bays in the façade that provide a similar appearance.

(4) Where a building is set back from a street-facing property line, the space created should be dedicated to pedestrian activities including plazas, seating areas, landscaping, public art, bicycle parking, a drop off area or other uses that are active or provide visual interest. The space shall not be used for vehicle parking.

(5) On corner sites, a corner setback triangle shall be provided at grade level of not less than 4.5 m² in area, where the sides of the triangle along the street frontage and flankage are not less than 2.0 metres.

(6) At least one public entrance shall be provided on all street-facing facades.

(7) Drive-throughs are prohibited.

(8) 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 facades that face public rights-of-way.

11.12.8 Signs

The regulations governing signs in a B6 district are contained in Appendix A – Sign Regulations**.**

11.12.9 Parking

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 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 uses that serve and attract the general public for a minimum of 50% of the ground floor frontage along the building's street-facing frontage where immediately adjacent to a street. The ground floor of parking structures are encouraged to be retail-ready as a means to accommodate public uses at-grade.

11.12.10 Landscaping

The regulations governing landscaping in a B6 district are contained in section 7.0.

11.12.11 On-Site Waste Spaces

The regulations governing on-site waste spaces in a B6 district are contained in clause 5.2.6.

11.12.12 Site Plan Control

(1) A site plan control application must be submitted for any development with more than one principal building in the B6 District.

(2) In addition to the requirements of Section 4.12, site plan control applications in the B6 District must demonstrate that the site will be developed in an integrated manner where pedestrian movement is prioritized, including:

(a) avoiding conflict between vehicular and pedestrian traffic and giving the right of way to pedestrians whenever possible;

(b) vehicle access to the site from the front street only where there is no access from a lane or flanking street; and

(c) no internal roadways except those necessary to provide direct access to parking facilities.

12.0 Industrial Zoning Districts

12.1 IL1 - General Light Industrial District

12.1.1 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.

12.1.2 Permitted Uses

The permitted uses and minimum development standards in an IL1 district are set out in the following table:

IL1 District	**Minimum Development Standards (in Metres)**						
	Site Width	**Site Depth**	**Site Area (m^2)**	**Front Yard**	**Side Yard**	**Rear Yard**	**Building Height (Max.)**
12.1.2 Permitted Uses							
All uses of buildings and land are permitted except those specifically noted prohibited or discretionary in clauses 12.1.3 and 12.1.4[4, 5]	7.5	30	225	6	0[1]	0[3]	23

12.1.3 Prohibited Uses

The prohibited uses in an IL1 district are:

- Adult entertainment venues
- Adult mini-theatres
- 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
- Arsenals or gunpowder manufacture or storage
- Breweries
- Campgrounds
- Chemical manufacturing
- Distilleries
- Dwellings, except those necessary for watchmen or caretakers
- Elementary and high schools
- Gas manufacturing, bulk storage, or the filling of bulk gas cylinders
- Hospitals
- Intensive livestock operations and stockyards
- Junk and salvage yards, vehicle wrecking yards and other similar uses
- Mobile home courts
- Municipal public works yard – Type III

- Refining or wholesale storage of petroleum products or explosive derivatives thereof
- Sawmills and planing mills
- Special care homes
- Steel mills, blast furnaces, smelters and foundries

12.1.4 Discretionary Uses

The discretionary uses and minimum development standards in an IL1 district are set out in the following table:

IL1 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
12.1.4 Discretionary Uses							
Alcohol establishments – type II and III	7.5	30	225	6	0_2	0_2	23
Day care centres and preschools	7.5	30	225	6	0_2	0_2	23
Shopping centres with a gross leasable floor area of 5,000m^2 or $greater_1$	30	30	10,000	6	3	7.5	23

12.1.5 Notes to Development Standards

1 A retail store or shopping centre with a gross leasable floor area of 5,000 square metres or greater may be increased not more than 10% of the approved gross leasable floor area without further discretionary use approval.

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 of not less than 1.5 metres in width must be provided.

(b) On a corner site where the side yard adjoins the street, the side yard setback must 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 of not less than 3 metres in depth is required.

4 The floor area of a lounge must not exceed 50% of the public assembly floor area of the adjoining restaurant.

5 An area that is limited to 250 square metres gross floor area for the on-site consumption of alcohol may be included as an accessory use to a microbrewery – type I.

12.1.6 Signs

The regulations governing signs in an IL1 district are contained in Appendix A - Sign Regulations.

12.1.7 Parking

The regulations governing parking and loading in an IL1 district are contained in section 6.0.

12.1.8 Landscaping

The regulations governing landscaping in an IL1 district are contained in section 7.0.

12.1.9 Outdoor Storage

Outdoor storage areas may be permitted in side and rear yards provided they are suitably screened from any street. Outdoor storage may only be permitted in front yards where it is screened from view from any 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.

12.1.10 On-Site Waste Spaces

The regulations governing on-site waste spaces in an IL1 district are contained in clause 5. 2.6.

12.2 IL2 - Limited Intensity Light Industrial District

12.2.1 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.

12.2.2 Permitted Uses

The permitted uses and minimum development standards in an IL2 district are set out in the following table:

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.)
12.2.2 Permitted Uses								
Accessory buildings and accessory uses[2]	15	60	0.4	6	3[3]	3[4]	23	60%
Adult mini-theatres[1]	15	60	0.4	6	3[3]	3[4]	23	60%
Ambulance stations[5]	15	60	0.4	6	3[3]	3[4]	23	60%
Bulk mail sorting	15	60	0.4	6	3[3]	3[4]	23	60%
Contractor's offices, workshops and yards	15	60	0.4	6	3[3]	3[4]	23	60%
Industrial complexes	15	60	0.4	6	3[3]	3[4]	23	60%
Industrial equipment and industrial vehicles sales, service and rentals	15	60	0.4	6	3[3]	3[4]	23	60%
Farm implement sales and service	15	60	0.4	6	3[3]	3[4]	23	60%
Offices and office buildings[6]	15	60	0.4	6	3[3]	3[4]	23	60%
Manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products excepting those specifically prohibited by clause 12.2.3	15	60	0.4	6	3[3]	3[4]	23	60%
Materials-testing facilities	15	60	0.4	6	3[3]	3[4]	23	60%
Municipal public works yards – type II[7]	15 Refer to clause 5.3.20	60	0.4					
Public garages	15	60	0.4	6	3[3]	3[4]	23	60%
Warehouses, shipping and express facilities	15	60	0.4	6	3[3]	3[4]	23	60%
Wholesaling establishments	15	60	0.4	6	3[3]	3[4]	23	60%

12.2.3 Prohibited Uses

The prohibited uses in an IL2 district are:

- 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
- Arsenals or gunpowder manufacture or storage

- Breweries
- Bulk tank farms
- Chemical manufacturing
- Distilleries
- Gas manufacturing, bulk storage, or the filling of bulk gas cylinders
- Intensive livestock operations and stockyards
- Junk and salvage yards, vehicle wrecking yards and other similar uses
- Manufacturing, processing, or packaging of food products
- Microbreweries – type I
- Refining or wholesale storage of petroleum products or explosive derivatives thereof
- Sawmills and planing mills
- Steel mills, blast furnaces, smelters and foundries

12.2.4 Notes to Development Standards

1 Adult mini-theatres are permitted provided they are located on a site with a minimum radial separation distance of 150 metres or more from the property line of any site in an R district, any site with an existing public, independent or commercial school, any site with an existing place of worship, any site with an existing day care centre, any - park or other use which may have a playground as an ancillary element and any site with another existing adult mini-theatre.

2 Accessory buildings are only permitted in the side or rear yard of any site.

3 A side yard of not less than 3 metres is required, 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 of not less than 3 metres is required, 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.

6 The maximum building floor area for each office use on a site must not exceed 325 square metres.

7 Accessory office uses associate with a function performed on the site are permitted. Public assembly uses including training facilities are prohibited.

12.2.5 Signs

The regulations governing signs in an IL2 district are contained in Appendix A - Sign Regulations.

12.2.6 Parking

The regulations governing parking and loading in an IL2 district are contained in section 6.0.

12.2.7 Landscaping

The regulations governing landscaping in an IL2 district are contained in section 7.0.

12.2.8 Outdoor Storage

Outdoor storage areas may be permitted in side and rear yards provided they are suitably screened from any street. Outdoor storage may only be permitted in front yards where it is screened from view from any 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.

12.2.9 On-Site Waste Spaces

The regulations governing on-site waste spaces in an IL2 district are contained in clause 5. 2.6.

12.3 IL3 – Limited Light Industrial District

12.3.1 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.

12.3.2 Permitted Uses

The permitted uses and minimum development standards in an IL3 district are set out in the following table:

IL3 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.)
12.3.2 Permitted Uses								
Accessory buildings and accessory uses[1]	15	60	0.4	6	3[2]	3[3]	12	60%
Ambulance stations[4]	15	60	0.4	6	3[2]	3[3]	12	60%
Bulk mail sorting	15	60	0.4	6	3[2]	3[3]	12	60%
Contractor's offices, workshops and yards	15	60	0.4	6	3[2]	3[3]	12	60%
Farm implement sales and services	15	60	0.4	6	3[2]	3[3]	12	60%
Industrial complexes	15	60	0.4	6	3[2]	3[3]	12	60%
Industrial equipment and industrial vehicles sales, service and rentals	15	60	0.4	6	3[2]	3[3]	12	60%
Manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products excepting those specifically prohibited by clause 12.3.3	15	60	0.4	6	3[2]	3[3]	12	60%
Materials-testing facilities	15	60	0.4	6	3[2]	3[3]	12	60%
Offices and office buildings	15	60	0.4	6	3[2]	3[3]	12	60%
Public garages	15	60	0.4	6	3[2]	3[3]	12	60%
Warehouses, shipping and express facilities	15	60	0.4	6	3[2]	3[3]	12	60%
Wholesaling establishments	15	60	0.4	6	3[2]	3[3]	12	60%

12.3.3 Prohibited Uses

The prohibited uses in an IL3 district are:

- 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
- Arsenals or gunpowder manufacture or storage
- Breweries

- Bulk tank farms
- Chemical manufacturing
- Distilleries
- Gas manufacturing, bulk storage, or the filling of bulk gas cylinders
- Intensive livestock operations and stockyards
- Junk and salvage yards, vehicle wrecking yards and other similar uses
- Manufacturing, processing, or packaging of food products
- Microbreweries – type I
- Refining or wholesale storage of petroleum products or explosive derivatives thereof
- Sawmills and planing mills
- Steel mills, blast furnaces, smelters and foundries

12.3.4 Notes to Development Standards

1 Accessory buildings are permitted only in the side or rear yard of any site.

2 A side yard of not less than 3 metres is required, 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 must be not less than 6 metres.

3 A rear yard of not less than 3 metres is required, 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 must be not be less than 6 metres.

4 Sleeping quarters in conjunction with an ambulance station are prohibited.

12.3.5 Signs

(1) Except as provided in (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.

12.3.6 Parking

The regulations governing parking and loading in an IL3 district are contained in section 6.0.

12.3.7 Landscaping

The regulations governing landscaping in an IL3 district are contained in section 7.0.

12.3.8 Outdoor Storage

(1) Except as provided in subclause (3), outdoor storage is permitted in side and rear yards. Outdoor storage is permitted in front yards were 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 2 metres in height.

(3) Outdoor storage is prohibited on any site which abuts an R, M, or specialized district.

12.3.9 On-Site Waste Spaces

The regulations governing on-site waste spaces in an IL3 district are contained in clause 5. 2.6.

12.4 IB - Industrial Business District

12.4.1 Purpose

The purpose of the IB district is to facilitate business and light industrial activities that are seeking a high quality, comprehensively planned environment.

12.4.2 Permitted Uses

The permitted uses and minimum development standards in an IB district are set out in the following table:

IB District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Site Coverage (Max.)
12.4.2 Permitted Uses[1, 2]							
Accessory buildings and accessory uses[5]	30	900	6	3	6	12	40%
Ambulance stations	30	900	6	3	6	12	40%
Commercial schools	30	900	6	3	6	12	40%
Data processing and telecommunications	30	900	6	3	6	12	40%
Drug stores and pharmacies[4]	30	900	6	3	6	12	40%
Dwellings necessary for watchman or caretakers	30	900	6	3	6	12	40%
Educational institutions	30	900	6	3	6	12	40%
Financial institutions	30	900	6	3	6	12	40%
Health clubs	30	900	6	3	6	12	40%
Hotels	30	900	6	3	6	37	40%
Independent schools	30	900	6	3	6	12	40%
Industrial complexes	30	900	6	3	6	12	40%
Manufacturing, fabricating, assembly or packaging of materials, goods or products	30	900	6	3	6	12	40%
Material testing facilities	30	900	6	3	6	12	40%
Medical clinics	30	900	6	3	6	12	40%
Motion picture studio or recording studio	30	900	6	3	6	12	40%
Offices and office buildings	30	900	6	3	6	37	40%
Personal service trades	30	900	6	3	6	12	40%
Private clubs	30	900	6	3	6	12	40%
Radio studios or television studios	30	900	6	3	6	12	40%
Research laboratories, including the manufacturing of prototypes	30	900	6	3	6	12	40%
Restaurants and lounges[3]	30	900	6	3	6	12	40%
Retail sales[2]	30	900	6	3	6	12	40%
Veterinary clinics	30	900	6	3	6	12	40%
Warehouses, shipping and express facilities	30	900	6	3	6	12	40%
Wholesale vending of goods or products manufactured on-site	30	900	6	3	6	12	40%

12.4.3 Discretionary Uses

The discretionary uses and minimum development standards in an IB district are set out in the following table:

IB District	Minimum Development Standards (in Metres)						
	Site Width	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)	Site Coverage (Max.)
12.4.4 Discretionary Uses[1]							
Alcohol establishments – type I and II in conjunction with and attached to hotels[7]	30	900	6	3	6	16	40%
Car washes	30	900	6	3	6	12	40%
Convenience stores in connection with service stations or car washes[6]	30	900	6	3	6	12	40%
Day care centres and preschools	30	900	6	3	6	12	40%
Service stations	30	900	6	3	6	12	40%

12.4.4 Notes to Development Standards

1 All permitted and discretionary uses must be conducted entirely within principal or accessory buildings.

2 Except as provided in note 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 must not exceed 650 square metres.

(b) The floor area of a lounge must not exceed 50% of the public assembly floor area of the adjoining restaurant.

4 The maximum building floor area for a pharmacy must not exceed 325 square metres.

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 car washes 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 provincial regulations.

12.4.5 Signs

The regulations governing signs in an IB district are contained in Appendix A - Sign Regulations.

12.4.6 Parking

The regulations governing parking and loading in an IB district are contained in section 6.0.

12.4.7 Landscaping

The regulations governing landscaping in an IB district are contained in section 7.0.

12.4.8 Outdoor Storage

(1) Except as provided in (2), outdoor storage is only permitted in side or rear yards.

(2) Outdoor storage is prohibited on any site which abuts a rural municipality or a specialized district.

(3) All outdoor storage must be completely screened from view from adjacent streets or properties by a fence, berm, landscaping, or a combination of such methods.

12.4.9 On-Site Waste Spaces

The regulations governing on-site waste spaces in an IB district are contained in clause 5. 2.6.

12.5 IH - Heavy Industrial District

12.5.1 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.

12.5.2 Permitted Uses

The permitted uses and minimum development standards in an IH district are set out in the following table:

IH District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side $Yard_2$	Rear $Yard_3$	Building Height (Max.)
12.5.2 Permitted Uses							
All uses of buildings and land are permitted except those specifically noted as prohibited or discretionary in clauses 12.5.3 and 12.5.4	7.5	30	225	6	0	0_3	46

12.5.3 Prohibited Uses

The prohibited uses in an IH district are:

- Adult mini-theatres
- Campgrounds
- Dwellings, except those necessary for watchmen or caretakers
- Elementary and high schools
- Hospitals
- Hotels
- Intensive livestock operations and stockyards
- Mobile home courts
- Special care homes

12.5.4 Discretionary Uses

The discretionary uses and minimum development standards in an IH district are set out in the following table:

IH District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site (m^2)	AreaFront Yard	Side Yard	Rear Yard	Building Height (Max.)
12.5.4 Discretionary Uses							
Amusement parks	7.5	30	225	6	0_2	0_3	46
Arenas	7.5	30	225	6	0_2	0_3	46
Assembly halls	7.5	30	225	6	0_2	0_3	46
Bingo halls	7.5	30	225	6	0_2	0_3	46
Catering halls	7.5	30	225	6	0_2	0_3	46
Chemical manufacturing	7.5	30	225	6	0_2	0_3	46

Commercial schools	7.5	30	225	6	0_2	0_3	46
Community centres	7.5	30	225	6	0_2	0_3	46
Day care centres and preschools	7.5	30	225	6	0_2	0_3	46
Educational institutions	7.5	30	225	6	0_2	0_3	46
Independent schools	7.5	30	225	6	0_2	0_3	46
Petroleum refineries	7.5	30	225	6	0_2	0_3	46
Places of worship	7.5	30	225	6	0_2	0_3	46
Public libraries	7.5	30	225	6	0_2	0_3	46
Retail stores and shopping centres with a gross leasable floor area of 5,000m^2 or greater$_1$	30	30	10,000	6	3_2	7.5_3	23
Rinks	7.5	30	225	6	0_2	0_3	46
Stadiums	7.5	30	225	6	0_2	0_3	46
Steel mills, blast furnaces, smelters and foundries	7.5	30	225	6	0_2	0_3	46
Theatres	7.5	30	225	6	0_2	0_3	46
Trade and vocational schools with a gross floor area of 1,000m^2 or greater	7.5	30	225	6	0_2	0_3	46

12.5.5 Notes to Development Standards

1 A retail store or shopping centre with gross leasable floor area of 5,000 square metres or greater may be increased not more than 10% of the approved gross leasable floor area without further discretionary use approval.

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 of not less than 3 metres in width is required.

(b) On a corner site where the side yard adjoins the street, the side yard setback must 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 of not less than 3 metres in width is required.

12.5.6 Signs

The regulations governing signs in an IH district are contained in Appendix A - Sign Regulations.

12.5.7 Parking

The regulations governing parking and loading in an IH district are contained in section 6.0.

12.5.8 Landscaping

The regulations governing landscaping in an IH district are contained in section 7.0.

12.5.9 Outdoor Storage

Outdoor storage areas may be permitted in side and rear yards provided they are suitably screened from any street. Outdoor storage may only be permitted in front yards where it is screened from view from any 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.

12.5.10 On-Site Waste Spaces

The regulations governing on-site waste spaces in an IH district are contained in clause 5. 2.6.

12.6 IH2 - Limited Intensity Heavy Industrial District

12.6.1 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.

12.6.2 Permitted Uses

The permitted uses and minimum development standards in an IH2 district are set out in the following table:

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.)
12.6.2 Permitted Uses								
Accessory buildings and accessory uses[3]	15	60	0.09	6	0[1]	0[2]	23	60%
Ambulance stations[4]	15	60	0.09	6	0[1]	0[2]	23	60%
Breweries	15	60	0.09	6	0[1]	0[2]	23	60%
Bulk fuel storage or the filling of bulk gas cylinders	15	60	0.09	6	0[1]	0[2]	23	60%
Bulk mail sorting	15	60	0.09	6	0[1]	0[2]	23	60%
Bulk tank farms	15	60	0.09	6	0[1]	0[2]	23	60%
Contractor's offices, workshops and yards	15	60	0.09	6	0[1]	0[2]	23	60%
Distilleries	15	60	0.09	6	0[1]	0[2]	23	60%
Farm implement sales and services	15	60	0.09	6	0[1]	0[2]	23	60%
Industrial complexes	15	60	0.09	6	0[1]	0[2]	23	60%
Industrial equipment and industrial vehicles sales, service and rentals	15	60	0.09	6	0[1]	0[2]	23	60%
Manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products excepting those specifically noted as prohibited or discretionary in clauses 12.6.3 and 12.6.4	15	60	0.09	6	0[1]	0[2]	23	60%
Materials-testing facilities	15	60	0.09	6	0[1]	0[2]	23	60%
Municipal public works yards – type II and III[6]	15 Refer to clause 5.3.20	60	0.09					
Newspaper plants	15	60	0.09	6	0[1]	0[2]	23	60%
Offices and office buildings[5]	15	60	0.09	6	0[1]	0[2]	23	60%
Public garages	15	60	0.09	6	0[1]	0[2]	23	60%
Sawmills and planing mills	15	60	0.09	6	0[1]	0[2]	23	60%
Warehouses, shipping and express facilities	15	60	0.09	6	0[1]	0[2]	23	60%
Wholesaling establishments	15	60	0.09	6	0[1]	0[2]	23	60%

12.6.3 Prohibited Uses

The prohibited uses in an IH2 district are:

- Arsenals or gunpowder manufacturer or storage
- Intensive livestock operations and stockyards
- Junk and salvage yards, vehicle wrecking yards and other similar uses

12.6.4 Discretionary Uses

The discretionary uses and minimum development standards in an IH2 district are set out in the following table:

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.)
12.6.4 Discretionary Uses								
Chemical manufacturing	15	60	0.09	6	0_1	0_2	23	60%
Petroleum refineries	15	60	0.09	6	0_1	0_2	23	60%
Steel mills, blast furnaces, smelters and foundries	15	60	0.09	6	0_1	0_2	23	60%

12.6.5 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 of not less than 1.5 metres is required.

(b) On a corner site where the side yard adjoins the street, the side yard setback must 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 of not less than 3 metres in depth is required.

3 Accessory buildings are only permitted in the side or rear yard of any site.

4 Sleeping quarters in conjunction with an ambulance station are prohibited.

5 The maximum building floor area for each office use on a site must not exceed 325 square metres.

6 Accessory office uses associated with a function performed on site are permitted. Public assembly uses including training facilities are prohibited.

12.6.6 Signs

The regulations governing signs in an IH2 district are contained in Appendix A - Sign Regulations.

12.6.7 Parking

The regulations governing parking and loading in an IH2 district are contained in section 6.0.

12.6.8 Landscaping

The regulations governing landscaping in an IH2 district are contained in section 7.0.

12.6.9 Outdoor Storage

Outdoor storage areas may be permitted in side and rear yards provided they are suitably screened from any street. Outdoor storage may only be permitted in front yards where it is screened from view from any 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.

12.6.10 On-Site Waste Spaces

The regulations governing on-site waste spaces in an IH2 district are contained in clause 5.2.6.

13.0 Specialized Zoning Districts

13.1 AG - Agricultural District

13.1.1 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.

13.1.2 Permitted Uses

The permitted uses and minimum development standards in an AG district are set out in the following table:

AG District	Minimum Development Standards (in Metres)				
	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
13.1.2 Permitted Uses					
Accessory buildings and accessory uses	-	23	3	-	8.5_2
Agricultural uses	8	23	15	18	14
Airports	4	23	15	18	23
Animal hospitals	4	23	15	18	8.5
Boarding kennels	4	23	15	18	8.5
Breeding kennels	4	23	15	18	8.5
Cemeteries	4	23	15	18	14
Commercial recreation uses$_4$	16	23	15	18	14
Crematoriums	4	23	15	18	14
Day cares, residential	Refer to clause 5.3.10				
Educational institutions	8	6	6	6	75_1
Equestrian centres	8	23	15	18	14
Fairgrounds	8	23	15	18	23
Funeral homes in conjunction with cemeteries	4	23	15	18	14
Golf courses and driving ranges	16	23	15	18	14
Horse and dog race tracks	16	23	15	18	23
Hospitals	8	23	15	18	75_1
Market gardens, nurseries and greenhouses	8	23	15	18	14
Municipal public works yards – type I	Refer to clause 5.3.20				
Municipal public works yards – type II and III	Refer to clause 5.3.20				
OUDs	4	23	15	18	8.5
Parks	16	23	15	18	14
Places of worship	4	23	15	18	14
Radio studios or television transmitters or receivers	4	23	15	18	75_1
Railroad stations, yards and facilities	4	23	15	18	23
Secondary suites	Refer to clause 5.3.23				
TUDs	4	23	15	18	8.5
Zoos	16	23	15	18	14

13.1.3 Discretionary Uses

The discretionary uses and minimum development standards in an AG district are set out in the following table:

AG District	Minimum Development Standards (in Metres)				
	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
13.1.4 Discretionary Uses					
Agricultural research stations[3]	8	23	15	18	14
Campgrounds	8	23	15	18	14
Day care centres and preschools	4	23	15	18	14
Parking stations	-	-	Refer to clause 5.3.21		

13.1.4 Notes to Development Standards

1 Any building or structure exceeding 15 metres in height must be set back from all property lines by an amount at least equal to its height.

2 The building height for any accessory use must not exceed the maximum building height for the relevant permitted or discretionary use.

3 The gross floor area of an agricultural research station may be increased not more than 25% of the approved gross floor area without further discretionary use approval.

4 Only outdoor recreation uses are permitted.

13.1.5 Signs

The regulations governing signs in an AG district are contained in Appendix A - Sign Regulations.

13.1.6 Parking

The regulations governing parking and loading in an AG district are contained in section 6.0.

13.2 FUD - Future Urban Development District

13.2.1 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.

13.2.2 Permitted Uses

The permitted uses and minimum development standards in an FUD district are set out in the following table:

FUD District	Minimum Development Standards (in Metres)				
	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
13.2.2 Permitted Uses					
Accessory buildings and accessory uses	-	23	3	-	14
Agricultural uses	32_1	23	15	18	14
Day care centres and preschools accessory to a dwelling	Refer to clause 5.3.9				
Day cares, residential	Refer to clause 5.3.10				
Municipal public works yards – type I, II or III	4_1 Refer to clause 5.3.20				
OUDs	32_1	23	15	18	8.5
Commercial recreation uses$_2$	32_1	23	15	18	14
Parks	32_1	23	15	18	14
Secondary suites	Refer to clause 5.3.23				

13.2.3 Discretionary Uses

The discretionary uses and minimum development standards in an FUD district are set out in the following table:

FUD District	Minimum Development Standards (in Metres)				
	Site Area (ha.)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
13.2.4 Discretionary Uses					
Boarding kennels	32_1	23	15	18	14
Breeding kennels	32_1	23	15	18	14
Campgrounds	32_1	23	15	18	14
Farm implement machinery assembly and sales lots	32_1	23	15	18	14
Market gardens, nurseries and greenhouses	32_1	23	15	18	14
Passenger vehicle storage	4_1	23	15	18	14
Recreational vehicle and equipment storage	4_1	23	15	18	14
Trucking terminals	32_1	23	15	18	14

13.2.4 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.

2 Only outdoor recreation uses are permitted.

13.2.5 Signs

The regulations governing signs in an FUD district are contained in Appendix A - Sign Regulations.

13.2.6 Parking

The regulations governing parking and loading in an FUD district are contained in section 6.0.

13.2.7 Outdoor Storage

Outdoor storage areas must be suitably screened from any street to the satisfaction of the Development Officer.

