CITY COUNCIL

Tuesday, August 6, 2019
5:30 PM

Henry Baker Hall, Main Floor, City Hall

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Revised Agenda
City Council
Tuesday, August 6, 2019

CONFIRMATION OF AGENDA

CITY MANAGER'S REPORTS

CP19-176 Bill Gray, Queen City Eastview Community Association: Proposed Industrial Bylaw Changes

CM19-10 The Regina Zoning Bylaw, 2019 (No. 2019-19) Supplemental Report #2

Recommendation
That this report be received and filed.

CM19-11 The Regina Sign Bylaw, 2019 (No. 2019-20) Supplemental Report #2

Recommendation
That this report be received and filed.

PUBLIC HEARING AND PUBLIC NOTICE BYLAWS

2019-19 THE REGINA ZONING BYLAW, 2019 (NO. 2019-19)

2019-20 THE SIGN BYLAW

ADJOURNMENT

CP19-176

Queen City Eastview Community Association
615 – 6th Avenue, Regina, SK S4N 0A9
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www.facebook.com/eastviewregina
(306) 525-4757

August 6, 2019

Good day Councillor ~~Findura~~ John,

It has been too long since we had a chance to talk, so sorry about that!

The reason for this email is to try to influence your vote on the proposed Industrial Bylaw changes on the Agenda for tonight's meeting by bringing our thoughts and recommendations to your attention.

We as a Community Association cannot see much of a benefit to support these bylaw changes which in our minds will stifle development of those business opportunities that have the potential to enhance our community.

We are not sure what the driving force or the rationale behind the need for change. We know that times are changing and sometimes they are enviable to help 'protect' our city from unwanted or unneeded development, but not in this case. In the limited time we have had to glean the bylaw, we haven't come to a decision regarding the hamstringing potential of the proposed changes. Truth be known, that If it weren't for Sandi and James Archibald who have development opportunities in our neighbourhood bringing the proposed amendments to our attention, we likely wouldn't have even known about it which seems an oversite that probably shouldn't have happened. We believe that Community Associations should have every opportunity to have a say in what is happening to their neighbourhood and in the City as a whole.

The Queen City Eastview Community Association would ask that our City Council not support the 3rd Reading of Bylaw 9250 due to the potential for limiting opportunities for business that will enhance our neighbourhood and be of a benefit to our residents. Zoning Bylaws are written to give every advantage to develop Industrial Lands that make communities and our City live up to our Vision that states "Regina is to be Canada's most vibrant, inclusive, attractive, sustainable community, where people live in harmony and thrive in opportunity".

Thank you for your time and thank you so very much for taking care of our City.

Take care,

Bill Gray

Chair

CC: Board of Directors

August 6, 2019

To: His Worship the Mayor
And Members of City Council

Re: The Regina Zoning Bylaw, 2019 (No. 2019-19) Supplemental Report #2

RECOMMENDATION

That this report be received and filed.

CONCLUSION

Having considered the representations made at the June 17, 2019 public hearing and other submissions made to City Council in relation to *The Regina Zoning Bylaw, 2019 (No. 2019-19),* City Council approved several amendments to the proposed bylaw which have been advertised in accordance with *The Planning and Development Act, 2007*.

BACKGROUND

On May 15, 2019, City Council considered and approved first reading of *The Regina Zoning Bylaw, 2019 (No. 2019-19).* A subsequent public hearing was held on June 17, 2019 where members of the public made representations to City Council on the proposed bylaw. After the public hearing, City Council considered item CM19-7 "*The Regina Zoning Bylaw, 2019 (No. 2019-19)* & *The Sign Bylaw (No. 2019-20) Supplemental Report*" and approved the following alterations to *The Regina Zoning Bylaw, 2019:*

- correction of typographical errors, omissions or discrepancies;
- clarification or addition of definitions to assist with interpretation of the regulations;
- deletion of the requirement to provide performance security in relation to a development permit application;
- deletion of the provision delegating authority to the development officer in relation to discretionary use applications;
- an amendment to the RL – Residential Low-Rise zone to allow buildings with two or more units;
- an amendment to Table 3D.T3 in relation to the RH – Residential High-rise zone to provide for side yard setbacks of 4.4 metres in relation to buildings between 15 metres and 17.5 metres in height;
- an amendment to allow for Assembly, Recreation to be a permitted use within the IP – Industrial Prestige and IL – Industrial Light zones and a discretionary use within the IH – Industrial Heavy zone; and

- an amendment to allow the minimum lot frontage for lots without rear lane access in the RL – Residential Low-Rise zone to be 6.1 metres for interior units and 7.3 metres for end units.

The alterations made by City Council on June 17, 2019 to the proposed Zoning Bylaw are listed in Appendix A-1, which also outlines the rationale and any implications associated with each alteration.

As a result of the consideration of public representations regarding the proposed bylaw on June 17, 2019, City Council proposed the following additional alterations to the Zoning Bylaw in accordance with section 211 of *The Planning and Development Act, 2007*:

- addition of the R1 – Residential Detached zone and application of the R1 zone to all existing R1 zoned properties; and
- an amendment to the Residential Infill Development Overlay – RID zone to require development in this zone to be consistent with prescribed development guidelines with respect to building orientation, massing and height requirements.

These additional alterations proposed by City Council to the proposed Zoning Bylaw are listed in Appendix B-1, which also outlines the rationale and any implications associated with these two alterations. These alterations were not discussed in the previous Supplemental Report and will be discussed in more detail in this report.

DISCUSSION

Alterations to the proposed Zoning Bylaw are being considered in response to concerns brought forward at the June 17, 2019 public hearing. The alterations are intended to address concerns related to the context of infill housing within existing neighbourhoods as well as the built form development opportunities in low density residential zones.

R1 – Residential Detached Zone

The regulations for the R1 – Residential Detached Zone within the *Regina Zoning Bylaw No. 9250* are proposed to be carried forward and included in the proposed zoning bylaw. All properties currently in the R1 Zone will continue to be in the R1 Zone. This alteration intends to address concerns brought forward related to built form development opportunity in this low-density residential zone. The impact of this alteration is status quo.

RID – Residential Infill Development Overlay Zone

The direction provided by City Council after the June 17, 2019 public hearing was for the RID – Residential Infill Development Overlay zone to include further measures from the Infill Housing Guidelines to require infill development to be more sensitive to the context of existing development in the area surrounding the proposed site. To address the concerns of City Council,

the RID – Residential Infill Development Overlay zone has been updated with the addition of new regulations that will apply in the zone. The specific changes are summarized as follows:

Application

The application section of the RID – Residential Infill Development Overlay zone is proposed to be updated to include a provision that allows the Development Officer to refer an application to City Council as a discretionary use application, if the Development Officer considers that the application does not strictly comply with the permitted use requirements of the overlay zone. The referral to Council is to be requested by the applicant. This proposed change provides flexibility in the review of applications that do not strictly comply with the permitted use regulations, rather than outright denying approval for these developments. Some aspects of the proposed changes to the RID – Residential Infill Development Overlay zone resulting from the motions are somewhat subjective in application and may benefit from being evaluated under a discretionary process. Development applications that are consistent with the regulations of the overlay zone will continue to be reviewed as a permitted use by the Administration. If an application is advanced to City Council, it will be within City Council's authority to grant an exception and approve the infill development and impose conditions as part of the approval process.

Building Height

In the draft of the bylaw approved at first reading, the regulations regarding maximum building height in the RID – Residential Infill Development Overlay zone specified that the maximum height for an infill development would be 8.5 metres, unless the immediately adjacent residential properties were developed at a greater height. In such a situation, if the applicant desired to build greater than 8.5 metres in height, a surveyor's certificate would be submitted with the application to verify the building height on the abutting adjacent properties.

The proposed alteration being considered is to continue to have a maximum building height of 8.5 metres, but if an applicant desired to build greater than 8.5 metres in height, instead of using the average building height of the adjacent properties for reference, the average building height of the residences on the block face would be used.

The Administration will attempt to provide the applicant with the average building height for the block face based on their best estimate using a GIS software to take the measurement. This prevents the applicant from needing to survey all the properties on the block face, which would increase the cost of the proposed development. However, if the applicant disagrees with the estimate provided by the Development Officer, they would have the option of submitting a surveyor's certificate that indicates the actual average height of all buildings on the block face.

Location and Organization

A new section is proposed to be included in the RID – Residential Infill Development Overlay zone that would require the primary views of a proposed building to be oriented towards an adjacent street, park or open space. This would prevent the view from a proposed building being oriented toward a neighbouring property.

Porch and Uncovered Balcony, Deck or Platform
A new section is proposed to be included in the RID – Residential Infill Development Overlay zone that would require porches and balconies to be screened on the sides to prevent them from overlooking the properties on either side of the proposed site.

Massing
A new section is proposed to be included in the RID – Residential Infill Development Overlay zone to address the massing of buildings. The regulations would require that the portions of a building above a certain specified height be set further back from the property line than the lower portion of the building. The step back requirement for the upper portions of a structure would increase the complexity of the structural loading calculations and roof structure design, which may increase the cost of construction.

It should be noted that the above-mentioned alterations have been created to attempt to meet the objectives of Council's direction but may create uncertainty for applicants developing infill as each application will be considered in the context of the block face. Administration will create information packages to help applicants as they design infill developments.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

Pursuant to section 34(2) of *The Planning and Development Act, 2007*, municipalities are required to ensure the Zoning Bylaw is consistent with the OCP.

Other Implications
None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The required notices will be published in the newspaper in accordance with *The Planning and Development Act, 2007*.

DELEGATED AUTHORITY

City Council's approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

Fred Searle, Director
Planning & Development Services

Respectfully submitted,

Diana Hawryluk, Executive Director
City Planning & Community Development

Report prepared by: Rohan Swaby, Manager, City Projects

APPENDIX A-1

Proposed Amendments to Draft *Regina Zoning Bylaw, 2019 (No. 2019-19)* – Considered and Approved by City Council June 17, 2019

Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
1	1.2	**Part 1D - Administration – Officers And Boards** **1D.1 Development Officer** Section 1.2 Powers And Duties of the Development Officer Subsection (2) be amended by deleting clause (a) and renumbering the subsequent clauses accordingly.	**1.2 Powers and Duties of the Development Officer** (2) Further to and without limiting the generality of section (1), the Development Officer is delegated the authority and responsibility to exercise and carry out any and all of the powers and duties conferred or imposed on council as an approving authority pursuant to *The Planning and Development Act, 2007*, including those respecting the following: (a) discretionary use applications; (b) approval of plans and drawings in a Direct Control District; and (c) Architectural Control District development permits.	**1.2 Powers and Duties of the Development Officer** (2) Further to and without limiting the generality of section (1), the Development Officer is delegated the authority and responsibility to exercise and carry out any and all of the powers and duties conferred or imposed on council as an approving authority pursuant to *The Planning and Development Act, 2007*, including those respecting the following: (a) approval of plans and drawings in a Direct Control District; and (b) Architectural Control District development permits.	This is to remove delegation of authority to the Development Officer for discretionary use so that it can be brought back to Council as a separate issue rather than as part of the proposed Zoning Bylaw.

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
			1.3 PERFORMANCE SECURITY (1) The Development Officer may require, as a condition of Development Permit approval, a letter of credit, performance bond or any other form of assurance of a value that the Development Officer considers necessary to ensure the development is carried out in accordance with the time frames, development standards and conditions of approval. (2) The amount of the security required by subsection (1) shall not exceed 100% of the estimated cost to complete the development as determined by the owner based on the information and plans submitted with the development application, provided however that if, in the opinion of the Development Officer, the owner's estimated costs are inadequate, the Development Officer may establish a higher cost for the purposes of determining the value of the security required. (3) Upon request of the owner, any security required to be provided pursuant subsection (1) shall fully released, at the discretion of the Development Officer, when the development is complete and an occupancy permit in relation to the development has been issued by the City. (4) In the event that the development is not completed in accordance with the time frames, development standards and conditions of its approval, any security provided to the City pursuant to subsection (1) may be drawn on and paid		This is being removed to give Administration and the development industry time to develop a framework for the application of performance securities.
2	1.6	**Part 1E - Administration – Requirements And Procedures** **1E.1 Development Permit** Section 1.3 – Performance Security be removed and update the numbering of the following sections accordingly.			

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
			to or retained by the City for its own use absolutely. (5) In the event the development is not completed in accordance with the time frames, development standards and conditions of its approval, and the value of any security provided to the City pursuant to subsection (1) is insufficient for the City to complete the required work, should it elect to do so, then the City shall provide an accounting to the owner indicating how the security was applied and the owner shall pay the deficiency to the City immediately upon being invoiced.		
3	1.10	**Part 1E – Administration – Requirements and Procedures** **1E.1 Development Permits** Subsection 1.7 Specific Development Permit Requirements For The Brownfield Sites Be amended by deleting the word "The" from the subsection title and by replacing the word "Ministers" with "Ministry" in clause (1).	1.7 Specific Development Permit Requirements for the Brownfield Sites (1) Every application for a development permit on a brownfield site shall be accompanied by confirmation from the Ministers of Environment that the site is suitable for development; and	1.7 Specific Development Permit Requirements for Brownfield Sites (1) Every application for a development permit on a brownfield site shall be accompanied by confirmation from the Ministry of Environment that the site is suitable for development; and	This is to correct an error in the wording.

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
4	1.14	**Part 1E - Administration – Requirements And Procedures** **1E.3 Discretionary Use** Section 3.1 – Application be updated to correct numbering	(1) Any land use, land use intensity, development, structure or activity is considered…… (1) The City is authorized to specify a time limit on a discretionary use.	(1) Any land use, land use intensity, development, structure or activity is considered…… (2) The City is authorized to specify a time limit on a discretionary use.	This is to correct the subsection numbering.
5	1.17	**Part 1E - Administration – Requirements And Procedures** **1E.3 Discretionary Use** Be amended by replacing Figure 1E.1 with a revised Figure 1.E1	See Appendix B-1.1	See Appendix B-1.1	This is changed to reflect the removal of delegated authority to the Development Officer for discretionary use decisions.
6	1.19	**Part 1E - Administration – Requirements And Procedures** 1E.3 Discretionary Use Be amended by renumbering section 3.9 Effect of Denial as 3.11 Effect of Denial.	**3.9 EFFECT OF DENIAL** No development proposal for which discretionary use has been rejected shall be resubmitted for a period of 12 months from the date of the denial, except on grounds that the proposal has been modified to constitute a new discretionary use proposal as determined by the Development Officer.	**3.11 EFFECT OF DENIAL** No development proposal for which discretionary use has been rejected shall be resubmitted for a period of 12 months from the date of the denial, except on grounds that the proposal has been modified to constitute a new discretionary use proposal as determined by the Development Officer.	This change is necessary to accommodate proposed amendments number 7 and 8.
7	1.19	**Part 1E - Administration – Requirements And Procedures** 1E.3 Discretionary Use Be amended by adding section 3.9 Review By Planning Commission		**3.9 REVIEW BY PLANNING COMMISSION** The Regina Planning Commission shall review the report of the Development Officer and shall make a recommendation to the City Council.	This is being included to keep the current process for discretionary use and reflect the removal of delegated authority to the Development Officer for discretionary use decisions.

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
8	1.19	**Part 1E - Administration – Requirements And Procedures** 1E.3 Discretionary Use Be amended by adding section 3.10 Review and Action By City Council		**3.10 REVIEW AND ACTION BY CITY COUNCIL** City Council shall review the recommendation of the Regina Planning Commission and may: (a) request further information from the Planning Commission, the Development Officer, or the applicant; (b) approve the proposal as originally proposed; (c) approve the proposal with modifications as recommended by the Planning Commission or the Development Officer; or (d) deny the proposal.	This is being included to keep the current process for discretionary use and reflect the removal of delegated authority to the Development Officer for discretionary use decisions.
9	2.2	**Part 2B – Definition** The definition for "abut" be updated to correct the numbering.	**Part 2B – Definition** "abut," means either: (a) touching or sharing a common point, line or boundary; or (b) separated from any common point, line, or boundary measured from the two closest points on the property by only: (i) an existing or planned lane; (ii) an existing or planned easement less than 9 metres in width; (iii) an undeveloped lot or portion of a lot less than 9 metres in width; (iii) an existing or planned road right-of-way less than 9 metres in width.	**Part 2B - Definition** "abut," means either: (a) touching or sharing a common point, line or boundary; or (b) separated from any common point, line, or boundary measured from the two closest points on the property by only: (i) an existing or planned lane; (ii) an existing or planned easement less than 9 metres in width; (iii) an undeveloped lot or portion of a lot less than 9 metres in width; (iv) an existing or planned road right-of-way less than 9 metres in width.	This is to correct the subclause numbering.

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
10	2.5	**Part 2B – Interpretation** be amend by replacing the words "activities includes" with the words "activities. This is restricted to" in the "Assembly, Community" definition.	**"Assembly, Community"** means a land use where members of the general public may gather for community, educational, or cultural activities includes rinks, libraries and community centers as identified by Council to be separated from the "Cannabis" land use. Excludes the "Assembly, Adult", "Assembly, Recreation", "Assembly, Religious", "Assembly, Range" land uses and land uses defined in non-Assembly land use classes.	**"Assembly, Community"** means a land use where members of the general public may gather for community, educational, or cultural activities. This is restricted to rinks, libraries and community centers as identified by Council to be separated from the "Cannabis" land use. Excludes the "Assembly, Adult", "Assembly, Recreation", "Assembly, Religious", "Assembly, Range" land uses and land uses defined in non-Assembly land use classes.	This change is necessary to clearly differentiate the "Assembly, Community" land use from other land uses within the Assembly land use class.
11	2.7	**Part 2B – Interpretation** Be amended by moving figures Figure 2B.F5a: Building, Detached Figure and 2B.F5b: Building, Detached (One-unit) (Back to Back units) in the "Building, Detached" land use definition to bring subsection (a) and (b) together.			This change is necessary to correct a formatting inconsistency.
12	2.8	**Part 2B – Interpretation** Be amended by deleting the words "factory-built dwelling unit" and "that conforms to the applicable Canadian Standards Association Standard CSA Z240 or the City of Regina Building Bylaw standards" and adding the words "structure placed" after the word "transportable"	**"Building, Manufactured Home"** means a transportable, factory-built dwelling unit atop a frame or chassis that conforms to the applicable Canadian Standards Association Standard CSA Z240 or the City of Regina Building Bylaw standards and is designed to be transported on its own wheels and chassis or by other means.	**"Building, Manufactured Home"** means a transportable structure placed atop a frame or chassis and is designed to be transported on its own wheels and chassis or by other means.	Removes construction standards from the definition as these are regulated under the Building Bylaw.

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
13	2.17	**Part 2B – Interpretation** be amended by deleting the words ";or" after the word "(see figure 2B.F10)" and replacing it with a ".", and by deleting clause (c) from the "height" definition	**"height"** means the vertical distance measured from grade level to the higher of: (a) the highest point to the top of the flat roof structure; or (b) the mean level between the top of the highest exterior wall plate and the ridge of a pitched roof (see figure 2B.F10); or (c) for a mixed use building the height shall be the vertical distance from grade level to the highest ceiling of the occupied area of the building.	**"height"** means the vertical distance measured from grade level to the higher of: (a) the highest point to the top of the flat roof structure; or (b) the mean level between the top of the highest exterior wall plate and the ridge of a pitched roof (see figure 2B.F10).	This change is necessary to correct an error.
14	2.33	**Part 2B – Interpretation** Be amended by deleting existing definition and replacing it with the words "means a dwelling unit where short-term accommodation is provided."	**"Service Trade, Homestay"** means a portion of the building used for sleeping quarters that may include bathroom facilities but that does not include cooking facilities.	**"Service Trade, Homestay"** means a dwelling unit where short-term accommodation is provided.	Keeps the definition consistent with the existing definition for Residential Homestay in the existing Zoning Bylaw. Administration is doing a separate report on the enforcement of this issue.
15	N/A	**Part 2B – Interpretation** Be amended by adding a definition for "Short-term Accommodation" to state "means the provision of sleeping and bathing quarters for less than 30 days, and where a daily or weekly rate is charged."	**N/A**	**"Short-term Accommodation"** means the provision of sleeping and bathing quarters for less than 30 days, and where a daily or weekly rate is charged.	Included to provide a definition of this term which is used in the definition of "Service Trade, Homestay".
16	3.15	**Part 3A – RN – Residential Neighbourhood zone**	**Section 6.1 – No Obstruction** Parking stalls required by this Bylaw shall not be obstructed in any way by garbage	**Section 6.1 – No Obstruction** For a building containing non-dwelling land uses, parking stalls required by this Bylaw	This change is necessary to clarify that requirements of section

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
		Subpart 3A.6 – Parking and Loading Section 6.1 – No Obstruction be amended by adding the words" For a building containing non-dwelling land uses," before the words "Parking stalls required…"	receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function."	shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function."	6.1 do not apply to one and two-unit buildings containing dwelling uses only.
17	3.21	**Part 3A – RN – Residential Neighbourhood zone** **Subpart 3A.6 – Parking and Loading** Section 6.6 be amended by deleting subsection (1) and renumbering the following subsections accordingly.	**Section 6.6 – Bicycle Parking Requirements** (1) For every 20 Dwelling Units that are developed on a lot, a minimum of one long-term bicycle parking stall shall be provided within the same building(s) as the Dwellings. This may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 3A.6.6(2).		This change is necessary to clarify that requirements of section 6.6 do not apply to planned group of dwellings.
18	3.21	**Part 3A – RN – Residential Neighbourhood zone** **Subpart 3A.6 – Parking and Loading** Subsection 6.6(2) be amended by adding the words "in a development containing non-dwelling land uses" after the words "For every 10 required motor vehicle parking stalls,"	(2) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 3A.T6 or not, there shall be either: (a) two short-term bicycle parking stalls; (b) 0.5 long-term bicycle parking stalls; or (c) an equivalent combination of the clauses 3A.6.6(2)(a) and (b).	(2) For every 10 required motor vehicle parking stalls in a development containing non-dwelling land uses, whether to meet the parking requirement in Table 3A.T6 or not, there shall be either: (a) two short-term bicycle parking stalls; (b) 0.5 long-term bicycle parking stalls; or (c) an equivalent combination of the clauses 3A.6.6(2)(a) and (b).	This change is necessary to clarify that requirements of section 6.6 do not apply to planned group of dwellings.
19	3.41	**Part 3B – RU – Residential Urban zone**	**Section 6.1 – No Obstruction** Parking stalls required by this Bylaw shall not be obstructed in any way by garbage	**Section 6.1 – No Obstruction** For a building containing non-dwelling land uses, parking stalls required by this Bylaw	This change is necessary to clarify that requirements of section

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
		Subpart 3B.6 – Parking and Loading Section 6.1 – No Obstruction be amended by adding the words" For a building containing non-dwelling land uses," before the words "Parking stalls required…"	receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function."	shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function."	6.1 do not apply to one and two-unit buildings containing dwelling uses only.
20	3.47	**Part 3B – RU – Residential Urban zone** **Subpart 3B.6 – Parking and Loading** Section 6.6 be amended by deleting subsection (1) and renumbering the following subsections accordingly.	**Section 6.6 – Bicycle Parking Requirements** (1) For every 20 Dwelling Units that are developed on a lot, a minimum of one long-term bicycle parking stall shall be provided within the same building(s) as the Dwellings. This may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 3B.6.6(2).		This change is necessary to clarify that requirements of section 6.6 do not apply to planned group of dwellings.
21	3.21	**Part 3B – RU – Residential Urban zone** **Subpart 3B.6 – Parking and Loading** Subsection 6.6(2) be amended by adding the words "in a development containing non-dwelling land uses" after the words "For every 10 required motor vehicle parking stalls,"	(2) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 3A.T6 or not, there shall be either: (a) two short-term bicycle parking stalls; (b) 0.5 long-term bicycle parking stalls; or (c) an equivalent combination of the clauses 3A.6.6(2)(a) and (b).	(2) For every 10 required motor vehicle parking stalls in a development containing non-dwelling land uses, whether to meet the parking requirement in Table 3A.T6 or not, there shall be either: (a) two short-term bicycle parking stalls; (b) 0.5 long-term bicycle parking stalls; or (c) an equivalent combination of the clauses 3A.6.6(2)(a) and (b).	This change is necessary to clarify that requirements of section 6.6 do not apply to planned group of dwellings.
22	3.53	**Part 3C – RL – Residential Low-rise zone** **Table 3C.T1** The Building Specific regulation in Section T1.2 be amended by adding the sentence "; or when contains at least two units" after the	**T1.2** **Permitted** Where a Building, Detached currently or previously existed on the lot; or when used for the following: (a) a land use in the Assembly, land use Class;	**T1.2** **Permitted** Where a Building, Detached currently or previously existed on the lot; or when contains at least two units; or when used for the following: (a) a land use in the Assembly, land use Class;	This change is necessary to allow buildings with back-to-back units in the RL – Residential Low-rise zone.

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
		first sentence "Where a Building, Detached currently or previously existed on the lot" and by replacing the word "three" in clause (c) with "two".	(b) Planned Group in combination with buildings containing three or more units; (c) Institution, Day Care; (d) Public Use, General; or (e) Utility, General	(b) Planned Group in combination with buildings containing two or more units; (c) Institution, Day Care; (d) Public Use, General; or (e) Utility, General	
23	3.53	**Part 3C – RL – Residential Low-rise zone** **Table 3C.T1** The Building Specific regulation in Section T1.4 be amended by replacing the word "three" with "two" and deleting the sentence "unless it is within a Planned Group, where a two-unit building shall be permitted only in combination with buildings containing three or more units."	**T1.4** **Building Specific Regulation** The minimum number of units in a Building, Row shall be three, unless it is within a Planned Group, where a two-unit building shall be permitted only in combination with buildings containing three or more units.	**T1.4** **Building Specific Regulation** The minimum number of units in a Building, Row shall be two.	This change is necessary to allow semi-detached buildings in the RL – Residential Low-rise zone.
24	3.53	**Part 3C – RL – Residential Low-rise zone** **Table 3C.T1** The Building Specific regulation in Section T1.5 be amended by replacing the word "three" with "two" and deleting the sentence "unless it is within a Planned Group, where a two-unit building shall be permitted only in combination with buildings containing three or more units."	**T1.5** **Building Specific Regulation** The minimum number of units in a Building, Stacked shall be three; unless it is within a Planned Group, where a two-unit building shall be permitted only in combination with buildings containing three or more units.	**T1.5** **Building Specific Regulation** The minimum number of units in a Building, Stacked shall be two.	This change is necessary to allow duplex buildings in the RL – Residential Low-rise zone.

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
25	3.59	**Part 3C – RL – Residential Low-rise zone** **Table 3C.T3** Subsection T3.1(2) in the column labelled Building, Row be amended by replacing "233 square metres" with "200 square metres".	Minimum Lot Area T3.2 | (2) Lots without rear lane access | 233 square metres	Minimum Lot Area T3.2 | (2) Lots without rear lane access | 200 square metres	This change is a result of the reduction in minimum lot frontage in amendment number 26.
26	3.59	**Part 3C – RL – Residential Low-rise zone** **Table 3C.T3** Subsection T3.2(2) in the column labelled Building, Row be amended by replacing "End Units 8.5 metres" with "End Units: 7.3 metres" and replacing "Interior Units: 8.5 metres" with "Interior Units 6.1 metres"..	Minimum Lot Frontage T3.2 | (2) Lots without rear lane access | End Unit: 8.5 metres Interior Unit: 8.5 metres	Minimum Lot Frontage T3.2 | (2) Lots without rear lane access | End Unit: 7.3 metres Interior Unit: 6.1 metres	This change is to allow for the continued sale of existing product that is being provided by some developers.

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
27	3.67	**Part 3C – RL – Residential Low-rise zone** **Subpart 3C.6 – Parking and Loading** Section 6.1 – No Obstruction be amended by adding the words "For a Building Stacked containing five or more dwelling units or a building containing non-dwelling land uses," before the words "Parking stalls required…"	**Section 6.1 – No Obstruction** Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function."	**Section 6.1 – No Obstruction** For a Building Stacked containing five or more dwelling units or a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function."	This change is necessary to clarify that requirements of section 6.1 do not apply to one and buildings containing less than five dwelling uses only.
28	3.70	**Part 3C – RL – Residential Low-rise zone** **Subpart 3C.6 – Parking and Loading** Section 6.3 – Motor Vehicle Regulations Clause (4)(b)(iii) be amended by adding the words "for a Building, Detached or Building Stacked and 7.3 metres for a Building, Row" before the period.	**Section 6.3 – Motor Vehicle Regulations** (4) The following requirements apply in determining the location of access to parking on a lot in the Residential Low-Rise zone: (iii) the lot has a minimum frontage of 8.5 metres.	**Section 6.3 – Motor Vehicle Regulations** (4) The following requirements apply in determining the location of access to parking on a lot in the Residential Low-Rise zone: (iii) the lot has a minimum frontage of 8.5 metres for a Building, Detached or Building Stacked and 7.3 metres for a Building, Row.	This change is necessary to make the regulation consistent with the change in amendment number 26.
29	3.71	**Part 3C – RL – Residential Low-rise zone** **Subpart 3C.6 – Parking and Loading** Section 6.3 – Motor Vehicle Regulations Clause (7) be amended by adding the words "with five or	**Section 6.3 – Motor Vehicle Regulations** (7) Notwithstanding clause 3C.6.3(4)(c), no parking shall be permitted in the front yard of a Building, Stacked.	**Section 6.3 – Motor Vehicle Regulations** (7) Notwithstanding clause 3C.6.3(4)(c), no parking shall be permitted in the front yard of a Building, Stacked with five or more units.	This change is necessary to clarify that requirements only applies to apartment styled buildings.

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		more units" after the words "Building, Stacked"			
30	3.73	**Part 3C – RL – Residential Low-rise zone** **Subpart 3C.6 – Parking and Loading** Section 6.6 be amended by deleting subsection (1) and replacing it with a new subsection (1) "Where a development consists of one or more Building, Stacked containing five or more Dwelling Units: (a) long-term bicycle parking stall(s) shall be required as per clause 3C.6.6(1)(b) if the sum of the Dwelling Units in the Building, Stacked is 20 or more; (b) a minimum of one long-term bicycle parking stall shall be provided for every 20 Dwelling Unit to be located on the same lot as the Dwellings; and (c) requirements of clause 3C.6.6(1)(b) may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 3C.6.6(2)."	**Section 6.6 – Bicycle Parking Requirements** (1) For every 20 Dwelling Units that are developed on a lot, a minimum of one long-term bicycle parking stall shall be provided within the same building(s) as the Dwellings. This may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 3C.6.6(2).	**Section 6.6 – Bicycle Parking Requirements** (1) "Where a development consists of one or more Building, Stacked containing five or more Dwelling Units: (a) long-term bicycle parking stall(s) shall be required as per clause 3C.6.6(1)(b) if the sum of the Dwelling Units in the Building, Stacked is 20 or more; (b) a minimum of one long-term bicycle parking stall shall be provided for every 20 Dwelling Unit to be located on the same lot as the Dwellings." ; and (c) requirements of clause 3C.6.6(1)(b) may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 3C.6.6(2).	This change is necessary to clarify that requirements of section 6.6 apply to Stacked Buildings containing 20 or more units per lot.

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<table>
<tr><th>Amend No.</th><th>Page</th><th>Proposed Amendment (C)</th><th>Existing Regulation (D)</th><th>Proposed Regulation (E)</th><th>Rationale (F)</th></tr>
<tr>
<td>31</td>
<td>3.85</td>
<td>Part 3D – RH – Residential High-rise zone
Subpart 3D.4 – Development Standards
Table 3D.T3 Residential High-rise Zone Development Standards Clause T3.5(2) (b) be amended by replacing the number “15.0” with “17.5” in subclause (iii), and by adding a new subclause (ii), after subclause (i), with the wording “portions of any building or structure after over 15 metre but up to 17.5 metres in height” under the Development Criteria column, “N/A” under the Building, Detached, Building, Stacked column, “4.4 metres” under the Building, Stacked column and “N/A” under Building, Row column and renumber the clause (iii) accordingly</td>
<td>
<table>
<tr><td colspan="4">(2) Where the lot frontage is more than 10 metres</td></tr>
<tr><td colspan="4">(b) interior side yard</td></tr>
<tr><td>(i) portions of any building or structure up to 11 metres in height</td><td>1.2 metres</td><td>1.2 metres</td><td>End Unit: 1.2 metres
Interior Unit: 0 metres</td></tr>
<tr><td>(ii) portions of any building or structure over 11 metres but up to 15 metres in height</td><td>N/A</td><td>3.25 metres</td><td>N/A</td></tr>
<tr><td>(iii) portions of any building or structure over 15.0 metres but up to 20 metres in height</td><td>N/A</td><td>5.0 metres</td><td>N/A</td></tr>
</table>
</td>
<td>
<table>
<tr><td colspan="4">(2) Where the lot frontage is more than 10 metres</td></tr>
<tr><td colspan="4">(b) interior side yard</td></tr>
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Interior Unit: 0 metres</td></tr>
<tr><td>(ii) portions of any building or structure over 11 metres but up to 15 metres in height</td><td>N/A</td><td>3.25 metres</td><td>N/A</td></tr>
<tr><td>(iii) portions of any building or structure over 15 metres but up to 17.5 metres in height</td><td>N/A</td><td>4.4 metres</td><td>N/A</td></tr>
<tr><td>(iv) portions of any building or structure over 17.5 metres but up to 20 metres in height</td><td>N/A</td><td>5.0 metres</td><td>N/A</td></tr>
</table>
</td>
<td>The proposed change would keep the side yard setback standards for buildings 17.5 metres in height the same as what would apply under the current Zoning Bylaw in the R6 – Residential Multiple Housing zone.</td>
</tr>
</table>

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<table>
<tr><th>Amend No.</th><th>Page</th><th>Proposed Amendment (C)</th><th>Existing Regulation (D)</th><th>Proposed Regulation (E)</th><th>Rationale (F)</th></tr>
<tr><td>32</td><td>3.86</td><td>Part 3D – RH – Residential High-rise zone
Subpart 3D.4 – Development Standards
Table 3D.T3 Residential High-rise Zone Development Standards
Subsection T3.6(2) be amended by replacing the number “15.0” with “17.5” in clause (c), and by adding a new clause (b), after clause (a), with the wording “portions of any building or structure after over 15 metre but up to 17.5 metres in height” under the Development Criteria column, “N/A” under the Building, Detached, Building, Stacked column, “4.4 metres” under the Building, Stacked column and “N/A” under Building, Row column and renumber the clause (c) accordingly</td><td>(2) Where the lot frontage is more than 10 metres
(a) portions of any building or structure up to 11 metres in height | 1.2 metres | 1.2 metres | End Unit: 1.2 metres Interior Unit: 0 metres
(b) portions of any building or structure over 11 metres but up to 15 metres in height | N/A | 3.25 metres | N/A
(c) portions of any building or structure over 15.0 metres but up to 20 metres in height | N/A | 5.0 metres | N/A</td><td>(2) Where the lot frontage is more than 10 metres
(a) portions of any building or structure up to 11 metres in height | 1.2 metres | 1.2 metres | End Unit: 1.2 metres Interior Unit: 0 metres
(b) portions of any building or structure over 11 metres but up to 15 metres in height | N/A | 3.25 metres | N/A
(c) portions of any building or structure over 15 metres but up to 17.5 metres in height | N/A | 4.4 metres | N/A
(d) portions of any building or structure over 17.5 metres but up to 20 metres in height | N/A | 5.0 metres | N/A</td><td>The proposed change would keep the side yard setback standards for buildings 17.5 metres in height the same as what would apply under the current Zoning Bylaw in the R6 – Residential Multiple Housing zone.</td></tr>
<tr><td>33</td><td>3.93</td><td>Part 3D – RH – Residential High-rise zone
Subpart 3D.6 – Parking and Loading
Section 6.1 – No Obstruction be amended by adding the words “For a Building Stacked containing five or more dwelling units or a building containing non-dwelling land uses,” before</td><td>Section 6.1 – No Obstruction
Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.”</td><td>Section 6.1 – No Obstruction
For a Building Stacked containing five or more dwelling units or a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.”</td><td>This change is necessary to clarify that requirements of section 6.1 do not apply to one and buildings containing less than five dwelling uses only.</td></tr>
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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
		the words "Parking stalls required…"			
34	3.99	**Part 3D – RH – Residential High-rise zone** **Subpart 3D.6 – Parking and Loading** Section 6.6 be amended by deleting subsection (1) and replacing it with a new subsection (1) "Where a development consists of one or more Building, Stacked containing five or more Dwelling Units: (a) long-term bicycle parking stall(s) shall be required as per clause 3D.6.6(1)(b) if the sum of the Dwelling Units in the Building, Stacked is 20 or more; (b) a minimum of one long-term bicycle parking stall shall be provided for every 20 Dwelling Unit to be located on the same lot as the Dwellings." ; and (c) requirements of clause 3D.6.6(1)(b) may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 3D.6.6(2).	**Section 6.6 – Bicycle Parking Requirements** (1) For every 20 Dwelling Units that are developed on a lot, a minimum of one long-term bicycle parking stall shall be provided within the same building(s) as the Dwellings. This may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 3D.6.6(2).	**Section 6.6 – Bicycle Parking Requirements** (1) "Where a development consists of one or more Building, Stacked containing five or more Dwelling Units: (a) long-term bicycle parking stall(s) shall be required as per clause 3D.6.6(1)(b) if the sum of the Dwelling Units in the Building, Stacked is 20 or more; (b) a minimum of one long-term bicycle parking stall shall be provided for every 20 Dwelling Unit to be located on the same lot as the Dwellings." ; and (c) requirements of clause 3D.6.6(1)(b) may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 3D.6.6(2).	This change is necessary to clarify that requirements of section 6.6 apply to Stacked Buildings containing 20 or more units per lot.

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
35	3.117	**Part 3E – RMH – Residential Manufactured Home zone** **Subpart 3E.6 – Parking and Loading** Section 6.1 – No Obstruction be amended by adding the words" For a Building, Manufactured Home containing non-dwelling land uses" before the words "Parking stalls required…"	**Section 6.1 – No Obstruction** Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function."	**Section 6.1 – No Obstruction** For a Building, Manufactured Home containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function."	This change is necessary to clarify that requirements of section 6.1 do not apply to Building, Manufactured Home containing dwelling uses only.
36	3.123	**Part 3E – RMH – Residential Manufactured Home zone** **Subpart 3E.6 – Parking and Loading** Section 6.6 be amended by deleting subsection (1) and renumbering the following subsections accordingly.	**Section 6.6 – Bicycle Parking Requirements** (1) For every 20 Dwelling Units that are developed on a lot, a minimum of one long-term bicycle parking stall shall be provided within the same building(s) as the Dwellings. This may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 3E.6.6(2).		This change is necessary to clarify that requirements of section 6.6 do not apply to planned group of dwellings.
37	3.123	**Part 3E – RMH – Residential Manufactured Home zone** **Subpart 3E.6 – Parking and Loading** Subsection 6.6(2) be amended by adding the words "in a development containing non-dwelling land uses" after the words "For every 10 required motor vehicle parking stalls,"	(2) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 3E.T6 or not, there shall be either: (a) two short-term bicycle parking stalls; (b) 0.5 long-term bicycle parking stalls; or (c) an equivalent combination of the clauses 3E.6.6(2)(a) and (b).	(2) For every 10 required motor vehicle parking stalls in a development containing non-dwelling land uses, whether to meet the parking requirement in Table 3E.T6 or not, there shall be either: (a) two short-term bicycle parking stalls; (b) 0.5 long-term bicycle parking stalls; or (c) an equivalent combination of the clauses 3E.6.6(2)(a) and (b).	This change is necessary to clarify that requirements of section 6.6 do not apply to planned group of dwellings.

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
38	4.69	**Part 4C – MLM – Mixed Large Market Zone** **4C.6 Parking and Loading** Subsection 6.3 Motor Vehicle Regulations Clause (3) be amended by replacing the words "lot frontage" with the words "property line".	6.3 Motor Vehicle Regulations (3) No more than 50% of the lot frontage abutting an arterial street, expressway, or freeway shall have motor vehicle parking between a building and the street.	6.3 Motor Vehicle Regulations (3) No more than 50% of the property line abutting an arterial street, expressway, or freeway shall have motor vehicle parking between a building and the street.	This clarifies the regulation and removes reference to the term frontage from the zone. The term frontage is defined in reference to front and side lot line. However, there are no defined side, front, or rear lot lines in the MLM zone.
39	4.75	**Part 4C – MLM – Mixed Large Market Zone** **4C.7 Landscaping and Aesthetic Screening** Subsection 7.5 Aesthetic Screening of Incompatible Uses Clause (2) be amended by replacing the word "and" with the word "or" after the word "metre"	7.5 Aesthetic Screening of Incompatible Uses (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Mixed Large Market zone shall be aesthetically screened to a height of 1.83 metres and to the satisfaction of the Development Officer:	7.5 Aesthetic Screening of Incompatible Uses (2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Mixed Large Market zone shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:	This allows for some measure of flexibility in the application of the regulation as there are instance where screening is not necessary or may not be practical.

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<table>
<tr><th>Amend No.</th><th>Page</th><th>Proposed Amendment (C)</th><th>Existing Regulation (D)</th><th>Proposed Regulation (E)</th><th>Rationale (F)</th></tr>
<tr><td>40</td><td>5.5</td><td>Part 5A – IP - Industrial Prestige Zone

5A.3 Building and Land Use Requirements

Table 5A.T2 be amended by adding Section T2.8 with “Assembly, Recreation” under the Land Use column, “---“ under the Permitted column and “Discretionary” under the Discretionary column</td><td></td><td>TABLE 5A.T2: INDUSTRIAL PRESTIGE ZONE LAND USES
<table><tr><th>Sec.</th><th>Land Use</th><th>Permitted</th><th>Discretionary</th></tr><tr><td>T2.8</td><td>• Assembly, Recreation</td><td>---</td><td>Discretionary</td></tr></table></td><td>This change is necessary to make recreational facilities discretionary in the IP –Industrial Prestige zone.</td></tr>
<tr><td>41</td><td>5.16</td><td>Part 5A – IP – Industrial Prestige Zone

5A.7 Landscaping and Aesthetic Screening

Subsection 7.5 Aesthetic Screening of Incompatible Uses

Clause (2) be amended by replacing the word “and” with the word “or” after the word “metre”</td><td>7.5 Aesthetic Screening of Incompatible Uses

(2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened to a height of 1.83 metres and to the satisfaction of the Development Officer:</td><td>7.5 Aesthetic Screening of Incompatible Uses

(2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:</td><td>This allows for some measure of flexibility in the application of the regulation as there are instance where screening is not necessary or may not be practical.</td></tr>
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<tr><th>Amend No.</th><th>Page</th><th>Proposed Amendment (C)</th><th>Existing Regulation (D)</th><th>Proposed Regulation (E)</th><th>Rationale (F)</th></tr>
<tr><td>42</td><td>5.25</td><td>Part 5B – IL - Industrial Light Zone

5B.3 Building and Land Use Requirements

Section T2.8 of Table 5B.T2 be amended by adding the land use “Assembly, Recreation” after the land use “Assembly, Adult” in the Land Use column</td><td>TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES
<table><tr><th>Sec.</th><th>Land Use</th></tr><tr><td>T2.8</td><td>• Assembly, Adult
• Drive-Through,
• Accessory
• Industry, Salvaging – Heavy
• Retail Trade, Adult
• Retail Trade, Outdoor Lot
• Service Trade, Adult
• Storage, Hazardous
• Material
• Transportation, Parking Lot
• Wholesale Trade,
• Outdoor</td></tr></table></td><td>TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES
<table><tr><th>Sec.</th><th>Land Use</th></tr><tr><td>T2.8</td><td>• Assembly, Adult
• Assembly, Recreation
• Drive-Through,
• Accessory
• Industry, Salvaging – Heavy
• Retail Trade, Adult
• Retail Trade, Outdoor Lot
• Service Trade, Adult
• Storage, Hazardous
• Material
• Transportation, Parking Lot
• Wholesale Trade,
• Outdoor</td></tr></table></td><td>This change is necessary to make recreational facilities discretionary in the IL –Industrial Light zone.</td></tr>
<tr><td>43</td><td>5.29</td><td>Part 5B – IL – Industrial Light Zone

5B.4 Development Standards in the Industrial Light Zone

Table 5B.T3.3

Maximum Front Yard Setback

Replace the word “Maximum” with the word “Minimum”.</td><td>Maximum Front Yard Setback</td><td>Minimum Front Yard Setback</td><td>This is to correct an error.</td></tr>
</table>

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<tr><th>Amend No.</th><th>Page</th><th>Proposed Amendment (C)</th><th>Existing Regulation (D)</th><th>Proposed Regulation (E)</th><th>Rationale (F)</th></tr>
<tr><td>44</td><td>5.34</td><td>Part 5B – IL – Industrial Light Zone

5B.6 Parking and Loading

Subsection 6.3 Motor Vehicle Regulations

Be amended by deleting clause (2)(b).</td><td>6.3 Motor Vehicle Regulations

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:

(a) any area provided to meet the total site landscaping area; or

(b) the front yard.</td><td>6.3 Motor Vehicle Regulations

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:

(a) any area provided to meet the total site landscaping area;</td><td>This is to allow for parking is the front yard, which was allowed under the Regina Zoning Bylaw No. 9250.</td></tr>
<tr><td>45</td><td>5.39</td><td>Part 5B – IL – Industrial Light Zone

5B.7 Landscaping and Aesthetic Screening

Subsection 7.5 Aesthetic Screening of Incompatible Uses

Clause (2) be amended by replacing the word “and” with the word “or” after the word “metre”</td><td>7.5 Aesthetic Screening of Incompatible Uses

(2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened to a height of 1.83 metres and to the satisfaction of the Development Officer:</td><td>7.5 Aesthetic Screening of Incompatible Uses

(2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:</td><td>This allows for some measure of flexibility in the application of the regulation as there are instance where screening is not necessary or may not be practical.</td></tr>
<tr><td>46</td><td>5.45</td><td>Part 5C – IH - Industrial Heavy Zone

5C.3 Building and Land Use Requirements

Section T2.7 of Table 5C.T2 be amended by adding the land use “Assembly, Recreation” after the land use “Assembly, Range” in the Land Use column</td><td>TABLE 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES
<table><tr><th>Sec.</th><th>Land Use</th></tr><tr><td>T2.7</td><td>• Assembly, Range
• Drive-Through, Accessory
• Institution, Day Care
• Retail Trade, Outdoor Lot
• Wholesale Trade, Outdoor</td></tr></table></td><td>TABLE 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES
<table><tr><th>Sec.</th><th>Land Use</th></tr><tr><td>T2.7</td><td>• Assembly, Range
• Assembly, Recreation
• Drive-Through, Accessory
• Institution, Day Care
• Retail Trade, Outdoor Lot
• Wholesale Trade, Outdoor</td></tr></table></td><td>This change is necessary to make recreational facilities discretionary in the IH –Industrial Heavy zone.</td></tr>
</table>

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
47	5.46	**Part 5C – IH – Industrial Heavy Zone** **5C.4 Development Standards in the Industrial Heavy Zone** Table 5C.T3.3 Maximum Front Yard Setback Replace the word "Maximum" with the word "Minimum".	**Maximum Front Yard Setback**	**Minimum Front Yard Setback**	This is to correct an error.
48	5.51	**Part 5C – IH – Industrial Heavy Zone** **5B.6 Parking and Loading** Subsection 6.3 Motor Vehicle Regulations Be amended by deleting clause (2)(b).	6.3 Motor Vehicle Regulations (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in: (a) any area provided to meet the total site landscaping area; or (b) the front yard.	6.3 Motor Vehicle Regulations (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in: (a) any area provided to meet the total site landscaping area;	This is to allow for parking is the front yard, which was allowed under the Regina Zoning Bylaw No. 9250.
49	5.56	**Part 5C – IH – Industrial Heavy Zone** **5C.7 Landscaping and Aesthetic Screening** Subsection 7.5 Aesthetic Screening of Incompatible Uses Clause (2) be amended by replacing the word "and" with the word "or" after the word "metre"	7.5 Aesthetic Screening of Incompatible Uses (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened to a height of 1.83 metres and to the satisfaction of the Development Officer:	7.5 Aesthetic Screening of Incompatible Uses (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:	This allows for some measure of flexibility in the application of the regulation as there are instance where screening is not necessary or may not be practical.

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
50	6.30	**Part 6A – DCD-D – Downtown Direct Control District** **6A.7 Landscaping and Aesthetic Screening** Subsection 7.2 Aesthetic Screening of Incompatible Uses be amended by replacing the word "and" with the word "or" after the word "metre"	7.2 Aesthetic Screening of Incompatible Uses In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Downtown Direct Control District containing four or more dwelling units or a non-dwelling land us shall be aesthetically screened to a height of 1.83 metres and to the satisfaction of the Development Officer:	7.2 Aesthetic Screening of Incompatible Uses In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Downtown Direct Control District containing four or more dwelling units or a non-dwelling land us shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:	This allows for some measure of flexibility in the application of the regulation as there are instance where screening is not necessary or may not be practical.
51	6.141	**Part 6D – DCD-SD – Saskatchewan Drive/ North Railway Direct Control District** **6D.7 Landscaping and Aesthetic Screening** Subsection 7.5 Aesthetic Screening of Incompatible Uses Clause (2) be amended by replacing the word "and" with the word "or" after the word "metre"	7.5 Aesthetic Screening of Incompatible Uses (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres and to the satisfaction of the Development Officer:	7.5 Aesthetic Screening of Incompatible Uses (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:	This allows for some measure of flexibility in the application of the regulation as there are instance where screening is not necessary or may not be practical.
52	7.12	**Part 7B – I – Institutional Zone** **7B.6 Parking and Loading** Subsection 6.3 Motor Vehicle Regulations	6.3 Motor Vehicle Regulations (2)No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in: (a) any area provided to meet the total site landscaping area; or	6.3 Motor Vehicle Regulations (2)No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in: (a) any area provided to meet the total site landscaping area;	This is to allow for parking is the front yard, which was allowed under the Regina Zoning Bylaw No. 9250.

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
		Be amended by deleting clause (2)(b).	(b) the front yard.		
53	7.18	**Part 7B – I – Institutional Zone** **7B.7 Landscaping and Aesthetic Screening** Subsection 7.5 Aesthetic Screening of Incompatible Uses Clause (2) be amended by replacing the word "and" with the word "or" after the word "metre"	7.5 Aesthetic Screening of Incompatible Uses (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres and to the satisfaction of the Development Officer:	7.5 Aesthetic Screening of Incompatible Uses (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:	This allows for some measure of flexibility in the application of the regulation as there are instance where screening is not necessary or may not be practical.
54	7.32	**Part 7C – UH – Urban Holding Zone** **7C.7 Landscaping and Aesthetic Screening** Subsection 7.5 Aesthetic Screening of Incompatible Uses Clause (2) be amended by replacing the word "and" with the word "or" after the word "metre"	7.5 Aesthetic Screening of Incompatible Uses (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres and to the satisfaction of the Development Officer:	7.5 Aesthetic Screening of Incompatible Uses (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:	This allows for some measure of flexibility in the application of the regulation as there are instance where screening is not necessary or may not be practical.

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
55	7.36	**Part 7D – RW – Railway Zone** **7D.3 Building and Land Use Requirements** **Table 7D.T2** Section T1.1 be amended by replacing "Transportation, Railway" land use with "Transportation, Terminal" land use	**T1.1** • Open Space, Active • Public Use, General • Transportation, Railway • Utility, General	**T1.1** • Open Space, Active • Public Use, General • Transportation, Terminal • Utility, General	This is to correct an error.
56	7.45	**Part 7D – RW – Railway Zone** **7D.7 Landscaping and Aesthetic Screening** Subsection 7.5 Aesthetic Screening of Incompatible Uses Clause (2) be amended by replacing the word "and" with the word "or" after the word "metre"	7.5 Aesthetic Screening of Incompatible Uses (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres and to the satisfaction of the Development Officer:	7.5 Aesthetic Screening of Incompatible Uses (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:	This allows for some measure of flexibility in the application of the regulation as there are instance where screening is not necessary or may not be practical.
57	7.58	**Part 7E – PS – Public Service Zone** **7E.7 Landscaping and Aesthetic Screening** Subsection 7.5 Aesthetic Screening of Incompatible Uses	7.5 Aesthetic Screening of Incompatible Uses (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres and to the satisfaction of the Development Officer:	7.5 Aesthetic Screening of Incompatible Uses (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:	This allows for some measure of flexibility in the application of the regulation as there are instance where screening is not necessary or may not be practical.

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
		Clause (2) be amended by replacing the word "and" with the word "or" after the word "metre"			
58	N/A	**Part 9A – Zoning Maps** Be amended by changing the zoning on the property at 20 Sheppard Street from "PS" to "I".	**PS – Public Service**	**I - Institutional**	The zoning for this property was changed from "PS" to "I" by Council in April 2019 (Bylaw 2019-18). However, the change was not reflected in the new Zoning Bylaw when it went to Council for approval.
59	N/A	**Part 9A – Zoning Maps** Be amended by changing the zoning on the property at 1636 College Avenue "RL" to "ML".	**RL – Residential Low-rise**	**ML – Mixed Low-rise**	The zoning for this property was changed from "R4A" to "C" by Council. However, the change was not reflected in #9250 because it was awaiting approval of the OCP amendment from the Province. As such, the change was not reflected in the new Zoning Bylaw when it went to Council for approval.
60	N/A	**Chapter 10B – Hazardous Materials Characterization** Be amended by deleting this Appendix.			The Appendix is not referenced in the Bylaw. The list of hazardous material is regulated under the Environmental Management and Protection Act.

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Proposed Amendments to Draft *Regina Zoning Bylaw, 2019 (No. 2019-19)* – Considered and Approved by City Council June 17, 2019

Current Figure 1.E1 – Discretionary Use Process (Overview)

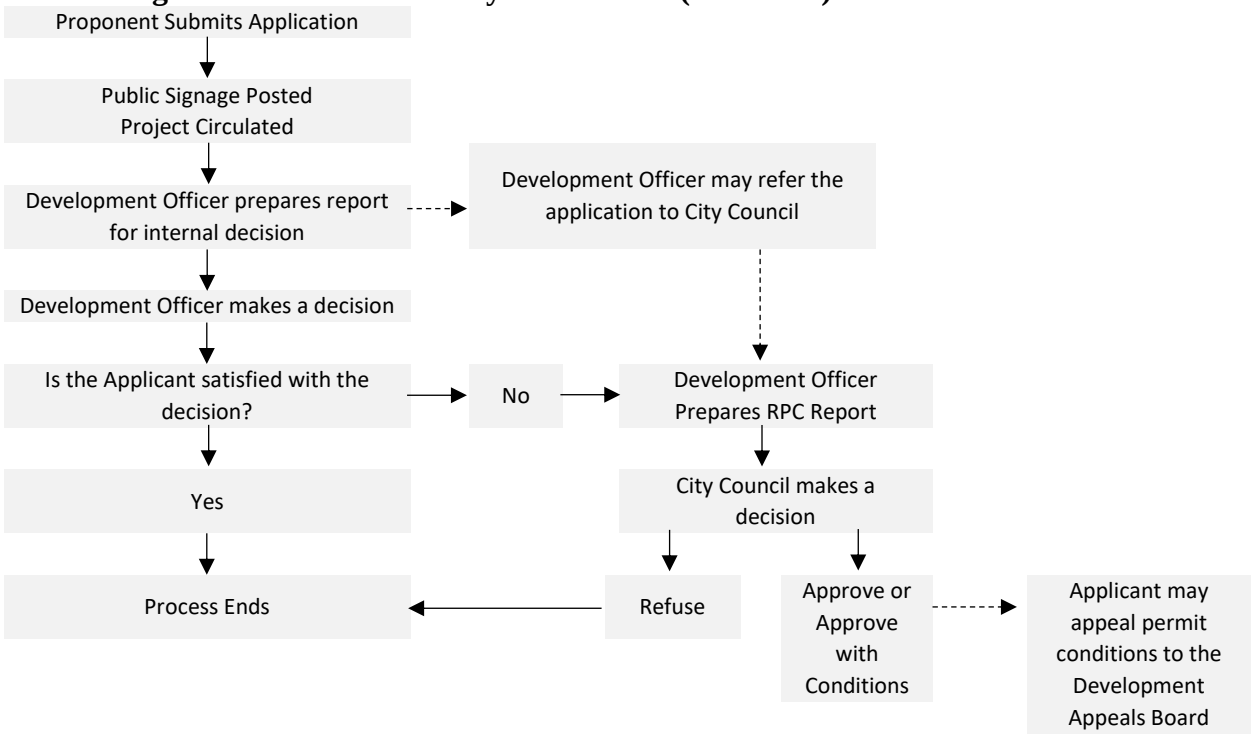

Figure 1.E1 – Discretionary Use Process (Overview)

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Proposed Amendments to Draft *Regina Zoning Bylaw, 2019 (No. 2019-19)* – Considered and Approved by City Council June 17, 2019

Proposed Figure 1.E1 – Discretionary Use Process (Overview)

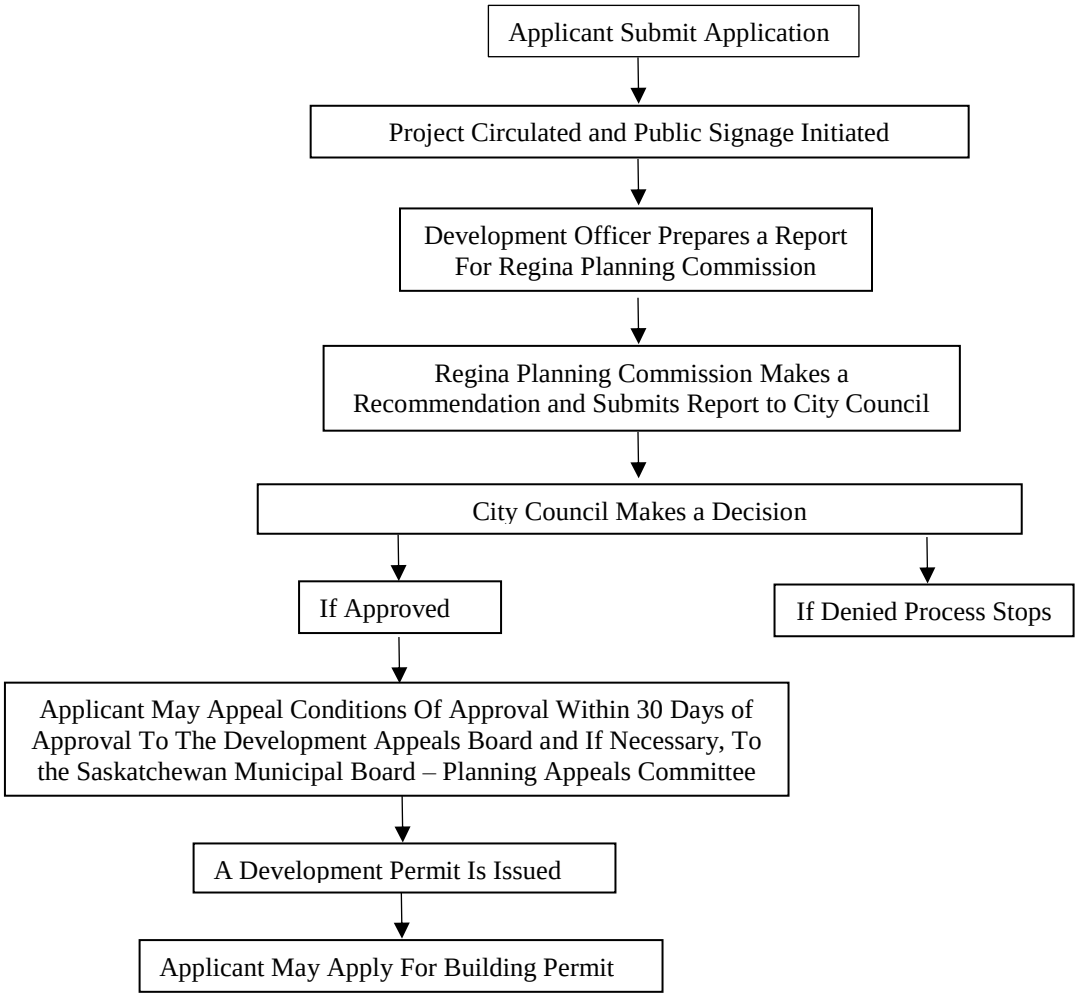

Figure 1.E1 – Discretionary Use Process (Overview)

APPENDIX B-1

Proposed Amendments to Draft *Regina Zoning Bylaw, 2019 (No. 2019-19)*

Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
1	N/A	**Chapter 3 – Residential Zones** Be amended by a adding new Part 3F - R1 – Residential Detached zone		See page 9	This change is based on public feedback received during June 17, 2019 City Council meeting.
2	N/A	**Part 8K – RID – Residential Infill Development Overlay Zone** Part 8K be amended to require development in the zone be consistent with recommendations in the Infill Housing Guidelines document with respect to being oriented towards the street, having height and massing that does not overwhelm the neighbouring homes and giving consideration to neighbour's access to sunlight, and to be incorporated specifically as follows:			This is to help infill development to be more context sensitive.
3	8.47	Subpart 8K.2 be amended by adding sections 8K.2(6) and (7)		(6) In addition to the development standards in subpart 8K.4, every development permit application relating to a use or development in the Residential Infill Development Overlay zone shall also be evaluated with respect to the manner in which the proposed use or development conforms to the regulations prescribed in subpart 8K.5.	This is necessary based on amendment number 2.

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Proposed Amendments to Draft *Regina Zoning Bylaw, 2019 (No. 2019-19)*

Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
				(7) Notwithstanding section 1E.3.8 (1) of Chapter 1, if the Development Officer concludes that an application for a development permit in the Residential Infill Development Overlay zone is not in conformity with the regulations prescribed in subpart 8K.5, the Development Officer shall not issue a development permit but may, upon request of the applicant, refer the application to City Council for reconsideration as a discretionary use.	This change gives the applicant the option of a Council review if the proposed development is not consistent with requirements of the overlay zone.
4	8.50	**Part 8K – RID – Residential Infill Development Overlay Zone** **8K.4 Development Standards** Section 4.2 Building Height Subsection (1)(b) be amended by deleting the existing wording and replacing it with "the average of the actual building height of all existing principal buildings on the same block face as the proposed development (see Figure 8K.F2)."	**4.2 Building Height** (1) For a proposed building containing two units or less on a lot zoned Residential, the maximum building height shall be the greater of: (a) 8.5 metres; or (b) the actual building height of an existing principal building on a next-door lot that is zoned Residential (see Figure 8K.F2).	**4.2 Building Height** (1) For a proposed building containing two units or less on a lot zoned Residential, the maximum building height shall be the greater of: (a) 8.5 metres; or (b) the average of the actual building height of all existing principal buildings on the same block face as the proposed development (see Figure 8K.F2).	This is necessary based on amendment number 2.
5	8.50	**Part 8K – RID – Residential Infill Development Overlay Zone** **8K.4 Development Standards** Section 4.2 Building Height	**4.2 Building Height** (2) Where a development is proposed pursuant to subsection 8K.4.2(1): (a) the drawings submitted as part of the development permit application shall	**4.2 Building Height** (2) Where a development is proposed pursuant to subsection 8K.4.2(1): (a) the drawings submitted as part of the development permit application shall	This is necessary based on the change in amendment number 4 and to prevent the developer from incurring significant cost to determine the height of

Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
		Be amended by deleting the wording in subsection (2)(b) and replacing it with "the average building height of existing principal buildings on the block face shall be determined based on estimates established by the Development Officer or, if the applicant disagrees with the Development Officer's estimate, based on surveyor's certificates submitted by the applicant showing the actual building height of each principal building on the same block face as the proposed development."	indicate the height of the proposed building; and (b) the applicant shall submit a surveyor's certificate showing the actual building height of the next-door lot.	indicate the height of the proposed building; and (b) the average building height of existing principal buildings on the block face shall be determined based on estimates established by the Development Officer or, if the applicant disagrees with the Development Officer's estimate, based on surveyor's certificates submitted by the applicant showing the actual building height of each principal building on the same block face as the proposed development.	buildings on the block face.
6	8.50	**Part 8K – RID – Residential Infill Development Overlay Zone** **Figure 8K.F2: Illustration of Building Height** Be amended by deleting the existing diagram and replacing it with a new diagram.	See Figure 8K.F2 on page 34 **Figure 8K.F2: Illustration of Building Height**	See Figure 8K.F2 on page 35 **Figure 8K.F2: Illustration of Building Height**	This is necessary based on the change in amendment number 5.
7	8.54	Be amended by adding a new subpart 8K.5.		**8K.5 Design Guidelines** **5.1 Definitions** For the purposes of this subpart, the following terms shall have the meaning assigned to them by this section.	This is necessary based on amendment number 2.

Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
				"parallel massing" means the physical bulk of a building where the primary ridge of the pitched roof is parallel to the front wall of the building. **"perpendicular massing"** means the physical bulk of a building where the primary ridge of the pitched roof is perpendicular to the front wall of the building. **"storey"** means the portion of a building between the top of any floor and the top of the floor immediately above it. If there is no floor above it, the portion between the top of the floor and the ceiling above it. This does not include the portion of the building that is the basement. **5.2 Location and Organization** Primary views shall be oriented towards adjacent streets, parks and open spaces. **5.3 Porch and Uncovered Balcony, Deck or Platform** Porches and uncovered balconies, decks or platforms at the front or rear of a building shall be adequately screened to avoid overlook onto flanking properties. **5.4 Massing** (1) For a flat roof structure the following shall apply: (a) a one storey Building, Detached with a dwelling is not subject to front or	

Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
				side wall stepback provisions stated in clause 8K.5.4(1)(b); (b) for a two to three storey Building, Detached with a flat roof that contains a dwelling: (i) where a minimum side yard setback of 1.2 metres on both sides is utilized, side walls may incorporate a maximum height of 8.5 metres (See Figure 8K.F4); and (ii) where a side yard setback of less than 1.2 metres is utilized on one side, the side wall above 7.2 metres in height shall incorporate a stepback of a minimum 1.2 metres from the side property line (See Figure 8K.F5); (c) where no front porch is provided, the front façade of a flat roof structure above 7.2 metres measured from the established grade shall be setback from the remainder of the façade by a minimum of 0.6 metres (See Figure 8K.F6); and (d) where a front porch is provided no front façade setback is required See Figure 8K.F4 on page 36 **Figure 8K.F4: Flat Roof Building with Side Yard Setback of 1.2 Metres** See Figure 8K.F5 on page 36	

Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
				Figure 8K.F5: Flat Roof Building with Side Yard Setback Less Than 1.2 Metres See Figure 8K.F6 on page 37 **Figure 8K.F6: Flat Roof Building with No Front Porch** (2) For a pitched roof structure the following shall apply: (a) a one storey Building, Detached with a dwellings is not subject to front, side or angular plane provisions stated in clause 8K.5.4(2)(b): (b) a two to three storey Building, Detached with a pitched roof that contains a dwelling, shall be consistent with to either the pitched roof perpendicular massing provisions in clause (c) or the pitched roof parallel massing provisions in clause (d); (c) for a pitched roof with perpendicular massing: (i) all portions of the structure shall be contained within 45 degree angular planes starting at 7.2 metres measured from the established grade at the sidewalls, and sloping from the sidewalls to the middle of the structure (See Figure 8K.F7); (ii) where no front porch is provided, the front façade shall be contained within a 45 degree angular plane starting at 7.2 metres measured	

Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
				from the established grade (See Figure 8K.F8); and (ii) where a front porch is provided, clause 2(c)(ii) does not apply; and See Figure 8K.F7 on page 37 **Figure 8K.F7: Perpendicular Massing on Pitched Roof Building** See Figure 8K.F8 on page 38 **Figure 8K.F8: Perpendicular Massing on Pitched Roof Building with No Front Porch** (d) for a pitched roof with parallel massing: (i) all portions of the structure shall be contained within 45 degree angular planes starting at 7.2 metres measured from the established grade at the front and rear walls, and sloping from the front and rear towards the middle of the structure (See Figure 8K.F9); (ii) side walls are not required to fit within an angular plane (See Figure 8K.F10). However, the area of the side wall above 7.2 metres measured from the established grade shall not exceed 60% of the total available side wall area. The permitted side wall area may be distributed anywhere within the available side wall area (See Figure 8K.F11); and	

Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
				(iii)front and rear wall angular plane provisions shall be followed whether or not there is a front porch. See Figure 8K.F9 on page 38 **Figure 8K.F9: Parallel Massing on Pitched Roof Building – Side Elevation** See Figure 8K.F10 on page 39 **Figure 8K.F10: Parallel Massing on Pitched Roof Building – Front Elevation** See Figure 8K.F11 on page 39 **Figure 8K.F11: Maximum Side Wall Area**	

PART 3F
R1 – RESIDENTIAL DETACHED ZONE

3F.1 INTENT

This zone is intended to:

(a) permit the development of dwelling units in detached buildings; and

(b) serve as a designation which preserves and protects the suburban residential community character of an area.

3F.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in part 3F apply to all land uses and developments in the Residential Detached zone.

(2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Detached zone.

(3) The Residential Detached zone shall apply to lands intended to permit the development of dwelling units only in detached buildings.

3F.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

(1) Table 3F.T1 lists building types that are permitted or discretionary in the Residential Detached zone.

(2) Any building types other than those listed in Table 3F.T1 are prohibited in the Residential Detached zone.

TABLE 3F.T1: RESIDENTIAL DETACHED ZONE BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	The maximum number of principal units in a Building, Detached shall be one.
T1.3	Building, Planned Group	---	Discretionary	---

3.2 LAND USE REQUIREMENTS

(1) Table 3F.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Detached zone, subject to compliance with:

(a) the land use specific regulations in Table 3F.T2;

(b) the development standards in subpart 3F.4;

(c) the parking and loading requirements in subpart 3F.6;

(d) the landscaping and aesthetic screening requirements of subpart 3F.7; and

(e) the other regulations of this Bylaw.

(2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3F.T2, the Development Officer shall evaluate the application based on the review criteria for discretionary uses listed in section 1E.3.6 of this Bylaw.

(3) The following land uses are prohibited in the Residential Detached zone:

(a) any land use that is not listed in Table 3F.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3F.T2; and

(c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

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Proposed Amendments to Draft *Regina Zoning Bylaw, 2019 (No. 2019-19)*

TABLE 3F.T2: RESIDENTIAL DETACHED ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Dwelling, Group Care • Dwelling, Unit	Permitted	---	---
T2.2	• Open Space, Active	Permitted	---	(1) The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a Retail Trade, Cannabis land use. (2) The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with an "Open Space, Active" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.3	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land use is restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of a Building, Detached with only one principal Dwelling Unit. (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the building; or, (ii) 80 square metres. where the calculation of such area shall include the area of the basement. (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified. (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building. (e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.
T2.4	• Assembly, Religious • Institution, Day Care • Service Trade, Homestay	---	Discretionary	(1) A land use in the "Assembly" land use class: (a) shall not be operated from an accessory building; and (b) shall be located only on sites adjoining and accessed by a collector or arterial street.

TABLE 3F.T2: RESIDENTIAL DETACHED ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
				(2) An "Assembly, Community" or "Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (3) The measurement required in subsection (2) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Assembly, Community" or "Institution Day Care" land use. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.5	• Public Use, General • Utility, General	Permitted	---	There shall be no exterior storage of goods, materials or equipment.
T2.6	• Planned Group	---	Discretionary	(1) A "Planned Group" shall allow all land uses and building types that are permitted or discretionary in the Residential Detached zone. (2) All buildings within the "Planned Group" shall comply with the applicable Development Standards specified in Table 3F.T3. (3) Buildings that are connected by underground parking structures or above-ground enclosed or non-enclosed structures shall be considered a" Planned Group" and shall comply with the regulations of this subsection. (4) A" Planned Group" containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total lot area to a communal amenity area. (5) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3F.7.

TABLE 3F.T2: RESIDENTIAL DETACHED ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.7	• Residential Business	Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in subsection (5). (4) Notwithstanding the permitted or discretionary area requirements of section T2.7, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area. (5) The following land uses or land use classes are prohibited as a "Residential Business" in the Residential Detached zone: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2.7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2.7 shall only be considered in locations designated, as "live/work" areas through a secondary or concept plan.

3.3 COMBINATION OF USES

(1) Subject to the land use specific regulations listed in Table 3F.T2, permitted or discretionary principal buildings in the Residential Detached zone may include a combination of uses that are either permitted or discretionary in the Residential Detached zone.

(2) Each principal use shall be in a separate unit within the building.

(3) The land use specific regulation from Table 3F.T2 for each of the combined uses shall apply.

(4) Where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3F.4 DEVELOPMENT STANDARDS IN THE RESIDENTIAL DETACHED ZONE

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 3F.T3 shall apply to all principal buildings and land uses in the Residential Detached zone.

TABLE 3F.T3 RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS

Sec.	Development Criteria	Standards (Per lot)	
		• Building, Detached	• Building, Planned Group
T3.1	**Minimum Lot Area**	325 square metres	Sum of minimum lot area as identified in T3.1 for each building type on the lot.
T3.2	**Minimum Lot Frontage**	10.5 metres	Where buildings on the lot front a public road: the sum of minimum lot frontage as identified in T3.2 for each building fronting a public street; otherwise: 7.5 metres.
T3.3	**Minimum Front Yard Setback**		
	(1) To garage (Subject to subclause 3F.6.4(4)(b))	6.0 metres	Minimum front yard setback otherwise required for each of the building types as identified in T3.3.
	(2) To non-garage portion of the building		
	(a) where a landscaped boulevard exists between the curb and the public sidewalk	3.0 metres	
	(b) where no landscaped boulevard exists between the curb and the public sidewalk	4.5 metres	

TABLE 3F.T3 RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS			
Sec.	**Development Criteria**	**Standards (Per lot)**	
		• **Building, Detached**	• **Building, Planned Group**
T3.4	**Minimum Rear Yard Setback**		
	(1) Lots with rear lane access	3.5 metres	Minimum rear yard setback otherwise required for each of the building types as identified in T3.4.
	(2) Lots without rear lane access	5.0 metres	
T3.5	**Minimum Side Yard Setback for Corner Lots**		
	(1) Flankage yard	450 millimetres	Minimum side yard setback for corner lots otherwise required for each of the building types as identified in T3.5.
	(2) Total side yard	1.65 metres	
T3.6	**Minimum Side Yard Setback for Interior Lots**		
	(1) Single side yard	1.2 metres	Minimum side yard setback for interior lots otherwise required for each of the building types as identified in T3.6.
	(2) Total side yard	2.4 metres	
T3.7	**Maximum Site Coverage**	50%	50%
T3.8	**Maximum Floor Area Ratio**	0.75	Maximum floor area ratio otherwise permitted for each building type as identified in the T3.8.
T3.9	**Maximum Building Height**	11 metres	11 metres

4.2 EXISTING MAINTENANCE EASEMENT

(1) Where a maintenance easement is registered on the title(s) of a lot in the Residential Detached zone regarding a zero lot development on an adjoining lot:

(a) if the lawfully existing zero lot development on the adjoining lot is damaged or destroyed by fire, flood or an act of God, it may be repaired or reconstructed as a new zero lot development;

(b) notwithstanding the minimum side yard requirements prescribed in Table 3F.T3, the owner of such lot shall perpetually keep the maintenance easement in favor of the adjoining lot on which the zero lot development is constructed;

(c) notwithstanding the permitted yard encroachments prescribed in Table 3F.T4, features such as fireplaces, chimneys, dryer vents, cold air intakes, hose bibs, downspouts, etc. and other architectural elements shall not encroach into the maintenance easement; and

(d) notwithstanding clause 3F.4.2 (1)(b), eaves from the building on the lot with maintenance easement can encroach on the maintenance easement to a maximum distance of 600 millimetres.

4.3 LOT FRONTAGE

(1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3F.F1:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3F.4.3(1)(a); and

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3F.4.3(1)(b).

(2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3F.F2:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and

(b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3F.4.3(2)(a).

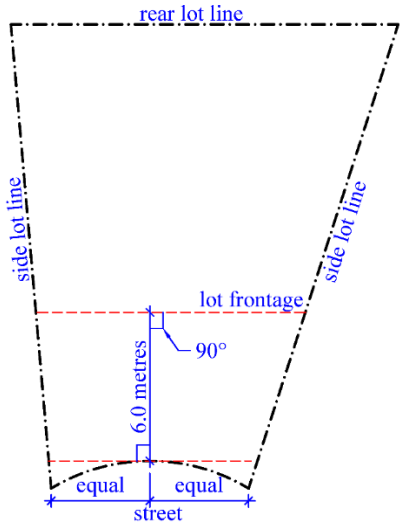

Figure 3F.F1: Minimum Lot Frontage on a Curved Front Lot

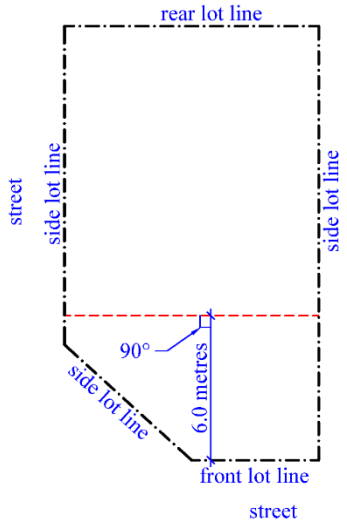

Figure 3F.F2: Minimum Lot Frontage on a Corner Lot

4.4 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3F.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.

(3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3F.T3 and 3F.T4.

TABLE 3F.T4: RESIDENTIAL DETACHED ZONE PERMITTED ENCROACHMENTS

Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	610 millimetres	450 millimetres
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	• One Interior Side Yard • Flankage Yard	610 millimetres	450 millimetres
T4.3	Fire escape	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.5	Porch	• Front Yard • Rear Yard	1.5 metres	3.0 metres
T4.6	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

TABLE 3F.T4: RESIDENTIAL DETACHED ZONE PERMITTED ENCROACHMENTS				
Sec.	**Structure**	**Permitted Yard**	**Maximum Projection into Permitted Yard**	**Minimum Setback from Lot Line**
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

4.5 HEIGHT EXCEPTIONS

(1) Subject to subsection 3F.4.5(2), the maximum building height listed in Table 3F.T3 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 3F.4.5(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

3F.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 3F.T4.7.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3F.T5 apply to all accessory buildings or structures in the Residential Detached zone.

TABLE 3F.T5 RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	**Development Criteria**	**Standard (Per lot)**
T5.1	**Maximum Area**	
	(1) Accessory to a Building, Detached;	75 square metres
	(2) Accessory to: (a) a building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 75 square metres or 15 per cent of the lot area.
T5.2	**Minimum Setback for an Accessory Building or Structure on an interior lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line	
	(i) where the vehicular access door of a garage faces the rear lot line adjoining a public lane; or	1.5 metres
	(ii) otherwise	600 millimetres

TABLE 3F.T5 RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	**Development Criteria**	**Standard (Per lot)**
	(b) setback from side lot lines	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	Same as otherwise required for the principal building on site.
T5.3	**Minimum Setback for an Accessory Building or Structure located on a corner lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line:	
	(i) where a vehicular access door of a garage faces rear lot line adjoining a public lane; or	1.5 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line; or	6.0 metres from flankage lot line
	(ii) otherwise	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	
	(i) where a vehicular access door of a garage faces flankage lot line; or	6.0 metres from flankage lot line
	(ii) otherwise	Same as otherwise required for the principal building on site.
T5.4	**Minimum Setback from a principal building on the site**	1.0 metre
T5.5	**Maximum Height**	
	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres
	(2) Otherwise	4.0 metres

5.3 ACCESSORY BUILDING OR STRUCTURE EXCEPTIONS

(1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3F.T5:

(a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space, it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building (see Figure 3F.F3); and

(b) notwithstanding clause 3F.5.3(a), where access to an attached or detached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be minimum 6.0 metres from the flankage lot line (see Figure 3F.F4);

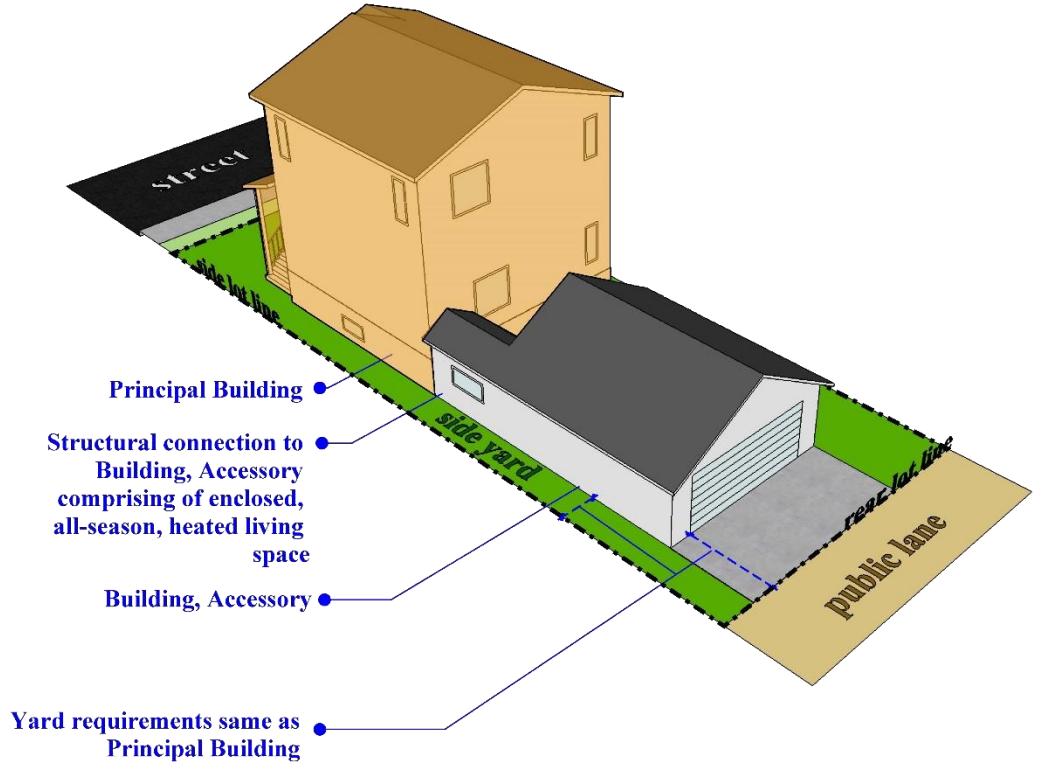

Figure 3F.F3: Accessory Connection

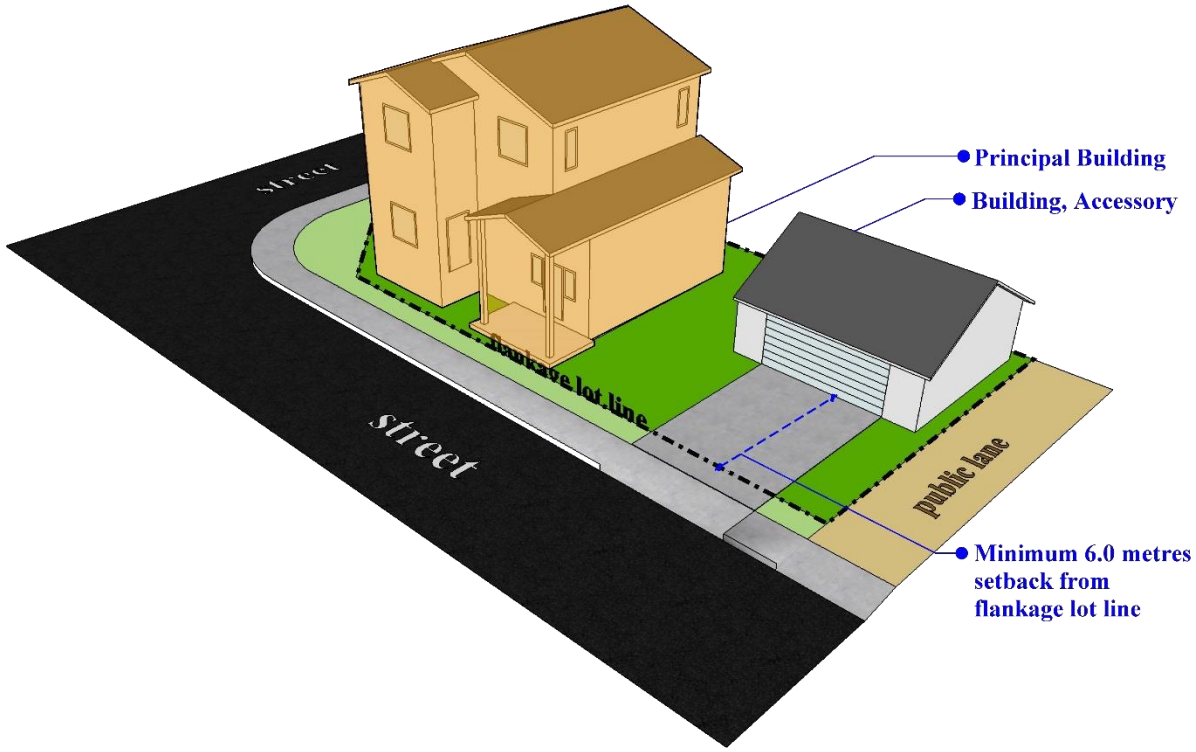

Figure 3F.F4: Flankage Yard Parking

(2) The minimum setback requirements of Table 3F.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard, provided that no part of the accessory structure overhangs the property line.

(3) Where a detached accessory structure mentioned in subsection 3F.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.

(4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 3F.T4.7.

3F.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential Detached zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) accessible building entrance, if it exists; or

(b) building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in subpart 1F.3 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvering area, garage door, loading stall or loading bay shall be located in:

(a) any areas provided to meet the total site landscaping area; or

(b) the required front yard unless otherwise specified in this Bylaw.

(3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site (see Figure 3F.F5).

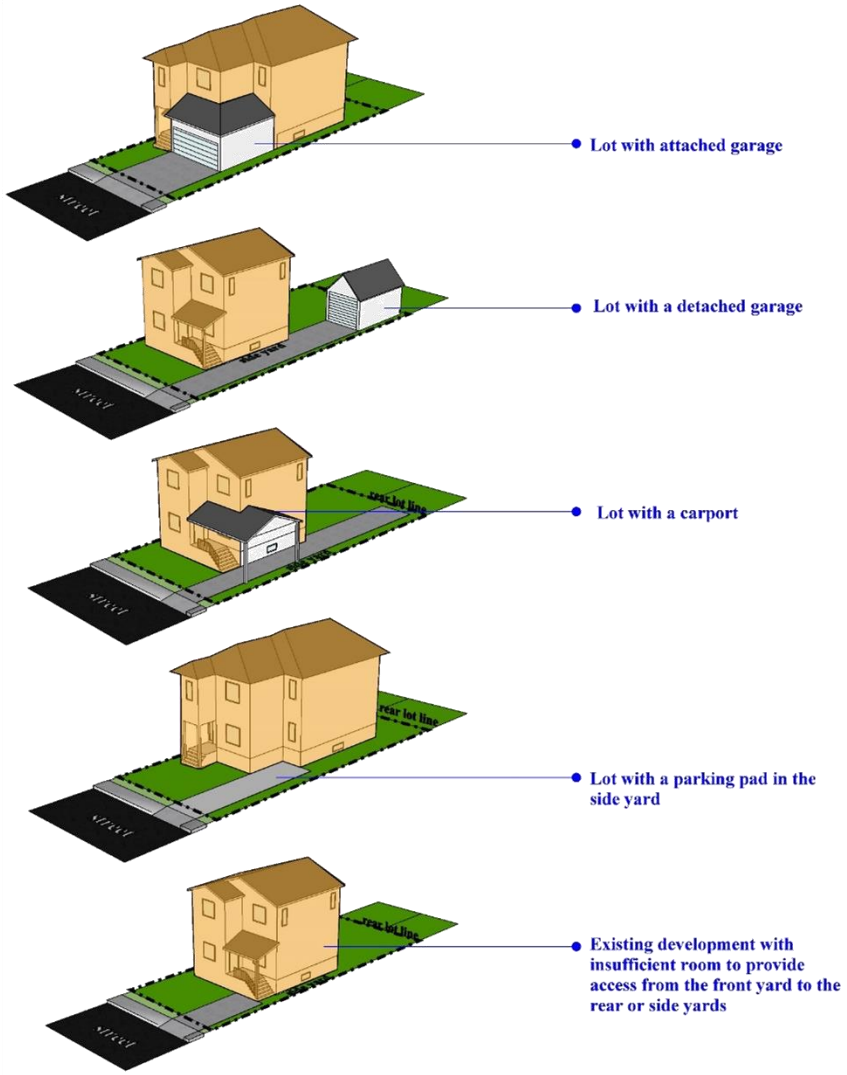

Figure 3F.F5: Front Yard Parking

(4) The following requirements apply in determining the location of access to parking on a lot in the Residential Detached zone:

(a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;

(b) notwithstanding clause 3F.6.3(4)(a), front yard vehicular access may be permitted, where:

(i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or

(ii) more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and

(iii) the lot has a minimum frontage of 10.5 metres.

(c) where a lot does not back onto a lane, the following conditions allow for front yard parking:

(i) the lot has an attached garage with access provided from the front yard; or

(ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard; or

(iii) the lot contains an existing development with insufficient room to provide access from the front yard to the rear or side yards.

(5) Where a lot in the Residential Detached zone is a corner lot, the following conditions allow for flankage yard parking:

(a) the lot has an attached garage with access provided from the flankage yard;

(b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or

(c) there is insufficient room to provide access from the flankage yard to the rear or side yards.

(6) Where vehicle access to the required parking stall is provided from the front yard, the number of vehicles parked on a legal driveway located in the front yard is limited to the capacity of the garage, carport or parking pad, or two, whichever is greater.

(7) The maximum width of a driveway in the Residential Detached zone shall not exceed the exterior dimensions of the garage, carport or the parking pad for a building containing only Dwelling land uses.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 3F.T6 apply to development in the Residential Detached zone.

(2) If, in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fractions over one-half shall be deemed to be equivalent to one stall.

(3) The required parking stalls may be provided as tandem parking unless otherwise specified in this Bylaw.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

<table>
<tr><th colspan="4">TABLE 3F.T6: RESIDENTIAL DETACHED ZONE PARKING REQUIREMENTS</th></tr>
<tr><th>Sec.</th><th>Land Use</th><th colspan="2">Motor Vehicle</th></tr>
<tr><td>T6.1</td><td>Dwelling, Secondary Suite or Dwelling, Unit</td><td colspan="2">One stall is required per Dwelling Unit.</td></tr>
<tr><td>T6.2</td><td>Dwelling, Group Care</td><td colspan="2">Greater of:
(a) one stall is required per six beds; or
(b) two stalls are required.</td></tr>
<tr><td>T6.3</td><td>Dwelling, Assisted Living</td><td colspan="2">0.4 stalls are required per Dwelling Unit.</td></tr>
<tr><td>T6.4</td><td>Planned Group</td><td colspan="2">Same as the requirement for the permitted or discretionary Dwelling use in the Residential Detached zone.</td></tr>
<tr><td>T6.5</td><td>Service Trade, Homestay</td><td colspan="2">0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.</td></tr>
<tr><td>T6.6</td><td>Business, Residential</td><td colspan="2">(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle.
(2) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.7 shall apply.</td></tr>
<tr><td rowspan="9">T6.7</td><td rowspan="9">Institution, Day Care</td><td colspan="2">(1) One stall is required per land use; and
(2) Passenger drop-off stall in accordance with the following:</td></tr>
<tr><td>Individuals under care</td><td>Minimum Number of Passenger Drop-off stalls</td></tr>
<tr><td>1-10</td><td>1 stall</td></tr>
<tr><td>10-15</td><td>2 stalls</td></tr>
<tr><td>16-30</td><td>3 stalls</td></tr>
<tr><td>31-45</td><td>4 stalls</td></tr>
<tr><td>46-60</td><td>5 stalls</td></tr>
<tr><td>More than 60</td><td>Two additional stalls for each increment of 15 individuals in excess of 60</td></tr>
<tr><td colspan="2">(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.
(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</td></tr>
<tr><td>T6.8</td><td>All other land uses</td><td colspan="2">One stall is required per 75 square metres of total floor area.</td></tr>
</table>

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 3F.6.5(1).

(3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsection 3F.6.5(1) or (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 3F.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 10 required motor vehicle parking stalls in a development containing non-dwelling land uses, whether to meet the parking requirement in Table 3F.T6 or not, there shall be either:

(a) two short-term bicycle parking stalls;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of the clauses 3F.6.6(1)(a) and (b).

(2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(4) Required long-term bicycle stalls shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

(1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.

(2) Notwithstanding the motor vehicle parking requirements in subpart 3F.6.4 and 3F.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 3F.6.7(1).

3F.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 3F.T7 apply to principal land uses and developments in the Residential Detached zone.

TABLE 3F.T7: RESIDENTIAL DETACHED ZONE TOTAL SITE LANDSCAPING REQUIREMENTS

Sec.	Land Use	Minimum Landscaping Requirements
T7.1	For a : • Dwelling, Unit; or • Dwelling, Group Care	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: (a) a walkway; and (b) a driveway leading to an approved parking stall.
T7.2	• Assembly, Community • Assembly, Religious • Institution, Day Care • Service Trade, Homestay	10% total site landscaping area
T7.3	• Planned Group	15% total site landscaping area
T7.4	• Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential	No requirement

(2) For all uses listed in sections T7.2 and T7.3 of Table 3F.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3F.T7.

(3) If there is a conflict between the requirements in Table 3F.T7, the most stringent requirement shall apply.

(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

(1) For all uses listed in sections T7.2 and T7.3 of Table 3F.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3F.T7:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every ten metres along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.

(2) The total site landscaping area, as required Table 3F.T7, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscape design areas (see Figure 3F.F6);

(c) boulevard areas;

(d) curbing;

(e) perimeter screening; and

(f) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 3F.F6 may be subject to additional landscaping requirements.

(4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

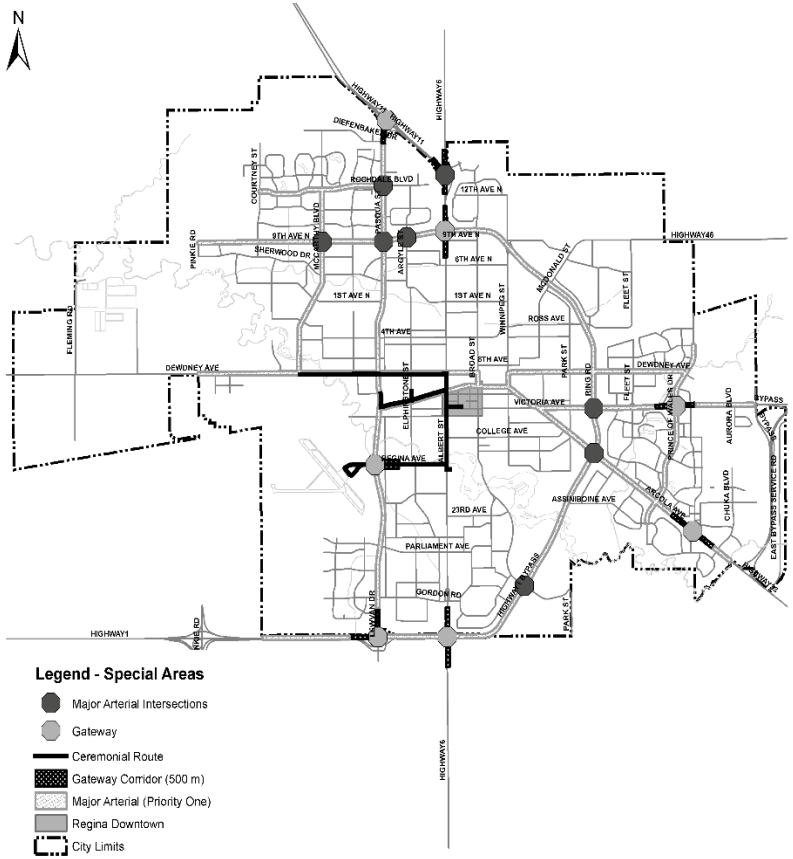

Figure 3F.F6: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Residential Detached zone shall provide minimum 1.83 metre high aesthetic screening along its abutting lot lines, where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential Detached zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) all collection areas for garbage, refuse or recycling; and

(b) all storage areas that are outdoors or partially outdoors.

Current Figure 8K.F2: Illustration of Building Height

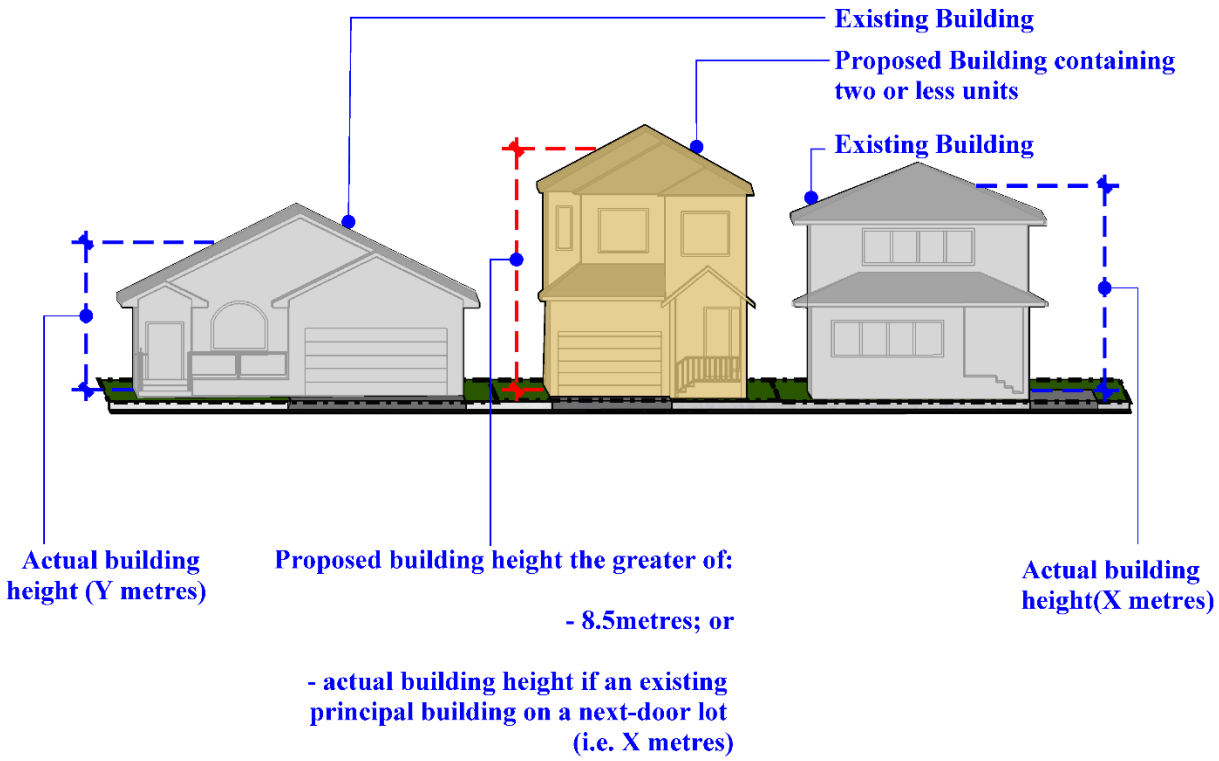

Figure 8K.F2: Illustration of Building Height

Proposed Figure 8K.F2: Illustration of Building Height

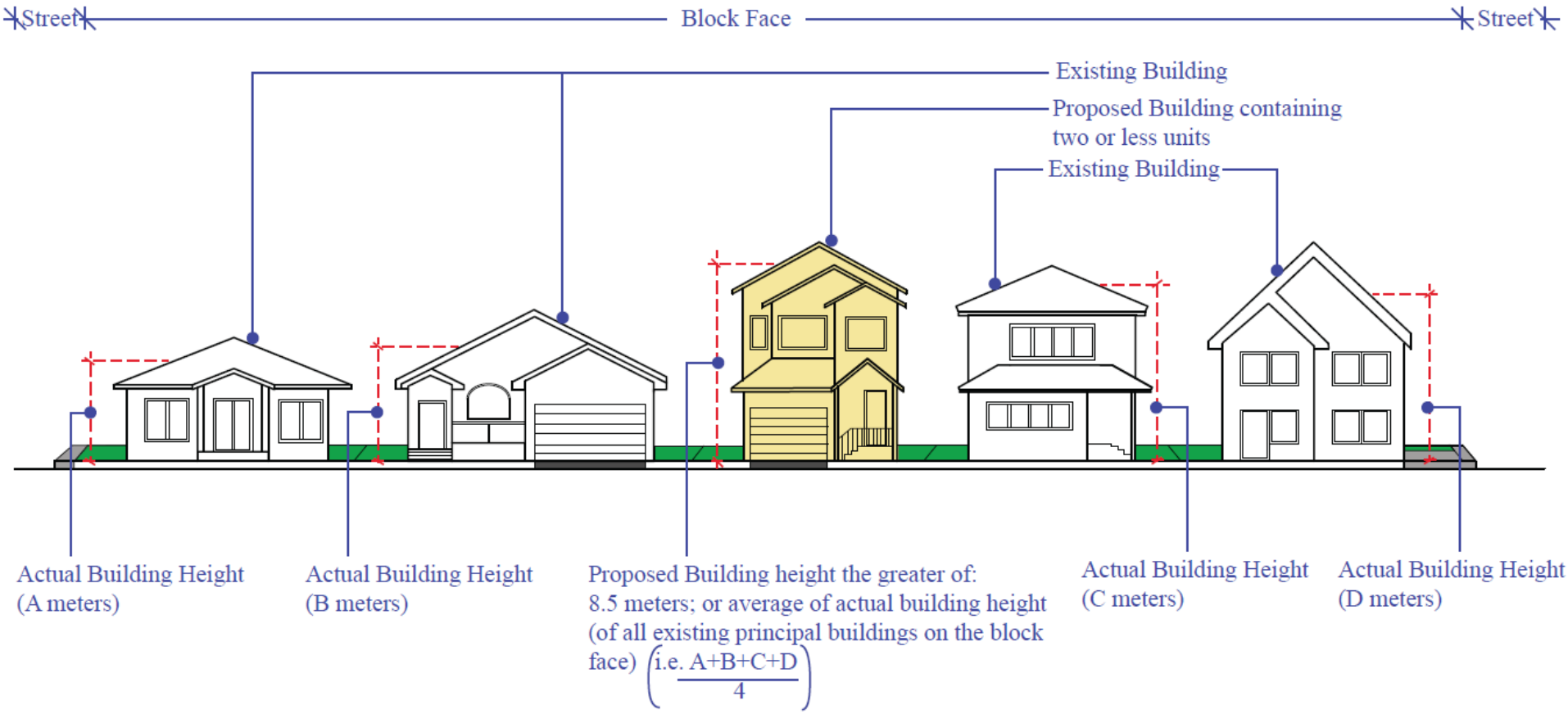

Figure 8K.F2: Illustration of Building Height

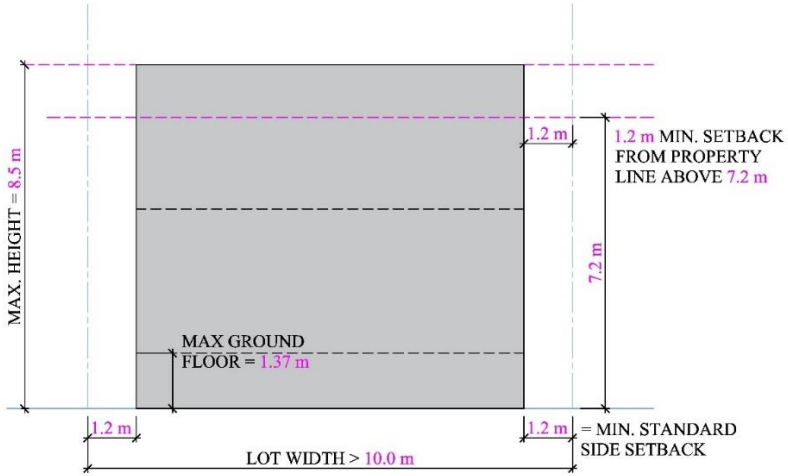

Figure 8K.F4: Flat Roof Building with Side Yard Setback of 1.2 Metres

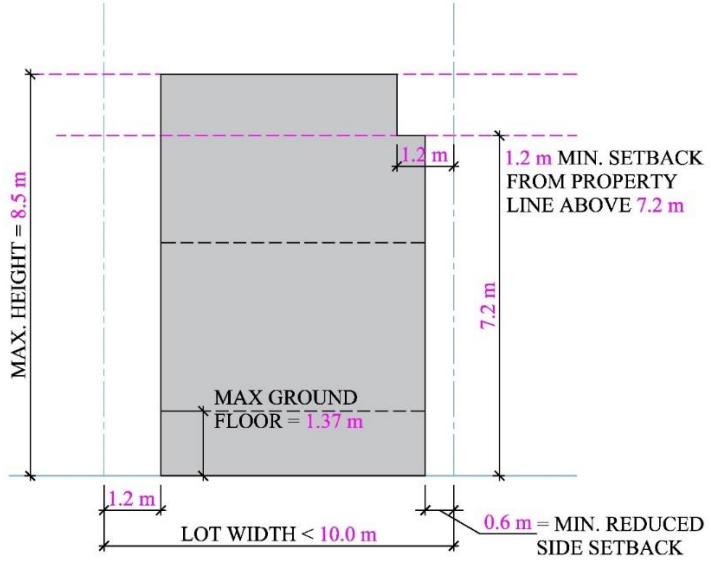

Figure 8K.F5: Flat Roof Building with Side Yard Setback Less Than 1.2 Metres

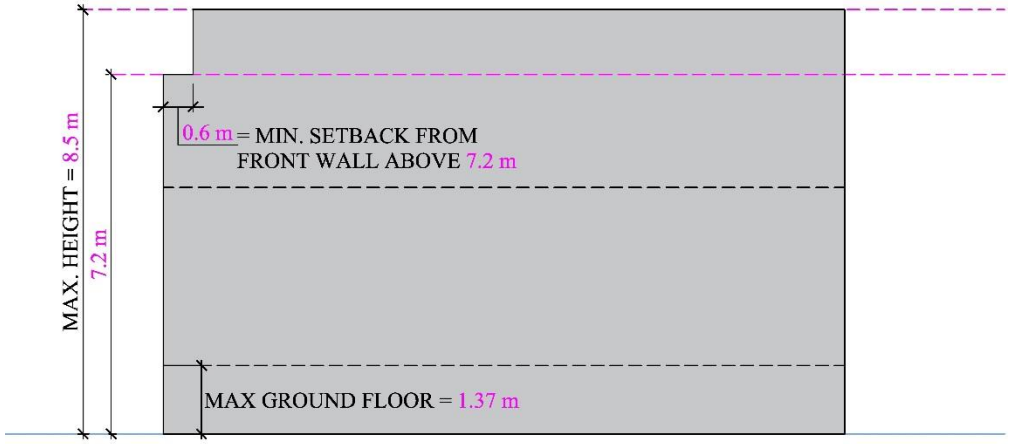

Figure 8K.F6: Flat Roof Building with No Front Porch

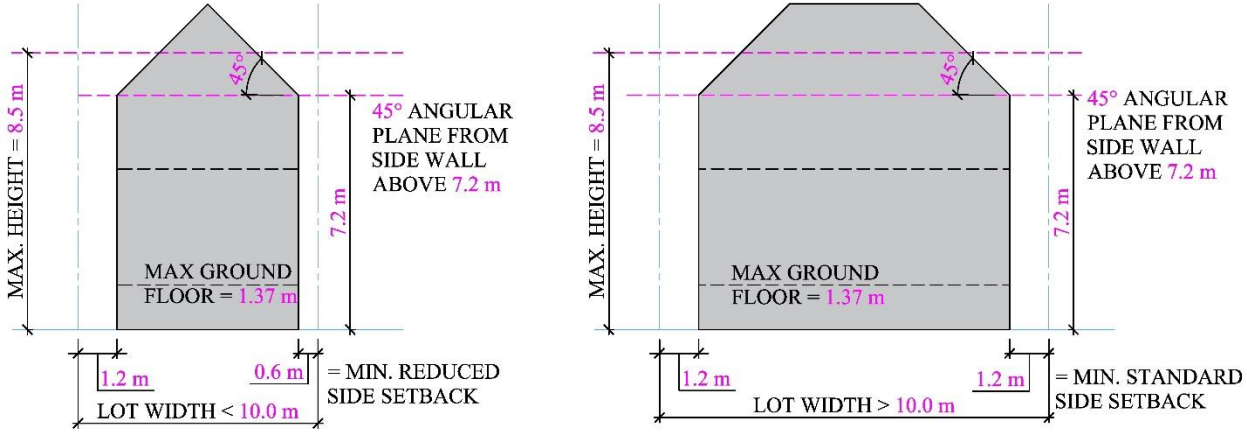

Figure 8K.F7: Perpendicular Massing on Pitched Roof Building

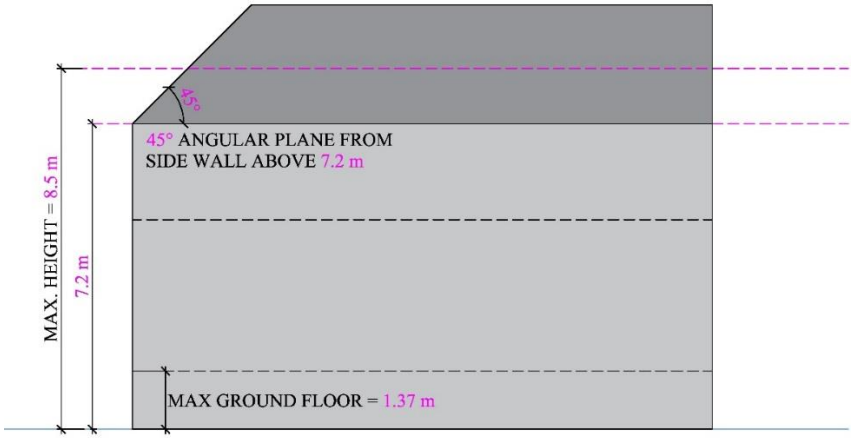

Figure 8K.F8: Perpendicular Massing on Pitched Roof Building with No Front Porch

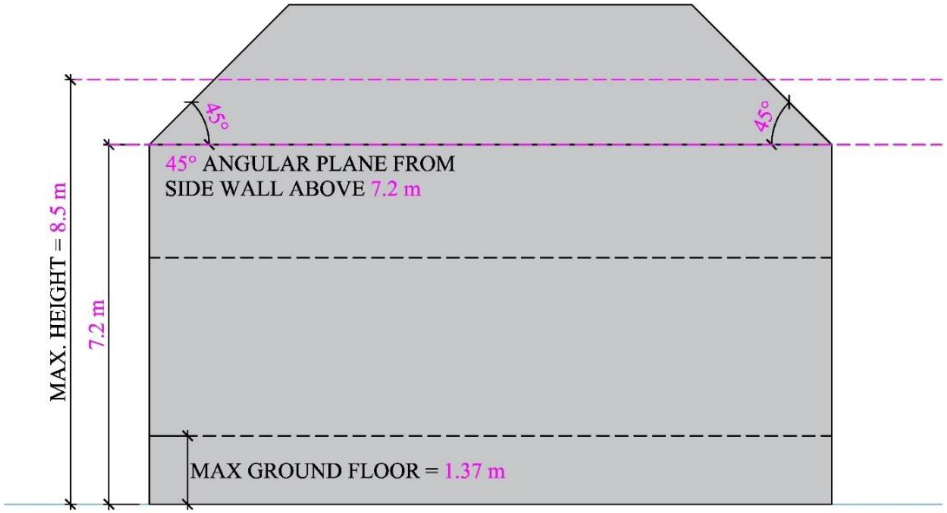

Figure 8K.F9: Parallel Massing on Pitched Roof Building – Side Elevation

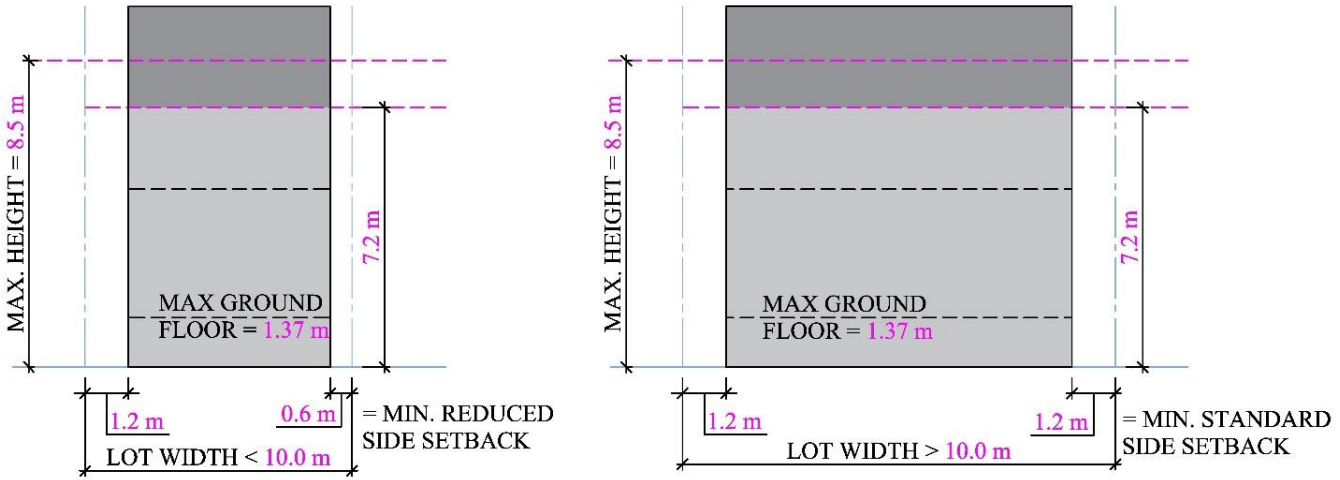

Figure 8K.F10: Parallel Massing on Pitched Roof Building – Front Elevation

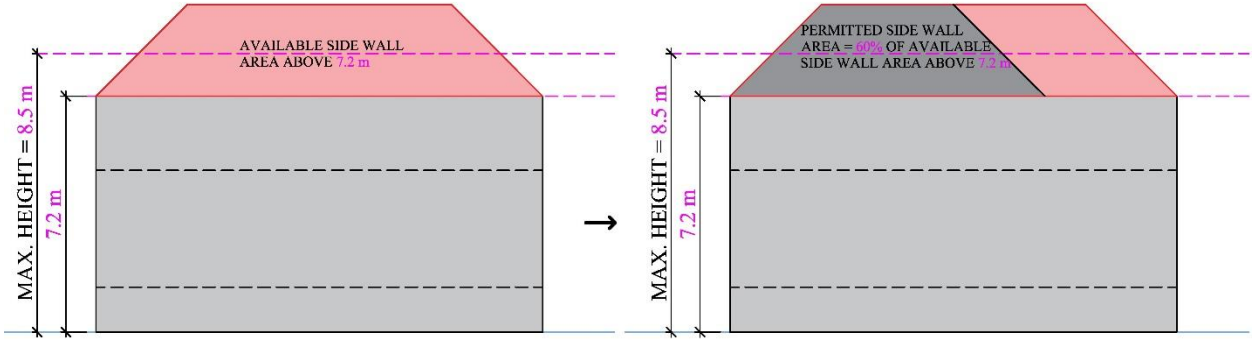

Figure 8K.F11: Maximum Side Wall Area

CM19-11

August 6, 2019

To: His Worship the Mayor
And Members of City Council

Re: The Regina Sign Bylaw, 2019 (No. 2019-20) Supplemental Report #2

RECOMMENDATION

That this report be received and filed.

CONCLUSION

Having considered the representations made at the June 17, 2019 public hearing and other submissions made to City Council in relation to *The Regina Sign Bylaw, 2019 (Bylaw No. 2019-20),* Council approved several amendments to the proposed bylaw which have been advertised in accordance with *The Planning and Development Act, 2007*.

BACKGROUND

On May 15, 2019, City Council considered and approved first reading of *The Regina Sign Bylaw, 2019 (No. 2019-20).* A subsequent public hearing was held on June 17, 2019 where members of the public made representations to City Council on the proposed bylaw. After the public hearing, City Council considered item CM19-7 "*The Regina Zoning Bylaw, 2019 (No. 2019-19)* & *The Sign Bylaw (No. 2019-20) Supplemental Report*" and approved the following alterations to *The Regina Sign Bylaw, 2019:*

- correction of typographical errors, omissions or discrepancies;
- clarification or addition of definitions to assist with interpretation of the regulations; and
- an amendment to allow billboards to be permitted up to the same maximum allowable size as the sign type within the applicable zone.

DISCUSSION

The alterations made by City Council on June 17, 2019 to the proposed Sign Bylaw are listed in Appendix A-1, which also outlines the rationale and any implications associated with each alteration. Direction was provided by City Council for the Administration to report back with criteria to address issues related the proximity of portable signs in relation to residential uses at a future date.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

None with respect to this report.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The required notices will be published in the newspaper in accordance with *The Planning and Development Act, 2007*.

DELEGATED AUTHORITY

City Council's approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

Fred Searle, Director
Planning & Development Services

Respectfully submitted,

Diana Hawryluk, Executive Director
City Planning & Community Development

Report prepared by: Rohan Swaby, Manager, City Projects

APPENDIX A-1

Proposed Amendments to Draft *Regina Sign Bylaw, 2019 (No. 2019-20)* – Considered and Approved by City Council June 17, 2019

Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
1	2	**Part 1 – Interpretation** Section 5(g) be amended by adding ", but does not include portable signs used for this purpose" after "where the sign is installed" and before ";".	5(g) "billboard sign" means any sign which directs persons to or advertises goods, products, services or facilities situated or provided at a different property from where the sign is installed;"	5(g) "billboard sign" means any sign which directs persons to or advertises goods, products, services or facilities situated or provided at a different property from where the sign is installed, but does not include portable signs used for this purpose;"	This change helps clarify that portable signs are not subject to the regulations for billboard signs.
2	5	**Part 1 – Interpretation** Section 5(ww) be amended by adding "used for on-site or off-site advertising that is" between "means a sign" and "mounted on a trailer."	5(ww) "portable sign" means a sign mounted on a trailer, stand or similar support structure which is designed in such a manner that the sign can be readily relocated to provide advertising at another location and does not include signs painted directly on motor vehicles;	5(ww) "portable sign" means a sign used for on-site or off-site advertising that is mounted on a trailer, stand or similar support structure which is designed in such a manner that the sign can be readily relocated to provide advertising at another location and does not include signs painted directly on motor vehicles;	This change helps clarify that portable signs are treated separately from billboard signs despite them also being used for off-site advertising.
3	6	**Part 1 – Interpretation** Section 5(ddd) and 5(ggg) be amended, respectively by amending the definition of "sandwich board sign" to read "means a portable A-frame style sign hinged at the apex to be folded into a sandwich position when transported or stored." by deleting the definition of "sidewalk sign" in its entirety, and renumbering the remaining clauses accordingly.	5(ddd) "sandwich board sign" means a folding sign that is located in front of the business for which it is advertising; 5(ggg) "sidewalk sign" means a sign located on a sidewalk;	5(ddd) "sandwich board sign" means a portable A-frame style sign hinged at the apex to be folded into a sandwich position when transported or stored.	Wording and definition are consistent with terminology in the Clean Property Bylaw. This definition provides greater clarity and specificity with regard to the form of the sign. "Sidewalk sign" is not used in the bylaw in order to remain consistent with existing definitions and regulations for sandwich board signs.

APPENDIX A-1

Proposed Amendments to Draft *Regina Sign Bylaw, 2019 (No. 2019-20)* – Considered and Approved by City Council June 17, 2019

Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
4	9	**Part 2 – Sign Permit** Section 16 be amended by replacing 16(i) "sidewalk signs" with "sandwich board signs'. Section 16 be amended by replacing the words "A sign permit is not required for the following signs as defined in this Bylaw, unless the sign has any of the characteristics listed in section 17:" with "The following sign types are permitted in all zones and do not require a permit unless the sign has any of the characteristics listed in section 17:".	16. A sign permit is not required for the following signs as defined in this Bylaw, unless the sign has any of the characteristics listed in section 17: (a) Election signs; (b) Construction signs; (c) Real estate signs; (d) Garage/yard sale signs; (e) Directional signs; (f) Address designation signs; (g) Government signs; (h) Window signs; (i) Sidewalk signs; (j) Historic markers; and (k) Banner signs.	16. The following sign types are permitted in all zones and do not require a permit unless the sign has any of the characteristics listed in section 17: (a) Election signs; (b) Construction signs; (c) Real estate signs; (d) Garage/yard sale signs; (e) Directional signs; (f) Address designation signs; (g) Government signs; (h) Window signs; (i) Sandwich board signs; (j) Historic markers; and (k) Banner signs.	This change reflects the change from "sidewalk sign" back to "sandwich board sign" as is this the existing terminology used in the Clean Property Bylaw. Except for sandwich board signs, the sign types identified in this section are commonly erected in residential areas; this amendment clarifies that these signs are not restricted by zone. Sandwich board signs have specific regulations that limit them to use by businesses, so the impact of permitting them in a residential area is expected to be minimal.
5	11	**Part II – Sign Permit** **Validity** Section 25 be amended by changing the listed date from "June 31" to "June 30".	25. A sign permit issued pursuant to this Bylaw for a portable sign shall be valid until June 31 of each year.	25. A sign permit issued pursuant to this Bylaw for a portable sign shall be valid until June 30 of each year.	Correcting mistake in date; there are only 30 days in June.
6	12	**Part III – Construction Standards** **General** Section 35 be amended by replacing "section 33" after "Notwithstanding" with "section 34".	35. Notwithstanding section 33 where a real estate or construction sign will be located on a lot under development or on an active construction site where public access is limited, such signs are not required to be designed by an engineer.	35. Notwithstanding section 34 where a real estate or construction sign will be located on a lot under development or on an active construction site where public access is limited, such signs are not required to be designed by an engineer.	Correcting mistake in reference; section 18 was added and shifted all subsequent sections up one in terms of numbering. Proper reference now is to section 34.

APPENDIX A-1

Proposed Amendments to Draft *Regina Sign Bylaw, 2019 (No. 2019-20)* – Considered and Approved by City Council June 17, 2019

Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
7	16	**Part IV – Sign Location** **Setback** Section 53 be amended by replacing "section 51" after "Notwithstanding" with "section 52".	53 Notwithstanding section 51, no portion of a freestanding sign shall be erected within 1.2 metres of any property line or from any building which is on the same property, unless such sign is constructed entirely of non-combustible materials except for the display area and backing.	53 Notwithstanding section 52, no portion of a freestanding sign shall be erected within 1.2 metres of any property line or from any building which is on the same property, unless such sign is constructed entirely of non-combustible materials except for the display area and backing.	Correcting mistake in reference; section 18 was added and shifted all subsequent sections up one in terms of numbering. Proper reference now is to section 52.
8	17	**Part IV – Sign Location** **Illuminated and Digital Signs** Section 57 be amended by adding "direct control districts where permitted by this Bylaw," after the words "special, commercial, industrial and mixed-use zones,".	**Part IV – Sign Location** **Illuminated and Digital Signs** 57 Digital and illuminated signs shall be permitted only in special, commercial, industrial and mixed-use zones provided that there is at least 15.0 metres between the sign and any residential use.	**Part IV – Sign Location** **Illuminated and Digital Signs** 57 Digital and illuminated signs shall be permitted only in special, commercial, industrial and mixed-use zones, and in direct control districts where permitted by this Bylaw, provided that there is at least 15.0 metres between the sign and any residential use.	Digital and illuminated signs are currently permitted in some DCDs, which were formerly captured under Special zones. As they have their own chapter now, it is necessary to identify them in this section to avoid confusion.
9	19	**Part IV – Sign Location** **Portable Signs** Section 60 be amended by changing wording from "Excludes contract zones" to "excludes contract zones except as permitted within a contract zone agreement".	**Part IV – Sign Location** **Portable Signs** 60 Portable signs shall be permitted in the following zones subject to the following conditions: **Table 1.1: Portable Signs**	**Part IV – Sign Location** **Portable Signs** 60 Portable signs shall be permitted in the following zones subject to the following conditions: **Table 1.1: Portable Signs**	Proposed change would make location regulation consistent with existing standards in ZB 9250 that refer users to contract zone agreement. Certain contract zones may actually permit portable signs within the agreement. This change ensures consistency with those agreements.

APPENDIX A-1

Proposed Amendments to Draft *Regina Sign Bylaw, 2019 (No. 2019-20)* – Considered and Approved by City Council June 17, 2019

<table>
<tr><th>Amend No.</th><th>Page</th><th>Proposed Amendment (C)</th><th>Existing Regulation (D)</th><th>Proposed Regulation (E)</th><th>Rationale (F)</th></tr>
<tr>
<td></td>
<td></td>
<td>Section 60 be amended by removing the period after “Excludes contract zones” and adding “except where permitted by specific contract zone agreements.”

Section 60 be amended by changing reference from Downtown to DCD-D.</td>
<td>
<table>
<tr><td rowspan="2">Land Use Zones</td><td colspan="2">Sign Standards</td></tr>
<tr><td>Max. Sign Surface Area</td><td>Max. Height</td></tr>
<tr><td>ML, MH, MLM, Downtown and all Special[1] and Industrial zones</td><td>6.0 m^2</td><td>3.2 m</td></tr>
<tr><td colspan="3">Key:
[1] = Excludes contract zones.</td></tr>
</table>
</td>
<td>
<table>
<tr><td rowspan="2">Land Use Zones</td><td colspan="2">Sign Standards</td></tr>
<tr><td>Max. Sign Surface Area</td><td>Max. Height</td></tr>
<tr><td>ML, MH, MLM, DCD-D and all Special[1] and Industrial zones</td><td>6.0 m^2</td><td>3.2 m</td></tr>
<tr><td colspan="3">Key:
[1] = Excludes contract zones except as permitted within a contract zone agreement.</td></tr>
</table>
.
</td>
<td>This change makes the reference to Downtown consistent with the definitions in this Bylaw where “DCD-D” is the term defined.</td>
</tr>
<tr>
<td>10</td>
<td>20</td>
<td>Part IV – Sign Location

Portable Signs

Section 63 be amended by replacing “section 61” after “Notwithstanding” with “section 62”.</td>
<td>63 Notwithstanding section 61, where there are two or more portable signs:

(a) on a corner lot; and

(b) positioned at right angles to each other so they face traffic flows on separate streets

they may be placed closer together than 20.0 metres.</td>
<td>63 Notwithstanding section 62, where there are two or more portable signs:

(a) on a corner lot; and

(b) positioned at right angles to each other so they face traffic flows on separate streets

they may be placed closer together than 20.0 metres.</td>
<td>Correcting mistake in reference; section 18 was added and shifted all subsequent sections up one in terms of numbering. Proper reference now is to section 62.</td>
</tr>
<tr>
<td>11</td>
<td>20</td>
<td>Part IV – Sign Location</td>
<td>Part IV – Sign Location</td>
<td>Part IV – Sign Location</td>
<td>Proposed change would make location regulation consistent</td>
</tr>
</table>

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Proposed Amendments to Draft *Regina Sign Bylaw, 2019 (No. 2019-20)* – Considered and Approved by City Council June 17, 2019

<table>
<tr><th>Amend No.</th><th>Page</th><th>Proposed Amendment (C)</th><th>Existing Regulation (D)</th><th>Proposed Regulation (E)</th><th>Rationale (F)</th></tr>
<tr>
<td></td>
<td></td>
<td>Freestanding Signs

Section 66 be amended by changing wording from “Excludes contract zones.” to “Excludes contract zones except as permitted within a contract zone agreement.”</td>
<td>Freestanding Signs

66 Freestanding signs shall be permitted in the following zones subject to the following conditions:

<table>
<tr><th colspan="3">Table 1.2: Freestanding Signs</th></tr>
<tr><td rowspan="2">Land Use Zones</td><td colspan="2">Sign Standards</td></tr>
<tr><td>Max. Sign Surface Area (Per Side)</td><td>Max. Height</td></tr>
<tr><td>All Residential Zones</td><td>1.0 m^2</td><td>1.8 m</td></tr>
<tr><td>Special Zones[1]</td><td>5.0 m^2</td><td>4.0 m</td></tr>
<tr><td>ML</td><td>10.0 m^2</td><td>8.5 m</td></tr>
<tr><td>MH and DCD-D</td><td>10.0 m^2</td><td>10.0 m</td></tr>
<tr><td>MLM and all Industrial Zones</td><td>24.0 m^2</td><td>14.0 m</td></tr>
<tr><td colspan="3">Key:
[1] = Excludes contract zones.</td></tr>
</table>
</td>
<td>Freestanding Signs

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<table>
<tr><th colspan="3">Table 1.2: Freestanding Signs</th></tr>
<tr><td rowspan="2">Land Use Zones</td><td colspan="2">Sign Standards</td></tr>
<tr><td>Max. Sign Surface Area (Per Side)</td><td>Max. Height</td></tr>
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<tr><td>Special Zones[1]</td><td>5.0 m^2</td><td>4.0 m</td></tr>
<tr><td>ML</td><td>10.0 m^2</td><td>8.5 m</td></tr>
<tr><td>MH and DCD-D</td><td>10.0 m^2</td><td>10.0 m</td></tr>
<tr><td>MLM and all Industrial Zones</td><td>24.0 m^2</td><td>14.0 m</td></tr>
<tr><td colspan="3">Key:
[1] = Excludes contract zones except as permitted within a contract zone agreement.</td></tr>
</table>
</td>
<td>with existing standards in ZB 9250 that refer users to contract zone agreement.</td>
</tr>
<tr>
<td>12</td>
<td>20</td>
<td>Part IV – Sign Location

Freestanding Signs</td>
<td>67 New freestanding signs exceeding 3.2 metres in height or 6.0 square metres in sign face area must be located a minimum of 15.0 metres from any residential property line.</td>
<td>67 Freestanding signs exceeding 3.2 metres in height or 6.0 square metres in sign face area must be located a minimum of 15.0 metres from any residential property line.</td>
<td>The regulations can only apply to signs erected after the bylaw is implemented, so it is redundant to say “new freestanding signs”.</td>
</tr>
</table>

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Proposed Amendments to Draft *Regina Sign Bylaw, 2019 (No. 2019-20)* – Considered and Approved by City Council June 17, 2019

<table>
<tr><th>Amend No.</th><th>Page</th><th>Proposed Amendment (C)</th><th>Existing Regulation (D)</th><th>Proposed Regulation (E)</th><th>Rationale (F)</th></tr>
<tr><td></td><td></td><td>Section 67 be amended by changing wording from “New freestanding signs” to “Freestanding signs.”</td><td></td><td></td><td></td></tr>
<tr><td>13</td><td>21</td><td>Part IV – Sign Location

Billboard Signs

Section 71 be amended by replacing “10.0 m2*”, “10 m”, “24.0 m2” and “14.0 m” with “Maximum height and sign surface area are the same as for the given sign type (i.e. wall, freestanding, roof).”

Section 71 be amended by changing reference from “Downtown” to “DCD-D”.</td><td>71 Billboard signs shall be permitted in the following zones subject to the following conditions:
Table 1.3: Billboard Signs<table><tr><td>Land Use Zones</td><td colspan="2">Sign Standards</td></tr><tr><td></td><td>Max. Sign Surface Area</td><td>Max. Height</td></tr><tr><td>MH and Downtown</td><td>10.0 m^2 *</td><td>10.0 m</td></tr><tr><td>MLM and all Industrial Zones</td><td>24.0 m^2 *</td><td>14.0 m</td></tr></table></td><td>71 Billboard signs shall be permitted in the following zones subject to the following conditions:
Table 1.3: Billboard Signs<table><tr><td>Land Use Zones</td><td colspan="2">Sign Standards</td></tr><tr><td></td><td>Max. Sign Surface Area</td><td>Max. Height</td></tr><tr><td>MH and DCD-D
MLM and all Industrial Zones</td><td colspan="2">Maximum height and sign surface area are the same as for the given sign type (i.e. wall, freestanding, roof).</td></tr></table></td><td>The standards do not permit billboards of the same size as wall signs in similar zones, as wall signs are unrestricted in size in all industrial and mixed zones. This was not the intent and this amendment will allow billboards of the same size as permitted for the various sign forms.

This change makes the reference to Downtown consistent with the definitions in this Bylaw where “DCD-D” is the term defined.</td></tr>
<tr><td>14</td><td>22</td><td>Part IV – Sign Location

Rotating Signs

Section 75 be amended by changing reference from “Downtown” to “DCD-D”.</td><td>Part IV – Sign Location

Rotating Signs

75 Rotating signs are permitted in the following zones subject to the following conditions:
Table 1.4: Rotating Signs<table><tr><td>Land Use Zones</td><td colspan="2">Sign Standards</td></tr><tr><td></td><td>Max. Sign Surface</td><td>Max. Height</td></tr></table></td><td>Part IV – Sign Location

Rotating Signs

75 Rotating signs are permitted in the following zones subject to the following conditions:
Table 1.4: Rotating Signs<table><tr><td>Land Use Zones</td><td colspan="2">Sign Standards</td></tr><tr><td></td><td>Max. Sign Surface</td><td>Max. Height</td></tr></table></td><td>This change makes the reference to Downtown consistent with the definitions in this Bylaw where “DCD-D” is the term defined.</td></tr>
</table>

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Proposed Amendments to Draft *Regina Sign Bylaw, 2019 (No. 2019-20)* – Considered and Approved by City Council June 17, 2019

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<tr><td></td><td></td><td></td><td>
<table>
<tr><td></td><td>Area (Per Side)</td><td></td></tr>
<tr><td>ML and MH</td><td>10.0 m^2</td><td>10.0 m</td></tr>
<tr><td>Downtown</td><td>10.0 m^2</td><td>10.0 m</td></tr>
<tr><td>MLM and all Industrial Zones</td><td>24.0 m^2</td><td>14.0 m</td></tr>
</table>
</td><td>
<table>
<tr><td></td><td>Area (Per Side)</td><td></td></tr>
<tr><td>ML and MH</td><td>10.0 m^2</td><td>10.0 m</td></tr>
<tr><td>DCD-D</td><td>10.0 m^2</td><td>10.0 m</td></tr>
<tr><td>MLM and all Industrial Zones</td><td>24.0 m^2</td><td>14.0 m</td></tr>
</table>
</td><td></td></tr>
<tr><td>15</td><td>24</td><td>Part IV – Sign Location

Additional provisions to the Zoning Bylaw

Section 92 be amended by changing reference from “DCD-Downtown” to “DCD-D”.</td><td>Part IV – Sign Location

Additional provisions to the Zoning Bylaw

92 In DCD-Downtown, in addition to all generally applicable regulations herein, the following regulations shall apply:

(a) signs should be integrated into the design of building facades by placing them within architectural bays or Datum Lines including coordinated proportions, materials and colours. See Figure 1.7.

(b) signs and awnings should not obscure windows, cornices or other architectural elements;</td><td>Part IV – Sign Location

Additional provisions to the Zoning Bylaw

92 In DCD-D, in addition to all generally applicable regulations herein, the following regulations shall apply:

(a) signs should be integrated into the design of building facades by placing them within architectural bays or Datum Lines including coordinated proportions, materials and colours. See Figure 1.7.

(b) signs and awnings should not obscure windows, cornices or other architectural elements;</td><td>This change makes the reference to Downtown consistent with the definitions in this Bylaw where “DCD-D” is the term defined.</td></tr>
</table>

APPENDIX A-1

Proposed Amendments to Draft *Regina Sign Bylaw, 2019 (No. 2019-20)* – Considered and Approved by City Council June 17, 2019

Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
			(c) sign scale should reinforce the Downtown's pedestrian environment, through means such as street level locations for viewing from sidewalks; (d) signs on heritage buildings must be consistent with traditional sign placement such as on a sign band, through window lettering, or within architectural orders and in accordance with Heritage Conservation District requirements, where applicable. (e) street addresses should be clearly visible from sidewalks.	(c) sign scale should reinforce the Downtown's pedestrian environment, through means such as street level locations for viewing from sidewalks; (d) signs on heritage buildings must be consistent with traditional sign placement such as on a sign band, through window lettering, or within architectural orders and in accordance with Heritage Conservation District requirements, where applicable. (e) street addresses should be clearly visible from sidewalks.	
16	28	**Part 5 - Signs on Public Property** Section 102 be amended by replacing "107 and 108" with "103 and 104". Sections 102, 103 and 104 be amended to change wording from "Sidewalk sign" to "sandwich board sign" in all cases.	102 A business shall be permitted to erect a sidewalk sign without further permission from the City provided the requirements of sections 107 and 108 are met. 103 No business shall be permitted to erect more than one sidewalk sign. 104 All sidewalk signs shall: (a) be placed directly in front of a business, and may only	102 A business shall be permitted to erect a sandwich board sign without further permission from the City provided the requirements of sections 103 and 104 are met. 103 No business shall be permitted to erect more than one sandwich board sign. 104 All sandwich board signs shall:	Due to changes in draft the numbering shifted; this amendment corrects the references and makes proper reference to sections 103 and 104. Wording and definition are consistent with terminology in the Clean Property Bylaw. This definition provides greater clarity and specificity with regard to the form of the sign.

APPENDIX A-1

Proposed Amendments to Draft *Regina Sign Bylaw, 2019 (No. 2019-20)* – Considered and Approved by City Council June 17, 2019

Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
			advertise products or services available for sale at that location, events at that location, or the business itself; (b) only be placed on public property while the business is open to the public. (c) be placed, where possible, on the private property where there is private property between the face of the business and the sidewalk; (d) be portable and not affixed to the sidewalk in any manner; (e) allow a minimum of 2.0 metres between the edge of the business face and either the curb face or any obstructions along the sidewalk – such as trees, tree pits (where a metal tree grate is not present), meters, light poles or other furnishings; (f) be placed in line with other street infrastructure or obstructions to provide the most consistent 2.0 metre walkway;	(a) be placed directly in front of a business, and may only advertise products or services available for sale at that location, events at that location, or the business itself; (b) only be placed on public property while the business is open to the public. (c) be placed, where possible, on the private property where there is private property between the face of the business and the sidewalk; (d) be portable and not affixed to the sidewalk in any manner; (e) allow a minimum of 2.0 metres between the edge of the business face and either the curb face or any obstructions along the sidewalk – such as trees, tree pits (where a metal tree grate is not present), meters, light poles or other furnishings; (f) be placed in line with other street infrastructure or	

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
			(g) not be placed within 2.0 metres of a pedestrian ramp, an intersection, a driveway, or an alley crossing; (h) not impede access to any entrance or emergency exit; (i) not require electrical energy in any form and shall not display lights, be backlit, or contain moving parts; (j) shall comply with *The Advertising Standards of Canada Act;* (k) be removed during inclement weather or periods of high winds (l) be maintained and inspected on a regular basis to ensure it is clean, free of graffiti and defects, and remains stable and in a safe condition;	obstructions to provide the most consistent 2.0 metre walkway; (g) not be placed within 2.0 metres of a pedestrian ramp, an intersection, a driveway, or an alley crossing; (h) not impede access to any entrance or emergency exit; (i) not require electrical energy in any form and shall not display lights, be backlit, or contain moving parts; (j) shall comply with *The Advertising Standards of Canada Act;* (k) be removed during inclement weather or periods of high winds (l) be maintained and inspected on a regular basis to ensure it is clean, free of graffiti and defects, and remains stable and in a safe condition;	
17	29	**Part 5 - Signs on Public Property**	**Part 5 - Signs on Public Property** 104 All sidewalk signs shall:	**Part 5 - Signs on Public Property** 104 All sidewalk signs shall:	Amendment replaces incorrect punctuation with correct punctuation.

APPENDIX A-1

Proposed Amendments to Draft *Regina Sign Bylaw, 2019 (No. 2019-20)* – Considered and Approved by City Council June 17, 2019

Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
		Section 104 be amended to remove ";" from S. 104 (l) and replace with ".".	(a) be placed directly in front of a business, and may only advertise products or services available for sale at that location, events at that location, or the business itself; (b) only be placed on public property while the business is open to the public. (c) be placed, where possible, on the private property where there is private property between the face of the business and the sidewalk; (d) be portable and not affixed to the sidewalk in any manner; (e) allow a minimum of 2.0 metres between the edge of the business face and either the curb face or any obstructions along the sidewalk – such as trees, tree pits (where a metal tree grate is not present), meters, light poles or other furnishings; (f) be placed in line with other street infrastructure or obstructions to provide the most consistent 2.0 metre walkway;	(a) be placed directly in front of a business, and may only advertise products or services available for sale at that location, events at that location, or the business itself; (b) only be placed on public property while the business is open to the public. (c) be placed, where possible, on the private property where there is private property between the face of the business and the sidewalk; (d) be portable and not affixed to the sidewalk in any manner; (e) allow a minimum of 2.0 metres between the edge of the business face and either the curb face or any obstructions along the sidewalk – such as trees, tree pits (where a metal tree grate is not present), meters, light poles or other furnishings; (f) be placed in line with other street infrastructure or obstructions to provide the most consistent 2.0 metre walkway;	

APPENDIX A-1

Proposed Amendments to Draft *Regina Sign Bylaw, 2019 (No. 2019-20)* – Considered and Approved by City Council June 17, 2019

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			(g) not be placed within 2.0 metres of a pedestrian ramp, an intersection, a driveway, or an alley crossing; (h) not impede access to any entrance or emergency exit; (i) not require electrical energy in any form and shall not display lights, be backlit, or contain moving parts; (j) shall comply with *The Advertising Standards of Canada Act;* (k) be removed during inclement weather or periods of high winds (l) be maintained and inspected on a regular basis to ensure it is clean, free of graffiti and defects, and remains stable and in a safe condition;	(g) not be placed within 2.0 metres of a pedestrian ramp, an intersection, a driveway, or an alley crossing; (h) not impede access to any entrance or emergency exit; (i) not require electrical energy in any form and shall not display lights, be backlit, or contain moving parts; (j) shall comply with *The Advertising Standards of Canada Act;* (k) be removed during inclement weather or periods of high winds (l) be maintained and inspected on a regular basis to ensure it is clean, free of graffiti and defects, and remains stable and in a safe condition.	

BYLAW NO. 2019-19

THE REGINA ZONING BYLAW, 2019

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Title

1 This Bylaw may be cited as "The Regina Zoning Bylaw, 2019".

Purpose

2 The purpose of this Bylaw is to adopt a Zoning Bylaw for the City of Regina.

Authority

3 The authority for this Bylaw is section 46 of *The Planning and Development Act, 2007*.

Official Community Plan Adopted

4 The City of Regina adopts the new Schedule "A" to this Bylaw as its zoning bylaw.

Regina Development Plan Repealed

5 Bylaw No. 9250, being *The Regina Zoning Bylaw*, is repealed.

Coming Into Force

6 This Bylaw shall come into force on the date that is 30 days after the date that it is approved by the Minister of Government Relations.

READ A FIRST TIME THIS 15th DAY OF May 2019.

READ A SECOND TIME THIS _____ DAY OF _____ 2019.

READ A THIRD TIME AND PASSED THIS ____ DAY OF _____ 2019.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved by the Ministry of Government Relations
this _____ day of _____, 2019.

Ministry of Government Relations

Approved as to form this _____ day of _____, 20__.

City Solicitor

ABSTRACT

BYLAW NO. 2019-19

THE REGINA ZONING BYLAW, 2019

PURPOSE:	To adopt a new zoning bylaw for the City of Regina
ABSTRACT:	*The Regina Zoning Bylaw, 2019* is a comprehensive zoning bylaw intended to replace *Regina Zoning Bylaw, No. 9250* and will control the use of land and regulate development in Regina to provide for the amenity of the area and for the health, safety and general welfare of the residents within city limits.
STATUTORY AUTHORITY:	The authority for this Bylaw is Part V, particularly section 46, of *The Planning and Development Act, 2007*
MINISTER'S APPROVAL:	Ministerial approval is required pursuant to sections 36 and 76 of the Planning and Development Act, 2007
PUBLIC HEARING:	Required pursuant to section 207 of *The Planning and Development Act, 2007*
PUBLIC NOTICE:	Required pursuant to section 207 of *The Planning and Development Act, 2007*
REFERENCE:	Reports CM19-3 and CM19-7 from the Special Council Meetings on May 15, 2019, June 17, 2019 (Public Hearing) and June 18, 2019.
AMENDS/REPEALS:	This Bylaw repeals Bylaw No. 9250, being *The Regina Zoning Bylaw*
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning and Community Development
INITIATING DEPARTMENT:	Planning

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1 AUTHORITY AND ADMINISTRATION

PART 1A
TITLE & AUTHORITY

1A.1 CITATION

This Bylaw may be cited as *The Regina Zoning Bylaw, 2019 (No. 2019-19)*

1A.2 LEGISLATIVE AUTHORITY

2.1 AUTHORITY

This Bylaw is passed pursuant to the authority of *The Planning and Development Act, 2007*.

2.2 LEGISLATIVE INTENT

The regulations, standards and other requirements of this Bylaw are intended to implement or facilitate those goals and policies of *Design Regina: The Official Community Plan Bylaw 2013-48* that are best addressed through zoning.

PART 1B
PURPOSE AND APPLICATION

1B.1 PURPOSE OF THE ZONING BYLAW

The purpose of this Bylaw is to control the use of land and regulate development in the City of Regina to provide for the amenity of the area and for the health, safety and general welfare of the residents of Regina.

1B.2 SEVERABILITY

2.1 INVALID PROVISION

If a court of competent jurisdiction holds that any portion of this Bylaw is, for any reason, invalid or unconstitutional, that portion shall be deemed a separate, distinct and independent provision and the holding of the court shall not affect the validity of the remaining portions of the Bylaw.

2.2 INVALID APPLICATION

If any court of competent jurisdiction holds that the application or enforcement of any portion of this Bylaw to a particular land, property, area, development, building or structure is invalid, that judgement shall not affect the application of that provision to any other land, property, area, development, building or structure that is not specifically included in the judgement.

1B.3 APPLICATION

3.1 MORE RESTRICTIVE REGULATION APPLIES

Where any land, development or property is affected by more than one regulation of this Bylaw, the regulation(s) that are more restrictive shall prevail unless specifically stated otherwise.

3.2 RESPONSIBILITY OF THE PROPERTY OWNER(S)

The issuance of a development permit or any other approval issued pursuant to this Bylaw relates only to the requirements of the Zoning Bylaw and does not relieve the applicant or permittee from the requirements of any other legislation, bylaws or encumbrances that may apply to the land or development.

3.3 CONFLICT BETWEEN TEXT AND ILLUSTRATION

If there is any ambiguity or conflict between the text of this Bylaw and any caption, illustration, or table, the text shall prevail.

Part 1C
SCOPE, JURISDICTION AND TRANSITION

1C.1 SCOPE

1.1 CITY OF REGINA

This Bylaw applies to land, development and property within the municipal boundaries of the City of Regina.

1.2 ALL LAND AND PROPERTY

No land shall be used, developed, modified or maintained for any purpose except in conformity with this Bylaw.

1.3 MULTIPLE OCCUPANCY

In the case of a lot or building containing more than one land use, the regulations for each land use shall apply to the appropriate portion of the land or building being used.