13.3 APD - Airport District

13.3.1 Purpose

The purpose of the APD district is to designate and conserve land for uses associated with the orderly operations of the Airport.

13.3.2 Development Standards in the APD District

All development standards, including building height, building setbacks, parking, signage and landscaping requirements shall be determined by the Airport authority.

13.3.3 Permitted Uses

The permitted uses in an APD district are:

- Accessory buildings and uses
- Administrative headquarters of the Airport Authority and related storage and maintenance buildings and uses
- Agricultural uses
- Aircraft runways
- Aircraft sales, charters, rentals and repairs
- Airport terminals and related storage and maintenance buildings and uses
- Aviation fuel storage and sales
- Aviation related government services
- Aviation related transport terminals and warehouses
- Car rentals
- Flying schools and flying clubs
- Outdoor recreational uses
- Retail stores, restaurants and lounges located in the main airport terminal building

13.4 PUD - Planned Unit Development District

13.4.1 Purpose

The purpose of the PUD district is to recognize existing Planned Unit Developments.

13.4.2 Development Requirements

(1) Planned Unit Development Agreements previously approved by Council continue to be in force and effect.

(2) Council may amend a Planned Unit Development Agreement with the agreement of the owner of the subject property.

13.5 AM - Auto Mall District

13.5.1 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.

13.5.2 Permitted Uses

The permitted uses and minimum development standards in an AM district are set out in the following table:

AM District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (ha)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
13.5.2 Permitted Uses[1]						
Sales, rentals, leasing and associated servicing of new motor vehicles having a gross vehicle weight of less than 10,000 Kg	30	0.75	9	9	7.5[2]	12

13.5.3 Discretionary Uses

The discretionary uses and minimum development standards in an AM district are set out in the following table:

AM District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (ha)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
13.5.4 Discretionary Uses[1]						
Sales, rentals, 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[2]	12
Sales, rentals, leasing and associated servicing of new and used trucks having a gross vehicle weight of 10,000 Kg or more	30	0.75	9	9	7.5[2]	12
Service stations	30	0.75	9	9	7.5[2]	12

13.5.4 Accessory Buildings and Uses

The accessory buildings and uses in an AM district are set out in the following table:

AM District	Minimum Development Standards (in Metres)					
	Site Width	Site Area (ha)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
13.5.5 Accessory Buildings and Uses[3]						
Car washes	30	0.75	9	9	7.5[2]	12
Commercial storage of vehicles	30	0.75	9	9	7.5[2]	12
Motor vehicle towing services	30	0.75	9	9	7.5[2]	12
Outdoor storage and display of permitted vehicles offered for sale, rental, or lease	30	0.75	9	9	7.5	12

Restaurants not exceeding 200m^2 of gross floor area and contained within the principal building	30	0.75	9	9	7.5_2	12
Sales, rentals, 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_2	12
Sales, rentals, 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_2	12
Services for the customizing, altering and modifying of vehicles permitted for sale, rental, or lease	30	0.75	9	9	7.5_2	12
Vehicle financing and insurance services	30	0.75	9	9	7.5_2	12

13.5.5 Notes to Development Standards

1 Only one principal building is permitted on any site.

2 Where a site is a through site a rear yard of not less than 9 metres is required.

3 Any number of accessory buildings are permitted provided that the total gross floor area of all accessory buildings does not exceed 40% of the gross floor area of the principal building.

13.5.6 Signs

(1) Except as provided in subclauses (2) and (3) the regulations governing signs in an AM district are 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 are permitted within 150 metres of an expressway or freeway.

(3) Portable signs are prohibited in an AM district.

13.5.7 Parking

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.

13.5.8 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 must be screened from view in accordance with subclause (1).

(3) Vehicle display structures may be for single vehicles only and must not exceed 1.5 metres in height.

(4) Except for permitted vehicle display structures, elevated vehicle and part storage structures must not be located within required building setbacks and shall be screened from view in accordance with subclause (1).

13.5.9 Gross Floor Space Ratio

The gross floor space ratio shall not exceed 0.4:1.

13.5.10 Landscaping

The regulations governing landscaping in an AM district are contained in section 7.0.

13.5.11 Lighting

In addition to the requirements of clause 5.1.14 outdoor lighting must not exceed 12 metres in height and all lighting must have a maximum cut-off angle of 75 degrees.

13.5.12 On-Site Waste Spaces

The regulations governing on-site waste spaces in an AM district are contained in clause 5. 2.6.

13.6 MX1 – Mixed-Use District 1

13.6.1 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.

13.6.2 Permitted Uses

The permitted uses and minimum development standards in an MX1 district are set out in the following table:

MX1 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
13.6.2 Permitted Uses							
Accessory buildings and accessory uses	Refer to clause 5.1.2						
Alcohol establishments – type I	7.5	30	225	0	0_2	0	14
Art galleries	7.5	30	225	0	0_2	0	14
Assembly halls	7.5	30	225	0	0_2	0	14
Bakeries	7.5	30	225	0	0_2	0	14
Boarding houses$_4$	7.5	30	225	0	0_2	4.5	10
Boarding apartments$_4$	15	30	450	0_1	0.75_2	4.5	24
Cannabis retail stores$_5$	7.5	30	225	0	0_2	0	14
Catering hall	7.5	30	225	0	0_2	0	14
Catering kitchen	7.5	30	225	0	0_2	0	14
Commercial parking lots	15	30	450	0	0_2	0	0
Commercial recreation uses	7.5	30	225	0	0_2	0	14
Commercial schools	7.5	30	225	0	0	0	14
Community centres	7.5	30	225	0	0_2	0	14
Custodial care facilities – type I$_4$	7.5	30	225	0	0_2	4.5	10
Day cares, residential	Refer to clause 5.3.10						
Dry cleaners	7.5	30	225	0	0_2	0	14
Dwelling groups$_4$	30	30	900	0_1	0_2	4.5	24
Dwelling units in conjunction with and attached to any other permitted use – maximum two dwelling units$_4$	7.5	30	225	0_1	0_2	0	24
Educational institutions	7.5	30	225	0	0_2	0	14
Financial institutions	7.5	30	225	0	0_2	0	14
Funeral and wedding establishments	7.5	30	225	0	0_2	0	14
Funeral homes	7.5	30	225	0	0_2	0	14
Garden and garage suites	Refer to clause 5.3.14						
Health clubs	7.5	30	225	0	0_2	0	14
Homestays	Refer to clause 5.3.16						
Hostels – type I$_4$	7.5	30	225	0	0_2	4.5	10
Hotels	7.5	30	225	0	0_2	0	14
Live / work units$_4$	7.5	30	225	0	0.75_2	4.5	10
Manufacturing, processing, or packaging of food products	7.5	30	225	0_1	0_2	0	24

Medical clinics	7.5	30	225	0	0_2	0	14
Medical, dental and optical laboratories	7.5	30	225	0	0	0	14
Microbreweries – type I_6 and II	7.5	30	225	0	0	0	14
Motion picture studio or recording studio	7.5	30	225	0	0	0	14
Multiple live / work units$_4$	15	30	450	0_1	0	4.5	24
MUDs	15	30	450	0_1	0	4.5	24
Offices and office buildings	7.5	30	225	0_1	0	0	24
OUDs$_4$	7.5	30	225	0	0.75	4.5	10
TUDs$_4$	15	30	450	0	0.75	4.5	10
SDDs$_4$	7.5	30	225	0	0.75	4.5	10
Parking stations	15	30	450	0	Refer to clause 5.3.21		
Personal service trades and health clubs	7.5	30	225	0	0	0	14
Photography studios	7.5	30	225	0	0	0	14
Places of worship	7.5	30	225	0	0	0	14
Private clubs	7.5	30	225	0	0	0	14
(Repealed – Bylaw No. 10085 – June 25, 2025)							
Public libraries	7.5	30	225	0	0	0	14
Residential care homes – type I_4	7.5	30	225	0	0	4.5	10
Residential care home – type II (on pre-designated site)$_4$	15	30	450	0	0	4.5	10
Restaurants and lounges$_7$	7.5	30	225	0	0	0	14
Retail stores	7.5	30	225	0	0	0	14
Secondary suites	Refer to clause 5.3.23						
Shopping centres	15	30	450	0	0	0	14
Short-term rental properties	Refer to clause 5.3.24						
Small animal grooming	7.5	30	225	0	0	0	14
Street townhouses$_4$	7.5	30	225	0	0.75_3	4.5	10
Warehouse	7.5	30	225	0	0	0	14

(Revised – Bylaw No. 10085 – June 25, 2025)

13.6.3 Prohibited Uses

The prohibited uses in an MX1 district are:

- Adult entertainment venues
- Adult mini-theatres
- Adult service agency
- 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
- Arsenals or explosives manufacturing or storage
- Breweries
- Bus storage or repair yards
- Chemical manufacturing
- Contractor's offices, workshops and yards
- Crematoriums
- Dangerous goods manufacturing
- Distilleries
- Gas manufacturing, bulk storage, or the filling of bulk gas cylinders

- Independent adult service agency
- Junk and salvage yards, vehicle wrecking yards and other similar uses
- Pawnshop
- Refining or wholesale storage of petroleum products or explosive derivatives thereof
- Sawmills and planing mills
- Steel mills, blast furnaces, smelters and foundries
- Trucking terminals

(Revised – Bylaw No. 10085 – June 25, 2025)

13.6.4 Discretionary Uses

The discretionary uses and minimum development standards in an MX1 district are set out in the following table:

MX1 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Max.)
13.6.4 Discretionary Uses							
Alcohol establishments – type II and III	7.5	30	225	0_1	0_2	0	24
Car washes	7.5	30	225	0	0_2	0	10
Custodial care facility – type II	15	30	450	0	0_2	4.5	10
Day care centres and preschools	7.5	30	225	0	0_2	4.5	10
Gas bars	7.5	30	225	0	0_2	0	10
Hostels – type II	15	30	450	0_1	0_2	4.5	24
Manufacturing, fabricating, or processing, of materials, goods, or products	7.5	30	225	0_1	0_2	0	24
Motor vehicle dealers	7.5	30	225	0	0_2	0	10
Public garages	7.5	30	225	0	0_2	0	10
Residential care homes – type II	15	30	450	0	0_2	4.5	10
Service stations	7.5	30	225	0	0_2	0	10
Special care homes	15	30	450	0_1	0_2	4.5	24

13.6.5 Notes to Development Standards

1 For any portion of the building above 14 metres, a front yard setback of 2 metres is required.

2 (a) Where an MX1 district abuts any R district site without an intervening lane, a minimum side yard of 1.5 metres is required. The side yard must 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 of 1.5 metres is required. The side yard must be increased in width by 2 metres for any portion of the building above 14 metres.

3 No side yard is required for an attached street townhouse dwelling with two shared common walls.

4 All proposed developments containing residential uses require environmental reporting and remediation prior to a development permit being approved.

5 A cannabis retail store may not be permitted within 50 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 250 square metres 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 must not exceed 50% of the public assembly floor area of the adjoining restaurant.

13.6.6 Landscaping

The regulations governing landscaping in an MX1 district are contained in section 7.0.

13.6.7 Signs

The regulations governing signs in an MX1 district shall be those contained in Signage Group No. 4 of Appendix A - Sign Regulations.

13.6.8 Parking

The regulations governing parking and loading in an MX1 district are contained in section 6.0.

13.6.9 Gross Floor Space Ratio

The gross floor space ratio shall not exceed 5:1.

13.6.10 Outdoor Storage

Outdoor storage in side and rear yards is permitted provided that all outdoor storage areas are suitably screened from view from any streets.

13.6.11 On-Site Waste Spaces

The regulations governing on-site waste spaces in an MX1 district are contained in clause 5. 2.6.

13.7 MX2 – Downtown Warehouse Mixed-Use District

(Repealed and Replaced – Bylaw No. 10082 – June 25, 2025)

13.7.1 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 commercial, cultural, entertainment, residential and neighbourhood serving retail uses.

13.7.2 Permitted Uses

The permitted uses and minimum development standards in an MX2 district are set out in the following table:

MX2 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Min/Max) [3]
13.7.2 Permitted Uses [1,2,3]							
All uses of building and land are permitted except those specifically noted as prohibited or discretionary in the sections below	-	-	-	-	-	-	8/27

13.7.3 Prohibited Uses

The Prohibited Uses in an MX2 district are:

- Adult entertainment venues
- Adult mini-theatres
- Adult service agency
- 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
- Arsenals or explosives manufacturing or storage
- Campgrounds
- Chemical manufacturing
- Contractor's offices, workshops and yards
- Crematoriums
- Dangerous goods manufacturing
- Distilleries
- Gas manufacturing, bulk storage, or the filling of bulk gas cylinders

- Independent adult service agency
- Intensive livestock operations and stockyards
- Junk and salvage yards, vehicle wrecking yards, and other similar uses
- Lumber and building materials storage yards
- Microbreweries – type I
- Mobile home courts
- Motor vehicle dealers – excluding small, personal recreational vehicles such as motorcycles, snowmobiles, ATVs, etc.
- OUDs
- Pawnshop
- Refining or wholesale storage of petroleum products or explosive derivatives thereof
- Retail stores with a gross floor area exceeding 2000 square metres
- Sawmills and planing mills
- Steel mills, blast furnaces, smelters, and foundries
- Trucking operations
- TUDs
- SDDs

13.7.4 Discretionary Uses

The discretionary uses and minimum development standards in an MX2 district are set out in the following table:

MX2 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m^2)	Front Yard	Side Yard	Rear Yard	Building Height (Min/Max)[3]
13.7.4 Discretionary Uses[1,2,3]							
Custodial care facilities – type I, II, or III	-	-	-	-	-	-	8/27
Gas bars	-	-	-	-	-	-	8/27
Independent schools	-	-	-	-	-	-	8/27
Public garages	-	-	-	-	-	-	8/27
Service stations	-	-	-	-	-	-	8/27
Surface parking lots	-	-	-	-	-	-	8

(Revised – Bylaw No. 10084 – June 25, 2025)

13.7.5 Notes to Development Standards

1 Except for the building height standards and the prohibition of retail stores exceeding 2000 square metres in gross floor area, there are no minimum or maximum size restrictions on buildings or sites.

2 All proposed developments containing residential uses require environmental reporting and remediation prior to a development permit being approved.

3 The height of a building may exceed the maximum building height where a density bonus has been granted in accordance with the provisions contained in Appendix D - Density Bonus Provisions.

13.7.6 Signs

(1) Except as provided in subclause (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 prohibited in an MX2 district.

13.7.7 Parking

The regulations governing parking and loading in an MX2 district are contained in section 6.0, subject to the following:

(a) off-street parking in the front yard of any site is prohibited;

(b) parking structures must be screened with architectural treatments on all street-facing façades and façades that can be viewed from a 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 uses that serve and attract the general public for a minimum of 50% of the ground floor frontage along the building's street-facing frontage where immediately adjacent to a street. The ground floor of parking structures are encouraged to be retail-ready as a means to accommodate public uses at-grade.

13.7.8 Outdoor Storage

Outdoor storage is permitted in rear and side yards, except for areas where a building is set back from a street-facing property line, provided that the outdoor storage area is suitably screened from view from any streets.

13.7.9 Use of Set Back Area

Where a building is set back from a street-facing property line, the space created should be dedicated to pedestrian activities including plazas, seating areas, landscaping, public art, bicycle parking, a drop off area or other uses that are active or provide visual interest. The space shall not be used for vehicle parking.

13.7.10 Division of the Façade

For buildings that exceed 12 metres in height, the façade must consist of different elements for the base, middle and top portions of the building. Articulation of the façade or a change in material may satisfy this requirement, subject to the satisfaction of the Development Officer.

13.7.11 Drive-Throughs

Drive-throughs are prohibited.

13.7.12 On-Site Waste Spaces

The regulations governing on-site waste spaces in an MX2 district are contained in clause 5.2.6.

14.0 Direct Control Districts

14.1 DCD1 - Direct Control District 1

14.1.1 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.

14.1.2 Objectives

The City of Saskatoon is committed to the re-development of the South Downtown Area in a manner that will:

(a) 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;

(b) provide complementary year-round indoor and outdoor public activities;

(c) 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;

(d) support and enhance existing and new commercial activities in the Downtown and Riversdale by encouraging both public and private investment;

(e) 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;

(f) produce mixed-use developments which will result in an urban environment which is integrated with public activities conducted on or near the riverbank;

(g) create a distinct identity and a sense of place in Saskatoon and encourage the recognition of the historical richness of the area.

14.1.3 Linkage and Land Use

(1) The only permitted uses in the DCD1 are those listed in the following table. The guidelines set out in the table establish further controls on the permitted uses:

Category	Intent	Uses	Guidelines
Recreation	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	
Culture and Tourism	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, amphitheaters, display space, events programming, tour offices, box office, public institutional offices	
Retail	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.
Hotels	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.
Residential	To provide the opportunity for residential development in this unique part of the Downtown.	MUDs, 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,	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

		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.	
Offices	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.

(2) All uses and development of the land should consider the ease of access and circulation for people with a disability.

(3) Development must, where 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:

(a) overhead walkways spanning the extension of Second Avenue are prohibited;

(b) overhead walkways over other public rights of way require an encroachment agreement subject to Council approval.

14.1.4 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:

(a) ensure good open site lines for all public pathways, rear lanes and building access points;

(b) ensure good street and building lighting including building access, service areas, waste disposal, parking areas and lanes.

14.1.5 Building Form, Massing and Setbacks

(1) The maximum height of any building, or portion thereof, must conform to the DCD1 Maximum Building Height Map No. 2.

(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.

(3) Setbacks appropriate to the scale of the building and the nature of the adjacent street and which provide appropriate sunlight penetration and wind protection, must be included between the fourth and sixth storeys of all building elevations adjacent to a street.

(4) All building elevations along 3rd Avenue shall be set back a minimum 3 metres at grade level.

(5) In addition to the setbacks described in subclase (3), a further minimum 5 metres setback above 27 metres must be included for buildings along Spadina Crescent which exceed 27 metres in height.

(6) The building setbacks in subclause (3), (4) and (5) 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 level public open space is provided including amenities such as gathering areas, landscape features and public art.

(7) The floor space ratio of any site must conform to the ratios set out in the DCD1 Maximum Building Height Map No. 2.

(8) Any landmark constructed within the DCD1 need not conform to the maximum building heights imposed by the DCD1 Guidelines.

14.1.6 Landscaping and Signage

(1) Landscaping must 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.

(2) Open space between buildings should be kept unobstructed to promote maximum circulation on-site by the general public.

(3) Except as provided in paragraph (a), the regulations governing signs in the DCD1 shall be those contained in Signage Group No. 5 of Appendix A - Sign Regulations. Portable signs, billboards, superboards, electronic message centres and electronic message centres (mobile) are prohibited.

14.1.7 Parking and Loading

(1) 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.

(2) All off-street parking must be enclosed, covered, underground, within or upon permitted buildings.

(3) 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.

(4) 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.

(5) 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:

(a) the access must have a maximum width of 9 metres;

(b) the access must provide a continuous street edge and blend into the street facade;

(c) the access must be integrated with the building massing and architecture;

(d) 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;

(e) the access must not interfere with area development plans or street closures;

(f) all waste bins or areas must be screened with split faced concrete or a similar durable material;

(g) The width and location of internal roadways necessary to service a building or site or provide access to an internal parking entrance must consider pedestrian circulation and location of amenity space on the site.

(6) Where no buildings are located on a site, temporary, or interim grade level parking may be permitted with screening.

14.1.8 Subdivision

All applications for subdivision must implement and complement the guidelines for the South Downtown contained in subsection 14.1, the Official Community Plan and *The Subdivision Bylaw, 1985*.

14.1.9 Environmental Constraints

Development must not cause or contribute to instability of the valley slope during or after construction.

14.1.10 Approval Process

(1) Pursuant to section 66 of the Act, 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 and the applicable concept plan.

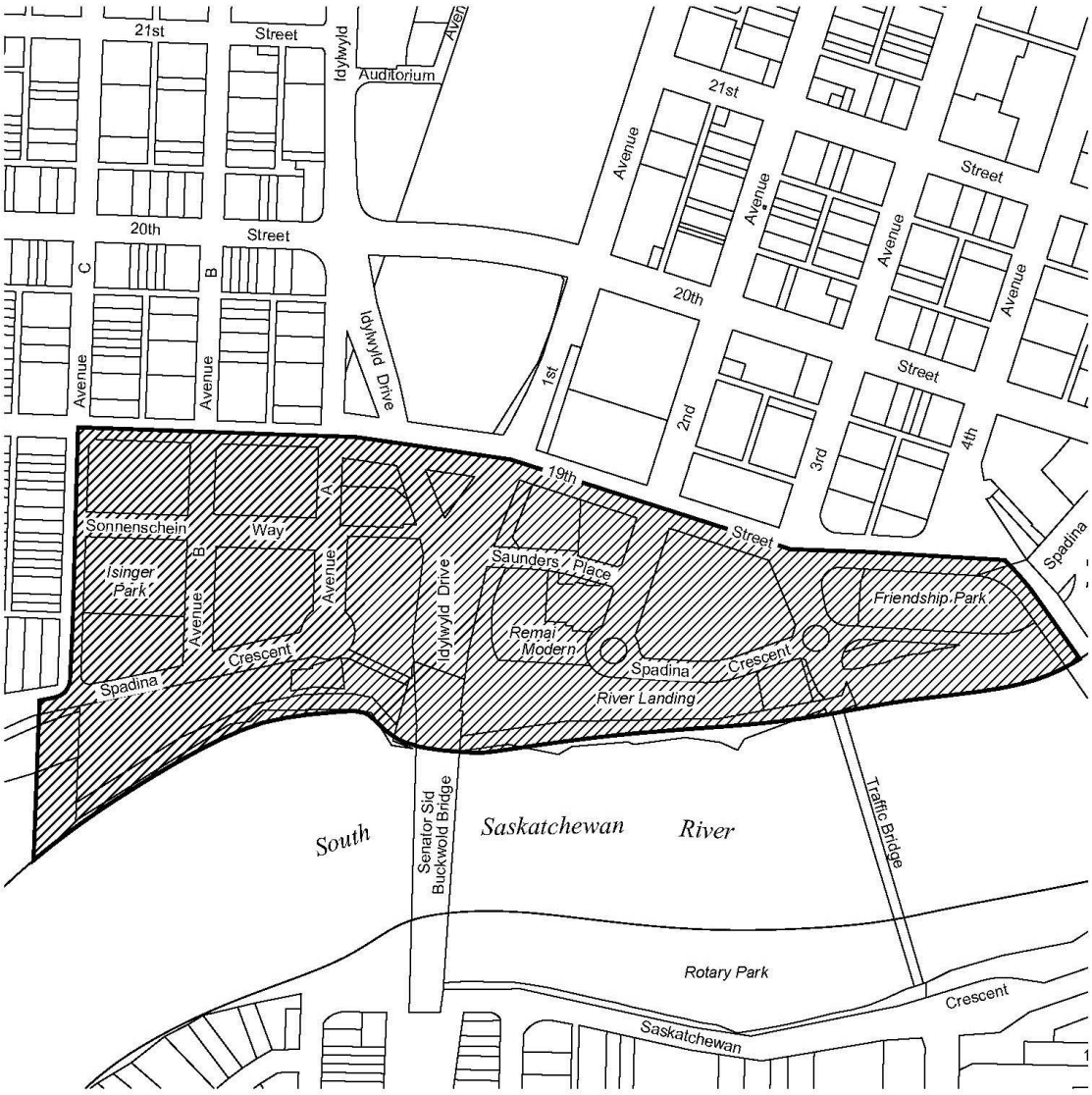
(2) Approval for development in the South Downtown area is a two-part process:

(a) Council is bound by the conditions for approval and appeal as stated in sections 65 and 67 of the Act *and* must render a decision within 60 days after receipt of a complete application for approval;

(b) the land area south of 19th Street lies within the Meewasin conservation zone and is subject to development review and approval by Meewasin before development proceeds. Meewasin must render a decision within 60 days of receipt of a complete application.

DCD1 Area

Map No. 1



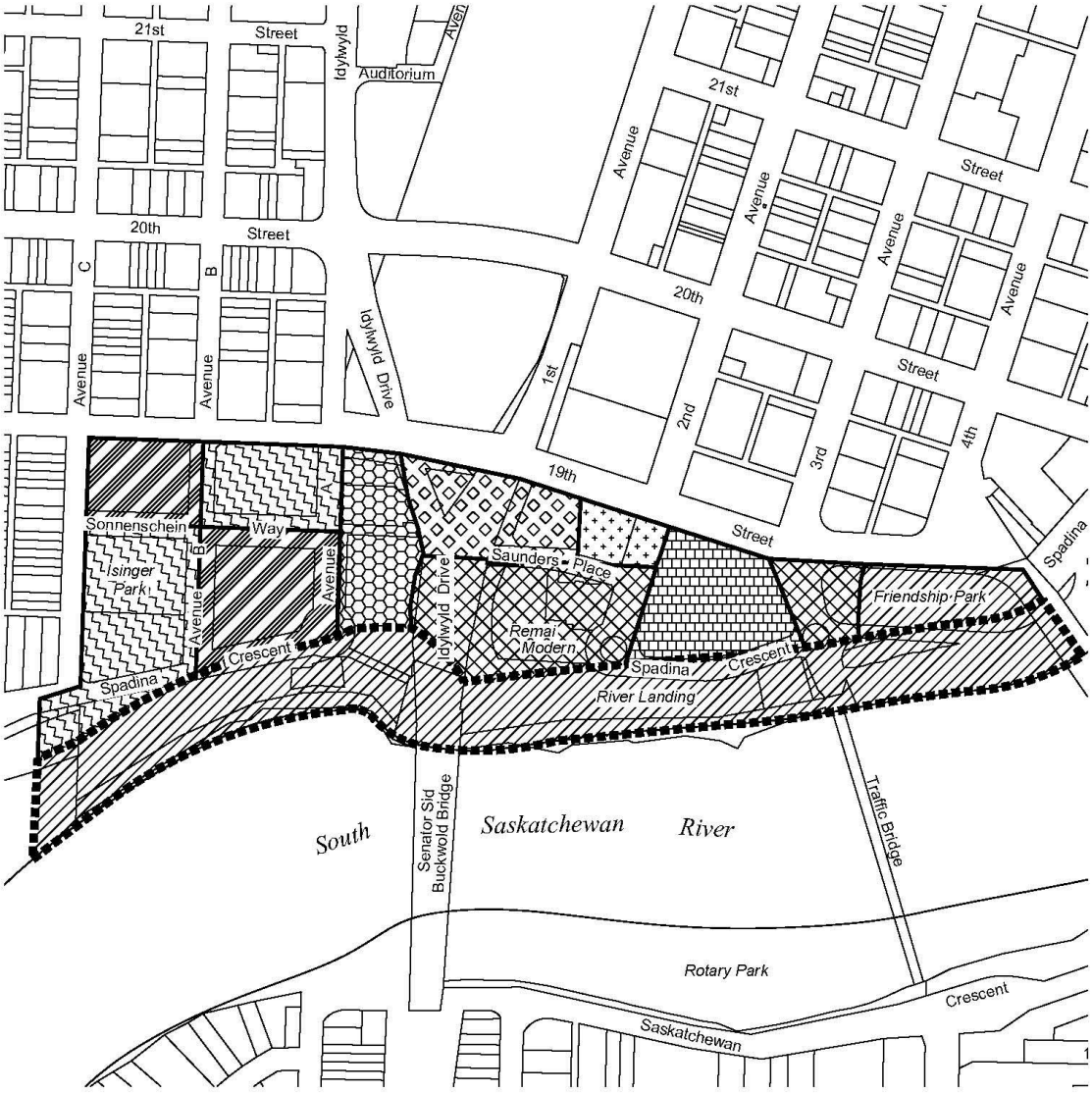
Direct Control District

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DCD1

Maximum Building Height

Map No. 2



14 m - 2:1 FSR
24 m - 4:1 FSR
27 m - 4:1 FSR
48 m - 3:1 FSR
95 m - 5:1 FSR
68 m - 4:1 FSR
95 m - 6:1 FSR
Riverbank Area (11 m) - 2:1 FSR
60 m from 1991 Shoreline

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14.2 (Repealed – Bylaw No. 10061 – March 26, 2025)

14.3 DCD3 - Direct Control District 3

14.3.1 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 establishes a hierarchy of land use designations in the City. The DCD3 is Regional Commercial in nature and is placed between the Downtown and Urban Centre Commercial designations in this hierarchy.