1C.2 COMING INTO FORCE

This Bylaw comes into force on the date that is [30 days] after the date that it is approved by the minister as defined in *The Planning and Development Act, 2007*.

PART 1D
ADMINISTRATION – OFFICERS AND BOARDS

1D.1 DEVELOPMENT OFFICER

1.1 APPOINTMENT

(1) The Executive Director, City Planning and Community Development is appointed as the Development Officer for the purpose of administering this Bylaw and *The Planning and Development Act, 2007*.

(2) The Development Officer may, by written authorization, delegate their authority or any portion thereof to any other person to act as a Development Officer for the purpose of administering this Bylaw and *The Planning and Development Act, 2007*.

1.2 POWERS AND DUTIES OF THE DEVELOPMENT OFFICER

(1) The Development Officer is authorized to exercise and shall carry out all of the powers and duties required to be performed by the Development Officer pursuant to this Bylaw and *The Planning and Development Act, 2007*, including, but not limited to, carrying out all actions necessary to administer and enforce this Bylaw.

(2) Further to and without limiting the generality of section (1), the Development Officer is delegated the authority and responsibility to exercise and carry out any and all of the powers and duties conferred or imposed on council as an approving authority pursuant to *The Planning and Development Act, 2007*, including those respecting the following:

(a) approval of plans and drawings in a Direct Control District; and

(b) Architectural Control District development permits.

1D.2 DEVELOPMENT APPEALS BOARD

2.1 ESTABLISHMENT

The Development Appeals Board of the City of Regina is hereby established and shall hear and determine appeals in accordance with *The Planning and Development Act, 2007*.

2.2 APPOINTMENT AND MEMBERSHIP

Council shall appoint no fewer than three persons and no more than nine person to constitute the members of the Development Appeals Board.

Part 1E

ADMINISTRATION – REQUIREMENTS AND PROCEDURES

1E.1 DEVELOPMENT PERMITS

1.1 NO DEVELOPMENT WITHOUT DEVELOPMENT PERMIT

(1) Unless a development permit is expressly not required by this Bylaw, no person shall undertake any development or commence any use without first obtaining a development permit.

(2) No building permit or sign permit is valid unless a subsisting development permit where such permit is required by this Bylaw, has been issued and remains valid.

1.2 GENERAL DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

(1) Every application for a development permit shall be submitted to the Development Officer in accordance with the requirements of this Bylaw.

(2) Every application for a development permit shall be submitted in the manner and form specified by the Development Officer and shall be accompanied by the following:

(a) a site plan in accordance with the requirement of this Bylaw or as specified by the Development Officer;

(b) a landscape plan in accordance with the requirement of this Bylaw or as specified by the Development Officer;

(c) any other information specified elsewhere in this Bylaw or by the Development Officer; and

(d) payment of the applicable fees.

(3) The Development Officer may require that an applicant provide any additional information necessary to verify the compliance of the proposed use or development with the regulations prescribed by this Bylaw before reviewing an application.

1.3 SPECIFIC DEVELOPMENT PERMIT REQUIREMENTS FOR THE AQUIFER PROTECTION ZONE

In addition to the requirements of sections 1.2, every application for a development permit for any development located in the Aquifer Protection Overlay Zone shall be accompanied by:

(a) a complete list of all chemicals, pesticides, fuels and other potentially toxic or hazardous materials to be used or stored on the premises in quantities greater than those associated with normal household use;

(b) a description of measures proposed to protect all storage containers/facilities from vandalism, corrosion and leakage, and to provide for control of spills;

(c) a description of potentially toxic or hazardous wastes to be generated, indicating storage and disposal methods;

(d) evidence of requisite approval(s) by the Saskatchewan Ministry of Environment and the Water Security Agency;

(e) a description of site development measures to be undertaken to protect the Aquifers including proposed monitoring program; and

(f) a geotechnical report for the site.

1.4 SPECIFIC DEVELOPMENT PERMIT REQUIREMENTS FOR A RESIDENTIAL BUSINESS

(1) In addition to the requirements of sections 1.2, every application for a development permit for a Residential Business shall include all of the following:

(a) a detailed written description of the exact nature of the Residential Business;

(b) a written description of the materials, equipment and vehicles that will be used in the operation of the Residential Business and where they will be stored;

(c) a letter of approval for the Residential Business from the property owner and/or property manager; and

(d) a copy of Provincial licence for any "Institution, Day Care" land use providing childcare service for more than eight children.

(2) The Development Officer may waive the requirement to provide any information set out in subsection (1).

(3) For the purposes of this section, the Residential Business license application shall be the development permit application.

1.5 SPECIFIC DEVELOPMENT PERMIT REQUIREMENTS FOR THE ARCHITECTURAL CONTROL DISTRICT OVERLAY ZONE FOR FORMER DIOCESE OF QU'APPELLE (AC1.DCD-QP)

(1) In addition to the requirements of sections 1.2, every application for a development permit in the Architectural Control District Overlay Zone for Former Diocese of Qu'Appelle (AC1.DCD-QP) shall be accompanied by building construction drawings.

(2) The building construction drawings are required to be drawn at a standard metric scale and at a specific detail to allow review for compliance with standards in Appendix A and shall include the following:

(a) fully dimensional and annotated plans of all floors;

(b) fully dimensional and annotated elevations of all sides of the building;

(c) fully dimensional and annotated longitudinal section of the building;

(d) all materials and colours on all elevations are to be listed on elevational drawings, and/or in a finish schedule, detailing:

(i) wall cladding, grout, trim, corner boards, door and window surround;

(ii) gable end wall cladding and details outlined in (i);

(iii) bay cladding and details as outlined in (i);

(iv) roof materials;

(v) main roof: soffits, fascia, eaves trough;

(vi) porch roof: soffits, fascia, eaves trough;

(vii) porch floors, and stairs to the house/porch;

(viii) columns and column bases, balustrades; and

(ix) windows, doors, and including garage doors;

(e) clearly annotated existing finishes and/or materials;

(f) elevations on all floors; and

(g) slopes of all roofs.

(3) In addition to the any information for a site plan that may be required under section 1.2, the site plan shall indicate the location of all existing and planned improvements, parking and loading areas, including the following:

(a) finished grade elevations at the midpoint of each property line;

(b) finished grade elevations at all building corners, garage corners, centre of the garage door and main entry to the building;

(c) top of new footing elevations;

(d) dimensions of all buildings from all property lines, and from all other buildings;

(e) location and sizes of porches, decks, patios, stairs and ramps;

(f) slope of driveway;

(g) slope of finished grade; and

(h) surface drainage pattern, including the location, size and depth of swales.

1.6 SPECIFIC DEVELOPMENT PERMIT REQUIREMENTS FOR BROWNFIELD SITES

(1) Every application for a development permit on a brownfield site shall be accompanied by confirmation from the Ministry of Environment that the site is suitable for development; and

(2) Notwithstanding the requirements in subsection (1), the City may impose additional requirements for a brownfield site that is being redeveloped to include a Dwelling use.

1.7 VALIDITY

(1) Subject to subsection (2), a development permit shall be valid for a period of two years from the date it is issued.

(2) Notwithstanding subsection (1), if a building permit has been issued to pursue the development authorized by the development permit, the development permit shall continue to be valid so long as the building permit is valid.

1.8 EXEMPTIONS FROM DEVELOPMENT PERMIT

(1) Except on land subject to an Architectural Control District Overlay Zone, no development permit shall be required pursuant to this Bylaw for the following:

(a) the maintenance and repair of infrastructure (including public works, public services and public utilities) carried out under the authority of the municipality, the province or the federal government;

(b) any of the following as an accessory use, building or structure:

(i) a building or structure that is:

(A) 10 square metres or less in area;

(B) 4 metres or less in height;

(C) not connected to water, sewer or natural gas;

(D) not used for human habitation; and

(E) not on a permanent foundation.

(ii) an uncovered platform or deck that is 600 millimetres in height or lower;

(iii) an ornamental or decorative structure;

(iv) a single flagpole;

(v) a fence;

(vi) a sign;

(vii) a single clothesline or other device for drying laundry without electricity or fuel;

(viii) a household recreational activity structure, provided that it is moveable; or

(ix) a private swimming pool.

(2) Developments exempt from requiring a development permit pursuant to subsection (1), except for a fence and a sign, remain subject to all other applicable regulations of this Bylaw.

1.9 ENCROACHMENTS AND SITE TRIANGLES

(1) No land use, structure, building or development shall encroach onto any land owned or controlled by the City including any easement, buffer strip, a road right-of-way, a public reserve, a municipal reserve or an environmental reserve unless the prior written approval of the City is obtained and an agreement entered into with the City pursuant to section 235 of *The Planning and Development Act, 2007*.

(2) All land uses, structures, buildings, development(s) and landscaping shall conform to the Intersection Sight Line Controls set out in *The Traffic Bylaw No. 9900.*

1.10 DEVELOPMENT NEAR RAILWAYS

(1) The regulations in this section shall apply to any development on a lot that:

(a) contains a railway line; or

(b) abuts a lot which contains a railway line.

(2) Every lot identified in subsection (1) shall have a fence erected along every lot line abutting a railway right-of-way that is:

(a) a minimum height of 1.83 metres;

(b) designed to be unclimbable from the lot side of the fence; and

(c) is designed to be climbable from the railway side of the fence.

1E.2 ACCESSORY USES, BUILDINGS, AND STRUCTURES

2.1 DETERMINATION OF ACCESSORY STATUS

The Development Officer is authorized to determine whether a land use, building or structure is accessory to a principal use based on the following factors:

(a) the size of the lot;

(b) the nature, intensity and scale of the principal use and the accessory use;

(c) whether the land use, building or structure will:

(i) serve a principal use, building or structure;

(ii) be subordinate or incidental in nature, scale and impact to the principal use, building or structure; and

(iii) contribute to the comfort, convenience, safety or necessity of the principal use, building or structure it serves.

2.2 REQUIREMENTS OF AN ACCESSORY USE, BUILDING OR STRUCTURE

(1) An accessory use, building or structure may be developed in any zone subject to the requirements of this Bylaw.

(2) No accessory use, building or structure shall be developed unless construction of the principal use is underway or complete.

(3) Except as specifically permitted otherwise by this Bylaw, an accessory use, building or structure shall be located on the same lot as the associated principal use.

(4) No accessory use, building or structure shall be used unless the principal use, building or structure has been developed and is in use, except as otherwise authorized by a development agreement or allowed under other provisions of this Bylaw.

(5) All accessory uses, buildings and structures shall be removed from a lot from which the principal structure or use has been removed.

1E.3 DISCRETIONARY USE

3.1 APPLICATION

(1) Any land use, land use intensity, development, structure or activity is considered to be discretionary and subject to this subpart if:

(a) it is listed as discretionary in:

(i) any provision of this Bylaw; or

(ii) the terms or conditions of a Contract Zone;

(b) any hazardous material or dangerous good will be used, stored, processed or produced on the lot;

(c) the Development Officer has determined that a House-Form Building or a Residential Business land use will significantly impact the front or side streetscape; or

(d) the Development Officer has determined that there may be environmental concerns or factors that can affect or be affected by development, including but not limited to:

(i) artesian water pressure;

(ii) potential impact on biodiversity; or

(iii) impact to environmental goals outlined in *The Official Community Plan*.

(2) The City is authorized to specify a time limit on a discretionary use.

3.2 APPLICATION REQUIREMENTS

In addition to the requirements prescribed in subpart 1E.1, the Development Officer may require that an applicant provide any additional information deemed necessary to evaluate the suitability of the proposed development before reviewing a discretionary use application.

3.3 SPECIFIC DISCRETIONARY USE APPLICATION REQUIREMENTS FOR USES INVOLVING HAZARDOUS MATERIALS

(1) In addition to the requirements of section 1E.3.2, every application for a development permit made in respect of a discretionary use involving use, storage, processing or production of hazardous material(s) or dangerous good(s) shall also be accompanied by a report:

(a) identifying all hazardous material(s) which are stored, used, processed or produced on the site;

(b) providing a full description of all hazardous material(s) and dangerous good(s), including:

(i) the materials and goods produced or processed;

(ii) the manufacturing processes employed; and

(iii) the industry type(s) that will store, use, process or produce the material(s) and good(s);

(c) identifying potential nuisances and environmental effects created by the development in terms of glare, air emissions, vibrations, noise, storm water, solid waste, liquid waste(s), hazardous materials and dangerous goods;

(d) identifying the specific location(s), boundaries, maximum amounts and maximum concentrations of hazardous material(s) and dangerous good(s) on the lot;

(e) identifying mitigation measures to contain, reduce or eliminate any of the nuisances and environmental effects mentioned in clause (iii);

(f) demonstrating compliance with the Hazardous Material and Dangerous Good Standards in section 1E.3.3; and

(g) in the case where the Development Officer is reasonably concerned that a proposed land use or proposed development could present environmental hazards and/or health risks, that includes a Community Impact Analysis (CIA) prepared by a qualified engineer licensed to practice in Saskatchewan, and based on the components and elements provided in Table 1.T1.

TABLE 1.T1: ELEMENTS OF A COMMUNITY IMPACT ANALYSIS (CIA)	
DEVELOPMENT COMPONENT	**REQUIRED ELEMENTS FOR REPORT**
Site Preparation and Construction	The proposed development should be described in terms of the following elements: • site preparation and construction such as cleaning and grading.
Process Operation	The proposed development should be described in terms of the following elements: • analysis of the process operations using a process flowchart. • approximate material balance of raw materials, products and waste. Maximum as well as normal operating levels should be provided. • operations should be identified as either continuous, batch, intermittent or emergency. Sources of noise, air, water and solid waste pollution should be enumerated and their output quantified in relation to the process flow diagram.
Raw Material Handling	The proposed development should be described in terms of the following elements: • details of off-loading, conveying, pre-treatment, storage and similar operations performed on site. • information on source and quantities of pollutants likely to be produced during each operation.
Energy-producing Operations	The proposed development should be described in terms of the following elements: • pollutants (emissions, discharges and solid wastes) resulting from the energy producing operations should be identified and quantified. • the handling procedures for fuel and other needs should be identified.
Transportation Requirements	The proposed development should be described in terms of the following elements: • pipeline, roadway or railway requirements
Accidents and Hazards	The proposed development should be described in terms of the following elements: • identify any potential hazardous materials, their location, quantities stored and in-process. • identify the possible ways in which failure of the plants could present a hazard to the surrounding environment. • identify possible routes leading to the hazardous failures, such as operator errors, fatigue or aging plant facilities, corrosion, loss of process control, overfilling, impurities, fire, explosion and flooding. • quantify the probability of these failures occurring and their consequences. • where spillage is unavoidable, examine schemes to ensure its containment and routing to a collection and disposal system on site. • identify possible risks and potential consequences, in qualitative and quantitative terms, to the surrounding community, of accidental spills, emissions or fires involving hazardous materials as scoped in agreement with the Development Officer.
Waste Disposal and Control	The proposed development should be described in terms of the following elements: • waste disposal and methods of control should be described in relation to continuous, batch, intermittent and emergency processes for the development. • waste reduction, recovery and recycling schemes should also be discussed.
Monitoring	The proposed development should be described in terms of the following elements: • monitoring or surveillance systems which support normal control systems or provide emergency warning or control for accidents and spills. • details of programs to monitor internal (factory) and external (ambient) pollution.

3.4 ADMINISTRATION'S REVIEW

Unless otherwise provided in this Bylaw, upon submission, an application for a discretionary use shall be processed as follows:

(a) the Development Officer shall review the discretionary use application for completeness in accordance with the requirements of section 1E.3.2, 1E.3.3 and 1E.3.4;

(b) an application will not be deemed complete until the Development Officer is satisfied that the applicant has submitted all the required information for the application to be processed; and

(c) once complete, the application will be publicized in accordance with the public participation process specified in Part 1G and otherwise processed in accordance with the procedure specified in Figure 1.E1.

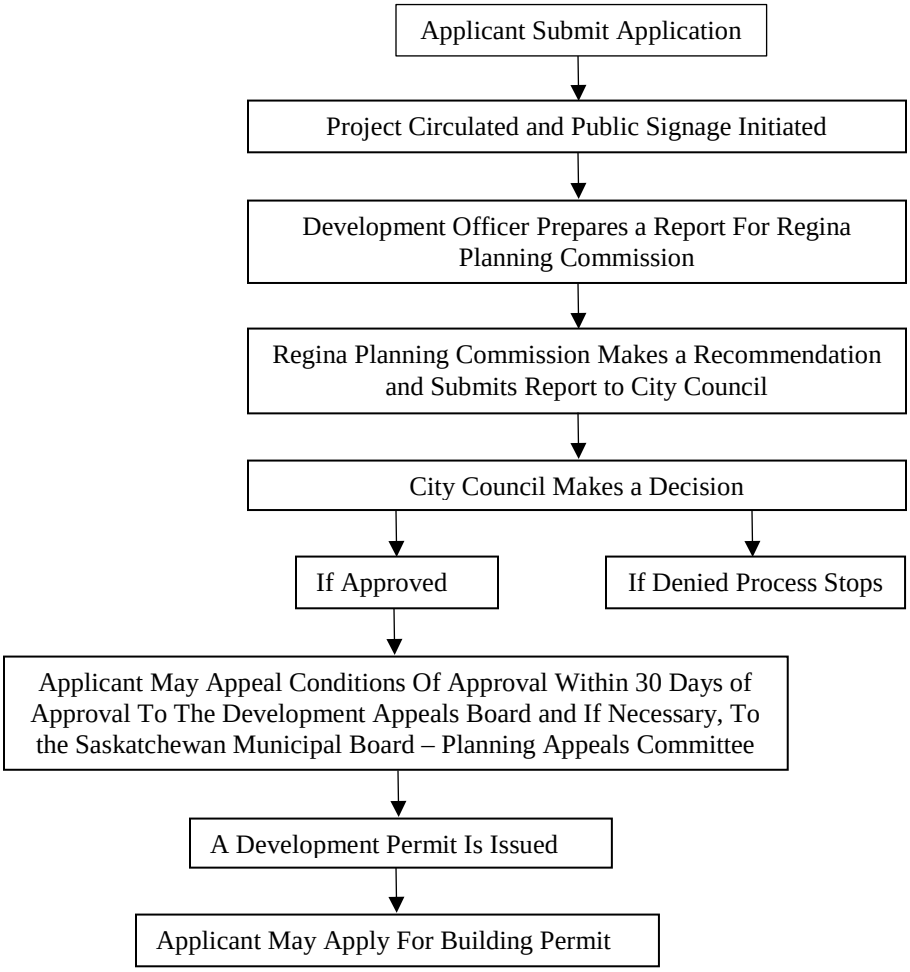

Figure 1.E1 – Discretionary Use Process (Overview)

3.5 REVIEW CRITERIA

Every application for a discretionary use shall be evaluated based on the following criteria:

(a) consistency with the vision, goals and policies of the *Official Community Plan*;

(b) consistency with the objectives and policies of any applicable special study or policy document for the site, area or neighbourhood, with emphasis on:

(i) land use;

(ii) intensity of the development; and

(iii) impact on public facilities, infrastructure or services;

(c) consistency with the regulations of this Bylaw; and

(d) potential adverse impacts or nuisances affecting:

(i) nearby land, development, land uses, or properties;

(ii) neighbourhood character;

(iii) the environment;

(iv) traffic;

(v) a public right-of-way; and

(vi) any other matter(s) affecting public health and safety.

3.6 DISCRETIONARY USE DEVELOPMENT PERMIT – ADDITIONAL CONDITIONS

In approving a discretionary use, the Development Officer may impose conditions to a discretionary use development permit regarding development orientation, site layout, setbacks, landscaping, buffering, screening, and/or performance standards that, in the opinion of the Development Officer, will:

(a) achieve City vision, goals and policies as communicated in the *Official Community Plan* and other policy documents;

(b) mitigate nuisances and aesthetic concerns caused by activities pertaining to land use and land use intensities;

(c) prevent potential nuisance(s) from extending beyond a lot's boundaries;

(d) address potential concerns regarding hazardous material(s) and dangerous goods including the production, processing, use, storage or transportation of hazardous material(s) and dangerous goods;

(e) protect heritage developments, Direct Control Districts, Sensitive Lots or Major Roadways; or

(f) address other potential concerns and considerations of a lot, a location, or a development, raised during the review and public participation process associated with the proposed discretionary use.

3.7 ISSUANCE OF DEVELOPMENT PERMITS

(1) Where an application for a development permit is made with respect to a permitted use, the Development Officer shall issue a development permit where the development is in conformity with this Bylaw and *The Planning and Development Act, 2007*.

(2) Where an application for a development permit is made with respect to a discretionary use, the Development Officer shall process the application in accordance with the procedure prescribed in subpart 1E.3 and, if approved, the development officer shall issue a development permit subject to any applicable development standards or conditions prescribed in accordance with *The Planning and Development Act, 2007*.

(3) The Development Officer may refuse to issue a development permit if:

(a) the proposed development or use contravenes or will, upon completion, be in contravention of any federal or provincial laws, or any City bylaw; or

(b) the applicant is in violation of any other City bylaw.

(4) Issuance of a development permit does not relieve an applicant from compliance with any other legislation, bylaws or other encumbrances that may apply or be attached to the subject property.

(5) No development permit or any other approval shall be issued pursuant to this Bylaw where the applicant is violating another bylaw of the City.

3.8 DISCRETIONARY USE REVIEW BY PLANNING COMMISSION

The Regina Planning Commission shall review the report of the Development Officer in relation to an application for a development permit made with respect to a discretionary use and shall make a recommendation to the City Council.

3.9 DISCRETIONARY USE REVIEW AND DECISION BY CITY COUNCIL

City Council shall review the recommendation of the Regina Planning Commission made pursuant to section 3.8 and may:

(a) request further information from the Planning Commission, the Development Officer, or the applicant;

(b) approve the proposal as originally proposed;

(c) approve the proposal with modifications as recommended by the Planning Commission or the Development Officer; or

(d) deny the proposal.

3.10 EFFECT OF DENIAL

No development proposal for which discretionary use has been rejected shall be resubmitted for a period of 12 months from the date of the denial, except on grounds that the proposal has been modified to constitute a new discretionary use proposal as determined by the Development Officer.

1E.4 INFORMATION STANDARDS

4.1 CERTIFICATION REQUIREMENTS

All information provided in accordance with the application requirement of this Bylaw shall be certified as follows:

(a) all site boundaries, subdivisions shall be certified by a Professional Surveyor;

(b) all architectural drawings shall be certified by a Professional Architect registered in Saskatchewan;

(c) all site planning shall be certified by a Registered Professional Planner, Professional Land Surveyor or Professional Landscape Architect;

(d) subdivision layout design shall be certified by a Registered Professional Planner or Professional Land Surveyor; and

(e) all landscape designs shall be certified by a Professional Landscape Architect registered with the Canadian Society of Landscape Architects.

PART 1F
EXCEPTIONS TO STANDARDS

1F.1 MINOR VARIANCE

1.1 APPLICATION

The authority and procedures prescribed in this Subpart apply to all minor variance applications.

1.2 AUTHORITY

(1) The Development Officer is authorized to vary the regulations, requirements and standards of this Bylaw by a maximum of 10 percent in relation to any one or more of the following:

(a) minimum lot area;

(b) minimum lot frontage;

(c) minimum yard setback or step-back distance;

(d) maximum lot coverage;

(e) maximum floor area ratio, provided the maximum height is not varied;

(f) maximum height of a principal or accessory building, provided the maximum floor area ratio is not varied;

(g) minimum required parking; and

(h) maximum area for accessory building.

(2) The Development Officer shall establish and maintain a record of minor variance applications and the decision issued in relation each application.

1.3 INITIATION

(1) An application for a minor variance may be made by:

(a) the property owner(s); or

(b) a qualified professional (e.g. a Registered Professional Planner, Professional Engineer, Licenced Architect, contractor), on behalf of the property owner(s).

1.4 APPLICATION REQUIREMENTS

(1) Every application for a minor variance shall be submitted to the Development Officer in accordance with the requirements of this Bylaw.

(2) Every application for a minor variance shall be submitted in the manner and form specified by the Development Officer.

(3) The Development Officer may require that an applicant provide any additional information deemed necessary to evaluate the suitability of the proposed minor variance before reviewing an application.

(4) An application for a minor variance shall include the signatures of all registered owners listed on the property title.

1.5 DECISION

(1) 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 Planning and Development Act, 2007*.

(2) Notwithstanding section (1), if subsequent to the decision notice being issued, the Development Officer receives written consent to the variance from each assessed owner of property having a common boundary with the applicant's land, the decision shall come into effect immediately and the 20-day waiting period otherwise prescribed in *The Planning and Development Act, 2007,* shall be waived.

1.6 RIGHT OF APPEAL

If an application for a minor variance is refused, revoked or approved with conditions, the applicant may appeal the decision to the Development Appeals Board in accordance with *The Planning and Development Act, 2007.*

1.7 EFFECT OF REFUSAL

No application for a minor variance which has been refused shall be resubmitted for a period of 12 months from the date of the notice of the Development Officer's decision, except on grounds of new evidence or proof of change of factors that the Development Officer finds to be valid.

1F.2 EXCEPTIONS TO DEVELOPMENT STANDARDS AND PARKING REQUIREMENTS

2.1 APPLICATION

(1) The requirements of this Subpart apply to development permit applications where specific exceptions to the development standards or parking requirements may be authorized by the Development Officer as prescribed in this Bylaw and the applicant is requesting such exceptions.

(2) In order to obtain an exception to development standards or parking requirements, the applicant may be required to provide certain facilities, services or matters as prescribed in this Bylaw.

(3) The Development Officer may require the applicant to enter into a development agreement with the City and register an interest on the title of the affected lands with respect to:

(a) the exception to the development standard or parking requirement;

(b) any public amenity to be provided in exchange for the exception, as appropriate;

(c) and any other related matters necessary to facilitate the granting of the exception.

(4) The Development Officer may require the applicant to provide a letter of credit, performance bond or any other form of assurance the Development Officer considers necessary to ensure the development is carried out in accordance with the conditions of approval or other terms of a development agreement required by subsection (3).

(5) The Development Officer may impose conditions on the development as a condition of approval of the exception to development standards or parking requirements in accordance with this Subpart.

2.2 AUTHORITY

(1) The Development Officer is authorized to vary the regulations, requirements and standards of this Bylaw.

(2) The Development Officer shall establish and maintain a record of exemption to development standard and parking requirement applications and the decision issued in relation each application.

2.3 APPLICATION REQUIREMENTS

(1) Every application for an exception to a development standard shall:

(a) be submitted in the manner and form specified by the Development Officer; and

(b) be submitted together with the development permit application to which it relates in accordance with this Bylaw.

(2) The Development Officer may require that an applicant provide any additional information deemed necessary to evaluate the suitability of granting the proposed exception before reviewing an application.

2.4 APPLICATION REVIEW

The Development Officer shall review the application submitted in accordance with section 1F.2.3 and evaluate the proposed exception based on the following criteria:

(a) whether the proposed exception will have significantly greater negative impact on surrounding neighbourhoods than the same development would have without the exception; and

(b) in cases where there is a risk of significant negative impact, whether modifications to the exception, project, or proposed amenity can address concerns and mitigate risks;

2.5 PUBLIC AMENITY

(1) The public amenity for which the exception to development standards or parking requirement is granted shall remain for the life of the building or land use in respect of which it was approved.

(2) Notwithstanding subsection (1), the owner of the development which received an exception to development standards or parking requirements may reduce or discontinue the provision of the public amenity if:

(a) the exception to the development standard or parking requirement is no longer required; or

(b) upon agreement of the City:

(i) another public amenity of equal or greater market value is substituted; or

(ii) the equivalent to the market value of the public amenity is paid to the City.

(3) With regard to clause 1F.2.5(2)(b), the market value of the public amenity shall be determined by the City.

(4) Unless otherwise specified in the development agreement mentioned in subsection 1F.2.1(3), the owner of the development in respect of which a public amenity was developed shall be responsible to maintain all elements of the public amenity, including but not limited to landscaping, parking, seating, lighting, safety and security.

2.6 PARKING RELAXATION

(1) In addition to the requirements of sections 2.1 to 2.5, the requirements prescribed in this section apply to the granting of exceptions to the minimum motor vehicle parking requirements in this Bylaw.

(2) The exceptions to parking standards prescribed in this section shall not:

(a) be used in conjunction with a minor variance for parking, or any other parking reduction mechanism;

(b) apply to Dwelling Unit(s) in buildings other than Building, Stacked; or

(c) apply to a development on any lands zoned Contract.

(3) A parking reduction shall only be considered if it is submitted as part of a complete development permit application.

(4) The maximum exception to the parking requirements in this Bylaw shall be as indicated in Table 1.T2 and at locations identified in Figure 1.F1.

(5) Where the proposed development is on a site that is in more than one location identified in Table 1.T2, the applicable location is the one which allows the largest maximum exception.

(6) If an exception to parking requirement results in a fractional parking stall being required:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fraction over one-half shall be deemed to be equivalent to one full stall.

(7) The owner of the development receiving the exception shall pay to the City:

(a) for each parking stall that is no longer required, an amount of:

(i) $2,500 in the DCD-WH – Dewdney Avenue Warehouse Direct Control District; or

(ii) $7,000 in all other zones; or

(b) by agreement of the City, an amount greater than or equal to the requirement in clause (a):

(i) in transit facilities; or

(ii) as a public amenity

TABLE 1.T2: PARKING EXCEPTION AREAS

Sec.	Locations	Maximum Exception to Minimum Required Motor Vehicle Parking	Public Amenity Requirement
T2.1	**Growth Plan Areas[1]**		
	• Within the City Centre	Up to 75 per cent	(1) Where the proposed parking exception is: (a) up to 30 per cent, no public amenity is required. (b) above 30 per cent, a public amenity shall be provided. (2) Notwithstanding clause 1(b), no public amenity is required for a reduction of five or fewer parking stalls.
	• Within an Urban Centre. • Within 100 m of an Urban Centre[2]. • Within an Urban Corridor	Up to 60 per cent	
	• Within 500 m of an Express Transit Corridor[3]. • Within an Intensification Area.	Up to 50 per cent	
	• Within the Residential Infill Development Boundary	Up to 40 per cent	
T2.2	**Any Area not identified in T2.1**	Up to 30 per cent	---

Notes:
[1] As illustrated in Figure 1.F1: Growth Map.
[2] Measured from the property line of the proposed site to the property line of the Urban Centre.
[3] Measured from the property line of the proposed site along public streets leading the nearest transit stop on the Express Transit Corridor.

(8) Even application for an exception to parking requirements under this section must include a parking analysis undertaken by a Registered Professional Planner, Professional Engineer or Licenced Architect demonstrating that the proposed parking is appropriate for the use on the site.

(9) To determine whether the reduced parking requirement is appropriate, the Development Officer shall use the considerations outlined in subsection (10) to assess the application for a parking exception.

(10) To determine the level of exception to parking requirements for a land use on a site, the Development Officer will consider:

(a) whether the proposed relaxation will create or exacerbate traffic or parking concerns;

(b) whether the proposed relaxation will have overall adverse impacts on neighbouring properties or uses;

(c) the findings of a traffic impact assessment;

(d) whether the proposed land use(s) conflicts with City policy goals;

(e) the nature of the proposed land use(s);

(f) the design and orientation of existing and proposed development(s);

(g) whether the proposed development(s) or land use(s) will be used predominantly by residents or populations who have specific needs and are less likely to require parking;

(h) whether the proponent can demonstrate that access to the lot, the development and the land use(s) is prioritized for walking, bicycle and other non-motor vehicular transportation options and/or public transit services;

(i) what pedestrian, bicycle and transit facilities are provided beyond those required by this Bylaw;

(j) whether the proponent can demonstrate that the proposal promotes adaptive reuse of existing buildings – especially those that offer heritage value, cultural value or aesthetic value to the public realm; and

(k) other considerations the Development Officer deems appropriate to assist in their review.

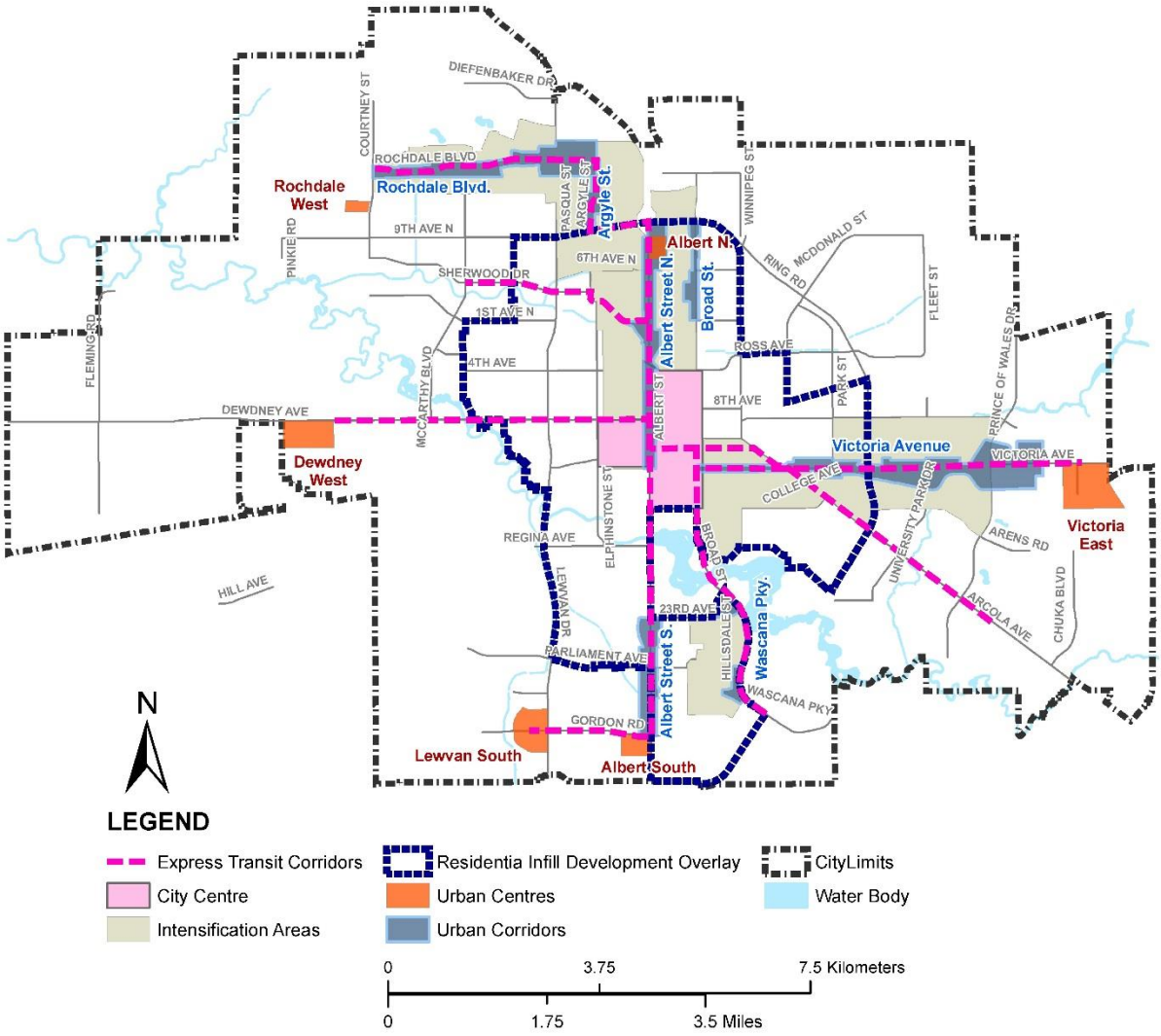

Figure 1.F1: Growth Map

1F.3 SHARED AND CAVEATED PARKING AND MANOEUVERING

3.1 PROVISIONS FOR SHARED PARKING

(1) Upon receipt of an application made in conjunction with a development permit application, the Development Officer may consider a formal request to allow a manoeuvering area and/or more lots, provided that:

(a) the application demonstrates to the Development Officer's satisfaction that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.

(b) proposed land uses which are included in the formal request to share parking are on a lot located within 150 metres of the parking area. This shall be measured from the closest point of the land use to the nearest shared parking stall.

(c) a registrable agreement providing for the shared use of parking or manoeuvering area shall be executed among:

(i) the City;

(ii) the owner(s) of the land on which the parking is provided; and

(iii) the owner(s) of the lands containing the land uses for which the shared parking is being considered;

(2) The agreement executed pursuant to clause 1F.3(1)(c) shall:

(a) restrict the purpose of the portions of the lands which contain the shared parking facilities to only that land use as long as the land uses for which the shared parking was provided exist;

(b) include the times of day that parking stalls are intended for each use; and

(c) be binding on the owner(s) and all heirs and successors.

(3) An interest based on the agreement mentioned in subsection (5) shall be registered to the titles of the affected lands mentioned in clauses (4)(b) and (c).

(4) Any shared parking and manoeuvring area shall be in effect only so long as the agreement, binding on all parties, remains in force.

(5) If the agreement is no longer in force, parking and loading shall be provided as required by this Bylaw.

3.2 OFF-SITE CAVEATED PARKING

(1) Parking stalls built on a separate lot may be used to meet a lot's minimum motor vehicle parking requirements using off-site caveated parking provided that:

(a) a "Transportation, Parking Lot" or "Transportation, Parking Structure" land use is listed as a permitted or discretionary use on the lot where the parking stalls are built; and

(b) the caveated parking area is located within 150 metres of the lot with the land use for which the parking is. This shall be measured from the closest point of the lot for which the parking is being provided to the furthest caveated parking stall.

(2) An agreement providing for caveated parking shall be executed among:

(a) the City;

(b) the owner(s) of the lands on which the parking is provided; and

(c) the owner(s) of the lands containing the for which the caveated parking is being considered.

(3) The agreement executed pursuant to subsection (2) shall:

(a) shall restrict the purpose of the portions of the lands which contains the caveated parking facilities to only that land use long as the land uses for which the caveated parking was provided exist; and

(b) be binding on the owner(s) mentioned in (2)(b) and all heirs and successors.

(4) A caveat based on the agreement mentioned in subsection (2) shall be registered to the titles of the affected lands mentioned in clauses (2)(b) and (c).

(5) The caveated parking shall be in effect only so long as the agreement, binding on all parties, remains in force.

(6) If the agreement is no longer in force, parking shall be provided as otherwise required by this Bylaw, another agreement, including a contract zoning agreement, or a condition of a permit.

1F.4 ZONING AMENDMENTS

4.1 APPLICATION REQUIREMENTS

(1) An application for a Zoning Bylaw amendment shall be made to the Development Officer.

(2) An application for a Zoning Bylaw amendment shall be made in the manner and form specified by the Development Officer.

4.2 DIRECT CONTROL DISTRICT

(1) The City may apply a Direct Control District designation to a location if it is satisfied that one or more of the following contexts apply to the proposed location:

(a) the area is constrained by natural environmental conditions which would be unbuildable under a conventional zone;

(b) hazardous land uses are contemplated, requiring the need for special development controls to limit potential impact(s) on surrounding area;

(c) City Council identifies the area to have considerable significance due to its historic, architectural or environmental character;

(d) a secondary plan identifies circumstances unique to the area that require the need for specific development provisions to protect the area, ensure compatibility with other areas or encourage a unique form of development; or

(e) where the City considers it appropriate to allow land uses, land use intensities, built forms, or development standards that are not achievable through conventional zoning provisions.

(2) Council may, through a development agreement with the applicant, specify the conditions necessary to ensure that developments in the district conform to *The Official Community Plan*, a special study adopted by Council, or *The Planning and Development Act, 2007*.

Part 1G

PUBLIC NOTICE SIGNAGE

1G.1 PUBLIC NOTICE SIGN

1.1 PUBLIC NOTICE SIGN REQUIRED

In addition to complying with the public notice requirements of *The Planning and Development Act, 2007*, the Development Officer shall post one or more public notification signs on the subject property of a zoning bylaw map amendment or discretionary use application, unless one of the following conditions are met:

(a) in the opinion of the Development Officer, the subject property is in a remote location or the site conditions render the property inaccessible;

(b) the discretionary use is a unit entirely within a building that is not directly accessible from the outside; or

(c) Council has exempted the property from this requirement.

1.2 SIGN CONTENT

The sign required by section 1.1 shall indicate:

(a) the general purpose of the proposed zoning map amendment or discretionary use application; or

(b) where additional information may be obtained.

1.3 SIGN POSTING DURATION

The sign required by section 1.1 shall remain on the subject property during the entire Zoning Bylaw amendment or discretionary use process, and shall be removed following a decision by the City to approve or deny the application.

1.4 COST ALLOCATION

The applicant shall be responsible to pay all applicable costs associated with the sign-posting process.

Part 1H

NON-CONFORMITIES

1H.1 REGULATIONS FOR ALL NON-CONFORMITIES

Non-conforming uses, buildings and sites are subject to *The Planning and Development Act, 2007*.

1H.2 REGULATIONS FOR SPECIFIC NON-CONFORMITIES

2.1 NON-CONFORMING LOT

(1) If, upon the coming into force of this Bylaw, a lot does not comply with the dimensional standards required for minimum lot area or minimum lot frontage as prescribed by this Bylaw, the lot may still be developed for a permitted or discretionary use provided the owner or applicant submits information to establish that the lot:

(a) was either lawfully established in the Saskatchewan Land Titles Registry; or

(b) the subject of an agreement for transferring the lot executed prior to the adoption of this Bylaw; and conformed to the dimensional standards existing at the time it was registered in the Saskatchewan Land Titles or the agreement was concluded.

(2) Where a lot's dimensional standards are non-conforming, that lot shall not be subdivided unless either:

(a) the subdivision will reduce or eliminate the non-conforming dimensional standards; or

(b) Council is satisfied that the subdivision is necessitated by federal, provincial or municipal government action.

Part 1I

ENFORCEMENT

1I.1 VIOLATION AND PENALTY

(1) Any person who violates any provision of this Bylaw is guilty of an offence, and is liable on summary conviction to the penalties specified in Section 243 of *The Planning and Development Act, 2007*.

(2) The passage of this Bylaw does not affect the right of the City of Regina to prosecute any violation of any previous bylaw, if the violation occurred while that bylaw was in effect.

1I.2 ZONING BYLAW ENFORCEMENT

2.1 AUTHORITY AND DUTY TO ENFORCE

The Development Officer is authorized to enforce the Bylaw in accordance with *The Planning and Development Act, 2007*.

2 INTERPRETATION

PART 2A

PURPOSE OF CHAPTER

(1) The purpose of this Chapter is to define words, terms and phrases which are necessary for the understanding, administration and enforcement of this Bylaw, and which are not part of common English usage.

(2) Word, phrases and terms which are not defined in this shall be given their usual and customary meaning except where the context clearly indicates a different meaning.

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PART 2B
DEFINITION

– A –

The following words, terms and phrases, wherever they occur in this Bylaw, shall have the meanings assigned to them by this Part.

"abut," means either:

(a) touching or sharing a common point, line or boundary; or
(b) separated from any common point, line, or boundary measured from the two closest points on the property by only:

(i) an existing or planned lane;
(ii) an existing or planned easement less than 9 metres in width;
(iii) an undeveloped lot or portion of a lot less than 9 metres in width;
(iv) an existing or planned road right-of-way less than 9 metres in width.

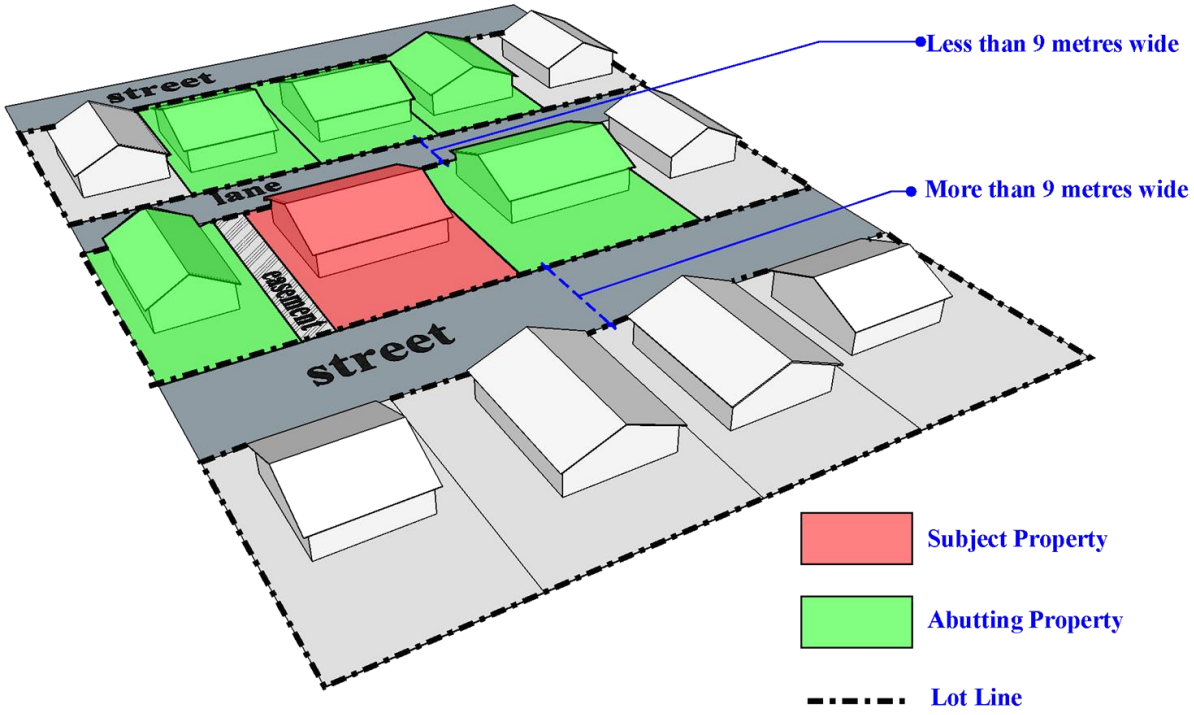

Figure 2B.F1: Abut

"accessory" means a land use, structure, building, or part thereof that is incidental or subordinate and exclusively devoted to a principal land use, building or structure on the same lot, excluding any structure, building or portion of a building used for habitable space.

"active use" includes the following land uses and or any land use in the listed land use classes:

(a) Assembly, Community;
(b) Food & Beverage land use class;
(c) Industry land use class;
(d) Institution, Day Care;
(e) Industry, Laboratory
(f) Public Use land use class;
(g) Retail Trade, Shop;
(h) Retail Trade, Outdoor Display; and
(i) Service Trade land use class.

"active wall" means the exterior walls of a building, at street level, that animates the public realm through the incorporation of glazing, fenestration, and regular entrances.

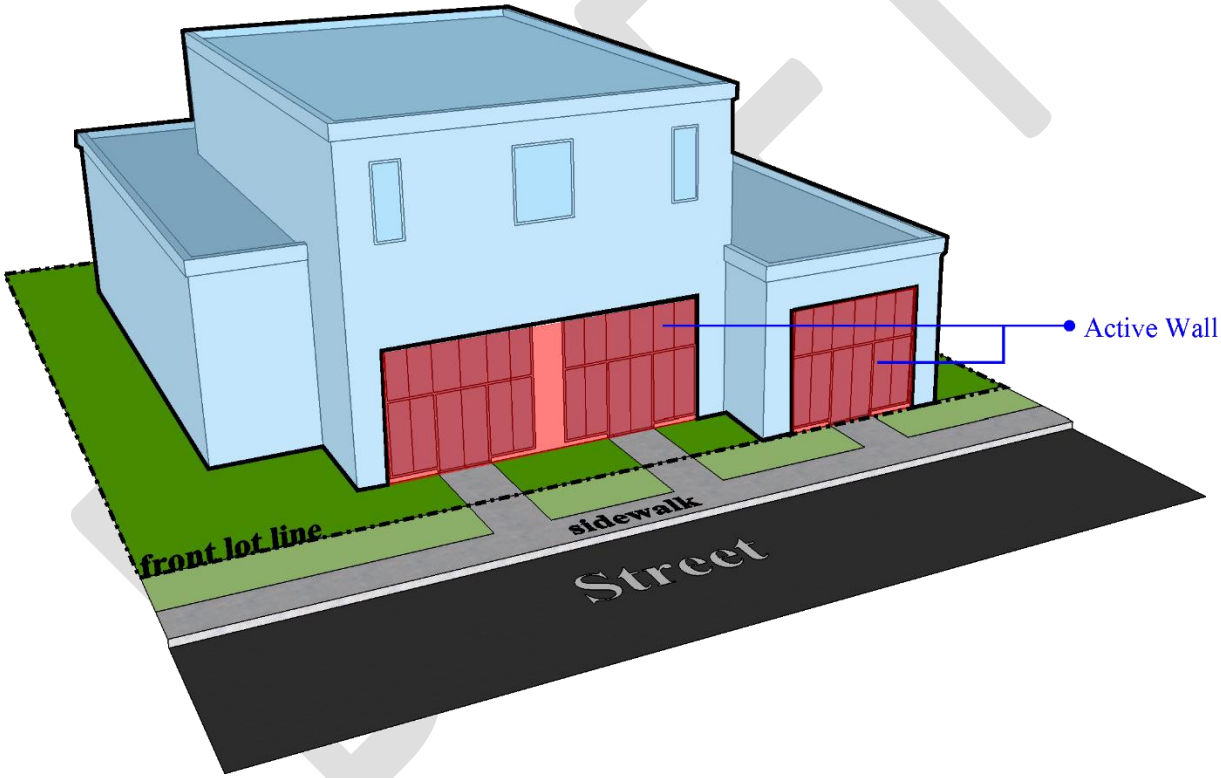

Figure 2B.F2 – Active Wall

"adjoin" means touching or sharing a common line or boundary.

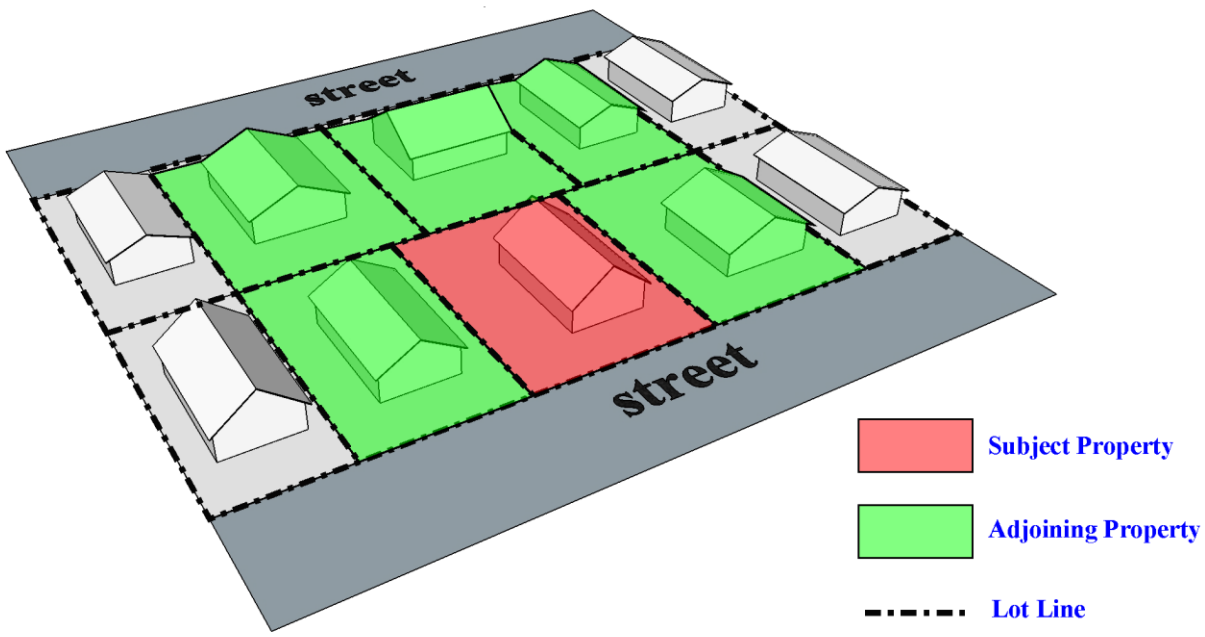

Figure 2B.F3: Adjoin

"aesthetic screen" means the technique by which a view of a site or object on a site is shielded, concealed or hidden by means of a fence, wall, hedge, berm or other features.

"Agriculture" means a land use class which includes farming such as cultivating land and raising crops and servicing animals. The land use class includes the following land uses:

> **"Agriculture, Animal Support"** means a land use where livestock and household animals, are temporarily supported, serviced or treated. Excludes Retail Trade and Assembly land uses.
>
> **"Agriculture, Indoor"** means a land use where the farming of plants takes place indoors, excluding the processing of the plants. Excludes the Cannabis and Open Space, Active land uses and the farming of livestock.
>
> **"Agriculture, Outdoor"** means a land use where farming takes place outdoors. Excludes the Open Space, Active land use and the farming of livestock.

"alley" or **"lane"** means the same as defined in *The Regina Traffic Bylaw, 1997, No. 9900.*

"Analysis Guidelines" means at the discretion of the Development Control Officer, a proposed development within the Downtown Direct Control District may be subject to required analysis.

"approach surface" means he same as defined in the *Aeronautics Act, 1989*.

"arcade, sidewalk" means a continuously covered area that functions as a weather-protected extension of the publicly-accessible space that it abuts.

"Architectural Element" means an aesthetic feature consisting of but not limited to a free-standing fence, wall, retaining wall, planter, fountain, pool, gazebo, decorative feature or the like.

"arterial street" means a street with controlled access and intended to provide travel to and from collector streets and expressways.

"artist studio" means a building or portion of a building designated for an artist (e.g. performing, visual and participatory art) to live and work.

"Assembly" means a land use class including land uses where members of the general public gather for a variety of purposes. The land use class includes the following land uses:

> **"Assembly, Adult"** means a land use where members of the general public gather featuring pornographic entertainment, pornographic performance or other similar activities, including but not limited to any activity that, to the discretion of the City, emphasizes the depiction or description of sexual activities or sexualized anatomical areas. Excludes the Service Trade, Adult land use.
>
> **"Assembly, Community"** means a land use where members of the general public may gather for community, educational, or cultural activities. This is restricted to rinks, libraries and community centers as identified by Council to be separated from the "Cannabis" land use. Excludes the "Assembly, Adult", "Assembly, Recreation", "Assembly, Religious", "Assembly, Range" land uses and land uses defined in non-Assembly land use classes.
>
> **"Assembly, Range"** means primarily an outdoor land use where members of the general public gather to exhibit, train with, instruct or use handheld ranged weapons and similar projectiles (including axes, knives, bow & arrows and firearms).
>
> "**Assembly, Recreation**" means a land use where members of the general public gather for sports, social, training, spectating or entertainment activities. Excludes "Assembly, Adult", "Assembly, Community", "Assembly Range", "Assembly, Religion land uses as well as land uses defined in non-Assembly land use classes.
>
> "**Assembly, Religious**" means a land use where members of the general public may gather for spiritual or religious purposes which may include meeting, studying, and worshiping. Excludes "Assembly, Adult", "Assembly Community", "Assembly Range", "Assembly Recreation", as well as land uses defined in non-Assembly land use classes.

– B –

"**block**" means an area bounded by four public streets, excluding a lane.

"block face" means one side of a street between two consecutive public land features (such as roads, waterways, publicly-owned easements) that are 10 metres wide or wider and intersect the street (see figure 2B.F4). On a cul-de-sac, lots fronting the traffic bulb form a separate block face

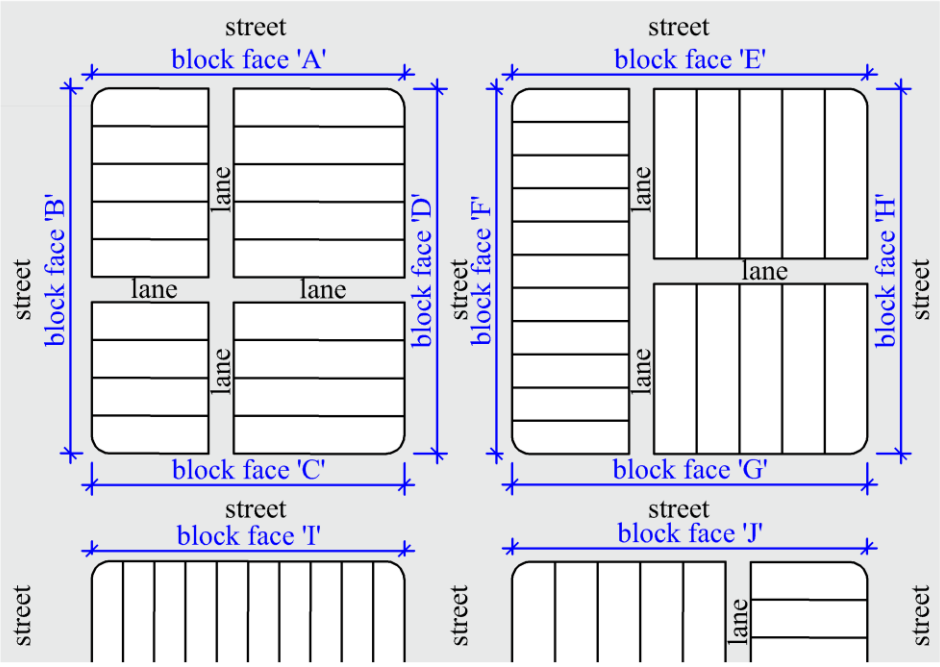

Figure 2B.F4: Block face

"boulevard" means as defined in *The Regina Traffic Bylaw, 1997, No. 9900*.

"branch line" means a rail line that provides for:

(a) volumes generally less than five trains per day; and
(b) speeds usually limited to a maximum of 50 kilometres per hour.

"brownfield" means the same as defined in *Design Regina: The Official Community Plan Bylaw 2013-48*.

"building" means a structure used for the shelter or accommodation of persons, animals, goods, possessions or equipment, having a roof which is supported by columns or walls situated on private property when so used. Also means a building class including buildings of various forms. The building class includes the following building types:

> **"Building, Accessory"** means a separate building, or structure, normally incidental, subordinate, exclusively devoted to and located on the same lot as the principal building or structure, excluding a building or structure used as habitable space.

"**Building, Detached**" means a building on a single lot and contains, either:

(a) one unit occupying the entire building (see figure 2B.F5a); or

(b) multiple units attached back-to-back through a common wall extending from foundation to roof (see figure 2B.F5b).

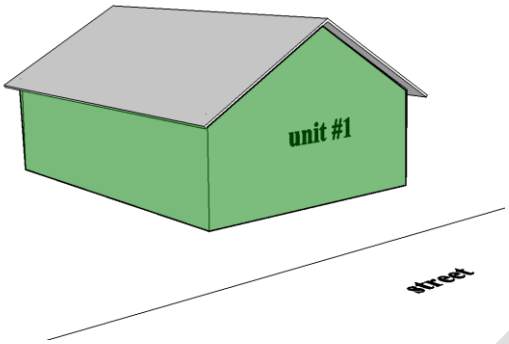

Figure 2B.F5a: Building, Detached (One-unit)

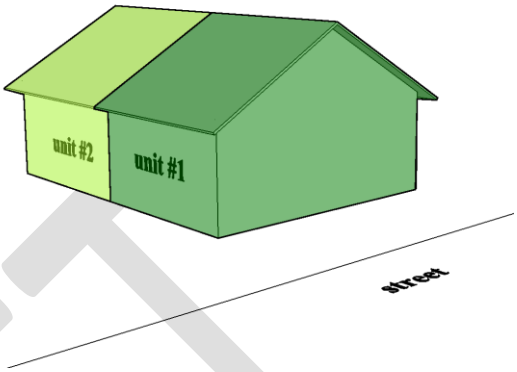

Figure 2B.F5b: Building, Detached (Back to Back units)

"Building, House-Form" means a building as it existed as of March 21, 1984, originally constructed as a one-unit detached building where Dwelling, Unit was the principal use.

"Building, Manufactured Home" means a transportable structure placed atop a frame or chassis and is designed to be transported on its own wheels and chassis or by other means.

"Building, Planned Group" means a development of more than one residential building on a lot.

"Building, Principal" means a building that contains at least one principal use.

"Building, Row" means a building containing two or more units, as specified within the zone regulation, while meeting the following conditions:

(a) The units may by located on the same lot or separate lots and may be subdivided from each other;

(b) Minimum two units shall be connected side-by-side where through walls extending from foundations to roof; and

(c) No unit shall be located entirely or partially above the other (see figure 2B.F6).

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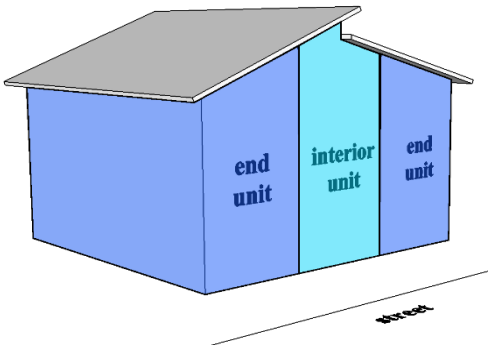

Figure 2B.F6: Building, Row

"Building, Stacked" means a building containing two or more units, as specified within the zone regulations, on a single lot with at least one unit entirely or partially above another (see figure 2B.F7).

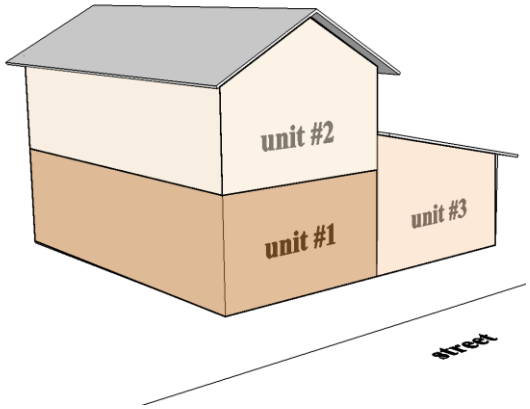

Figure 2B.F7: Building, Stacked

"building construction drawings" means a set of technical drawings prepared by a professional Engineer or Architect licenced to perform in the province of Saskatchewan, required for proper execution of the proposed project within the Former Diocese of Qu'Appelle Direct Control District , including architectural, civil, and structural drawings.

"building permit" means a permit issued under *The Building Bylaw* of The City of Regina authorizing the construction of a building.

– C –

"cannabis" means the same as defined in the *Cannabis Act, 2018*.

"cantilever" means an overhanging part of a structure supported at one end only.

"Central Business District" means the same as defined as the area in figure 6A.F9 of the Downtown Direct Control District.

"ceremonial route" means street circuits within the city that link important locations or points of interest that are used for government, parade, or other ceremonial occasions.

"collector street" means a street that provide for:

(a) circulation within communities and connectivity between local and arterial roadways; and
(b) direct access to and from abutting properties.

"communal amenity area" means a common space allocated for the recreational use of all residents within the development. The area shall be indoor or outdoor space, or a combination thereof.

"communications antenna" means an antenna regulated federally by the *Radiocommunication Act* and subject to the *Radiocommunication and Broadcasting Antenna Systems Client Procedures*.

"**community center**" means a building or facility operated by the City of Regina and open to the general public to use for recreational, social, educational or cultural activities.

"Council" means the Council of the City of Regina.

"coverage" includes the percentage of the lot which is covered by buildings or structures, excluding uncovered swimming pools, uncovered terraces, uncovered porches and decks, except when the basement walk out area is covered by main floor deck.

"**cultural heritage**" means the intangible practises, expressions, knowledge and skills of a community or an individual in addition to associated material instruments, public art, artifacts, objects, historic places and cultural spaces.

"curb" means the same as defined in *The Regina Traffic Bylaw, 1997, No. 9900*.

DRAFT

– D –

"dangerous goods" means the same as defined by the *Dangerous Goods Transportation Act, 1985*.

"datum line" means an assumed surface used as a reference for the measurement of heights and depths.

"dedicated outdoor area" includes a portion of a lot that is outdoors and used primarily for a principal or accessory land use that is separate from required screening, landscaped areas, parking areas and loading areas.

"development" means the same as defined in *The Planning and Development Act, 2007.*

"Development Appeals Board" means the same as defined in *The Planning and Development Act, 2007.*

"Development Officer" means the Executive Director of City Planning & Community Development or his or her designate.

"development permit" means a document authorizing a development issued pursuant to this Bylaw.

"Development Viability Assessment" means is a report that evaluates any potential conflicts resulting from the proximity of new residential development to neighbouring railway corridors, as well as any impacts on the operation of the railway resulting from the new residential development, including during construction and after.

"discretionary use" means a use of land, intensity of use, development or other structure that may be permitted in a zone only at the discretion of and at a location specified by the Development Officer or Council, as the case may be, in accordance with this Bylaw.

"Drive-Through" means a land use class including land uses where a good or service is provided to a customer who remains in a motor vehicle. The land use class includes the following land use:

"Drive-Through, Accessory" means any ancillary or accessory use where a good and/or a service trade is dispensed or provided to a person who remains in a motor vehicle.

"**driveway**" means a hard surfaced private right-of-way adjoining and providing access for vehicles from a street, boulevard, curb, or sidewalk to a carport, garage or hard surfaced parking pad.

"**Dwelling"** means a land use class where a building is used as a residence. The land use class includes the following land uses:

"Dwelling, Assisted Living" means a dwelling unit in a building designed to accommodate people that require assistance with housekeeping and personal care and which includes common areas for dining and socializing.

"Dwelling, Garden Suite" means a subordinate, self-contained dwelling unit in a detached building in the side or rear yard that is accessed from the public street at the frontage of the property.

"Dwelling, Group Care" means a supervised dwelling unit, licensed or approved under provincial statute, for the accommodation of persons, excluding staff, referred by hospitals, courts, government agencies or recognized social service agencies or health professionals.

"Dwelling, Laneway Suite" means a subordinate, self-contained dwelling unit in a detached building accessed from the adjacent lane.

"Dwelling, Secondary Suite" means a subordinate, self-contained Dwelling, Unit within a building or portion of a building that contains a principal Dwelling, Unit, and where both dwelling units constitute a single real estate entity.

"Dwelling, Unit" means a self-contained living unit of one or more rooms containing cooking facilities, sanitary facilities, living quarters and/or sleeping quarters.

DRAFT

– E –

"easement" means the right, as registered to a property title, to cross or otherwise use another person's land, usually for a specified purpose.

"end unit" means the unit at the end.

"expressway" means a street that provides for:

(a) relatively unimpeded traffic flow at high speeds;
(b) signalized intersections at-grade; and
(c) no direct access to abutting properties.

– F –

"façade" means an exterior wall of a building that fronts a public street (excluding a public lane) or public open space that is visible to persons not within the building.

"factory-built building" means a building constructed and labelled under the requirements of the Canadian Standard Association standard CSA A277.

"fence" means a barrier, or other upright structure enclosing an area of ground to mark a boundary.

"flankage yard" means that part of a corner lot which extends from the front yard to the rear yard between the lot line adjoining a public street and the nearest wall or supporting member of a principal building or structure (see Figure 2B.F8).

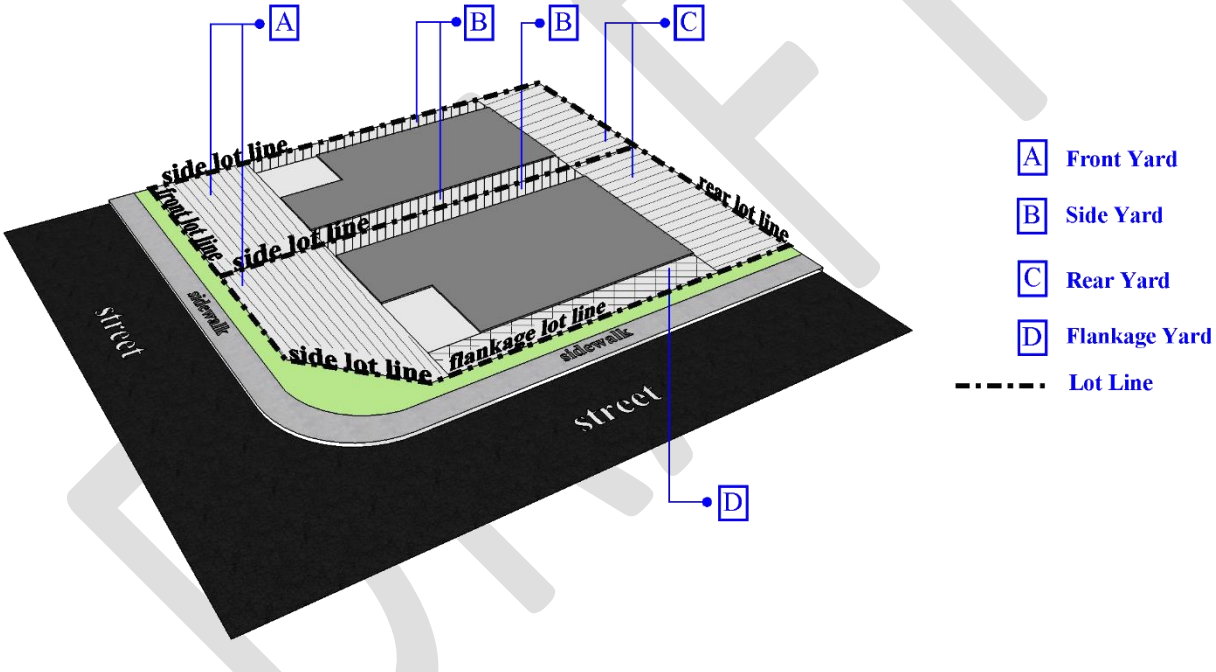

Figure 2B.F8: Yard Definitions

"floodplain" means the area prone to flooding from a water body or watercourse that comprises the combined area of the floodway and flood fringe (see Figure 2B.F9).

"floodway" means the portion of the floodplain adjoining the channel where the waters in the 1:500 year flood are projected to meet or exceed a depth of one metre or a velocity of one metre per second (see Figure 2B.F9).

"flood fringe" means the portion of the floodplain where the waters in the 1:500 year flood are projected to be less than a depth of one metre or a velocity of one metre per second (see Figure 2B.F9).

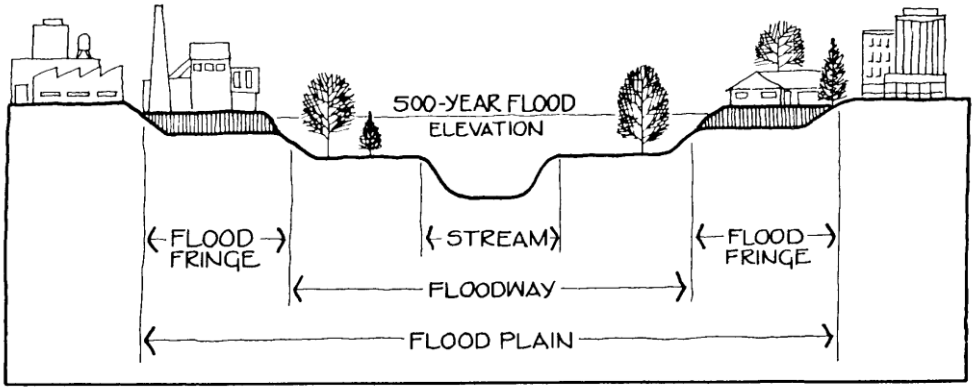

Figure 2B.F9: Typical Floodplain Cross Section

"floor area" means the area of a floor in a building or structure, measured between the exterior faces of the exterior walls of the building or structure.

"floor area ratio (FAR)" means the gross floor area of all buildings on a lot divided by the lot area.

"Food & Beverage" means a land use class of several types, all of which involve the provision of food and beverages to members of the general public. This land use class includes the following land uses:

"Food & Beverage, Lounge" means a land use:

(a) That has received a tavern endorsement or tavern permit under *The Alcohol Control Regulations, 2016*; and/or
(b) Where food and/or beverages are consumed on-site and commercial entertainment, including dancing or live music is provided on-site; excluding the land use Assembly, Adult.

"Food & Beverage, Catering" means a land use where food and/or beverages are prepared for off-site consumption.

"Food & Beverage, Restaurant" means a land use where food and/or beverages are prepared for consumption, sold and served to the general public on-site.

"Food & Beverage, Outdoor" means primarily an accessory land use, located outside or in a partially enclosed area, where food and/or beverages are served or consumed. This includes, but is not limited to, the outdoor portion(s) of any other land use listed in the Food & Beverage land use class.

"footing elevations" means a numerical figure representing the elevation measured at the top surface of a foundation.

"freeway" means a street that provides for:

(a) unimpeded traffic flow at high speeds;
(b) access points that are grade separated; and
(c) no direct access to abutting properties.

"freight rail yard" means an indoor or outdoor facility where the transfer of containers is performed between freight trains, and where railcars are stored and maintained.

"front," means, when referring to a site, a lot or land that shares a common boundary line with a public street.

"**front lot line**" means the line dividing the lot from the street; for a corner lot, the front lot line shall be the lot line on the same street as the front lot lines of lots on the same block face; for a through lot, the front lot line shall be that street line which interfaces most directly with adjacent land uses.

"front yard" means that part of a lot which extends across the full width of a lot between the front lot line and the nearest wall or supporting member of a building or structure (see Figure 2B.F8).

"front yard setback" means the distance between a front lot line and the nearest wall or part of a building.

"frontage" means the distance between the two points where the side lot lines of a lot intersect the boundary of a public street. This term for a corner lot shall reference front lot line.

DRAFT

– G –

"gateway buildings" means the buildings that have the greatest visual prominence which are located on the entrance corners of the Downtown Direct Control District.

"glazing" means the portion of a building's wall that is constructed of glass (windows).

"**grade**" means the average elevation of natural ground level at the walls of a building. For the purpose of calculating the height of a building with a walk-out basement, the grade shall be the average elevation of the natural ground level at the wall that is adjacent to the front lot line.