14.3.2 Objectives

The objectives of the DCD3 are:

(a) 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;

(b) 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;

(c) 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;
- phasing the development over time.

(d) 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;

(e) to ensure a high degree of site design and architectural features which are complementary to the setting and architecture of the University of Saskatchewan;

(f) to permit 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;

(g) 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.

14.3.3 Definitions

In this subsection:

(a) "**associate large format store**" means a large format retail store with a gross floor area of less than 9,300 square metres;

(b) "**large format anchor store**" means a large format retail store with a minimum of 9,300 square metres of gross floor area;

(c) "**large format retail store**" means a retail store with a minimum of 930 square metres 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.

14.3.4 Permitted Uses

The permitted uses in the DCD3 are large format retail stores.

14.3.5 Accessory Uses - Group 1

(1) Accessory uses – group 1 in the DCD3 are the following:

(a) restaurants and lounges;

(b) personal service trades;

(c) pharmacies;

(d) dry cleaning;

(e) service kiosks such as those providing travel or financial functions;

(f) offices related to large format retail stores;

(g) health clubs;

(h) medical, dental and optical laboratories and clinics;

(i) veterinary clinics;

(j) photography studios.

(2) Access to accessory uses – group 1 shall only be permitted from within any large format retail store.

(3) 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.

14.3.6 Accessory Uses – Group 2

(1) Accessory uses – group 2 in the DCD3 are the following:

(a) outdoor sales area;

(b) freestanding gas bar with or without convenience store;

(c) attached or detached car washes;

(d) freestanding financial institutions;

(e) freestanding insurance institutions;

(f) freestanding medical, dental and optical clinics and laboratories;

(g) enclosed storage areas for the use of tenants of the site.

(2) 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.

(3) Not more than two freestanding gas bars with or without convenience stores are permitted. Convenience stores shall not exceed 250 square metres in gross floor area.

(4) Not more than five financial institutions are permitted.

(5) Not more than two insurance institutions are permitted.

(6) Only one medical clinic and one medical laboratory are permitted.

(7) Only one dental clinic and one dental laboratory are permitted.

(8) Only one optical clinic and one optical laboratory are permitted.

14.3.7 Accessory Uses – Group 3 – Freestanding

(1) Accessory uses – group 3 - freestanding in the DCD3 are the following:

(a) personal service trades;

(b) pharmacies;

(c) retail stores;

(d) veterinary clinics;

(e) health clubs.

(2) The total combined gross floor area of all accessory uses – group 3 – freestanding shall not exceed 18,580 square metres.

14.3.8 Accessory Uses – Group 4 – Restaurants

Accessory uses – group 4 – restaurants in the DCD3 are limited to the following:

(a) restaurants, with or without a lounge.

14.3.9 Multi – Tenant Buildings

Accessory uses as described in clauses 14.3.6, 14.3.7 and 14.3.8 may be combined in freestanding multi-tenant buildings subject to the conditions set out in those clauses and the general conditions of the DCD3.

14.3.10 Prohibited Uses

The following uses are prohibited in the DCD3:

(a) hotels;

(b) enclosed shopping malls;

(c) entertainment complexes and theatres;

(d) vehicle and equipment sales;

(e) residential uses;

(f) offices unrelated to large format retail stores;

(g) outdoor storage of materials not within an outdoor sales area.

14.3.11 Development Standards - DCD3

The following development standards are applicable in the DCD3:

(a) large format retail stores must have a minimum gross floor area of 930m²;

(b) no interior access between large format retail stores is permitted;

(c) no building shall exceed 12 metres in height;

(d) the maximum floor area ratio shall be .33:1;

(e) accessible parking must 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 6.0;

(f) one off-street loading space for every 4,000 square metres of gross floor area must be provided;

(g) a minimum of one short-term bicycle parking space for every 500 square metres of gross floor area must be provided.

14.3.12 Signage

(1) Except as provided in subclause (2), signs shall be permitted in accordance with the regulations applicable to Signage Group No. 5 of Appendix A - Sign Regulations.

(2) Third party advertising, roof signs, portable signs, billboards and superboards are prohibited.

14.3.13 Site Size, Subdivision and Phasing

(1) Development within the DCD3 shall occur in five phases, each phase being associated with a site:

(a) Phase 1 = Site 1;

(b) Phase 2 = Site 2;

(c) Phase 3 = Site 3;

(d) Phase 4 = Site 4;

(e) Phase 5 = Site 5.

(2) Each site must be between 3 and 9 net hectares in size and may consist of non-contiguous parcels.

(3) Not more than 30 net hectares in total may be developed in the DCD3.

(4) Leasehold parcels may be created within each site to suit the individual large format retail store needs.

(5) 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.

(6) 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.

14.3.14 Architectural Control

Building design, form, massing and architecture must complement and reflect the University setting.

14.3.15 Landscaping

A highly developed level of landscaping which is complementary to the University setting is required.

14.3.16 Approval Process

(1) Pursuant to section 66 of the Act, 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) Council is bound by the conditions for approval and appeal as stated in sections 65 and 67 of the Act and must render a decision 60 days after receipt of a complete application for approval.

DCD3 Area

Map No. 1



Direct Control District

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14.4 DCD4 - Direct Control District 4

14.4.1 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.

14.4.2 Objectives

The objectives of the DCD4 are:

(a) to facilitate a unique category of residential development by integrating larger lot, OUDs and low to medium density MUDs with the Willows Golf and Country Club;

(b) to ensure that the Willows Golf Course Community is developed in a manner which is consistent with clause G3.2 of the Official Community Plan;

(c) to create single-unit lot areas, frontages, front, rear and side yard setbacks that may exceed the typical standards for conventional residential development;

(d) to contain a mix of one-unit and multiple-unit developments, to be constructed over an extended period of time, as demand warrants;

(e) 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.

14.4.3 Permitted Uses

The Permitted Uses in the DCD4 are the following:

(a) OUDs, located in accordance with Map No. 1;

(b) secondary suites in accordance with clause 5.3.23;

(c) low density MUDs and dwelling groups that include OUDs, TUDs or townhouse dwellings as part of the dwelling group as long as there are not more than 42 dwelling units per gross hectare of land or 12 dwelling units per acre;

(d) medium density MUDs and dwelling groups that include TUDs, townhouse or MUDs as part of the dwelling group as long as there are not more than 123 dwelling units per gross hectare of land or 50 dwelling units per acre;

(e) golf courses;

(f) compounds for storage of RV equipment for the use and convenience of the residents of the DCD4;

(g) 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;

(h) municipal public works yard – type I in accordance with clause 5.3.20.

14.4.4 Accessory Uses

Accessory Uses in the DCD4 are the following:

(a) golf clubhouse and uses considered accessory and related to the clubhouse and golf course operation, including, but not limited to, restaurants, lounges, pro shops, health clubs, retail and retail services limited to 929 square metres of gross floor area, personal service trades, medical clinics, banquet facilities, convention, catering facilities, administration and sales offices;

(b) maintenance buildings and outdoor storage areas;

(c) uses considered accessory to OUDs, MUDs, dwelling groups and hotels;

(d) recreational and amenity uses of an appropriate scale and complementary to the golf course and golf course community.

14.4.5 Development Standards - DCD4

(1) Unless otherwise specified, the regulations contained in the AG district apply to the golf course.

(2) Phase 1 and phase 2 must be developed in accordance with the land uses as shown on Map No. 1.

(3) Development standards for each site, including a bare land condominium unit, designated for a OUD are the following:

Minimum site area (m^2)	560
Minimum site width (m)	16
Minimum front yard setback (m)	9
Minimum side yard setback (m)	1.5
Minimum rear yard setback (m)	7.5
Maximum building height (m)	11
Maximum site coverage (%)	50

(4) Development standards for each area designated for low density MUDs and dwelling groups are the following:

Minimum site area (ha)	0.8
Minimum front yard setback (m)	6
Minimum side yard setback (m)	3
Minimum rear yard setback (m)	6 [1]
Maximum building height (m)	11
Maximum site coverage (%)	50
Minimum amenity space (m^2)	9 per unit

1 A rear yard of not less than 3 metres in width throughout must be provided for dwellings in dwelling groups with an attached three season room.

(5) Development Standards for each area designated for medium-density MUDs and dwelling groups are the following:

Minimum site area (ha)	0.4
Minimum front yard setback (m)	6
Minimum side yard setback (m)	3
Minimum rear yard setback (m)	3
Maximum building height (m)	15
Maximum site coverage (%)	50
Minimum amenity space (m^2)	5 per unit

(6) Development Standards for each parcel designated as commercial (hotel site) are the following:

Minimum site area (ha)	0.4
Minimum front yard setback (m)	6
Minimum side yard setback (m)	3
Minimum rear yard setback (m)	3
Maximum building height (m)	18
Site coverage (%)	50

14.4.6 Parking

The regulations governing parking and loading in the DCD4 are contained in section 6.0.

14.4.7 Landscaping

(1) Except as otherwise provided in subclause (2), the regulations governing landscaping in the DCD4 are contained in section 7.0.

(2) A landscaped strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line must be provided for every site for low and medium density MUD units and dwelling groups which shall be used for no purpose except landscaping and necessary driveway access to the site.

14.4.8 Signs

Signs shall be permitted in accordance with the regulations applicable to Signage Group No. 4 of Appendix A - Sign Regulations.

14.4.9 Phasing

The Willows Golf Course Community will be constructed in two phases, as shown on Map No. 1.

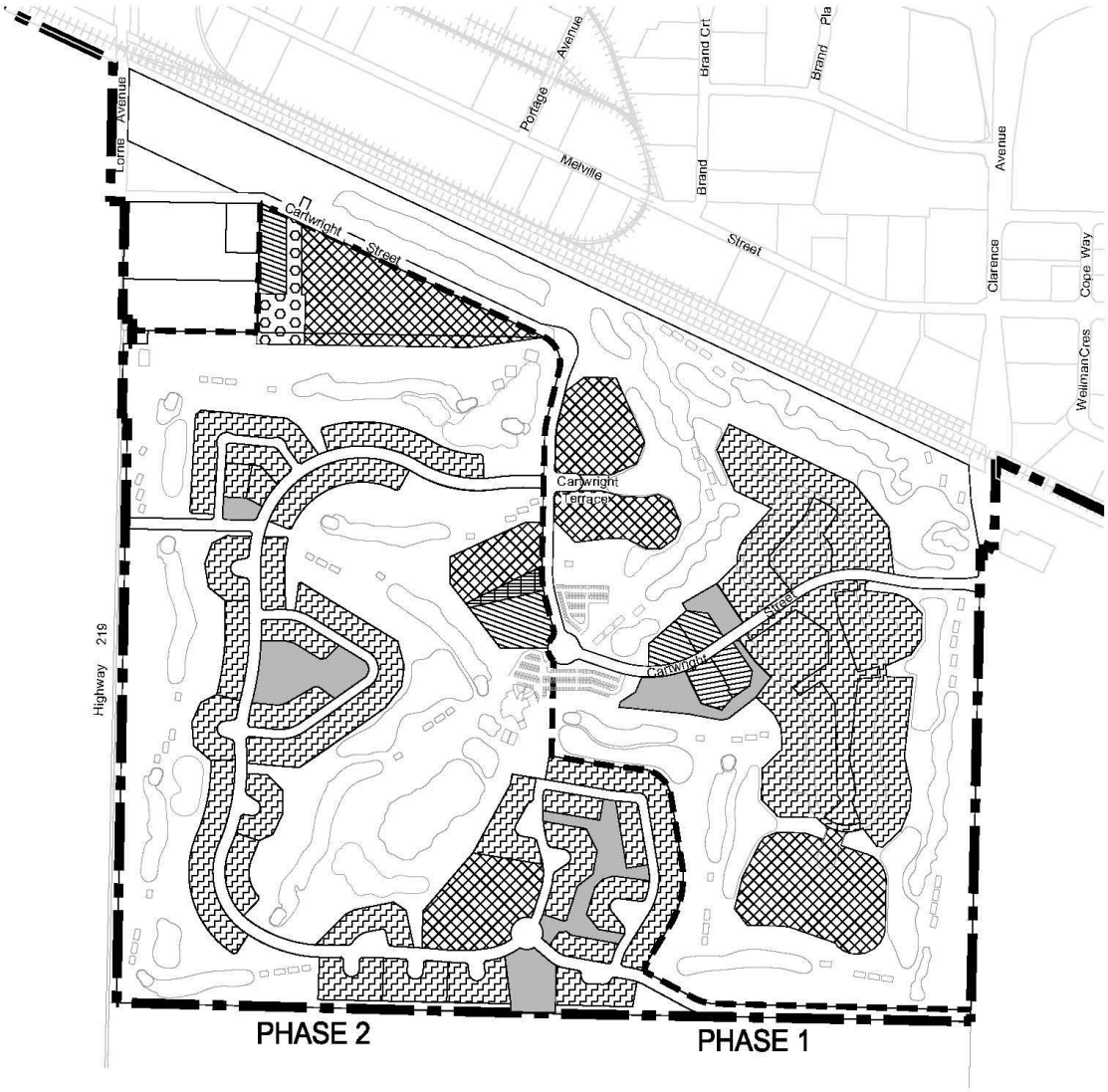
14.4.10 Approval Process

(1) Pursuant to section 66 of the Act, 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 sections 65 and 67 of the Act and must render a decision 60 days after receipt of a complete application for approval.

DCD4 Area

Map No. 1



One-unit Dwellings
Low Density Multiple Unit Dwellings
Medium Density Multiple Unit Dwellings
Low or Medium Density Multiple Unit Dwellings
Commercial
Municipal Reserve
Phase Boundary
City Limits

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14.5 DCD5 - Direct Control District 5

14.5.1 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 establishes a hierarchy of land use designations in the City. The DCD5 is Regional Commercial in nature and is placed between the Downtown and Urban Centre Commercial designations in this hierarchy.

14.5.2 Objectives

The objectives of the DCD5 are:

(a) 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;

(b) 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;

(c) 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;
- phasing the development over time;

(d) 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;

(e) to ensure a retail development which is complementary to the adjacent residential neighbourhoods;

(f) 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;

(g) 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.

14.5.3 Definitions

In this subsection:

(a) "**associate large format store**" means a large format retail store with a gross floor area of less than 6970 square metres;

(b) "**large format anchor store**" means a large format retail store with a minimum gross floor area of 6970 square metres;

(c) "**large format retail store**" means a retail store with a minimum gross floor area of 930 square metres;

(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.

14.5.4 Permitted Uses

The permitted uses in the DCD5 are large format retail stores.

14.5.5 Accessory Uses - Group 1

(1) Accessory uses - group 1 in the DCD5 are the following:

(a) restaurants and lounges;

(b) personal service trades;

(c) health clubs;

(d) pharmacies;

(e) dry cleaning;

(f) travel services;

(g) financial services;

(h) offices related to Large Format Stores;

(i) medical, dental and optical laboratories and clinics;

(j) veterinary clinics;

(k) photography studios.

(2) Accessory uses - group 1 must be located in large format retail stores.

(3) Access to accessory uses - group 1 shall only be permitted from within any large format retail store.

(4) Accessory uses - group 1 must not exceed 10% of the gross floor area of the large format retail store in which the accessory use is located.

14.5.6 Accessory Uses - Group 2 - Freestanding

(1) Accessory uses - group 2 - freestanding in the DCD5 are the following:

(a) gas bars, with or without a convenience store;

(b) service stations;

(c) car washes;

(d) financial institutions;

(e) insurance institutions;

(f) medical laboratories and clinics;

(g) dental laboratories and clinics;

(h) optical laboratories and clinics;

(i) outdoor sales areas.

(2) Not more than two of each of the following freestanding uses are permitted in the DCD5:

(a) gas bars, with or without convenience stores. Convenience stores shall not exceed 250 square metres in gross floor area;

(b) service stations;

(c) car washes;

(d) financial institutions;

(e) insurance institutions.

(3) Not more than one of each of the following freestanding uses is permitted in the DCD5:

(a) medical clinics;

(b) dental clinics;

(c) optical clinics;

(d) medical laboratories;

(e) dental laboratories;

(f) optical laboratories.

(4) Not more than one outdoor sales area for each large format retail store is permitted in the DCD5.

14.5.7 Accessory Uses - Group 3 - Freestanding

(1) Accessory uses - group 3 - freestanding in the DCD5 are the following:

(a) personal service trades;

(b) pharmacies;

(c) retail stores;

(d) veterinary clinics;

(e) health clubs.

(2) The total combined gross floor area of all accessory uses - group 3 - freestanding must not exceed 2790 square metres.

(3) Not more than 9 retail stores having a gross floor area less than 930 square metres are permitted in the DCD5, of which 5 may have a gross floor area less than 186 square metres. The development of the 9 retail stores shall be phased, in accordance with the construction schedule as set out in the DCD5 Development Agreement.

14.5.8 Accessory Uses - Group 4 - Restaurants

(1) Accessory uses – group 4 – restaurants in the DCD5 are limited to the following:

(a) restaurants, with or without a lounge.

(2) Not more than 6 restaurants are permitted in the DCD5 of which not more than 2 may be freestanding.

(3) The maximum gross floor area of restaurant is 550 square metres.

(4) The maximum total combined gross floor area of restaurants in the DCD5 is 1860 square metres.

14.5.9 Multi-Tenant Buildings

Accessory uses as described in clauses 14.5.6, 14.5.7 and 14.5.8 may be combined in freestanding multi-tenant buildings but they shall be subject to the specific conditions set out in clauses 14.5.6, 14.5.7 and 14.5.8 and the general conditions of the DCD5.

14.5.10 Prohibited Uses

The following uses are prohibited in the DCD5:

(a) hotels;

(b) enclosed shopping malls;

(c) entertainment complexes and theatres;

(d) vehicle sales;

(e) offices unrelated to Large Format Stores;

(f) alcohol establishments – type III;

(g) residential uses;

(h) outdoor storage of materials not within an outdoor sales area.

14.5.11 Development Standards

The following development standards are applicable in the DCD5:

(a) large format retail stores must have a minimum gross floor area of 930m²;

(b) interior access between large format retail stores is prohibited;

(c) no building shall exceed 12 metres in height;

(d) the maximum floor area ratio shall be .33:1;

(e) accessible parking must 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 6.0;

(f) one off-street loading space must be provided for every 4,000 square metres of gross floor area;

(g) a minimum of one short-term bicycle parking space for every 500 square metres of gross floor area must be provided.

14.5.12 Signage

(1) Except as provided in subclause (2), signs shall be permitted in accordance with the regulations applicable to Signage Group No. 5 of Appendix A - Sign Regulations.

(2) Third party advertising, roof signs, portable signs, billboards and superboards are prohibited.

14.5.13 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.

14.5.14 Landscaping and Lighting

(1) A landscaped strip of not less than 6 metres in width throughout within the perimeter of the development site must be provided.

(2) External lighting must be directed downward and inward on the property in such a way as to not shine on adjacent properties.

14.5.15 Site Size

Not more than 16.5516 net hectares may be developed in the DCD5.

14.5.16 Approval Process

(1) Pursuant to section 66 of the Act, 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) Council is bound by the conditions for approval and appeal as stated in sections 65 and 67 of the Act and must render a decision 60 days after receipt of a complete application for approval.

14.6 DCD6 - Direct Control District 6

14.6.1 Purpose

The purpose of the Direct Control District 6 (DCD6) is to create a site for a regional retail development at 22nd 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 establishes a hierarchy of land use designations in the City. The DCD6 is Regional Commercial in nature and is placed between the Downtown and Urban Centre Commercial designations in this hierarchy.

14.6.2 Objectives

The objectives of the DCD6 are:

(a) 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;

(b) 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;

(c) 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;
- phasing the development over time;

(d) 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;

(e) to ensure a retail development which is complementary to the residential uses in the vicinity;

(f) 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;

(g) 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.

14.6.3 Definitions

In this subsection:

(a) "**associate large format store**" means a large format retail store with a gross floor area of less than 6970 square metres;

(b) "**large format anchor store**" means a large format retail store with a minimum gross floor area of 6970 square metres;

(c) "**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;

(d) "**large format retail store**" means a retail store with a minimum gross floor area of 930 square metres;

(e) "**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.

14.6.4 Permitted Uses

The permitted uses in the DCD6 are large format retail stores.

14.6.5 Accessory Uses - Group 1

(1) Accessory uses - group 1 in the DCD6 are the following:

(a) restaurants and lounges;

(b) personal service trades;

(c) health clubs;

(d) pharmacies;

(e) dry cleaning;

(f) travel services;

(g) financial services;

(h) offices related to Large Format Stores;

(i) medical, dental, optical laboratories and clinics;

(j) veterinary clinics;

(k) photography studios.

(2) Accessory uses - group 1 must be located in large format retail stores.

(3) Access to accessory uses - group 1 shall only be permitted from within any large format retail store.

(4) Accessory uses - group 1 must not exceed 10% of the gross floor area of the large format retail store in which the accessory use is located.

14.6.6 Accessory Uses - Group 2 - Freestanding

(1) Accessory uses - group 2 - freestanding in the DCD6 are the following:

(a) gas bars, with or without a convenience store;

(b) service stations;

(c) car washes;

(d) financial institutions;

(e) insurance institutions;

(f) medical laboratories and clinics;

(g) dental laboratories and clinics;

(h) optical laboratories and clinics;

(i) outdoor sales areas.

(2) Not more than two of each of the following freestanding uses are permitted in the DCD6:

(a) gas bars, with or without convenience stores. Convenience stores shall not exceed 250 square metres in gross floor area;

(b) service stations;

(c) financial institutions;

(d) insurance institutions.

(3) Not more than one of each of the following freestanding uses is permitted in the DCD6:

(a) car washes;

(b) medical clinics;

(c) dental clinics;

(d) optical clinics;

(e) medical laboratories;

(f) dental laboratories;

(g) optical laboratories.

(4) Not more than one outdoor sales area for each large format retail store is permitted in the DCD6.

14.6.7 Accessory Uses - Group 3 – Freestanding

(1) Accessory uses - group 3 - freestanding in the DCD6 are the following:

(a) personal service trades;

(b) pharmacies;

(c) retail stores;

(d) veterinary clinics;

(e) health clubs.

(2) The total combined gross floor area of all accessory uses – group 3 – freestanding must not exceed 2093 square metres.

(3) Not more than 7 retail stores having a gross floor area less than 930 square metres are allowed in the DCD6, of which 4 may have a gross floor area less than 186 square metres. The development of the 7 retail stores must be phased in accordance with the construction schedule set out in the DCD6 Development Agreement.

14.6.8 Accessory Uses – Group 4 – Restaurants

(1) Accessory uses – group 4 – restaurants in the DCD6 are limited to restaurants, with or without a lounge.

(2) Not more than 6 restaurants are permitted in the DCD6 of which not more than 2 may be freestanding.

(3) The maximum gross floor area of a restaurant is 550 square metres.

(4) The maximum total combined gross floor area of restaurants in the DCD6 is 1860 square metres.

14.6.9 Multi-Tenant Buildings

Accessory uses as described in clauses 14.6.6, 14.6.7 and 14.6.8 may be combined in freestanding multi-tenant buildings but they shall be subject to the specific conditions set out in clauses 14.6.6, 14.6.7 and 14.6.8 and the general conditions of the DCD6.

14.6.10 Prohibited Uses

The following uses are prohibited in the DCD6:

(a) hotels;

(b) enclosed shopping malls;

(c) entertainment complexes and theatres;

(d) vehicle sales;

(e) offices unrelated to Large Format Stores;

(f) alcohol establishments – type III;

(g) residential uses;

(h) outdoor storage of materials not within an outdoor sales area.

14.6.11 Development Standards

The following development standards are applicable in the DCD6:

(a) large format retail stores must have a minimum gross floor area of 930m²;

(b) no interior access between large format retail stores is permitted;

(c) the maximum building height is 12 metres;

(d) the maximum floor area ratio shall be .33:1;

(e) accessible parking must 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 6.0;

(f) one off-street loading space for every 4,000 square metres of gross floor area must be provided;

(g) a minimum of one short-term bicycle parking space for every 500 square metres of gross floor area must be provided.

14.6.12 Signage

(1) Except as provided in subclause (2), signs shall be permitted in accordance with the regulations applicable to Signage Group No. 5 of Appendix A - Sign Regulations.

(2) Third party advertising, roof signs, portable signs, billboards and superboards are prohibited.

14.6.12 Anchor Requirement

Large format anchor stores must comprise at least 50% of the developable floor area of the DCD6 when fully developed.

14.6.13 Site Size, Subdivision and Phasing

(1) Development within the DCD6 must occur in accordance with a construction schedule set out in the development agreement.

(2) Not more than 12.44 net hectares shall be developed in the DCD6.

(3) Leasehold parcels may be created within each site.

14.6.14 Landscaping and Lighting

(1) A landscaped strip of not less than 6 metres in width within the perimeter of the development site throughout must be provided.

(2) External lighting must be directed downward and inward on the property in such a way as to not shine on adjacent properties.

14.6.15 Approval Process

(1) Pursuant to section 66 of the Act, 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) Council is bound by the conditions for approval and appeal as stated in sections 65 and 67 of the Act and must render a decision 60 days after receipt of a complete application for approval.

14.7 DCD7 - Direct Control District 7

14.7.1 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 district provides development guidelines to implement the development considerations contained in the adopted College Quarter Concept Plan.

14.7.2 Objectives

The development of the College Quarter will:

(a) provide for a significant increase in on-campus student residence accommodation;

(b) 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;

(c) produce mixed-use developments which will result in an urban environment that is integrated with academic and public activities;

(d) ensure that, to a high degree, site design and architectural features are complementary to the setting and architecture of the University of Saskatchewan;

(e) provide a highly desirable destination for the community because of its pedestrian culture, urban ambience and attributes as a "people place";

(f) establish a highly visible and accessible location that will attract commercial, residential and office development, providing opportunities for partnerships and public and private investment;

(g) develop in a manner which is compatible with nearby residential areas and contributes towards the City's goal of improving major corridors in Saskatoon.

14.7.3 Linkage and Land Use

(1) 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

Category	Intent	Uses	Guidelines
Institutional	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 care centres, preschools	
Recreation	To provide for active and passive recreational uses throughout the area. To accommodate health and wellness initiatives.	commercial recreation uses, parks, public civic centres, playgrounds, sports fields, arenas, stadiums	
Culture and Tourism	To provide cultural facilities that will support and complement the interests and needs of the University and local Community.	art galleries/ museums, theatres	
Commercial / Retail	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, parking stations	
Hotels	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.

Residential	To provide the opportunity for residential development serving the University, the local community and others with specialized accommodation needs.	MUDs, 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.
Offices	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.

(2) All uses and development of the land should consider ease of access and circulation for people with a disability.

(3) Development must, where 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).

(4) The development may incorporate a pedestrian link to the main campus.

(5) 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 must have their principal entrances fronting onto the GreenWay. In addition, buildings adjacent to College Drive and Cumberland Avenue must be street-oriented and designed and located in a manner that will serve to enhance the pedestrian scale of development along these streets.

(6) In addition to the GreenWay wide, tree-lined sidewalks and corridors must be provided to shelter pedestrians.

(7) Internal roadways bisecting the College Quarter must include bike lanes and wide, tree-lined sidewalks.

14.7.4 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:

(a) ensure good open sight lines for all public pathways, rear lanes and building access points;

(b) ensure good street and building lighting including building access, service areas, waste disposal, parking areas and lanes;

(c) all development proposals must include a CPTED (Crime Prevention Through Environmental Design) review.

14.7.5 Building Form, Massing and Setbacks

(1) Maximum Building Height must conform to the DCD7 Maximum Building Height Map No. 2.

(2) No shadow will be cast on existing non-University dwellings between 9:00 am and 4:00 pm on the equinox (September 21st and March 21st).

(3) Setbacks are not required along College Drive, but buildings must be located in a manner that facilitates street and transit-oriented development.

(4) Setbacks are not required along Preston Avenue, but buildings must be located in a manner that facilitates street and transit-oriented development.

(5) Building setbacks along Cumberland Avenue must be as shown in Map No. 3 DCD7 Permitted Building Envelope.

(6) All building elevations along 14th Street East must be set back a minimum of 15 metres.

(7) The maximum build out for each of the blocks identified within the College Quarter Master Plan (as shown on Map 2) must 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

(8) Notwithstanding subclause (7), 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, must not exceed an average gross floor space ratio of 2.2:1.

14.7.6 Landscaping and Signage

(1) Landscaping treatment must 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 Group No. 5 of Appendix A - Sign Regulations will govern the use of signs in the DCD7, with the following exceptions:

(a) portable signs are prohibited;

(b) billboards or superboards are prohibited;

(c) electronic message centres, or electronic message centres (mobile) are prohibited.

14.7.7 Parking and Loading

(1) The following parking requirements shall apply:

(a) visitor spaces for multi-unit residential developments must be 0.1 spaces per dwelling unit;

(b) accessible parking must be provided in accordance with the requirements of section 6.0;

(c) provision of parking for University and non-University uses may be accommodated through satellite and off-site parking facilities, which will be evaluated during the review of specific development proposals;

(d) adequate accommodation of parking for the student residences shall be provided.

(2) Each non-residential principal building with a building floor area greater than 2,000 square metres shall provide one loading space.

(3) A minimum of one short-term bicycle parking space for every 150 square metres of gross floor area devoted to commercial use must be provided.

These bicycle parking spaces must be provided in locations on the site which are readily visible, well-lit and in close proximity to building entrances.

(4) All office, commercial or institutional buildings, over 1,000 square metres in size, must provide bicycle parking spaces in an enclosed, secure area, with convenient changing and shower facilities, within 200 metres of the building. Bicycle parking spaces must be provided at a rate of 1 space per 500 square metres of gross floor area.

(5) All residential buildings must provide secure, covered bicycle storage facilities for 15% or more of building occupants. Reduced requirements for secure, covered bicycle parking spaces may be considered, based on the needs of the occupants of the building.

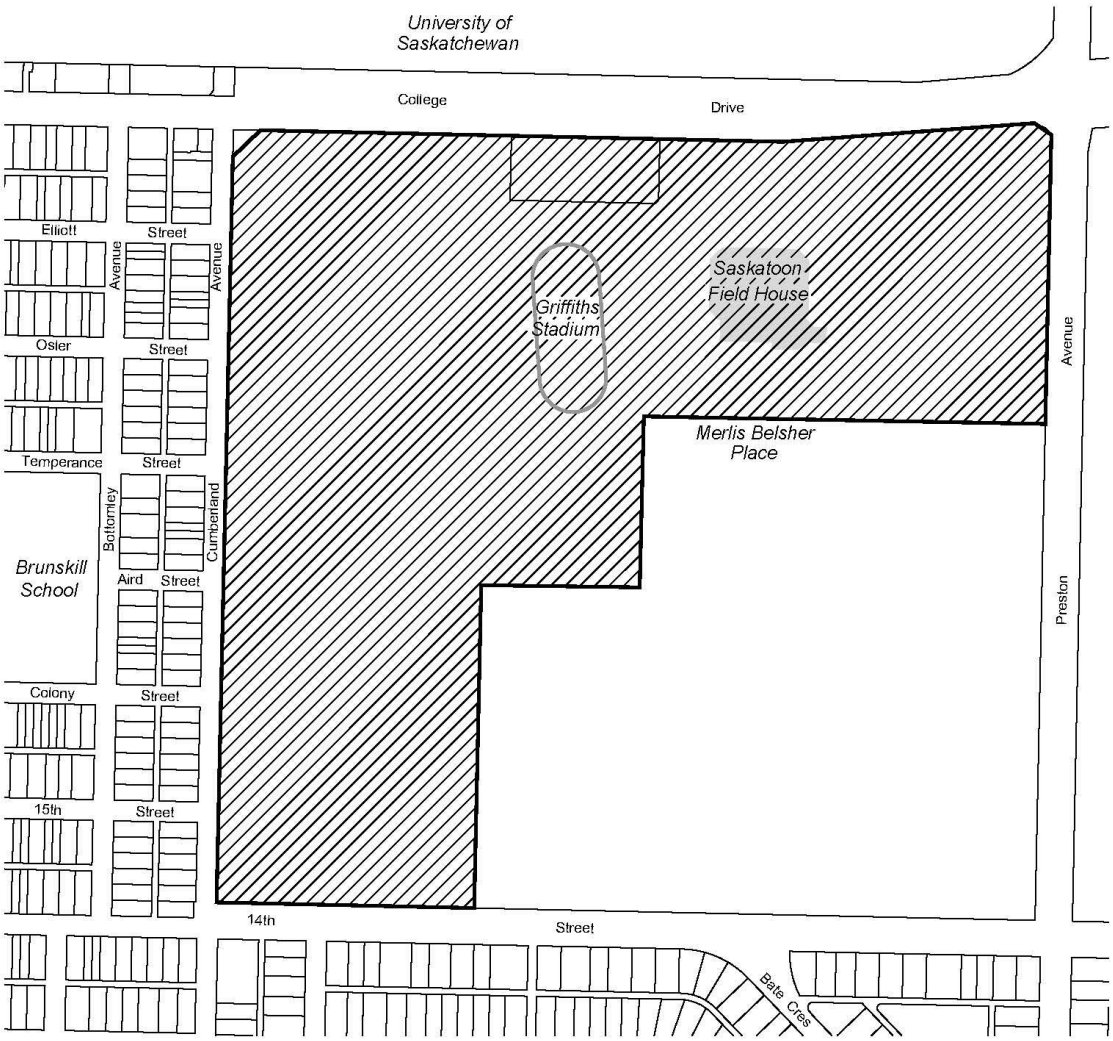
14.7.8 Approval Process

(1) Pursuant to section 66 of the Act, Council delegates approval of all applications for DCD7 approval to the Development Officer, subject to compliance with all requirements of this Bylaw and the applicable concept plan.

(2) Council is bound by the conditions for approval and appeal as stated in section 65 and 67 of the Act and must render a decision 60 days after receipt of a complete application for approval.

DCD7 Area

Map No. 1

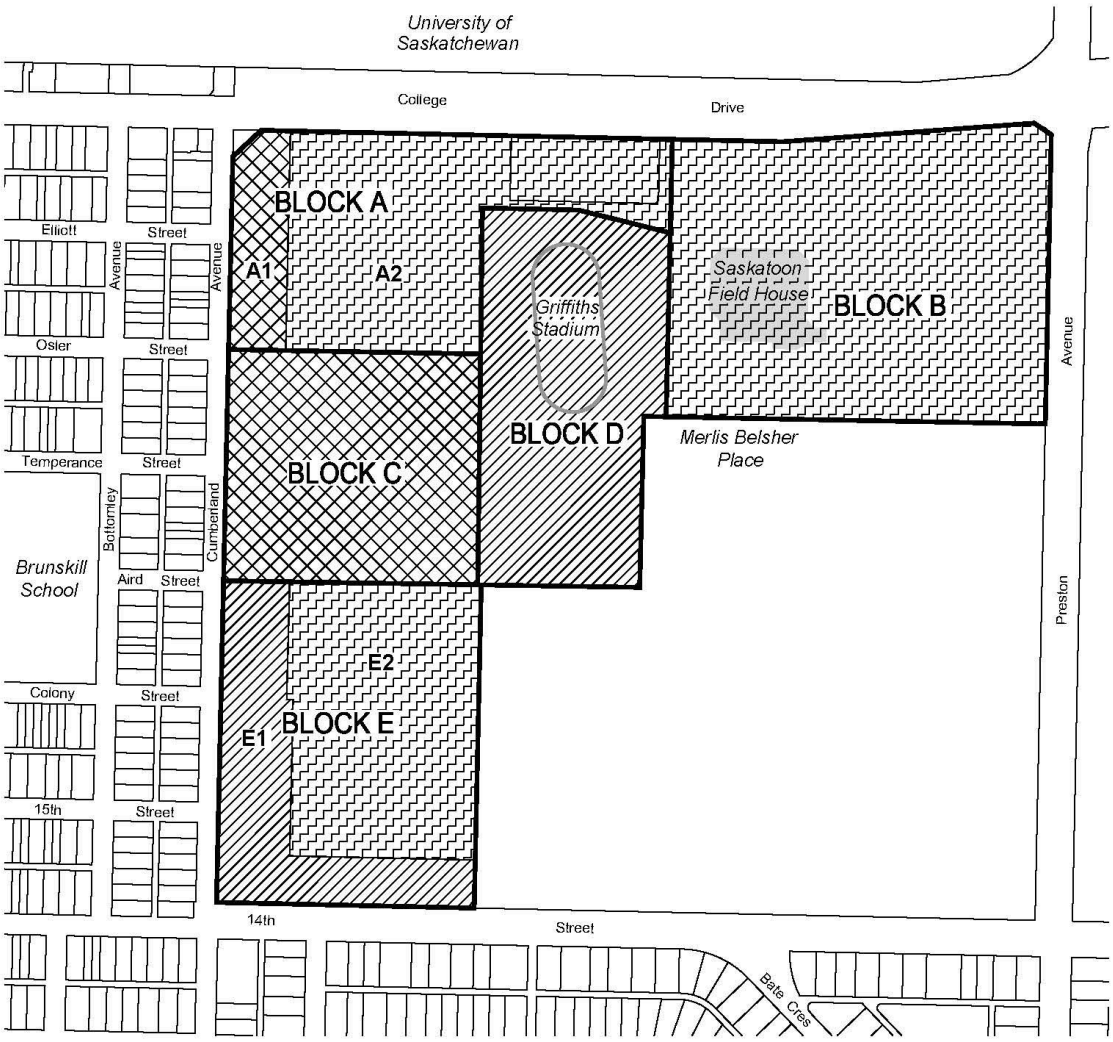


Direct Control District

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DCD7
Maximum Building Height

Map No. 2



Low-Rise: maximum 12 m

Mid-Rise: maximum 34 m*

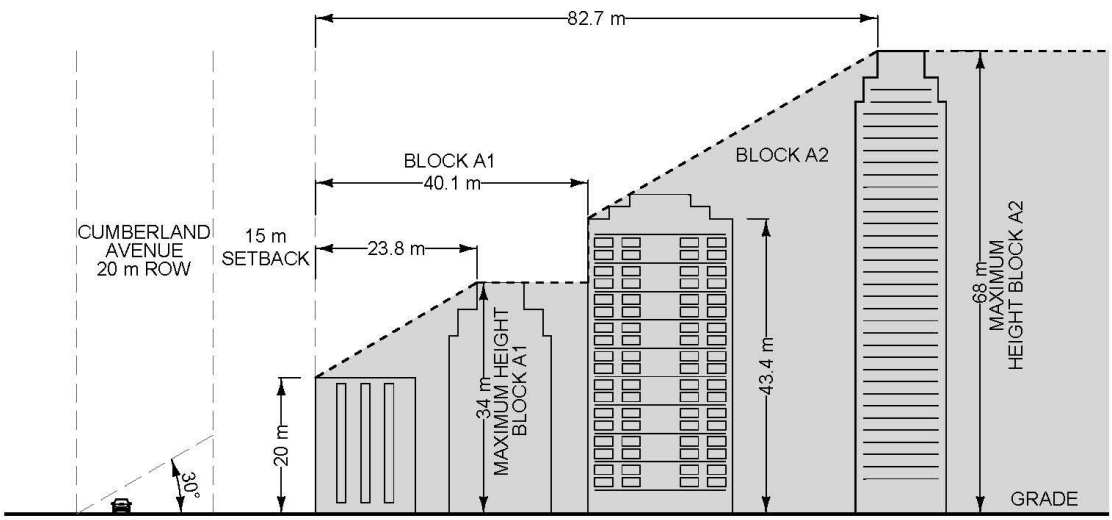
High-Rise: maximum 68 m*

*Please refer to DCD7 Permitted Building Envelopes for building setbacks and heights

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DCD7 Permitted Building Envelope
Block A

Figure No. 1



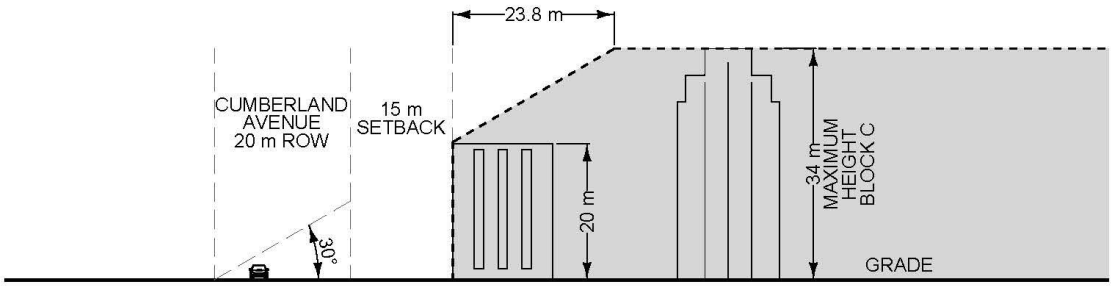
Permitted Building Envelope

*In addition to the maximum height indicated, height shall not exceed a 30 degree angular plane, as measured from property line on the west side of Cumberland Avenue (not including mechanical penthouses)

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DCD7 Permitted Building Envelope
Block C

Figure No. 2



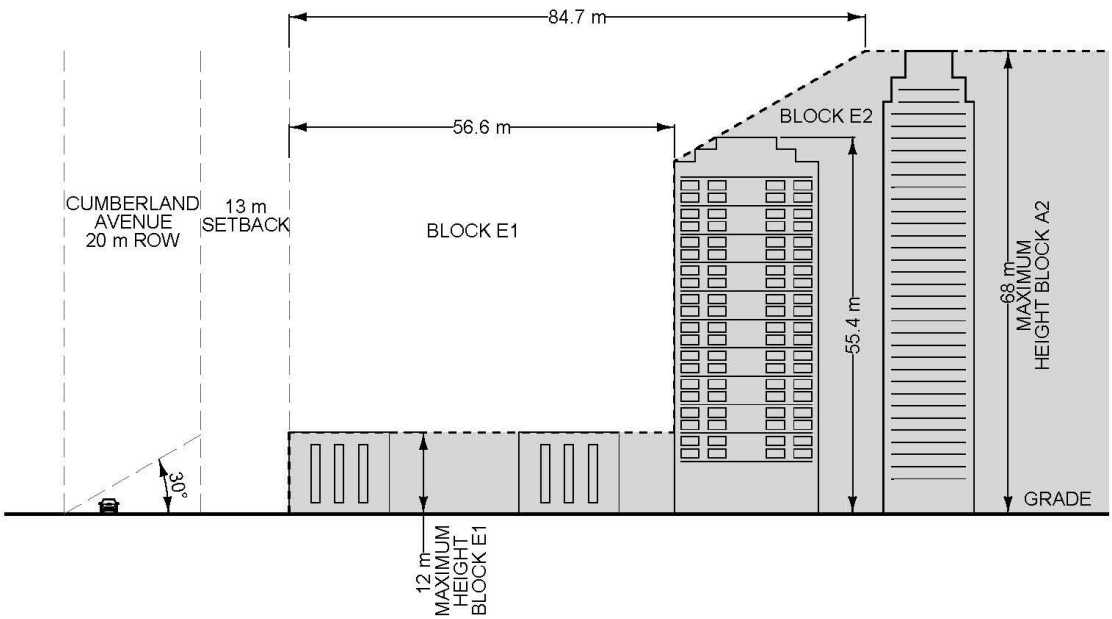
Permitted Building Envelope

*In addition to the maximum height indicated, height shall not exceed a 30 degree angular plane, as measured from property line on the west side of Cumberland Avenue (not including mechanical penthouses)

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DCD7 Permitted Building Envelope
Block E

Figure No. 3



Permitted Building Envelope

*In addition to the maximum height indicated, height shall not exceed a 30 degree angular plane, as measured from property line on the west side of Cumberland Avenue (not including mechanical penthouses)

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14.8 DCD8 - Direct Control District 8

14.8.1 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.

14.8.2 Objectives

The development of the Brighton Village Centre will:

(a) establish a vibrant 'Village Centre' that provides residents of the neighbourhood with a destination for living, working and community events;

(b) create a gateway to the neighbourhood and establish a distinct sense of place and identity;

(c) 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;

(d) promote sustainable development that is to be energy efficient and integrated;

(e) provide areas for innovative learning spaces, play spaces and public activities;

(f) ensure that site design and features are complementary to the setting and architecture of the Brighton Neighbourhood;

(g) provide a desirable destination for the community.

14.8.3 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:

Zone 1			
Category	**Uses**	**Regulations**	**Guidelines**
Offices	offices and office buildings		
Commercial	retail stores, restaurants and lounges, photography studios, personal service trades, bakeries, small animal grooming, temporary farmers markets, street vendors and concessions on private property	Retail uses within mixed-use buildings shall not exceed 465 m^2 each. Not more than three freestanding commercial buildings are permitted in Zone 1. Freestanding commercial buildings shall not exceed 700 m^2 each.	Retail uses within mixed-use buildings should be located at grade level where possible
Institutional	community centres, day care centres, pre-schools, financial institutions, public libraries, medical/ dental/optical clinics, art galleries and museums, independent schools and commercial schools		
Recreational	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^2 each	
Residential	MUDs, dwelling units, homestays, short-term rental properties, or MUD's in conjunction with and attached to any other permitted use		

Zone 2			
Category	**Uses**	**Regulations**	**Guidelines**
Commercial	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 m^2 each	
Institutional	day care centres, pre-schools, financial institutions, medical, dental and optical clinics, commercial schools, independent schools, art galleries and museums	Institutional uses within a mixed-use building shall be located at grade level and shall not exceed 465 m^2 each	
Offices	offices	Office uses within a mixed-use building shall be located at grade level	
Residential	MUDs, multiple-unit dwellings, dwelling units, homestays, short-term rental properties, or MUDs in conjunction with and attached to any other permitted use		

Zone 3			
Category	**Uses**	**Regulations**	**Guidelines**
Commercial	retail, personal service trades	commercial uses within mixed-use buildings shall be located at grade level	
Offices	offices	office uses within a mixed-use building shall be located at grade level	
Residential	MUDs, live/work units, dwelling units, homestays, short-term rental properties, or MUDs in conjunction		

	with and attached to any other permitted use		

Zone 4			
Category	**Uses**	**Regulations**	**Guidelines**
Residential	MUDs, townhouses, homestays, short-term rental properties		

14.8.4 Building Form and Massing

(1) The maximum height of any building, or portion thereof, for each zone identified on the DCD8 – Development Zone Boundaries Map No. 2, must 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) The gross floor space ratio must not exceed 2.5:1.

(3) Drive-throughs are prohibited.

(4) More than one principal building may be permitted on a site in the DCD8.

14.8.5 Orientation and Building Setback

(1) A 4.5 metre setback is required along McOrmond Drive.

(2) A 3 metre setback is required for all other side yards abutting a street.

(3) Buildings located adjacent to a street must have their principal entrances fronting the street whenever possible and contain elements of an active frontage, which must create a functional pedestrian-oriented relationship between the building and the street.

(4) For corner sites, all street-facing facades must incorporate elements of an active building frontage.

(5) Buildings fronting a street must incorporate architectural features that provide visual interest along the streetscape and reduce the perceived massing of the building.

(6) Building design, form and massing must complement and reflect the Brighton Neighbourhood setting.

14.8.6 Parking and Loading

(1) The following parking requirements shall apply:

(a) multi-unit residential development: 1 space per dwelling unit;

(b) recreational facilities: a report from a qualified Engineer is required to verify number of spaces needed;

(c) all other institutional, commercial and office uses: 1 space per 50 square metres of gross floor area;

(d) accessible parking spaces: in accordance with section 6.0 of this Bylaw;

(e) visitor spaces for multi-unit residential developments shall be 0.1 spaces per dwelling unit.

(2) 55% of all required parking spaces must be underground, enclosed, covered or within permitted buildings. Any above grade parking structure must:

(a) be screened with architectural treatments on all street-facing facades and those facades that can be viewed from a street, regardless of setback distance. Architectural treatments may include architectural screening or cladding resembling a building facade and are subject to the satisfaction of the Development Officer;

(b) 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 street.

(3) Surface parking areas must be suitably screened from streets and adjacent properties.

(4) One loading space must 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.

(5) A minimum of one bicycle parking space must be provided for every 300 square metres of gross floor area devoted to commercial, institutional or office use. These bicycle parking spaces must be located where they are readily visible, well-lit and in close proximity to building entrances.

14.8.7 Outdoor Storage

No goods, commodities, or other forms of materials shall be stored outdoors.

14.8.8 Landscaping and Signage

(1) A landscaped strip of not less than 3 metres in width throughout, lying parallel to and abutting the front site line and a flanking street must be provided.

(2) Interior of sites must 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.

(3) Landscaping of traffic islands and other interior areas must be provided on the site whenever possible and to the satisfaction of the Development Officer.

(4) 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 3.5 metres and a maximum length of 25 metres;

(b) no electronic message centres, or electronic message centres (mobile) will be permitted;

(c) not more than two portable signs will be permitted in the DCD8 subject to the regulations for portable signs contained in Signage Group No. 1 of Appendix A – Sign Regulations.

14.8.9 Linkages

(1) All uses and development of the land should make provision for the ease of access and circulation for people with a disability.

(2) Development must, where 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. 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 facades).

(3) 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.

(4) Other pedestrian routes through the Brighton Village Centre will take advantage of existing tree-lined corridors or will be developed in this manner.

14.8.10 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:

(a) ensure good open sight lines for all public pathways, rear lanes and building access points;

(b) ensure good street and building lighting including building access, service areas, waste disposal, parking areas and lanes;

(c) all development proposals should incorporate the principles of CPTED (Crime Prevention Through Environmental Design) into design and development.

14.8.11 Approval Process

(1) Pursuant to section 66 of the Act, Council delegates approval of all applications for DCD8 approval to the Development Officer, subject to compliance with all requirements of this Bylaw and the applicable concept plan.

(2) Council is bound by the conditions for approval and appeal as stated in sections 65 and 67 of the Act and must render a decision 60 days after receipt of a complete application for approval.

DCD8 Area

Map No. 1



Direct Control District

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DCD8

Development Zone Boundaries

Map No. 2



Zone 1

Zone 2

Zone 3

Zone 4

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15.0 Overlay Districts

15.1 FP - Flood-Plain Overlay District

15.1.1 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 plain area.

15.1.1A Definitions

For the purposes of the Flood Plain Overlay District the following definitions apply:

(a) **"flood fringe"** means the portion of the flood plain, as shown on the Flood Mapping, inundated by the 1:500 year flood that is not floodway;

(b) **"flood plain"** means the area, as shown on the Flood Mapping, inundated by water from a watercourse or water body during a 1:500 year flood and is made up of the floodway and the flood fringe; and

(c) **"floodway"** means the portion of the flood plain, as shown on the Flood Mapping, adjoining the channel where the waters in the 1:500 year flood are projected to meet or exceed a depth of one metre, or meet or exceed a velocity of one metre per second.