"gross floor area" means the total floor area in a building or structure that is primarily indoors, measured between the exterior faces of the exterior walls of the building or structure at the level of each storey:

(a) at and above grade, in the case of Dwellings in residential zones; and
(b) below, at and above grade, in the case of all other uses; excluding the area used for off-street unloading, parking, mechanical equipment, stairways or shafts.

"growing season" means for the purpose of completing landscaping requirement, May 1 to September 15 of the same calendar year.

– H –

"habitable space" means a space in a building for living, sleeping, eating or cooking, hallways and bathing rooms containing toilets excluding closets, storage or utility rooms.

"hard landscaping" means the use of non-vegetative materials such as brick, stone, tile or wood, excluding asphalt or concrete for the purpose of surface paving.

"hazardous material" or **"hazardous substance"** means as defined in *The Hazardous Substance and Waste Dangerous Goods Regulations*; and

(1) any other substance that, in the opinion of the Development Officer, is likely to be hazardous to humans, human livelihood, animals (domestic or wild), or likely to harm the general environment.

"heavy or long combination vehicle route" means as identified in the *Regina Traffic Bylaw, 1997, No. 9900.*

"height" means the vertical distance measured from grade level to the higher of:

(a) the highest point to the top of the flat roof structure; or

(b) the mean level between the top of the highest exterior wall plate and the ridge of a pitched roof (see figure 2B.F10); or

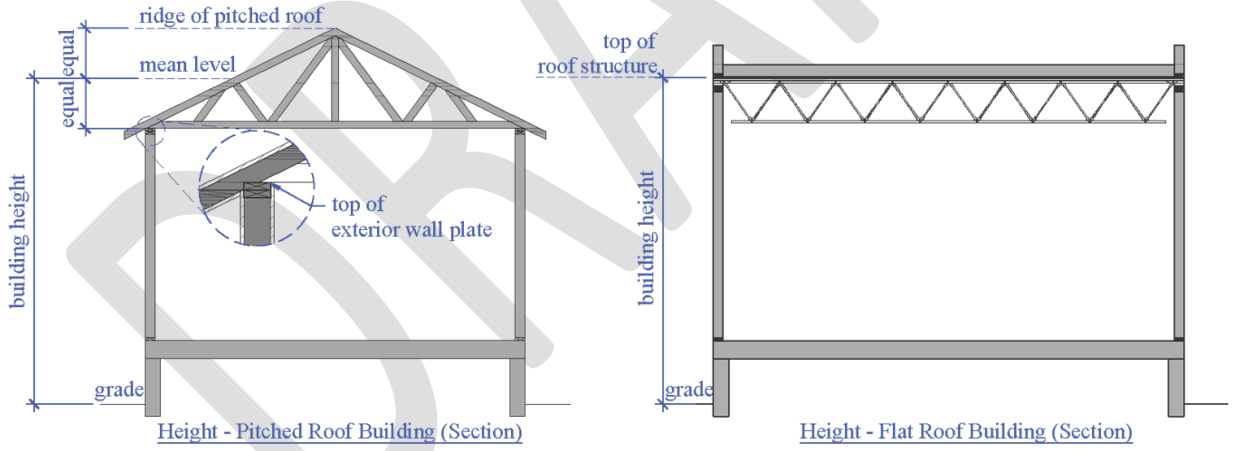

Figure 2B.F10: Height

"heritage property" means any of the following:

(a) a property designated as a Municipal Heritage Property, Provincial Heritage Property, a property within the boundaries of a Municipal Heritage Conservation District as defined in the *Heritage Property Act*.

(b) a site that contains archaeological objects;

(c) a site that contains palaeontological objects;

(d) any property or site that is of interest for its architectural, historical, cultural, environmental, archaeological, palaeontological, aesthetic or scientific value; or

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(e) any site where Council or the Development Officer are satisfied that any object or property mentioned in subclauses (b), (c) or (d) is or may reasonably be expected to be found.

"horizontal rhythm" means the recurrence at regular intervals of design elements that help make up their visual character and definition in a horizontal fashion

"horizontal surface" means the same as defined in the *Aeronautics Act*.

"household animal" means a domesticated animal kept as a household pet or a personal service animal. Excludes livestock.

– I –

"industrial activity" includes any productive activity that adds value to or finishes a good, a product, merchandise or an article. Such activities may include:

(a) testing;
(b) design;
(c) researching / developing;
(d) cleaning;
(e) manufacturing;
(f) mixing
(g) processing;
(h) fabrication;
(i) assembly;
(j) treatment; and
(k) packaging.

Also includes incidental storage and distribution of the inputs and outputs of such activities. Excludes direct sales, retail trade activities, service trade activities and on-site consumption.

"Industry" means a land use class of various types, all of which involve some kind of industrial activity. This land use class includes the following land uses:

"Industry, Artistic" means a land use where an artist, artisan, or similar professional designs, prepares, creates, or repairs artistic, craft or artisanal works, usually by hand or with handheld or household tools and does not include the mass production of similar articles. Excludes any work involving Industry, Light, unprocessed fur; tanning and dying, and; butchering, slaughtering or dressing.

"Industry, Food & Beverage" means a land use where industrial activities result in food- and/or beverage-related goods or products, usually to be sold to/by land uses in the Food & Beverage land use class and/or "Retail Trade, Shop" land use.

"Industry, Heavy" means a land use where industrial activities take place, involving:

(a) welding;
(b) particulate matter;
(c) substances which may cause nuisance such as light, glare, odour or noise;
(d) dangerous goods; or
(e) hazardous material.

"Industry, Laboratory" means a land use where non-clinical and non-training activities are conducted to contribute to human knowledge by way of information obtained by formal scientific or technological research, development, testing and design, including processes to create, test, patent or improve material, products or services. Excludes any land use

where patients are regularly examined or diagnosed, students are regularly or formally educated, or members of the general public are regularly received as clients.

"Industry, Light" means a land use where industrial activities take place, but excluding the carrying-on production, processing or storage of:

(a) substance which may cause nuisance such as light, glare, odour or noise;
(b) particulate matter;
(c) waste and waste substance;
(d) welding;
(e) refining, processing or upgrading of oil and natural gas;
(f) mining, quarrying, or extraction of oil or natural gas;
(g) dangerous good as defined by this Bylaw;
(h) hazardous material as defined by this Bylaw; and
(i) nuclear or radioactive substance.

"Industry, Salvaging – Light" means a land use located entirely indoors where light salvaging operations take place which includes the collection, packaging, repackaging, purchase and/or processing, as well as temporary storage, of any of the following for the purpose of dismantling, repurposing, reusing, salvaging or recycling:

(a) paper, metal (including scrap metal) and plastic material;
(b) glassware, pottery and ceramics;
(c) clothing, fashion accessories, leather material and textiles;
(d) computers, computer components and household electronics;
(e) furniture and household appliances;
(f) materials that are, in the opinion of the Development Officer, similar to those listed above.

Excludes the collection, storage, sale or purchase of farm equipment, motor vehicles, similar heavy equipment, and accessories of motor vehicle or similar heavy equipment, as well as the storage of hazardous materials including hazardous waste.

"Industry, Salvaging – Heavy" means a land use where heavy salvaging operations take place which includes the collection, packaging, repackaging, purchase and/or processing, as well as temporary storage, of any of the following for the purpose of dismantling, repurposing, reusing, salvaging or recycling:

(a) paper, metal (including scrap metal) and plastic material;
(b) glassware, pottery and ceramics;
(c) clothing, fashion accessories, leather material and textiles;
(d) computers, computer components and household electronics;
(e) furniture and appliances;
(f) construction and landscaping materials;
(g) wastes, waste materials and rags to be cleaned and reused or recycled;
(h) farm equipment, motor vehicles and similar heavy equipment;

(i) tires, motor vehicle components and components for similar heavy equipment;
(j) materials that are, in the opinion of the Development Officer, similar to the list above.

"Institution" means a land use class including various land uses where organizations provide for members to gather for formal or charitable educational, medical, social or similar purposes. This land use class includes the following land uses:

"Institution, Day Care" means a land use where care, protection and supervision are provided to individuals of any age who require care on a regular, periodic, or temporary basis. This excludes Dwelling, Group Care and includes but is not limited to:

(a) child care centres as defined by *The Child Care Act, 2014*; and
(b) a facility which offers educational and social activities for individuals who are not compulsory school age according to *The Education Act, 1995*.

"Institution, Education" means a land use where an accredited person and/or organization provide students with regular, formal, on-site education, instruction, testing or training.

"Institution, Health Care" means a land use where:

(a) patients may receive or be admitted for on-site health care and/or medical treatment by accredited professional and both in-patient and out-patient activities are permitted;
(b) bodies are temporarily kept or tended to for autopsy, identification, scientific or educational inquiry, coroner activities or for preparation for a funeral, cremation or burial; or
(c) bodies are cremated according to federal and provincial laws and regulations.

"Institution, Humanitarian Service" means a land use where a non-profit organization provides direct, on-site social or welfare services to those in need. On-site office activities must be associated with services provided. Typical activities include:

(a) Information resources;
(b) Administrative and advocacy services;
(b) Referral services;
(c) Skills development;
(d) The provision of aid and basic needs (excluding Shelter);
(e) Life skills training and personal development programs;
(f) Alcohol, drug or substance abuse rehabilitation;
(g) Drop-in/activity rooms; and/or
(i) Activities that are, in the opinion of the Development Officer, reasonably similar to the land uses listed above.

Excludes Dwelling and Accommodation land uses.

"Institution, Training" means a land use where qualified instructors provide students or apprentices with regular, hands-on or vocational education, instruction, testing or training.

"interior side yard" means the side yard of a lot that does not adjoin a street or a lane.

"interior unit" means a unit between two end units.

– L –

"landmark frontages" means the building faces that help define the edges of streets and open spaces within the Downtown Direct Control District.

"landscaping" means the modification and enhancement of a site through the use of soft landscaping and/or hard landscaping.

"land use" means the purpose that the land serves or the operation on the land.

"land use class" means a grouping of similar land uses.

"light court" means a recess formed by the outer walls of a building that is accessed using a stoop from the front of a building.

"**livestock**" means the same as defined by the *Regina Animal Bylaw No. 2009-44*.

"live/work" means the same as defined in *Design Regina: The Official Community Plan Bylaw 2013-48.*

"loading stall" means an off-street parking stall, either outside or within a building, used by motor vehicles during delivery, loading and/or unloading.

"local street" means a street designed primarily to provide access to abutting property.

"long-term bicycle parking (stall)" means bicycle parking that is secured from theft and vandalism, either by being within:

(a) A locked, fenced area;
(b) A locked room within a building; or
(c) An individual locker that is no less than 200 centimetres by 80 centimetres by 130 centimetres.

Entry to a long-term bicycle parking stall shall be determined by the property owner or designate.

"**lot**" means a parcel or contiguous parcels of land in one ownership.

"**lot line**" means the boundary line of a lot.

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– M –

"main line" means a rail line that provides for:

(a) volumes generally exceeds five trains per day; and
(b) high speeds, frequently exceeding 80 kilometres per hour.

"maintenance easement" means a right-of-way, as registered on the title of a lot, granted to use a designated portion of the lot for the maintenance of a building built on the zero lot line on the adjoining lot.

"major system swale" means the water-retaining feature(s) of a channel primarily designed to drain water, slow water/drainage velocity, or remove sediments from the water. May be vegetated.

"Major Roadway" means a major road right-of-way and/or an intersection that has been identified to have aesthetic importance to the City. These may include but are not limited to a Ceremonial Route, Gateway, Gateway Corridor, Major Arterial or Major Arterial Intersection.

"major arterial street" means a street that provides for:

(a) major traffic flows between major traffic generators and communities;
(b) no residential frontage;
(c) no direct access to any land use; and
(d) median openings only at intersections.

"minor arterial street" means a street that is:

(a) designed to supplement major arterial roadways to provide connectivity between highways and expressways and local and collector street networks; and
(b) provides for direct access to abutting properties with some access controls.

designed to supplement major arterial roadways to provide connectivity between highways and expressways and local and collector street networks. Direct access to abutting properties is generally permitted with some access controls.

"manufactured home park" means a lot under single management, for the placement of two or more manufactured homes.

"marquee" means the same as defined in the *Regina Sign Bylaw*.

"mixed-use" means a development that contains both Dwelling and non-dwelling principal land uses.

"Motor Vehicle, Heavy" means a large truck, fire truck, semi-tractor, landscaping/construction vehicle, recreational vehicle, farm vehicle or vehicle that, in the opinion of the Development Officer, is similar in impact to these vehicles.

"Motor Vehicle, Light" or **"Light Motor Vehicle"** means a personal motor vehicle, taxi, limousine or emergency vehicle, excluding a fire truck.

"Municipal Heritage Property" means the same as defined in *The Heritage Property Act*.

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– N –

"next-door lot" means a lot that:

(a) shares side lot lines with; and
(b) fronts the same street as,

the lot of the proposed development.

"non-intermittent surface water" means a natural or manmade feature that contains water or ice year-round.

"non-permeable surface" means a surface consisting of materials such as concrete, asphalt, unit pavers, and compacted gravel that are not vegetated and do not absorb water.

– O –

"Office" means a land use class of various types, of which the principal use of each type is business, administrative or managerial space for various work activities. This land use class includes the following land uses:

> "**Office, Industry**" means a land use associated with industries or businesses benefitting from close access to major corridors, regional customers, intermodal hubs, etc. This includes those owned or operated by the Municipal, Provincial, or Federal government. Example activities include construction, surveying, engineering, research and development, resource extraction e.g. oil/gas, mining, agriculture, logistics, transportation, warehousing and distribution, catering, utility and real estate companies. Excludes any activity defined as an "Office, Professional" land use.
>
> **"Office, Professional"** means a land use where non-retail business affairs are conducted, including administrative, managerial, financial or representative workspaces for off-site business. Clients may occasionally be received on-site, but work can regularly be conducted without clients present. This includes those owned or operated by the Municipal, Provincial, or Federal government. Excludes any activity defined as an "Office, Industry" land use.

"Official Community Plan" Refers to *Design Regina, Official Community Plan Bylaw No. 2013-48.*

"Open Space" means a land use class of various types of which the intent is an entirely or predominantly outdoor environment which incorporates or includes natural physical or man-made elements to provide for passive and active recreation activities or serve a utilitarian function. This land use class includes the following land uses:

> **"Open Space, Active"** means a land use, entirely or predominantly outdoors, set aside for the use, enjoyment and recreation of the general public.
>
> **"Open Space, Campground"** means a land use, entirely or predominantly outdoors, where tenting and camping-related activities take place.
>
> **"Open Space, Ceremonial"** means a land use, entirely or predominantly outdoors, where the land is set aside for commemorative or historical purposes.

"overburden" means the natural rock and soil that sits above the body (aquifer) of interest.

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– P –

"permeable surface" means a groundcover that is capable of absorbing water including materials such as stone mulch, woodchip mulch, shrubs and turf or vegetative elements.

"permitted use" means a use of land, intensity of use, development or structure that an owner is entitled to as of right of a development permit provided the use or development conforms to the development standards and regulations which pertain hereto in this Bylaw.

"pipeline corridor" means the area used for and around a pipeline as defined in *The Pipelines Act.*

"planned group" means a group of two or more buildings occupying the same site, provided that each form of development comprising the group is otherwise a permitted or discretionary use in the land zone.

"podium" means the lower portion of a building with a step back and a higher portion that defines the street edge or public realm. It refers to the overall massing of the lower portion of the building (see Figure 6A.F6(b)).

"Policy Area" means any area of the city subject to location-specific policies or regulations as identified in *Design Regina, Official Community Plan Bylaw No. 2013-48.*

"porch" means a covered shelter, having direct access to the ground, projecting in front of the entrance to a building which can be open or closed in.

"principal use" means the main or primary use and chief purpose of land or structure, as distinguished from a secondary or accessory use.

"private street" means a road constructed on private property that has similar features to a public street..

"prohibited use" means a use of land, intensity of use, development or structure that is not permissible in a zone.

"provincial heritage property" means the same as defined in *The Heritage Property Act*.

"public amenity" includes any resource, convenience, facility or benefit meant for use and enjoyment by members of the general public.

"public art " includes the works of art, in any media, that have been planned and executed with the specific intention of being sited or staged in the public domain, often incorporating elements of site specificity, cultural heritage, community engagement, and collaboration.

"public gallery" means a space containing fixed seating for public assembly for the purpose of entertainment or cultural events and encouraging the development of the performing arts.

"public realm" means places and or spaces that are shared by the public. This includes all public places, open spaces and streetscapes.

"public restroom" means a room containing one or more toilets, and possibly lavatories or showers, for use by members of the general public.

"public street" means a road or thoroughfare that is owned and operated by the City of Regina and may include a public sidewalk.

"Public Use" means a land use class where the intent of the land use is its accessibility to members of the general public. This land use class includes the following land uses:

> **"Public Use, General"** includes any land use, other than those in the "Office" land use class, which is owned or operated by the Municipal, Province, or Federal government or an authorized agent of one of these governments for the distribution of public goods and/or services to benefit Regina's residents. Includes any accessory structures, accessory buildings and accessory uses necessary for the operation and general maintenance of the use.

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– R –

"rear lot line" means the lot line or point of intersection of the side lot lines farthest from and opposite the front lot line.

"rear yard" means that part of a lot which extends across the full width of a lot between the rear lot line and the nearest wall or supporting member of a principal building or structure (see Figure 2B.F8).

"rear yard setback" means the distance between a rear lot line and the closest wall or part of a building.

"**recreational vehicle**" means a vehicle, portable structure, or watercraft including a trailer on which a portable structure or watercraft is mounted, that can be towed, hauled, carried on a vehicle or trailer or driven and which is designed to be used for travel or recreational purposes, which does not include a snowmobile but does include but is not limited to a motor home, travel trailer, fifth wheel trailer, tent trailer, truck camper, boat, canoe, kayak, all-terrain vehicle, jet ski, or other similar vehicle.

"Residential Business" means an accessory land use that makes up 40 per cent or less of a Dwelling Unit's gross floor area.

"Retail Trade": A land use class of various land use types where the principal activity involves the sale of goods to members of the general public. This land use class includes the following land uses:

> **"Retail Trade, Adult"** means a land use where pornographic material – including but not limited to material that, in the opinion of the Development Officer, emphasizes the depiction or description of specified sexual activities or sexualized anatomical areas – is sold or leased.
>
> **"Retail Trade, Cannabis"** means a land use, licensed by the Saskatchewan Liquor and Gaming Authority, where only cannabis for recreational purposes and cannabis accessories are sold to persons who attend the premises.
>
> **"Retail Trade, Outdoor Display"** means an outdoor land use intended for the sale of flowers, plants, pre-prepared food products, fruit, vegetables, arts, crafts or other merchandise that is, in the opinion of the Development Officer, similar to these products, generally sold by item (rather than in groups) and used or consumed off-site. Excludes Retail trade, Outdoor Lot and Retail Trade, Adult.
>
> **"Retail Trade, Outdoor Lot"** means an outdoor land use intended for the sale or lease lumber, construction, motor vehicles and motor vehicle accessories. Excludes "Retail Trade, Adult."

"Retail Trade, Shop" means an indoor land use intended for the sale or lease of food, beverages, goods, products, merchandise, articles or things to members of the general public but used or consumed off-site. Excludes "Retail Trade, Adult."

"rhythm" means the recurrence at regular intervals of design elements that help make up their visual character and definition.

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– S –

"self-contained" means a unit having its own kitchen, bathroom, lavatory, and entrance, not shared by other units.

"sensitive lot" means a lot that may have specific concerns with nearby land uses or land use intensities and warrants a more thorough review. This includes any of the following:

(a) a lot zoned:
  (i) Residential;
  (ii) Mixed;
  (iii) Institutional; or
  (iv) Direct Control District
(b) land that is not under the jurisdictional authority of the City; or
(c) a lot containing a land use or development that the City considers sensitive to potential impacts or nuisances of a proposed discretionary use.

"separation distance" means a minimum distance between two land uses, which may be on the same lot or on a different lot.

"service street" means a street adjacent to a highway, freeway, expressway, or major arterial, providing direct access to abutting properties.

"Service Trade" means a land use class of various land use types where the principal activity includes the provision of services to members of the general public. This land use class includes the following land uses:

"Service Trade, Accommodation" means a land use which offers one or more units for transient lodging accommodation to the general public.

"Service Trade, Adult" means a land use where an adult establishment, for any form of consideration, massage is administered to the human body for sexual pleasure. Excludes the land use Assembly, Adult.

"Service Trade, Clinic" means a land use where an accredited member of a medical, health care, therapeutic, or counselling profession provides services of a preventative, diagnostic, therapeutic, rehabilitative or counselling nature. Excludes land uses in the Institutional land use class and any land use that allows clients to stay in facility overnight.

"Service Trade, Heavy" means a land use where tools, goods, machinery and equipment, including tools large household appliances, commercial scale operations, building and specialized trade, landscaping, and construction are operated, serviced, repaired or maintained, including commercial publishing and printing. Excludes tools, goods, machinery and equipment associated with farming or motor vehicles.

"Service Trade, Homestay" means a dwelling unit where short-term accommodation is provided.

"Service Trade, Light" means a land use where handheld tools and appliances and household items and equipment are operated, serviced, repaired or maintained with service offered to members of the general public. Excludes tools, items, machinery and equipment associated with motor vehicles, commercial scale operations, large household appliances, building and specialized trade, landscaping, construction, and farming.

"Service Trade, Motor Vehicle – Heavy" means a land use where heavy motor vehicles are maintained, repaired or serviced. May include sales of and services related to lubricating oils, fuel, tires or other motor vehicle accessories. Excludes the sales of motor vehicles as well as any land use classified as a Service Trade, Wash - Heavy and Service Trade, Wash - Light.

"Service Trade, Motor Vehicle - Light" means a land use where light motor vehicles are maintained, repaired or serviced. May include sales of and services related to lubricating oils, fuels, tires or motor vehicle accessories to members of the general public. Excludes the sales of motor vehicles as well as any land use defined as Service Trade, Wash – Light, Service Trade, Wash – Heavy or Service Trade, Motor Vehicle – Heavy.

"Service Trade, Personal" means a land use where members of the general public may purchase services associated with grooming or non-clinical appearance and body alterations for people or domestic animals. Excludes any services or activities involving agricultural animals.

"Service Trade, Wash – Heavy" means a land use which offers washing facilities, whether automated or manual, for heavy motor vehicles.

"Service Trade, Wash – Light" - means a land use where members of the general public may access personal motor vehicle washing facilities, whether automated or manual. Excludes any land use classified as a "Service Trade, Wash – Heavy."

"short-term accommodation" means the provision of sleeping and bathing quarters for less than 30 days, and where a daily or weekly rate is charged.

"short-term bicycle parking (stall)" means a parking stall designated for a bicycle where the bicycle can be temporarily secured.

"**side lot line**" means a lot line other than a front or rear lot line.

"side yard" means that part of a lot which extends from a front yard to the rear yard between the side lot line of a lot and the nearest wall or supporting member of a building or structure, except where the supporting member is supporting an uncovered patio or uncovered sundeck (see Figure 2B.F8).

"side yard setback" means the distance between a side lot line and the closest wall or part of a building.

"single side yard" means one side yard of a lot, but excluding a flankage yard.

"site plan" means a document which indicates the location of all existing and proposed development on a site.

"soft landscaping," means the use of living plant materials such as trees, shrubs, hedges, grass and other ground covers plus the modification of the landform, such as by berming and terracing.

"specific needs" means the same as defined in *Design Regina: The Official Community Plan Bylaw 2013-48*.

"spur line" means a rail line that provides for:

(a) unscheduled traffic on demand basis only; and
(b) speeds usually limited to a maximum of 24 kilometres per hour.

"statistical inventory reconciliation" means an approved monthly monitoring method for underground storage tanks (USTs) and piping as outlined in the *Environmental Code of Practice for Aboveground and Underground Storage Tank Systems Containing Petroleum and Allied Petroleum Products.*

"stoop" means a set of stairs or a ramp that connects a building entrance to the sidewalk.

"storefront" means a portion of a façade oriented to face a public street to receive patrons.

"Storage" means a land use class including various land uses where the principal activity is the storage of goods. This land use class includes the following land uses:

"Storage, Hazardous Material" means a land use primarily engaged in the storage of hazardous material(s) and/or dangerous goods. Excludes retail trade activities. Excludes any production, processing or use other than storage.

Includes the storage of any:

(a) substance which may cause impacts or nuisance such as particulate, odour, glare or noise;
(b) waste and waste substance;
(c) dangerous good as defined by this Bylaw;
(d) hazardous material as defined by this Bylaw; and

Excludes the storage of any nuclear or radioactive substances.

"Storage, Personal" means a land use where separate, secured indoor storage units are designed to be rented or leased for private storage of personal goods, substances and equipment, household goods, furniture, general merchandise and vehicles. Excludes retail trade activities and the storage of any items listed in the land use Storage, Hazardous Material including any nuclear or radioactive substances.

"Storage, Warehousing" means a land use primarily engaged in indoor storage, including (but not limited to) goods or products stored on behalf of commercial or industrial clients or institutional uses. Warehousing may include the indoor storage (short or long-term) of motor vehicles that are unregistered, uninsured and/or inoperable. Excludes retail trade activities.

Excludes the storage of any:

(a) substance which may cause impacts or nuisance such as dust, odour, glare or noise;
(b) waste and waste substance;
(c) dangerous goods as defined by this Bylaw;
(d) hazardous material as defined by this Bylaw; and
(e) nuclear or radioactive substances.

"Storage, Outdoor" means a land use primarily engaged in the outdoor storage, including (but not limited to) goods or products stored in association with or on behalf of institutional, commercial or industrial land uses or clients. Excludes retail trade activities.

Excludes the storage of any:

(a) substance which may cause impacts or nuisance such as dust, odour, glare or noise;
(b) waste and waste substance;
(c) dangerous good as defined by this Bylaw;
(d) hazardous material as defined by this Bylaw; and
(e) nuclear or radioactive substance.

"store" means, as a verb and with respect to hazardous material or dangerous goods, any instance where hazardous material or dangerous good(s) are kept but not otherwise processed, produced or used to manipulate another product on-site.

"street" means the whole and entire width of every highway, public road, or road allowance and shown as such on a Plan of Survey registered with Information Services Corporation.

"street wall" means either:

(a) in a case where a building has a podium: any wall of a building's podium that faces a public street (excluding a public alley), public sidewalk, public walkway or public open space; or

(b) in a case where a building does not have a podium: any wall of a building that faces a public street (excluding a public alley), public sidewalk, public walkway or public open space.

"structure" mean anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground. Excludes curbs, pavements, walks or open air surfaced areas or moving vehicles.

"substantial addition" means when the gross floor area of an addition to an existing building is greater than 50 percent of the gross floor area of the existing building. This requires the implementation of all development standards and regulations for the land use zone.

– T –

"tandem parking" means two or more parking spaces, one behind the other, with a common or shared point of access to a manoeuvring lane or street.

"threshold" means the maximum intensity, usually expressed as the maximum gross floor area, to which a land use is listed as permitted in a zone or area.

"total site landscaped area" means the total amount of landscaping required for the land zone on the lot.

"total side yard" means the sum of all side yards of a lot.

"Transportation" means a land use class of various land use types, the intent of which is the short-term storage of motor vehicles. This land use class includes the following land uses:

> **"Transportation, Parking Lot"** means an outdoor land use where motor vehicles that are registered, insured and in working order are parked outdoors or in primarily unenclosed areas for temporary intervals.
>
> **"Transportation, Parking Structure"** means an indoor land use where motor vehicles that are registered, insured and in working order are parked indoors or in primarily enclosed areas for temporary intervals.
>
> **"Transportation, Parking Stand"** means a land use where motor vehicles primarily used to regularly transport members of the general public actively await dispatch, usually with a driver present on the same lot as the vehicle. Excludes any land use defined as "Service Trade, Motor Vehicle – Light" or "Service Trade, Motor Vehicle - Heavy."
>
> This land use may be oriented, in whole or in part, for taxis, emergency vehicles and/or limousines.
>
> **"Transportation, Terminal"** means a land use primarily oriented to the transportation of goods or freight.
>
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"unit" means a building or a portion of a building that is self-contained and occupied by a distinct principal land use, usually with a separate entrance to a shared space (e.g. a public street, a public plaza, a public sidewalk, a shared hallway, a shared walkway or a shared parking lot etc.).

"Urban Centre" means the same as defined and identified in *Design Regina, Official Community Plan Bylaw No. 2013-48.*

"Urban Corridor" means the same as defined and identified in *Design Regina, Official Community Plan Bylaw No. 2013-48.*

"urban forest" means the same as defined in the *Regina Urban Forest Management Strategy*.

"Utility" means a land use class including land uses where the principal activity involves the distribution of utility services by a private entity. This land use class includes the following land use:

> **"Utility, General"** means any development, building, structure or land use owned by a private entity that, in the opinion of the Development Officer, is principally concerned with the provision of utilities – including, but not limited to: drinking water, stormwater, sewage, electricity or telecommunications. This excludes any use in the Office, land use class.

– V –

"vertical rhythm" means the recurrence at regular intervals of design elements that help make up their visual character and definition in a vertical fashion.

"view terminus" means the end point of a view corridor, often accentuated through design elements such as public art, adding/subtracting from the building mass, or landscaping.

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"water feature" means a structure that may include a fountain, cascade, stream water, pond, decorative feature or mirror image.

"Wholesale Trade" means a land use class including various land use types where the principal activity is the sale or exchange of goods, though typically not to members of the general public. This land use class includes the following land uses:

> **"Wholesale Trade, Indoor"** means an indoor land use where food, beverages, goods, products, merchandise, articles or things are sold or distributed to and temporarily stored for commercial retailers, industrial uses, agricultural uses, institutional uses, professional uses or other wholesalers but generally not to members of the general public.
>
> **"Wholesale Trade, Outdoor"** means an outdoor land use where goods, products, merchandise, articles or things are sold or distributed to and temporarily stored for commercial retailers, industrial uses, agricultural uses, institutional uses, professional uses or other wholesalers but generally not to members of the general public.

– Y –

"yard" means the open, uncovered space located on the same lot as a building, and unoccupied by buildings or structures except as specifically permitted elsewhere in this Bylaw. In determining yard measurements the minimum horizontal distance from the respective lot lines shall be used (see Figure 2B.F8).

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"zero lot" means a lot which contains a principal building built to a zero lot line.

"zero lot line" means the side lot line on which one or more of the principal building's sides rests directly or is within the setback specified in the development standards table for the applicable zone.

"zone" means a classification type that the City of Regina applies to land to establish regulations and standards for the subdivision, use and development of that land. The Zoning Bylaw includes the following zones:

"**AC**" means Architectural Control.
"**AP**" means Aquifer.
"**C**" means Contract.
"**DCD-D**" means Downtown Direct Control District.
"**DCD-LHP**" means Laneway Housing Pilot Direct Control District.
"**DCD-QP**" means Former Diocese Qu'Appelle Lands Direct Control District.
"**DCD-SD**" means Saskatchewan Drive/North Railway Street Direct Control District.
"**DCD-TAN**" means Transitional Area Neighbourhood Direct Control District.
"**DCD-WH**" means Warehouse District Direct Control District.
"**DEN**" means Residential Density.
"**FA**" means Floor Area.
"**FW**" means Floodway.
"**H**" means Holding.
"**HT**" means Height.
"**I**" means Institutional.
"**IH**" means Industrial Heavy.
"**IL**" means Industrial Light.
"**IP**" means Industrial Prestige.
"**LA**" means Lane Access way and Garden Suite.
"**LGS**" means Laneway and Garden Suite.
"**MH**" means Mixed High-rise.
"**ML**" means Mixed Low-rise.
"**MLM**" means Mixed Large Market.
"**NEF**" means Noise Exposure.
"**OA**" means Office Area.
"**PL**" means Pipeline Corridor.
"**R1**" means Residential Detached.
"**RH**" means Residential High-rise.
"**RID**" means Residential Infill Development.
"**RL**" means Residential Low-rise.
"**RMH**" means Residential Manufactured Home.
"**RN**" means Residential Neighbourhood.
"**RS**" means Railway Setback.
"**RU**" means Residential Urban.

"**RW**" means Railway
"**UH**" means Urban Holding.

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PART 3A
RN – RESIDENTIAL NEIGHBOURHOOD ZONE

3A.1 INTENT

This zone is intended to:

(a) accommodate a neighbourhood environment characterized by buildings with one and two-unit dwellings; and

(b) ensure that development and redevelopment on lots zoned Residential Neighbourhood is compatible with lot sizes typical to existing residential development.

3A.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in part 3A apply to all land uses and developments in the Residential Neighbourhood zone.

(2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Neighbourhood zone.

(3) The Residential Neighbourhood zone shall apply to lands intended for a maximum of two units per lot, with a minimum lot frontage stated in Table 3A.T3 - Residential Neighbourhood Zone Development Standards.

3A.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

(1) Table 3A.T1 lists building types that are permitted or discretionary in the Residential Neighbourhood zone.

(2) Any building types other than those listed in Table 3A.T1 are prohibited in the Residential Neighbourhood zone.

TABLE 3A.T1: RESIDENTIAL NEIGHBOURHOOD ZONE BUILDING TYPES

Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	The maximum number of units in a Building, Detached shall be two.
T1.3	Building, Planned Group	---	Discretionary	---
T1.4	Building, Row	Permitted	---	The maximum number of units in a Building, Row shall be two.
T1.5	Building, Stacked	Permitted	---	The maximum number of units in a Building, Stacked shall be two.

3.2 LAND USE REQUIREMENTS

(1) Table 3A.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Neighbourhood zone, subject to compliance with:

(a) the land use specific regulations in Table 3A.T2;

(b) the development standards in subpart 3A.4;

(c) the parking and loading requirements in subpart 3A.6;

(d) the landscaping and aesthetic screening requirements of subpart 3A.7; and

(e) the other regulations of this Bylaw.

(2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3A.T2, the Development Officer shall evaluate the application based on the review criteria for discretionary uses listed in section 1E.3.6 of this Bylaw.

(3) The following land uses are prohibited in the Residential Neighbourhood zone:

(a) any land use that is not listed in Table 3A.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3A.T2; and

(c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

TABLE 3A.T2: RESIDENTIAL NEIGHBOURHOOD ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Dwelling, Group Care • Dwelling, Unit	Permitted	---	---
T2.2	• Open Space, Active	Permitted	---	(1) The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a Retail Trade, Cannabis land use. (2) The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with an "Open Space, Active" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.3	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land use is restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of a Building, Detached with only one principal Dwelling Unit. (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the building; or, (ii) 80 square metres. where the calculation of such area shall include the area of the basement. (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified. (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building. (e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.

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TABLE 3A.T2: RESIDENTIAL NEIGHBOURHOOD ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.4	• Assembly, Community • Assembly, Recreation • Assembly, Religious • Institution, Day Care • Service Trade, Homestay	---	Discretionary	(1) A land use in the "Assembly" land use class: (a) shall not be operated from an accessory building; and (b) shall be located only on sites adjoining and accessed by a collector or arterial street. (2) An "Assembly, Community" or "Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (3) The measurement required in subsection (2) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Assembly, Community" or "Institution Day Care" land use. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.5	• Public Use, General • Utility, General	Permitted	---	There shall be no exterior storage of goods, materials or equipment.
T2.6	• Planned Group	---	Discretionary	(1) A "Planned Group" shall allow all land uses and building types that are permitted or discretionary in the Residential Neighbourhood zone. (2) All buildings within the "Planned Group" shall comply with the applicable Development Standards specified in Table 3A.T3. (3) Buildings that are connected by underground parking structures or above-ground enclosed or non-enclosed structures shall be considered a" Planned Group" and shall comply with the regulations of this subsection. (4) A" Planned Group" containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total lot area to a communal amenity area. (5) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3A.7.

TABLE 3A.T2: RESIDENTIAL NEIGHBOURHOOD ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.7	• Residential Business	Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in subsection (5). (4) Notwithstanding the permitted or discretionary area requirements of section T2.7, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area. (5) The following land uses or land use classes are prohibited as a" Residential Business in the Residential Neighbourhood zone: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class;

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TABLE 3A.T2: RESIDENTIAL NEIGHBOURHOOD ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.7	• Residential Business			(m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2.7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2.7 shall only be considered in locations designated, as "live/work" areas through a secondary or concept plan.

3.3 COMBINATION OF USES

(1) Subject to the land use specific regulations listed in Table 3A.T2, permitted or discretionary principal buildings in the Residential Neighbourhood zone may include a combination of uses that are either permitted or discretionary in the Residential Neighbourhood zone.

(2) Each principal use shall be in a separate unit within the building.

(3) The land use specific regulation from Table 3A.T2 for each of the combined uses shall apply.

(4) Where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3A.4 DEVELOPMENT STANDARDS IN THE RESIDENTIAL NEIGHBOURHOOD ZONE

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 3A.T3 shall apply to all principal buildings and land uses in the Residential Neighbourhood zone.

TABLE 3A.T3 RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS				
Sec.	**Development Criteria**	**Standards** (Per lot except for Building, Row where standards are per unit)		
		• **Building, Detached** • **Building, Stacked**	• **Building, Row**	• **Building, Planned Group**
T3.1	**Minimum Lot Area**			
	(1) Lots with rear lane access	259 square metres	137 square metres	Sum of minimum lot area as identified in T3.1 for each building type on the lot.
	(2) Lots without rear lane access	284 square metres	232 square metres	
T3.2	**Minimum Lot Frontage**			
	(1) Lots with rear lane access	9.45 metres	End Unit: 5.0 metres Interior Unit: N/A	Where buildings on the lot front a public road: the sum of minimum lot frontage as identified in T3.2 for each building fronting a public street; otherwise: 7.5 metres.
	(2) Lots without rear lane access	10.36 metres	End Unit: 8.5 metres Interior Unit: N/A	
T3.3	**Minimum Front Yard Setback**			
	(1) To garage (Subject to subclause 3A.6.4(4)(b))	6.0 metres	6.0 metres	Minimum front yard setback otherwise required for each of the building types as identified in T3.3.
	(2) To non-garage portion of the building			
	(a) where a landscaped boulevard exists between the curb and the public sidewalk	3.0 metres	3.0 metres	
	(b) where no landscaped boulevard exists between the curb and the public sidewalk	4.5 metres	4.5 metres	
T3.4	**Minimum Rear Yard Setback**			
	(1) Lots with rear lane access	3.5 metres	3.5 metres	Minimum rear yard setback otherwise required for each of the building types as identified in T3.4.
	(2) Lots without rear lane access	5.0 metres	5.0 metres	
T3.5	**Minimum Side Yard Setback for Corner Lots**			
	(1) Flankage yard	450 millimetres	End Unit: 450 millimetres Interior Unit: N/A	Minimum side yard setback for corner lots otherwise required for each of the building types as identified in T3.5.
	(2) Total side yard	1.65 metres	End Unit: 450 millimetres Interior Unit: N/A	
T3.6	**Minimum Side Yard Setback for Interior Lots**			
	(1) Single side yard	1.2 metres	End Unit: 1.2 metres Interior Unit: N/A	Minimum side yard setback for interior lots otherwise required for each of the building types as identified in T3.6.
	(2) Total side yard	2.4 metres	End Unit: 1.2 metres Interior Unit: N/A	
T3.7	**Maximum Site Coverage**			
		50%	50%	50%
T3.8	**Maximum Floor Area Ratio**			
		0.85	0.85	Maximum floor area ratio otherwise permitted for each building type as identified in the T3.8.
T3.9	**Maximum Building Height**			
		11 metres	11 metres	11 metres

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4.2 EXISTING MAINTENANCE EASEMENT

(1) Where a maintenance easement is registered on the title(s) of a lot in the Residential Neighbourhood zone regarding a zero lot development on an adjoining lot:

(a) if the lawfully existing zero lot development on the adjoining lot is damaged or destroyed by fire, flood or an act of God, it may be repaired or reconstructed as a new zero lot development;

(b) notwithstanding the minimum side yard requirements prescribed in Table 3A.T3, the owner of such lot shall perpetually keep the maintenance easement in favor of the adjoining lot on which the zero lot development is constructed;

(c) notwithstanding the permitted yard encroachments prescribed in Table 3A.T4, features such as fireplaces, chimneys, dryer vents, cold air intakes, hose bibs, downspouts, etc. and other architectural elements shall not encroach into the maintenance easement; and

(d) notwithstanding clause 3A.4.2 (1)(b), eaves from the building on the lot with maintenance easement can encroach on the maintenance easement to a maximum distance of 600 millimetres.

4.3 LOT FRONTAGE

(1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3A.F1:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3A.4.3(1)(a); and

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3A.4.3(1)(b).

(2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3A.F2:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and

(b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3A.4.3(2)(a).

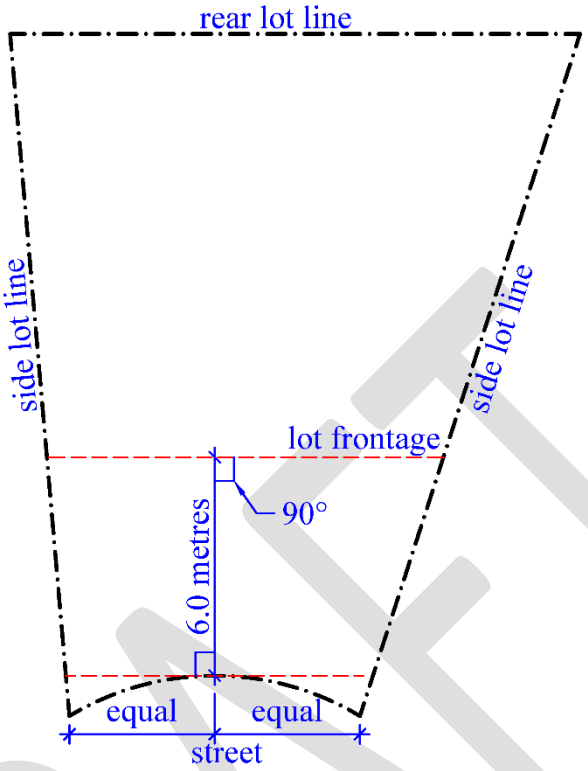

Figure 3A.F1: Minimum Lot Frontage on a Curved Front Lot

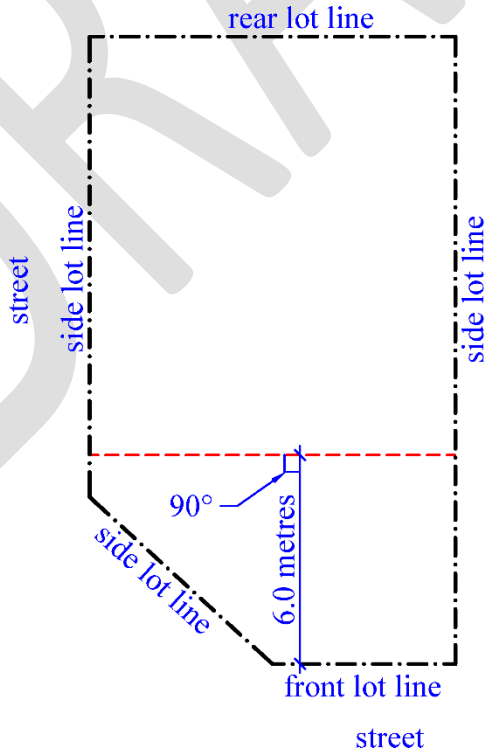

Figure 3A.F2: Minimum Lot Frontage on a Corner Lot

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4.4 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3A.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.

(3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3A.T3 and 3A.T4.

TABLE 3A.T4: RESIDENTIAL NEIGHBOURHOOD ZONE PERMITTED ENCROACHMENTS

Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	610 millimetres	450 millimetres
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	• One Interior Side Yard • Flankage Yard	610 millimetres	450 millimetres
T4.3	Fire escape	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.5	Porch	• Front Yard • Rear Yard	1.5 metres	3.0 metres
T4.6	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

4.5 HEIGHT EXCEPTIONS

(1) Subject to subsection 3A.4.5(2), the maximum building height listed in Table 3A.T3 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 3A.4.5(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

3A.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 3A.T4.7.

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5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3A.T5 apply to all accessory buildings or structures in the Residential Neighbourhood zone.

TABLE 3A.T5 RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES

Sec.	Development Criteria	Standard (Per lot except for Building, Row where standards are per unit)
T5.1	**Maximum Area**	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; or (c) Building, Stacked	75 square metres
	(2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 75 square metres or 15 per cent of the lot area.
T5.2	**Minimum Setback for an Accessory Building or Structure on an interior lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line	
	(i) where the vehicular access door of a garage faces the rear lot line adjoining a public lane; or	1.5 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot lines	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	Same as otherwise required for the principal building on site.
T5.3	**Minimum Setback for an Accessory Building or Structure located on a corner lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line:	
	(i) where a vehicular access door of a garage faces rear lot line adjoining a public lane; or	1.5 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line; or	6.0 metres from flankage lot line
	(ii) otherwise	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	
	(i) where a vehicular access door of a garage faces flankage lot line	6.0 metres from flankage lot line
	(ii) otherwise	Same as otherwise required for the principal building on site.
T5.4	**Minimum Setback from a principal building on the site**	1.0 metre
T5.5	**Maximum Height**	
	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres
	(2) Otherwise	4.0 metres

5.3 ACCESSORY BUILDING OR STRUCTURE EXCEPTIONS

(1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3A.T5:

(a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space , it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building (see Figure 3A.F3);

(b) notwithstanding clause 3A.5.3(a), where access to an attached or detached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be minimum 6.0 metres from the flankage lot line (see Figure 3A.F4); and

(c) where a Building, Row on a site has no side yard requirement, an accessory building on the same site may be built without a side yard setback from the same property line from which the principal building has no required side yard setback (see Figure 3A.F5).

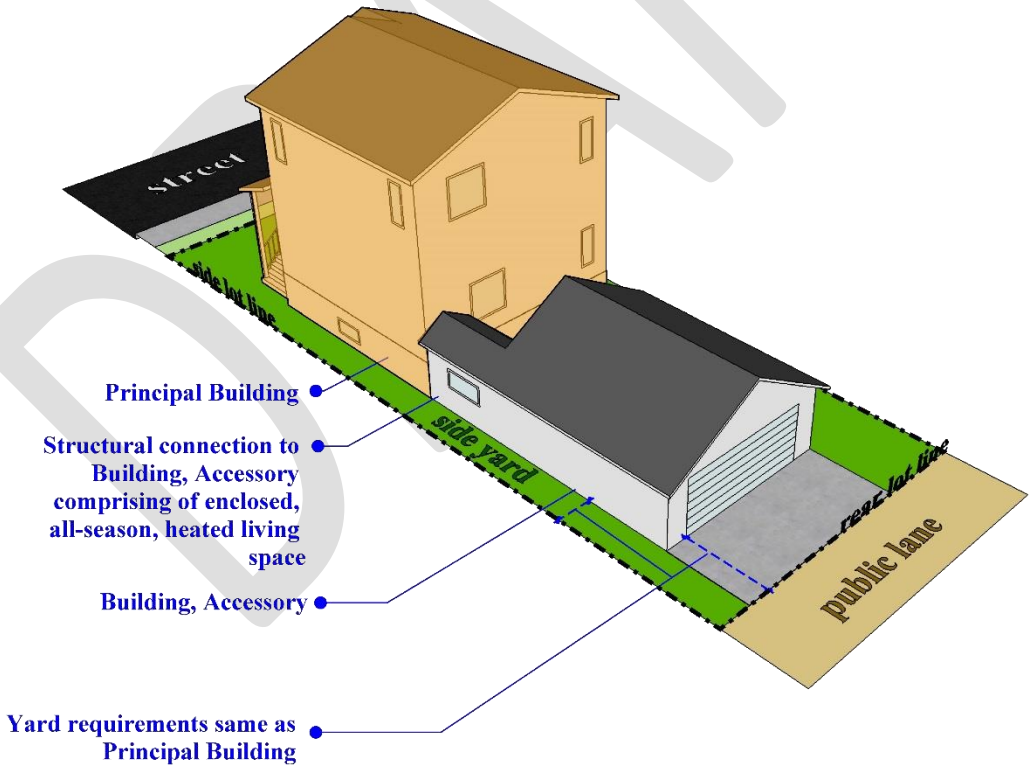

Figure 3A.F3: Accessory Connection

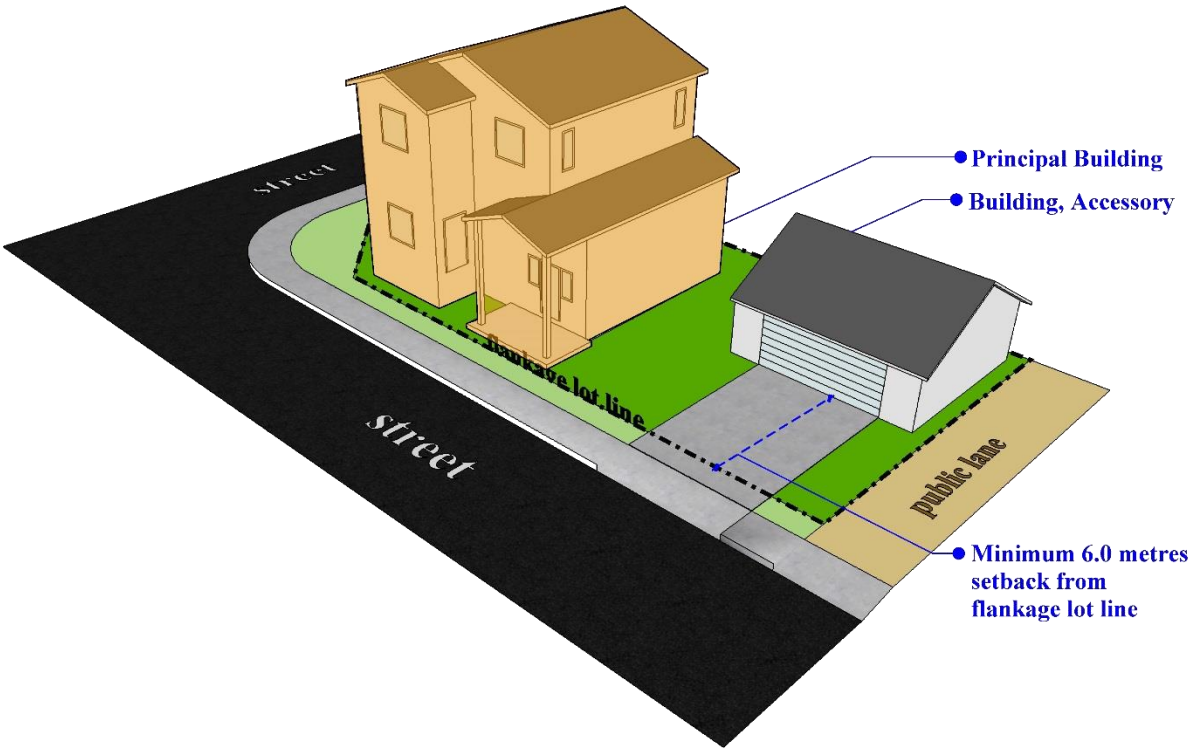

Figure 3A.F4: Flankage Yard Parking

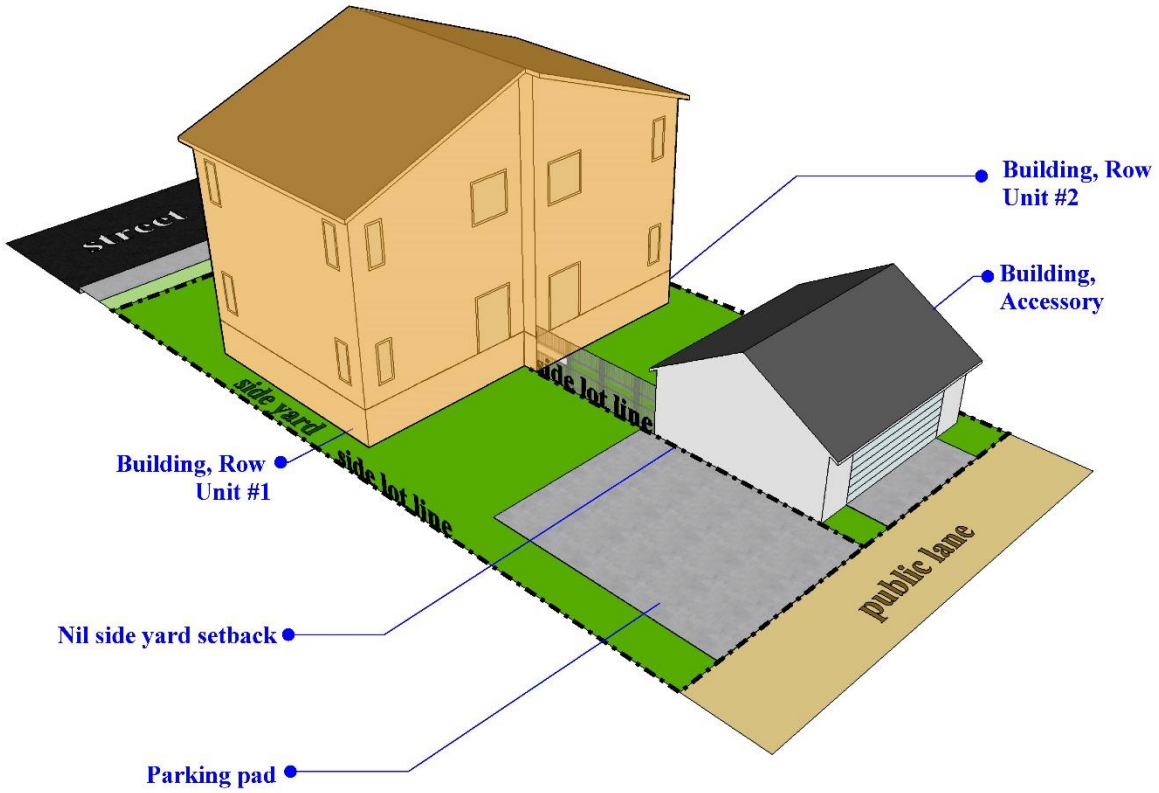

Figure 3A.F5: Parking Access off the Lane

(2) The minimum setback requirements of Table 3A.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard, provided that no part of the accessory structure overhangs the property line.

(3) Where a detached accessory structure mentioned in subsection 3A.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.

(4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 3A.T4.7.

3A.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential Neighbourhood zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) accessible building entrance, if it exists; or

(b) building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in subpart 1F.3 of Chapter 1.

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(2) No motor vehicle parking stall, manoeuvering area, garage door, loading stall or loading bay shall be located in:

(a) any areas provided to meet the total site landscaping area; or

(b) the required front yard unless otherwise specified in this Bylaw.

(3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site (see Figure 3A.F6).

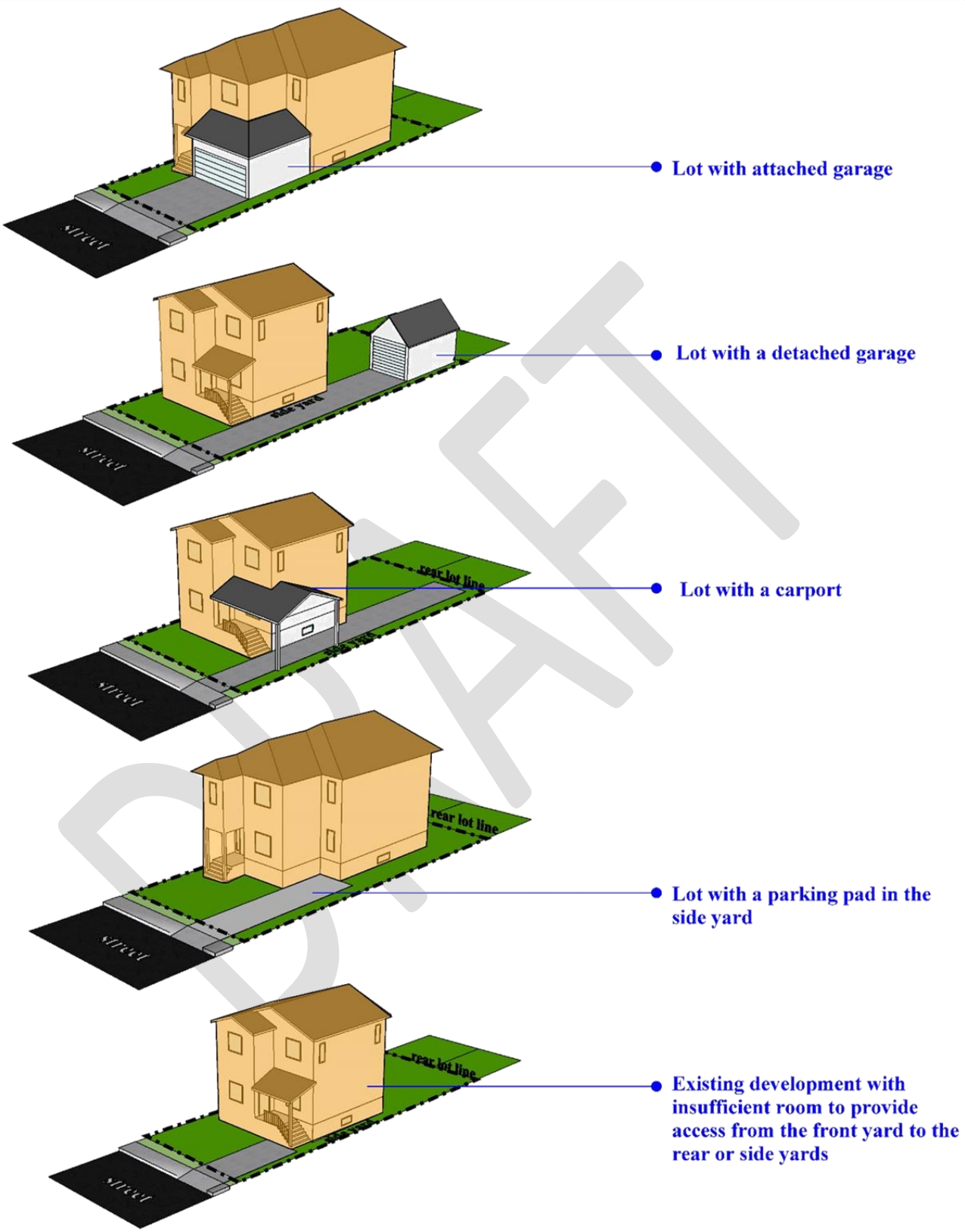

Figure 3A.F6: Front Yard Parking

(4) The following requirements apply in determining the location of access to parking on a lot in the Residential Neighbourhood zone:

(a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;

(b) notwithstanding clause 3A.6.3(4)(a), front yard vehicular access may be permitted, where:

(i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or

(ii) more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and

(iii) the lot has a minimum frontage of 8.5 metres.

(c) where a lot does not back onto a lane, the following conditions allow for front yard parking:

(i) the lot has an attached garage with access provided from the front yard; or

(ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard; or

(iii) the lot contains an existing development with insufficient room to provide access from the front yard to the rear or side yards.

(5) Where a lot in the Residential Neighbourhood zone is a corner lot, the following conditions allow for flankage yard parking:

(a) the lot has an attached garage with access provided from the flankage yard;

(b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or

(c) there is insufficient room to provide access from the flankage yard to the rear or side yards.

(6) Where vehicle access to the required parking stall is provided from the front yard, the number of vehicles parked on a legal driveway located in the front

yard is limited to the capacity of the garage, carport or parking pad, or two, whichever is greater.

(7) The maximum width of a driveway in the Residential Neighbourhood zone shall not exceed the exterior dimensions of the garage, carport or the parking pad for a building containing only Dwelling land uses.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 3A.T6 apply to development in the Residential Neighbourhood zone.

(2) If, in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fractions over one-half shall be deemed to be equivalent to one stall.

(3) The required parking stalls may be provided as tandem parking unless otherwise specified in this Bylaw.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

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<table>
<tr><th colspan="4">TABLE 3A.T6: RESIDENTIAL NEIGHBOURHOOD ZONE PARKING REQUIREMENTS</th></tr>
<tr><th>Sec.</th><th>Land Use</th><th colspan="2">Motor Vehicle</th></tr>
<tr><td>T6.1</td><td>Dwelling, Secondary Suite or Dwelling, Unit</td><td colspan="2">One stall is required per Dwelling Unit.</td></tr>
<tr><td>T6.2</td><td>Dwelling, Group Care</td><td colspan="2">Greater of:
(a) one stall is required per six beds; or
(b) two stalls are required.</td></tr>
<tr><td>T6.3</td><td>Dwelling, Assisted Living</td><td colspan="2">0.4 stalls are required per Dwelling Unit.</td></tr>
<tr><td>T6.4</td><td>Planned Group</td><td colspan="2">Same as the requirement for the permitted or discretionary Dwelling use in the Residential Neighbourhood zone.</td></tr>
<tr><td>T6.5</td><td>Service Trade, Homestay</td><td colspan="2">0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.</td></tr>
<tr><td>T6.6</td><td>Business, Residential</td><td colspan="2">(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle.
(2) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.7 shall apply.</td></tr>
<tr><td rowspan="10">T6.7</td><td rowspan="10">Institution, Day Care</td><td colspan="2">(1) One stall is required per land use; and
(2) Passenger drop-off stall in accordance with the following:</td></tr>
<tr><td>Individuals under care</td><td>Minimum Number of Passenger Drop-off stalls</td></tr>
<tr><td>1-10</td><td>1 stall</td></tr>
<tr><td>10-15</td><td>2 stalls</td></tr>
<tr><td>16-30</td><td>3 stalls</td></tr>
<tr><td>31-45</td><td>4 stalls</td></tr>
<tr><td>46-60</td><td>5 stalls</td></tr>
<tr><td>More than 60</td><td>Two additional stalls for each increment of 15 individuals in excess of 60</td></tr>
<tr><td colspan="2">(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.
(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</td></tr>
<tr><td>T6.8</td><td>All other land uses</td><td colspan="2">One stall is required per 75 square metres of total floor area.</td></tr>
</table>

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 3A.6.5(1).

(3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsection 3A.6.5(1) or (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 3A.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 10 required motor vehicle parking stalls in a development containing non-dwelling land uses, whether to meet the parking requirement in Table 3A.T6 or not, there shall be either:

(a) two short-term bicycle parking stalls;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of the clauses 3A.6.6(1)(a) and (b).

(2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(4) Required long-term bicycle stalls shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

(1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.

(2) Notwithstanding the motor vehicle parking requirements in subpart 3A.6.4 and 3A.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 3A.6.7(1).

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3A.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 3A.T7 apply to principal land uses and developments in the Residential Neighbourhood zone.

TABLE 3A.T7: RESIDENTIAL NEIGHBOURHOOD ZONE TOTAL SITE LANDSCAPING REQUIREMENTS

Sec.	Land Use	Minimum Landscaping Requirements
T7.1	For a : • Dwelling, Unit; or • Dwelling, Group Care	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: (a) a walkway; and (b) a driveway leading to an approved parking stall.
T7.2	• Assembly, Community • Assembly, Religious • Institution, Day Care • Service Trade, Homestay	10% total site landscaping area
T7.3	• Planned Group	15% total site landscaping area
T7.4	• Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential	No requirement

(2) For all uses listed in sections T7.2 and T7.3 of Table 3A.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3A.T7.

(3) If there is a conflict between the requirements in Table 3A.T7, the most stringent requirement shall apply.

(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

(1) For all uses listed in sections T7.2 and T7.3 of Table 3A.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3A.T7:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every ten metres along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.

(2) The total site landscaping area, as required Table 3A.T7, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscape design areas (see Figure 3A.F7);

(c) boulevard areas;

(d) curbing;

(e) perimeter screening; and

(f) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 3A.F7 may be subject to additional landscaping requirements.

(4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

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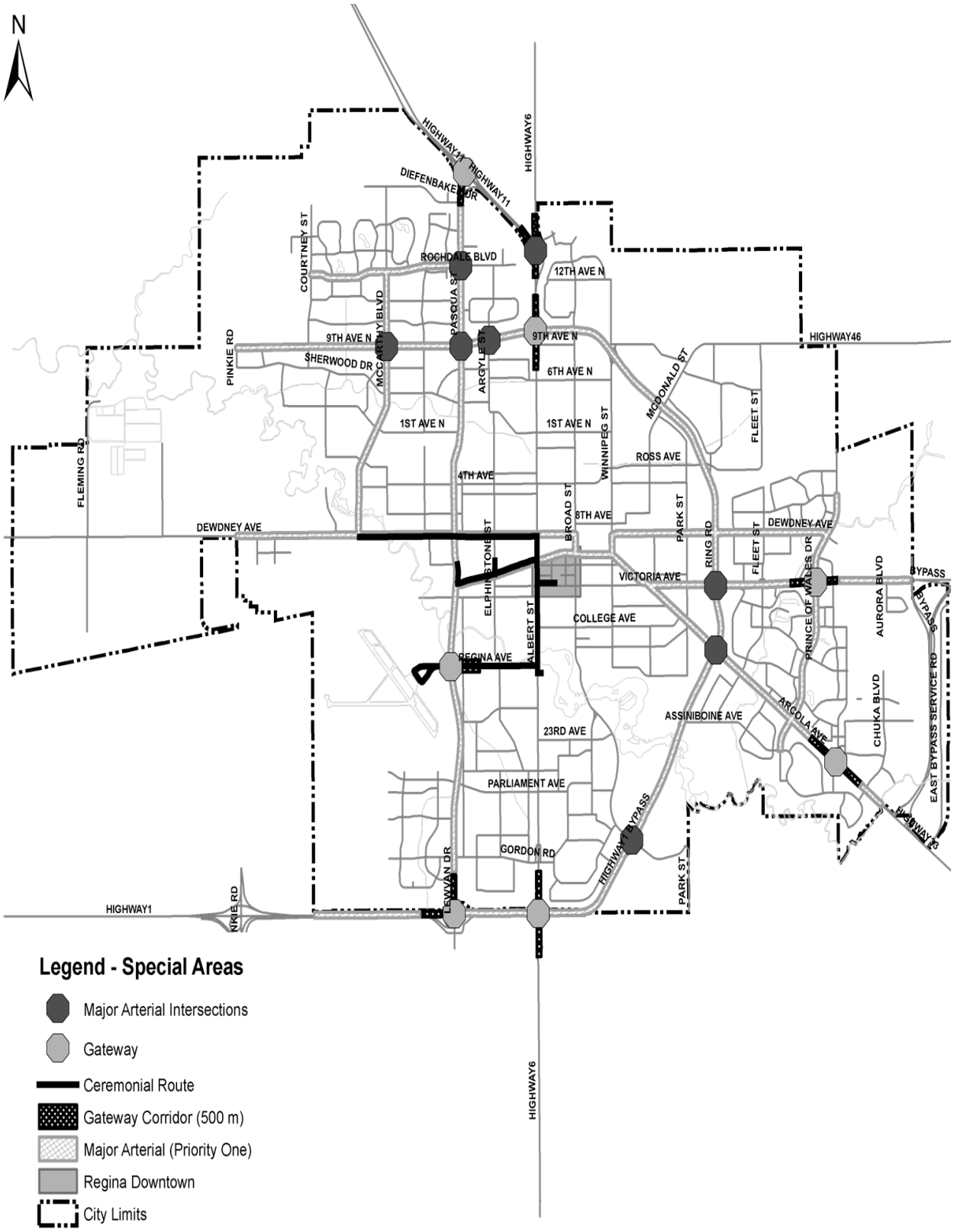

Figure 3A.F7: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Residential Neighbourhood zone shall provide minimum 1.83 metre high aesthetic screening along its abutting lot lines, where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential Neighbourhood zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) all collection areas for garbage, refuse or recycling; and

(b) all storage areas that are outdoors or partially outdoors.

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PART 3B
RU – RESIDENTIAL URBAN ZONE

3B.1 INTENT

This zone is intended to:

(a) accommodate a neighbourhood environment characterized by buildings with one and two-unit dwellings; and

(b) promote flexibility in lot size for residential development.

3B.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in Part 3B apply to all land uses and developments in the Residential Urban zone.

(2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Urban zone.

(3) The Residential Urban Zone shall apply to lands intended for a maximum of two units per lot, with a minimum lot frontage stated in Table 3B.T3 - Residential Urban Zone Development Standards.

3B.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

(1) Table 3B.T1 lists building types that are permitted or discretionary in the Residential Urban zone.

(2) Any building types other than those listed in Table 3B.T1 are prohibited in the Residential Urban zone.

TABLE 3B.T1: RESIDENTIAL URBAN ZONE BUILDING TYPES

Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	The maximum number of units in a Building, Detached shall be two.
T1.3	Building, Planned Group	---	Discretionary	---
T1.4	Building, Row	Permitted	---	The maximum number of units in a Building, Row shall be two.
T1.5	Building, Stacked	Permitted	---	The maximum number of units in a Building, Stacked shall be two.

3.2 LAND USE REQUIREMENTS

(1) Table 3B.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Urban zone, subject to compliance with:

(a) the land use specific regulations in Table 3B.T2;

(b) the development standards in subpart 3B.4;

(c) the parking and loading requirements in subpart 3B.6;

(d) the landscaping and aesthetic screening requirements of subpart 3B.7; and

(e) the other regulations of this Bylaw.

(2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3B.T2, the Development Officer shall evaluate the application based on the review criteria for discretionary uses listed in section 1E.3.6 of this Bylaw.

(3) The following land uses are prohibited in the Residential Urban zone:

(a) any land use that is not listed in Table 3B.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3B.T2; and

(c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

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TABLE 3B.T2: RESIDENTIAL URBAN ZONE LAND USE USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Dwelling, Group Care • Dwelling, Unit	Permitted	---	---
T2.2	• Open Space, Active	Permitted	---	(1) The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a Retail Trade, Cannabis land use. (2) The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with an Open Space, Active land use. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.3	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land uses are restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of a Building, Detached with only one principal Dwelling Unit; (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the building; or, (ii) 80 square metres. where the calculation of such area shall include the area of the basement. (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified; (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building; (e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.

TABLE 3B.T2: RESIDENTIAL URBAN ZONE LAND USE USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.4	• Assembly, Community • Assembly, Recreation • Assembly, Religious • Institution, Day Care • Service Trade, Homestay	---	Discretionary	(1) An land use in the Assembly land use class: (a) shall not be operated from an accessory building; and (b) shall be located only on sites adjoining and accessed by a collector or arterial street. (2) An "Assembly, Community" or "Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (3) The measurement required in subsection (2) shall: (a) be a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Assembly, Community" or "Institution Day Care" land use. (b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.5	• Public Use, General • Utility, General	Permitted	---	There shall be no exterior storage of goods, materials or equipment.
T2.6	• Planned Group	---	Discretionary	(1) A "Planned Group" shall allow all land uses and building types that are permitted or discretionary in the Residential Urban zone. (2) All buildings within the "Planned Group" shall comply with the applicable Development Standards specified in Table 3B.T3. (3) Buildings that are connected by underground parking structures or above-ground enclosed or non-enclosed structures shall be considered a "Planned Group" and shall comply with the regulations of this subsection. (4) A "Planned Group" containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total lot area to a communal amenity area. (5) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3B.7.

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TABLE 3B.T2: RESIDENTIAL URBAN ZONE LAND USE USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.7	• Residential Business	Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5). (4) Notwithstanding the permitted or discretionary area requirements of section T2.7, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area. (5) The following land uses or land use classes are prohibited as a "Residential Business" in the Residential Neighbourhood zone: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and,

TABLE 3B.T2: RESIDENTIAL URBAN ZONE LAND USE USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.7	• Residential Business			(n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2.7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2.7 shall only be considered in locations designated, as "live/work" areas through a secondary or concept plan.

3.3 COMBINATION OF USES

(1) Subject to the land use specific regulations listed in Table 3B.T2, permitted or discretionary principal buildings in the Residential Urban zone may include a combination of uses that are either permitted or discretionary in the Residential Urban zone.

(2) Each principal use shall be in a separate unit within the building.

(3) The land use specific regulation from Table 3B.T2 for each of combined use shall apply.

(4) Where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3B.4 DEVELOPMENT STANDARDS IN THE RESIDENTIAL URBAN ZONE

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 3B.T3 shall apply to all principal buildings and land uses in the Residential Urban zone.