15.1.2 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;

(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 OUDs, TUDs and SDDs 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;

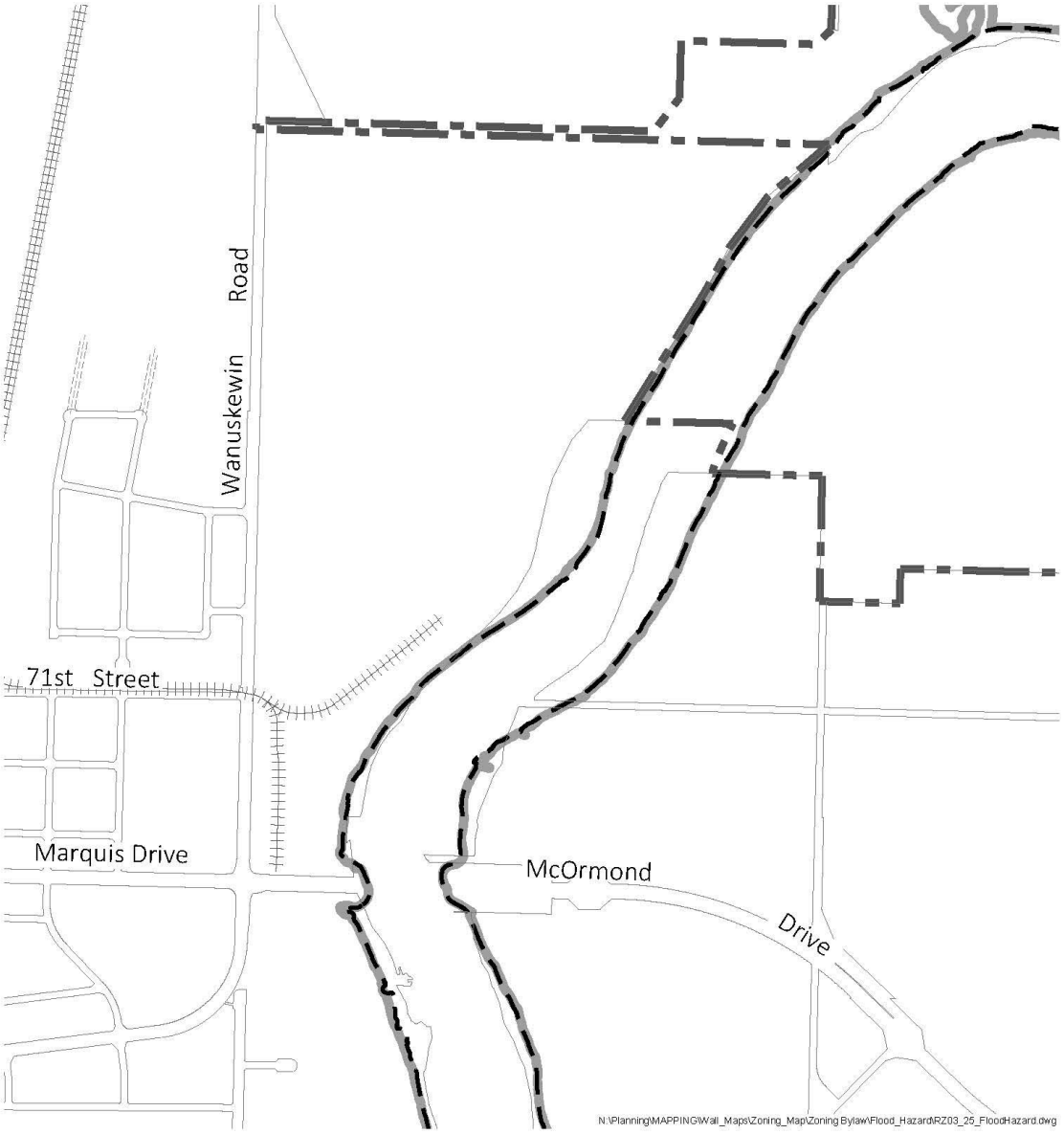
(b) the first floor of all buildings shall be constructed above the Safe Building Elevation as established and provided by the Water Security Agency;

(c) all electrical and mechanical equipment within a building shall be located above the Safe Building Elevation as established and provided by the Water Security Agency;

(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 take precedence.

(Revised – Bylaw No. 10065 – March 26, 2025)

Flood Hazard
Map 1



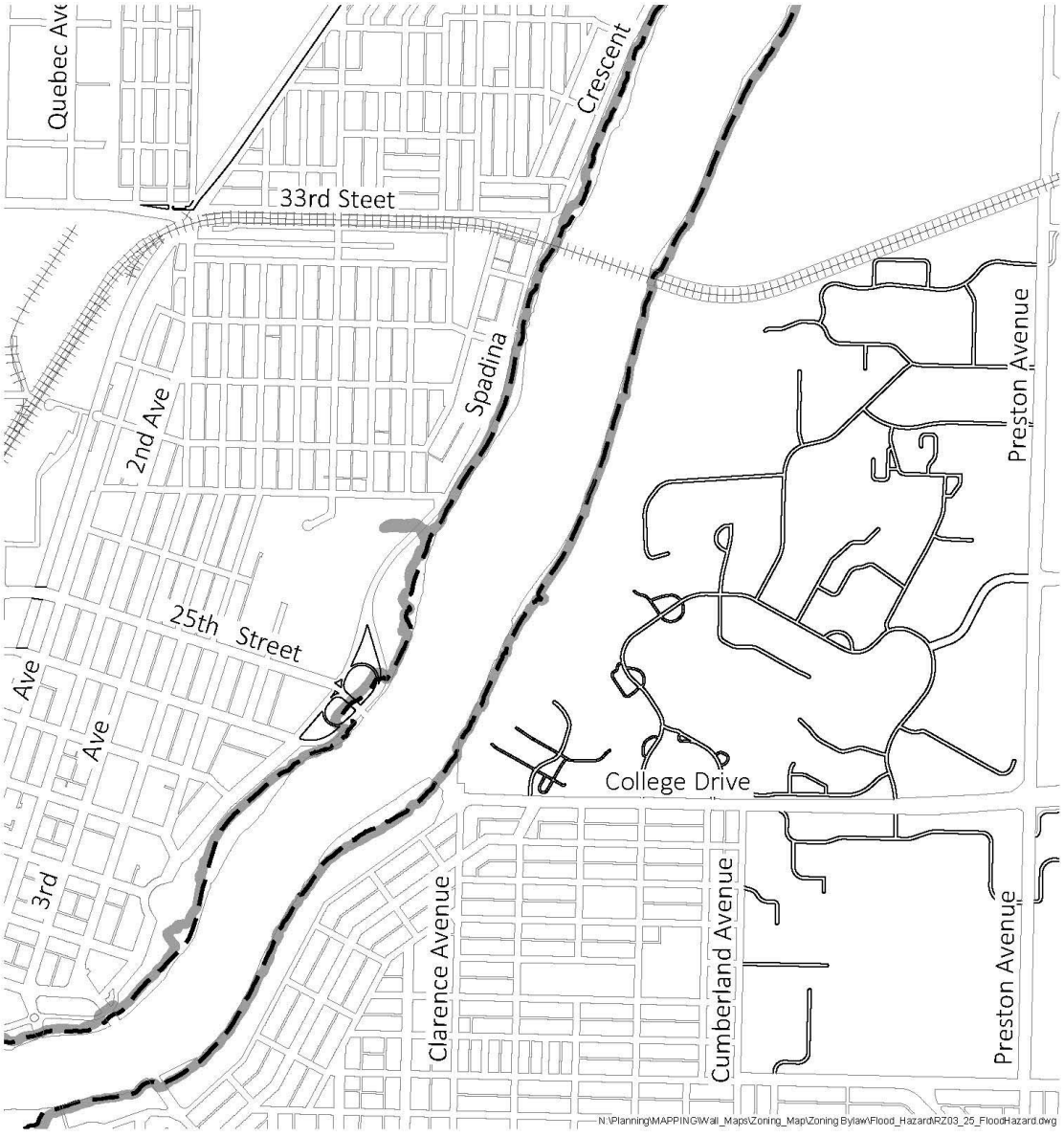
Flood Fringe
Floodway
City Limits

Flood Hazard
Map 2



Flood Fringe
Floodway

Flood Hazard
Map 3



Flood Fringe

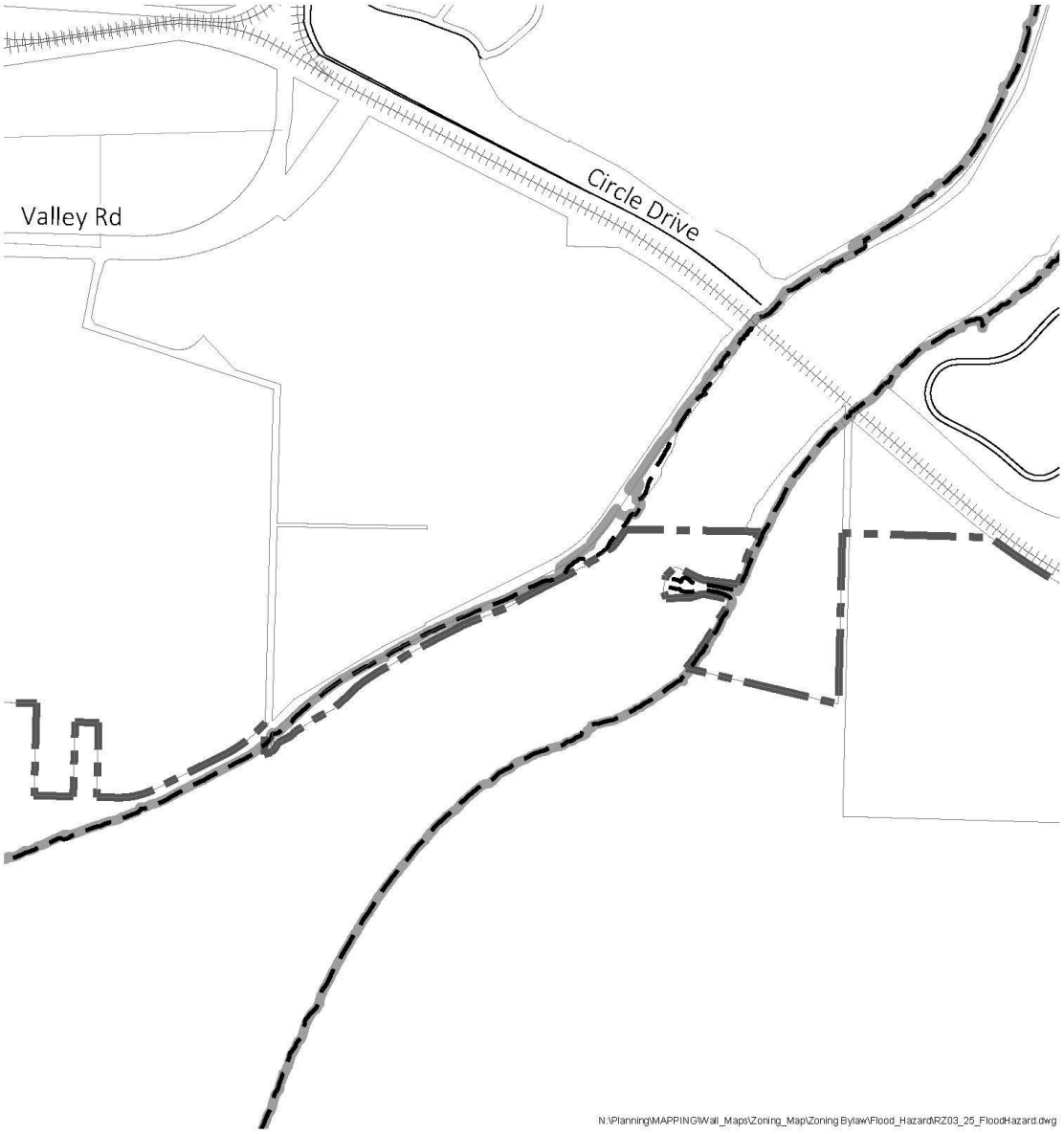
Floodway

Flood Hazard
Map 4



Flood Fringe
Floodway
City Limits

Flood Hazard
Map 5



Flood Fringe
Floodway
City Limits

15.2 AC - Architectural Control Overlay District

15.2.1 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.

15.2.2 Development Requirements

(1) Council may establish AC Overlay Districts pursuant to section 73 of the Act and clause J5.3 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 Act and clause J5.3 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.

15.3 B5A - Sutherland Commercial Overlay District

15.3.1 Purpose

The purpose of the B5A district is to implement the building height and policies 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.

15.3.2 Development Requirements

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 not more than 15 metres;

(b) parking spaces for residential uses are permitted in side or rear yards only;

(c) each principal building or shopping centre with a building floor area greater than 400 square metres shall provide one loading space.

15.4 AC1 - DCD1 - Architectural Control Overlay District

15.4.1 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.

15.4.2 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 B to this Bylaw and forms part of the Bylaw.

(3) All development in the DCD1 - Architectural Control Overlay District must comply with the guidelines contained in the South Downtown Local Area Design Plan.

15.5 AC2 - B5B - Architectural Control Overlay District

15.5.1 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 District.

15.5.2 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 C to this Bylaw and form part of the Bylaw.

(3) All new development in the B5B – Architectural Control Overlay District (AC2), must comply with the guidelines contained in the Broadway Corridor Design Guidelines.

15.6 RBS - Riverbank Slope Overlay District

(Revised – Bylaw No. 10085 – June 25, 2025)

15.6.1 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.

15.6.2 Definitions

For the purpose of the Riverbank Slope Overlay District:

(a) "**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. 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;

(b) "**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;

(c) "**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;

(d) "**site grading**" means the process of adjusting the slope or elevation of the soil on a site;

(e) "**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.

15.6.3 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.

15.6.4 Application Requirements

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 must 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 must 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 must be accompanied by a geotechnical report demonstrating a FOS of 1.5 for the proposed development;

(ii) all minor development must 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 (i) and (ii), site grading as well as detached accessory buildings with a gross floor area of 10 square metres or less and 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 must 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.

15.6.5 Geotechnical Requirements

(1) Geotechnical reports must include an assessment of all information necessary to evaluate the proposed development and must 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 must be prepared by a professional engineer with the appropriate specialization licensed to practice in the Province of Saskatchewan and must demonstrate that the proposed development may be safely accommodated on the site as required.

15.6.6 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.

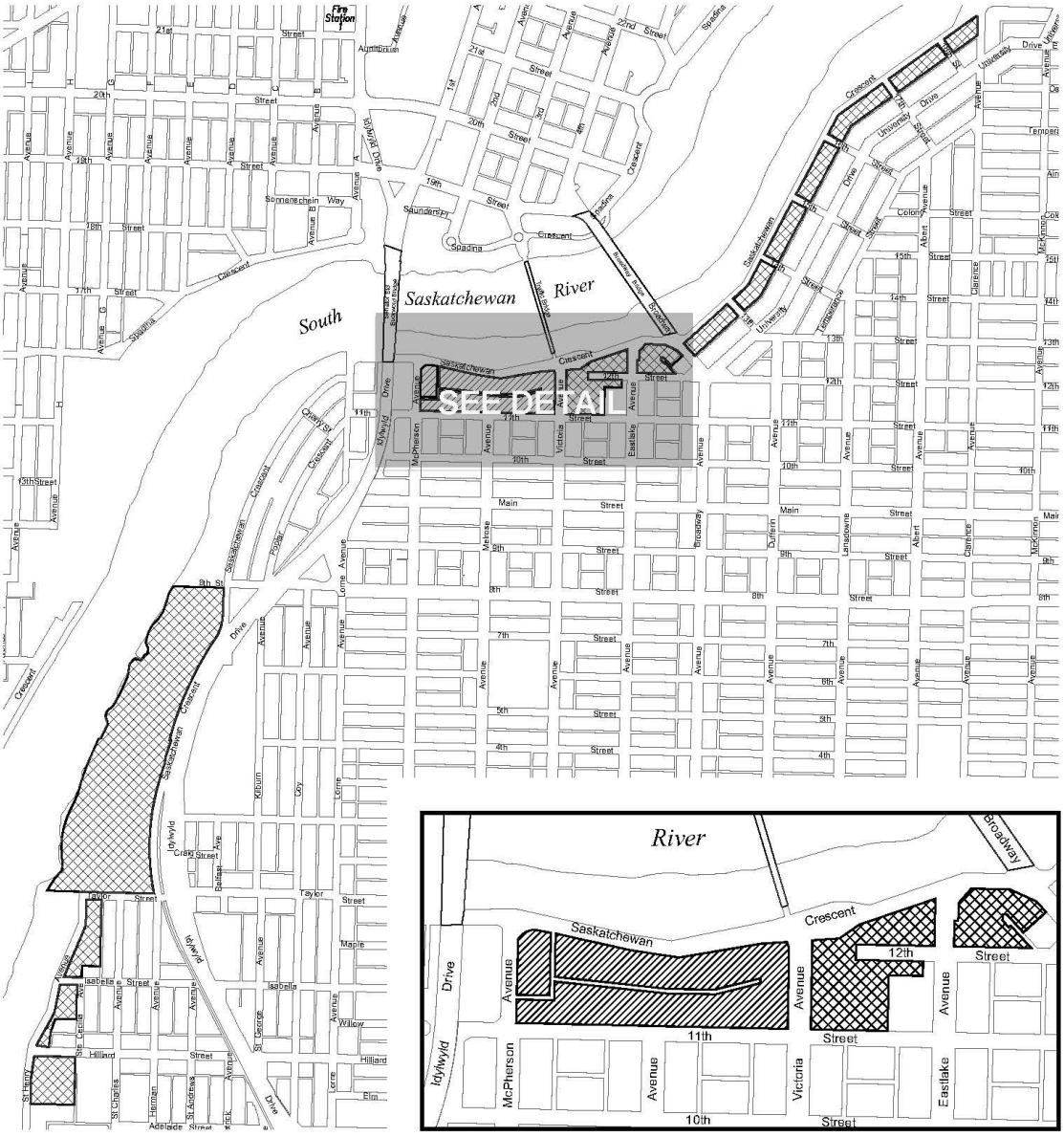
(3) Applications for redevelopment of, or additions to, structures identified within an existing geotechnical report must demonstrate, to the satisfaction of the Development Officer that the additional development can be accommodated within the scope of the original report.

(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 takes precedence.

Riverbank Slope
Zone Boundaries

Map No. 1



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16.0 Bylaw No. 8770 Repealed

Bylaw No. 8770, *The Zoning Bylaw*, is repealed on the date this Bylaw comes into force.

16.1 Coming into Force

(1) Subject to subsection (2), this Bylaw shall come into force upon receiving approval of the Minister of Government Relations.

(2) Subclause 4.4.1(3) shall come into force January 1, 2025.

Read a first time this 25th day of September, 2024.

Read a second time this 25th day of September, 2024.

Read a third time and passed this 25th day of September, 2024.

"Charlie Clark"	"Adam Tittemore" "SEAL"
Mayor	City Clerk

APPROVED
REGINA, SASK.
JAN 0 3 2025

Minister of Government Relations

Appendix A
to
Zoning Bylaw No. 9990

Sign Regulations

(Repealed and Replaced – Bylaw No. 10159 – March 25, 2026)

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1.0 Sign Definitions

(1) Definitions of terms used in these regulations that are not included in the list of definitions in this section 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.

1.1 In this Appendix to Bylaw No. 9990

"**area identification sign"** means a sign which identifies a neighbourhood, urban centre, industrial area or business area by means of a name, identifying symbol or logo, but which does not include any advertising of companies, products or services. Refer to Figure F 1.1(a);



Figure F 1.1(a)

“awning” means a sign made from canvas-like, non-rigid material affixed to a frame and attached to a building wall. Refer to Figure F 1.1(b);

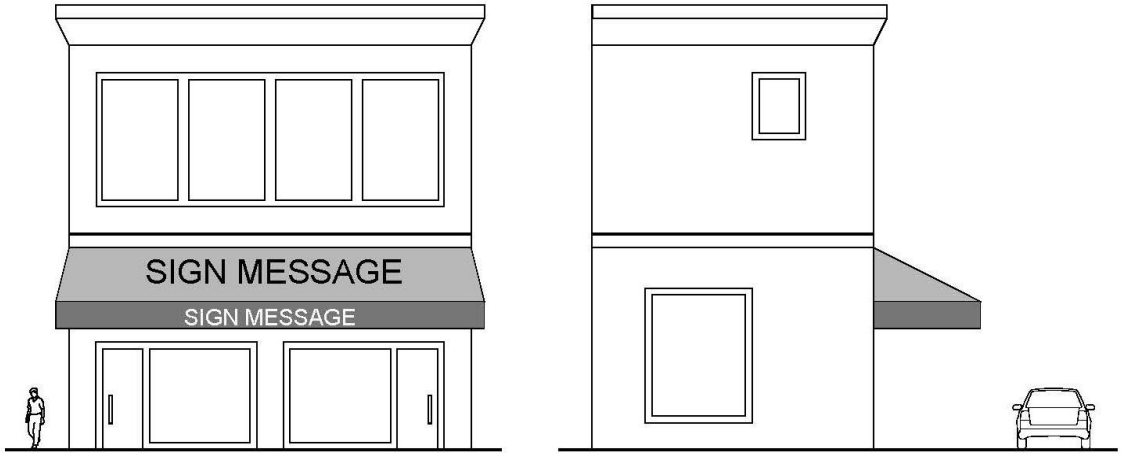


Figure F 1.1(b)

“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 square metres 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, and do not include portable signs;

“billboard, static digital” means a variable message billboard 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 fuel pumps. Refer to Figure F 1.1(c);

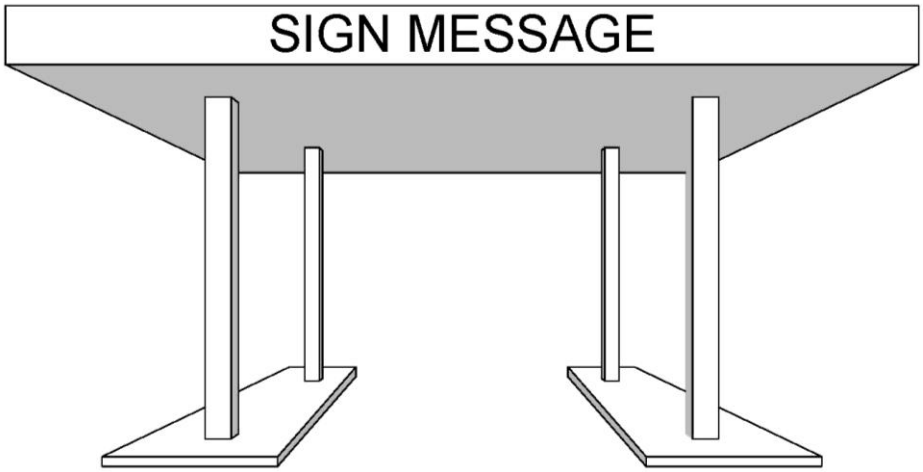


Figure F 1.1(c)

“commercial rental unit (CRU)” means a single, commercial space available on the market as a self-sufficient, independent unit that is equipped, zoned and intended to be used for commercial purposes;

“date and time digital sign” means a monochrome sign that depicts date, time, temperature, fuel prices, hotel rates or similar numerical messages, and is static;

“digital message sign” means a variable message sign that utilizes computer generated messages that remain static for a specified time frame and does not include advertising of off-site products or services;

“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, digital message signs and electronic message centres;

“directional or 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;

"**election sign**" means a temporary sign which is displayed in connection with the following:

(a) a federal election or referendum;

(b) a provincial election, referendum or plebiscite; or

(c) a municipal election;

“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;

“flashing” means a sign characteristic involving illumination which is intermittent or emits sudden bursts of light in a blinking or pulsating effect;

“freestanding sign” means any sign supported by a permanent structure and not attached to any building;

“overhanging sign” 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;

“portable sign” means a portable, freestanding sign mounted on a wide based frame with a single sign face area of not less than 1.9 square metres or greater than 6 square metres which can be readily moved or transported to various locations. Refer to Figure F 1.1(d);

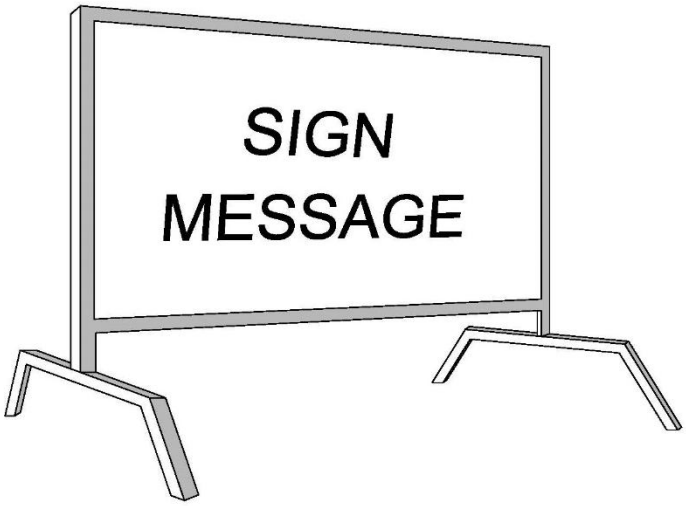


Figure F 1.1(d)

“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. Refer to Figure F 1.1(e) – PBF (primary building face) and SBF (secondary building face);

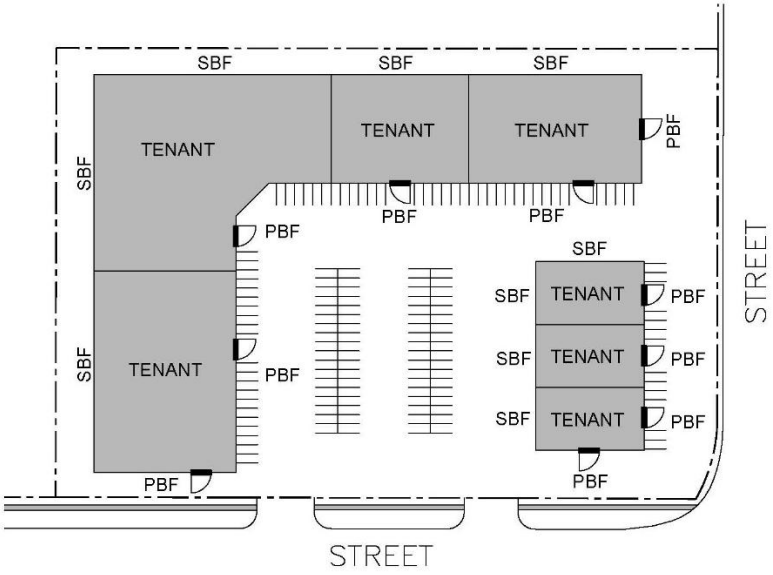


Figure F 1.1(e)

“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 freestanding sign type 1, 2 or 3 which is used to notify the public of a land development or construction project which is currently under construction or development at the property. These signs may be erected on-site for the duration of the project or while development or construction is being actively carried out: type 1 – not exceeding 0.82m^2; type 2 – not exceeding 6.0m^2; type 3 - not exceeding 18.0m^2;

“real estate sign” means a sign identifying that a property is for sale, lease or rent, and does not include advertising of any on or off premises business;

“riverbank area” means the Riverbank Area as defined in Bylaw 9700, *The Official Community Plan Bylaw 2020*;

“roof sign” means a sign which is entirely upon or above the roof or parapet of a building;

“secondary building face” means the exterior building walls which are not classified as primary building faces. Refer to Figure F 1.1(e) – PBF (primary building face) and SBF (secondary building face);

“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;

“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 copy area” means the area of the lettering, graphics and logo contained on any sign and is calculated as shown in Figure F 1.1(f);

“sign face area” means the total area within the outer edge of the frame or outer border of the sign and is calculated as indicated in Figure F 1.1(f);

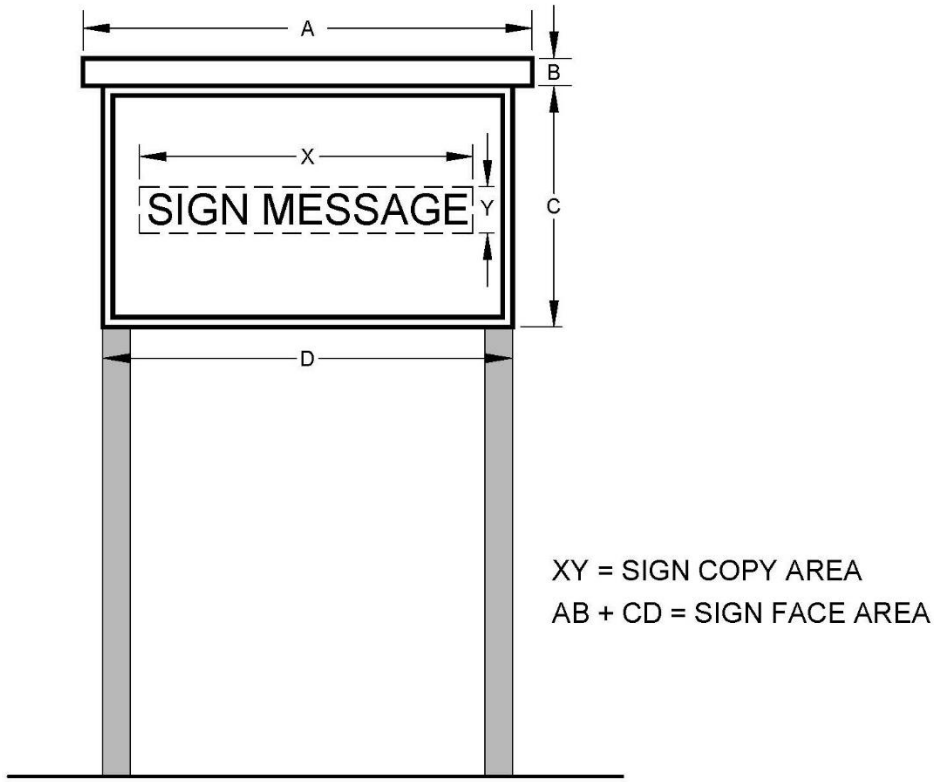


Figure F 1.1(f)

“small ground sign” means a temporary sign with less than 1 square metres of single sign face area, not including portable signs, which can be readily picked up and moved by an individual. These signs are typically folding sandwich boards and pedestrian oriented. Refer to Figure F 1.1(g);



Figure F 1.1(g)

“superboard” means a large billboard with a sign face area greater than 23.23 square metres;

“total sign face area” means the total amount of sign face area on a sign including all sides;

“vision clearance area” means those areas near intersections of roadways and ingress and egress points where a clear field of vision is necessary for public safety;

“wall sign” 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.