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TABLE 3B.T3 RESIDENTIAL URBAN ZONE DEVELOPMENT STANDARDS				
Sec.	**Development Criteria**	**Standards** (Per lot except for Building, Row where standards are per unit)		
		• **Building, Detached** • **Building, Stacked**	• **Building, Row**	• **Building, Planned Group**
T3.1	**Minimum Lot Area**			
	(1) For lots with rear lane access	200 square metres	137 square metres	Sum of minimum lot area as identified in T3.1 for each building type on the lot.
	(2) For lots without rear lane access	233 square metres	233 square metres	
T3.2	**Minimum Lot Frontage**			
	(1) For lots with rear lane access	7.3 metres	End Unit: 5.0 metres Interior Unit: N/A	Where buildings on the lot front a public road: the sum of minimum lot frontage as identified in T3.2 for each building fronting a public street; otherwise: 7.5 metres.
	(2) For lots without rear lane access	8.5 metres	End Unit: 8.5 metres Interior Unit: N/A	
T3.3	**Minimum Front Yard Setback**			
	(1) To garage (Subject to subclause 3B.6.4.(4)(b))	6.0 metres	6.0 metres	Minimum front yard setback otherwise required for each of the building types as identified in T3.3.
	(2) To non-garage portion of the building			
	(a) where a landscaped boulevard exists between the curb and the public sidewalk.	3.0 metres	3.0 metres	
	(b) where no landscaped boulevard exists between the curb and the public sidewalk.	4.5 metres	4.5 metres	
T3.4	**Minimum Rear Yard Setback**			
	(1) For lots with rear lane access	3.5 metres	3.5 metres	Minimum rear yard setback otherwise required for each of the building types as identified in T3.4.
	(2) For lots without rear lane access	5.0 metres	5.0 metres	
T3.5	**Minimum Side Yard Setback for Corner Lots**			
	(1) Where the lot frontage is less than 10 metres			
	(a) Flankage yard	450 millimetres	End Unit: 450 millimetres Interior Unit: N/A	Minimum side yard setback for corner lots otherwise required for each of the building types as identified in T3.5.
	(b) Total side yard	1.2 metres	End Unit: 450 millimetres Interior Unit: N/A	
	(2) Where the lot frontage is more than 10 metres			
	(a) Flankage yard	450 millimetres	End Unit: 450 millimetres Interior Unit: N/A	
	(b) Total side yard	1.65 metres	End Unit: 450 millimetres Interior Unit: N/A	

TABLE 3B.T3 RESIDENTIAL URBAN ZONE DEVELOPMENT STANDARDS				
Sec.	**Development Criteria**	**Standards** (Per lot except for Building, Row where standards are per unit)		
		• **Building, Detached** • **Building, Stacked**	• **Building, Row**	• **Building, Planned Group**
T3.6	**Minimum Side Yard Setback for Interior Lots**			
	(1) Where lot frontage is less than 10 metres			
	(a) Single side yard	450 millimetres	End Unit: 1.2 metres Interior Unit: N/A	Minimum side yard setback for interior lots otherwise required for each of the building types as identified in T3.6.
	(b) Total side yard	1.2 metres	End Unit: 1.2 metres Interior Unit: N/A	
	(2) Where lot frontage is 10 m or more			
	(a) Single side yard	1.2 metres	End Unit: 1.2 Interior Unit: N/A	
	(b) Total side yard	2.4 metres	End Unit: 1.2 metres Interior Unit: N/A	
T3.7	**Maximum Site Coverage**			
		50%	60%	50%
T3.8	**Maximum Floor Area Ratio**			
		0.85	0.85	Maximum floor area ratio otherwise permitted for each building type as identified in T3.8.
T3.9	**Maximum Building Height**			
		11 metres	11 metres	11 metres

4.2 EXISTING MAINTENANCE EASEMENT

(1) Where a maintenance easement is registered on the title(s) of a lot in the Residential Urban zone regarding a zero lot development on an adjoining lot:

(a) if the lawfully existing zero lot development on the adjoining lot is damaged or destroyed by fire, flood or an act of God, it may be repaired or reconstructed as a new zero lot development;

(b) notwithstanding the minimum side yard requirements prescribed in Table 3B.T3, the owner of such lot shall perpetually keep the maintenance easement in favor of the adjoining lot on which the zero lot development is constructed;

(c) notwithstanding the permitted yard encroachments prescribed in Table 3B.T4, features such as fireplaces, chimneys, dryer vents, cold air intakes, hose bibs, downspouts, etc. and other architectural elements shall not encroach into the maintenance easement; and

(d) notwithstanding clause 3B.4.2 (1)(b), eaves from the building on the lot with maintenance easement can encroach on the maintenance easement to a maximum distance of 600 millimeters.

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4.3 LOT FRONTAGE

(1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3B.F1:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3B.4.3(1)(a); and

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3B.4.3(1)(b).

(2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3B.F2:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and

(b) The lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3B.4.3(2)(a).

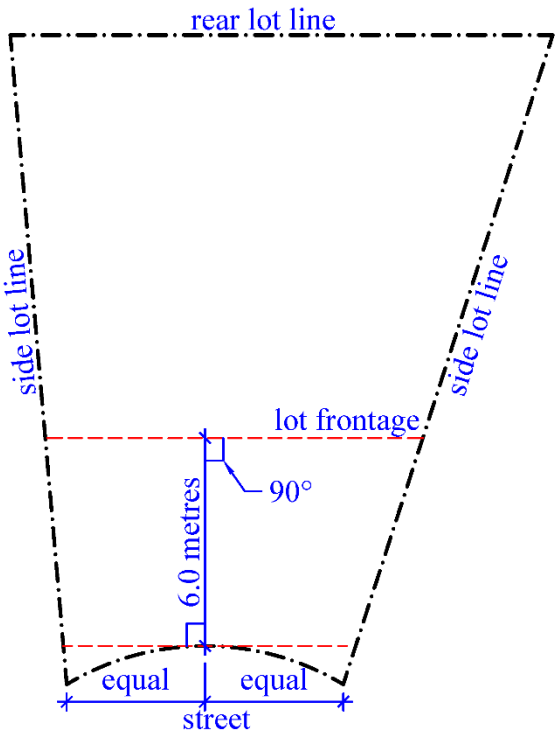

Figure 3B.F1: Minimum Lot Frontage on a Curved Front Lot

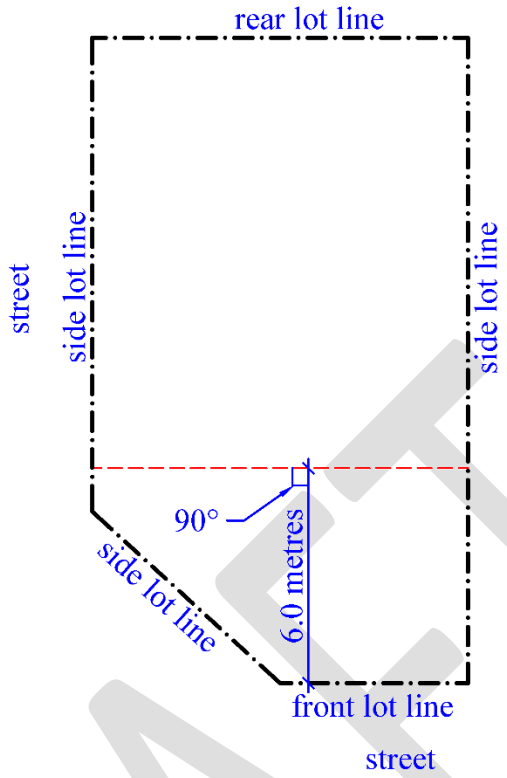

Figure 3B.F2: Minimum Lot Frontage on a Corner Lot

4.4 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3B.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.

(3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3B.T3 and 3B.T4.

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TABLE 3B.T4: RESIDENTIAL URBAN ZONE PERMITTED ENCROACHMENTS				
Sec.	**Structure**	**Permitted Yard**	**Maximum Projection into Permitted Yard**	**Minimum Setback from Lot Line**
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	610 millimetres	450 millimetres
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	• One Interior Side Yard • Flankage Yard	610 millimetres	450 millimetres
T4.3	Fire escape	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.5	Porch	• Front Yard • Rear Yard	1.5 metres	3.0 metres
T4.6	Steps above or below grade, Landings and Wheelchair ramps	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

4.5 HEIGHT EXCEPTIONS

(1) Subject to section 3B.4.5(2), the maximum building height listed in Table 3B.T3 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in section 3B.4.5(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

3B.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 3B.T4.7.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3B.T5 apply to all accessory building or structures in the Residential Urban zone.

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TABLE 3B.T5 RESIDENTIAL URBAN ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	**Development Criteria**	**Standard (Per lot except for Building, Row where standards are per unit)**
T5.1	**Maximum Area**	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; or (c) Building, Stacked.	75 square metres
	(2) Accessory to: (a) any type of building within a Planned Group; (b) Public Use, General; or (c) Utility General	Greater of 75 square metres or 15 per cent of the lot area.
T5.2	**Minimum Setback for an Accessory Building or Structure on an interior lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line	
	(i) where the vehicular access door of a garage faces the rear lot line adjoining a public lane; or	1.50 metres
	(ii) otherwise	600 millimetres
	(b) Setback from side lot lines	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	Same as otherwise required for the principal building on site.
T5.3	**Minimum Setback for an Accessory Building or Structure located on a corner lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) Setback from rear lot line:	
	(i) where a vehicular access door of a garage faces rear lot line adjoining a public lane;	1.50 metres
	(ii) Otherwise	600 millimetres
	(b) Setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line	6.0 metres from flankage lot line
	(ii) otherwise	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) Setback from side lot line	
	(i) where a vehicular access door of a garage faces flankage lot line	6.0 metres from flankage lot line
	(ii) otherwise	Same as otherwise required for the principal building on site.
T5.4	**Minimum Setback from a principal building on the site**	1.0 metre
T5.5	**Maximum Height**	
	(1) An accessory building used as a communal amenity area in a Dwelling, Planned Group	11.0 metres
	(2) Otherwise	4.0 metres

5.3 ACCESSORY BUILDING OR STRUCTURE EXCEPTIONS

(1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3B.T5:

(a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space, it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building (see Figure 3B.F3);

(b) notwithstanding clause 3B.5.3(1), where access to an attached or detached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be minimum 6.0 metres from the flankage lot line (see Figure 3B.F4); and

(c) where a Building, Row on a site has no side yard requirement, an accessory building on the same site may be built without a side yard setback from the same property line from which the principal building has no required side yard setback (see Figure 3B.F5).

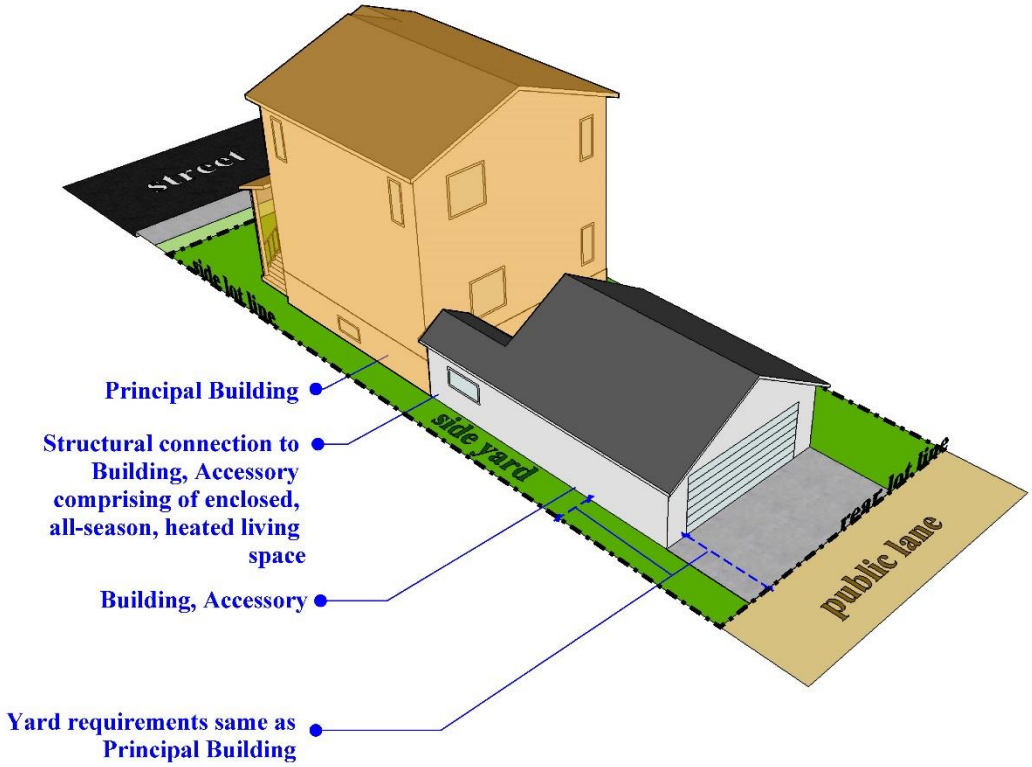

Figure 3B.F3: Accessory Connection

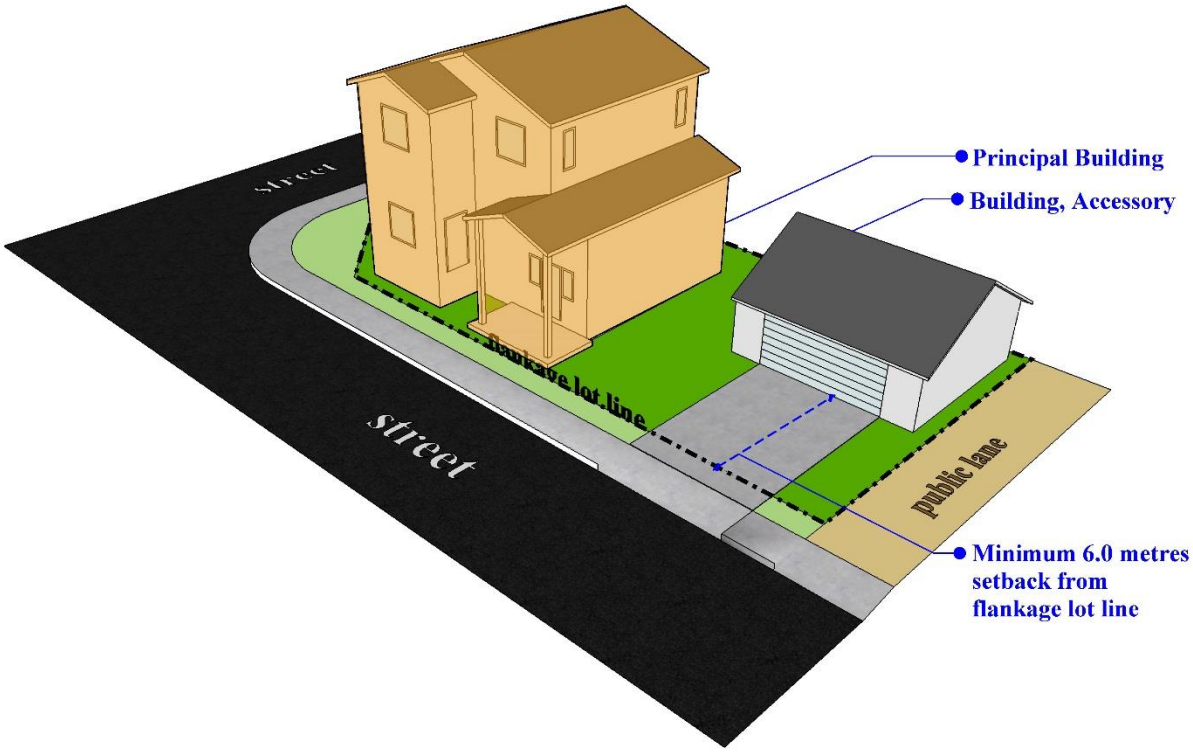

Figure 3B.F4: Flankage Yard Parking

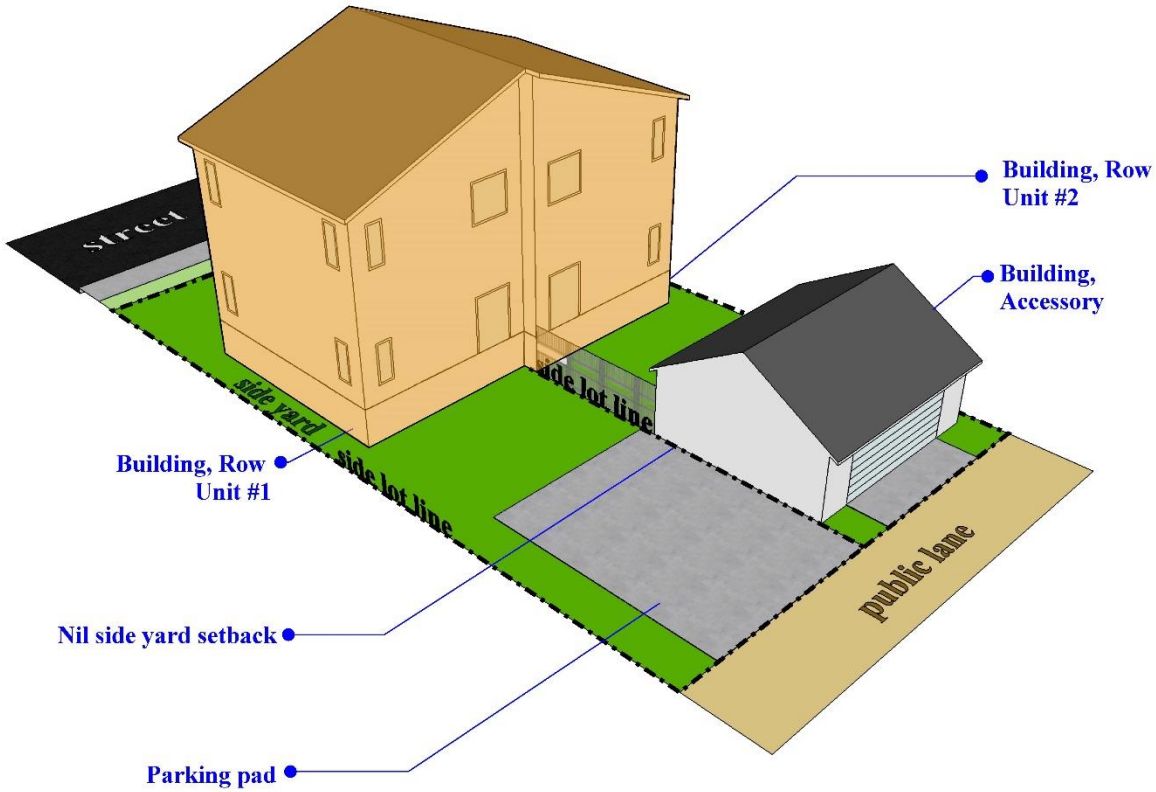

Figure 3B.F5: Parking Access off the Lane

(2) The minimum setback requirements of Table 3B.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard, provided that no part of the accessory structure overhangs the property line.

(3) Where a detached accessory structure mentioned in subsection 3B.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.

(4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 3B.T4.7.

3B.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential Urban zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) accessible building entrance if it exists; or

(b) building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in Subpart 1F.3 of Chapter 1.

(2) No motor vehicle parking stalls, maneuvering area, garage door, loading stall or loading bay shall be located in:

(a) areas provided to meet the total site landscaping area; or

(b) the required front yard unless otherwise specified in this Bylaw.

(3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site (see Figure 3B.F6).

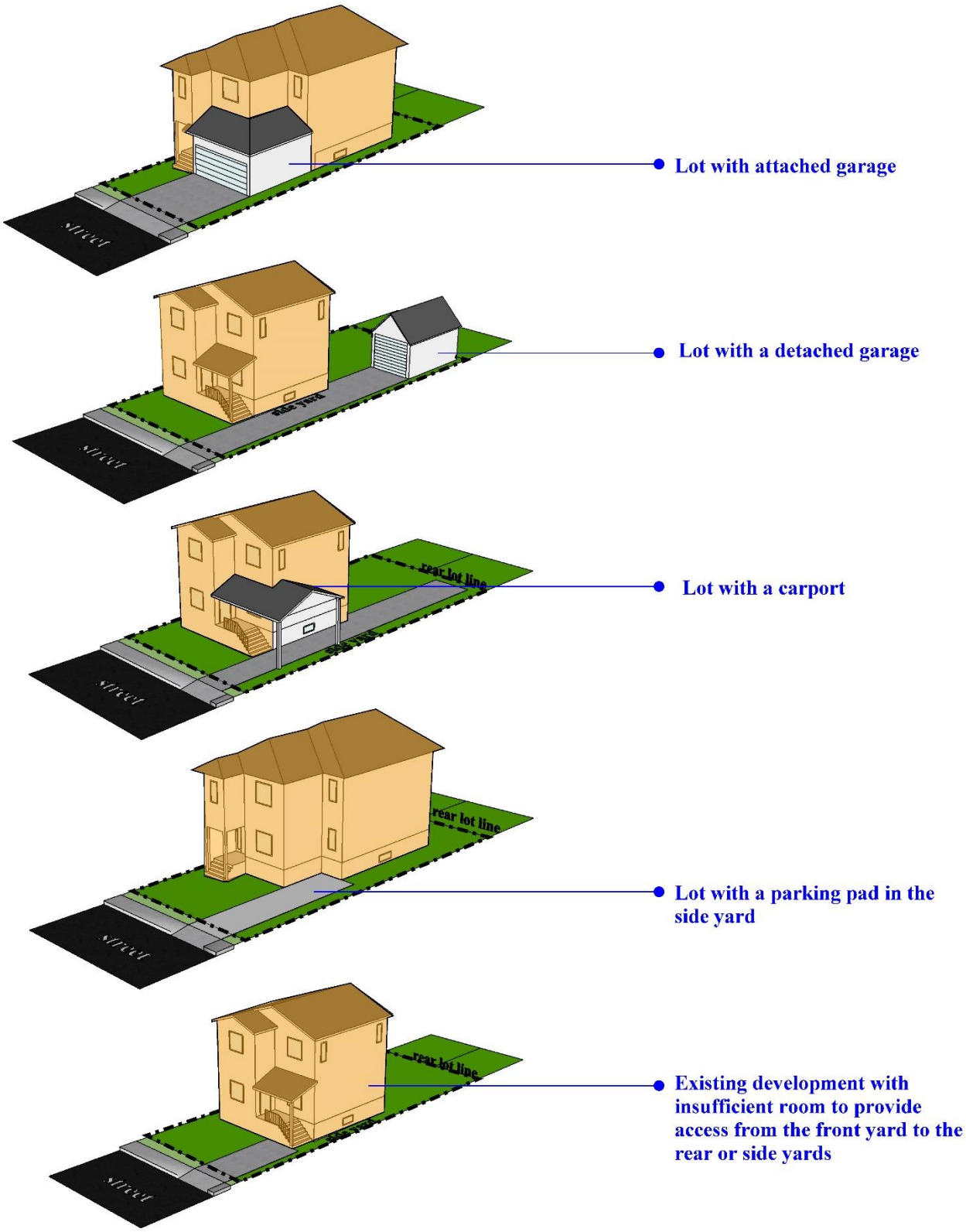

Figure 3B.F6: Front Yard Parking

(4) The following requirements apply in determining the location of access to parking on a lot in the Residential Urban zone:

(a) where a backs onto a lane, vehicle access to the required parking stall shall be from the lane;

(b) notwithstanding clause 3B.6.3(4)(a), front yard vehicular access may be permitted, where:

(i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or

(ii) more than 80 per cent of principal buildings on the same block face have an existing front yard vehicular access with the proper surface type; and

(iii) the lot must be a minimum of 8.5 metres.

(c) where a lot does not back onto a lane, the following conditions allow for front yard parking:

(i) the lot has an attached garage with access provided from the front yard;

(ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard; or

(iii) an existing development, there is insufficient room to provide access from the front yard to the rear or side yards.

(5) Where a lot in the Residential Urban zone is a corner lot, the following conditions allow for flankage yard parking:

(a) the lot has an attached garage with access provided from the flankage yard;

(b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or

(c) the lot contains an existing development with insufficient room to provide access from the flankage yard to the rear or side yards.

(6) Where vehicle access to the required parking stall is provided from the front yard, the number of vehicles parked on a legal driveway located in the front

yard is limited to the capacity of the garage, carport or parking pad, or two, whichever is greater.

(7) The maximum width of a driveway in the Residential Urban zone shall not exceed the exterior dimensions of the garage, carport or the parking pad for a building containing only Dwelling land uses.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 3B.T6 apply to development in the Residential Urban zone.

(2) If in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded.

(b) any fractions over one-half shall be deemed to be equivalent to one stall.

(3) The required parking stalls may be provided as tandem parking, unless otherwise specified in this Bylaw.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

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<table>
<tr><th colspan="4">TABLE 3B.T6: RESIDENTIAL URBAN ZONE PARKING REQUIREMENTS</th></tr>
<tr><th>Sec.</th><th>Land Use</th><th colspan="2">Motor Vehicle</th></tr>
<tr><td>T6.1</td><td>Dwelling, Secondary Suite or Dwelling, Unit</td><td colspan="2">One stall is required per Dwelling Unit.</td></tr>
<tr><td>T6.2</td><td>Dwelling, Group Care</td><td colspan="2">Greater of:
(a) one stall is required per six beds; or
(b) two stalls are required.</td></tr>
<tr><td>T6.3</td><td>Dwelling, Assisted Living</td><td colspan="2">0.4 stalls are required per Dwelling Unit.</td></tr>
<tr><td>T6.4</td><td>Planned Group</td><td colspan="2">Same as the requirement for the permitted or discretionary Dwelling use in the Residential Urban zone.</td></tr>
<tr><td>T6.5</td><td>Service Trade, Homestay</td><td colspan="2">One 0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.</td></tr>
<tr><td>T6.6</td><td>Business, Residential</td><td colspan="2">(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle.
(2) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.7 shall apply.</td></tr>
<tr><td rowspan="10">T6.7</td><td rowspan="10">Institution, Day Care</td><td colspan="2">(1) One stall is required per land use; and
(2) Passenger drop-off stall in accordance with the following:</td></tr>
<tr><td>Individuals under care</td><td>Minimum number of Passenger Drop-off stalls</td></tr>
<tr><td>1-10</td><td>1 stall</td></tr>
<tr><td>10-15</td><td>2 stalls</td></tr>
<tr><td>16-30</td><td>3 stalls</td></tr>
<tr><td>31-45</td><td>4 stalls</td></tr>
<tr><td>46-60</td><td>5 stalls</td></tr>
<tr><td>More than 60</td><td>Two additional stalls for each increment of 15 individuals in excess of 60</td></tr>
<tr><td colspan="2">(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.
(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</td></tr>
<tr><td>T6.8</td><td>All other land uses</td><td colspan="2">One stall is required per 75 square metres of total floor area.</td></tr>
</table>

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 3B.6.5(1).

(3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsection 3B.6.5(1) or (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 3B.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 10 required motor vehicle parking stalls in a development containing non-dwelling land uses, whether to meet the parking requirement in Table 3A.T6 or not, there shall be either:

(a) two short-term bicycle parking stalls;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of the clauses 3B.6.6(1)(a) and (b).

(2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(4) Required long-term bicycle stalls shall be located either:

(a) on the grade floor of the principal building(s) on the lot; or

(b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

(1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.

(2) Notwithstanding the motor vehicle parking requirements in sections 3B.6.4 and 3B.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 3B.6.7(1).

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3B.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 3B.T7 apply to principal land uses and developments in the Residential Urban zone.

TABLE 3B.T7: RESIDENTIAL URBAN ZONE TOTAL SITE LANDSCAPING REQUIREMENTS

Sec.	Land Use	Minimum Landscaping Requirements
T7.1	For a: • Dwelling, Unit; or • Dwelling, Group Care	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: (a) a walkway; and (b) a driveway leading to an approved parking stall.
T7.2	• Assembly, Community • Assembly, Religious • Institution, Day Care • Service Trade, Homestay	10% total site landscaping area
T7.3	• Planned Group	15% total site landscaping area
T7.4	• Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential	No Requirement

(2) For all uses listed in sections T7.2 and T7.3 of Table 3B.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3B.T7.

(3) If there is a conflict between the requirements in Table 3B.T7, the most stringent requirement shall apply.

(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

(1) For all uses listed in sections T7.2 and T7.3 of Table 3B.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3B.T7:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every ten meters along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required lot.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.

(2) The total site landscaping area, as required Table 3B.T7, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscape design areas (see Figure 3B.F8);

(c) boulevard areas;

(d) curbing;

(e) perimeter screening; and

(f) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 3B.F7 may be subject to additional landscaping requirements.

(4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

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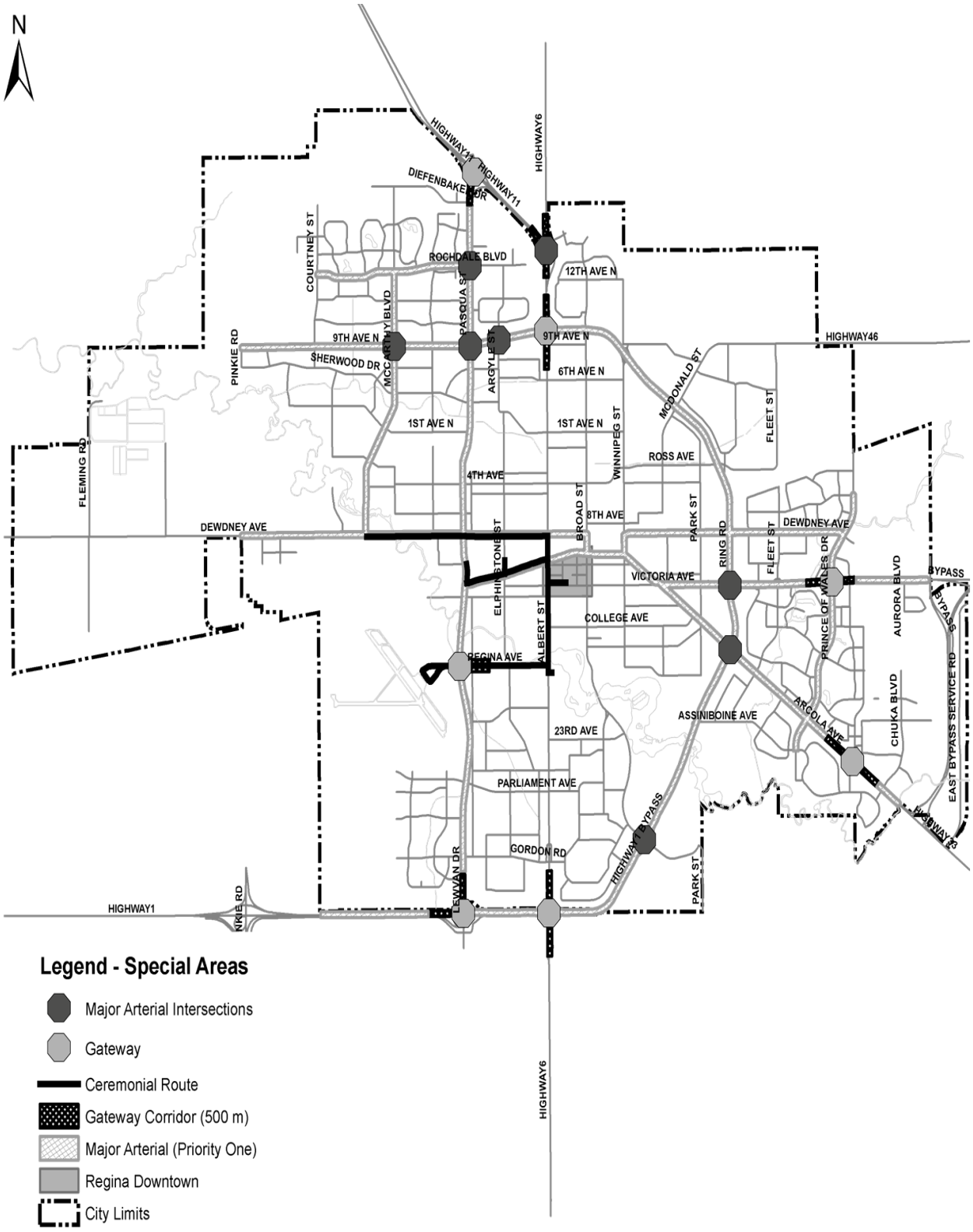

Figure 3B.F7: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Residential Urban zone shall provide minimum 1.83 metre high aesthetic screening along its abutting lot lines, where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential Urban zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) all collection areas for garbage, refuse or recycling; and

(b) all storage areas that are outdoors or partially outdoors.

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PART 3C
RL– RESIDENTIAL LOW-RISE ZONE

3C.1 INTENT

This zone is intended to:

(a) accommodate a neighbourhood environment characterized by a mixture of low-rise multi-unit building types;

(b) permit the development of secondary suite dwellings within multi-unit buildings; and

(c) facilitate the intensification of existing neighbourhoods, where appropriate.

3C.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in Part 3C apply to all land uses and developments in the Residential Low-Rise zone.

(2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Low-Rise zone.

(3) The Residential Low-Rise zone shall apply to lands intended to:

(a) encourage intensification; or

(b) allow for low-rise multiunit development.

3C.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

(1) Table 3C.T1 lists building types that are permitted or discretionary in the Residential Low-Rise zone.

(2) Any building types other than those listed in Table 3C.T1 are prohibited in the Residential Low-Rise zone.

TABLE 3C.T1: RESIDENTIAL LOW-RISE ZONE BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Where a Building, Detached currently or previously existed on the lot; or when contains at least two units; or when used for the following: (a) a land use in the Assembly, land use Class; (b) Planned Group in combination with buildings containing three or more units; (c) Institution, Day Care; (d) Public Use, General; or (e) Utility, General	---	---
T1.3	Building, Planned Group	---	Discretionary	---
T1.4	Building, Row	Permitted		The minimum number of units in a Building, Row shall be two.
T1.5	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 20 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the: (1) building is between 11 metres and 20 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 20 metres.	The minimum number of units in a Building, Stacked shall be two.

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3.2 LAND USE REQUIREMENTS

(1) Table 3C.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Low-Rise zone, subject to compliance with:

(a) the land use specific regulations in Table 3C.T2;

(b) the development standards in subpart 3C.4;

(c) the parking and loading requirements in subpart 3C.4;

(d) the landscaping and aesthetic screening requirements of subpart 3C.7; and

(e) the other regulations of this Bylaw.

(2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3C.T2, the Development Officer shall evaluate the application based on the review criteria for discretionary uses listed in section 1E.3.6 of this Bylaw.

(3) The following land uses are prohibited in the Residential Low-Rise zone:

(a) any land use that is not listed in Table 3C.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3C.T2; and

(c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

TABLE 3C.T2: RESIDENTIAL LOW-RISE ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Dwelling, Assisted Living • Dwelling, Group Care • Dwelling, Unit	Permitted	---	(1) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total lot area to the communal amenity area. (2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3C.7.
T2.2	• Open Space, Active	Permitted	**---**	(1) The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with an Open Space, Active land use. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.3	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land uses are restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of the following building types: (i) Building, Detached (ii) Building, Row (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the building; or, (ii) 80 square metres. where the calculation of such area shall include the area of the basement. (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified. (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building. (e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.

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TABLE 3C.T2: RESIDENTIAL LOW-RISE ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.4	• Assembly, Community • Assembly, Recreation • Assembly, Religious • Institution, Day Care • Service Trade, Homestay	---	Discretionary	(1) A land use in the Assembly land use class: (a) shall not be operated from an accessory building; and (b) shall be located only on sites adjoining and accessed by a collector or arterial street. (2) An "Assembly, Community" or" Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (3) The measurement required in subsection (2) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Assembly, Community" or "Institution Day Care" land use. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.5	• Public Use, General • Utility, General	Permitted	---	There shall be no exterior storage of goods, materials or equipment.
T2.6	• Planned Group	---	Discretionary	(1) A "Planned Group" shall allow all land uses and building types that are permitted or discretionary in the Residential Low-Rise zone. (2) All buildings within the "Planned Group" shall comply with the applicable Development Standards specified in Table 3C.T3. (3) Buildings that are connected by underground parking structures or above-ground enclosed or non-enclosed structures shall be considered a "Planned Group" and shall comply with the regulations of this subsection. (4) A "Planned Group" containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total lot area to a communal amenity area. (5) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3C.7.

TABLE 3C.T2: RESIDENTIAL LOW-RISE ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.7	• Residential Business	Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5). (4) Notwithstanding the permitted or discretionary area requirements of section T2.7, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area. (5) The following land uses or land use classes are prohibited as a "Residential Business" in the Residential Low-Rise zone: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and,

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TABLE 3C.T2: RESIDENTIAL LOW-RISE ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.7	• Residential Business			(n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2.7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2.7 shall only be considered in locations designated, as "live/work" areas through a secondary or concept plan.

3.3 COMBINATION OF USES

(1) Subject to the land use specific regulations listed in Table 3C.T2, permitted or discretionary principal buildings in the Residential Low-Rise zone may include a combination of uses that are either permitted or discretionary in the Residential Low-Rise zone.

(2) Each principal use shall be in a separate unit within the building.

(3) The land use specific regulation from Table 3C.T2 for each of combined use shall apply.

(4) Where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3C.4 DEVELOPMENT STANDARDS

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 3C.T3 shall apply to all principal buildings and land uses in the Residential Low-Rise zone.

TABLE 3C.T3 RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS					
Sec.	**Development Criteria**	**Standards (Per lot except for Building, Row where standards are per unit)**			
		• **Building, Detached** • **Building, Stacked[1]**	• **Building, Stacked[2]**	• **Building, Row**	• **Building, Planned Group**
T3.1	**Minimum Lot Area**				
	(1) Lots with rear lane access	200 square metres	400 square metres	103 square metres	Sum of minimum lot area as identified in T3.1 for each building type on the lot.
	(2) Lots without rear lane access	233 square metres		200 square metres	
T3.2	**Minimum Lot Frontage**				
	(1) Lots with rear lane access	7.3 metres	14.6 metres	End Units: 5.0 metres Interior Units: 3.75 metres	Where buildings on the lot front a public road: the sum of minimum lot frontage as identified in T3.2 for each building fronting a public street; otherwise: 7.5 metres.
	(2) Lots without rear lane access	8.5 metres		End Units: 7.3 metres Interior Units: 6.1 metres	
T3.3	**Minimum Front Yard Setback**				
	(1) To garage (Subject to subclause 3C.6.4(4)(b))	6.0 metres	6.0 metres	6.0 metres	Minimum front yard setback otherwise required for each of the building types as identified in T3.3.
	(2) To non-garage portion of the building				
	(a) where a landscaped boulevard exists between the curb and the public sidewalk	3.0 metres	4.5 metres	3.0 metres	
	(b) where no landscaped boulevard exists between the curb and the public sidewalk	4.5 metres		4.5 metres	
T3.4	**Minimum Rear Yard Setback**				
	(1) Lots with rear lane access	3.5 metres	3.5 metres	3.5 metres	Minimum rear yard setback otherwise required for each of the building types as identified in T3.4.
	(2) Lots without rear lane access	5 metres	5 metres	5 metres	
T3.5	**Minimum Side Yard Setback on Corner Lots**				
	(1) Where the lot frontage is less than 10 metres				Minimum side yard setback for corner lots otherwise required for each of the building types as identified in T3.5.
	(a) flankage yard	450 millimetres	N/A	End Unit: 450 millimetres Interior Unit: N/A	
	(b) total side yard	1.2 metres		End Unit: 450 millimetres Interior Unit: N/A	
	(2) Where the lot frontage is more than 10 metres				
	(a) flankage yard	450 millimetres	450 millimetres	End Unit: 450 millimetres Interior Unit: N/A	
	(b) interior side yard				
	(i) portions of any building up to 11 metres in height	1.2 metres	1.2 metres	Nil	
	(ii) portions of any building over 11 metres but up to 15 metres in height	N/A	3.25 metres	N/A	
	(iii) portions of any building over 15 metres but up to 20 metres in height	N/A	5.0 metres	N/A	

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<table>
<tr><th colspan="6">TABLE 3C.T3 RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS</th></tr>
<tr><th rowspan="2">Sec.</th><th rowspan="2">Development Criteria</th><th colspan="4">Standards (Per lot except for Building, Row where standards are per unit)</th></tr>
<tr><th>• Building, Detached
• Building, Stacked[1]</th><th>• Building, Stacked[2]</th><th>• Building, Row</th><th>• Building, Planned Group</th></tr>
<tr><td rowspan="8">T3.6</td><td colspan="5">Minimum Side Yard Setback for Interior Lots</td></tr>
<tr><td colspan="4">(1) Where lot frontage is less than 10 metres</td><td rowspan="7">Minimum side yard setback for interior lots otherwise required for each of the building types as identified in T3.6.</td></tr>
<tr><td>(a) single side yard</td><td>450 millimetres</td><td rowspan="2">N/A</td><td rowspan="2">End Unit:
1.2 metres
Interior Unit:
0 metres</td></tr>
<tr><td>(b) total side yard</td><td>1.2 metres</td></tr>
<tr><td colspan="4">(2) Where lot frontage is 10 metres or more</td></tr>
<tr><td>(a) portions of any building or structure up to 11 metres in height</td><td>1.2 metres</td><td>1.2 metres</td><td>End Unit:
1.2 metres
Interior Unit:
0 metres</td></tr>
<tr><td>(b) portions of any building or structure over 11 metres but up to 15 metres in height</td><td>N/A</td><td>3.25 metres</td><td>N/A</td></tr>
<tr><td>(c) portions of any building or structure over 15 metres but up to 20 metres in height</td><td>N/A</td><td>5.0 metres</td><td>N/A</td></tr>
<tr><td>T3.7</td><td>Maximum Lot Coverage</td><td>60%</td><td>60%</td><td>60%</td><td>50%</td></tr>
<tr><td>T3.8</td><td>Maximum Floor Area Ratio</td><td>0.75</td><td>3.0</td><td>0.85</td><td>Maximum floor area ratio otherwise permitted for each building type as identified in the T3.8.</td></tr>
<tr><td>T3.9</td><td>Maximum Building Height</td><td>11 metres</td><td>20 metres</td><td>11 metres</td><td>Maximum building height permitted for each building type in T3.9.</td></tr>
<tr><td colspan="6">Notes:
1. These standards apply to a Building, Stacked containing three or less units.
2. These standards apply to a Building, Stacked containing more than three units.</td></tr>
</table>

4.2 LOT FRONTAGE

(1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3C.F1:

(a) The midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) A distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3C.4.2(1)(a);

(c) The lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3C.4.2(1)(b).

(2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3C.F2:

(a) A distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line;

(b) The lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3C.4.2(2)(a).

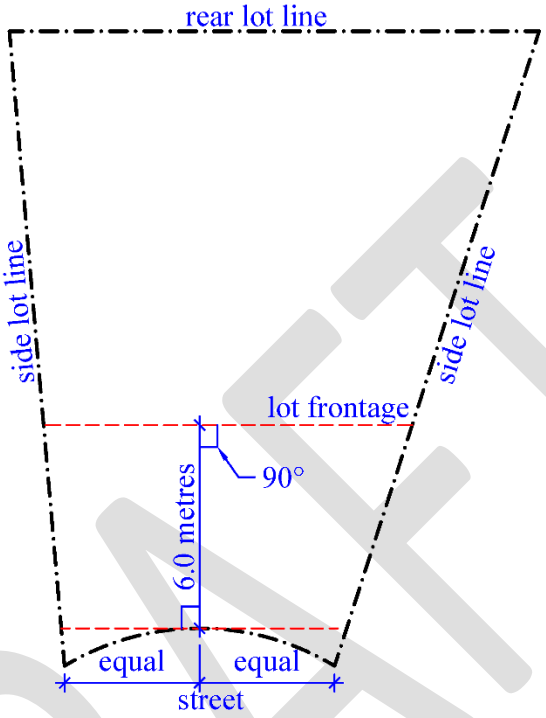

Figure 3C.F1: Minimum Lot Frontage on a Curved Front Lot

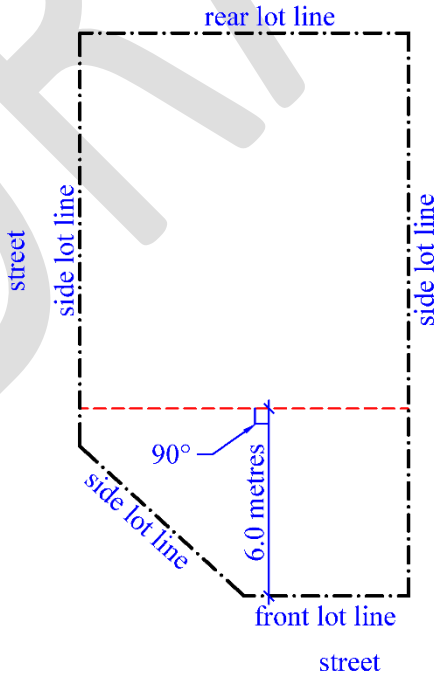

Figure 3C.F2: Minimum Lot Frontage on a Corner Lot

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4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3C.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.

(3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3C.T3 and 3C.T4.

TABLE 3C.T4: RESIDENTIAL LOW-RISE ZONE PERMITTED ENCROACHMENTS

Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	610 millimetres	450 millimetres
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	• One Interior Side Yard Only • Flankage Yard	610 millimetres	450 millimetres
T4.3	Fire escape	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site, or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.5	Porch	• Front Yard • Rear Yard	1.5 metres	3.0 metres
T4.6	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

(1) Subject to section 3C.4.4(2), the height limitation of Table 3C.T3 shall not apply to any of the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 3C.4.4(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

3C.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard, except those listed in 3C.T4.7.

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5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3C.T5 apply to all accessory buildings or structures in the Residential Low-Rise zone.

TABLE 3C.T5 RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES

Sec.	Development Criteria	Standard (Per lot except for Building, Row where standards are per unit)
T5.1	**Maximum Area**	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; or (c) Building, Stacked with two units.	75 square metres
	(2) Accessory to: (a) any type of building within a Planned Group (b) Building, Stacked with more than two units; (c) Public Use, General; (d) Utility, General	Greater of 75 square metres or 15 percent of the lot area.
T5.2	**Minimum Setback for an Accessory Building or Structure on an interior lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line	
	(i) where the vehicular access door of a garage faces the rear lot line adjoining a public lane; or	1.50 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot lines	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	Same as otherwise required for the principal building on site.
T5.3	**Minimum Setback for an Accessory Building or Structure located on a corner lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line:	
	(i) where a vehicular access door of a garage faces rear lot line adjoining a public lane; or	1.50 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line; or	6.0 metres from flankage lot line
	(ii) otherwise	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	
	(i) where a vehicular access door of a garage faces flankage lot line; or	6.0 metres from flankage lot line
	(ii) otherwise	Same as otherwise required for the principal building on site.
T5.4	**Minimum Setback from a principal building on the site**	1.0 metre
T5.5	**Maximum Height**	
	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres
	(2) Otherwise	4.0 metres

5.3 ACCESSORY BUILDING OR STRUCTURE EXCEPTIONS

(1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3C.T5:

(a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space, it shall be considered as a part of the principal structure, and shall maintain the yard setback requirements of the principal building (see Figure 3C.F3);

(b) notwithstanding clause 3C.5.3(a), where access to an attached or detached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be minimum 6.0 metres from the flankage lot line (see Figure 3A.F4); and

(c) where the principal building on a site has no side yard requirement, an accessory building on that site may be built without a side yard setback from the same property line from which the principal building has no required side yard setback.

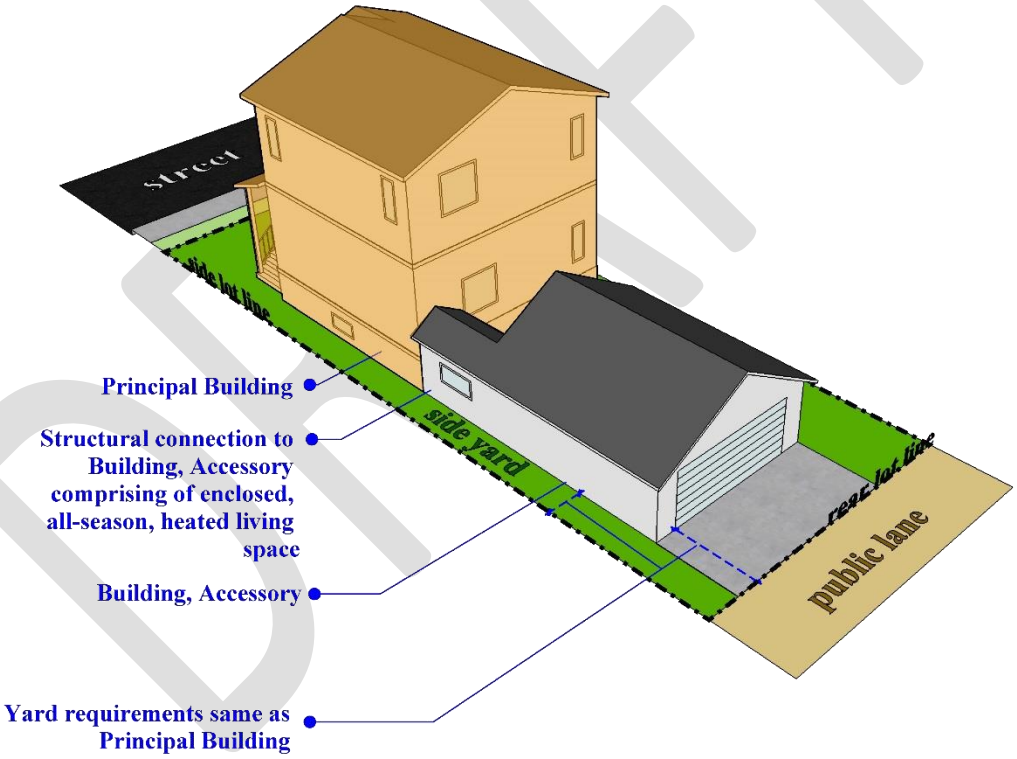

Figure 3C.F3: Accessory Connection

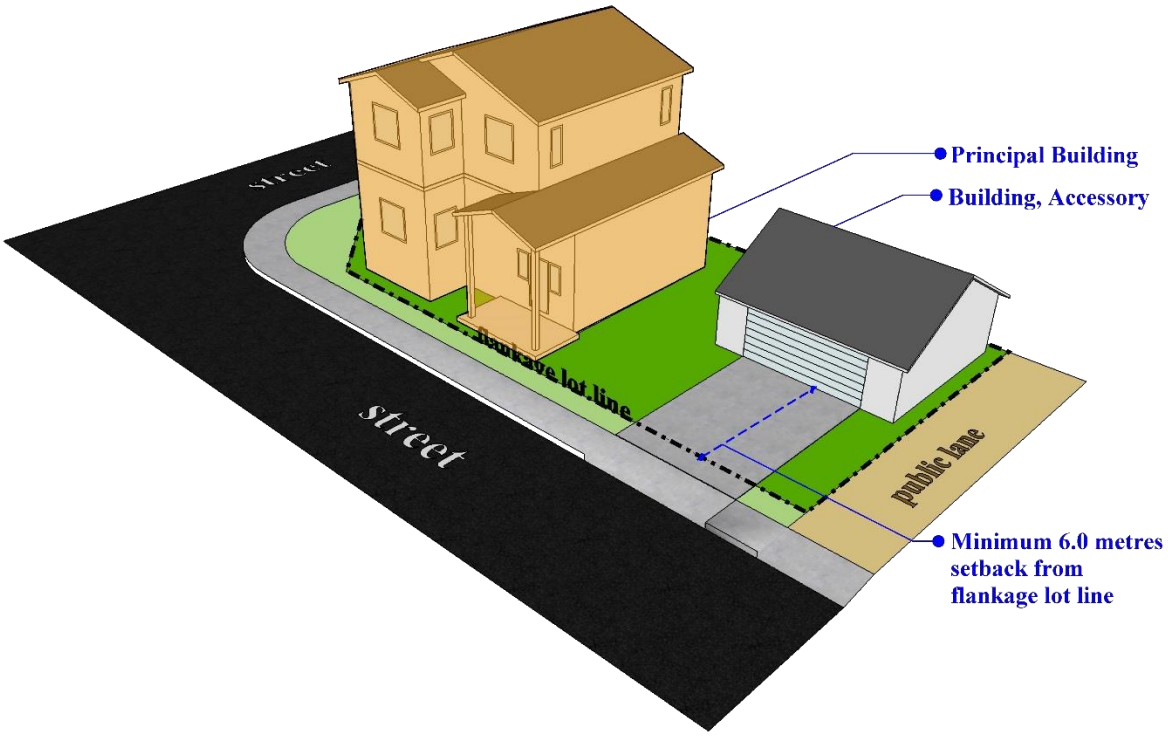

Figure 3C.F4: Flankage Parking

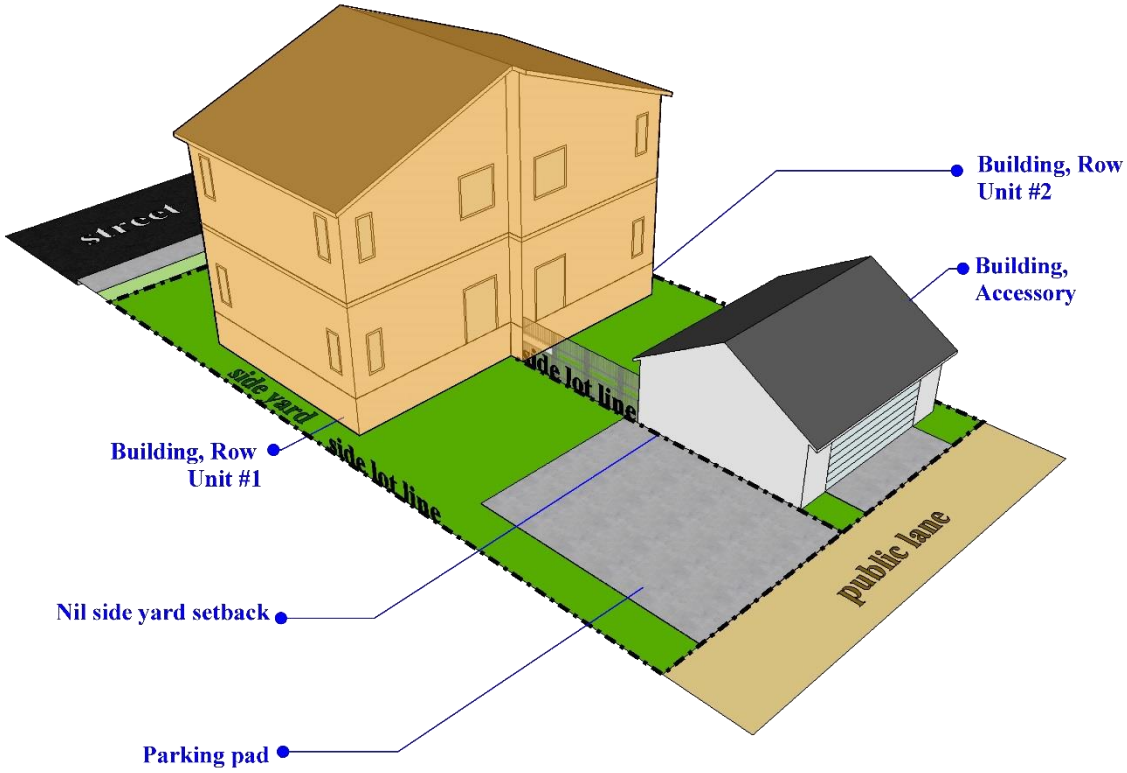

Figure 3C.F5: Parking Access off the Lane

(2) The minimum setback requirements of Table 3C.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard, provided that no part of the accessory structure overhangs the property line.

(3) Where a detached accessory structure mentioned in subsection 3C.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.

(4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in 3C.T4.7.

3C.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a Building, Stacked containing five or more dwelling units or a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential Low-Rise zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) accessible building entrance if it exists; or

(b) building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in subpart 1F.3 of Chapter 1.

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(2) No motor vehicle parking stalls, maneuvering area, garage door, loading stall or loading bay shall be located in:

(a) areas provided to meet the total site landscaping area; or

(b) the required front yard unless otherwise specified in this Bylaw.

(3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site (see Figure 3C.F6).

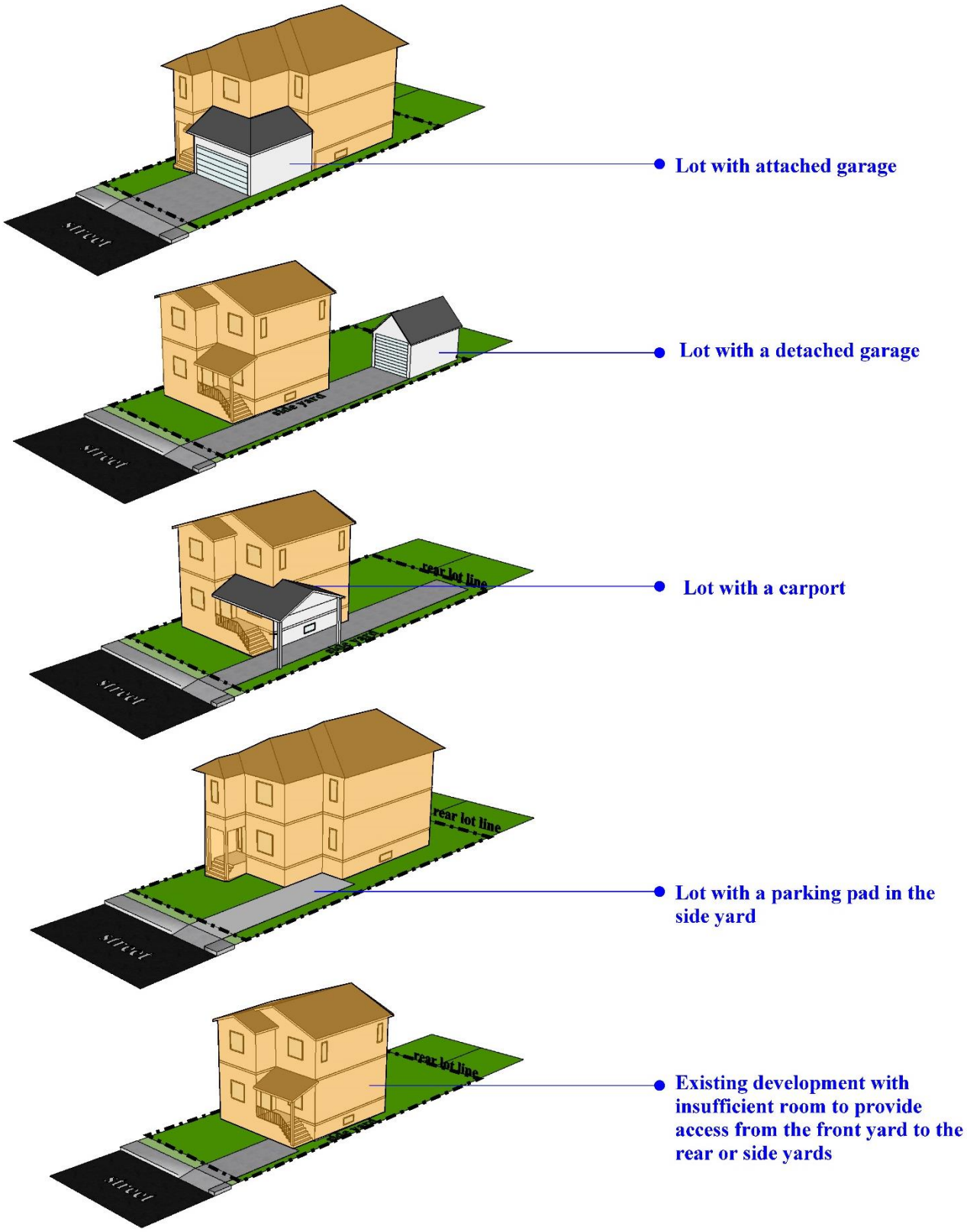

Figure 3C.F6: Front Yard Parking

(4) The following requirements apply in determining the location of access to parking on a lot in the Residential Low-Rise zone:

(a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;

(b) notwithstanding clause 3C.6.3(4)(a), front yard vehicular access may be permitted, where:

(i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or

(ii) more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and

(iii) the lot has a minimum frontage as indicated in Table 3C.T3.2(2).

(c) where a lot does not back onto a lane, the following conditions allow for front yard parking:

(i) the lot has an attached garage with access provided from the front yard; or

(ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard; or

(iii) the lot contains an existing development with insufficient room to provide access from the front yard to the rear or side yards.

(5) Where a lot in the Residential Low-Rise zone is a corner lot, the following conditions allow for flankage yard parking:

(a) the lot has an attached garage with access provided from the flankage yard;

(b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or

(c) there is insufficient room to provide access from the flankage yard to the rear or side yards.

(6) Where vehicle access to the required parking stall is provided from the front yard, the number of vehicles parked on a legal driveway located in the front

yard is limited to the capacity of the garage, carport or parking pad, or two, whichever is greater.

(7) Notwithstanding clause 3C.6.3(4)(c), no parking shall be permitted in the front yard of a Building, Stacked with five or more units.

(8) The maximum width of a driveway in the Residential Low-Rise zone shall not exceed the exterior dimensions of the garage, carport or the parking pad for a building containing only Dwelling land uses.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 3C.T6 apply to development in the Residential Low-rise zone.

(2) If in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded.

(b) any fractions over one-half shall be deemed to be equivalent to one stall.

(3) The required parking stalls may be provided as tandem parking, unless otherwise specified in this Bylaw.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

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<table>
<tr><th colspan="4">TABLE 3C.T6: RESIDENTIAL LOW-RISE ZONE PARKING REQUIREMENTS</th></tr>
<tr><th>Sec.</th><th>Land Use</th><th colspan="2">Motor Vehicle</th></tr>
<tr><td>T6.1</td><td>Dwelling, Secondary Suite or Dwelling, Unit</td><td colspan="2">One stall is required per Dwelling Unit.</td></tr>
<tr><td>T6.2</td><td>Dwelling, Group Care</td><td colspan="2">Greater of:
(a) one stall is required per six beds; or
(b) two stalls are required.</td></tr>
<tr><td>T6.3</td><td>Dwelling, Assisted Living</td><td colspan="2">0.4 stalls are required per Dwelling Unit.</td></tr>
<tr><td>T6.4</td><td>Planned Group</td><td colspan="2">Same as the requirement for the permitted or discretionary Dwelling use in the Residential Low-Rise zone.</td></tr>
<tr><td>T6.5</td><td>Service Trade, Homestay</td><td colspan="2">0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.</td></tr>
<tr><td>T6.6</td><td>Business, Residential</td><td colspan="2">(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle.
(2) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.7 shall apply.</td></tr>
<tr><td rowspan="10">T6.7</td><td rowspan="10">Institution, Day Care</td><td colspan="2">(1) One stall is required per land use; and
(2) Passenger drop-off stall in accordance with the following:</td></tr>
<tr><td>Individuals under care</td><td>Minimum number of passenger drop-off stalls</td></tr>
<tr><td>1-10</td><td>1 stall</td></tr>
<tr><td>10-15</td><td>2 stalls</td></tr>
<tr><td>16-30</td><td>3 stalls</td></tr>
<tr><td>31-45</td><td>4 stalls</td></tr>
<tr><td>46-60</td><td>5 stalls</td></tr>
<tr><td>More than 60</td><td>Two additional stalls for each increment of 15 individuals in excess of 60</td></tr>
<tr><td colspan="2">(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.
(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</td></tr>
<tr><td>T6.8</td><td>All other land uses</td><td colspan="2">One stall is required per 75 square metres of total floor area.</td></tr>
</table>

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 3C.6.5(1).

(3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 3C.6.5(1) or (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 3C.6.5(1) and (2) the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

(1) Where a development consists of one or more Building, Stacked containing five or more Dwelling Units:

(a) long-term bicycle parking stall(s) shall be required as per clause 3C.6.6(1)(b) if the sum of the Dwelling Units in the Building, Stacked is 20 or more;

(b) a minimum of one long-term bicycle parking stall shall be provided for every 20 Dwelling Unit to be located on the same lot as the Dwellings; and

(c) requirements of clause 3C.6.6(1)(b) may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 3C.6.6(2).

(2) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 3C.T6 or not, there shall be either:

(a) two short-term bicycle parking stalls;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of the clauses 3C.6.6(2)(a) and (b).

(3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(5) Required long-term bicycle stalls shall be located either:

(a) on the grade floor of the principal building(s) on the lot; or

(b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.

(6) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

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6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

(1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.

(2) Notwithstanding the motor vehicle parking requirements in sections 3C.6.4 and 3C.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 3C.6.7(1).

3C.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 3C.T7 apply to principal land uses and developments in the Residential Low-Rise zone.

TABLE 3C.T7: RESIDENTIAL LOW-RISE ZONE TOTAL SITE LANDSCAPING REQUIREMENTS

Sec.	Land Use	Minimum Landscaping Requirements
T7.1	• Dwelling Unit or Dwelling, Group Care within a Building, Detached	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: (a) a walkway; and (b) a driveway leading to an approved parking stall.
T7.2	• Planned Group • Dwelling Unit, Dwelling, Group Care and Dwelling, Assisted Living within a Building, Stacked or Building, Row	15% total site landscaping area
T7.3	• Assembly, Community • Assembly, Religious • Institution, Day Care • Service Trade, Homestay	10% total site landscaping area
T7.4	• Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential	No Requirement

(2) For all uses listed in sections T7.2 and T7.3 of Table 3C.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3C.T7.

(3) If there is a conflict between the requirements in Table 3C.T7, the most stringent requirement shall apply.

(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

For uses listed in sections T7.1 and T7.2 of Table 3C.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3C.T7:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot.

(b) for every ten metres along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard.

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.

(2) The Total Site Landscaping Area, as required Table 3C.T7, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscape design areas (see Figure 3C.F8);

(c) boulevard areas;

(d) curbing;

(e) perimeter screening; and

(f) any portion of required aesthetic screening.

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(3) Developments within the major roadways landscape design areas in Figure 3C.F7 may be subject to additional landscaping requirements.

(4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

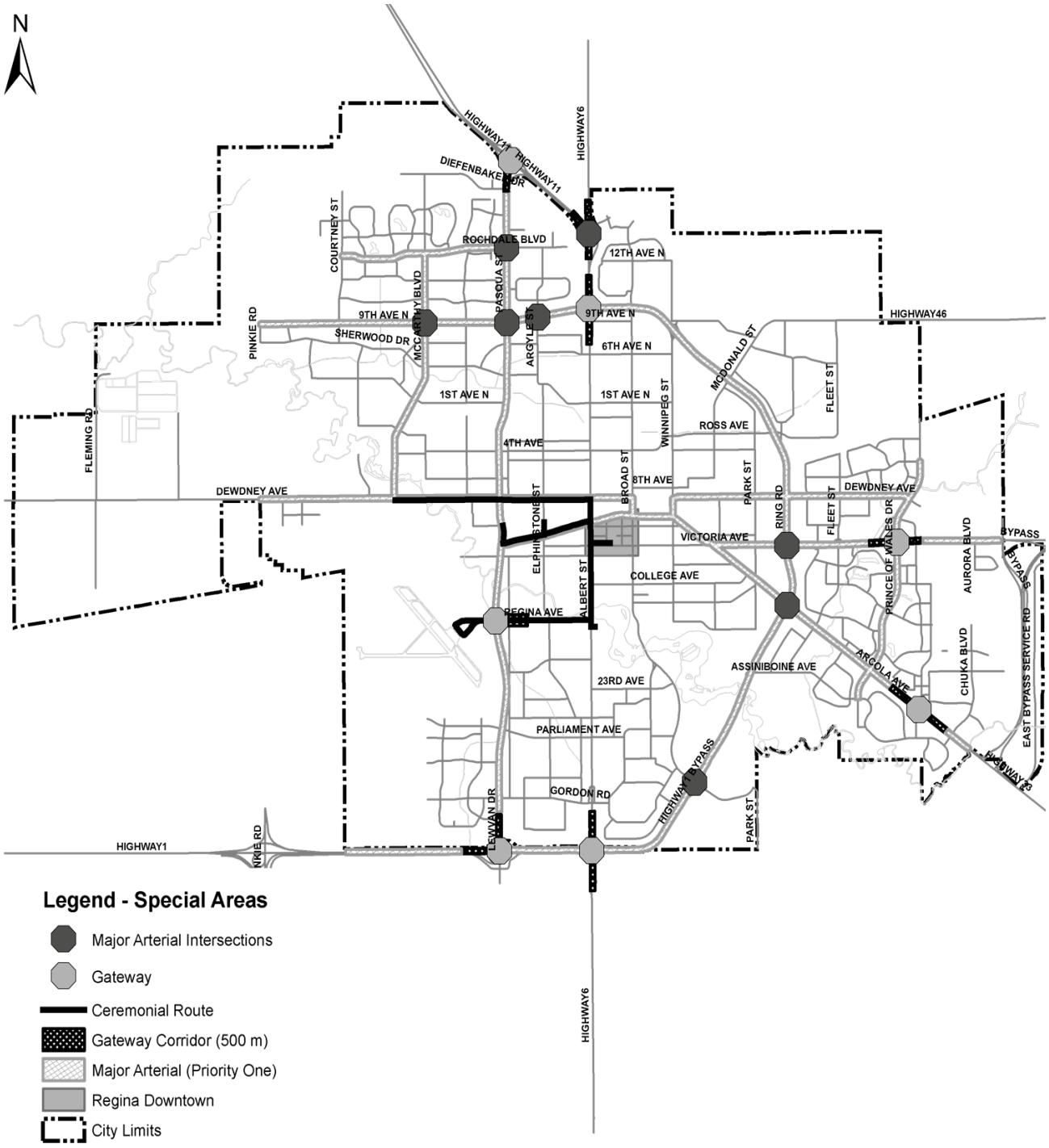

Figure 3C.F8: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to existing development on a lot in the Residential Low-Rise zone shall provide minimum 1.83 metre high aesthetic screening along its abutting lot line(s) in the following situations:

(a) where the proposed development comprising of three or more units abuts an existing building containing one or two units; or,

(b) where the proposed development comprising of a non-Dwelling use abuts an existing building containing one or two units.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential Low-rise zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) all collection areas for garbage, refuse or recycling; and

(b) all storage areas that are outdoors or partially outdoors.

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PART 3D
RH – RESIDENTIAL HIGH-RISE ZONE

3D.1 INTENT

This zone is intended to:

(a) be applied in both developing and developed areas; especially urban corridors, transit nodes, and prominent intersections; and

(b) accommodate a neighbourhood environment characterized by a mixture of multi-unit building types.

3D.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in Part 3D apply to all land uses and developments in the Residential High-Rise zone.

(2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential High-Rise zone.

(3) The Residential High-Rise zone shall apply to lands intended to:

(a) encourage intensification; or

(b) allow for high-rise multiunit development.

3D.3 LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

(1) Table 3D.T1 lists building types that are permitted or discretionary in the Residential High-Rise zone.

(2) Any building types other than those listed in Table 3D.T1 are prohibited in the Residential High-Rise zone.

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TABLE 3D.T1: RESIDENTIAL HIGH-RISE ZONE BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted when used for a land use in the Assembly, land use Class, Institution, Day Care, Public Use, General or Utility, General land use.	---	---
T1.3	Building, Planned Group	---	Discretionary	---
T1.4	Building, Row	Permitted	---	The minimum number of units in a Building, Row shall be three.
T1.5	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 20 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the: (1) building is between 11 metres and 20 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 20 metres.	The minimum number of units in a Building, Stacked shall be three.

3.2 LAND USE REQUIREMENTS

(1) Table 3D.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential High-Rise zone, subject to compliance with:

(a) the land use specific regulations in Table 3D.T2;

(b) the development standards in subpart 3D.4;

(c) the parking and loading requirements in subpart 3D.6;

(d) the landscaping and aesthetic screening requirements of subpart 3D.7; and

(e) the other regulations of this Bylaw.

(2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3D.T2, the Development Officer shall evaluate the application based on the review criteria for discretionary uses listed in section 1E.3.6 of this Bylaw.

(3) The following land uses are prohibited in the Residential High-Rise zone:

(a) any land use that is not listed in Table 3D.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3D.T2; and

(c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

TABLE 3D.T2: RESIDENTIAL HIGH-RISE ZONE LAND USE CLASSIFICATION

Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.1	• Dwelling, Assisted Living • Dwelling, Group Care • Dwelling, Unit	Permitted	---	(1) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total lot area to the communal amenity area. (2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3D.7.
T2.2	• Open Space, Active	Permitted	---	(1) The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with an "Open Space, Active" land use. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.

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TABLE 3D.T2: RESIDENTIAL HIGH-RISE ZONE LAND USE CLASSIFICATION				
Sec.	**Land Uses**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.3	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land uses are restricted as follows: (a) A "Dwelling, Secondary Suite" shall be located only within the exterior walls of a Building, Row (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the building; or, (ii) 80 square metres. where the calculation of such area shall include the area of the basement. (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified. (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building. (e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.
T2.4	• Assembly, Community • Assembly, Recreation • Assembly, Religious • Institution, Day Care • Service Trade, Homestay	---	Discretionary	(1) A land Use in the Assembly land use class: (a) shall not be operated from an accessory building; and (b) shall be located only on sites adjoining and accessed by a collector or arterial street. (2) The "Assembly, Community" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (3) The measurement required in subsection (2) shall: (a) be a straight line, measured from the nearest point of the portion of the building used or proposed to be used as a "Retail Trade, Cannabis" land use to the nearest portion of the lot currently developed with any of the land uses mentioned in (a). (b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.5	• Public Use, General • Utility, General	Permitted	---	(1) There shall be no exterior storage of goods, materials or equipment.

TABLE 3D.T2: RESIDENTIAL HIGH-RISE ZONE LAND USE CLASSIFICATION				
Sec.	**Land Uses**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.6	• Planned Group	---	Discretionary	(1) A "Planned Group" shall allow all uses and building types that are permitted or discretionary in the Residential High-Rise zone. (2) All buildings within the "Planned Group" shall comply with the applicable Development Standards specified in Table 3C.T3. (3) Buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered part of the "Planned Group" and shall comply with the regulations of this subsection. (4) "Planned Group" containing 20 or more dwelling units shall allocate a minimum of five per cent of the total lot area to the communal amenity area. (5) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3D.7.
T2.7	• Residential Business	Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5). (4) Notwithstanding the permitted or discretionary area requirements of section T2.7, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area. (5) The following land uses or land use classes are prohibited as a "Residential Business" in the Residential High-Rise zone: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor";

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TABLE 3D.T2: RESIDENTIAL HIGH-RISE ZONE LAND USE CLASSIFICATION				
Sec.	**Land Uses**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.7	• Residential Business			(b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2.7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2.7 shall only be considered in locations designated, as "live/work" areas through a secondary or concept plan.

3.3 COMBINATION OF USES

(1) Subject to the land use specific regulations listed in Table 3D.T2, permitted or discretionary principal buildings in the Residential High-Rise zone may include a combination of uses that are either permitted or discretionary in the Residential High-Rise zone.

(2) Each principal use shall be in a separate unit within the building.

(3) The land use specific regulation from Table 3D.T2 for each of combined use shall apply.

(4) Where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3D.4 DEVELOPMENT STANDARDS

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 3D.T3 shall apply to all principal buildings and land uses in the Residential High-Rise zone.

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TABLE 3D.T3 RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS					
Sec.	**Development Criteria**	**Standards (Per lot except for Building, Row where standards are per unit)**			
		• **Building, Detached** • **Building, Stacked[1]**	• **Building, Stacked[2]**	• **Building, Row**	• **Building, Planned Group**
T3.1	**Minimum Lot Area**				
	(1) For lots with rear lane access	200 square metres	400 square metres	103 square metres	Sum of minimum lot area as identified in T3.1 for each building type on the lot.
	(2) For lots without rear lane access	233 square metres		233 square metres	
T3.2	**Minimum Lot Frontage**				
	(1) For lots with rear lane access	7.3 metres	14.6 metres	End Units: 5.0 metres Interior Units: 3.75 metres	Where buildings on the lot front a public road: the sum of minimum lot frontage as identified in T3.2 for each building fronting a public street; otherwise: 7.5 metres..
	(2) For lots without rear lane access	8.5 metres		End Units: 8.5 metres Interior Units: 8.5 metres	
T3.3	**Minimum Front Yard Setback**				
	(1) To garage (Subject to subclause 3D.6.4(4)(b))	6.0 metres	6.0 metres	6.0 metres	Minimum front yard setback otherwise required for each of the building types as identified in T3.3
	(2) To non-garage portion of the building				
	(a) where a landscaped boulevard exists between the curb and the public sidewalk	3.0 metres	4.5 metres	3.0 metres	
	(b) where no landscaped boulevard exists between the curb and the public sidewalk	4.5 metres		4.5 metres	
T3.4	**Minimum Rear Yard Setback**				
	(1) For lots with rear lane access	3.5 metres	3.5 metres	3.5 metres	Minimum rear yard setback otherwise required for each of the building types as identified in T3.4
	(2) For lots without rear lane access	5.0 metres	5.0 metres	5.0 metres	
T3.5	**Minimum Side Yard Setback on Corner Lots**				
	(1) Where the lot frontage is less than 10 metres				Minimum side yard setback for corner lots otherwise required for each of the building types as identified in T3.5.
	(a) flankage yard	450 millimetres	N/A	End Unit: 450 millimetres Interior Unit: N/A	
	(b) total side yard	1.2 metres		End Unit: 450 millimetres Interior Unit: N/A	
	(2) Where the lot frontage is more than 10 metres				
	(a) flankage yard	450 millimetres	450 millimetres	End Unit: 450 millimetres Interior Unit: N/A	
	(b) interior side yard				
	(i) portions of any building or structure up to 11 metres in height	1.2 metres	1.2 metres	End Unit: 1.2 metres Interior Unit: 0 metres	
	(ii) portions of any building or structure over 11 metres but up to 15 metres in height	N/A	3.25 metres	N/A	
	(iii) portions of any building or structure over 15 metres but up to 17.5 metres in height	N/A	4.4 metres	N/A	
	(iv) portions of any building or structure over 17.5 metres but up to 20 metres in height	N/A	5.0 metres	N/A	

TABLE 3D.T3 RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS					
Sec.	**Development Criteria**	**Standards (Per lot except for Building, Row where standards are per unit)**			
		• **Building, Detached** • **Building, Stacked[1]**	• **Building, Stacked[2]**	• **Building, Row**	• **Building, Planned Group**
T3.6	**Minimum Side Yard Setback for Interior Lots**				
	(1) Where lot frontage is less than 10 metres				Minimum side yard setback for interior lots otherwise required for each of the building types as identified in T3.6.
	(a) single side yard	450 millimetres	N/A	End Unit: 1.2 metres Interior Unit: 0 metres	
	(b) total side yard	1.2 metres			
	(2) Where lot frontage is 10 metres or more				
	(a) portions of any building or structure up to 11 metres in height	1.2 metres	1.2 metres	End Unit: 1.2 metres Interior Unit: 0 metres	
	(b) portions of any building or structure over 11 metres but up to 15 metres in height	N/A	3.25 metres	N/A	
	(c) portions of any building or structure over 15 metres but up to 17.5 metres in height	N/A	4.4 metres	N/A	
	(d) portions of any building or structure over 17.5 metres but up to 20 metres in height	N/A	5.0 metres	N/A	
T3.7	**Maximum Lot Coverage**	60%	60%	60%	50%
T3.8	**Maximum Floor Area Ratio**	0.75	3.0	0.85	Maximum floor area ratio otherwise permitted for each building type as identified in the T3.8.
T3.9	**Maximum Building Height**	11 metres	20 metres	11 metres	Maximum building height otherwise permitted for each building type as identified in T3.9.

Notes:
1. These standards apply to a Building, Stacked containing three or less units.
2. These standards apply to a Building, Stacked containing more than three units.

4.2 LOT FRONTAGE

(1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3D.F1:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3D.4.2(1)(a);

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3D.4.2(1)(b).

(2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3D.F2:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line;

(b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3D.4.2(4)(a).

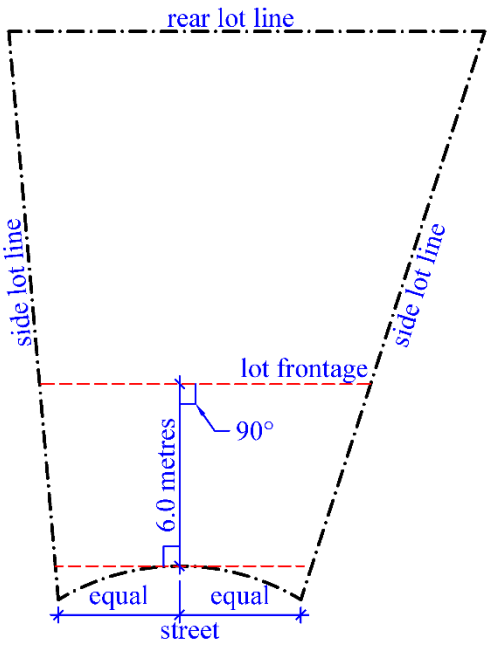

Figure 3D.F1: Minimum Lot Frontage on a Curve Front Lot

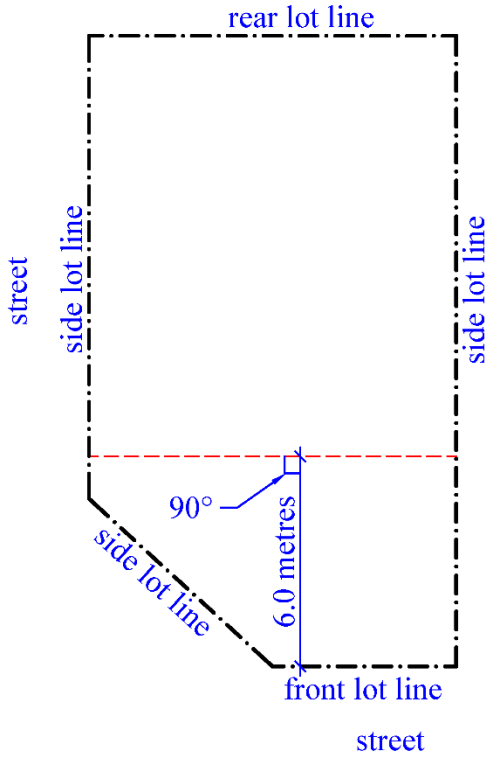

Figure 3D.F2: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3D.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.

(3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3D.T3 and 3D.T4.

TABLE 3D.T4: RESIDENTIAL HIGH-RISE ZONE PERMITTED ENCROACHMENT STANDARDS

Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	610 millimetres	450 millimetres
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	• One Interior Side Yard Only • Flankage Yard	610 millimetres	450 millimetres
T4.3	Fire escape	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site, or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.5	Porch	• Front Yard • Rear Yard	1.5 metres	3.0 metres
T4.6	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

(1) Subject to subsection 3D.4.4(2), the height limitation of Table 3D.T3 shall not apply to any of the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 3D.4.4(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

3D.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION AND SEPARATION

Detached accessory buildings or structures shall not be located in the front yard, except those in 3D.T4.7.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3D.T5 apply to all accessory buildings or structures in the Residential High-Rise zone.

TABLE 3D.T5 RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	**Development Criteria**	**Standard (Per lot except for Building, Row where standards are per unit)**
T5.1	**Maximum Area**	
	(1) Accessory to a: (a) Building, Detached; or (b) Building, Row	75 square metres
	(2) Accessory to: (a) any type of building within a Planned Group (b) Building, Stacked with more than two units; (c) Public Use, General; (d) Utility, General	Greater of 75 square metres or 15 percent of the lot area.
T5.2	**Minimum Setback for an Accessory Building or Structure on an interior lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line	
	(i) where the vehicular access door of a garage faces the rear lot line adjoining a public lane; or	1.50 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot lines	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	Same as otherwise required for the principal building on site.
T5.3	**Minimum Setback for an Accessory Building or Structure located on a corner lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line:	
	(i) where a vehicular access door of a garage faces rear lot line adjoining a public lane; or	1.50 metres
	(ii) otherwise	600 millimetres
	(b) Setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line	6.0 metres from flankage lot line
	(ii) otherwise	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	
	(i) where a vehicular access door of a garage faces flankage lot line; or	6.0 metres from flankage lot line
	(ii) otherwise	Same as otherwise required for the principal building on site.
T5.4	**Minimum Setback from a principal building on the site**	1.0 metre
T5.5	**Maximum Height**	
	(1) An accessory building used as a communal amenity area in a Dwelling, Planned Group	11.0 metres
	(2) Otherwise	4.0 metres

5.3 ACCESSORY BUILDING OR STRUCTURE EXCEPTIONS

(1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3D.T5:

(a) where an accessory structure is structurally attached to the principal structure as a continuous, enclosed, all-season, heated building envelope, it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building (see Figure 3D.F3);

(b) notwithstanding clause 3A.5.3(a), where access to an attached or detached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be minimum 6.0 metres from the flankage lot line (see Figure 3D.F4); and

(c) where the principal building on a site has no side yard requirement, an accessory building on that site may be built without a side yard setback from the same property line from which the principal building has no required side yard setback (see Figure 3D.F5).

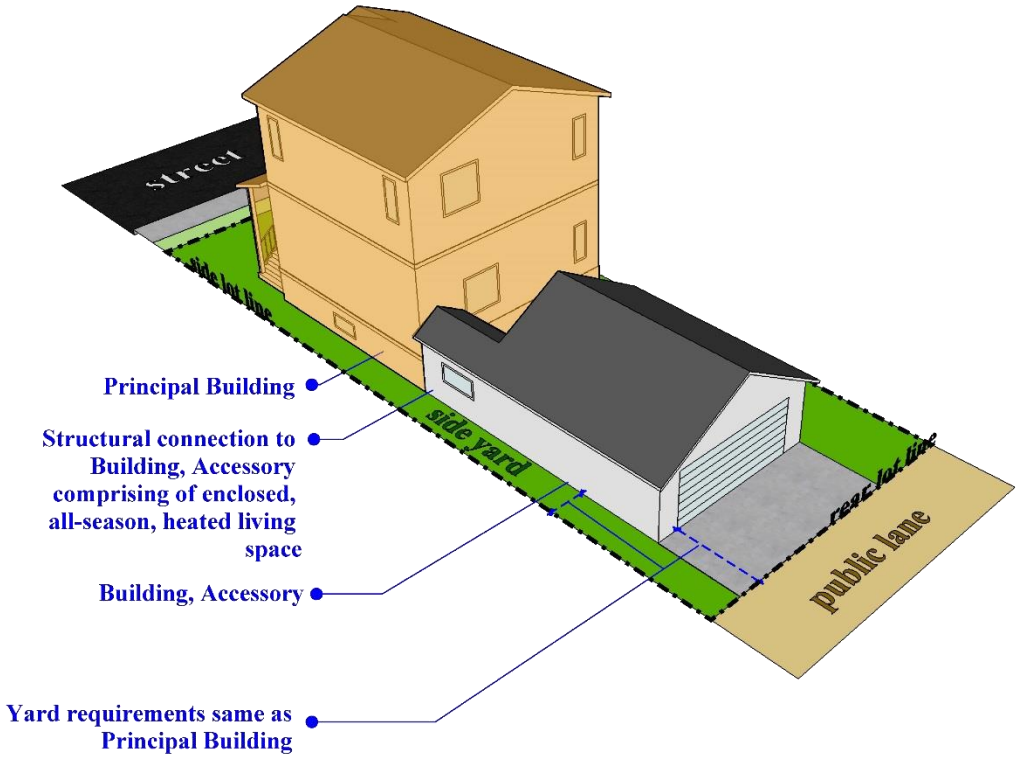

Figure 3D.F3: Accessory Connection

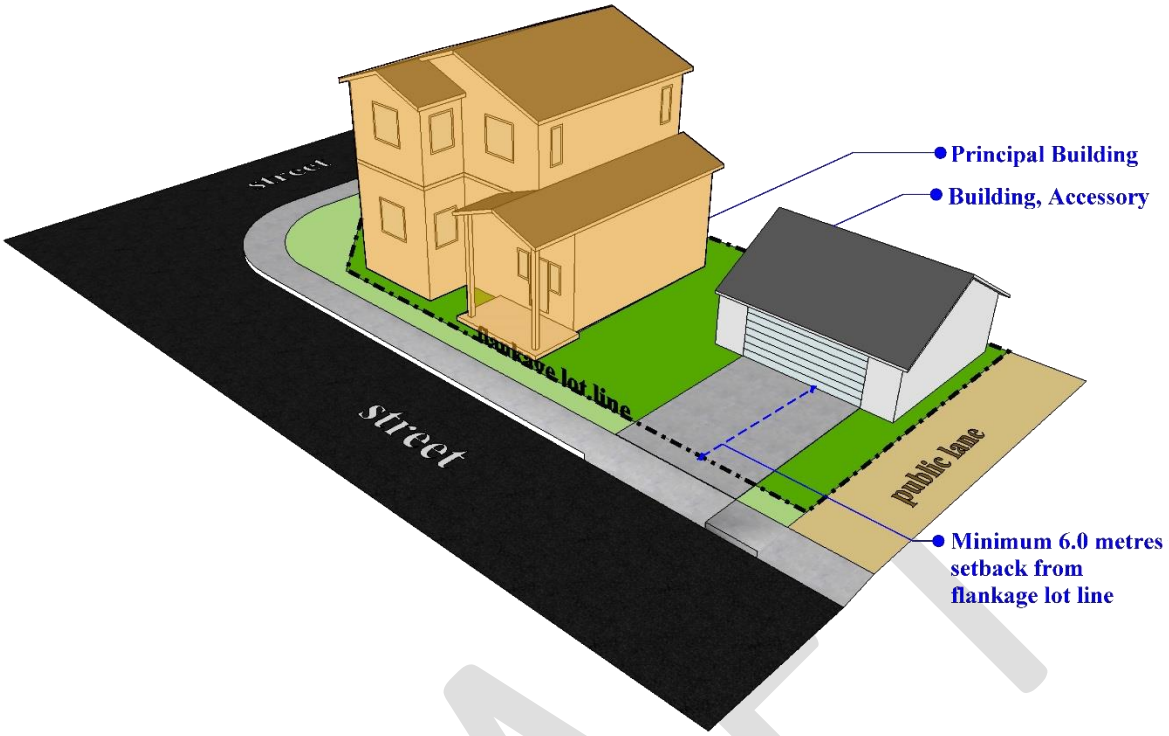

Figure 3D.F4: Flankage Yard Parking

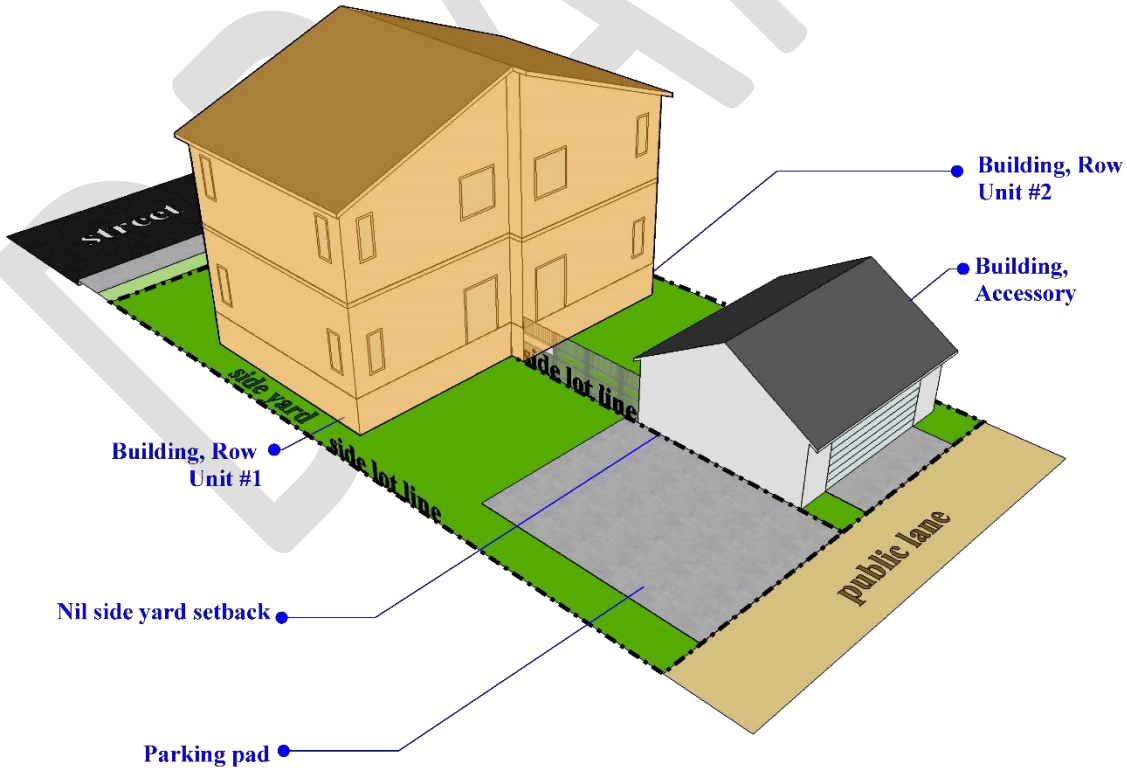

Figure 3D.F5: Parking Access off the Lane

(2) The minimum setback requirements of Table 3D.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and is located in the rear or side yard, provided that no part of the accessory structure can overhang the property line:

(3) Where a detached accessory structure mentioned in subsection 3D.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.

(4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in 3D.T4.7.

3D.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a Building Stacked containing five or more dwelling units or a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.3 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential High-Rise zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) accessible building entrance if it exists; or

(b) building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in subpart 1F.3 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvering area, garage door, loading stall or loading bay shall be located in:

(a) any areas provided to meet the total site landscaping area; or

(b) the required front yard unless otherwise specified in this Bylaw.

(3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site (see Figure 3D.F6).

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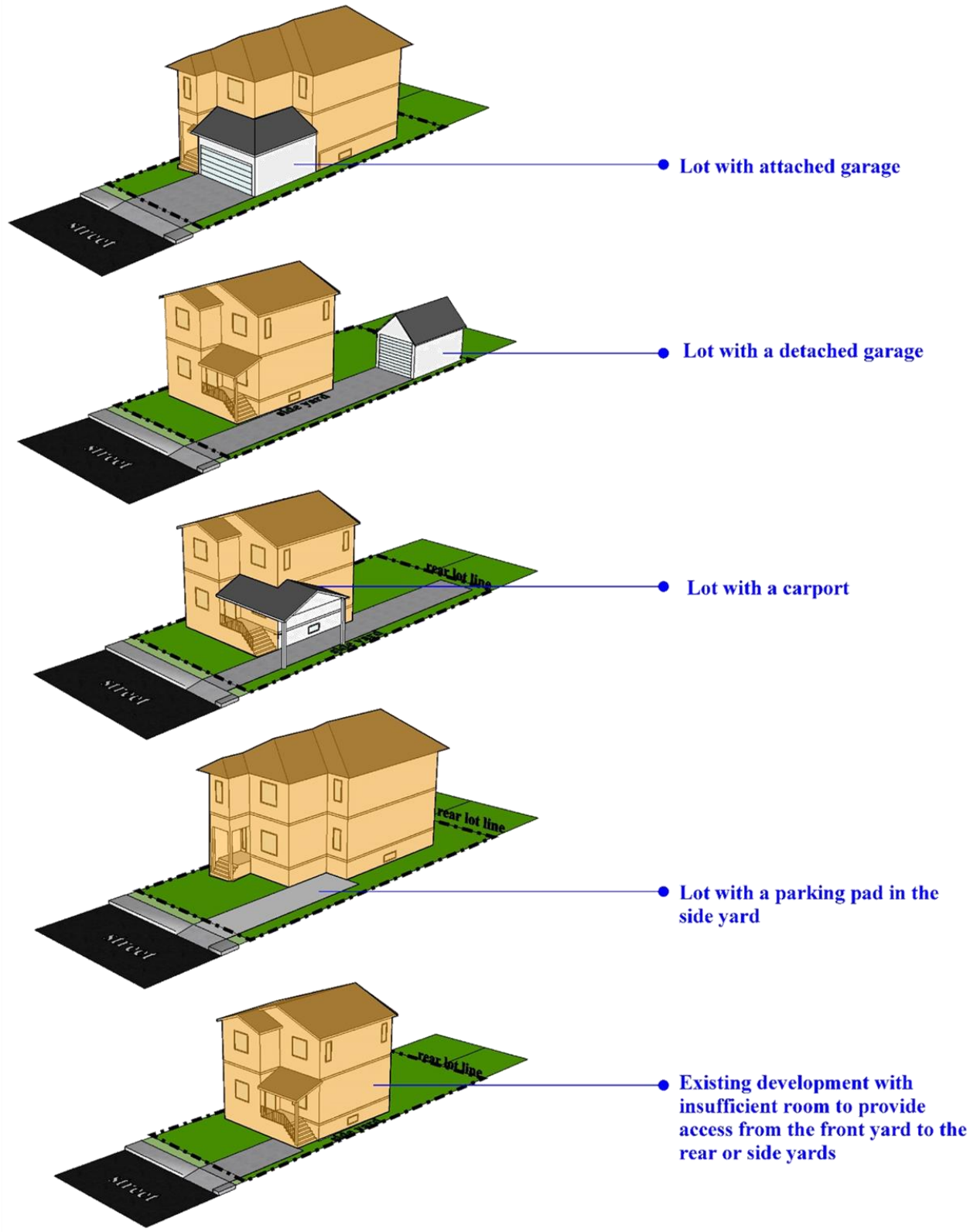

Figure 3D.F6: Front Yard Parking

(4) The following requirements apply in determining the location of access to parking on a lot in the Residential High-Rise zone:

(a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;

(b) notwithstanding clause 3A.6.3(4)(a), front yard vehicular access may be permitted, where:

(i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or

(ii) more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and

(iii) the lot has a minimum frontage of 8.5 metres.

(c) where a lot does not back onto a lane, the following conditions allow for front yard parking:

(i) the lot has an attached garage with access provided from the front yard; or

(ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard; or

(iii) the lot contains an existing development with insufficient room to provide access from the front yard to the rear or side yards.

(5) Where a lot in the Residential High-Rise zone is a corner lot, the following conditions allow for flankage yard parking:

(a) the lot has an attached garage with access provided from the flankage yard;

(b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or

(c) there is insufficient room to provide access from the flankage yard to the rear or side yards.

(6) Where vehicle access to the required parking stall is provided from the front yard, the number of vehicles parked on a legal driveway located in the front yard is limited to the capacity of the garage, carport or parking pad, or two, whichever is greater.

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(7) Notwithstanding clause 3D.6.3(4)(c), no parking shall be permitted in the front yard of a Building, Stacked.

(8) The maximum width of a driveway in the Residential High-Rise zone shall not exceed the exterior dimensions of the garage, carport or the parking pad for a building containing only Dwelling land uses.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) Table 3D.T6 lists the required motor vehicle parking requirements for land uses in the Residential High-Rise zone.

(2) If in determining the number of required motor vehicle parking and loading stalls a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded;

(b) any fractions over one-half shall be deemed to be equivalent to one stall.

(3) The required parking stalls may be provided as tandem parking unless otherwise specified in this Bylaw.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

<table>
<tr><th colspan="4">TABLE 3D.T6: RESIDENTIAL HIGH-RISE ZONE PARKING REQUIREMENTS</th></tr>
<tr><th>Sec.</th><th>Land Use</th><th colspan="2">Motor Vehicle</th></tr>
<tr><td>T6.1</td><td>Dwelling, Secondary Suite or Dwelling, Unit</td><td colspan="2">One stall is required per Dwelling Unit.</td></tr>
<tr><td>T6.2</td><td>Dwelling, Group Care</td><td colspan="2">Greater of:
(a) one stall is required per six beds; or
(b) two stalls are required.</td></tr>
<tr><td>T6.3</td><td>Dwelling, Assisted Living</td><td colspan="2">0.4 stalls are required per Dwelling Unit.</td></tr>
<tr><td>T6.4</td><td>Planned Group</td><td colspan="2">Same as the requirement for the permitted or discretionary dwelling units in the Residential High-Rise zone.</td></tr>
<tr><td>T6.5</td><td>Service Trade, Homestay</td><td colspan="2">0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.</td></tr>
<tr><td>T6.6</td><td>Business, Residential</td><td colspan="2">(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle.
(2) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.7 shall apply.</td></tr>
<tr><td rowspan="9">T6.7</td><td rowspan="9">Institution, Day Care</td><td colspan="2">(1) One stall is required per unit; and
(2) Passenger drop-off stall in accordance with the following:</td></tr>
<tr><td>Individuals under care</td><td>Minimum number of passenger drop-off stalls</td></tr>
<tr><td>1-10</td><td>1 stall</td></tr>
<tr><td>10-15</td><td>2 stalls</td></tr>
<tr><td>16-30</td><td>3 stalls</td></tr>
<tr><td>31-45</td><td>4 stalls</td></tr>
<tr><td>46-60</td><td>5 stalls</td></tr>
<tr><td>More than 60</td><td>Two additional stalls for each increment of 15 individuals in excess of 60</td></tr>
<tr><td colspan="2">(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.
(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</td></tr>
<tr><td>T6.8</td><td>All other land uses</td><td colspan="2">One stall is required per 75 square metres of total floor area.</td></tr>
</table>

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot where the combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 3D.6.5(1).

(3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 3D.6.5(1) or (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 3D.6.5(1) and (2) the Development Officer may decrease the number of required loading stalls.

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6.6 BICYCLE PARKING REQUIREMENTS

(1) Where a development consists of one or more Building, Stacked containing five or more Dwelling Units:

(a) long-term bicycle parking stall(s) shall be required as per clause 3D.6.6(1)(b) if the sum of the Dwelling Units in the Building, Stacked is 20 or more;

(b) a minimum of one long-term bicycle parking stall shall be provided for every 20 Dwelling Unit to be located on the same lot as the Dwellings; and

(c) requirements of clause 3D.6.6(1)(b) may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 3D.6.6(2).

(2) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 3D.T6 or not, there shall be either:

(a) two short-term bicycle parking stalls;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of the clauses 3D.6.6(2)(a) and (b).

(3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(5) Required long-term bicycle stalls shall be located either:

(a) on the grade floor of the principal building(s) on the lot; or

(b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.

(6) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

(1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.

(2) Notwithstanding the motor vehicle parking requirements in sections 3D.6.4 and 3D.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 3D.6.7(1).

3D.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 3D.T7 apply to principal land uses and developments in the Residential High-Rise zone.

TABLE 3D.T7: RESIDENTIAL HIGH-RISE ZONE TOTAL SITE LANDSCAPING REQUIREMENTS

Sec.	Land Use	Minimum Landscaping Requirements
T7.1	• Dwelling, Assisted Living • Dwelling, Group Care • Dwelling, Unit • Planned Group	15% total site landscaping area
T7.2	• Assembly, Community • Assembly, Religious • Institution, Day Care • Service Trade, Homestay	10% total site landscaping area
T7.3	• Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential	No Requirement

(2) For all uses listed in sections T7.1 and T7.2 of Table 3D.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3D.T7.

(3) If there is a conflict between the requirements in Table 3D.T7, the most stringent requirement shall apply.

(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved

landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

For uses listed in sections T7.1 and T7.2 of Table 3D.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3D.T7:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot.

(b) for every ten metres along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right–of-way only by an easement or boulevard.

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPE AREAS

(1) The total site landscaping area, as required by Table 3D.T7, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscape design areas (see Figure 3D.F7);

(c) boulevard areas;

(d) curbing;

(e) perimeter screening; and

(f) any portion of required aesthetic screening.

(2) Developments within the major roadways landscape design areas in Figure 3D.F8 may be subject to additional landscaping requirements.

(3) Development - such as buildings, structures, parking areas or loading areas - and non-permeable surfaces shall not be included as part of the total site landscaping area.

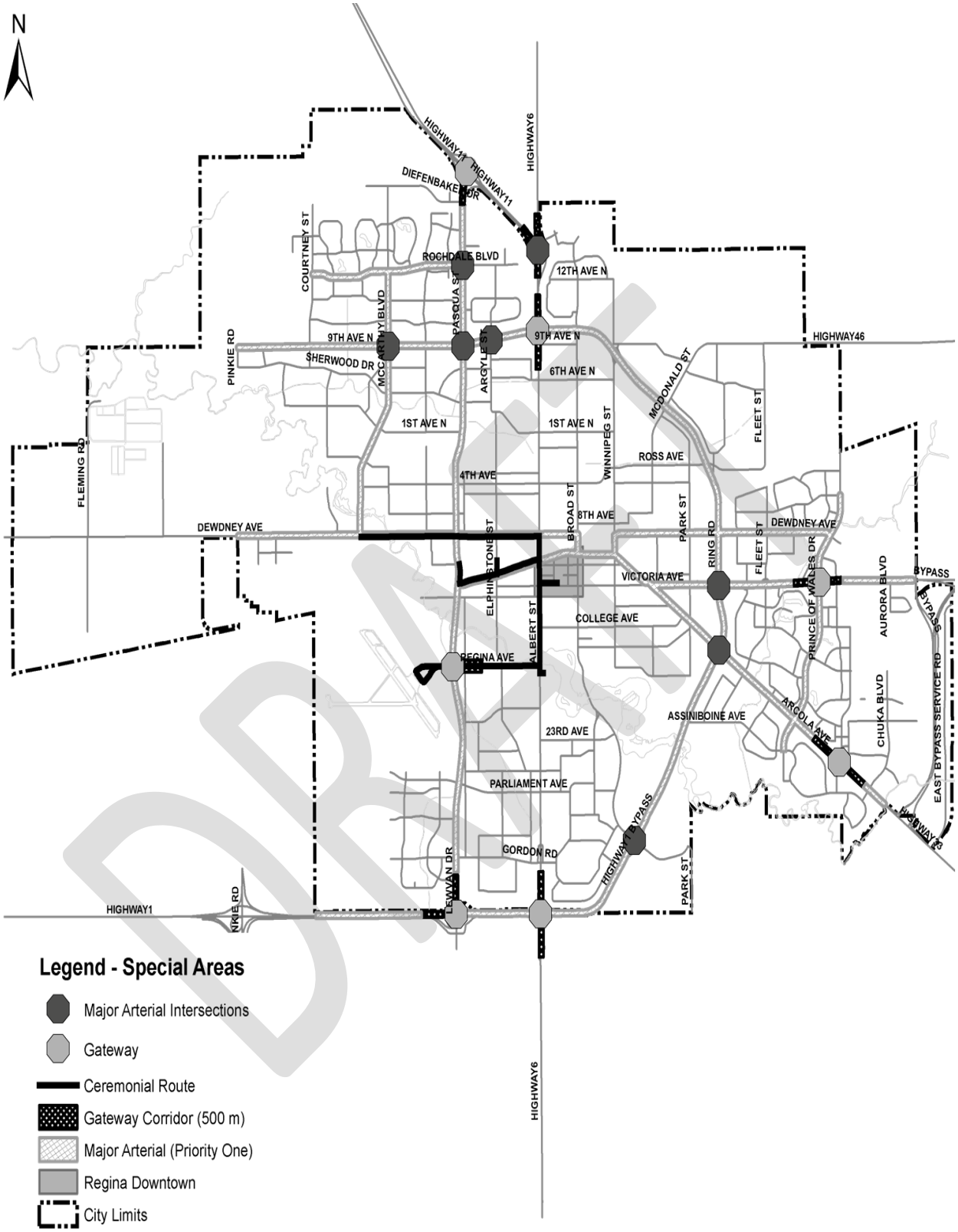

Figure 3C.F7: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to existing development in the Residential High-Rise zone shall provide minimum 1.83 metre high aesthetic screening along its abutting lot line(s) in the following situations:

(a) where the proposed development comprising of three or more units abuts an existing building containing one or two units; or,

(b) where the proposed development comprising of a non-Dwelling use abuts an existing building containing one or two units.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential High-rise zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) all collection areas for garbage, refuse or recycling;

(b) all storage areas that are outdoors or partially outdoors; and,

PART 3E
RMH – RESIDENTIAL MANUFACTURED HOME ZONE

3E.1 INTENT

This zone is intended to accommodate a neighbourhood characterized by manufactured homes within a manufactured home park setting.

3E.2 APPLICATION

(1) The regulations, standards and requirements prescribed in Part 3E apply to all land uses and developments in the Residential Manufactured Home zone.

(2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Manufactured Home zone.

(3) The Residential Manufactured Home zone shall apply to:

(a) lands intended to accommodate a Manufactured Home Park; or

(b) an existing lot with an individual Manufactured Home development.

3E.3 LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

(1) Table 3E.T1 lists building types that are permitted or discretionary in the Residential Manufactured Home zone.

(2) Any building types other than those listed in Table 3E.T1 are prohibited in the Residential Manufactured Home zone.

(3) Only a lot that is a Manufactured Home Park can contain multiple buildings that are permitted or discretionary in the Residential Manufactured Home zone.

TABLE 3E.T1: RESIDENTIAL MANUFACTURED HOME ZONE BUILDING TYPES

Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Manufactured Home	Where a Building, Manufactured Home currently or previously existed on the lot or when developed as part of a Manufactured Home Park.	---	---

3.2 LAND USE REQUIREMENTS

(1) Table 3E.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Manufactured Home zone, subject to compliance with:

(a) the land use specific regulations in Table 3E.T2;

(b) the development standards in subpart 3E.4;

(c) the parking and loading requirements in subpart 3E.6;

(d) the landscaping and aesthetic screening requirements of subpart 3E.7; and

(e) the other regulations of this Bylaw.

(2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3E.T2, the Development Officer shall evaluate the application based on the review criteria for discretionary uses listed in section 1E.3.6 of this Bylaw.

(3) The following land uses are prohibited in the Residential Manufactured Home zone:

(a) any land use that is not listed in Table 3E.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3E.T2; and

(c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

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TABLE 3E.T2: RESIDENTIAL MANUFACTURED HOME ZONE LAND USES				
Sec.	**Land Uses Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Dwelling, Group Care • Dwelling, Unit	Permitted	---	---
T2.2	• Open Space, Active	Permitted	---	(1) The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with an "Open Space, Active" land use. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
1ET2.3	• Assembly, Community • Assembly, Recreation • Assembly, Religious • Institution, Day Care • Service Trade, Homestay	---	Discretionary	(1) An land use in the Assembly land use class: (a) shall not be operated from an accessory building; and (b) shall be located only on sites adjoining and accessed by a collector or arterial street. (2) An "Assembly, Community" or "Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (3) The measurement required in subsection (2) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Assembly, Community" or "Institution Day Care" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.4	• Public Use, General • Utility, General	Permitted	---	There shall be no exterior storage of goods, materials or equipment.

TABLE 3E.T2: RESIDENTIAL MANUFACTURED HOME ZONE LAND USES				
Sec.	**Land Uses Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.5	• Manufactured Home Park	---	Discretionary	(1) A "Manufactured Home Park" shall provide a site or sites for all of the following uses associated with the operation of the development: (a) "Office, Professional"; (b) "Storage, Personal"; and (c) "Storage, Warehouse"; (2) Ten per cent of the lot area of "Manufactured Home Park" shall be developed for uses mentioned in clause (1) and recreational uses including an outdoor recreational facilities.
T2.6	• Office, Professional • Storage, Personal • Storage, Warehouse	Permitted as accessory to a Manufactured Home Park.	---	The building or structure used for these uses shall be subject to provisions of the accessory buildings or structures prescribed in Table 3E.T5.
T2.7	• Residential Business	Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by The Child Care Act.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5). (4) Notwithstanding the permitted or discretionary area requirements of section T2.7, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area. (5) The following land uses or land use classes are prohibited as a "Residential Business" in the Residential Manufactured Home zone: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class;

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TABLE 3E.T2: RESIDENTIAL MANUFACTURED HOME ZONE LAND USES				
Sec.	**Land Uses Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.7	• Residential Business			(c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2.7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2.7 shall only be considered in locations designated, as "live/work" areas through a secondary or concept plan.

3.3 COMBINATION OF USES

(1) Subject to the land use specific regulations listed in Table 3E.T2, permitted or discretionary principal buildings in the Residential Manufactured Home zone may include a combination of uses that are either permitted or discretionary in the Residential Manufactured Home zone.

(2) each principal use shall be in a separate unit within the building.

(3) the land use specific regulation from Table 3E.T2 for each of the combined uses shall apply.

(4) where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3E.4 DEVELOPMENT STANDARDS

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 3E.T3 shall apply to all principal buildings and land uses in the Residential Manufactured Home zone.

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TABLE 3E.T3 RESIDENTIAL MANUFACTURED HOME ZONE DEVELOPMENT STANDARDS			
Sec.	**Development Criteria**	**Standards (Per Lot)**	
		• **Manufactured Home**	• **Manufactured Home Park**
T3.1	**Minimum Lot Area**		
	(1) Lots with rear lane access	200 square metres	Sum of minimum lot area as identified in T3.1 for each building type on the lot.
	(2) Lots without rear lane access	233 square metres	
T3.2	**Minimum Lot Frontage**		
	(1) Lots with rear lane access	7.3 metres	Where buildings on the lot front a public road: the sum of minimum lot frontage as identified in T3.2 for each building fronting a public street; otherwise: 7.5 metres.
	(2) Lots without rear lane access	8.5 metres	
T3.3	**Minimum Front Yard Setback**		
	(1) To garage (Subject to subclause 3E.6.4(4)(b))	6.0 metres	6.0 metres
	(2) To non-garage portion of the building		
	(a) where a landscaped boulevard exists between the curb and the public sidewalk.	3.0 metres	3.0 metres
	(b) where no landscaped boulevard exists between the curb and the public sidewalk.	4.5 metres	4.5 metres
T3.4	**Minimum Rear Yard Setback**	4.0 metres	4.0 metres
T3.5	**Minimum Side Yard Setback For corner lots**		
	(1) Where the lot frontage is less than 10 metres		
	(a) flankage yard	450 millimetres	450 millimetres
	(b) total side yard	1.2 metres	1.2 metres
	(2) Where the lot frontage is more than 10 metres		
	(a) flankage yard	450 millimetres	450 millimetres
	(b) total side yard	1.65 metres	1.65 metres
T3.6	**Minimum Side Yard Setback For interior lots**		
	(1) Where the lot frontage is less than 10 metres		
	(a) single side yard	450 millimetres	450 millimetres
	(b) total side yard	1.2 metres	1.2 metres
	(2) Where the lot frontage is more than 10 metres		
	(a) single side yard	1.2 metres	1.2 metres
	(b) total side yard	2.4 metres	2.4 metres
T3.7	**Maximum Coverage**	50%	50%
T3.8	**Maximum Floor Area Ratio**	0.50	0.50
T3.9	**Maximum Building Height**	11 metres	11 metres

4.2 LOT FRONTAGE

(1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3E.F1:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3E.4.2(1)(a);

(c) the lot frontage shall be measured as a line perpendicular to the six-metre distance line prescribed in subclause 3E.4.2(1)(b).

(2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3E.F2:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line;

(b) the lot frontage shall be measured as a line perpendicular to the six-metre distance line prescribed in subclause 3E.4.2(2)(a).

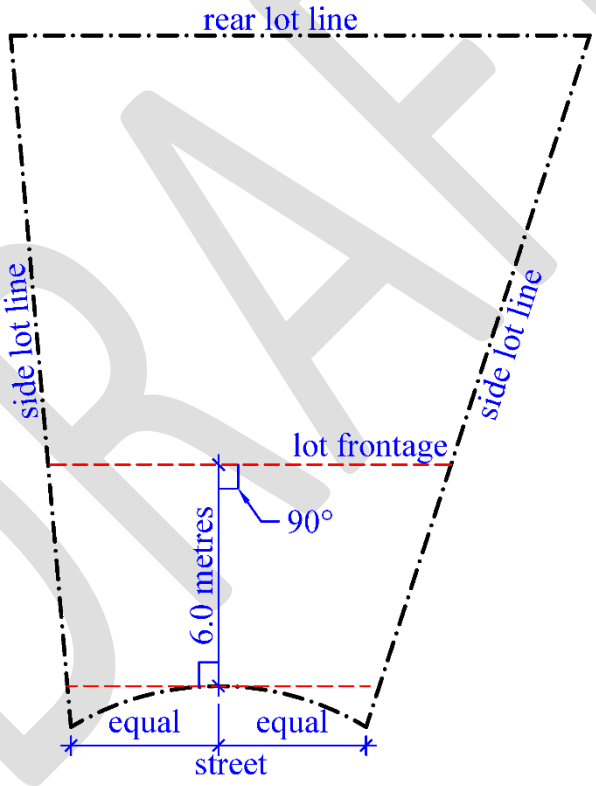

Figure 3E.F1: Minimum Lot Frontage for a Curved Front Lot

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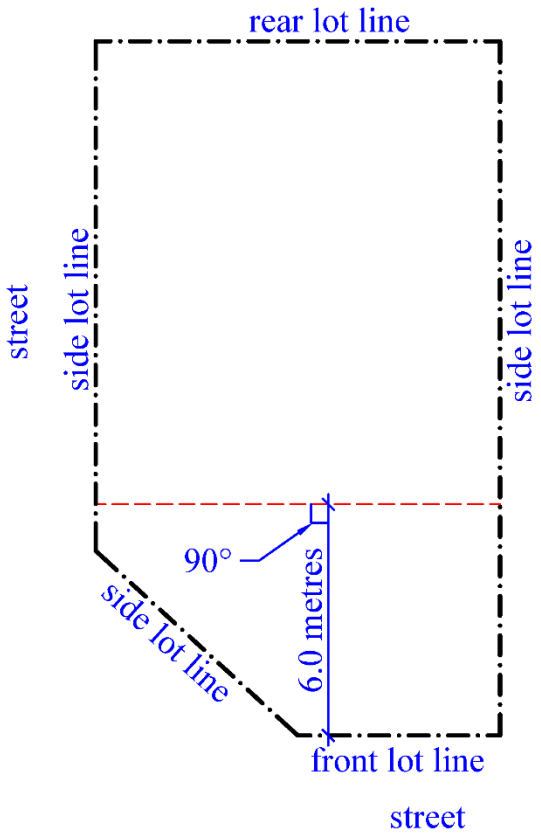

Figure 3E.F2: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3E.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.

(3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3E.T3 and 3E.T4.

TABLE 3E.T4: PERMITTED ENCROACHMENT STANDARDS					
Sec.	**Structure**	**Permitted Yard**	**Maximum Projection into Permitted Yard**	**Minimum Setback from Lot Line**	**Maximum Projection Area**
T4.1	Structural addition to a Building, Manufactured Home	• Front Yard	1.5 metres	The lesser of: (a) Minimum side yard setback requirements for the principal building on site; or (b) Existing side yard setback of the building on site.	12 square metres
T4.2	Structural addition to a Building, Manufactured Home	• Side Yard • Rear Yard	Unrestricted	1.2 metres	8 square metres
T4.3	Fire escape	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres	150 millimetres	N/A
T4.4	Uncovered Balcony, Deck or Platform				
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.	N/A
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted	Unrestricted
T4.5	Porch	• Front Yard • Rear Yard	1.5 metres	3.0 metres	Unrestricted
T4.6	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted	Unrestricted

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4.4 HEIGHT EXCEPTIONS

(1) Subject to subsection 3E.4.4(2), the height limitation of Table 3E.T3 shall not apply to any of the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 3E.4.4(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

3E.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard, except those listed in 3E.T4.7.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3E.T5 apply to all accessory buildings or structures in the Residential Manufactured Home zone.

TABLE 3E.T5 RESIDENTIAL MANUFACTURED HOME ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	**Development Criteria**	**Standard (Per Lot)**
T5.1	**Maximum Area**	
	(1) Accessory to: (a) Building, Manufactured Home	75 square metres
	(2) Accessory to: (a) Any type of building within a Manufactured Home Park (b) Assembly, Community or Assembly, Religious (c) Public Use, General (d) Utility, General	Greater of 75 square metres or 15 per cent of the lot area.
T5.2	**Minimum Setback for an Accessory Building or Structure on an interior lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line	
	(i) where the vehicular access door of a garage faces the rear lot line adjoining a public lane; or	1.5 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot lines	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	Same as otherwise required for the principal building on site.
T5.3	**Minimum Setback for an Accessory Building or Structure located on a corner lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line:	
	(i) where a vehicular access door of a garage faces rear lot line adjoining a public lane; or	1.5 metres
	(ii) otherwise	600 millimetres
	(b) Setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line; or	1.5 metres from flankage lot line; and 6.0 metres from back of walk/curb, if present.
	(ii) otherwise	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) Setback from side lot line	
	(i) where a vehicular access door of a garage faces flankage lot line; or	1.5 metres from flankage lot line; and 6.0 metres from back of walk/curb, if present.
	(ii) otherwise	Same as otherwise required for the principal building on site.
T5.4	**Minimum Setback from a principal building on the site**	1.0 metre
T5.5	**Maximum Height**	
	(1) An accessory building used as a communal amenity area in a Manufactured Home Park	Same as Principal Building on site.
	(2) Otherwise	4.0 metres

5.3 ACCESSORY BUILDING OR STRUCTURE EXCEPTIONS

(1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3E.T5:

(a) where an accessory structure is structurally attached to the principal structure as continuous building envelope, it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building (see Figure 3E.F3):

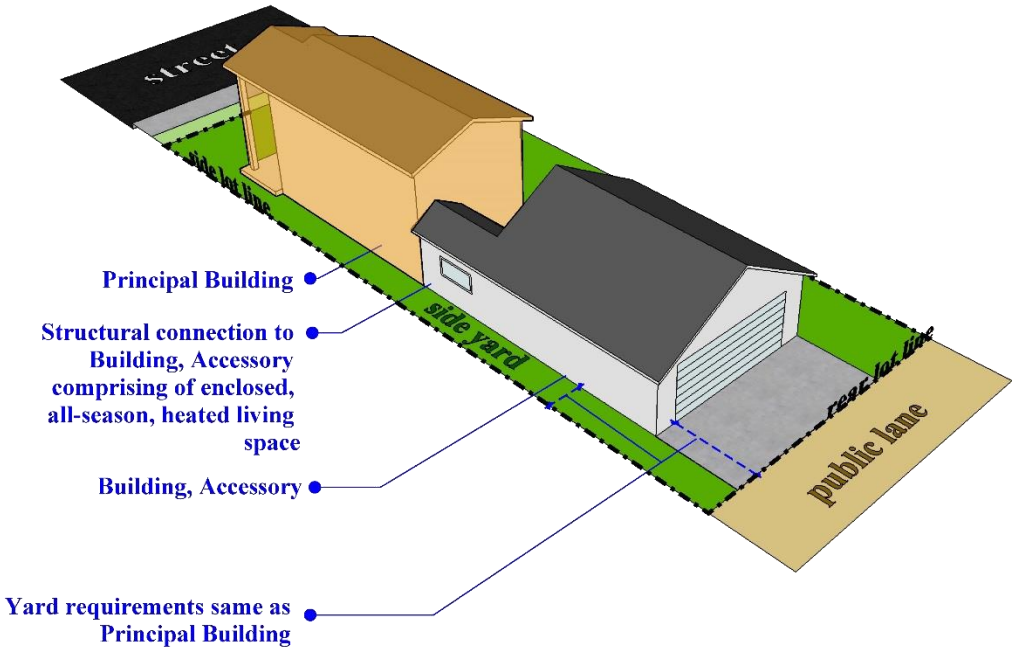

Figure 3E.F3: Accessory Connection

(b) where access to an attached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be minimum 6.0 metres from the flankage lot line (see Figure 3E.F4).

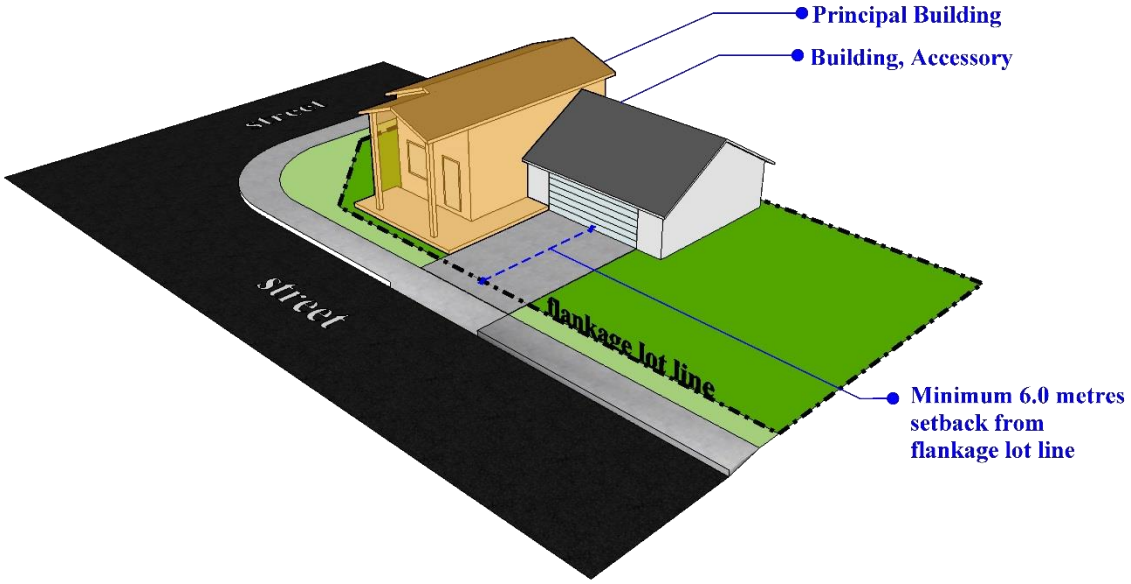

Figure 3E.F4: Flankage Parking

(2) The minimum setback requirements of Table 3E.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and is located in the rear or side yard, provided that no part of the accessory structure can overhang the property line.

(3) Where a detached accessory structure mentioned in subsection 3E.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.

(4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in 3E.T4.7.

3E.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a Building, Manufactured Home containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential Manufactured Home zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) accessible building entrance if it exists; or

(b) building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in subpart 1F.3 of Chapter 1.

(2) No motor vehicle parking stalls shall be in:

(a) areas provided to meet the total site landscaping area; or

(b) the required front yard unless otherwise specified in this Bylaw.

(3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site (see Figure 3E.F5).

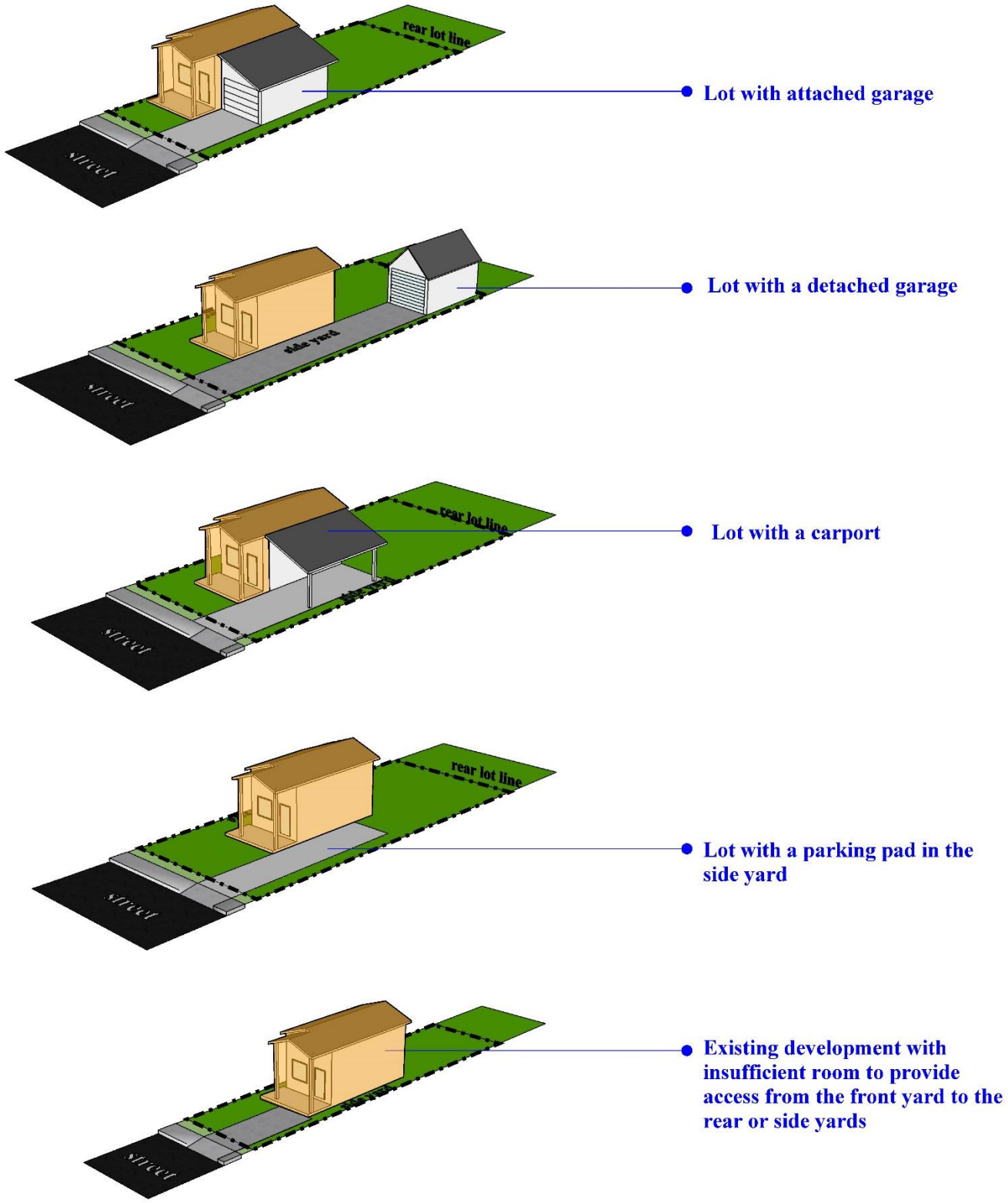

Figure 3E.F5: Front Yard Parking

(4) The following requirements apply in determining the location of access to parking on a lot in the Residential Manufactured Home zone:

(a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;

(b) notwithstanding clause 3E.6.3(4)(a), front yard vehicular access may be permitted, where:

(i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or

(ii) more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and

(iii) the lot has a minimum frontage of 8.5 metres.

(c) where a lot does not back onto a lane, the following conditions allow for front yard parking:

(i) the lot has an attached garage with access provided from the front yard; or

(ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard (See Figure 3E.F5); or

(iii) the lot contains an existing development with insufficient room to provide access from the front yard to the rear or side yards.

(5) Where a lot in the Residential Manufactured Home zone is a corner lot, the following conditions allow for flankage yard parking:

(a) the lot has an attached garage with access provided from the flankage yard;

(b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or

(c) there is insufficient room to provide access from the flankage yard to the rear or side yards.

(6) Where vehicle access to the required parking stall is provided from the front yard, the number of vehicles parked on a legal driveway located in the front yard is limited to the capacity of the garage, carport or parking pad, or two, whichever is greater.

(7) The maximum width of a driveway in the Residential Manufactured Home zone shall not exceed the exterior dimensions of the garage, carport or the parking pad for a building containing only Dwelling land uses.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) Table 3E.T6 lists the required motor vehicle parking requirements for land uses in the Residential Manufactured Home zone.

(2) If in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded.

(b) any fractions over one-half shall be deemed to be equivalent to one stall.

(3) The required parking stalls may be provided as tandem parking unless otherwise specified in this Bylaw.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

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<table>
<tr><th colspan="4">TABLE 3E.T6: RESIDENTIAL MANUFACTURED HOME ZONE PARKING REQUIREMENTS</th></tr>
<tr><th>Sec.</th><th>Land Use</th><th colspan="2">Motor Vehicle</th></tr>
<tr><td>T6.1</td><td>Dwelling Unit (s) within a Manufactured Home or Manufactured Home Park</td><td colspan="2">One stall is required per Dwelling Unit</td></tr>
<tr><td>T6.2</td><td>Dwelling, Group Care</td><td colspan="2">Greater of:
(a) one stall is required per six beds; or
(b) two stalls are required.</td></tr>
<tr><td>T6.3</td><td>Service Trade, Homestay</td><td colspan="2">0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.</td></tr>
<tr><td>T6.4</td><td>Business, Residential</td><td colspan="2">(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle.
(2) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.6 shall apply.</td></tr>
<tr><td rowspan="11">T6.5</td><td rowspan="11">Institution, Day Care</td><td colspan="2">(1) One stall is required per land use; and
(2) Passenger drop-off stall in accordance with the following:</td></tr>
<tr><td>Individuals under care</td><td>Minimum number of drop-off stalls</td></tr>
<tr><td>1-10</td><td>1 stall</td></tr>
<tr><td>10-15</td><td>2 stalls</td></tr>
<tr><td>16-30</td><td>3 stalls</td></tr>
<tr><td>31-45</td><td>4 stalls</td></tr>
<tr><td>46-60</td><td>5 stalls</td></tr>
<tr><td>More than 60</td><td>Two additional stalls for each increment of 15 individuals in excess of 60</td></tr>
<tr><td colspan="2">(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.
(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</td></tr>
<tr><td>T6.6</td><td>All other land uses</td><td colspan="2">One stall is required per 75 square metres of total floor area.</td></tr>
</table>

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot contacting buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 3E.6.5(1).

(3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 3E.6.5(1) or (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 3E.6.5(1) and (2) the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 10 required motor vehicle parking stalls in a development containing non-dwelling land uses, whether to meet the parking requirement in Table 3E.T6 or not, there shall be either:

(a) two short-term bicycle parking stalls;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of the clauses 3E.6.6(1)(a) and (b).

(2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(4) Required long-term bicycle stalls shall be located either:

(a) on the grade floor of the principal building(s) on the lot; or

(b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

3E.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 3E.T7 apply to principal land uses and developments in the Residential Manufactured Home zone.

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TABLE 3E.T7: RESIDENTIAL MANUFACTURED HOME ZONE TOTAL SITE LANDSCAPING REQUIREMENTS		
Sec.	**Land Use**	**Minimum Landscaping Requirements**
T7.1	For a • Dwelling, Unit; or • Dwelling, Group Care within a Building, Manufactured Home	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: (a) a walkway; and (b) a driveway leading to an approved parking stall.
T7.2	• Manufactured Home Park	Minimum 7.5 metre wide landscaping area along all lot lines adjoining a public street. This area shall be in addition to the area required for recreational use.
T7.3	• Assembly, Community • Assembly, Religious • Institution, Day Care • Service Trade, Homestay	10% total site landscaping area
T7.4	• Open Space, Active • Public Use, General • Residential Business	No requirement

(2) For all uses listed in section T7.3 of Table 3E.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3E.T7.

(3) If there is a conflict between the requirements in Table 3E.T7, the most stringent requirement shall apply.

(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

(1) For all uses listed in sections T7.2 and T7.3 of Table 3E.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3E.T7:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every ten metres along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPE AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.

(2) The total site landscaping area, as required by Table 3E.T7, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscape design areas (see Figure 3E.F6);

(c) boulevard areas;

(d) curbing;

(e) perimeter screening; and

(f) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 3E.F6 may be subject to additional landscaping requirements.

(4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

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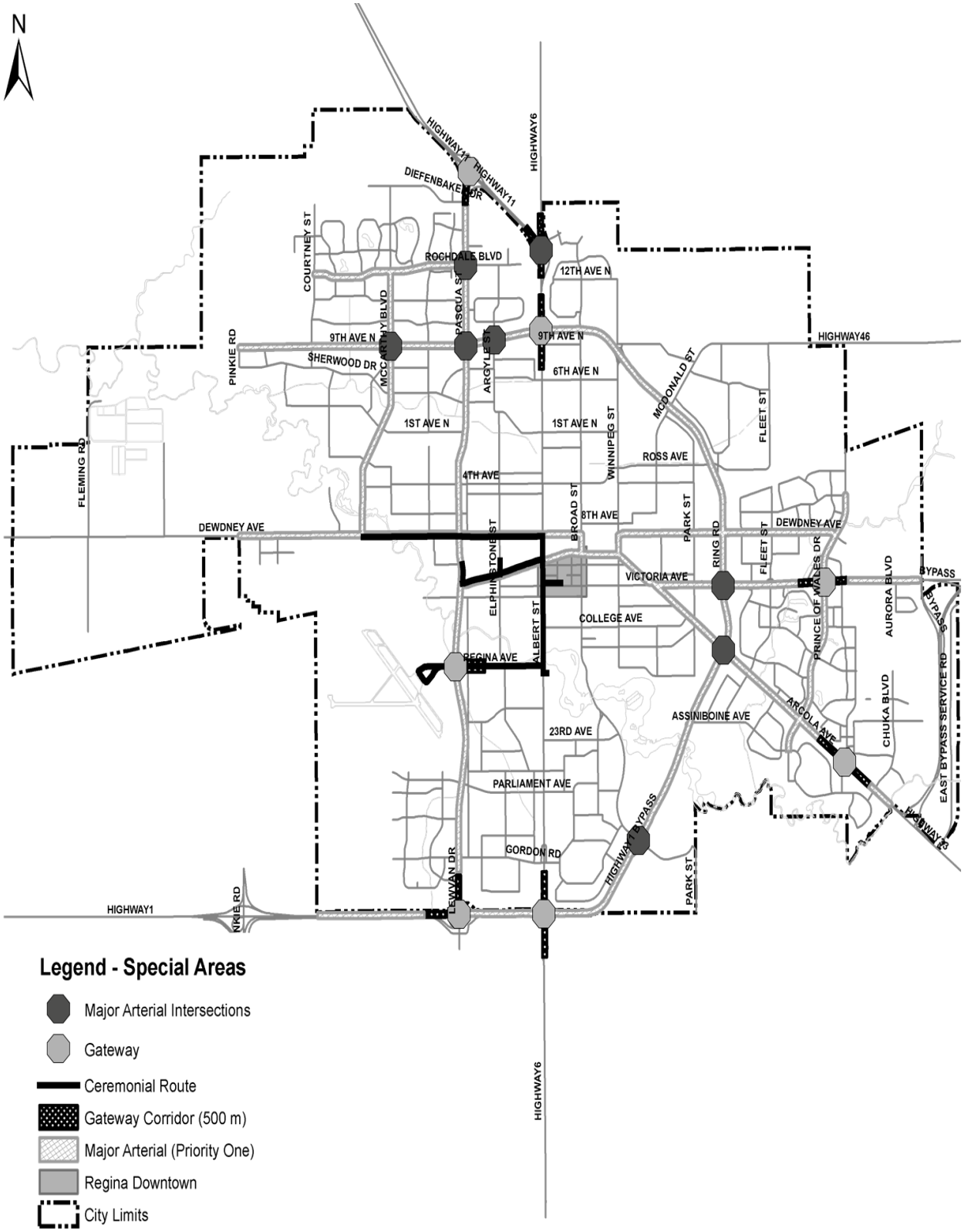

Figure 3E.F6: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to existing development in the Residential Manufactured Home zone shall provide minimum 1.83 metre high aesthetic screening along its abutting lot line, where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential Manufactured Home zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) all collection areas for garbage, refuse or recycling; and

(b) all storage areas that are outdoors or partially outdoors.

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PART 3F
R1 – RESIDENTIAL DETACHED ZONE

3F.1 INTENT

This zone is intended to:

(a) permit the development of dwelling units in detached buildings; and

(b) serve as a designation which preserves and protects the suburban residential community character of an area.

3F.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in part 3F apply to all land uses and developments in the Residential Detached zone.

(2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Residential Detached zone.

(3) The Residential Detached zone shall apply to lands intended to permit the development of dwelling units only in detached buildings.

3F.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

(1) Table 3F.T1 lists building types that are permitted or discretionary in the Residential Detached zone.

(2) Any building types other than those listed in Table 3F.T1 are prohibited in the Residential Detached zone.

TABLE 3F.T1: RESIDENTIAL DETACHED ZONE BUILDING TYPES

Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	The maximum number of principal units in a Building, Detached shall be one.
T1.3	Building, Planned Group	---	Discretionary	---

3.2 LAND USE REQUIREMENTS

(1) Table 3F.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Detached zone, subject to compliance with:

(a) the land use specific regulations in Table 3F.T2;

(b) the development standards in subpart 3F.4;

(c) the parking and loading requirements in subpart 3F.6;

(d) the landscaping and aesthetic screening requirements of subpart 3F.7; and

(e) the other regulations of this Bylaw.

(2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3F.T2, the Development Officer shall evaluate the application based on the review criteria for discretionary uses listed in section 1E.3.6 of this Bylaw.

(3) The following land uses are prohibited in the Residential Detached zone:

(a) any land use that is not listed in Table 3F.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3F.T2; and

(c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

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TABLE 3F.T2: RESIDENTIAL DETACHED ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Dwelling, Group Care • Dwelling, Unit	Permitted	---	---
T2.2	• Open Space, Active	Permitted	---	(1) The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a Retail Trade, Cannabis land use. (2) The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with an "Open Space, Active" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.3	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land use is restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of a Building, Detached with only one principal Dwelling Unit. (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the building; or, (ii) 80 square metres. where the calculation of such area shall include the area of the basement. (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified. (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building. (e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.

TABLE 3F.T2: RESIDENTIAL DETACHED ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.4	• Assembly, Religious • Institution, Day Care • Service Trade, Homestay	---	Discretionary	(1) A land use in the "Assembly" land use class: (a) shall not be operated from an accessory building; and (b) shall be located only on sites adjoining and accessed by a collector or arterial street. (2) An "Assembly, Community" or "Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (3) The measurement required in subsection (2) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Assembly, Community" or "Institution Day Care" land use. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.5	• Public Use, General • Utility, General	Permitted	---	There shall be no exterior storage of goods, materials or equipment.

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TABLE 3F.T2: RESIDENTIAL DETACHED ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.6	• Planned Group	---	Discretionary	(1) A "Planned Group" shall allow all land uses and building types that are permitted or discretionary in the Residential Detached zone. (2) All buildings within the "Planned Group" shall comply with the applicable Development Standards specified in Table 3F.T3. (3) Buildings that are connected by underground parking structures or above-ground enclosed or non-enclosed structures shall be considered a" Planned Group" and shall comply with the regulations of this subsection. (4) A" Planned Group" containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total lot area to a communal amenity area. (5) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 3F.7.
T2.7	• Residential Business	Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7.

TABLE 3F.T2: RESIDENTIAL DETACHED ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.7	• Residential Business			(3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in subsection (5). (4) Notwithstanding the permitted or discretionary area requirements of section T2.7, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area. (5) The following land uses or land use classes are prohibited as a "Residential Business" in the Residential Detached zone: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class.

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TABLE 3F.T2: RESIDENTIAL DETACHED ZONE LAND USES				
Sec.	**Land Use Group**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
				(6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2.7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2.7 shall only be considered in locations designated, as "live/work" areas through a secondary or concept plan.

3.3 COMBINATION OF USES

(1) Subject to the land use specific regulations listed in Table 3F.T2, permitted or discretionary principal buildings in the Residential Detached zone may include a combination of uses that are either permitted or discretionary in the Residential Detached zone.

(2) Each principal use shall be in a separate unit within the building.

(3) The land use specific regulation from Table 3F.T2 for each of the combined uses shall apply.

(4) Where there is a conflict between the land use specific regulations for any set of uses, the most stringent land use specific regulation shall apply.

3F.4 DEVELOPMENT STANDARDS IN THE RESIDENTIAL DETACHED ZONE

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 3F.T3 shall apply to all principal buildings and land uses in the Residential Detached zone.

TABLE 3F.T3 RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS			
Sec.	**Development Criteria**	**Standards (Per lot)**	
		• **Building, Detached**	• **Building, Planned Group**
T3.1	**Minimum Lot Area**	325 square metres	Sum of minimum lot area as identified in T3.1 for each building type on the lot.
T3.2	**Minimum Lot Frontage**	10.5 metres	Where buildings on the lot front a public road: the sum of minimum lot frontage as identified in T3.2 for each building fronting a public street; otherwise: 7.5 metres.
T3.3	**Minimum Front Yard Setback**		
	(1) To garage (Subject to subclause 3F.6.4(4)(b))	6.0 metres	Minimum front yard setback otherwise required for each of the building types as identified in T3.3.
	(2) To non-garage portion of the building		
	(a) where a landscaped boulevard exists between the curb and the public sidewalk	3.0 metres	
	(b) where no landscaped boulevard exists between the curb and the public sidewalk	4.5 metres	
T3.4	**Minimum Rear Yard Setback**		
	(1) Lots with rear lane access	3.5 metres	Minimum rear yard setback otherwise required for each of the building types as identified in T3.4.
	(2) Lots without rear lane access	5.0 metres	
T3.5	**Minimum Side Yard Setback for Corner Lots**		
	(1) Flankage yard	450 millimetres	Minimum side yard setback for corner lots otherwise required for each of the building types as identified in T3.5.
	(2) Total side yard	1.65 metres	
T3.6	**Minimum Side Yard Setback for Interior Lots**		
	(1) Single side yard	1.2 metres	Minimum side yard setback for interior lots otherwise required for each of the building types as identified in T3.6.
	(2) Total side yard	2.4 metres	
T3.7	**Maximum Site Coverage**	50%	50%
T3.8	**Maximum Floor Area Ratio**	0.75	Maximum floor area ratio otherwise permitted for each building type as identified in the T3.8.
T3.9	**Maximum Building Height**	11 metres	11 metres

4.2 EXISTING MAINTENANCE EASEMENT

(1) Where a maintenance easement is registered on the title(s) of a lot in the Residential Detached zone regarding a zero lot development on an adjoining lot:

(a) if the lawfully existing zero lot development on the adjoining lot is damaged or destroyed by fire, flood or an act of God, it may be repaired or reconstructed as a new zero lot development;

(b) notwithstanding the minimum side yard requirements prescribed in Table 3F.T3, the owner of such lot shall perpetually keep the

maintenance easement in favor of the adjoining lot on which the zero lot development is constructed;

(c) notwithstanding the permitted yard encroachments prescribed in Table 3F.T4, features such as fireplaces, chimneys, dryer vents, cold air intakes, hose bibs, downspouts, etc. and other architectural elements shall not encroach into the maintenance easement; and

(d) notwithstanding clause 3F.4.2 (1)(b), eaves from the building on the lot with maintenance easement can encroach on the maintenance easement to a maximum distance of 600 millimetres.

4.3 LOT FRONTAGE

(1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 3F.F1:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 3F.4.3(1)(a); and

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3F.4.3(1)(b).

(2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 3F.F2:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and

(b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 3F.4.3(2)(a).

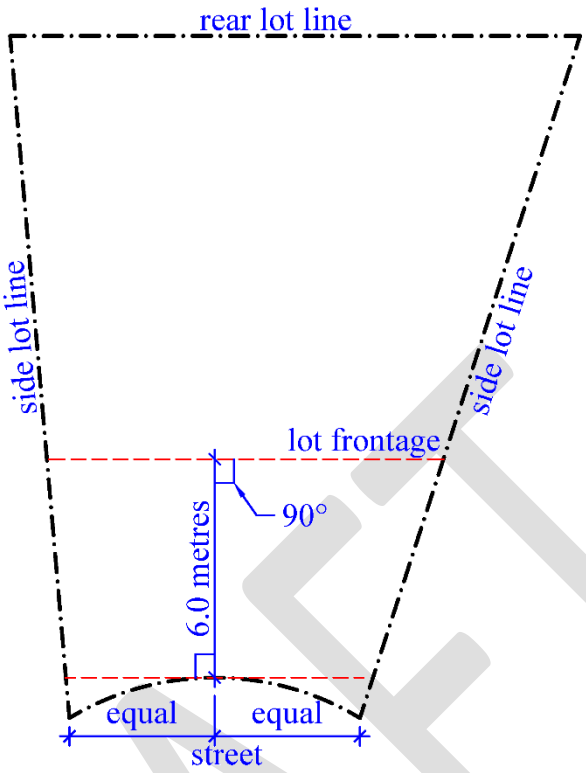

Figure 3F.F1: Minimum Lot Frontage on a Curved Front Lot

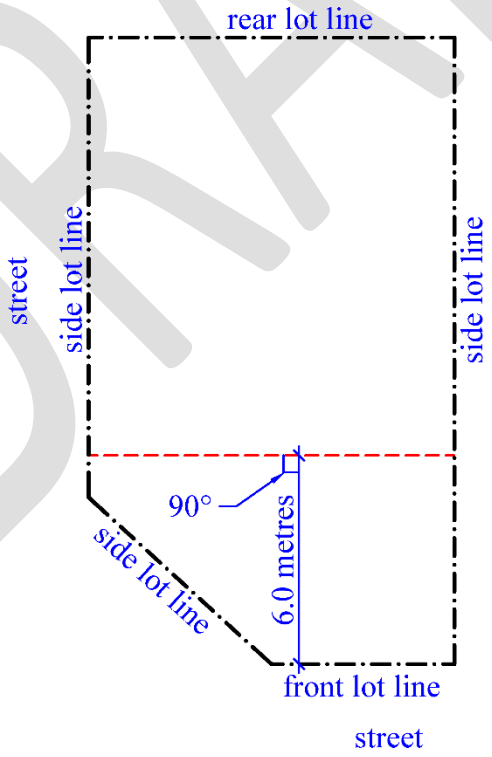

Figure 3F.F2: Minimum Lot Frontage on a Corner Lot

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4.4 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 3F.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.