2.0 Signage Table

(1) The following table summarizes the zoning districts where signs in a particular signage group are permitted. This table is for reference purposes only, and in the event of a conflict between this table and the provisions of the Bylaw, the provisions of the Bylaw shall prevail.

Zoning District	Signage Group
All R districts except RM5, CR1	1
M1, M2, B1A, B1B, B1 CR2	2
RM5, M3, M4	3
B2, B3, B4, B4A, B4MX AG, FUD, MX1, DCD4, CM1, CS1	4
B5, B5B, B5C, B6 IL1, IL2, IL3, IH, IH2, IB APD, AM, MX2 DCD1, DCD3, DCD5, DCD6, DCD7	5

3.0 Signage Groups

3.1 Signage Group No. 1

(1) Signage Group No. 1 applies to the following districts: R1, R1A, R1B, R2, R2A, RMHC, RMHL, RMTN, RMTN1, RM1 RM2, RM3, RM4 and CR1.

3.1.1 Intent and Application

(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 such as advertising the sale or distribution of products of services. Any advertising of the existence of commercial services is not intended to draw members of the 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 and visitors to the premises.

3.1.2 Signage Types and Characteristics

Sign Types Permitted	Characteristics Permitted
Freestanding Wall Digital Message Signs - in conjunction with a multi-district park space or leisure centre Project Development Signs – types 1, 2 and 3 Real Estate Sign	Painted Indirect Illumination Permanent Lettering Awning Portable (refer to section 3.1.3(5))

3.1.3 Standards

(1) The following regulations apply to freestanding signs:

(a) one freestanding sign not exceeding 2.2 metres above grade shall be permitted per site for:

(i) special care homes;

(ii) mobile home courts;

(iii) non-residential uses, other than homestays, short-term rental properties, day care centres, residential day cares, preschools and home based businesses;

(b) the sign face area must not exceed 1.2 square metres;

(c) the total sign face area must not exceed 2.4 square metres.

(2) The following regulations apply to freestanding signs for elementary schools, places of worship and community centres:

(a) one freestanding sign not exceeding 3 metres above grade shall be permitted per site;

(b) the sign face area shall not exceed 4.6 square metres, of which no less than 1.5 square metres must be devoted to identification of the building;

(c) the total sign face area shall not exceed 9.2 square metres;

(d) signs shall not be illuminated between the hours of 11:00pm and 7:00am;

(e) signs shall not display advertising of any commercial service or product;

(f) small shrubs shall be planted surrounding the base of the sign.

(3) The following regulations apply to freestanding signs for high schools:

(a) one freestanding sign not exceeding 5 metres above grade shall be permitted per site;

(b) the sign face area shall not exceed 5.9 square metres, of which no less than 2.2 square metres must be devoted to identification of the building;

(c) the total sign face area shall not exceed 11.8 square metres;

(d) signs shall not be illuminated between the hours of 11:00pm and 7:00am;

(e) signs shall not display advertising of any commercial service or product.

(4) The following regulations apply to wall signs:

(a) no more than one sign may be affixed to each primary face of the principal building:

(i) for homestays, short-term rental properties, day care centres and residential day cares this may consist of a window sign having a maximum letter size of 0.09 metres;

(b) signs shall not be affixed to any secondary building face;

(c) for residential buildings, the sign face area shall not exceed 0.1 square metres and shall indicate only the name and address of the occupant;

(d) for multiple-unit residential buildings and non-residential buildings, other than homestays, short-term rental properties, day care centres, residential day cares, preschools, custodial care facilities and home based businesses, the sign face area shall not exceed 1.2 square metres;

(e) the total sign copy area of any awning sign shall not exceed 1.2 square metres per CRU.

(5) The following regulations apply to portable signs for community associations and other organizations which are community-oriented and non-profit in nature:

(a) signs may be located on any site which does not contain a one to four unit dwelling;

(b) signs may remain on site for up to 90 days, following which it shall be removed and shall not be located on that same site for a minimum of 30 days;

(c) signs shall not display advertising of any commercial product or service.

(6) The following regulations apply to area identification signs:

(a) the sign face area shall not exceed 6 square metres with no less than 40% being devoted to the name of the neighbourhood;

(b) the total sign face area shall not exceed 12 square metres;

(c) the height shall not exceed 3 metres;

(d) the sign shall be illuminated by indirect illumination only;

(e) signs shall not be illuminated between the hours of 11:00pm and 7:00am;

(f) the applicable community association should endorse the proposed sign, when reasonable.

(7) The following regulations apply to digital message sign:

(a) the sign face area shall not exceed 6 square metres;

(b) the digital portion of a sign face shall remain static for a minimum of 6 seconds;

(c) transitions between digital advertisements shall be instantaneous with no transition effects so as to avoid driver distraction;

(d) signs shall be equipped with an ambient light sensor and an automatic dimmer switch;

(e) signs shall not exceed brightness levels of 0.3 footcandles above ambient light;

(f) sound and live feed videos are prohibited;

(g) signs shall be switched off between 11pm and 1 hour before sunrise as determined by the sunrise/sunset calculator from the National Research Council of Canada.

(8) The following regulations apply to project development signs:

(a) the maximum number of signs which may be present on a property at the same time is as follows:
(i) type 1 – unrestricted;

(ii) type 2 – one per site access;

(iii) type 3 – one per site access;

(b) signs shall be removed upon either:

(i) closure of the building permit; or

(ii) substantial completion of the project as determined by the Development Officer.

3.2 Signage Group No. 2

(1) Signage Group No. 2 applies to the following districts: M1, M2, B1A, B1B, B1 and CR2.

3.2.1 Intent and Application

(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. The signs in this group are intended to identify the use, building or premises to the 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.

3.2.2 Signage Types and Characteristics

Sign Types Permitted	Characteristics Permitted
Freestanding Wall Date and Time Digital Digital Message Sign – in conjunction with a multi-district park space or leisure centre Project Development Sign – types 1, 2 and 3 Real Estate Sign Overhanging Signs – in the B1B District only	Painted Indirect Illumination Internal Illumination Permanent Lettering Awning Portable

3.2.3 Standards

(1) The following regulations apply to freestanding signs for all uses except those provided for in (2), (3) and (4):

(a) no more than one freestanding sign shall be permitted per site except as provided for in (i):

(i) more than one freestanding sign may be allowed on dwelling group sites, provided that a minimum 50 metre spacing is maintained between freestanding signs, measured linearly along the property line;

(b) the height shall not exceed 2.5 metres;

(c) the sign face area shall not exceed 2 square metres;

(d) the total sign face area shall not exceed 4 square metres.

(2) The following regulations apply to freestanding signs for shopping centres:

(a) no more than one freestanding sign shall be permitted per site;

(b) the height shall not exceed 11 metres;

(c) the sign face area shall not exceed 14 square metres;

(d) the total sign face area shall not exceed 28 square metres.

(3) The following regulations apply to freestanding signs for elementary schools, places of worship, and community centres:

(a) one freestanding sign no taller than 3 metres above grade shall be permitted per site;

(b) the sign face area shall not exceed 4.6 square metres, of which no less than 1.5 square metres must be devoted to identification of the building;

(c) the total sign face area shall not exceed 9.2 square metres;

(d) signs shall not be illuminated between the hours of 11:00pm and 7:00am;

(e) signs shall not display advertising of any commercial service or product.

(4) The following regulations apply to freestanding signs for high schools:

(a) one freestanding sign no taller than 5 metres above grade shall be permitted per site;

(b) the sign face are shall not exceed 5.9 square metres, of which no less than 2.2 square metres must be devoted to identification of the school;

(c) the total sign face area shall not exceed 11.8 square metres;

(d) signs shall not be illuminated between the hours of 11:00pm and 7:00am;

(e) signs shall not display advertising of any commercial service or product.

(5) The following regulations apply to wall signs:

(a) no more than one sign may be affixed to each primary building face per CRU;

(b) signs shall not be affixed to any secondary building face;

(c) the sign face area of any wall sign per CRU shall not exceed 3 square metres in size;

(d) the sign copy area of any illuminated awning sign shall not exceed 2 square metres per CRU.

(6) The following regulations apply to area identification signs:

(a) the location of area identification signs shall be approved by the Transportation and Construction Division;

(b) the sign face area shall not exceed 6 square metres;

(c) the total sign face area shall not exceed 12 square metres;

(d) the height shall not exceed 3 metres;

(e) no less than 40% of the sign face area shall be devoted to the urban centre or industrial area name;

(f) signs shall not be illuminated between the hours of 11:00pm and 7:00am.

(7) The following regulations apply to date and time digital signs:

(a) the sign face area of a date and time digital sign shall not exceed 3 square metres;

(b) the digital portion of the sign face area shall not exceed 1 metre in height;

(c) the digital portion of a sign face of a date and time digital sign shall remain static for a minimum of 6 seconds.

(8) The following regulations apply to digital message signs:

(a) the sign face area shall not exceed 6 square metres;

(b) the digital portion of a sign face shall remain static for a minimum of 6 seconds;

(c) transitions between digital advertisements shall be instantaneous with no transition effects so as to avoid driver distraction;

(d) signs shall be equipped with an ambient light sensor and an automatic dimmer switch;

(e) signs shall not exceed brightness levels of 0.3 footcandles above ambient light;

(f) sound and live feed videos are prohibited;

(g) signs shall be switched off between 11pm and 1 hour before sunrise as determined by the sunrise/sunset calculator from the National Research Council of Canada.

(9) The following regulations apply to project development signs:

(a) the maximum number of signs which may be present on a property at the same time is as follows:

(i) type 1 – unrestricted;

(ii) type 2 – one per site access;

(iii) type 3 – one per site access;

(b) signs shall be removed upon either:

(i) closure of the building permit; or

(ii) substantial completion of the project as determined by the Development Officer.

3.3 Signage Group No. 3

(1) Signage Group No. 3 applies to the following districts: RM5, M3, M4, and DCD8.

3.3.1 Intent and Application

(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 Sector and the Downtown. The signs in this group are intended to identify the building or premises to the public and advertise the service or products offered on-site. Signage is intended to be compatible with any residential uses which are in proximity.

3.3.2 Signage Types and Characteristics

Sign Types Permitted	Characteristics Permitted
Freestanding Wall Date and Time Digital Digital Message Sign – in conjunction with a multi-district park or leisure centre Project Development Sign – types 1, 2 and 3 Logo Real Estate Sign	Painted Indirect Illumination Internal Illumination Permanent Temporary Lettering Awning Portable

3.3.3 Standards

(1) The following regulations apply to primary freestanding signs for all uses except those provided for in (2):

(a) no more than one freestanding sign shall be permitted per site;

(b) the height shall not exceed 7 metres;

(c) the size of any sign face area shall not exceed 6 square metres;

(d) the total sign face area shall not exceed 12 square metres.

(2) The following regulations apply to primary freestanding signs for hotels, motels, hospitals and special care homes:

(a) no more than one freestanding sign shall be permitted per site;

(b) the height shall not exceed 11 metres;

(c) the size of any sign face area shall not exceed 7 square metres;

(d) The total sign face area shall not exceed 14 square metres.

(3) The following regulations apply to secondary freestanding signs:

(a) more than one secondary freestanding sign may be allowed on a site, provided that a minimum 20 metre spacing is maintained between secondary freestanding signs, measured linearly along the property line;

(b) the height shall not exceed 3 metres;

(c) the size of any sign face area shall not exceed 6 square metres;

(d) the total sign face area shall not exceed 12 square metres;

(e) secondary freestanding signs identifying restaurants and lounges are not permitted fronting or adjacent to Spadina Crescent within the M4 District.

(4) The following regulations apply to wall signs:

(a) no more than one sign may be affixed to each primary building face of the principal building per CRU;

(b) no more than one sign may be affixed to each secondary building face of the principal building for hotels, motels, hospitals and special care homes;

(c) the sign face area shall not exceed 4 square metres;

(d) the sign copy area of any awning sign shall not exceed 4 square metres per CRU.

(5) The following regulations apply to area identification signs:

(a) the location of area identification signs shall be approved by the Transportation and Construction Division;

(b) the sign face area shall not exceed 6 square metres;

(c) the total sign face area shall not exceed 12 square metres;

(d) the height shall not exceed 3 metres;

(e) no less than 40% of any sign face area shall be devoted to the urban centre or industrial area name;

(f) signs shall not be illuminated between the hours of 11:00pm and 7:00am.

(6) The following regulations apply to date and time digital signs:

(a) the sign face area of a date and time digital sign shall not exceed 3 square metres;

(b) the digital portion of the sign face area shall not exceed 1 metres in height;

(c) the digital portion of the sign face area shall remain static for a minimum of 6 seconds.

(7) The regulations of Signage Group No. 3 applies to the DCD8 District with the following exceptions:

(a) the area identification sign for Brighton Village shall not exceed 3.5 metres in height and 25 metres in length;

(b) electronic message centres are prohibited;

(c) no more than two portable signs shall be permitted, which are subject to the regulations in Signage Group No. 1.

(8) The following regulations apply to digital message sign:

(a) the sign face area shall not exceed 6 square metres;

(b) the digital portion of a sign face shall remain static for a minimum of 6 seconds;

(c) transitions between digital advertisements shall be instantaneous with no transition effects so as to avoid driver distraction;

(d) signs shall be equipped with an ambient light sensor and an automatic dimmer switch;

(e) signs shall not exceed brightness levels of 0.3 footcandles above ambient light;

(f) sound and live feed videos are prohibited;

(g) signs shall be switched off between 11pm and 1 hour before sunrise as determined by the sunrise/sunset calculator from the National Research Council of Canada.

(9) The following regulations apply to project development signs:

(a) the maximum number of signs which may be present on a property at the same time is as follows:

(i) type 1 – unrestricted;

(ii) type 2 – one per site access;

(iii) type 3 – one per site access;

(b) signs shall be removed upon either:

(i) closure of the building permit; or

(ii) substantial completion of the project as determined by the Development Officer.

3.4 Signage Group No. 4

(1) Signage Group No. 4 applies to the following districts: B2, B3, B4, B4A, B4MX, AG, FUD, MX1, DCD4, CM1 and CS1.

3.4.1 Intent and Application

(1) The signage in this group is intended to be erected for sites which attract the general public from the street to the premises and to allow advertisement for the sale of on-site products and services. The uses which are intended to use this signage group are Neighbourhood Nodes, Arterial Commercial uses, and Urban Centre Commercial uses. The signs in this group may draw the public to the site and draw customers to a Sector.

3.4.2 Signage Types and Characteristics

Sign Types Permitted	Characteristics Permitted
Freestanding Wall Banners Logo Canopy Date and Time Digital Digital Message Sign Electronic Message Centre (except in B2 District) Project Development Sign – types 1, 2 and 3 Real Estate Sign	Painted Indirect Illumination Internal Illumination Temporary Lettering Permanent Rotating Awning Portable Digital

3.4.3 Standards

(1) The following regulations apply to primary freestanding signs:

(a) more than one primary freestanding sign may be allowed on a site, provided that a minimum 90 metre spacing is maintained between primary freestanding signs, measured linearly along the property line except as provided for in (i):

(i) for shopping centre sites, a minimum 50 metre spacing is required between primary freestanding signs and any other primary freestanding signs, measured linearly along the property line. A minimum 20 metre spacing is required between primary freestanding signs and secondary freestanding signs measured linearly along the property line;

(b) the height shall not exceed 14 metres;

(c) the sign face area shall not exceed 19 square metres;

(d) the total sign face area of shall not exceed 38 square metres.

(2) The following regulations apply to secondary freestanding signs:

(a) more than one secondary freestanding sign may be allowed on a site, provided that a minimum 20 metre spacing is maintained between secondary freestanding signs and 50 metres from any primary freestanding signs, measured linearly along the property line;

(b) the height shall not exceed 7 metres;

(c) the sign face area shall not exceed 10 square metres;

(d) the total sign face area shall not exceed 20 square metres.

(3) The following regulations apply to canopy signs:

(a) the height of any sign affixed to a canopy structure shall not exceed 14 metres.

(4) The following regulations apply to wall, banner and awning signs:

(a) except as provided in subsection (b), wall, banner, and awning signs are unrestricted except for the general provisions which apply to all signs;

(b) one electronic message centre wall sign shall be permitted per building face.

(5) The following regulations apply to freestanding electronic variable message signs on fairgrounds

(a) notwithstanding section 5.9(1), advertisement of off-site products and services may be on signs located on fairgrounds within an AG District;

(b) nothwithstanding 8.2(5) more than one secondary freestanding sign may be allowed on a site, provided that a minimum 50 metre spacing is maintained between primary freestanding signs, measured linearly along the property line;

(c) the height shall not exceed 7 metres;

(d) the sign face area shall not exceed 10 square metres.

(6) The following regulations apply to area identification signs:

(a) the location of area identification signs shall be approved by the Transportation and Construction Division;

(b) the sign face area shall not exceed 6 square metres;

(c) the total sign face area shall not exceed 12 square metres;

(d) the height shall not exceed 3 metres.

(e) no less than 40% of any sign face area shall be devoted to the urban centre or industrial area name;

(f) signs shall not be illuminated between the hours of 11:00pm and 7:00am.

(7) The following regulations apply to date and time digital signs:

(a) the sign face area shall not exceed 3 square metres;

(b) the digital portion of a sign face area shall not exceed 1 metres in height;

(c) the digital portion of a sign face area shall remain static for a minimum of 6 seconds.

(8) The following regulations apply to digital message sign:

(a) the sign face area shall not exceed 6 square metres;

(b) the digital portion of a sign face area shall remain static for a minimum of 6 seconds;

(c) transitions between digital advertisements shall be instantaneous with no transition effects so as to avoid driver distraction;

(d) signs shall be equipped with an ambient light sensor and an automatic dimmer switch;

(e) signs shall not exceed brightness levels of 0.3 footcandles above ambient light;

(f) sound and live feed videos are prohibited;

(g) signs shall be switched off between 11pm and 1 hour before sunrise as determined by the sunrise/sunset calculator from the National Research Council of Canada.

(9) The following regulations apply to project development signs:

(a) the maximum number of signs which may be present on a property at the same time is as follows:

(i) type 1 – unrestricted;

(ii) type 2 – one per site access;

(iii) type 3 – one per site access;

(b) signs shall be removed upon either:

(i) closure of the building permit; or

(ii) substantial completion of the project as determined by the Development Officer.

3.5 Signage Group No. 5

(1) Signage Group No. 5 applies to the following districts: B5, B5B (not including the ACD2), B5C, B6, IL1, IL2, IL3, IH, IH2, IB, APD, AM, MX2, DCD1, DCD3, DCD5, DCD6, and DCD7 subject to the restrictions provided in this subsection.

3.5.1 Intent and Application

The signage in this group is intended to be erected for sites which attract the public from the street to the premises and may advertise the sale of on or off-site products and services. This signage group is intended for city-wide commercial and industrial uses.

3.5.2 Signage Types and Characteristics

Sign Types Permitted	Characteristics Permitted
All Sign Types unless otherwise restricted	Flashing

3.5.3 Standards

(1) The following regulations apply to freestanding signs:

(a) the height shall not exceed 15 metres.

(2) The following regulations apply to wall, banner and awning signs:

(a) no more than one electronic message centre is permitted per building face.

(3) The following regulations apply to billboard and superboard signs:

(a) the outer edge of any sign shall be a minimum distance of 3 metres from a street.

(4) The following regulations apply to roof signs:

(a) a roof sign shall not project beyond any exterior wall or parapet of the building upon which it is placed;

(b) no more than one roof sign containing a single sign face area shall be permitted on a building.

(5) The following regulations apply to auto mall districts:

(a) superboards, billboards, flashing signs and electronic message centres are not permitted within 150 metres of an expressway or freeway;

(b) portable signs are prohibited.

(6) The following regulations apply to area identification signs:

(a) the location of area identification signs shall be approved by the Transportation and Construction Division;

(b) the sign face area of shall not exceed 6 square metres;

(c) the total sign face area shall not exceed 12 square metres;

(d) the height shall not exceed 3 metres;

(e) no less than 40% of any sign face area shall be devoted to the urban centre or industrial area name;

(f) signs shall not be illuminated between the hours of 11:00pm and 7:00am.

(7) The following regulations apply to electronic message centre signs:

(a) no more than one electronic message centre shall be permitted per building face.

(8) The following regulations apply to digital message sign:

(a) the sign face area shall not exceed 6 square metres;

(b) the digital portion of a sign face area shall remain static for a minimum of 6 seconds;

(c) transitions between digital advertisements shall be instantaneous with no transition effects so as to avoid driver distraction;

(d) signs shall be equipped with an ambient light sensor and an automatic dimmer switch;

(e) signs shall not exceed brightness levels of 0.3 footcandles above ambient light;

(f) sound and live feed videos are prohibited;

(g) signs shall be switched off between 11pm and 1 hour before sunrise as determined by the sunrise/sunset calculator from the National Research Council of Canada.

(9) The following regulations apply to project development signs:

(a) the maximum number of signs which may be present on a property at the same time is as follows:

(i) type 1 – unrestricted;

(ii) type 2 – one per site access;

(iii) type 3 – one per site access;

(b) signs shall be removed upon either:

(i) closure of the building permit; or

(ii) substantial completion of the project as determined by the Development Officer.

(10) The following regulations apply to signs in the MX2 District:

(a) portable signs are prohibited;

(11) The following regulations apply to signs in Direct Control Districts:

(a) portable signs, billboards, superboards and electronic message centres are prohibited in the DCD1 District;

(b) third party advertising, roof signs, portable signs and billboards and superboards are prohibited in the DCD3 District;

(c) third party advertising, roof signs, portable signs and billboards are prohibited in the DCD5 and DCD6 Districts.

(12) The following regulations apply to signs in the IL3 District:

(a) superboards, billboards, flashing signs and electronic message centres are prohibited.

(13) Signs located in the ACD2 B5B Overlay District must comply with the signage provisions contained in Appendix C attached to the Zoning Bylaw.

4.0 Permitting and Licensing

4.1 Application for Permits

(1) Sign permits are required for the following permanent signs:

(a) billboards;

(b) freestanding signs;

(c) roof signs;

(d) signs which overhang public property;

(e) canopy signs;

(f) digital signs; and

(g) wall signs.

(2) Sign permits are required for the following temporary signs:

(a) Project development signs – type 3.

(3) Applications for sign permits shall be made in writing in the prescribed form to the Community Services Division by the owner, lessee, or authorized agent of the building or premises on which the sign is to be erected. The Community Services Division 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.

(4) All digital signs shall 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

(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 shall be licensed.

(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.

(3) A license sticker is not transferable from one portable sign to another.

4.3 Denying or Revoking Permits

The Development Officer may deny or revoke a permit for any of the following reasons:

(1) erection of the sign has not commenced within three months from the date of issue of the permit;

(2) the sign does not comply with the regulations;

(3) the sign being constructed or erected does not conform to the approved drawings;

(4) the sign is not in a proper state of repair.

4.4 Signs Exempted from Permits and Licenses

(1) The following signs are exempted from the requirements for a permit or license under these regulations:

(a) legal public notices;

(b) real estate signs and election signs subject to the following size restrictions:

(i) Signage Group No. 1 and 2: not more than 0.84 square metres per sign face;

(ii) Signage Group No. 3: not more than 6 square metres per sign face;

(iii) Signage Group No. 4 and 5: not more than 18 square metres per sign face;

(c) directional signage providing on-site directions for the convenience and safety of persons using the site;

(d) small ground signs of less than 1.9 square metres 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) project development signs – types 1 and 2;

(f) changing a panel on and existing freestanding sign provided the size of the panel does not change and does not change the sign face area from what was originally permitted.

(2) The regulations governing placement of signs apply to all signs exempt from the requirement for a permit or license.

(3) Signs exempted under this section shall not create an obstruction to vehicle or pedestrian traffic or a hazard to public safety.

5.0 Placement of Signs

5.1 Corner Visibility Triangle

(1) The corner visibility triangle is a triangular area formed by the intersecting lines and a straight line joining those lines at points which are 6 metres distant from the point of intersection, measured along the property lines.

(2) On a corner lot in any district, freestanding signs or billboards must not be erected, placed, or maintained within the corner visibility triangle for intersections and driveways. Refer to Figure F 5.1(2).

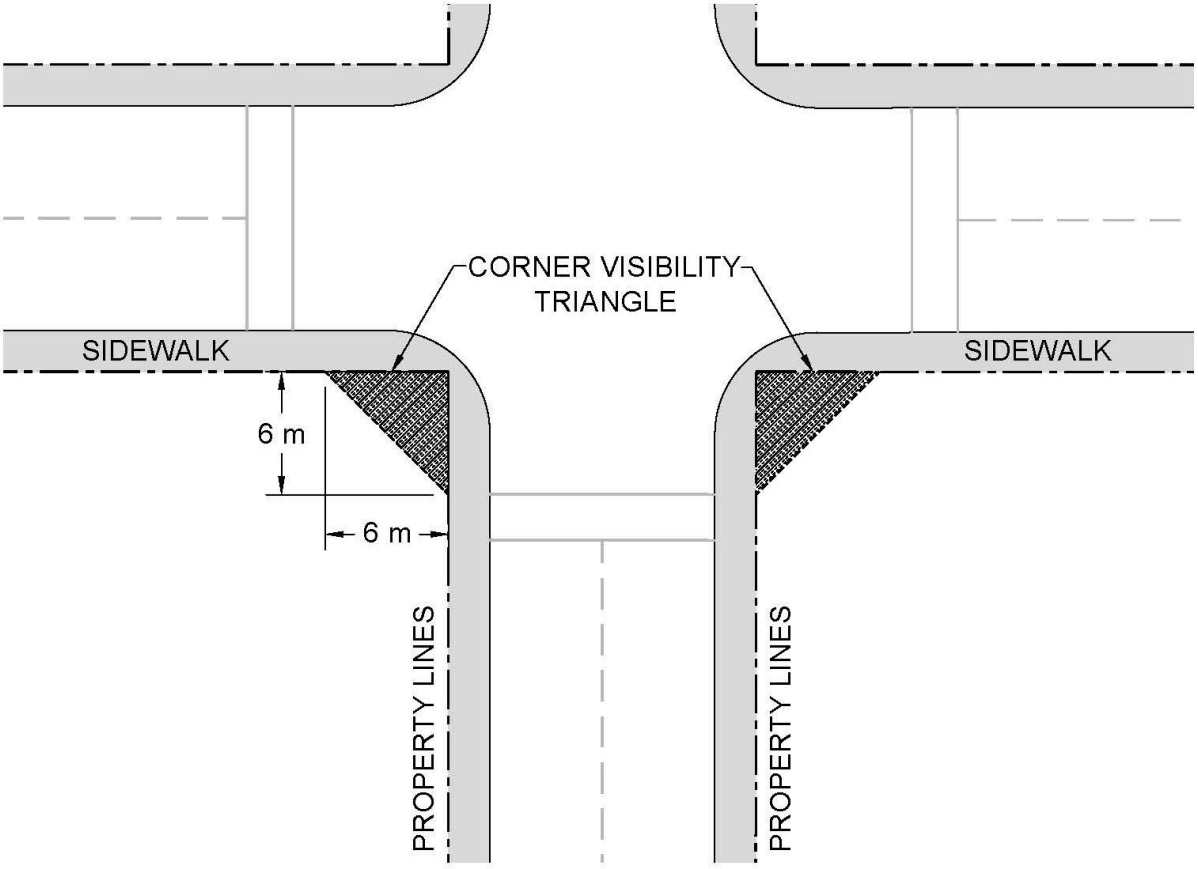


Figure F 5.1(2)

(3) Notwithstanding Section 5.1(2), the Development Officer may approve the placement of freestanding signs or billboards wholly or partially within the corner visibility triangle where the distance between the property line and the curb is sufficiently large that the sign will not create an obstruction to pedestrians or a hazard to motorists.

5.2 Obstructing Public Utilities

Signs and supports for signs shall not obstruct or interfere with any public utility.

5.3 Sign Clearance over Public Sidewalks

No sign may be suspended less than 2.6 metres above the surface of a public sidewalk or pedestrian right-of-way. Refer to Figure F 5.3.

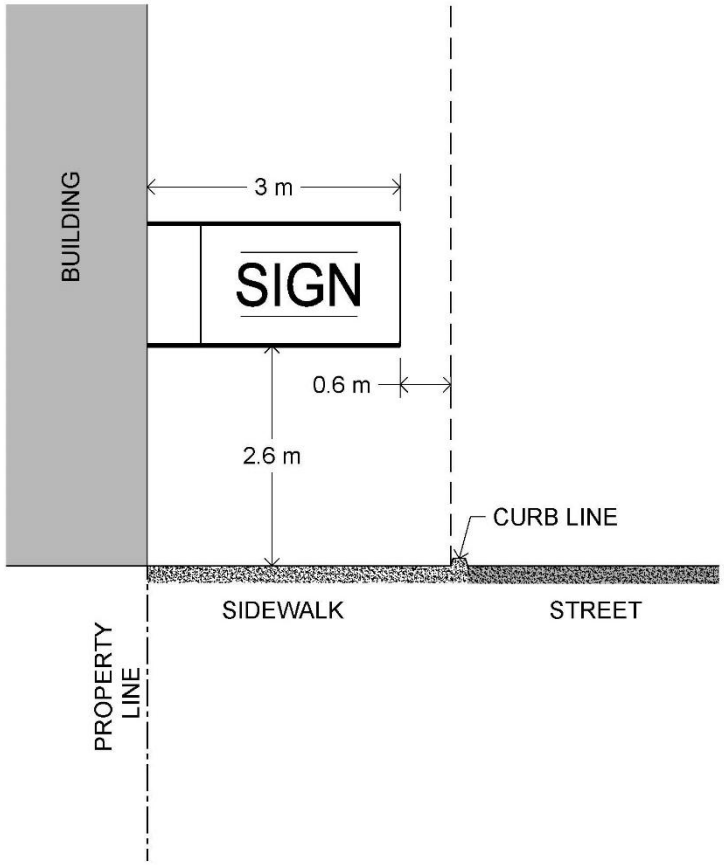


Figure F 5.3

5.4 Maximum Projection from Property Line

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 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

A projecting sign shall not extend more than 1.8 metres above the eaves or parapet of a supporting building.

5.6 Maximum Height of Wall Signs

A sign anchored to a wall shall not extend more than one-half the height of the sign above the parapet, eaves, or roof of the building to which it is anchored.

5.7 Signs Must Not Impede

Signs and billboards shall 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 Districts

Illuminated signs shall not be affixed to any secondary building face adjacent to a flanking street, which abuts, is adjacent to or is across the street from an R District.

5.9 Off-Site Products and Services

(1) Except as provided in section 5.9(2), advertising of off-site services and products shall only be contained on signs in Signage Group No. 5.

(2) A portable sign may be used to advertise off-site products and services in zoning districts contained in Signage Group No. 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 is not allowed on the site where the products or services are sold.

6.0 Billboard Regulations

6.1 Billboards in Front of Building

Billboard shall not 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. Refer to Figure F 6.1.

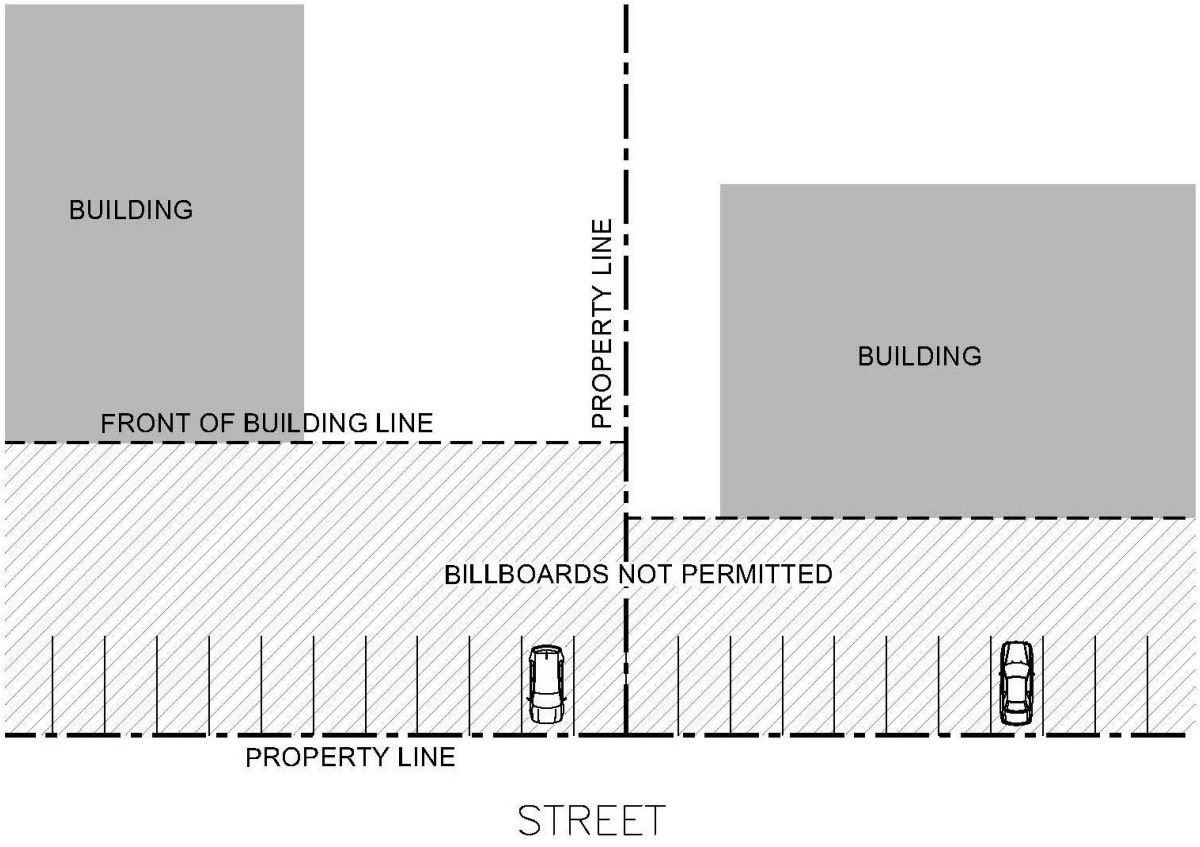


Figure F 6.1

6.2 Separation Distance Between Billboards

(1) A billboard or electronic message centre advertising off-site products and services shall not be located within 200 metres of another billboard or electronic message centre facing the same oncoming traffic. Refer to Figure F 6.2(1).

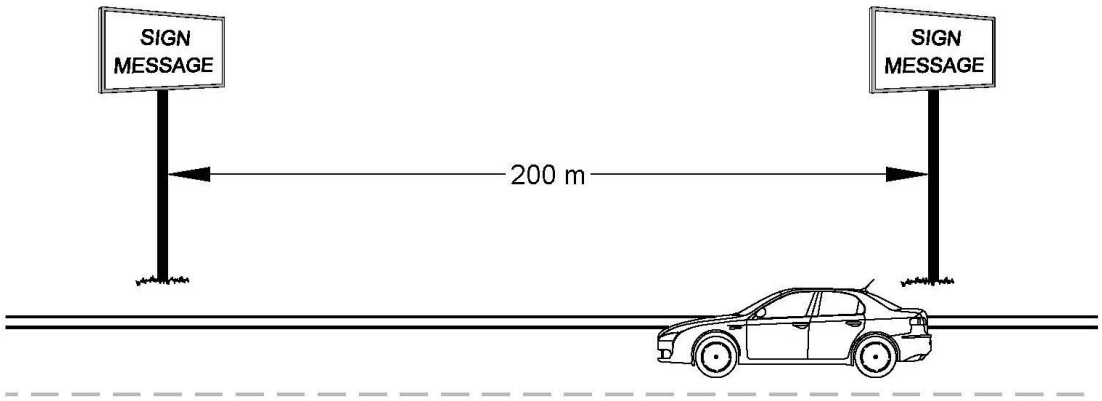


Figure F 6.2(1)

(2) A billboard located less than 200 metres from another billboard, billboard – static digital or superboard advertising off-site products or services facing the same oncoming traffic shall not be converted to a billboard – static digital or electronic message centre advertising off-site products or services.

6.3 Billboard Setback

A billboard shall be no less than 3 metres from any property line which abuts a street.

6.4 Owner Must Consent

A sign permit shall not 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

The regulations in this section also apply to superboards and billboards – static digital.

6.6 Height Limits and Stacking

(1) The height of any billboard, billboard – static digital or superboard shall not exceed 15 metres.

(2) Stacking of any combination of billboards, billboards – static digital or superboards is prohibited.

6.7 Billboard – Static Digital Regulations

(1) The following regulations apply to billboards – static digital:

(a) they must be raised at least 3 metres above grade and may only be located on a site where a principal use has been established, and must be set back from all residentially zoned property and natural areas identified in the Green Network Infrastructure Strategy Map 18, based on the following sizes of the sign:

(i) 100 metres – greater than 8 square metres to less than 15 square metres;

(ii) 200 metres – 15 square metres to 40 square metres;

(iii) 300 metres–- greater than 40 square metres;

(b) if a sign is located within 200 metres of a residentially zoned property or natural area identified in the Green Network Infrastructure Strategy Map 18, it shall be switched off from 11:00pm to 1 hour before sunrise, as determined by the sunrise/sunset calculator from the National Research Council of Canada;

(c) the sign shall not include:

(i) flashing images or flashing lights;

(ii) sounds and live video feeds;

(iii) imitations of traffic or emergency signals; and

(iv) extra lighting beyond the digital face;

(d) the images shall remain static for a minimum of 6 seconds;

(e) the transitions between digital content shall be instantaneous with no transition effect;

(f) they shall be equipped with an ambient light sensor and an automatic dimmer switch;

(g) they shall not exceed brightness levels of 0.3 footcandles above ambient light;

(h) they must be consistent with the Transportation Association of Canada's Digital and Projected Advertising Displays: Regulatory and

Road Safety Assessment Guidelines as determined by the General Manager, Transportation and Construction Division.

(2) A freestanding billboard – static digital shall be no less than 3 metres from any property lines which abuts a street.

7.0 Portable Sign Regulations

7.1 Size Requirements

(1) the sign face area shall not exceed 6 square metres.

(2) The total sign face area shall not exceed 12 square metres.

(3) The height shall not exceed 3 metres from grade.

7.2 No Portables in Required Off-Street Parking Spaces

A portable sign shall not occupy any space required for off-street parking unless the site contains off-street parking more than that required under the Zoning Bylaw.

7.3 Separation Distances

A portable sign shall be no less than 20 metres from any other portable sign or secondary freestanding sign on a site. Refer to Figure F 7.3.

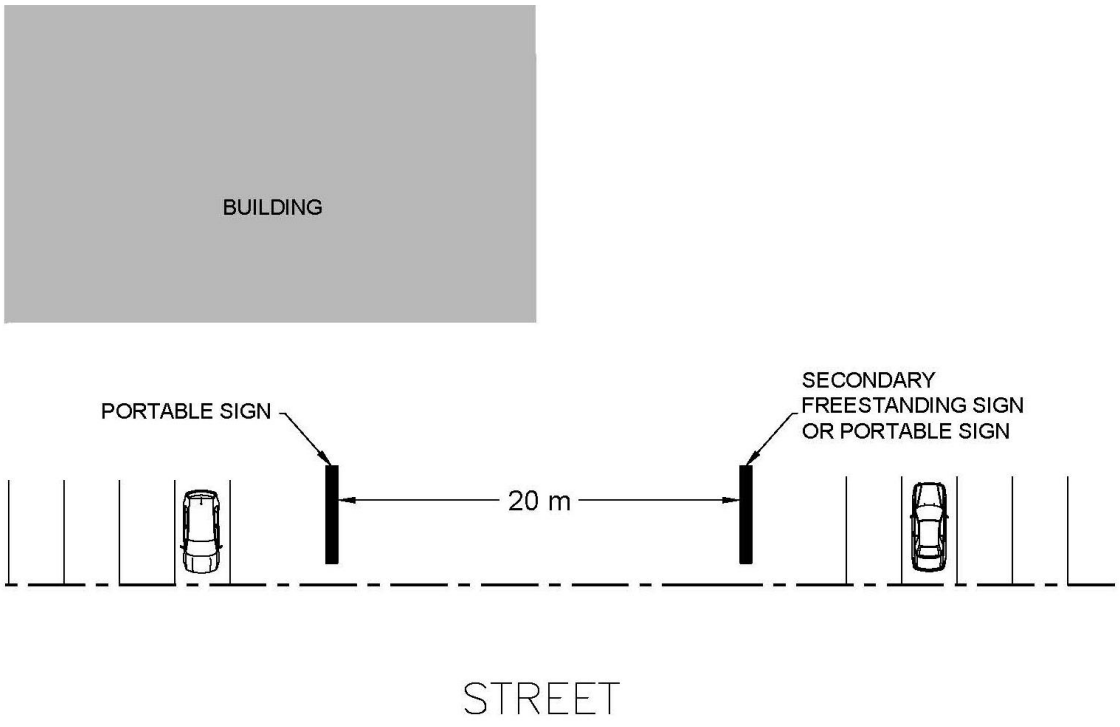


Figure F 7.3

7.4 Notification of Location

(1) The holder of a license for a portable sign shall notify the Community Services Division of the location of the sign in accordance with this section.

(2) The holder of a license for a portable sign shall forward to the Community Services Division, at least once every four months, a report containing the license number, location, placement date, and expected removal date of the portable sign. A similar report shall be provided for any new portable sign licensed at other times of the year.

(3) The report referred to in section 7.4(2) may be forwarded to the Community Services Division by regular mail or electronically.

(4) Where a license holder holds a license for more than one portable sign, the information required under this section for each sign may be included in one report.

7.5 Obstruction of Sight Lines

A portable sign shall not be located in such a manner as to obstruct the sight lines of motorists or pedestrians.

7.6 Lighting

A portable sign shall not include solar or any other light to illuminate the sign.

8.0 Electronic Message Centre Regulations

8.1 Size Requirements

(1) The face area of an electronic message centre shall comply with the size limits contained in the regulations for the applicable Signage Group up to a maximum of 15 square metres. Due to this limitation, electronic message centres are not permitted as billboards or superboards.

(2) The height of an electronic message centre shall comply with the height requirements contained in the regulations for the applicable Signage Group up to a maximum of 15 metres.

(3) All electronic message centres shall be raised no less than 3 metres above grade.

8.2 Location of Electronic Message Centres

(1) An electronic message centres shall be located no less than 3 metres from any property line which abuts a street.

(2) An electronic message centre shall be set back from all residentially zoned property and natural areas identified in the Green Network Infrastructure Strategy Map 18, based on the following sizes of the sign:

(a) 100 metres – greater than 8 square metres to less than 15 square metres.

(3) An electronic message centre or billboard advertising off-site products and services shall not be located within 200 metres of another electronic message centre or billboard advertising off-site products or services facing the same oncoming traffic. Refer to F6.2(1).

(4) An electronic message centre shall only be located on a site where a principal use has been established.

(5) The location of an electronic message centre shall be consistent with the Transportation Association of Canada's Digital and Projected Advertising Displays: Regulatory and Road Safety Assessment Guidelines as determined by the General Manager, Transportation and Construction Division.

8.3 Illumination and Sound

(1) Content on electronic message centres must not include:

(a) flashing images or flashing lights;

(b) sounds and live video feeds;

(c) imitations of traffic or emergency signals; and

(d) extra lighting beyond the digital face;

(2) Electronic message centres shall be equipped with an ambient light sensor and an automatic dimmer switch.

(3) Electronic message centres shall not exceed brightness levels of 0.3 footcandles above ambient light.

(4) Electronic message centres which are located within 200 metres of a residentially zoned property or natural area identified in the Green Network Infrastructure Strategy Map 18, shall be switched off from 11:00pm to 1 hour before sunrise, as determined by the sunrise/sunset calculator from the National Research Council of Canada.

8.4 Interior Electronic Message Centres

The regulations in this section apply to electronic message centres located inside a building which are visible from outside the building.

9.0 General Provisions

9.1 Signs to be Maintained

All signs, sign messages and sign structures shall be maintained in a proper state of repair.

9.2 Traffic Signs and Signals

(1) Signs shall not resemble, or be an imitation of, an official traffic sign or signal.

(2) Signs shall not conceal from view or interfere with the effectiveness of an official traffic sign or signal.

9.3 Electrical and Construction Standards

Electrical and construction standards for all permanent signs are contained in *The Building Bylaw, 2024*.

9.4 Temporary Signs and Posters

These regulations do not apply to temporary signs under *The Temporary Sign Bylaw, 1995* and to posters under *The Poster Bylaw, 1996*.

9.5 Illumination and Sound

(1) Flashing images, flashing lights, and sound are not permitted on any sign, billboard, or superboard.

(2) Flashing lights situated to draw attention to a sign are not permitted.

10.0 Summary of Sign Regulations

10.1 Sign Tables

(1) Freestanding Signs (Primary)

Signage Group	Primary F.S. Sign No. / Site	Height (Max.)	Sign Face Area Per Side (m^2) (Max.)	Total Sign Face (m^2)
1	1_1	2.2	1.2	2.4
2	1	2.5	2.0	4.0
2 (shopping centres only)	1	11	14	28
3	1	7	6	12
3 (for hotels, motels, hospitals, special care homes)	1	11	7	14
4	90 m spacing	14	19	38
5	Unrestricted	15	Unrestricted	Unrestricted

Notes to Free Standing Signs (Primary) Standards

1 Non-residential and multiple-unit residential buildings only (except day care or day programs, preschools, custodial care facilities, and home based businesses).

(2) Freestanding Signs (Secondary)

Signage Group	Primary F.S. Sign No. / Site	Height (Max.)	Sign Face Area Per Side (m^2) (Max.)	Total Sign Face (m^2)
1	Not allowed	-	-	-
2	Not allowed	-	-	-
3	20 m spacing	3	6	12
4	20 m spacing	7	10	20
5	Unrestricted	15	Unrestricted	Unrestricted

(3) Wall Signs

Signage Group	# Allowed Per CRU	Face Area Per Sign (m^2) (Max.)
1	1 / primary building face [1]	0.1[2]
2	1 / primary building face	2
3	1 / primary building face [3]	4
4	Unrestricted	Unrestricted
5	Unrestricted	Unrestricted

Notes to Wall Signs

1 One additional 0.09 metre window lettering sign for homestays and short-term rental properties is allowed.

2 For non-residential buildings and multiple-unit residential buildings, the maximum sign face area is 1.2 square metres (except homestays, short-term rental properties, day care or day program, preschools, custodial care facilities, and home based businesses).

3 Hotels, motels, hospitals, and special care homes may have one additional sign on each secondary building face.

Appendix B

to

Zoning Bylaw No. 9990

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 Remai, 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



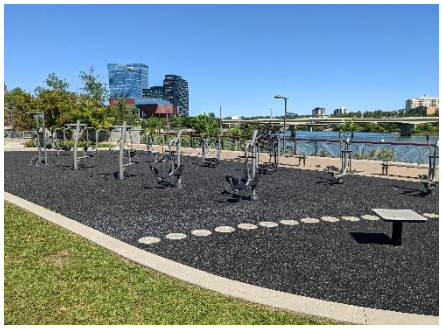
Looking east towards the River Landing Pavilion Building



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

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

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

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

Refer to section 4.1 for roof regulations for the CCZ.

4.3 Residential Character Zone

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

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

Refer to section 6.1 for colour regulations for the CCZ.

6.3 Residential Character Zone Specific Regulations

Use colour to differentiate between dwelling units.

6.4 Riverbank Park Character Zone Specific Regulations

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

Refer to section 7.1 for relationship to parks regulations for the CCZ.

7.3 Residential Character Zone Specific Regulations

Refer to section 7.1 for relationship to parks regulations for the RCZ.

7.4 Riverbank Park Character Zone Specific Regulations

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

Refer to section 9.1 for signage regulations for the CCZ.

9.3 Residential Character Zone Specific Regulations

Refer to section 9.1 for signage regulations for the RCZ.

9.4 Riverbank Park Character Zone Specific Regulations

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 2nd 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

Refer to section 10.1 for roadway regulations for the CCZ.

10.3 Residential Character Zone Specific Regulations

Refer to section 10.1 for roadway regulations for the RCZ.

10.4 Riverbank Park Character Zone Specific Regulations

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 2nd 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 2nd 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

Refer to section 12.1 for pedestrian walkways and hard surface amenity spaces regulations for the CCZ.

12.3 Residential Character Zone Specific Regulations

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

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

Refer to section 13.1 for site and exterior lighting regulations for the CCZ.

13.3 Residential Character Zone Specific Regulations

Refer to section 13.1 for site and exterior lighting regulations for the RCZ.

13.4 Riverbank Park Character Zone Specific Regulations

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

Refer to section 14.1 for mechanical and electrical equipment regulations for the CCZ.

14.3 Residential Character Zone Specific Regulations

Refer to section 14.1 for mechanical and electrical equipment regulations for the RCZ.

14.4 Riverbank Park Character Zone Specific Regulations

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

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

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

Refer to section 16.1 for accessibility regulations for the CCZ.

16.3 Residential Character Zone Specific Regulations

Refer to section 16.1 for accessibility regulations for the RCZ.

16.4 Riverbank Park Character Zone Specific Regulations

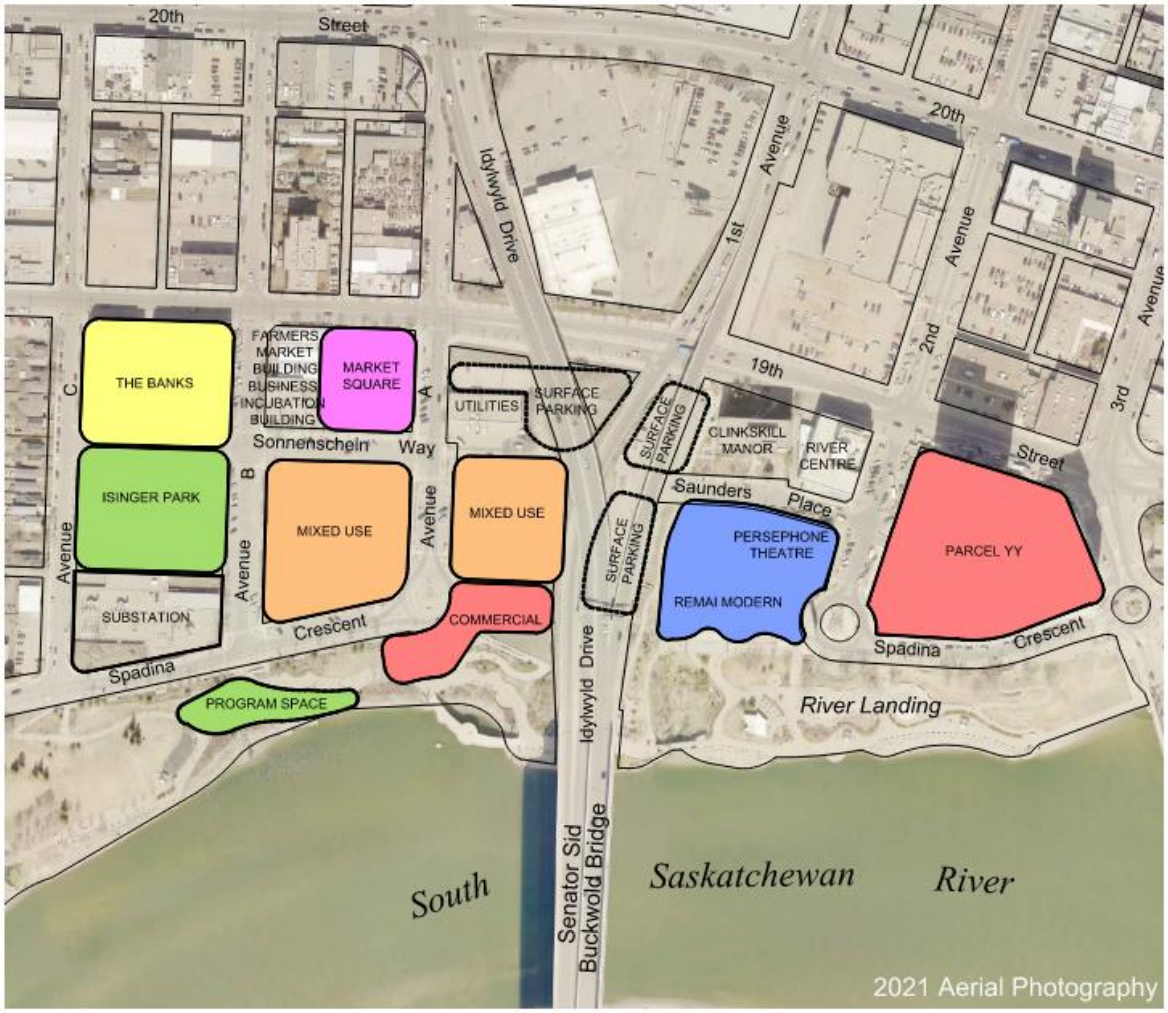
Refer to section 16.1 for accessibility regulations for the RPCZ.