(3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3F.T3 and 3F.T4.

TABLE 3F.T4: RESIDENTIAL DETACHED ZONE PERMITTED ENCROACHMENTS

Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	610 millimetres	450 millimetres
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	• One Interior Side Yard • Flankage Yard	610 millimetres	450 millimetres
T4.3	Fire escape	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.5	Porch	• Front Yard • Rear Yard	1.5 metres	3.0 metres
T4.6	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

4.5 HEIGHT EXCEPTIONS

(1) Subject to subsection 3F.4.5(2), the maximum building height listed in Table 3F.T3 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 3F.4.5(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

3F.5 ACCESSORY USE, BUILDING AND STRUCTURE

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 3F.T4.7.

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5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 3F.T5 apply to all accessory buildings or structures in the Residential Detached zone.

TABLE 3F.T5 RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	**Development Criteria**	**Standard (Per lot)**
T5.1	**Maximum Area**	
	(1) Accessory to a Building, Detached;	75 square metres
	(2) Accessory to: (a) a building within a Planned Group; (b) Public Use, General; or (c) Utility, General	Greater of 75 square metres or 15 per cent of the lot area.
T5.2	**Minimum Setback for an Accessory Building or Structure on an interior lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line	
	(i) where the vehicular access door of a garage faces the rear lot line adjoining a public lane; or	1.5 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot lines	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	Same as otherwise required for the principal building on site.
T5.3	**Minimum Setback for an Accessory Building or Structure located on a corner lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line:	
	(i) where a vehicular access door of a garage faces rear lot line adjoining a public lane; or	1.5 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line; or	6.0 metres from flankage lot line
	(ii) otherwise	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	
	(i) where a vehicular access door of a garage faces flankage lot line; or	6.0 metres from flankage lot line
	(ii) otherwise	Same as otherwise required for the principal building on site.
T5.4	**Minimum Setback from a principal building on the site**	1.0 metre
T5.5	**Maximum Height**	
	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres
	(2) Otherwise	4.0 metres

5.3 ACCESSORY BUILDING OR STRUCTURE EXCEPTIONS

(1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 3F.T5:

(a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space, it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building (see Figure 3F.F3); and

(b) notwithstanding clause 3F.5.3(a), where access to an attached or detached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be minimum 6.0 metres from the flankage lot line (see Figure 3F.F4);

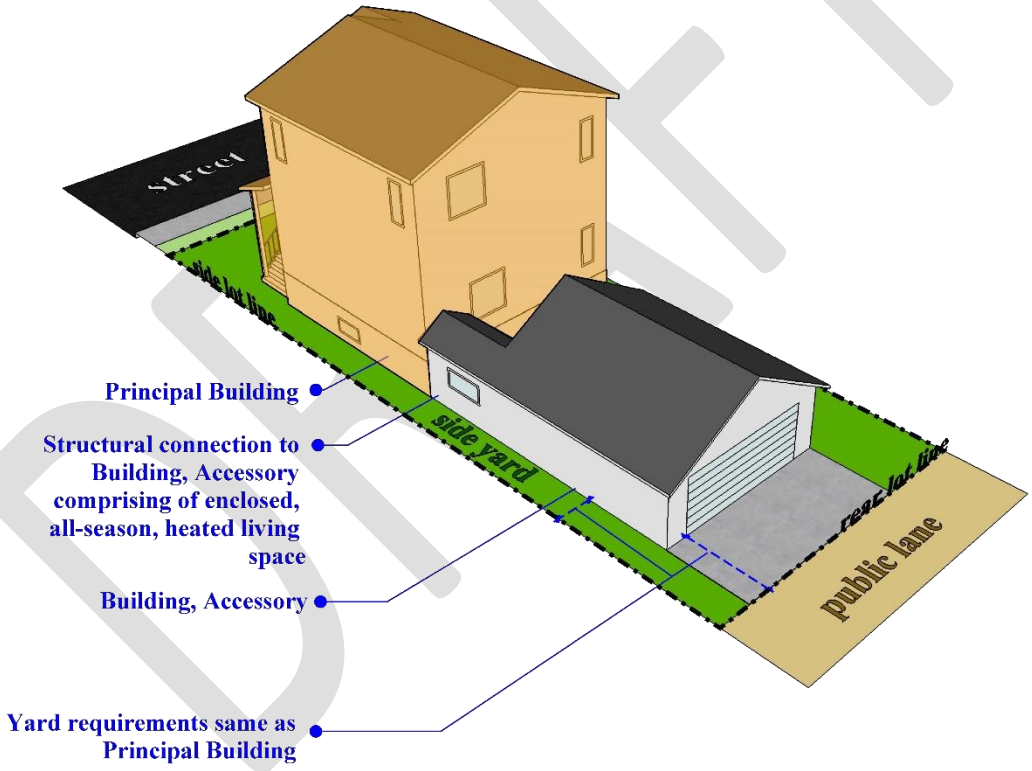

Figure 3F.F3: Accessory Connection

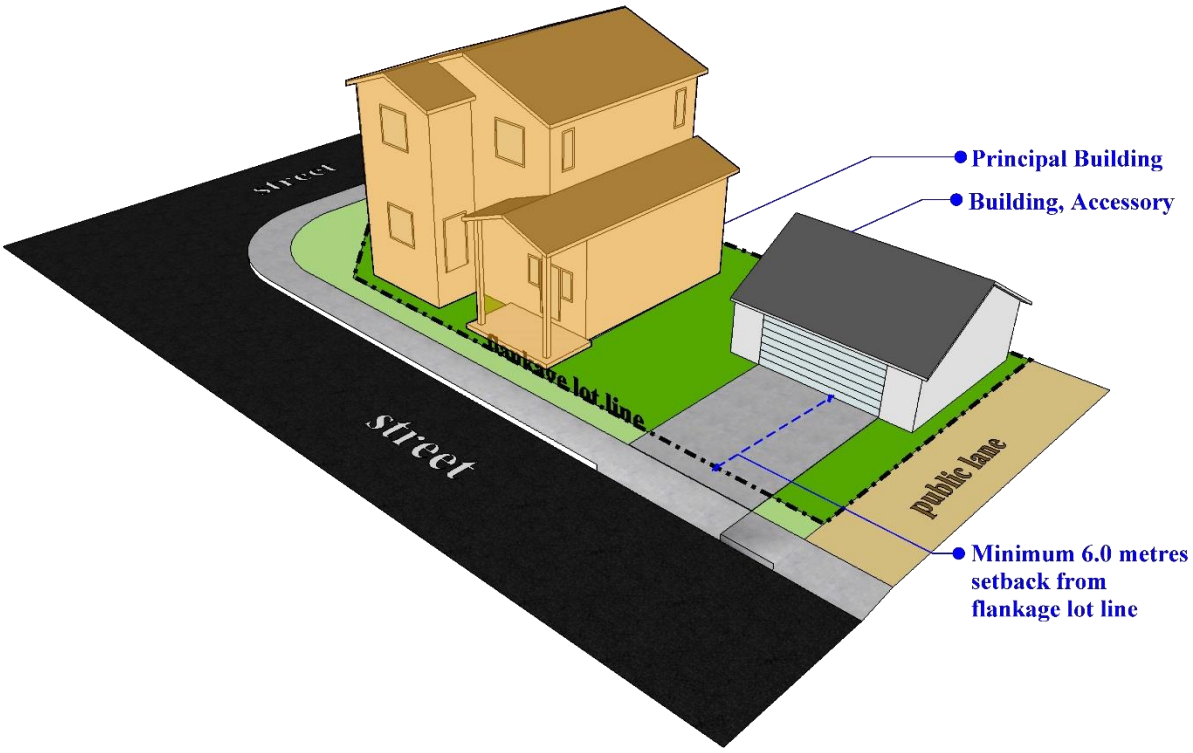

Figure 3F.F4: Flankage Yard Parking

(2) The minimum setback requirements of Table 3F.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard, provided that no part of the accessory structure overhangs the property line.

(3) Where a detached accessory structure mentioned in subsection 3F.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.

(4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 3F.T4.7.

3F.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

For a building containing non-dwelling land uses, parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Residential Detached zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) accessible building entrance, if it exists; or

(b) building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in subpart 1F.3 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvering area, garage door, loading stall or loading bay shall be located in:

(a) any areas provided to meet the total site landscaping area; or

(b) the required front yard unless otherwise specified in this Bylaw.

(3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site (see Figure 3F.F5).

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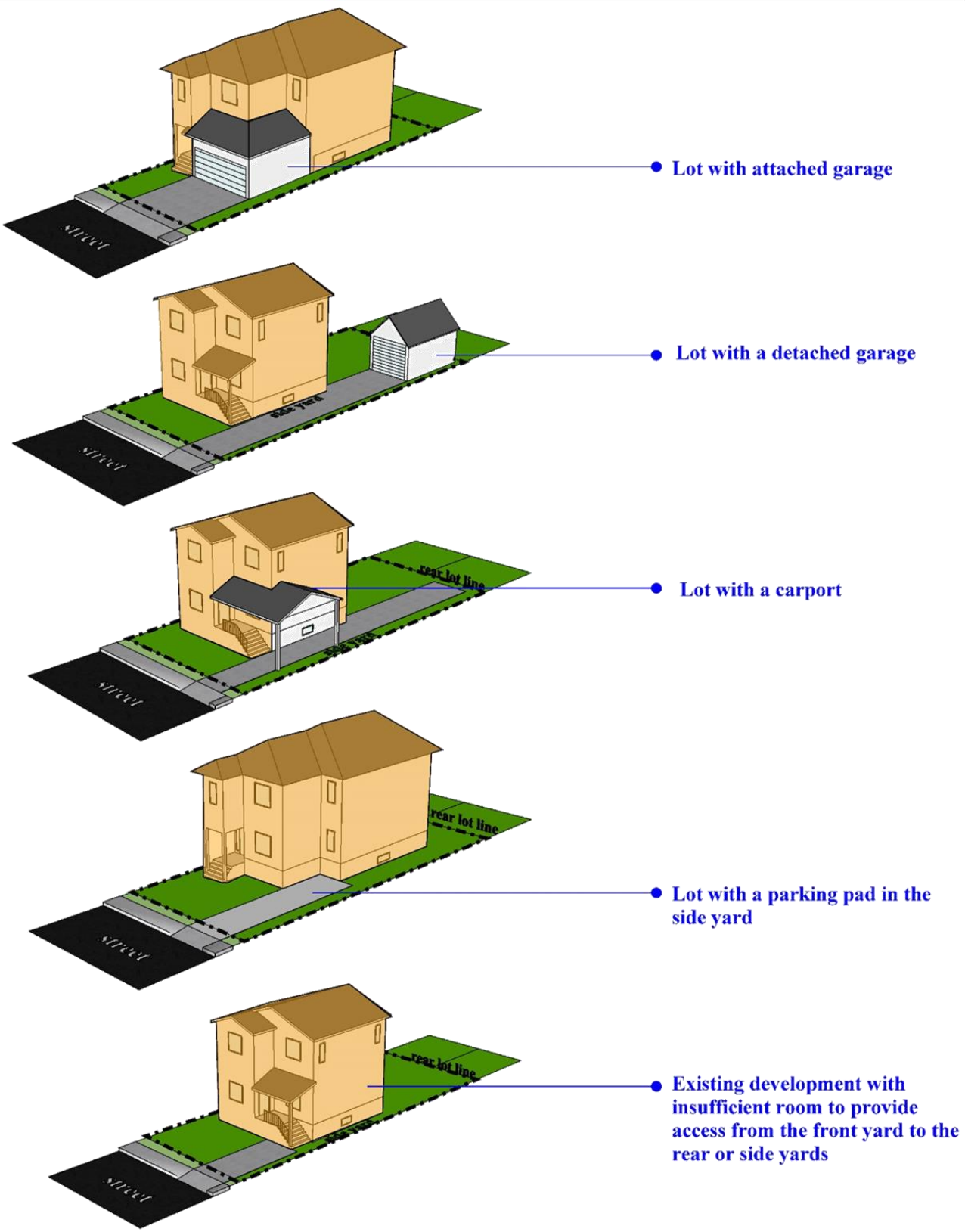

Figure 3F.F5: Front Yard Parking

(4) The following requirements apply in determining the location of access to parking on a lot in the Residential Detached zone:

(a) where a lot backs onto a lane, vehicle access to the required parking stall shall be from the lane;

(b) notwithstanding clause 3F.6.3(4)(a), front yard vehicular access may be permitted, where:

(i) the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or

(ii) more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and

(iii) the lot has a minimum frontage of 10.5 metres.

(c) where a lot does not back onto a lane, the following conditions allow for front yard parking:

(i) the lot has an attached garage with access provided from the front yard; or

(ii) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the front yard; or

(iii) the lot contains an existing development with insufficient room to provide access from the front yard to the rear or side yards.

(5) Where a lot in the Residential Detached zone is a corner lot, the following conditions allow for flankage yard parking:

(a) the lot has an attached garage with access provided from the flankage yard;

(b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or

(c) there is insufficient room to provide access from the flankage yard to the rear or side yards.

(6) Where vehicle access to the required parking stall is provided from the front yard, the number of vehicles parked on a legal driveway located in the front

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yard is limited to the capacity of the garage, carport or parking pad, or two, whichever is greater.

(7) The maximum width of a driveway in the Residential Detached zone shall not exceed the exterior dimensions of the garage, carport or the parking pad for a building containing only Dwelling land uses.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 3F.T6 apply to development in the Residential Detached zone.

(2) If, in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fractions over one-half shall be deemed to be equivalent to one stall.

(3) The required parking stalls may be provided as tandem parking unless otherwise specified in this Bylaw.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

<table>
<tr><th colspan="4">TABLE 3F.T6: RESIDENTIAL DETACHED ZONE PARKING REQUIREMENTS</th></tr>
<tr><th>Sec.</th><th>Land Use</th><th colspan="2">Motor Vehicle</th></tr>
<tr><td>T6.1</td><td>Dwelling, Secondary Suite or Dwelling, Unit</td><td colspan="2">One stall is required per Dwelling Unit.</td></tr>
<tr><td>T6.2</td><td>Dwelling, Group Care</td><td colspan="2">Greater of:
(a) one stall is required per six beds; or
(b) two stalls are required.</td></tr>
<tr><td>T6.3</td><td>Dwelling, Assisted Living</td><td colspan="2">0.4 stalls are required per Dwelling Unit.</td></tr>
<tr><td>T6.4</td><td>Planned Group</td><td colspan="2">Same as the requirement for the permitted or discretionary Dwelling use in the Residential Detached zone.</td></tr>
<tr><td>T6.5</td><td>Service Trade, Homestay</td><td colspan="2">0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.</td></tr>
<tr><td>T6.6</td><td>Business, Residential</td><td colspan="2">(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot if the Residential Business utilizes a business vehicle.
(2) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.7 shall apply.</td></tr>
<tr><td rowspan="9">T6.7</td><td rowspan="9">Institution, Day Care</td><td colspan="2">(1) One stall is required per land use; and
(2) Passenger drop-off stall in accordance with the following:</td></tr>
<tr><td>Individuals under care</td><td>Minimum Number of Passenger Drop-off stalls</td></tr>
<tr><td>1-10</td><td>1 stall</td></tr>
<tr><td>10-15</td><td>2 stalls</td></tr>
<tr><td>16-30</td><td>3 stalls</td></tr>
<tr><td>31-45</td><td>4 stalls</td></tr>
<tr><td>46-60</td><td>5 stalls</td></tr>
<tr><td>More than 60</td><td>Two additional stalls for each increment of 15 individuals in excess of 60</td></tr>
<tr><td colspan="2">(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.
(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</td></tr>
<tr><td>T6.8</td><td>All other land uses</td><td colspan="2">One stall is required per 75 square metres of total floor area.</td></tr>
</table>

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 3F.6.5(1).

(3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsection 3F.6.5(1) or (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

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(5) Notwithstanding subsections 3F.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 10 required motor vehicle parking stalls in a development containing non-dwelling land uses, whether to meet the parking requirement in Table 3F.T6 or not, there shall be either:

(a) two short-term bicycle parking stalls;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of the clauses 3F.6.6(1)(a) and (b).

(2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(4) Required long-term bicycle stalls shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area closer to the entrance than the building's motor vehicle parking stalls.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

(1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.

(2) Notwithstanding the motor vehicle parking requirements in subpart 3F.6.4 and 3F.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 3F.6.7(1).

3F.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 3F.T7 apply to principal land uses and developments in the Residential Detached zone.

TABLE 3F.T7: RESIDENTIAL DETACHED ZONE TOTAL SITE LANDSCAPING REQUIREMENTS

Sec.	Land Use	Minimum Landscaping Requirements
T7.1	For a : • Dwelling, Unit; or • Dwelling, Group Care	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: (a) a walkway; and (b) a driveway leading to an approved parking stall.
T7.2	• Assembly, Community • Assembly, Religious • Institution, Day Care • Service Trade, Homestay	10% total site landscaping area
T7.3	• Planned Group	15% total site landscaping area
T7.4	• Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential	No requirement

(2) For all uses listed in sections T7.2 and T7.3 of Table 3F.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 3F.T7.

(3) If there is a conflict between the requirements in Table 3F.T7, the most stringent requirement shall apply.

(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

(1) For all uses listed in sections T7.2 and T7.3 of Table 3F.T7, the following planting ratios shall apply to achieve the total site landscaping area, as required by Table 3F.T7:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every ten metres along a registered road right-of-way, a minimum of one deciduous tree is required. This includes portions separated from a right-of-way only by an easement or boulevard; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.

(2) The total site landscaping area, as required Table 3F.T7, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscape design areas (see Figure 3F.F6);

(c) boulevard areas;

(d) curbing;

(e) perimeter screening; and

(f) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 3F.F6 may be subject to additional landscaping requirements.

(4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

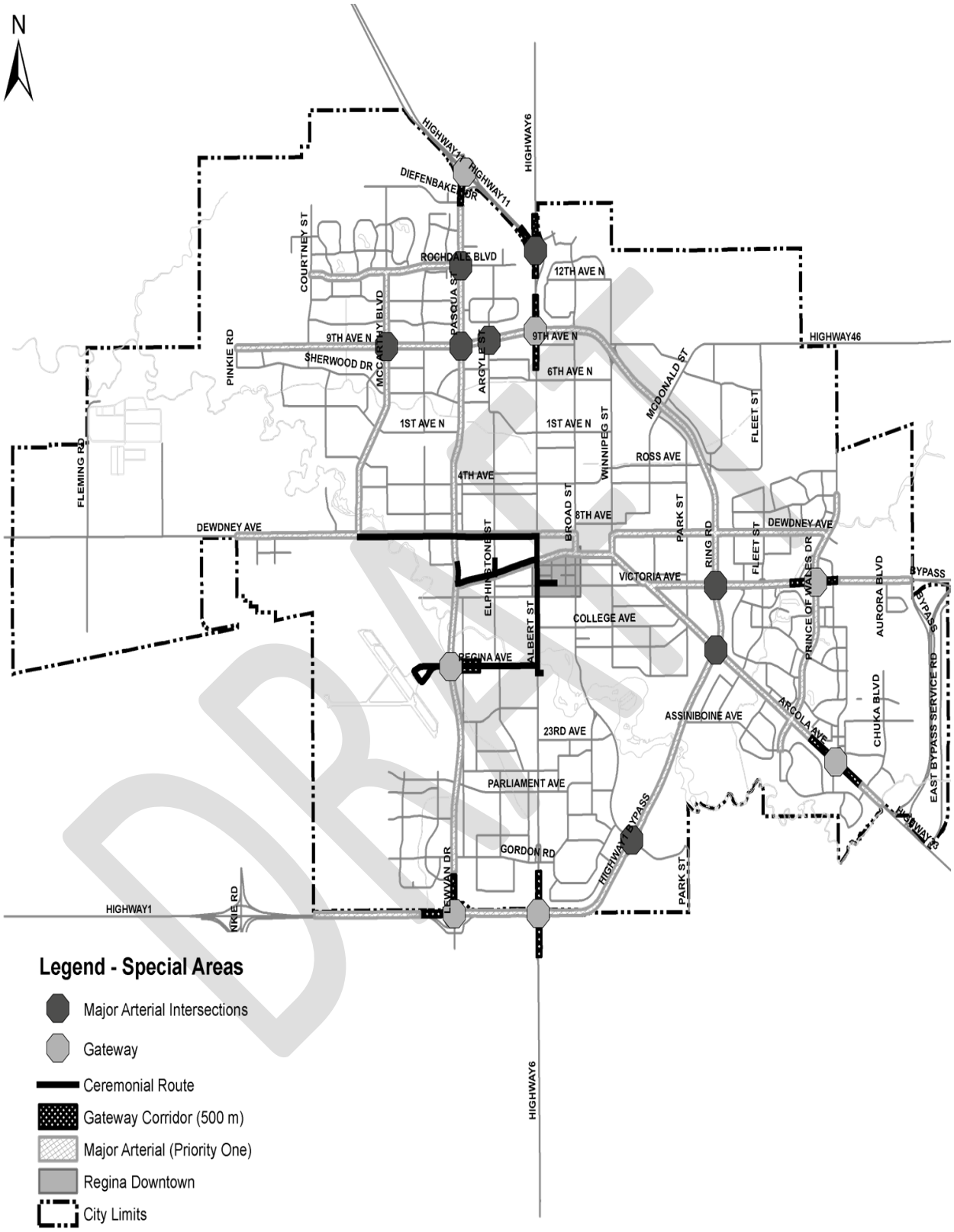

Figure 3F.F6: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Residential Detached zone shall provide minimum 1.83 metre high aesthetic screening along its abutting lot lines, where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Residential Detached zone containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) all collection areas for garbage, refuse or recycling; and

(b) all storage areas that are outdoors or partially outdoors.

PART 4A
ML – MIXED LOW-RISE ZONE

4A.1 INTENT

Lands zoned Mixed Low-Rise are intended to:

(a) accommodate a variety of low intensity commercial uses that serve the local community and do not draw customers from beyond their neighbourhood boundaries or generate substantial vehicle traffic;

(b) promote pedestrian-oriented storefronts as a means to enhance the vitality of street and businesses, and reduce automobile dependence; or

(c) promote the development of neighbourhood hubs as described in the Official Community Plan.

4A.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in part 4A apply to all land uses and developments in the Mixed Low-Rise zone.

(2) The requirements of Chapter 1 apply to all land uses, proposed land uses, developments and proposed developments in the Mixed Low-Rise zone.

(3) The Mixed Low-Rise zone shall apply to lands intended to:

(a) allow for pedestrian oriented low-intensity commercial and mixed use developments; or

(b) serve as a neighbourhood hub within walking distance of surrounding residential areas.

4A.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

Table 4A.T1 lists building types that are permitted or discretionary in the Mixed Low-Rise zone.

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TABLE 4A.T1: MIXED LOW-RISE ZONE BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, House-Form	Permitted at lots 41-45, block 377 (3100 block of 13th Avenue) where no additions are proposed to the existing building.	Discretionary at lots 41-45, block 377 (3100 block of 13th Avenue) where: additions are proposed to the existing building; and no additions will be in the front yard.	---
T1.4	Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---
T1.5	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---

3.2 LAND USE REQUIREMENTS

(1) Table 4A.T2 lists land uses and land use intensities that are permitted or discretionary in the Mixed Low-Rise zone, subject to compliance with:

(a) the land use specific regulations in Table 4A.T2;

(b) the development standards in subpart 4A.4;

(c) the parking and loading requirements in subpart 4A.6;

(d) the landscaping and aesthetic screening requirements of subpart 4A.7; and

(e) the other regulations of this Bylaw.

(2) When considering approval of a land use or a land use intensity listed as discretionary in Table 4A.T2, the Development Officer shall evaluate the application based on the review criteria for discretionary uses listed in section 1E.3.6 of this Bylaw.

(3) The following land uses are prohibited in the Mixed Low-Rise zone:

(a) any land use that is not listed in Table 4A.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 4A.T2;

(c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and

(d) any land use where hazardous materials are produced or processed.

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TABLE 4A.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LOW-RISE ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Food & Beverage, Outdoor • Retail Trade, Outdoor Display	Permitted if the dedicated outdoor area is: (a) less than 50 square metres, per unit; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.	Discretionary if the dedicated outdoor area is: (a) 50 square metres or more per unit, but not more than 1,000 square metres, per unit; or (b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential.	---
T2.2	• Agriculture, Indoor • Food & Beverage, Catering • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Institution, Education • Institution, Humanitarian Service • Institution, Training • Institution, Day Care • Retail Trade, Shop • Service Trade, Clinic • Service Trade, Light • Service Trade, Personal	Permitted if the gross floor area is 300 square metres or lower, per unit.	Discretionary if the gross floor area is above 300 square metres but less than 1,000 square metres, per unit.	(1) The "Institution, Education" and "Institution, Day Care" land uses may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Institution, Education" or "Institution, Day Care" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer. (3) The total gross floor area of "Retail Trade, Shop" shall not exceed 5,000 square metres per lot.

TABLE 4A.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LOW-RISE ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.3	• Assembly, Community • Assembly, Recreation • Assembly, Religious	Permitted if the sum of the gross floor area plus the dedicated outdoor area is 3,000 square metres or less, per lot.	Discretionary if the sum of the gross floor area plus the dedicated outdoor area is greater than 3,000 square metres per lot.	(1) The "Assembly, Community" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with "Assembly, Community" land use; and (b assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.4	• Food & Beverage, Lounge • Food & Beverage, Restaurant	Permitted if: (a) the gross floor area is 300 square metres or lower, per unit; and (b) the lot does not adjoin a lot zoned residential.	Discretionary if: (a) the gross floor area is above 300 square metres per unit; or (b) the lot adjoin a lot zoned residential.	---
T2.5	• Office, Industry • Office, Professional	Permitted if the gross floor area is 300 square metres or less, per unit.	Discretionary if the gross floor area is above 300 square metres but less than 1,000 square metres, per unit.	The combined gross floor area of all land uses in the "Office" land use class shall not exceed 1,000 square metres per lot.
T2.6	• Open Space, Active • Public Use, General • Service Trade, Accommodation • Service Trade, Homestay • Transportation, Parking Structure • Utility, General	Permitted	---	(1) The "Open Space, Active" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used for the "Retail Trade, Cannabis" to the nearest portion of the lot with the "Open Space, Active" land use and (b) assessed as of the date of receipt of a complete

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TABLE 4A.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LOW-RISE ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
				application as determined by the Development Officer.
T2.7	• Transportation, Parking Lot • Transportation, Parking Stand	----	Discretionary	The "Transportation, Parking Lot" land use will only be considered as a principal use when it permits long-term shared parking or off-street caveated parking to meet minimum parking requirements of the use for which it is provided.
T2.8	• Agriculture, Animal Support	----	Discretionary if the sum of the gross floor area plus the dedicated outdoor area is less than 1,000 square metres per lot.	---
T2.9	• Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit	Permitted within: (a) a Building, Stacked on a lot that contains non-Dwelling uses that are permitted or discretionary in the Mixed Low-Rise zone; and (b) within any building type that contain non-Dwelling uses that are permitted or discretionary in the Mixed Low-Rise zone.	---	(1) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area.; (2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 4A.7.

TABLE 4A.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LOW-RISE ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.10	• Residential Business	Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.	(1) The gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.10. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5). (4) Notwithstanding the permitted or discretionary area requirements of section T2.10, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area. (5) The following land uses or land use classes are prohibited as a "Residential Business" in the Mixed Low-Rise zone: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class;

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TABLE 4A.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LOW-RISE ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.10	• Residential Business			(j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted (8) Notwithstanding clause T2.10(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2.10 shall only be considered in locations designated, as "live/work" areas through a secondary or concept plan.

4A.4 DEVELOPMENT STANDARDS IN THE MIXED LOW-RISE ZONE

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 4A.T3 shall apply to all principal buildings and land uses in the Mixed Low-Rise zone.

TABLE 4A.T3 MIXED LOW-RISE ZONE DEVELOPMENT STANDARDS		
Sec.	**Development Criteria**	**Standards (Per Lot)**
T3.1	**Minimum Lot Area**	100 square metres
T3.2	**Minimum Lot Frontage**	5 metres
T3.3	**Minimum Front Yard Setback**	
	(1) To an Active Wall[1] (see Figure 4A.F1)	Nil
	(2) Otherwise (see Figure 4A.F2)	4.5 metres
	(3) Notwithstanding subsections (1) and (2), the front yard setback of lands identified as "Area a" in Part B.11 - Lakeview/Albert Park Secondary Plan of the Design Regina, *Official Community Plan* Bylaw No. 2013-48	6.0 metres
T3.4	**Minimum Rear Yard Setback**	
	(1) Where the rear yard abuts a lot zoned Residential	
	(a) portions of any building or structure equal to or under 8.5 metres in height	1.2 metres
	(b) portions of any building or structure over 8.5 metres in height	3.25 metres
	(2) Otherwise	Nil
	(3) Notwithstanding subsections (1) and (2), the rear yard setback of lands identified as "Area a" in Part B.11 - Lakeview/Albert Park Secondary Plan of the Design Regina, *Official Community Plan* Bylaw No. 2013-48	
	(a) lots with lane access	3.0 metres
	(b) lots without lane access	7.5 metres
T3.5	**Minimum Side Yard Setback**	
	(1) Where a side yard abuts a lot zoned Residential	
	(a) portions of any building or structure equal to or under 8.5 metres in height	1.2 metres
	(b) portions of any building or structure over 8.5 metres in height	3.25 metres
	(2) Otherwise	0.0
	(3) Notwithstanding subsections (1) and (2), the side yard setback of lands identified as "Area a" in Part B.11 - Lakeview/Albert Park Secondary Plan of the Design Regina, *Official Community Plan* Bylaw No. 2013-48	
	(a) where a side yard abuts a lot zoned Residential	7.5 metres
	(b) where a side yard does not abut a lot zoned Residential	2.0 metres
T3.6	**Maximum Lot Coverage**	65%
T3.7	**Maximum Floor Area Ratio**	1.75
T3.8	**Maximum Building Height**	15 metres

Notes
[1] The requirements of an active wall are in Subsection 4.2(1).

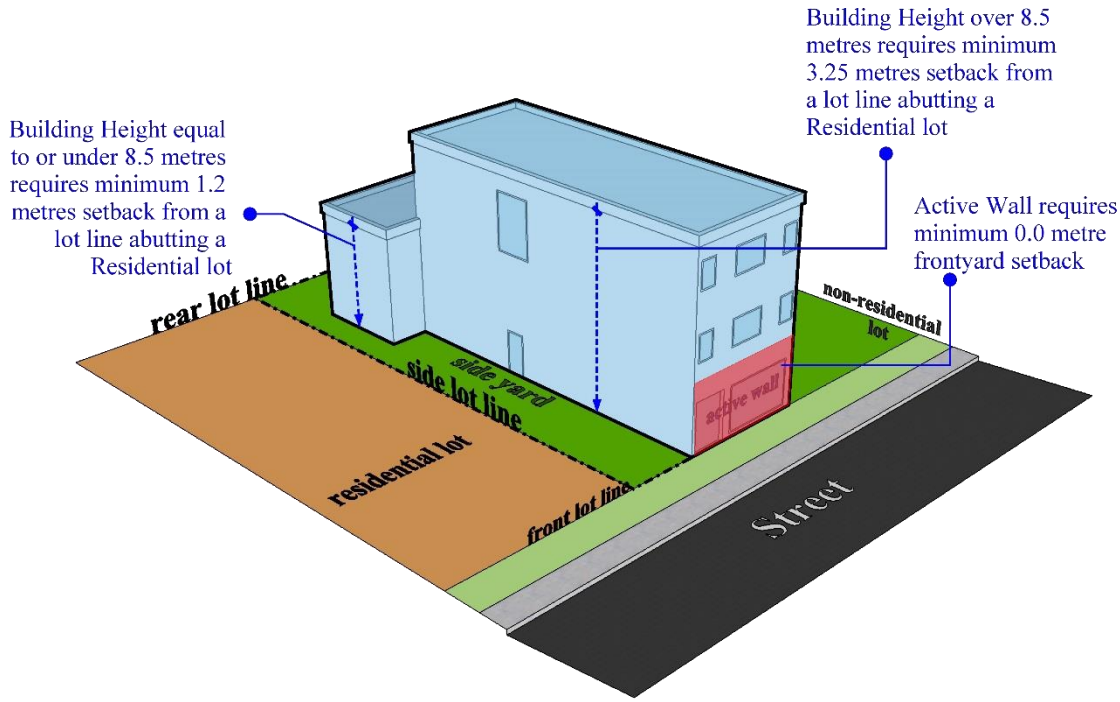

Figure 4A.F1: Mixed Low-Rise Zone Active Wall

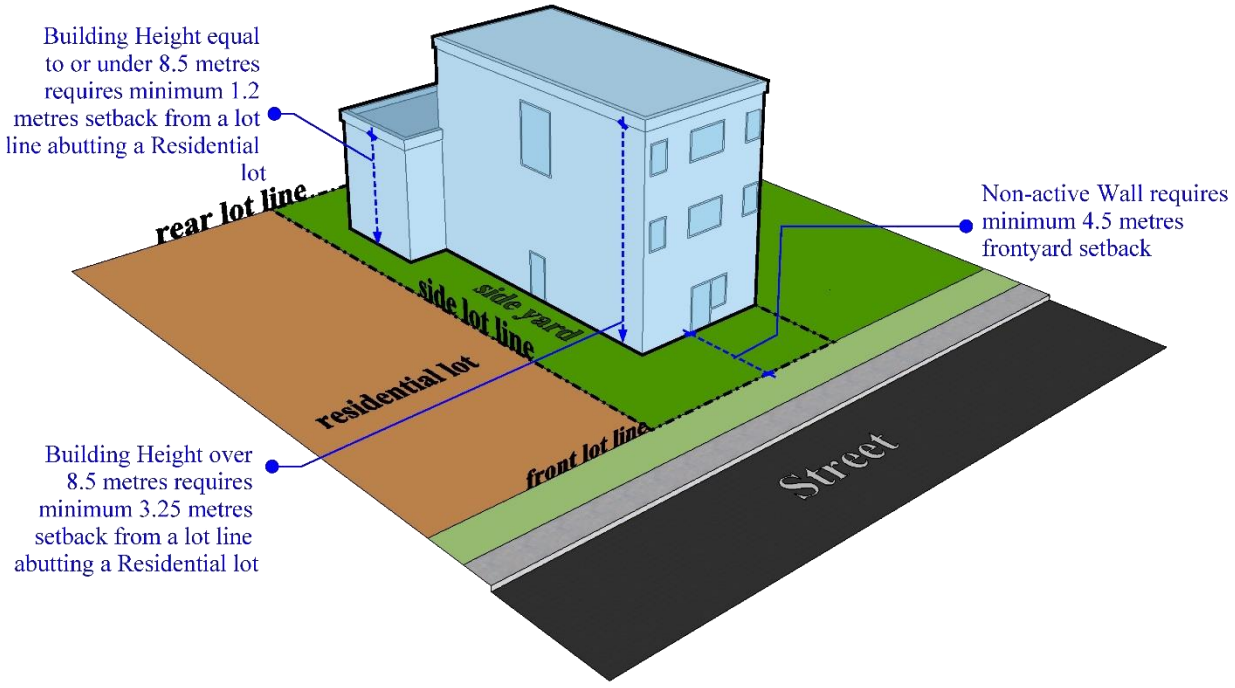

Figure 4A.F2: Mixed Low-Rise Zone Non-Active Wall

4.2 LOT FRONTAGE

(1) In the Mixed Low-Rise zone, an active wall is considered a street wall that meets the following requirements:

(a) includes at least one entrance for customers or residents;

(b) every unit bounded by the active wall and within 1.4 metres from grade shall have at least one direct entrance for clients or residents;

(c) the building entrance(s) required in (a) and (b) shall be oriented to allow a customer or resident passage to or from a public sidewalk, public plaza, public walkway or public park;

(d) access required in (c) may be via a private "Open Space, Active," "Food & Beverage, Outdoor" or "Retail Trade, Outdoor Display" land use provided this land use is directly accessible from a public sidewalk, public plaza, public walkway or public park by members of the general public;

(e) at least 80 per cent of the at-grade area directly behind an active wall shall contain active uses;

(f) none of the following shall be developed between the active wall and a public sidewalk, public plaza, public walkway or public park:

(i) a building;

(ii) a portion of a building;

(iii) a motor vehicle parking stall;

(iv) a motor vehicle loading stall / area, drop-off stall / area, maneuvering area; or

(v) a loading bay.

(g) includes a minimum glazed area of the lesser of:

(i) 50 per cent of the active wall's area; or

(ii) the maximum allowed for a non-sprinklered unprotected opening under the National Building Code.

(2) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 4A.F3:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in clause 4A.4.2(2)(a); and

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 4A.4.2(2)(b).

(3) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 4A.F4:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and

(b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 4A.4.2(3)(a).

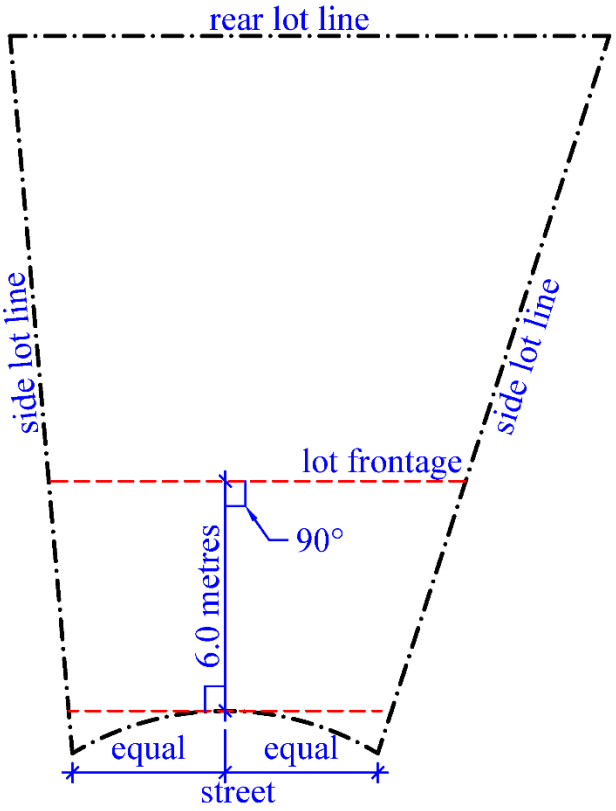

Figure 4A.F3: Minimum Lot Frontage on Curved Front Lots

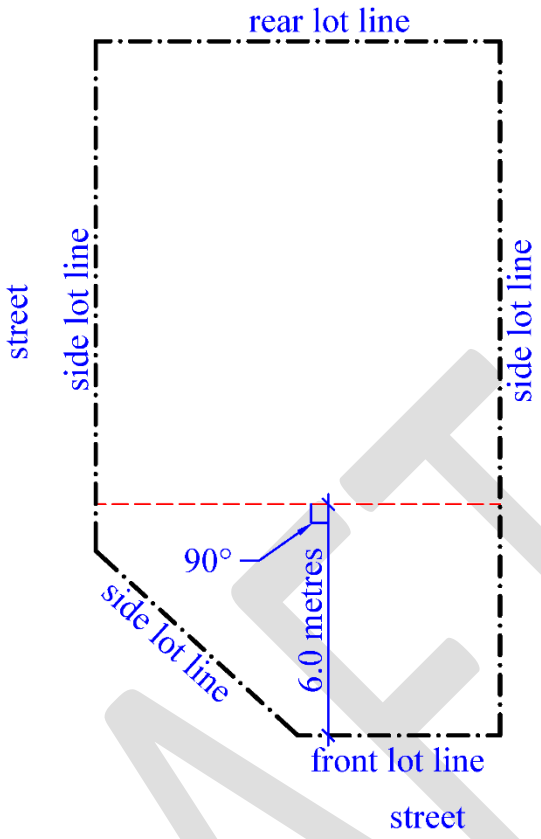

Figure 4A.F4: Minimum Lot Frontage on Corner Lots

4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 4A.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.

(3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 4A.T3 and 4A.T4.

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TABLE 4A.T4: MIXED LOW-RISE ZONE PERMITTED ENCROACHMENT STANDARDS				
Sec.	**Structure**	**Permitted Yard**	**Maximum Projection into Permitted Yard**	**Minimum Setback from Lot Line**
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	610 millimetres	450 millimetres
T4.2	Cantilever – no more than 2.4 square metres in combined area of all cantilevers when measured horizontally	• One Interior Side Yard • Flankage Yard	610 millimetres	450 millimetres
T4.3	Fire escape	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site; or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.6	Porch	• Front Yard • Rear Yard	1.5 metres	3.0 metres
T4.5	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

(1) Subject to subsection 4A.4.4(2), the maximum building height listed in Table 4A.T2 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 4A.4.4(1):

(a) may not be used for human habitation; and

(b) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

4A.5 ACCESSORY USE, BUILDING AND STRUCTURE

(1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principle building, as prescribed in Table 4A.T.3.

(2) Notwithstanding subsection 4A.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:

(a) 10 square metres or less in area; and

(b) 4 metres or less in height.

(3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 4A.T4.7.

(4) Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 4A.T4.7.

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4A.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Mixed Low-Rise zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) the accessible building entrance, if it exists; or

(b) the building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in subpart 1F.3 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located within:

(a) an area provided to meet the total site landscaping area; or

(b) a front yard.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 4A.T5 apply to development in the Mixed Low-Rise zone.

(2) If, in determining the number of required parking stalls, a fractional parking stall is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fraction over one-half shall be deemed to be equivalent to one full stall.

(3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stall.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 4A.T5: MIXED LOW-RISE ZONE PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle
T5.1	Dwelling, Unit	One stall is required per Dwelling Unit.
T5.2	Dwelling, Assisted Living	0.4 stalls are required per Dwelling Unit.
T5.3	Dwelling, Group Care	The greater of: (a) one stall per six beds is required; or (b) two stalls are required.
T5.4	Service Trade, Homestay	0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.
T5.5	Residential Business	(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot. (2) No required parking stalls for the Dwelling Unit shall be utilized for the Residential Business. (3) Where the Residential Business is an Institution, Day Care, parking requirements listed under T5.6 shall apply.
T5.	Institution, Day Care	(1) One stall is required per land use; and (2) Passenger drop-off stalls are required in accordance with the following:

Individuals Under Care	Minimum Number of Passenger Drop-off Stalls
1-10	1 stall
10-15	2 stalls
16-30	3 stalls
31-45	4 stalls
46-60	5 stalls
More than 60	Two additional stalls for each increment of 15 individuals in excess of 60

(3) Notwithstanding subsection (2), where the applicant demonstrates to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum off-site passenger drop-off stall requirements accordingly.
(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.

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TABLE 4A.T5: MIXED LOW-RISE ZONE PARKING REQUIREMENTS			
Sec.	**Land Use**	**Motor Vehicle**	
T5.7	All other land uses	On a lot where: at least 25% of the total gross floor area of all buildings on the lot is dedicated to Dwelling land uses; the lot contains at least 20 Dwelling Units; at least 25% of the total gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 4A.T2; and at least 25% of the on-site parking is contained within a Parking Structure that is above or below grade.	(1) For the first 150 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 150 square metres of total floor area.
		Otherwise	(1) For the first 150 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 75 square metres of total floor area.

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 4A.6.5(1).

(3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 4A.6.5(1) or (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 4A.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 20 Dwelling units that are developed on a lot, the developer shall provide a minimum of one long-term bicycle parking stall within the same building(s) as the Dwellings. This may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 4A.6.6(2).

(2) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 4A.T5 or not, there shall be either:

(a) two short-term bicycle parking stalls;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of clauses 4A.6.6(2)(a) and (b).

(3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(5) Required long-term bicycle stalls shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area close to the building entrance.

(6) If the motor vehicle parking stalls are covered or within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

(1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained with any development approved after such date.

(2) Notwithstanding the motor vehicle parking requirements in sections 4A.6.4 and 4A.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide motor vehicle parking and loading facilities beyond that mentioned in subsection 4A.6.7(1).

4A.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) Any lot in the Mixed Low-Rise zone requires a minimum total site landscaping area of 10 per cent.

(2) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 4A.7(1).

(3) The landscaping requirements are for a principle use only.

(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

The following planting ratios shall apply to all developments in the Mixed Low-Rise zone to meet the total site landscaping area, as required by section 4A.7.1.

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every 10 metres abutting a public street, a minimum of one deciduous tree is required;

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot; and

(d) the planting requirements listed in (b) do not apply when the front yard setback is 3.0 metres or less

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.

(2) The total site landscaping area, as required subsection 4A.7.1, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscape design areas (see Figure 4A.F5);

(c) boulevard areas;

(d) curbing;

(e) perimeter screening; and

(f) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 4A.F5 may be subject to additional landscaping requirements.

(4) Boulevard areas may only be used to fulfil the total site landscaping requirement, upon the approval of the Development Officer.

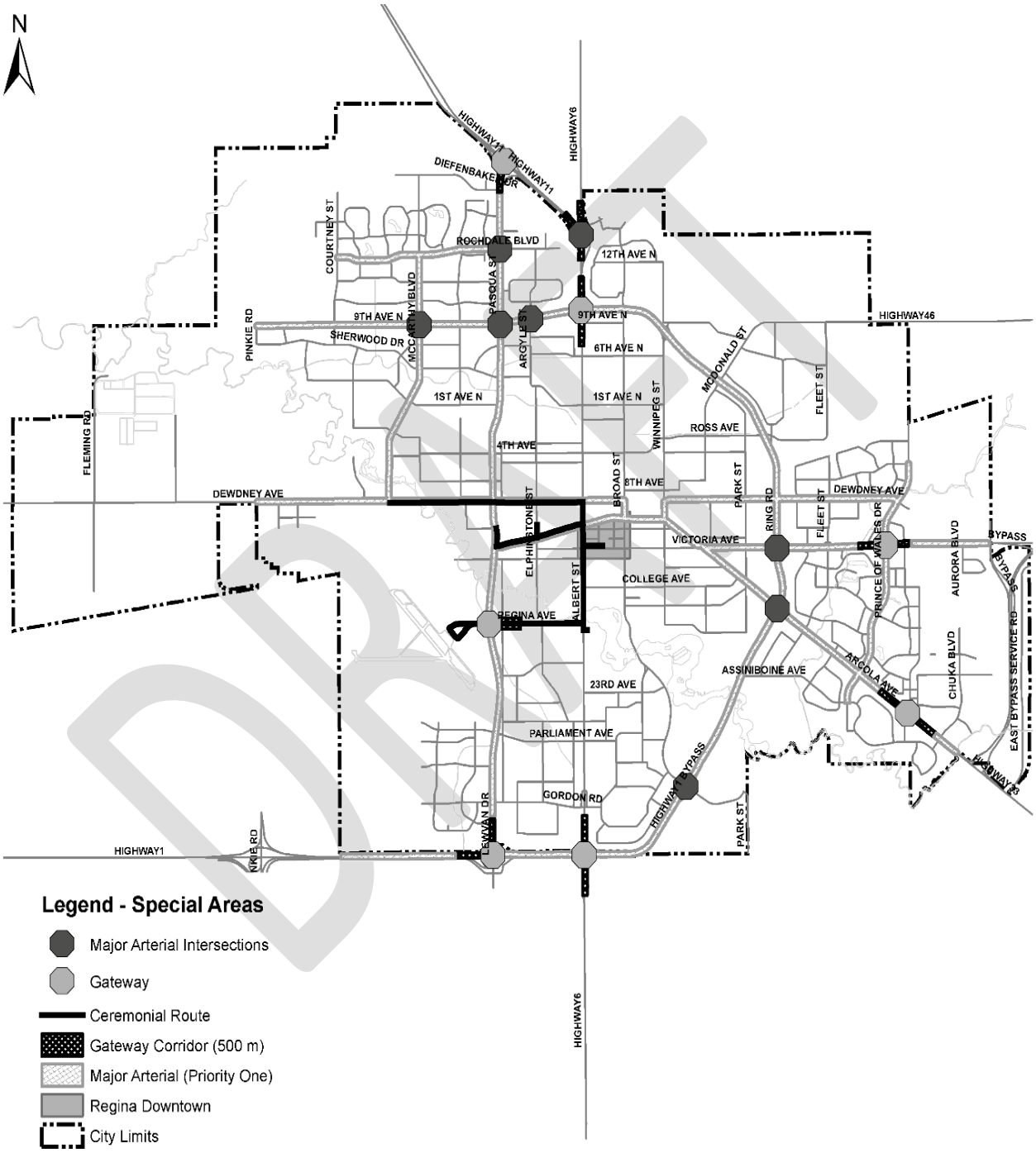

Figure 4A.F5: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Mixed Low-Rise zone shall include aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot in a Residential zone.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Mixed-use Low-rise zone shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) any collection areas for garbage, refuse or recycling; and

(b) any storage areas that are outdoors or partially outdoors.

PART 4B
MH – MIXED HIGH-RISE ZONE

4B.1 INTENT

Lands zoned Mixed High-Rise are intended to:

(a) provide for mixed use development within a building or on a single lot;

(b) contemplate a variety of medium intensity commercial uses oriented towards both high-traffic volume and positive pedestrian experience; and

(c) promote medium intensity development along non-local streets, key transportation corridors, near transit stops or area suitable for intensification.

4B.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in part 4B apply to all land uses and developments in the Mixed High-Rise zone.

(2) The requirements of Chapter 1 apply to all land uses, proposed land uses, developments and proposed developments in the Mixed High-Rise zone.

(3) The Mixed High-Rise zone shall apply to lands intended to:

(a) provide for intensification while ensuring compatibility with the surrounding uses; or

(b) have good visibility and accessibility along non-local streets.

4B.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

Table 4B.T1 lists building types that are permitted or discretionary in the Mixed High-Rise zone.

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TABLE 4B.T1: MIXED HIGH-RISE ZONE BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 20 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 20 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 20 metres.	---
T1.4	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 20 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 20 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 20 metres.	---

3.2 LAND USE REQUIREMENTS

(1) Table 4B.T2 lists land uses and land use intensities that are permitted or discretionary in the Mixed High-Rise zone, subject to:

(a) the land use specific regulations in Table 4B.T2;

(b) the development standards in subpart 4B.4;

(c) the parking and loading requirements in subpart 4B.6;

(d) the landscaping and aesthetic screening requirements of subpart 4B.7; and

(e) the other regulations of this Bylaw.

(2) When considering approval of a land use or a land use intensity listed as discretionary in Table 4B.T2, the Development Officer shall evaluate the application based on the review criteria for discretionary uses listed in section 1E.3.6 of this Bylaw.

(3) The following land uses are prohibited in the Mixed High-Rise zone:

(a) any land use that is not listed in Table 4B.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 4B.T2;

(c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and

(d) any land use where hazardous materials are produced or processed.

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TABLE 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGH-RISE ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Food & Beverage, Outdoor • Retail Trade, Outdoor Display	Permitted if the dedicated outdoor area is: (a) less than 100 square metres, per unit; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.	Discretionary if: (a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 4B.F1, and the dedicated outdoor area is greater than 100 square metres per unit but not greater than 5,000 square metres, per unit; or (b) proposed inside of an Urban Centre or Urban Corridor, as identified on Figure 4B.F1, and the dedicated outdoor area is greater than 100 square metres per unit; or (c) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential.	---

TABLE 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGH-RISE ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.2	• Retail Trade, Outdoor Lot	Permitted if the dedicated outdoor area is: (a) 300 square metres, or less, per lot; and (b) accessory to a permitted or discretionary principal use.	Discretionary if: (a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 4B.F1, and the dedicated outdoor area is greater than 300 square metres per unit but not greater than 5,000 square metres, per lot; (b) proposed inside of an Urban Centre or Urban Corridor, as identified on Figure 4B.F1, and the dedicated outdoor area is greater than 300 square metres per unit; or (c) not accessory to a permitted or discretionary principal use.	---
T2.3	• Agriculture, Indoor • Food & Beverage, Catering • Industry, Artistic • Industry, Food & Beverage • Industry, Salvaging – Light • Institution, Humanitarian Service • Institution, Training • Service Trade, Light • Service Trade, Personal	Permitted if the gross floor area is 300 square metres or less, per unit.	Discretionary if the gross floor area is more than 300 square metres, per lot but not more than 600 square metres.	---

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TABLE 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGH-RISE ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.4	• Retail Trade, Shop	Permitted if: (a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 1.F1 in Chapter 1, with the gross floor area 1,000 square metres or less, per unit; or (b) proposed inside of an Urban Centre or Urban Corridor, as identified on Figure 1.F1 in Chapter 1, with the gross floor area 3,000 square metres or less, per lot.	Discretionary if: (a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 4B.F1, with the gross floor area more than 1,000 square metres but less than 3,000 square metres, per unit; or (b) proposed inside of an Urban Centre or Urban Corridor, as identified on Figure 4B.F1, with gross floor area more than 3,000 square metres but less than 6,000 square metres, per lot.	The total gross floor area of "Retail Trade, Shop" shall not exceed 10,000 square metres per lot.
T2.5	• Agriculture, Animal Support	Permitted if: (a) the gross floor area is 500 square metres or less; and (b) on a lot abutting a lot zoned Industrial.	Discretionary in all other cases.	---
T2.6	• Service Trade, Motor Vehicle Wash - Light	---	Discretionary	(1) All washing equipment shall be contained in a fully enclosed building, except for any entrance or exit. (2) In addition to other applicable requirements, where a wash is proposed on a lot that abuts a Sensitive Lot or Major Roadway, all entrances and exits (i.e. garage doors) shall be oriented to avoid negatively impacting the Sensitive Lot or Major Roadway.

TABLE 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGH-RISE ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.7	• Service Trade, Heavy • Service Trade, Motor Vehicle – Light	Permitted if: (a) the gross floor area is 300 square metres, or less, per lot; and (b) where all above-ground fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, are located at least 75 metres from the nearest Dwelling land use.	Discretionary if: (a) the gross floor area is above 300 square metres per lot; or (b) where any above-ground fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, are located less than 75 metres from the nearest Dwelling land use.	(1) All fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, shall be located at least: 610 metres from a public water supply well and 100 metres away from a public water supply reservoir. Underground storage tanks shall meet the Saskatchewan Ministry of Environment's design and operational requirements; and (2) The minimum distance shall be measured from the equipment to the nearest contour of the well or reservoir or the nearest wall of a building, whichever is less.
T2.8	• Drive-Through, Accessory • Institution, Day Care • Institution, Education • Open Space, Active • Public Use, General • Service Trade, Accommodation • Service Trade, Homestay • Transportation, Parking Structure • Utility, General	Permitted	---	(1) The "Institution, Day Care", "Institution, Education" and "Open Space, Active" land uses may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Institution, Day Care", "Institution, Education" or "Open Space, Active" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.9	• Food & Beverage, Lounge • Food & Beverage, Restaurant	Permitted if: (a) the gross floor area is 500 square metres or lower, per unit; and (b) the lot does not adjoin a lot	Discretionary if: (a) the gross floor area is above 500 square metres per unit; or (b) the lot adjoins a lot zoned Residential.	---

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TABLE 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGH-RISE ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
		zoned Residential.		
T2.10	• Industry, Laboratory • Service Trade, Clinic	Permitted if the gross floor area is 500 square metres or less, per unit.	Discretionary if the gross floor area is above 500 square metres but less than 1,000 square metres, per unit.	---
T2.11	• Office, Industry • Office, Professional	Permitted if the gross floor area is 1,000 square metres, or less, per unit.	Discretionary if the gross floor area is above 1,000 square metres per unit.	(1) Inside of a Low-Rise Office Area, as identified on Figure 4B.F1, the total gross floor area of all land uses in the "Office" land use class shall not exceed 7,500 square metres per lot. (2) Inside of a Mid-Rise Office Area, as identified on Figure 4B.F1, there is no maximum gross floor area of land uses in the "Office" land use class per lot. (3) In areas other than mentioned in subsections (1) and (2), the combined gross floor area for all land uses in the "Office" land use class shall not exceed 1,000 square metres per lot.
T2.12	• Transportation, Parking Lot • Transportation, Parking Stand	----	Discretionary	The "Transportation, Parking Lot" land use will only be considered as a principal use when it permits long-term shared parking or off-street caveated parking to meet minimum parking requirements of the use for which it is provided.
T2.13	• Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit	Permitted within: (a) a Building, Stacked on a lot that contains non-Dwelling uses that are permitted or discretionary in the Mixed High-Rise zone; and (b) within any building type that contain non-Dwelling uses that are permitted or discretionary in the Mixed High-Rise zone.	----	(1) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area. (2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 4B.6.

TABLE 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGH-RISE ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.14	• Assembly, Community • Assembly, Recreation • Assembly, Religious	Permitted if the sum of the gross floor area plus the dedicated outdoor area is 3,000 square metres or less, per lot.	Discretionary if the sum of the gross floor area plus the dedicated outdoor area is greater than 3,000 square metres per lot.	(1) The "Assembly, Community" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot currently developed with the "Assembly, Community" land use. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.15	• Retail Trade, Cannabis	Permitted if the gross floor area is 100 square metres or less, per lot.	Discretionary if the gross floor area is greater than 100 square metres per lot.	(1) A "Retail Trade, Cannabis" land use may not be established or enlarged where it is closer than 182.88 metres from any of the following land uses: (a) another "Retail Trade, Cannabis"; (b) "Assembly, Community"; (c) "Institution, Education"; (d) "Institution, Day Care"; or (e) "Open Space, Active". (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used for the "Retail Trade, Cannabis" to the nearest portion of the lot with any of the land uses mentioned in (1); and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer (3) Any application submitted for a development permit in respect of a "Retail Trade, Cannabis" land use must identify and include the consent of the property owner and the proposed "Retail Trade, Cannabis" operator license issued by the Saskatchewan Liquor and Gaming Authority.

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TABLE 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGH-RISE ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.16	• Residential Business	Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the Dwelling; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.	(1)The gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.16. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5). (4) Notwithstanding the permitted or discretionary area requirements of section T2.16, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area. (5) The following land uses or land use classes are prohibited as a "Residential Business" in the Mixed High-Rise zone: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class;

TABLE 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGH-RISE ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.16	• Residential Business			(j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2.16(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2.16 shall only be considered in locations designated, as "live/work" areas through a secondary or concept plan.

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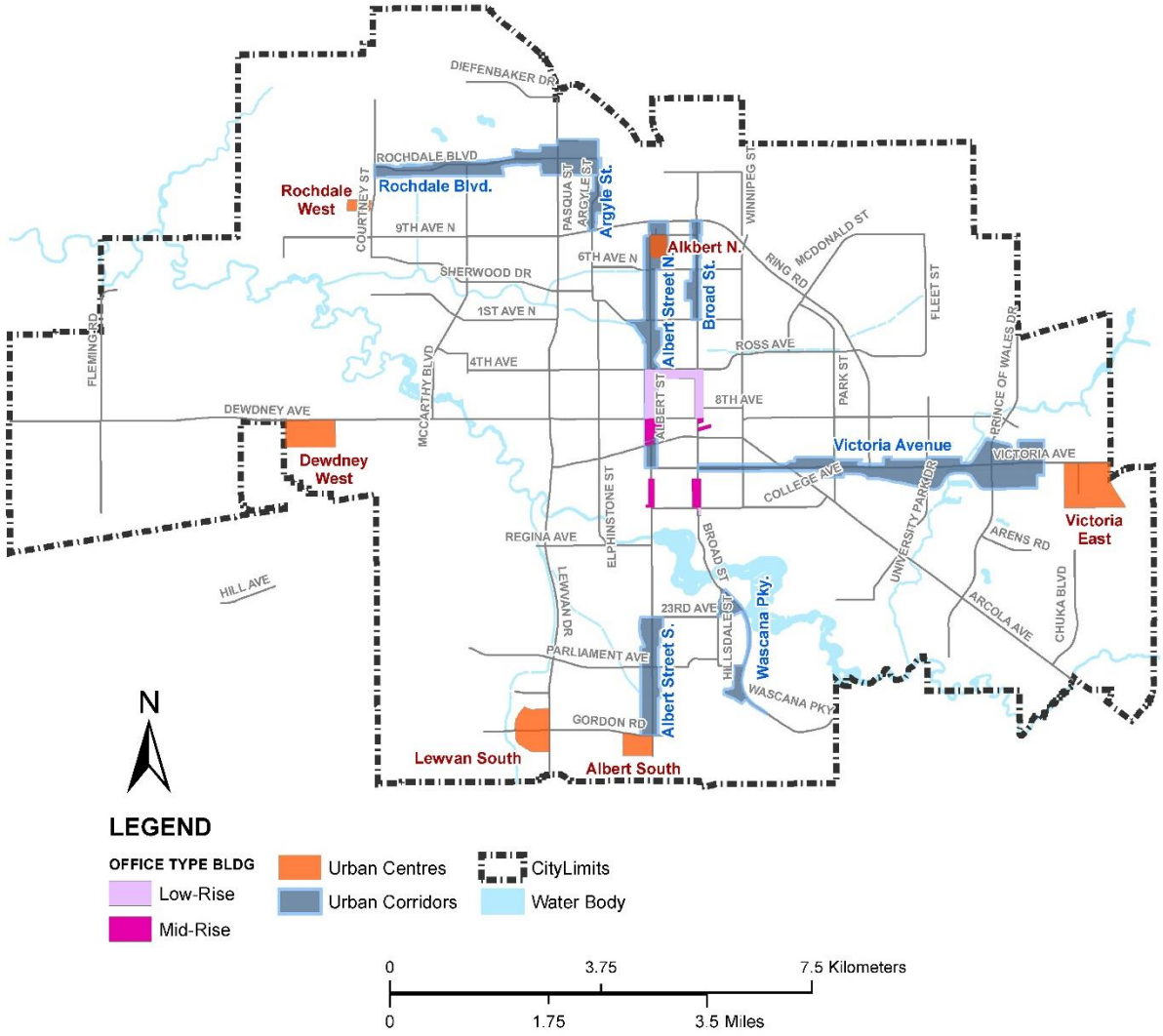

Figure 4B.F1: Office Area, Urban Centres and Urban Corridors

4B.4 DEVELOPMENT STANDARDS IN THE MIXED HIGH-RISE ZONE

4.1 DEVELOPMENTS STANDARDS

The standards prescribed in Table 4B.T3 shall apply to all principal buildings and land uses in the Mixed High-Rise zone.

TABLE 4B.T3 MIXED HIGH-RISE ZONE DEVELOPMENT STANDARDS		
Sec.	**Development Criteria**	**Standards (Per Lot)**
T3.1	**Minimum Lot Area**	250 square metres
T3.2	**Minimum Lot Frontage**	6 metres
T3.3	**Minimum Front Yard Setback**	
	(1) To portions of any building or structure that includes:	
	(a) an Active Wall1 13 metres or higher in height (see Figure 4B.F2)	2.5 metres
	(b) an Active Wall1 Below 13 metres in height (see Figure 4B.F2)	Nil
	(2) Otherwise	
	(a) portions of any building or structure higher than 13 metres (see Figure 4B.F3)	6.0 metres
	(b) portions of any building or structure 8 metres or higher but less than 13 metres in height (see Figure 4B.F3)	4.5 metres
	(c) portions of any building or structure under 8 metres in height (see Figure 4B.F3)	3.0 metres
T3.4	**Minimum Rear and Side Yard Setback**	
	(1) Where a rear or side yard abuts a lot zoned Residential	
	(a) portions of any building or structure equal to or under 8.5 metres in height	1.2 metres
	(b) portions of any building or structure over 8.5 metres in height	3.25 metres
	(2) Otherwise	Nil
T3.5	**Maximum Lot Coverage**	
	(1) A lot where:	
	(a) at least 25% of the gross floor area of all buildings on the lot are dedicated to Dwelling land uses; (b) the lot contains at least 20 Dwelling Units; and (c) at least 25% of the Gross Floor Area of all buildings on the lot are dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 6D.T2.	90%
	(2) Otherwise	65%
T3.6	**Maximum Floor Area Ratio**	
	(1) A lot where:	
	(a) at least 25% of the gross floor area of all buildings on the lot is dedicated to Dwelling land uses; (b) the lot contains at least 20 Dwelling Units; and (c) at least 25% of the gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 6D.T2.	4.0
	(2) Otherwise	3.0
T3.7	**Maximum Building Height**	
	(1) A lot where:	
	(a) at least 25% of the gross floor area of all buildings on the lot is dedicated to Dwelling land uses; (b) the lot contains at least 20 Dwelling Units; and (c) at least 25% of the gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 6D.T2.	20 metres
	(2) Otherwise	15 metres

Notes
[1] The requirements of an "Active Wall" are defined in subsection 4.2(1).

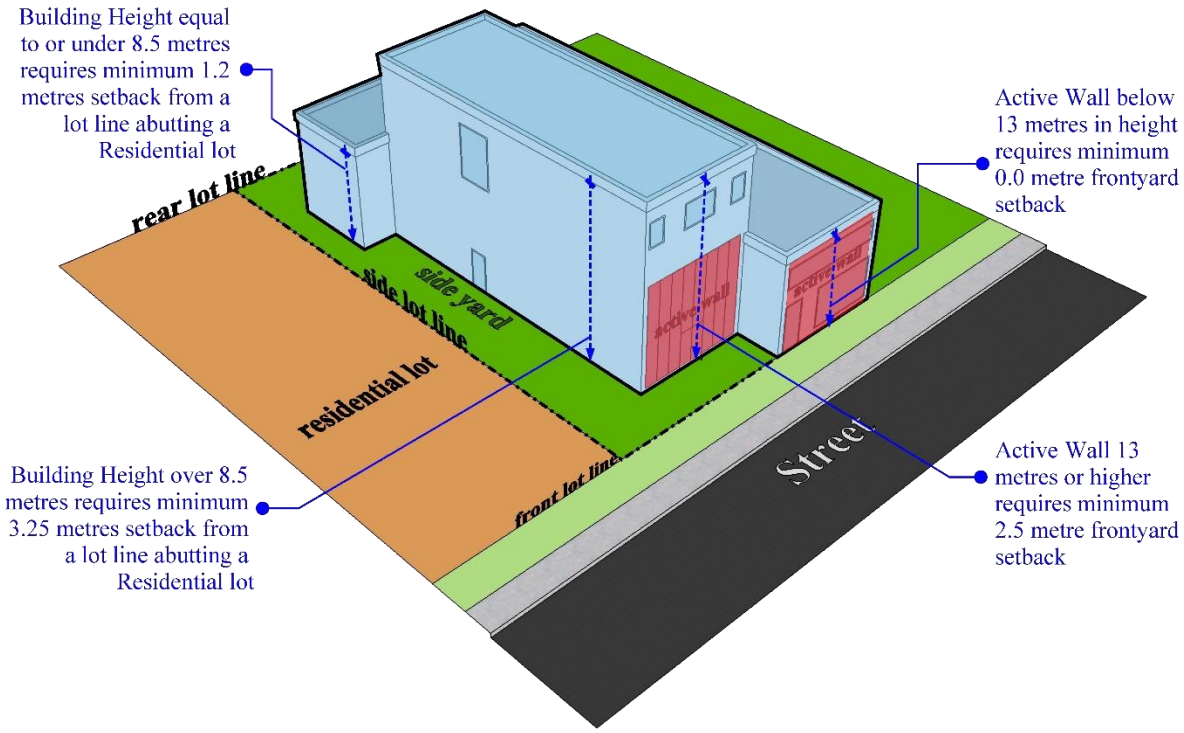

Figure 4B.F2: Mixed High-Rise Zone Active Wall

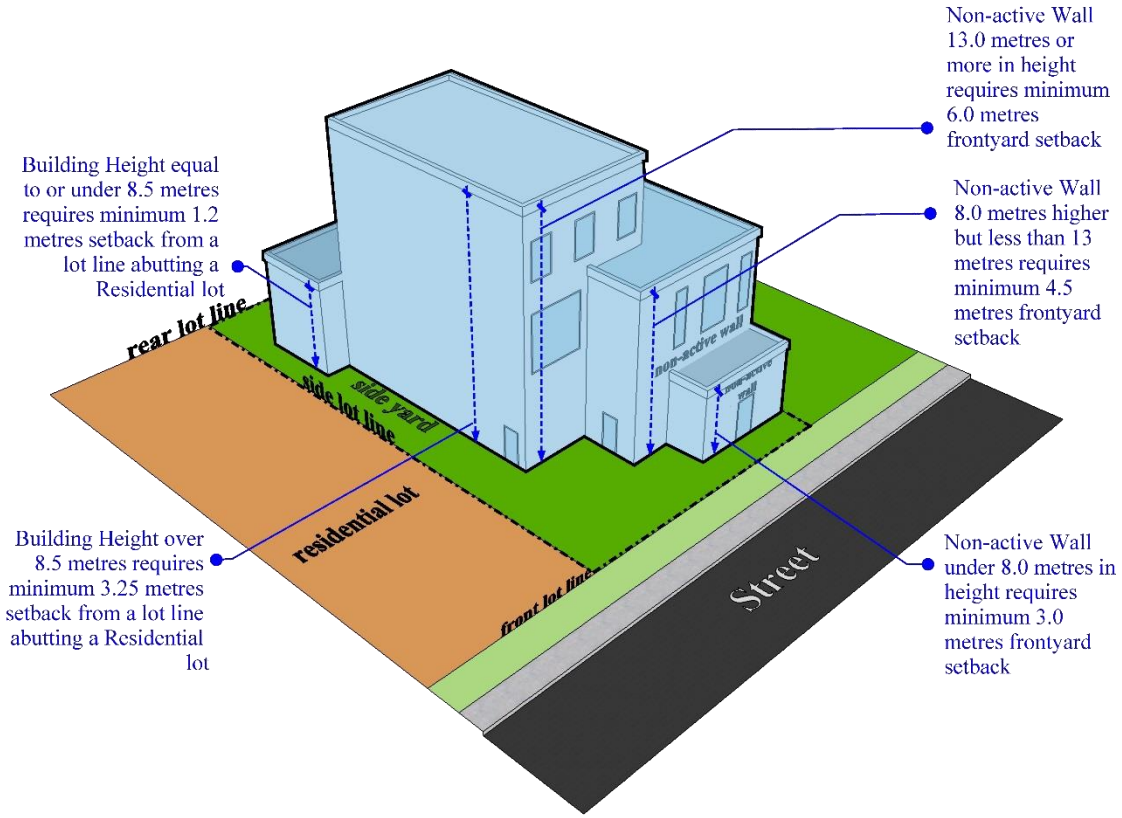

Figure 4B.F3: Mixed High-Rise Zone Non-Active Wall

4.2 LOT FRONTAGE

(1) In the Mixed High-Rise zone, an active wall is considered a street wall that meets the following requirements:

(a) includes at least one entrance for residents;

(b) every unit bounded by the active wall and within 1.4 metres from grade shall have at least one direct entrance for clients or residents;

(c) the building entrance(s) required in (a) and (b) shall be oriented to allow a customer or resident passage to or from a public sidewalk, public plaza, public walkway or public park;

(d) access required in (c) may be via a private "Open Space, Active," "Food & Beverage, Outdoor" or "Retail Trade, Outdoor Display" land use provided this land use is directly accessible from a public sidewalk, public plaza, public walkway or public park by members of the general public;

(e) at least 80 per cent of the at-grade area directly behind an active wall shall contain active uses;

(f) none of the following shall be developed between the active wall and a public sidewalk, public plaza, public walkway or public park:

(i) a building;

(ii) a portion of a building;

(iii) a motor vehicle parking stall;

(iv) a motor vehicle loading stall / area, drop-off stall / area, maneuvering area; or

(v) a loading bay.

(g) includes a minimum glazed area of the lesser of:

(i) 60 per cent of the active wall's area; or

(ii) the maximum allowed for a non-sprinklered unprotected opening under the National Building Code.

(2) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 4B.F4:

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(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 4B.4.2(2)(a); and

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in 4B.4.2(2)(b).

(3) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 4B.F5:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and

(b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in 4B.4.2(3)(a).

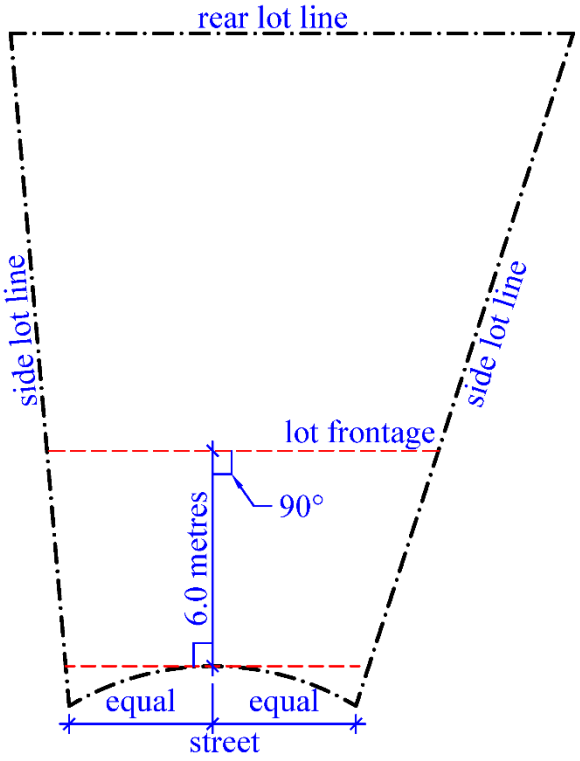

Figure 4B.F4: Minimum Lot Frontage on a Curved Front Lot

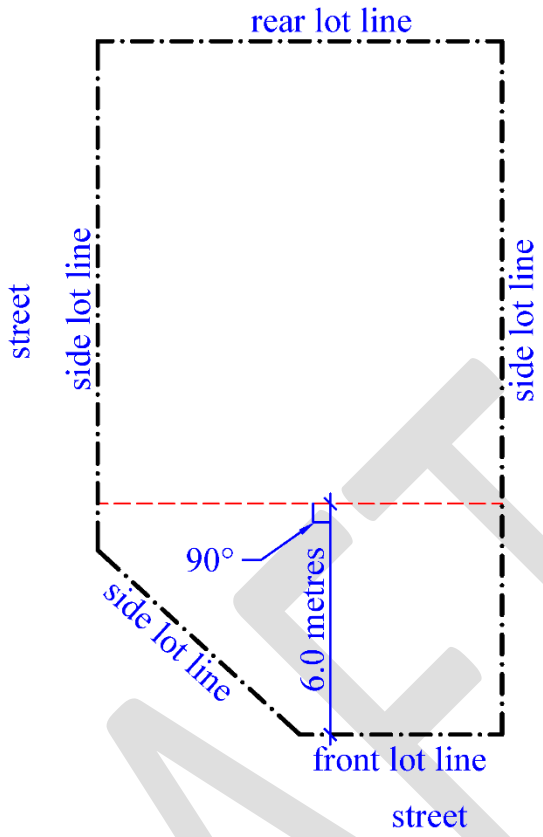

Figure 4B.F5: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 4B.T4.