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

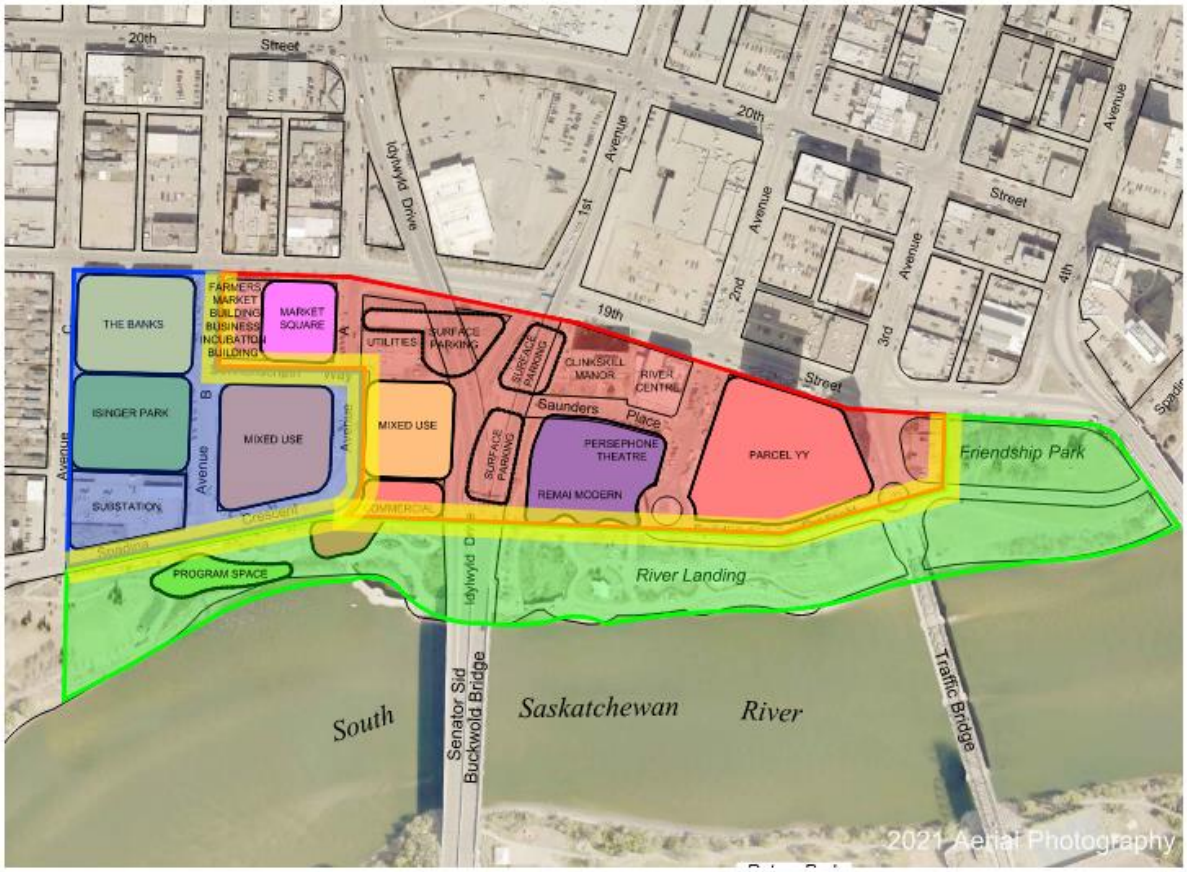


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South Downtown Local Area Design Plan with Superimposed Character Zones

Map 2

This map is for representation only. Land uses as shown on approved South Downtown Concept Plan



- Riverbank Park Character Zone (RPCZ)
- Residential Character Zone (RCZ)
- Commercial Character Zone (CCZ)
- Zone of Interface

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Appendix C

to

Zoning Bylaw No. 9990

Architectural Control District 2
B5B Architectural Control Overlay Zone

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1.0 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.

2.0 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 recommended that an Architectural Control District (ACD) be implemented to complement the development framework (B5B district). The guidelines contained in the ACD will provide direction to for 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; and

(2) In circumstances where the City of Saskatoon is providing funding for exterior and facade renovation through the Heritage Conservation Program or Façade Conservation and Enhancement Grant or any City of Saskatoon program that may be funding the project (i.e. vacant lot program, affordable housing).

(3) Projects that are deemed minor in nature and funded under Façade Conservation and Enhancement Grant for the Building Refresh Incentive are exempt from following the guidelines.

2.1 The Five Pillars of the Broadway 360 Development Plan:

(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

2.2 Map of B5B Area

Architectural Control District 2 Area Map 1



Architechtural Control District 2 Overlay Zone

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3.0 Theme: The 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 historical street 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 regional 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".

4.0 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:

(1) Protecting heritage resources and retaining their visual prominence.

(2) Protecting and strengthening established low-rise residential areas and ensuring compatible infill development and sympathetic developments in adjacent higher density areas.

(3) Ensuring base building conditions that form an appropriately scaled and designed street wall that reinforces the desired character at the street level.

(4) 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.

(5) Ensuring that new developments provide for appropriate transitions between areas of differing intensities and scales.

(6) Reinforcing important intersections and corners through massing and design.

(7) 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.

5.0 Design Guidelines

5.1 Building Expression

Buildings should reinforce a *base*, *middle*, and *top* in their design (Figure D5.1. 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. The body of the building should contribute to the physical and visual quality of the overall streetscape. The roof should be distinguished from the rest of the building and designed to contribute to the visual quality of the streetscape.

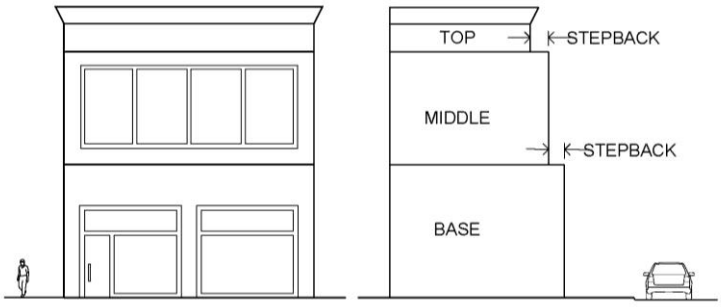


Figure D5.1: Depiction of building base, middle, and top, with appropriate stepback.

5.2 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.

(1) All buildings should orient to the street with clearly defined entry points that directly access the sidewalk.

(2) A minimum of 70% of the front building line shall be located within 1 metre of the front property line.



Looking west across Broadway Avenue, a building exemplifies proper orientation and placement.

5.3 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.

(1) 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.

(2) 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.

(3) The height of ground-level floors should be visually prominent and no less than 4.5 metres for commercial and 4 metres for residential uses.



This street wall shows visual continuity at the pedestrian scale.

5.4 Heritage Contexts

New buildings on Broadway Avenue should complement, rather than detract from, the character of older buildings and follow these guidelines:

(1) 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.

(2) New buildings should respect the pattern of facade 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.

(3) 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.



This brick building material and retro signage are functional and align with heritage design.

5.5 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.

(1) New developments on all corner sites should orient to both street frontages.

(2) Corner entrances should be encouraged wherever possible to address the two street frontages.



Corner site on Broadway Avenue



Corner site on Broadway Avenue

5.6 Storefronts

Well proportioned and designed storefronts can provide animation and visual interest at the sidewalk.



A row of storefronts on Broadway Avenue

(1) 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.

(2) Where frontages are greater than 7.5 metres, they should articulate narrow storefronts in the design of the facade.

(3) 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 facade. Dark tinted, reflective, or opaque glazing should be discouraged for storefronts.

(4) Storefront entrances should be highly visible and clearly articulated. Entrances should be located at or near grade.

(5) Storefront signage should be consistent with the signage guidelines but add diversity and interest to the street.

(6) Weather protection for pedestrians is encouraged using awnings and canopies.



A highly visible storefront entrance located at grade.

5.7 Residential Street Access Units

Where retail is not required, and residential uses are proposed at grade, the following guidelines apply:

(1) Residential uses at grade should include individual units accessed from the street.

(2) Appropriate front yard privacy measures should be considered such as setbacks, landscaping, and porches.

(3) 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.



A residential unit with an entrance accessible from the street.

5.8 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.

(1) 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.

(2) Mechanical penthouses should be integrated with the architectural treatment of roofs and/or screened from view.

(3) Green roofs should be encouraged.

5.9 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.

(1) Direct access for parking, loading, and service areas from the street should be discouraged.

(2) Where an above grade parking facility fronts on a street, the ground level frontage should incorporate retail, public or other active uses.

(3) Above grade parking structures should be designed in such a way that they reinforce the intended built character and blend into the streetscape.

5.10 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:



Brick building material used in new and old buildings along Broadway Avenue

(1) 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.

(2) 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.

(3) Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete, and pre-case concrete.

(4) In general, the appearance of building materials should be true to their nature and should not mimic other materials.

(5) Vinyl siding, plastic, plywood, concrete block, darkly tinted and mirrored glass, and metal siding utilizing exposed fasteners should be discouraged.

5.10.1 Table of Materials

(1) Recommended Materials: brick, stone, wood, glass, in-situ concrete, pre-cast concrete.

(2) Not recommended materials: vinyl siding, plastic, plywood, darkly tinted or mirrored glass, concrete block, metal siding with exposed fasteners.

5.11 Sidewalk Cafes

Sidewalk cafes enhance the vibrancy of street life, further enable social interaction, and are major destinations in the warmer months.

Sidewalk cafes 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.



A sidewalk cafe situated on a parking lot that contributes to the streetscape.

(1) Where permitting, small sidewalk cafes should be encouraged along streets with narrower sidewalks as well.

(2) Sidewalk cafes should be designed to contribute and integrate into the streetscape.

(3) Curb bump-outs should be encouraged at all corners to provide for additional sidewalk cafe opportunities.

(4) Rear yard and roof top patios should be directed to properties that are not directly adjacent to residential neighbourhood.



A sidewalk cafe that is situated on a wide sidewalk without encumbering pedestrians.

5.12 Building Lighting

The image and experience at night is an important aspect of any mixed-use area.

(1) Attractive landscape and architectural features can be highlighted with spot-lighting or general lighting placement.

(2) Heritage and institutional buildings, as well as landmark elements such as public art, steeples, or distinctive rooflines, should be illuminated.

(3) Subtle night lighting of retail display windows should be encouraged.

5.13 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.

(1) The maximum signage area for storefront signs should be no more than 25% of the business storefront.

(2) Back lit illuminated rectangular sign boxes are discouraged.

(3) Signage should not obscure windows, cornices, or other architectural elements.

(4) Signage should aid pedestrians and drivers in navigating the area, especially at night.

(5) Billboards, super boards, and roof mounted signs are not permitted.



Signage contributes to the heritage character of the neighbourhood and aids pedestrians and drivers in navigation with the added lighting above.

5.14 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.

Appendix D
to
Zoning Bylaw No. 9990

Density Bonus Provisions

(Repealed and Replaced – Bylaw No. 10083 – June 25, 2025)

Density Bonus Provisions

1. General Provisions

(1) Zoning districts which allow for a density bonus are outlined in the applicable zoning district.

(2) The provisions of the Zoning Bylaw apply to all facilities, services and matters as set out in section 2.

(3) Density bonus provisions may be combined to increase the amount of additional building height beyond the maximum building height outlined in the applicable zoning districts.

(4) The property owner may be required to enter into a density bonus agreement which may be registered as an interest on the title of the subject property.

(5) A density bonus, or where applicable, a payment in lieu of public space is subject to the approval of the General Manager, Community Services Division.

2. Permissible Density Bonus

A density bonus exceeding the maximum building height may be granted when the following facilities, services or matters meet the criteria set out below in which case, the corresponding formula will be used to calculate the allowable density bonus.

(1) Public Space or Contribution to Public Realm:

(a) Public spaces must:

(i) be provided on-site, on the exterior of the principal building;

(ii) be accessible, conveniently located, and open for public use and enjoyment;

(iii) consist of no more than two areas on-site;

(iv) be designed with pedestrian comfort and safety in mind, incorporating appropriate dimensions, sightlines, surface treatments, lighting and weather protection;

(v) include amenities such as seating, display areas, landscaping, water features and gathering spaces;

(vi) consist of space which is no less than 10% of the total site area;

(b) A payment equivalent to the market value of undeveloped land in the Downtown, may be considered in lieu of public spaces as a contribution to the Streetscape BID Reserve to be used for improvements to the public realm.

(c) Formula:

An additional 7.0 metres or 20% of building height beyond the maximum height may be permitted for the subject site, whichever is greater.

(2) Public Art

(a) Public art is subject to the review and approval of the Public Art Advisory Committee and must:

(i) be publicly accessible;

(ii) be permanently suspended, attached to a wall or other surface, or otherwise integrated into a development;

(iii) represent a minimum of 1% of the value of construction for the overall development;

(b) Formula:

An additional 3.5 metres or 10% of building height beyond the maximum height may be permitted for the subject site, whichever is greater.

(3) Parking Structure

(a) Parking spaces within a parking structure must:

(i) be publicly accessible;

(ii) be conveniently located and identifiable;

(iii) consist of no less than 10% of the total number of parking spaces, and in no case fewer than 10 spaces;

(b) Formula:

An additional 3.5 metres or 10% of building height beyond the maximum height may be permitted for the subject site, whichever is greater.

(4) Sustainable Certification

(a) Achieving energy savings beyond those required by the National Energy Code for buildings or obtaining certification for sustainable building practices by a recognized rating system, such as a Zero Carbon Building Performance Standard, Leadership in Energy and Environmental Design (LEED), Building Research Establishment Environmental Assessment Methodology (BREEAM), or equivalent.

(b) Formula:

Additional building height may be permitted as outlined in the following table:

Certification:	**Density Bonus:**
Achieve Tier 2 NECB and/or LEED Silver	an additional 3.5 metres or 10% of building height beyond the maximum height may be permitted for the subject site, whichever is greater.
Achieve Tier 3 NECB and/or LEED Gold	an additional 7.0 metres or 20% of building height beyond the maximum height may be permitted for the subject site, whichever is greater.
Achieve Tier 4 NECB, LEED Platinum, and/or Zero Carbon Building	an additional 10.5 metres or 30% of building height beyond the maximum height may be permitted for the subject site, whichever is greater.

(5) Heritage Conservation

(a) Heritage conservation may include the retention of significant heritage elements or the preservation of historic site characteristics:

(i) heritage elements or sites must align with *The Standards and Guidelines for the Conservation of Historic Places in Canada.*

(b) Formula:

An additional 7.0 metres or 20% of building height beyond the maximum height may be permitted for the subject site, whichever is greater.

(6) Grade Level Public Walkway

(a) A public walkway may be indoor or outdoor and must:

(i) be at grade-level public and enhance connectivity of the public sidewalk system by providing a direct and meaningful route between streets or key destinations;

(ii) be convenient, accessible and pedestrian-friendly;

(iii) be designed with comfort and safety in mind by incorporating appropriate dimensions, sightlines, surface treatments, lighting, weather protection and other amenities;

(b) Formula:

An additional 3.5 metres or 10% of building height beyond the maximum height may be permitted for the subject site, whichever is greater.

(7) Bicycle Parking Spaces

(a) Bicycle parking spaces must:

(i) be available for use by either the tenants of a development or the general public;

(ii) be conveniently located, secure, and covered or enclosed within a building;

(iii) include amenities to serve its users, which may include lockers, bicycle repair stations, change rooms or showers;

(iv) consist of no less than 0.5 bicycle parking spaces per residential unit and 1 bicycle parking space per 500 square metres of floor area for all other uses and in no case fewer than 10 bicycle parking spaces. Bicycle parking spaces already required in the Zoning Bylaw do not count towards the density bonus provision;

(b) Formula:

An additional 3.5 metres or 5% of building height beyond the maximum height may be permitted for the subject site, whichever is greater.

(8) Affordable Housing

(a) Residential units that are affordable to low-income households with incomes at or below the Saskatchewan Household Income Maximums while spending no more than 30% of their income on housing or set at the maximum funding available under the shelter benefit. The residential units must be owned and operated by a recognized housing provider and remain affordable for a minimum of 20 years.

(b) Formula:

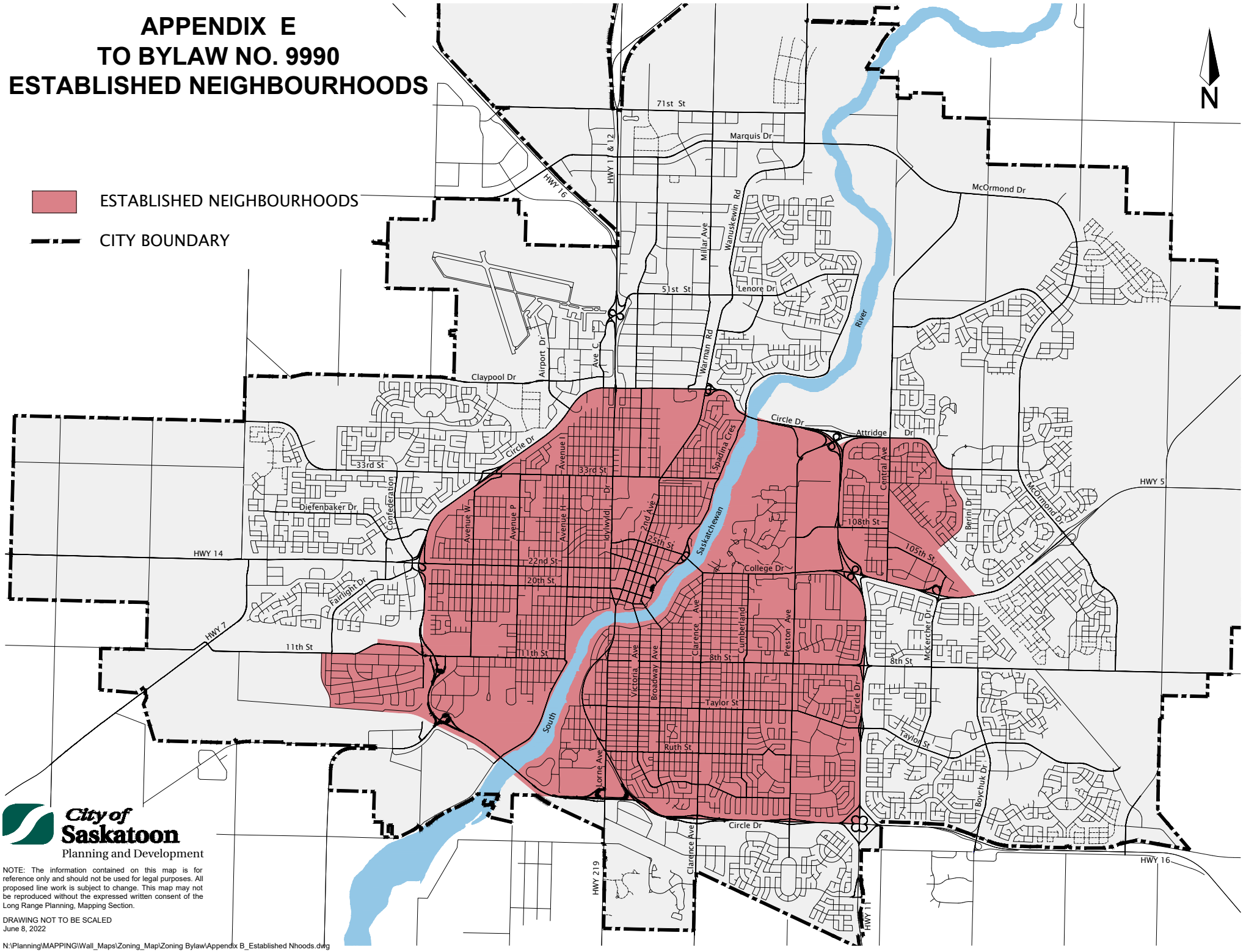
An additional 3.5 metres or 10% of building height beyond the maximum height may be permitted for the subject site for every 10% of residential units in the building dedicated to affordable housing, whichever is greater, as outlined below:

(i) 10% of residential units are affordable = additional 3.5 metres or 10% of building height;

(ii) 20% of residential units are affordable = additional 7.0 metres or 20% of building height; and

(iii) 30% of residential units are affordable = additional 10.5 metres or 30% of building height.

APPENDIX E
TO BYLAW NO. 9990
ESTABLISHED NEIGHBOURHOODS



City of Saskatoon
Planning and Development

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June 8, 2022

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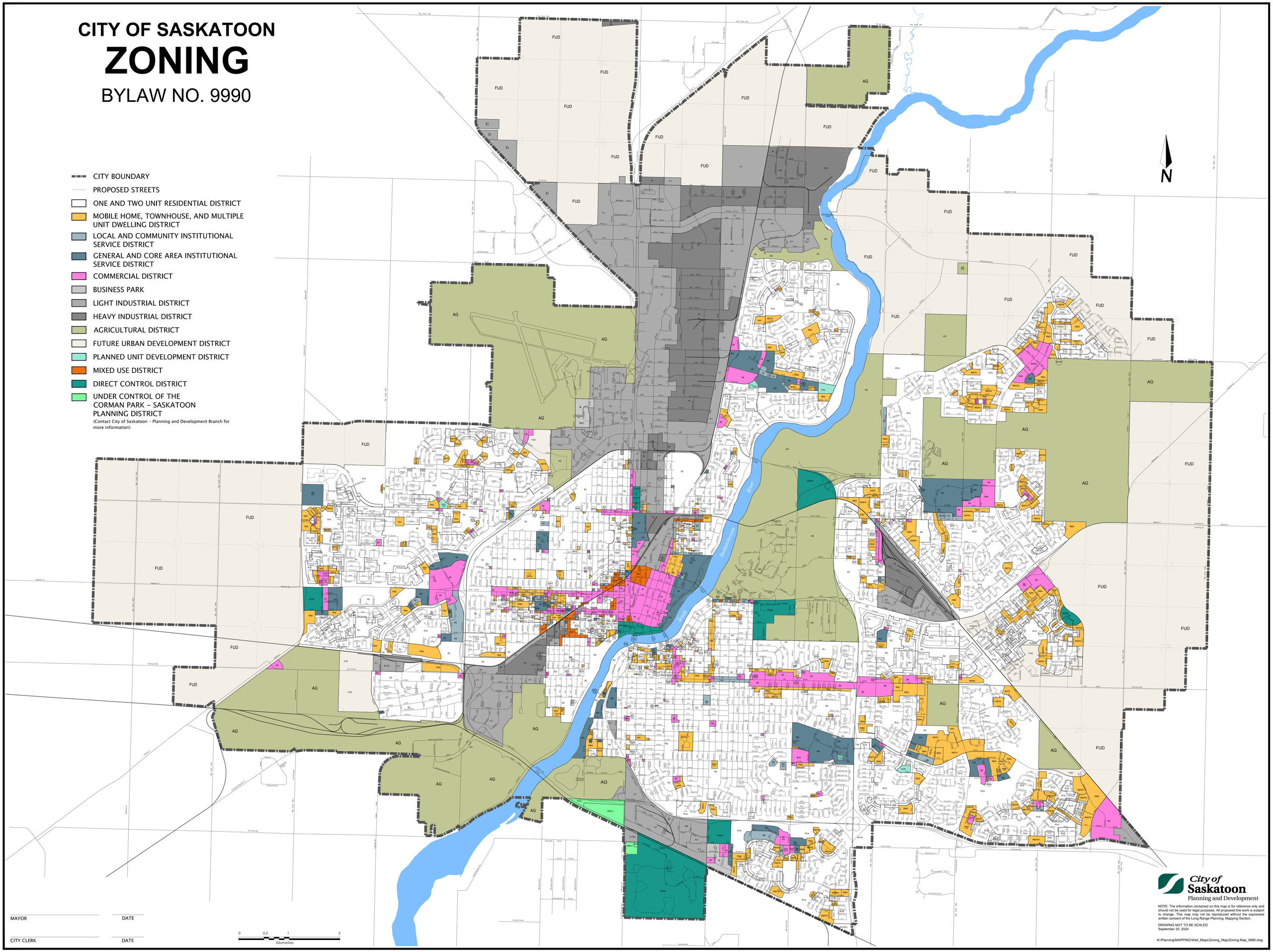
CITY OF SASKATOON

ZONING

BYLAW NO. 9990

- CITY BOUNDARY
- PROPOSED STREETS
- ONE AND TWO UNIT RESIDENTIAL DISTRICT
- MOBILE HOME, TOWNHOUSE, AND MULTIPLE UNIT DWELLING DISTRICT
- LOCAL AND COMMUNITY INSTITUTIONAL SERVICE DISTRICT
- GENERAL AND CORE AREA INSTITUTIONAL SERVICE DISTRICT
- COMMERCIAL DISTRICT
- BUSINESS PARK
- LIGHT INDUSTRIAL DISTRICT
- HEAVY INDUSTRIAL DISTRICT
- AGRICULTURAL DISTRICT
- FUTURE URBAN DEVELOPMENT DISTRICT
- PLANNED UNIT DEVELOPMENT DISTRICT
- MIXED USE DISTRICT
- DIRECT CONTROL DISTRICT
- UNDER CONTROL OF THE CORMAN PARK – SASKATOON PLANNING DISTRICT

(Contact City of Saskatoon – Planning and Development Branch for more information)



MAYOR _____ DATE _____

CITY CLERK _____ DATE _____

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Kilometres

City of Saskatoon
Planning and Development

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