(2) Encroachments identified in Table 4B.T4 are subject to 1E.1.9 of Chapter 1.

(3) Minimum setback from lot line to a permitted encroachment may be the lesser of the setback standards prescribed in Tables 4B.T3 and 4B.T4.

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TABLE 4B.T4: MIXED HIGH-RISE ZONE PERMITTED ENCROACHMENT STANDARDS				
Sec.	**Structure**	**Permitted Yard**	**Maximum Projection into Permitted Yard**	**Minimum Setback from Lot Line**
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	610 millimetres	450 millimetres
T4.2	Cantilever – no more than 2.4 square metres in combined area of all cantilevers when measured horizontally	• One Interior Side Yard Only • Flankage Yard	610 millimetres	450 millimetres
T4.3	Fire escape	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site; or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.5	Porch	• Front Yard • Rear Yard	1.5 metres	3.0 metres
T4.6	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

(1) Subject to section 4B.4.4(2), the maximum building height listed in Table 4B.T2 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in section 4B.4.4(1):

(a) may not be used for human habitation; and

(b) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

4B.5 ACCESSORY USE, BUILDING AND STRUCTURE

(1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principle building, as prescribed in Table 4B.T.3.

(2) Notwithstanding subsection 4B.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:

(a) 10 square metres or less in area; and

(b) 4 metres or less in height.

(3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 4B.T4.7.

(4) Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 4B.T4.7.

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4B.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Mixed High-Rise zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) the accessible building entrance, if it exists; or

(b) the building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in subpart 1F.3 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in an area provided to meet the total site landscaping area.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 4B.T5 apply to development in the Mixed High-Rise zone.

(2) If in determining the number of required motor vehicle parking and loading stalls, a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fractions over one-half shall be deemed to be equivalent to one stall.

(3) Unless otherwise specified in this Bylaw, tandem parking shall not be used to meet minimum parking requirements.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 4B.T5: MIXED HIGH-RISE ZONE PARKING REQUIREMENTS

<table>
<tr><th>Sec.</th><th>Land Use</th><th>Motor Vehicle</th></tr>
<tr><td>T5.1</td><td>Dwelling, Unit</td><td>One stall is required per Dwelling Unit.</td></tr>
<tr><td>T5.2</td><td>Dwelling, Assisted Living</td><td>0.4 stalls are required per Dwelling Unit.</td></tr>
<tr><td>T5.3</td><td>Dwelling, Group Care</td><td>The greater of:
(a) one stall is required per 6 beds; or
(b) two stalls are required.</td></tr>
<tr><td>T5.4</td><td>Service Trade, Homestay</td><td>0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.</td></tr>
<tr><td>T5.5</td><td>Business, Residential</td><td>(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot.
(2) No required parking stalls for the Dwelling Unit shall be utilized for the Residential Business.
(3) Where the Residential Business is an Institution, Day Care, parking requirements listed under T5.6 shall apply.</td></tr>
<tr><td rowspan="9">T5. 6</td><td rowspan="9">Institution, Day Care</td><td>(1) One stall is required per land use; and
(2) Passenger drop-off stalls are required in accordance with the following:</td></tr>
<tr><td>Individuals Under Care</td><td>Minimum Number of Passenger Drop-off Stalls</td></tr>
<tr><td>1-10</td><td>1 stall</td></tr>
<tr><td>10-15</td><td>2 stalls</td></tr>
<tr><td>16-30</td><td>3 stalls</td></tr>
<tr><td>31-45</td><td>4 stalls</td></tr>
<tr><td>46-60</td><td>5 stalls</td></tr>
<tr><td>More than 60</td><td>Two additional stalls for each increment of 15 individuals in excess of 60</td></tr>
<tr><td colspan="2">(3) Notwithstanding subsection (2), where the applicant demonstrates to the satisfaction of the Development Officer that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum off-site passenger drop-off stall requirements accordingly;
(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements.
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</td></tr>
</table>

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TABLE 4B.T5: MIXED HIGH-RISE ZONE PARKING REQUIREMENTS			
Sec.	**Land Use**	**Motor Vehicle**	
T5.7	All other land uses	On a lot where at least 25% of the total gross floor area of all buildings on the lot is dedicated to Dwelling land uses; the lot contains at least 20 Dwelling Units; at least 25% of the total gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 4B.T2; and at least 25% of the on-site parking is contained within a Parking Structure that is above or below grade.	(1) For the first 150 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 150 square metres of total floor area.
		Otherwise	(1) For the first 150 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 75 square metres of total floor area.

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection (1).

(3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 4B.6.5(1) or (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 4B.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 20 Dwelling Units that are developed on a lot, the developer shall provide a minimum of one long-term bicycle parking stall within the same building(s) as the Dwellings. This may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 4B.6.6(2).

(2) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 4B.T6 or not, there shall be either:

(a) two short-term bicycle parking stalls;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of clauses 4B.6.6(2)(a) and (b).

(3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(5) Required long-term bicycle stalls shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area close to the building entrance.

(6) If the motor vehicle parking stalls are covered or within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

(1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.

(2) Notwithstanding the motor vehicle parking requirements in sections 4B.6.4 and 4B6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide motor vehicle parking and loading facilities beyond that mentioned in subsection 4B.6.7(1).

4B.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) Any lot in the Mixed High-Rise zone requires a minimum total site landscaping area of 10 per cent.

(2) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 4B.7(1).

(3) The landscaping requirements are for a principle use only.

(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

The following planting ratios shall apply to all developments in the Mixed High-Rise zone to meet the total site landscaping area, as required in section 4B.7.1:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every 10 metres abutting a public street, a minimum of one deciduous tree is required;

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot; and

(d) the planting requirements listed in (b) do not apply when the front yard setback is 3.0 metres or less.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.

(2) The total site landscape area, as required in subsection 4B.7.1, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscape design areas (see Figure 4B.F6);

(c) boulevard areas;

(d) curbing;

(e) perimeter screening; and

(f) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 4B.F6 may be subject to additional landscaping requirements.

(4) Boulevard areas may only be used to fulfil the total site landscaping requirement, upon the approval of the Development Officer.

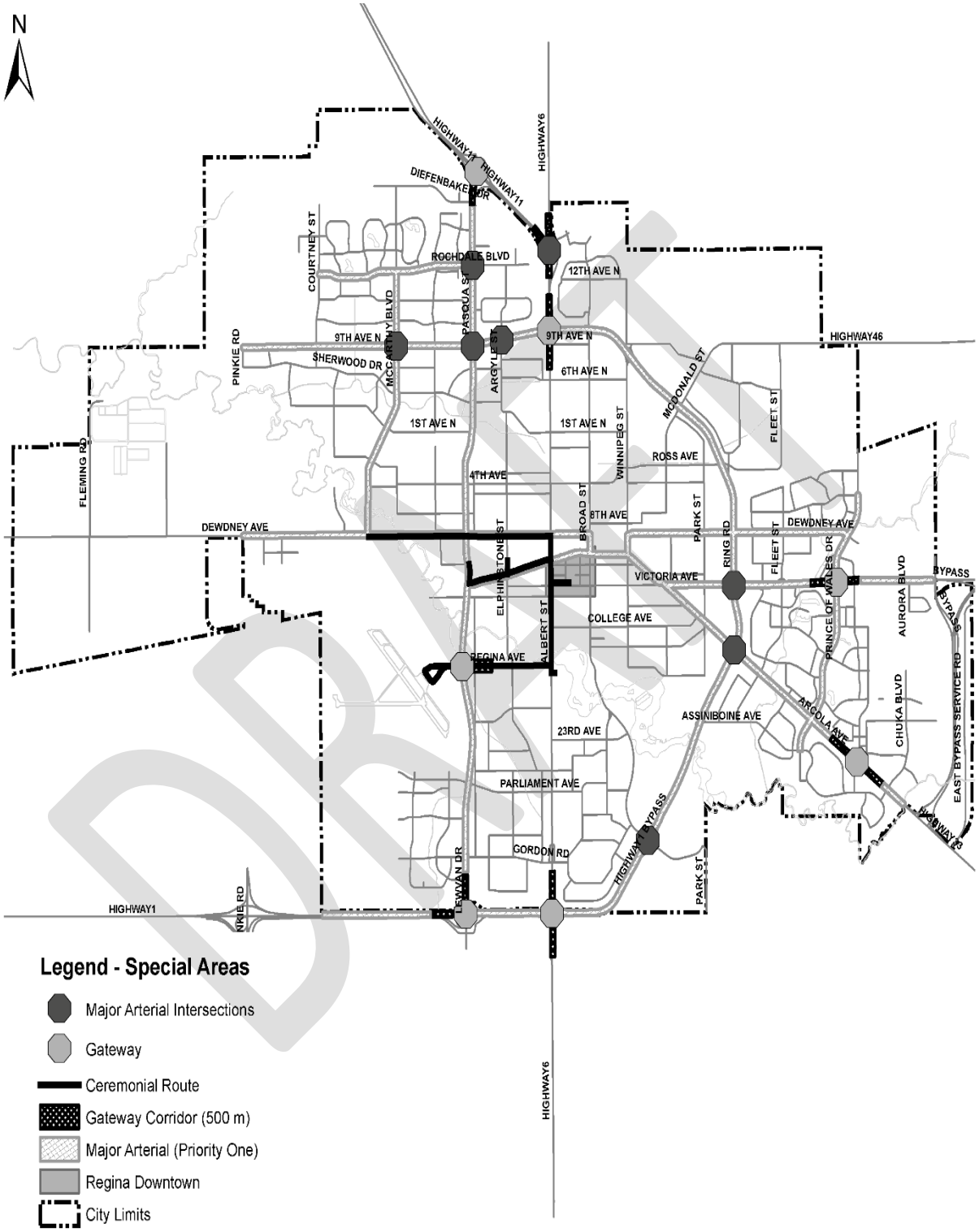

Figure 4B.F6: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Mixed High-Rise zone shall include aesthetic screening to a height of 1.83 metre along its abutting lot lines where the proposed development abuts a lot in a Residential zone.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Mixed-use High-rise zone shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) any collection areas for garbage, refuse or recycling; and

(b) any storage areas that are outdoors or partially outdoors.

(3) Notwithstanding the requirements of subsections 4B.7.5(1) and (2):

(a) perimeter shrubs and aesthetic screening are not required for the front lot of Retail Trade, Outdoor Lot land use;

(b) requirements not explicitly excluded in clause 4B.7.3(3)(a), such as minimum tree requirements, are still required for Retail Trade, Outdoor Lot; and

(c) no aesthetic screening or setback shall be required between a “Food & Beverage, Outdoor” or “ Retail Trade, Outdoor Display land use and a public street, public sidewalk or public park.

PART 4C
MLM – MIXED LARGE MARKET ZONE

4C.1 INTENT

Lands zoned Mixed Large Market are intended to:

(a) provide for mixed use development within a building or single lot.

(b) accommodate the development of planned shopping centres and major business groupings comprised of retail, services and offices serving a region wide population extending beyond the immediate neighbourhood; and

(c) promote high intensity development along arterial streets, key transportation corridors, near transit stops or area suitable for intensification.

4C.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in part 4C apply to all land uses and developments in the Mixed Large Market zone.

(2) The requirements of Chapter 1 apply to all land uses, proposed land uses, developments and proposed developments in the Mixed Large Market zone.

(3) The Mixed Large Market zone shall apply to large scale developments on lands that that are:

(a) are intended to serve as an Urban Centre;

(b) are at the intersection of two arterial streets; or

(c) comprise an entire block.

4C.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED BUILDING TYPES

Table 4C.T1 lists building types that are permitted or discretionary in the Mixed Large Market zone.

TABLE 4C.T1: MIXED LARGE MARKET ZONE BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 30 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 30 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 30 metres.	---
T1.4	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 30 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 30 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 30 metres.	---

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3.2 LAND USE REQUIREMENTS

(1) Table 4C.T2 lists land uses and land use intensities that are permitted or discretionary in the Mixed Large Market zone, subject to:

(a) the land-use-specific regulations in Table 4C.T2;

(b) the development standards in subpart 4C.4;

(c) the transportation regulations in subpart 4C.5;

(d) the landscaping and aesthetic screening requirements of subpart 4C.6; and

(e) the other regulations of this Bylaw.

(2) When considering approval of a land use or a land use intensity listed as discretionary in Table 4C.T2, the Development Officer shall evaluate the application based on the review criteria for discretionary uses listed in section 1E.3.6 of this Bylaw.

(3) The following land uses are prohibited in the Mixed Large Market zone:

(a) any land use that is not listed in Table 4C.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 4C.T2;

(c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and

(d) any land use where hazardous materials are produced or processed.

Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Food & Beverage, Outdoor • Retail Trade, Outdoor Display	Permitted if the dedicated outdoor area is: (a) less than 100 square metres, per unit; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.	Discretionary if: (a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 4C.F1, and the dedicated outdoor area is greater than 100 square metres per unit but not greater than 5,000 square metres, per unit; or (b) proposed inside of an Urban Centre or Urban Corridor, as identified on Figure 4C.F1, and the dedicated outdoor area is greater than 100 square metres per unit; or (c) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential..	---

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Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.2	• Drive-Through, Accessory • Food & Beverage, Catering • Food & Beverage, Lounge • Food & Beverage, Restaurant • Industry, Artistic • Institution, Day Care • Institution, Education • Institution, Health Care • Institution, Humanitarian Service • Institution, Training • Open Space, Active • Public Use, General • Service Trade, Accommodation • Service Trade, Homestay • Transportation, Parking Stand • Transportation, Parking Structure • Utility, General	Permitted	---	(1) The "Institution, Day Care", "Institution, Education" and "Open Space, Active" land uses may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the land use mentioned in subsection (1); and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.3	• Agriculture, Indoor • Industry, Food & Beverage • Industry, Laboratory • Industry, Salvaging – Light • Service Trade, Clinic • Service Trade, Light • Service Trade, Personal • Wholesale Trade, Indoor	Permitted if the gross floor area is 600 square metres or less, per unit.	Discretionary if the gross floor area is greater than 600 square metres, per unit.	

Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.4	• Retail Trade, Shop	Permitted if: (a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 4C.F1, with gross floor area 3,000 square metres or less, per unit; or (b) inside of an Urban Centre or Urban Corridor, as identified on Figure 4C.F1, with gross floor area 6,000 square metres or less, per unit.	Discretionary if: (a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 4C.F1, with gross floor area greater than 3,000 square metres but less than 10,000 square metres, per unit; or (b) proposed inside of an Urban Centre or Urban Corridor, as identified on Figure 4C.F1, with gross floor area greater than 6,000 square metres, per unit.	---
T2.5	• Office, Industry • Office, Professional	Permitted if the gross floor area is 1,000 square metres, or less, per unit.	Discretionary if the gross floor area is above 1,000 square metres per unit.	(1) Inside of a Low-Rise Office Area, as identified on Figure 4C.F1, the total gross floor area of all land uses in the "Office" land use class shall not exceed 7,500 square metres per lot. (2) Inside of a Mid-Rise Office Area, as identified on Figure 4C.F1, there is no maximum gross floor area of land uses in the "Office" land use class per lot. (3) In areas other than mentioned in subsections (1) and (2), the combined gross floor area for all land uses in the "Office" land use class shall not exceed 1,000 square metres per lot.
T2.6	• Retail Trade, Cannabis	Permitted if the gross floor area is 300 square metres or less, per lot.	Discretionary if the gross floor area is greater than 300 square metres per lot.	(1) A "Retail Trade, Cannabis" land use may not be established or enlarged where it is closer than 182.88 metres from any of the following land uses: (a) another "Retail Trade, Cannabis"; (b) "Assembly, Community"; (c) "Institution, Education"; (d) "Institution, Day Care"; or (e) "Open Space, Active".

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Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
				(2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with any of the land uses mentioned in subsection (1); and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer. (3) Any application submitted for a development permit in respect of a "Retail Trade, Cannabis" land use must identify and include the consent of the property owner and the proposed "Retail Trade, Cannabis" land use operator licensed by Saskatchewan Liquor and Gaming Authority.
T2.7	• Agriculture, Animal Support	Permitted if: (a) the gross floor area is 500 square metres or less; and (b) on a lot abutting a lot zoned Industrial.	Discretionary in all other cases.	---
T2.8	• Transportation, Parking Lot		Discretionary	The "Transportation, Parking Lot" land use will only be considered as a principal use when it permits long-term shared parking or off-street caveated parking to meet minimum parking requirements of the use for which it is provided.

Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.9	• Industry, Light	Permitted if the gross floor area is 300 square metres, or less, per lot.	Discretionary if the gross floor area is above 300 square metres but less than 1,000 square metres or less per lot.	(1) Must be contained entirely indoors. (2) Must be: (a) accessory to a principal land use in one of the following land use classes: "Institution", "Food & Beverage", "Retail Trade", "Service Trade" or "Wholesale Trade"; and (b) the gross floor area dedicated to this land use shall not exceed the gross floor area that is dedicated to the principal land use prescribed above.
T2.10	• Retail Trade, Outdoor Lot • Storage, Outdoors	Permitted if: (a) the dedicated outdoor area is 500 square metres, or less, per lot; and (b) is accessory to a permitted or discretionary principal use.	Discretionary if: (a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 1.F1 in Chapter 1, and the dedicated outdoor area is greater than 500 square metres per unit but less 5,000 square metres, per lot; or (b) the proposed inside of an Urban Centre or Urban Corridor, as identified on Figure 1.F1 in Chapter 1, and dedicated outdoor area is greater than 500 square metres per unit; and (c) is not accessory to a permitted or discretionary principal use.	---
T2.11	• Storage, Personal	Permitted if: (a) the gross floor area is 750 square metres or less, per lot; and (b) accessory to a permitted or discretionary principal use.	Discretionary if: (a) the gross floor area is greater than 750 square metres, per lot; or (b) is not accessory to a permitted or discretionary principal use.	---

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Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.12	• Service Trade, Heavy • Service Trade, Motor Vehicle - Light • Storage, Warehousing	Permitted if: (a) the gross floor area is 750 square metres, or less, per lot; and (b) all above-ground fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, are located at least 75 metres from the nearest Dwelling land use.	Discretionary if: (a) the gross floor area is above 750 square metres per lot; or (b) any above-ground fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, are located less than 75 metres from the nearest Dwelling land use.	(1) All fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, shall be located at least: 610 millimetres from a public water supply well; and 100 metres away from a public water supply reservoir. (2) Underground storage tanks shall meet the Saskatchewan Ministry of Environment's design and operational requirements. (3) The minimum distance prescribed in T2.13 shall be measured from the equipment to the nearest contour of the well or reservoir or the nearest wall of a building.
T2.13	• Service Trade, Motor Vehicle Wash - Light	Permitted if: (a) there are four or fewer wash bays per lot; and (b) two or fewer entrances / exits (i.e. garage doors) per lot.	Discretionary if there are five or more wash bays per lot; or three or more entrances / exits (i.e. garage doors) per lot.	(1) All washing equipment shall be contained in a fully enclosed building, except for any entrance or exit. (2) In addition to other applicable requirements, where a Wash is proposed on a lot that adjoins a Sensitive Lot or Major Roadway, all entrances and exits (i.e. garage doors) shall be oriented to avoid negatively impacting the Sensitive Lot or Major Roadway.

Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.14	• Assembly, Community • Assembly, Recreation • Assembly, Religious	Permitted if the sum of the gross floor area plus the dedicated outdoor area is 3,000 square metres or less, per lot.	Discretionary if the sum of the gross floor area plus the dedicated outdoor area is greater than 3,000 square metres per lot.	(1) The "Assembly Community" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Assembly, Community" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.15	• Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit	Permitted within: (a) a Building, Stacked on a lot that contains non-Dwelling uses that are permitted or discretionary in the Mixed Large Market zone; and (b) any building type that contain non-Dwelling uses that are permitted or discretionary in the Mixed Large Market zone.	---	(1) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area. (2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 4C.7.

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Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.16	• Residential Business	Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the Dwelling; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*:	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.	(1) The gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.16 (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5). (4) Notwithstanding the permitted or discretionary area requirements of section T2.16, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area. (5) The following land uses or land use classes are prohibited as a "Residential Business" in the Mixed Large Market zone: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class;

Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
				(i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class.
T2.16	• Residential Business			(6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2.16(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2.16 shall only be considered in locations designated, as "live/work" areas through a secondary or concept plan.

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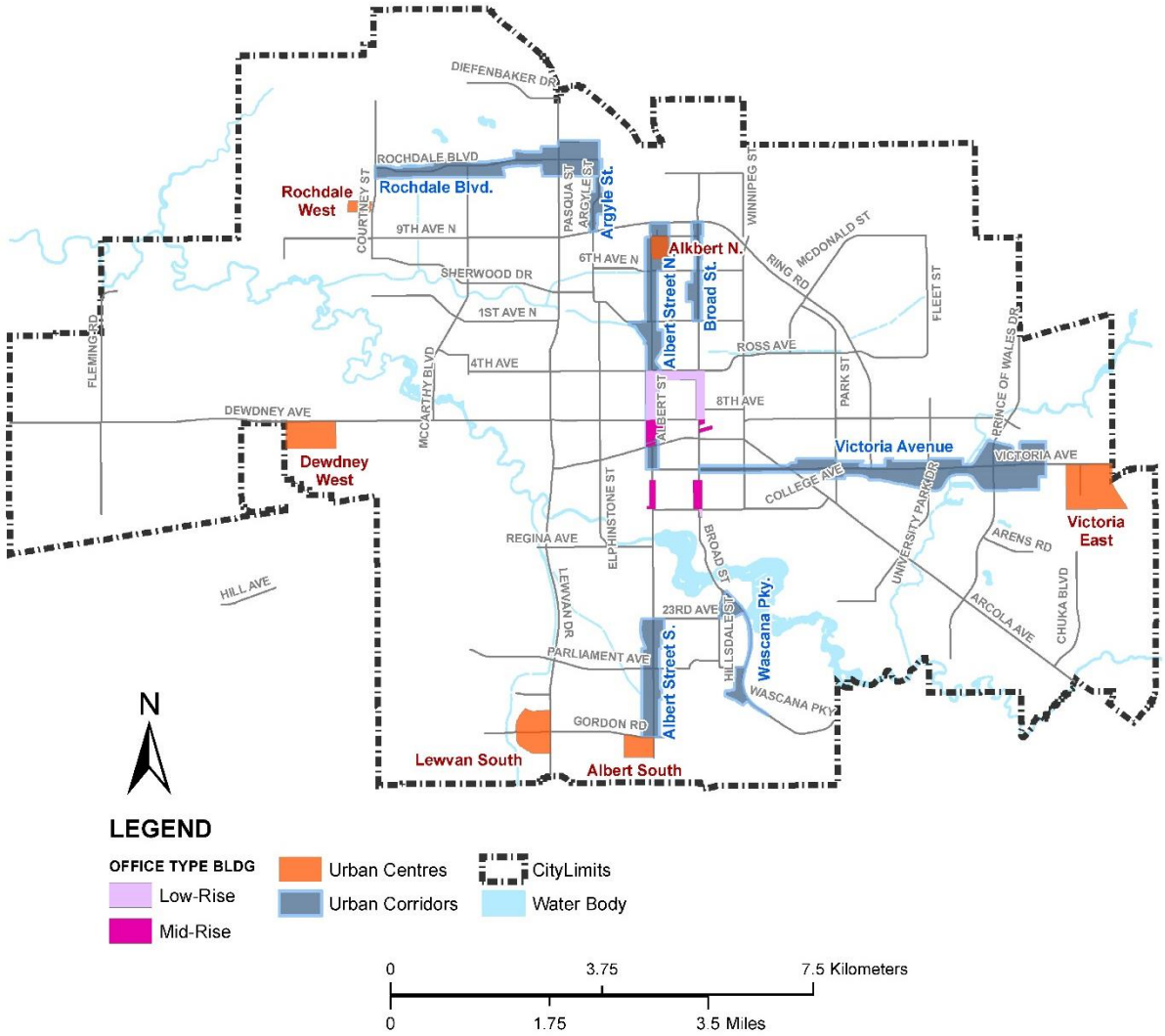

Figure 4C.F1: Office Area, Urban Centres and Urban Corridors

4C.4 DEVELOPMENT STANDARDS IN THE MIXED LARGE MARKET ZONE

4.1 DEVELOPMENT STANDARDS

The standards prescribed in Table 4C.T3 apply to all principal buildings and land uses in the Mixed Large Market zone.

Table 4C.T3: MIXED LARGE MARKET ZONE DEVELOPMENT STANDARDS		
Sec.	**Development Criteria**	**Standards (Per Lot)**
T3.1	**Minimum Lot Area**	1,500 square metres
T3.2	**Minimum Lot Frontage)**	22.5 metres
T3.3	**Minimum Property Line Setbacks**	
	(1) From an Active Wall[1] to the nearest adjoining public sidewalk, public plaza or public park and the property line (see Figure 4C.F2)	
	(a) portions of the building bound by the active wall[1] 13 metres or higher in height	2.5 metres
	(b) portions of the building bound by the active wall[1] and below 13 metres in height	Nil
	(2) Otherwise (see Figure 4C.F3)	
	(a) portions of any building or structure higher than 13 metres	9.0 metres
	(b) Portions of any building or structure 8 m or higher but less than 13 metres in height	7.5 metres
	(c) Portions of any building or structure under 8 metres in height	6.0 metres
T3.4	**Maximum Lot Coverage**	
	(1) A lot where: (a) at least 25% of the gross floor area of all buildings on the lot is dedicated to Dwelling land uses; (b) the lot contains at least 20 Dwelling Units; (c) at least 25% of the gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 4C.T2; and (d) at least 25% of the on-site parking is contained within a Parking Structure that is above or below grade.	90%
	(2) Otherwise	65%
T3.5	**Maximum Floor Area Ratio**	
	(1) A lot where: (a) at least 25% of the gross floor area of all buildings on the lot is dedicated to Dwelling land uses; (b) the lot contains at least 20 Dwelling Units; (c) at least 25% of the gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 4C.T2; and (d) at least 25% of the on-site parking is contained within a Parking Structure that is above or below grade.	4.0
	(2) Otherwise	1.5
T3.6	**Maximum Building Height**	
	(1) A building where: (a) at least 25% of the building's gross floor area is dedicated to Dwelling land uses; (b) the building contains at least 20 Dwelling Units; (c) at least 25% of the gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 4C.T2.	30 metres
	(2) A building: (a) that does not meet all requirements prescribed in subsection (1). (b) at least 50% of the building's gross floor area is dedicated to Office land uses; and (c) the building is within the mid-rise office area identified on Figure 4C.F1.	30 metres
	(3) Otherwise	15 metres

NOTES
[1] The requirements of an "Active Wall" are indicated in subsection 4.2(1)

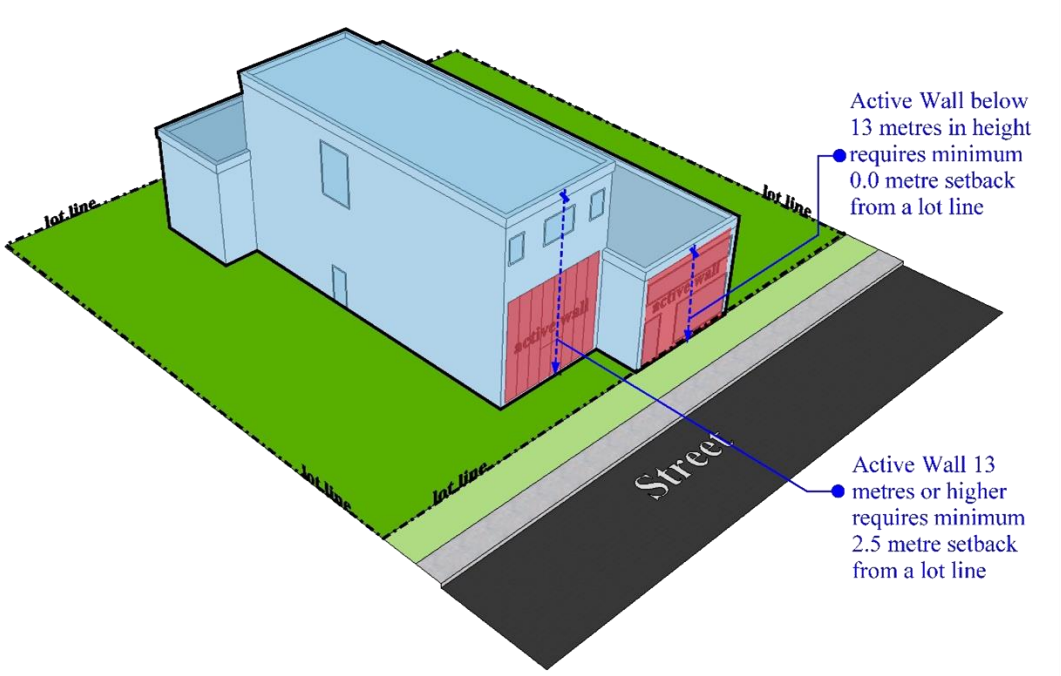

Figure 4C.F2: Mixed Large Market Zone Active Wall

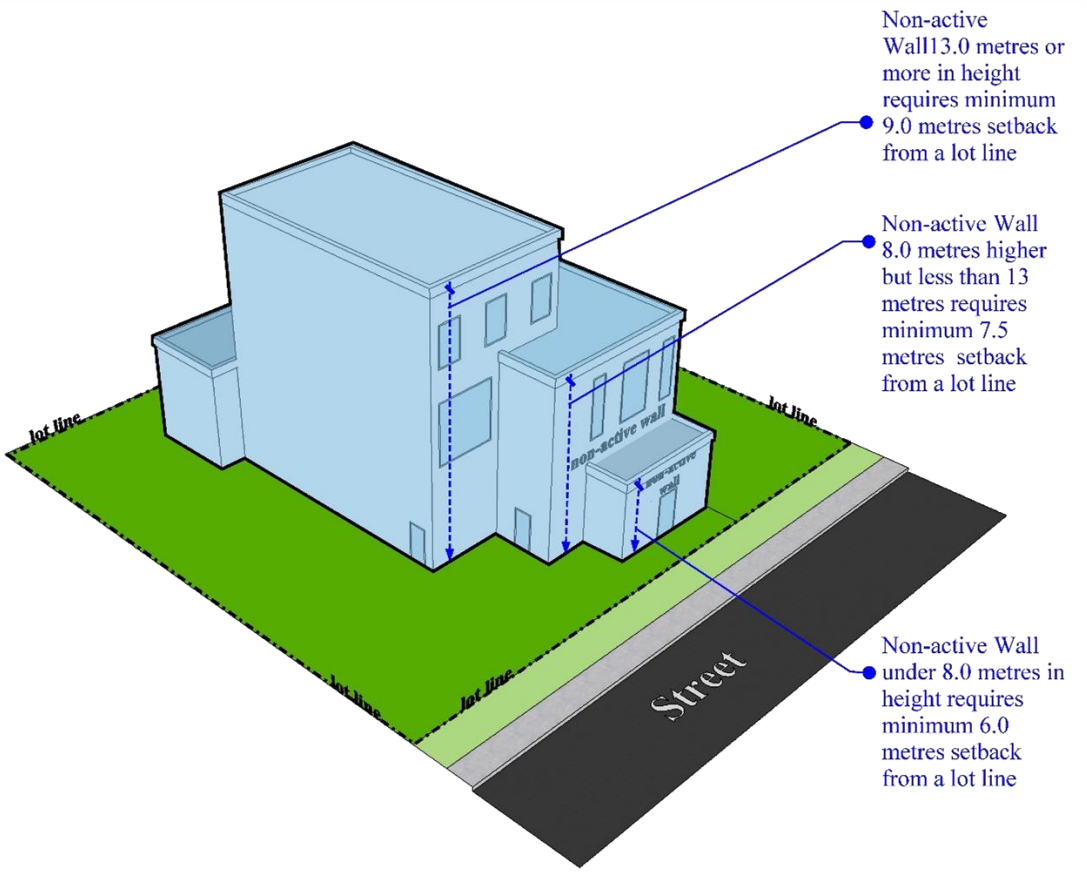

Figure 4C.F3: Mixed Large Market Zone Non-Active Wall

4.2 LOT FRONTAGE

(1) In the Mixed Large Market zone, an active wall is considered a street wall that meets the following requirements:

(a) includes at least one entrance for customers or residents;

(b) every unit bounded by the active wall and within 1.4 metres from grade shall have at least one direct entrance for clients or residents;

(c) the building entrance(s) required in (a) and (b) shall be oriented to allow a customer or resident passage to or from a public sidewalk, public plaza, public walkway or public park;

(d) access required in (c) may be via a private "Open Space, Active," "Food & Beverage, Outdoor" or "Retail Trade, Outdoor Display" land use provided this land use is directly accessible from a public sidewalk, public plaza, public walkway or public park by members of the general public;

(e) at least 80 per cent of the at-grade area directly behind an active wall shall contain active uses ;

(f) none of the following shall be developed between the active wall and a public sidewalk, public plaza, public walkway or public park:

(i) a building;

(ii) a portion of a building;

(iii) a motor vehicle parking stall;

(iv) a motor vehicle loading stall / area, drop-off stall / area, maneuvering area; or

(v) a loading bay.

(g) includes a minimum glazed area of the lesser of:

(i) 60 per cent of the active wall's area; or

(ii) the maximum allowed for a non-sprinklered unprotected opening under the National Building Code.

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(2) Where a lot's front lot line is curved the lot frontage shall be measured as follows, as shown in Figure 4C.F4:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 4C.4.2(2)(a); and

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 4C.4.2(2)(b).

(3) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 4C.F5:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and

(b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 4C.4.2(3)(a).

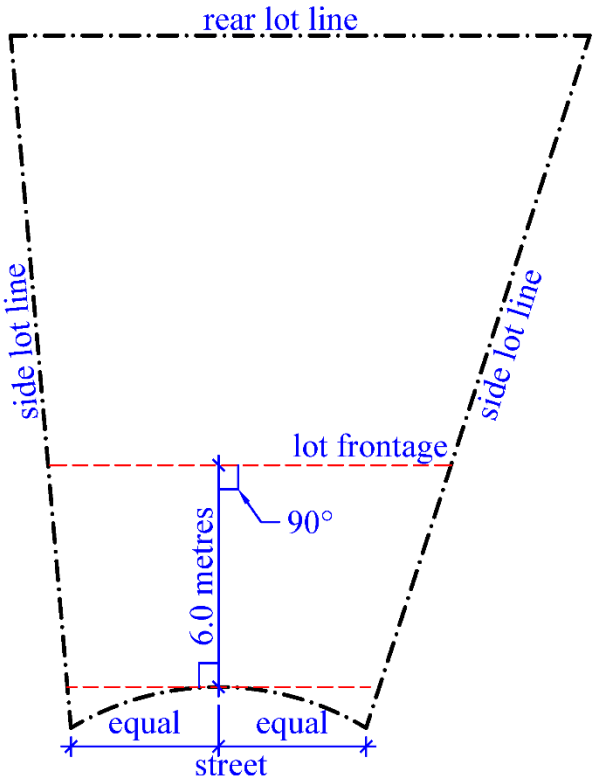

Figure 4C.F4: Minimum Lot Frontage on a Curved Lot

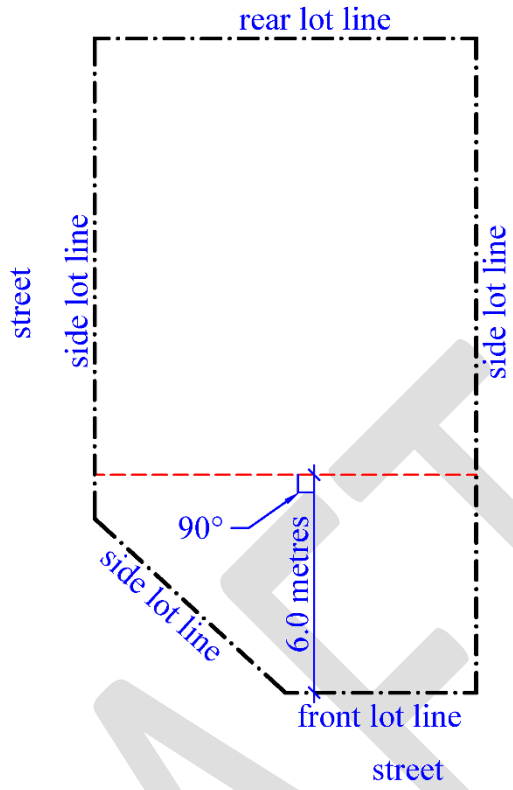

Figure 4C.F5: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 4C.T4.

(2) Encroachments identified in Table 4C.T6 are subject to section 1E.1.9 of Chapter 1.

(3) Minimum setback from lot line to a permitted encroachment may be the lesser of the setback standards prescribed in Tables 4C.T3 and 4C.T4.

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TABLE 4C.T4: MIXED LARGE MARKET ZONE PERMITTED ENCROACHMENT STANDARDS				
Sec.	**Structure**	**Permitted Yard**	**Maximum Projection into Permitted Yard**	**Minimum Setback from Lot Line**
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	All yards	610 millimetres	450 millimetres
T4.2	Fire escape	All yards	1.5 metres	150 millimetres
T4.3	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	All yards	3.0 metres	5.0 metres from any adjoining lot zoned Residential, otherwise 3.0 metres.
	(2) Portion that is less than 600 millimetres in height above grade.	All yards	Unrestricted	Unrestricted
T4.4	Porch	All yards	3.0 metres	5.0 metres from any adjoining lot zoned Residential, otherwise 3.0 metres.
T4.5	Steps above or below grade, landings and wheelchair ramps	All yards	Unrestricted	Unrestricted
T4.6	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures.	All yards	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

(1) Subject to subsection 4C.4.4(2), the maximum building height listed in Table 4C.T3 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 4C.4.4(1):

(a) may not be used for human habitation; and

(b) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

4C.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

(1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building as prescribed in Table 4C.T3.

(2) Notwithstanding subsection 4C.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:

(a) 10 square metres or less in area; and

(b) 4 metres or less in height.

(3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 4C.T4.6.

4C.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Mixed Large Market zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) the accessible building entrance, if it exists; or

(b) the building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in subpart 1F.3 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located within an area provided to meet the total site landscaping area.

(3) No more than 50% of the property line abutting an arterial street, expressway, or freeway shall have motor vehicle parking between a building and the street.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 4C.T5 apply to development in the Mixed Large Market Zone.

(2) If, in determining the number of requirement parking stalls, a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fraction over one-half shall be deemed to be equivalent to one full stall.

(3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

<table>
<tr><th colspan="4">TABLE 4C.T5: MIXED LARGE MARKET ZONE PARKING REQUIREMENTS</th></tr>
<tr><th>Sec.</th><th>Land Use</th><th colspan="2">Motor Vehicle</th></tr>
<tr><td>T5.1</td><td>Dwelling, Unit</td><td colspan="2">One stall is required per Dwelling Unit.</td></tr>
<tr><td>T5.2</td><td>Dwelling, Assisted Living</td><td colspan="2">0.4 stalls are required per Dwelling Unit.</td></tr>
<tr><td>T5.3</td><td>Dwelling, Group Care</td><td colspan="2">The greater of:
(a) one stall is required per six beds; or
(b) two stalls are required.</td></tr>
<tr><td>T5.4</td><td>Service Trade, Homestay</td><td colspan="2">0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.</td></tr>
<tr><td rowspan="9">T5.5</td><td rowspan="9">Institution, Day Care</td><td colspan="2">(1) One stall is required per land use; and
(2) Passenger drop-off stalls are required in accordance with the following:</td></tr>
<tr><td>Individuals Under Care</td><td>Minimum Number of Passenger Drop-off Stalls</td></tr>
<tr><td>1-10</td><td>1 stall</td></tr>
<tr><td>10-15</td><td>2 stalls</td></tr>
<tr><td>16-30</td><td>3 stalls</td></tr>
<tr><td>31-45</td><td>4 stalls</td></tr>
<tr><td>46-60</td><td>5 stalls</td></tr>
<tr><td>More than 60</td><td>Two additional stalls for each increment of 15 individuals in excess of 60</td></tr>
<tr><td colspan="2">(3) Notwithstanding subsection (2) where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum off-site passenger drop-off stall requirements accordingly.
(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</td></tr>
<tr><td>T5.6</td><td>Business, Residential</td><td colspan="2">(1) Minimum one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot.
(2) No required parking stalls for the Dwelling Unit shall be utilized for the Residential Business.
(3) Where the Residential Business is an Institution, Day Care, parking requirements listed under T5. 5 shall apply.</td></tr>
<tr><td rowspan="2">T5.7</td><td rowspan="2">All other land uses</td><td>On a lot where at least 25% of the total gross floor area of all buildings on the lot is dedicated to Dwelling land uses; the lot contains at least 20 Dwelling Units; at least 25% of the total gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Table 4C.T2; and at least 25% of the on-site parking is contained within a Parking Structure that is above or below grade.</td><td>(1) For the first 150 square metres in total floor area, no parking stall is required.
(2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 150 square metres of total floor area.</td></tr>
<tr><td>Otherwise</td><td>(1) For the first 150 square metres in total floor area, no parking stall is required.
(2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 75 square metres of total floor area.</td></tr>
</table>

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 4C.6.5(1).

(3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 4C.6.5(1) or (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 4C.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 20 Dwelling Units that are developed on a lot, the developer shall provide a minimum of one long-term bicycle parking stall within the same building(s) as the Dwellings. This may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 4C.6.6(2).

(2) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 4C.T5 or not, there shall be either:

(a) one short-term bicycle parking stall;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of clauses 4C.6.6(2)(a) and (b).

(3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(5) Required long-term bicycle stalls shall be located either:

(a) on the grade floor of the principal building(s) on the lot; or

(b) within a secure area close to the building entrance.

(6) If the motor vehicle parking stalls are covered and/or within a structure, then the bicycle parking stalls must also be covered and/or within a structure.

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

(1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.

(2) Notwithstanding the motor vehicle parking requirements in sections 4C.6.4 and 4C.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide motor vehicle parking and loading facilities beyond that mentioned in subsection 4C.6.7(1).

4C.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) Any lot in the Mixed Large Market zone requires a minimum total site landscaping area of 10 per cent.

(2) Developments within the Mixed Large Market zone shall provide a minimum 9.0 metre landscaped strip where the parking area abuts a residential development, institutional development or a public street. A maximum of 3.0 metres of such landscaped strip may be applied to the total site landscaping requirement prescribed in subsection 4C.7(1).

(3) The landscaping requirements are for a principle use only.

(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

The following planting ratios shall apply to all development in the Mixed Large Market Zone to meet the total site landscaping area, as required in subsection 4C.7.1:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every 10 metres abutting a public street, a minimum of one deciduous tree is required; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPE AREAS

(1) Exposed soil will only be considered toward the total site sandscaping area in Open Space, Active used to grow plants or shrub beds.

(2) The total site landscaping area, as required by clause 4C.7.1, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscape design areas (see Figure 4C.F6);

(c) boulevard areas;

(d) curbing;

(e) perimeter screening; and

(f) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 4C.F6 may be subject to additional landscaping requirements.

(4) Boulevard areas may only be used to fulfil the total site landscaping requirement, upon the approval of the Development Officer.

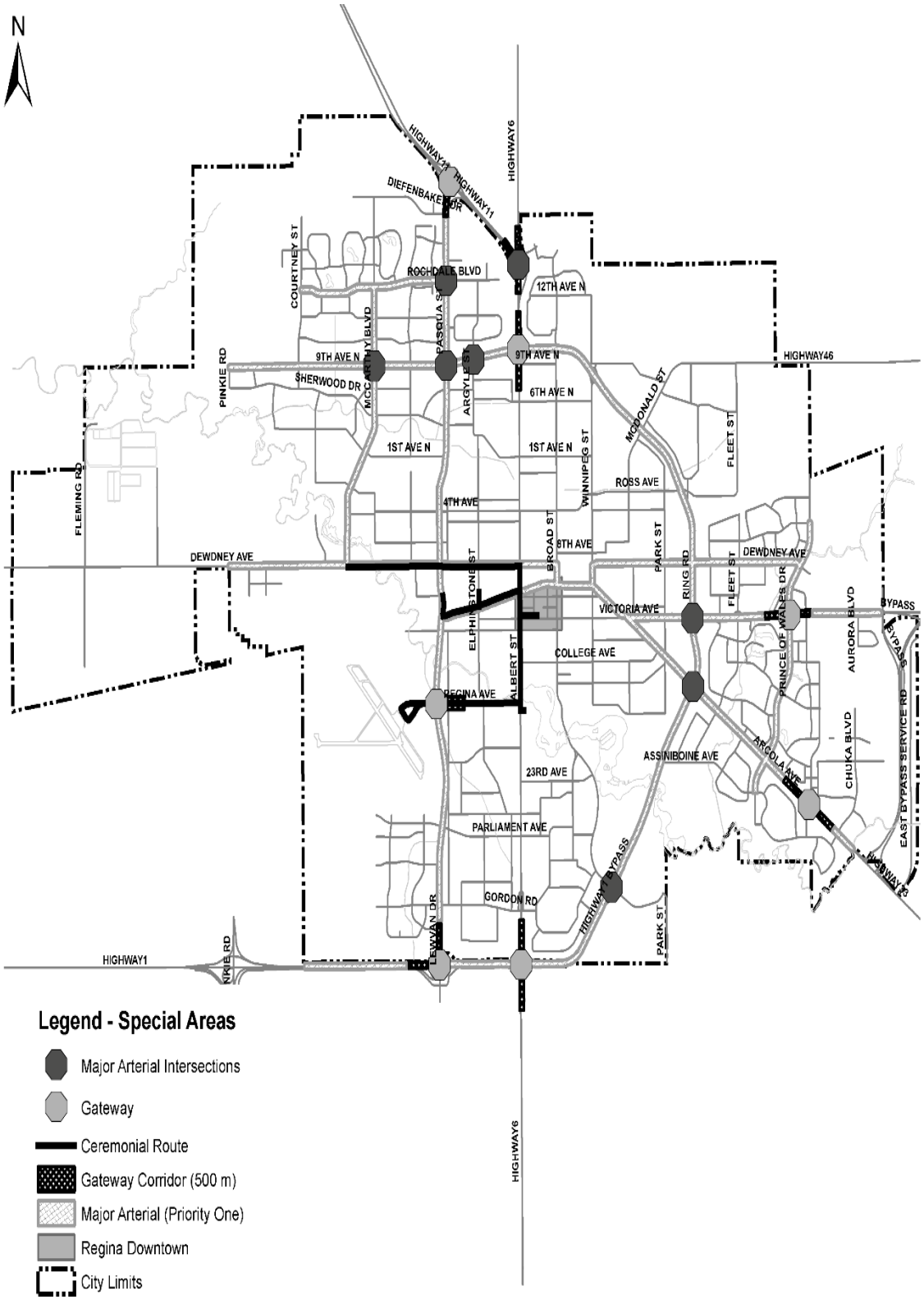

Figure 4C.F6: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Mixed Large Market zone shall include aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot zoned Residential.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Mixed Large Market zone shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) any collection area for garbage, refuse or recycling;

(b) any storage area that is outdoors or partially outdoors;

(c) any industrial activity that is outdoors or partially outdoors.

(3) Notwithstanding the requirements of subsections 4C.7.5(1) and (2):

(a) perimeter shrubs and aesthetic screening is not required for the front lot of Retail Trade, Outdoor Lot land use;

(b) requirements not explicitly excluded in clause 4C.7.3(3)(a), such as minimum tree requirements, are still required for Retail Trade, Outdoor Lot; and

(c) no aesthetic screening or setback shall be required between a “Food & Beverage, Outdoor” or “ Retail Trade, Outdoor Display land use and a public street, public sidewalk or public park.

PART 4D
OA – OFFICE AREA ZONE

4D.1 INTENT

Land zoned Office Area is intended to:

(a) allow for limited medium office development outside of Downtown that is consistent with the Office Development Policy of the *Official Community Plan*; and

(b) to discourage the relocation of medium Office uses from the Downtown by limiting the type, scale and size of Office uses in the Office Area zone.

4D.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in part 4D apply to all land uses and developments in the Office Area zone.

(2) The requirements of Chapter 1 apply to all land uses, proposed land uses, developments and proposed developments in the Office Area zone.

(3) The Office Area zone shall only be applied to a site:

(a) within an area identified in Map 6 of *The Official Community Plan* as an Office Area or as an Urban Centre.

4D.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED BUILDING TYPES

Table 4D.T1 lists building types that are permitted or discretionary in the Office Area zone.

TABLE 4D.T1: OFFICE AREA ZONE BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 24 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 24 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 24 metres.	---
T1.4	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 24 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 24 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 24 metres.	---

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3.2 LAND USE REQUIREMENTS

(1) Table 4D.T2 lists land uses that are permitted or discretionary in the Office Area zone, subject to:

(a) the land-use-specific regulations in Table 4D.T2;

(b) the development standards in section 4D.4;

(c) the parking and loading requirements in section 4D.5;

(d) the landscaping, buffering and visual screening requirements of section 4D.6; and

(e) the other regulations of this Bylaw.

(2) When considering approval of a land use or a land use intensity listed as discretionary in Table 4D.T2, the Development Officer shall evaluate the application based on the review criteria for discretionary uses listed in section 1E.3.6 of this Bylaw.

(3) The following land uses are prohibited in the Office Area zone:

(a) any land use that is not listed in Table 4D.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 4D.T2;

(c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and

(d) any land use where hazardous materials are produced or processed.

Table 4D.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE OFFICE AREA ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Food & Beverage, Outdoor • Retail Trade, Outdoor Display	Permitted if the dedicated outdoor area is: (a) less than 100 square metres, per unit but not greater than 5,000 square metres per lot; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land.	Discretionary if: (a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 4D.F1, and gross floor area is greater than 100 square metres per unit but not greater than 5,000 square metres, per lot; (b) proposed inside of an Urban Centre or Urban Corridor, as identified on Figure 4D.F1, and Gross Floor Area is greater than 100 square metres per unit; or (c) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential.	---
T2.2	• Industry, Laboratory • Office, Industry	Permitted if the gross floor area is less than 1,000 square metres, per building.	Discretionary if the gross floor area is above 1,000 square metres but less than 4,000 square metres, per building.	---

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Table 4D.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE OFFICE AREA ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.3	• Assembly, Recreation • Food & Beverage, Catering • Food & Beverage, Lounge • Food & Beverage, Restaurant • Industry, Artistic • Institution, Day Care • Institution, Education • Institution, Health Care • Institution, Humanitarian Service • Institution, Training • Office, Professional • Retail Trade, Shop • Service Trade, Clinic • Service Trade, Light • Service Trade, Personal	Permitted if: (a) the gross floor area is less than 500 square metres, per unit; or (b) the gross floor area is less than 2,000 square metres, per building; and the Dedicated Outdoor Area does not exceed 2,000 square metres per lot.	---	(1) The "Institution, Education" and "Institution, Day Care" land uses may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Institution, Education" or "Institution, Day Care" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.4	• Drive-Through, Accessory • Open Space, Active • Public Use, General • Transportation, Parking Structure	Permitted	---	(1) The "Open Space, Active" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use; and (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the Open Space, Active land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.

Table 4D.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE OFFICE AREA ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.5	• Dwelling, Assisted Living • Dwelling, Group Care • Dwelling, Unit	Permitted	---	(1) The use is only permitted in a Building, Stacked containing a non-Dwelling land use. (2) No building may dedicate more than 50% of its gross floor area to Dwelling land uses. (3) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area. (4) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 4D.7.
T2.6	• Residential Business	Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.	(1) The gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.6. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5).

Table 4D.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE OFFICE AREA ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.6	• Residential Business			(4) Notwithstanding the permitted or discretionary area requirements of section T2.6, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area.) The following land uses or land use classes are prohibited as a "Residential Business" in the Mixed Low-Rise zone: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and,

Table 4D.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE OFFICE AREA ZONE				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.6	• Residential Business			(n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted (8) Notwithstanding clause T2.6(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2.6 shall only be considered in locations designated, as "live/work" areas through a secondary or concept plan.

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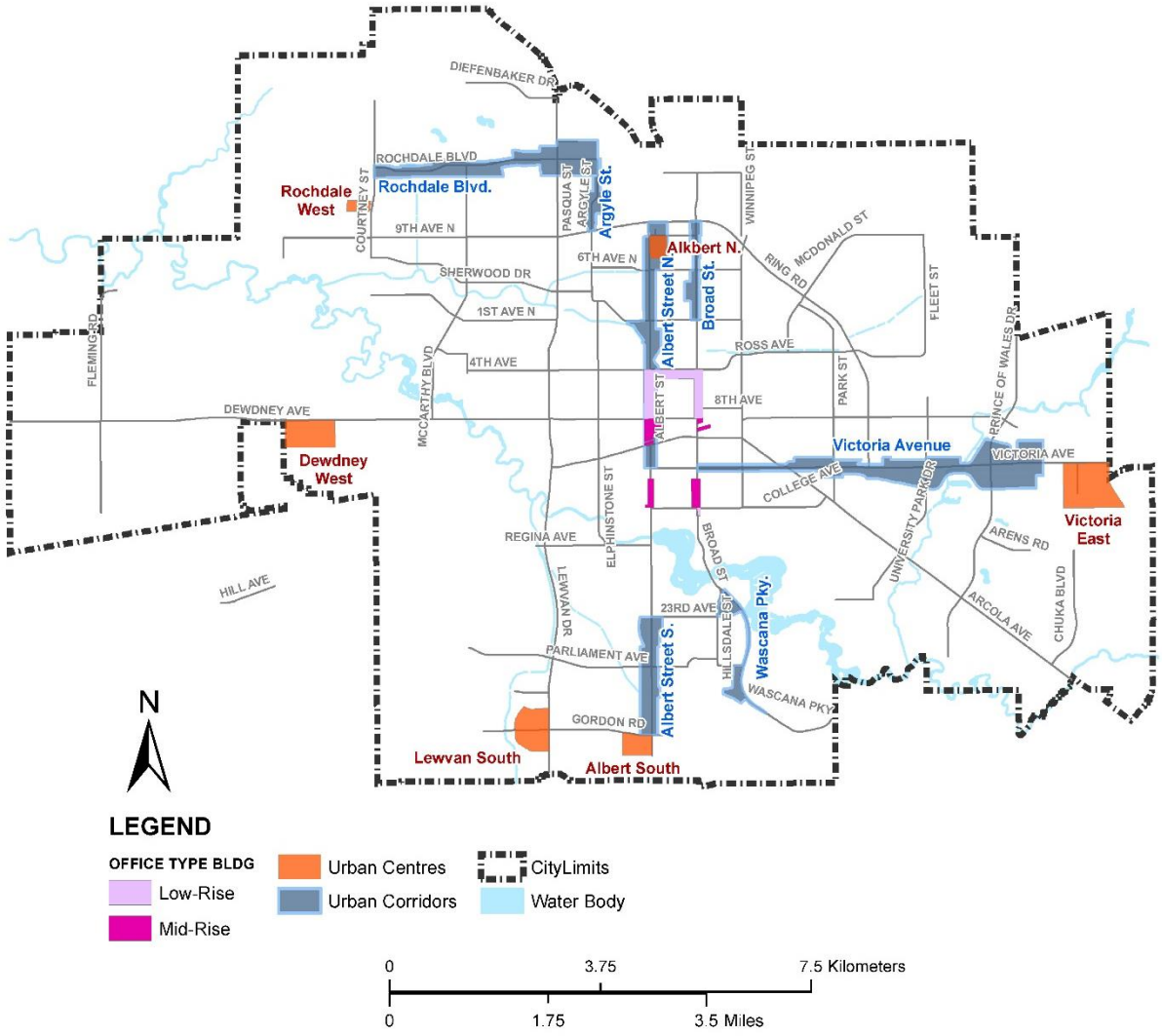

Figure 4D.F1: Office Area, Urban Centres and Urban Corridors

4D.4 DEVELOPMENT STANDARDS IN THE OFFICE AREA ZONE

4.1 DEVELOPMENT STANDARDS

The standards laid out in Table 4D.T3 apply to all buildings and land uses in the Office Area zone.

Table 4D.T3: OFFICE AREA ZONE DEVELOPMENT STANDARDS		
Sec.	**Development Criteria**	**Standards (Per Lot)**
T3.1	**Minimum Lot Area**	2,000 square metres
T3.2	**Maximum Building Gross Floor Area**	
	(1) Maximum non-dwelling gross floor area per any given building.	4,000 square metres
	(2) Maximum gross floor area of dwelling land uses per any given building.	2,000 square metres
	(3) Maximum total gross floor area per any given building.	6,000 square metres
T3.3	**Minimum Lot Frontage**	30 metres
T3.4	**Minimum Front Yard Setback**	3 metres
T3.5	**Minimum Rear Yard Setback**	
	(1) Where the rear yard adjoins a lot zoned Residential.	10 metres
	(2) Where (1) is not the case and the rear yard adjoins a public road.	3 metres from the public road right-of-way.
	(3) Where neither (1) nor (2) are the case.	5 metres
T3.6	**Minimum Side Yard Setback**	
	(1) Where the rear yard adjoins a lot zoned Residential or a lot containing three or more dwellings.	10 metres
	(2) Where (1) is not the case and the side yard adjoins a public road.	3 metres from the public road right-of-way.
	(3) Where neither (1) nor (2) are the case.	nil
T3.7	**Maximum Coverage**	65 %
T3.8	**Maximum Floor Area Ratio**	
	(1) Where gross floor area is 4,000 square metres or less	2.5
	(2) Where gross floor area is greater than 4,000 square metres	3.0
T3.9	**Minimum Building Height**	8 metres
T3.10	**Maximum Building Height**	
	(1) Where gross floor area is 4,000 square metres or less	16 metres
	(2) Where gross floor area is great than 4,000 square metres[1]	24 metres

4.2 LOT FRONTAGE

(1) Where a lot's front lot line is curved the lot frontage shall be measured as follows, as shown in Figure 4D.F2:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 4D.4.2(1)(a); and

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 4D.4.2(1)(b).

(2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 4D.F3:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and

(b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 4D.4.2(2)(a).

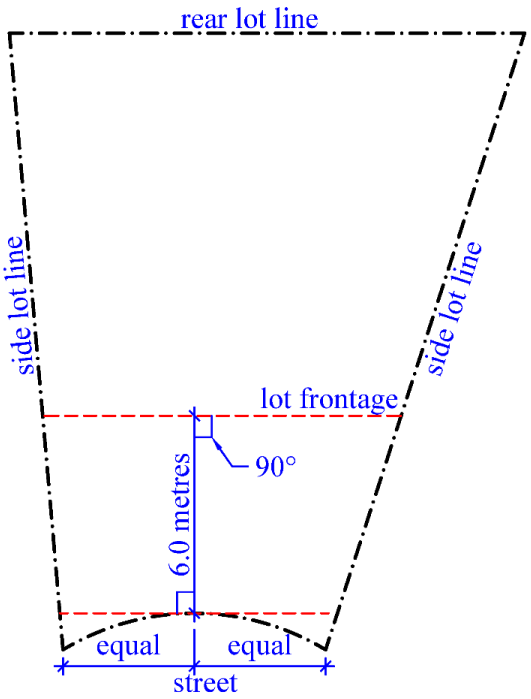

Figure 4D.F2: Minimum Lot Frontage on a Curved Front Lot

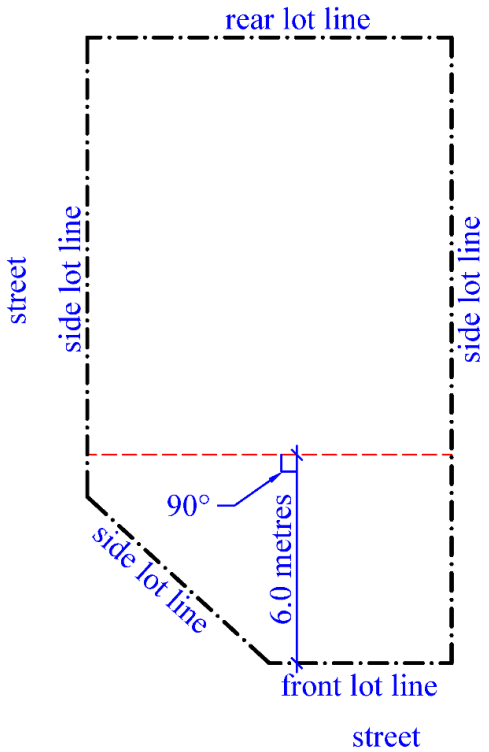

Figure 4D.F3: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment whatsoever, except as permitted by Table 4D.T4.

(2) Encroachments are subject to section 1E.1.9 of Chapter 1.

(3) Minimum setback from lot line to a permitted encroachment may be the lesser of the setback standards prescribed in Tables 4D.T3 and 4D.T4.

TABLE 4D.T4: OFFICE AREA ZONE PERMITTED ENCROACHMENT STANDARDS

Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	610 millimetres	450 millimetres
T4.2	Cantilever – no more than 2.4 square metres in combined area of all cantilevers when measured horizontally	• One Interior Side Yard Only • Flankage Yard	610 millimetres	450 millimetres
T4.3	Fire escape	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.5	Porch	• Front Yard • Rear Yard	1.5 metres	3.0 metres
T4.6	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

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4.4 HEIGHT EXCEPTIONS

(1) Subject to section 4D.3.4(2), the maximum building height listed in Table 4D.T3 shall not apply to any of the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 4D.4.4(1):

(a) may not be used for human habitation; and

(b) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

4D.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

(1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building as prescribed in Table 4D.T2.

(2) Notwithstanding subsection 4D.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:

(a) 10 square metres or less in area; and

(b) 4 metres in or less in height.

(3) All accessory, structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 4D.T4.7.

(4) Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 4D.T4.7.

4D.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Office Area zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) the accessible building entrance, if it exists; or

(b) the building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in subpart 1F.3 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located within areas provided to meet the total site landscaping area.

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6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 4D.T5 apply to development in the Office Area zone.

(2) If, in determining the number of required parking stalls, a fractional parking stall is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fraction over one-half shall be deemed to be equivalent to one full stall.

(3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

(6) The City shall allow parking stalls in addition to the maximum motor vehicle parking stalls prescribed in Table 4D.T5 in the following situations:

(a) if the parking is located in an above-grade or below-grade parking structure; or

(b) where payment is made by the applicant or owner, calculated on the basis of $7,000 per additional parking stall, to be expended by the City for the purpose of acquiring or supporting public parking or transit, or other public amenities or services.

<table>
<tr><th colspan="4">TABLE 4D.T5: OFFICE AREA ZONE PARKING REQUIREMENTS</th></tr>
<tr><th>Sec.</th><th>Land Use</th><th colspan="2">Motor Vehicle</th></tr>
<tr><td rowspan="10">T5.1</td><td rowspan="10">Institution, Day Care</td><td colspan="2">(1) One stall is required per land use; and
(2) Passenger drop-off stalls are required in accordance with the following:</td></tr>
<tr><td>Individuals Under Care</td><td>Minimum Number of Passenger Drop-off Stalls</td></tr>
<tr><td>1-10</td><td>1 stall</td></tr>
<tr><td>10-15</td><td>2 stalls</td></tr>
<tr><td>16-30</td><td>3 stalls</td></tr>
<tr><td>31-45</td><td>4 stalls</td></tr>
<tr><td>46-60</td><td>5 stalls</td></tr>
<tr><td>More than 60</td><td>Two additional stalls for each increment of 15 individuals in excess of 60</td></tr>
<tr><td colspan="2">(3) Notwithstanding subsection (2) where the applicant can demonstrate that, to the satisfaction of the Development Officer, on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.
(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.
(6) A maximum of two parking stalls are required per land use.*</td></tr>
<tr><td>T5.2</td><td>Dwelling, Unit</td><td colspan="2">(1) A minimum of one stall is required per Dwelling Unit.
(2) A maximum of 1.5 parking stalls are required per Dwelling Unit.*</td></tr>
<tr><td>T5.3</td><td>All land uses other than those listed in other sections.</td><td colspan="2">(1) A minimum of one parking stall is required per 75 square metres of total floor area.
(2) A maximum of one parking stall per 35 square metres of total floor area.*</td></tr>
<tr><td colspan="4">Note: *See section 4D.6.4(6).</td></tr>
</table>

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 4D.6.5(1).

(3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 4A.6.5(1) or (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 4D.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

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6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 20 Dwelling Units that are developed on a lot, the developer shall provide a minimum of one long-term bicycle parking stall within the same building(s) as the Dwellings. This may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 4D.6.6(2).

(2) For every 10 required motor vehicle parking, whether to meet the parking requirement in Table 4D.T5 or not, there shall be either:

(a) two short-term bicycle parking stalls;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of clauses 4D.6.6(2)(a) and (b) to the satisfaction of the Development Officer.

(2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(5) Required long-term bicycle stalls shall be located either:

(a) on the grade floor of the principal building(s) on the lot; or

(b) within a secure area closer to the entrance than the motor vehicle parking stalls.

(6) If the motor vehicle parking stalls are covered and/or within a structure, then the bicycle parking stalls must also be covered and/or within a structure.

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

(1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained with any development approved after such date.

(2) Notwithstanding the motor vehicle parking requirements in sections 4D.6.4 and 4D6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide motor vehicle parking and loading facilities beyond that mentioned in subsections 4D.6.7(1).

4D.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) Any lot in the Office Area zone requires a minimum total site landscaping area of 10 per cent.

(2) A pedestrian walkway at least 1.5 metres in width, shall, to the satisfaction of the Development Officer, connect the front entrance of every principal building on-site to:

(a) the adjacent sidewalk;

(b) the appropriate parking area(s); and

(c) in the case where multiple principal buildings are built on the same lot, other principal buildings.

(3) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 4D.7(1).

(4) The landscaping requirements are for a principle use only.

(5) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

The following planting ratios shall apply to all developments in the Office Area zone to meet the total site landscaping area, as required by section 4D.7.1.

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every 10 metres abutting a public street, a minimum of one deciduous tree is required; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

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7.3 INCLUDED LANDSCAPE AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.

(2) The total site landscaping area, as required by subsection 4D.7.1 (1), may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscape design areas (see Figure 4C.F4);

(c) boulevard areas;

(d) curbing;

(e) perimeter screening; and

(f) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 4D.F4 may be subject to additional landscaping requirements.

(4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

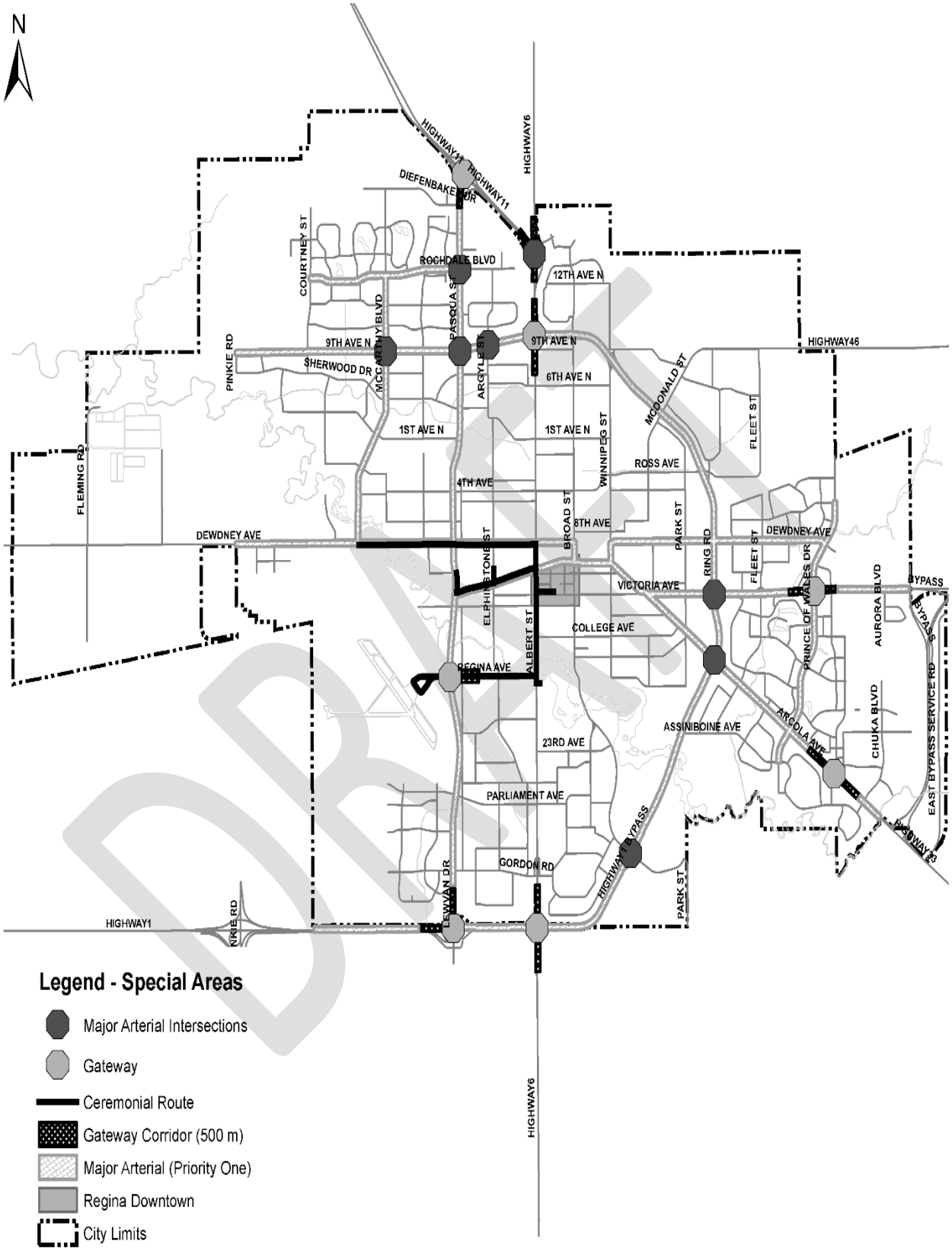

Figure 4D.F4: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Office Area zone shall include aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot zoned Residential.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Office Area zone shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) any collection area for garbage, refuse or recycling;

(b) any storage area that is outdoors or partially outdoors;

(c) any industrial activity that is outdoors or partially outdoors.

(3) Notwithstanding the requirements of subsections 4D.7.5(1) and (2), no aesthetic screening or setback shall be required between a “Food & Beverage, Outdoor” or “ Retail Trade, Outdoor Display land use and a public street, public sidewalk or public park.

PART 5A
IP – INDUSTRIAL PRESTIGE ZONE

5A.1 INTENT

This zone is intended to:

(a) gradually integrate low-intensity industrial development in suitable locations in or near neighbourhoods with a mix of uses;

(b) provide an appropriate transition between non-industrial land uses and higher-intensity industrial land uses; and

(c) provide for high standards of development at points of entry into industrial areas.

5A.2 APPLICATION

(1) The regulations, standards and requirements prescribed in part 5A apply to all land uses and developments in the Industrial Prestige zone.

(2) The requirements of Chapter 1 apply to all land uses, proposed land uses, development and proposed developments in the Industrial Prestige zone.

(3) The Industrial Prestige zone shall apply to lands intended to:

(a) gradually integrate low-intensity industrial development in suitable locations in or near neighbourhoods with a mix of uses;

(b) provide an appropriate interface between non-industrial land uses and higher-intensity industrial land uses; or

(c) be a point of entry into an industrial area.

5A.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

(1) Table 5A.T1 lists building types that are permitted or discretionary in the Industrial Prestige zone.

(2) Any building types other than those listed in Table 5A.T1 are prohibited in the Industrial Prestige zone.

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(3) A lot can contain multiple buildings that are permitted or discretionary in the Industrial Prestige zone.

TABLE 5A.T1: INDUSTRIAL PRESTIGE ZONE BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---
T1.4	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---

3.2 LAND USE REQUIREMENTS

(1) Table 5A.T2 lists land uses and land use intensities that are permitted or discretionary in the Industrial Prestige zone, subject to compliance with:

(a) the land-use-specific regulations in Table 5A.T2;

(b) the development standards in subpart 5A.4;

(c) the parking and loading requirements in subpart 5A.6;

(d) the landscaping and aesthetic screening requirements of subpart 5A.7; and

(e) the other regulations of this Bylaw.

(2) In addition to the review criteria for discretionary uses prescribed in Subpart 1E.3 of Chapter 1, every discretionary use application for lands in the Industrial Prestige zone which proposes a land use that is not an Industry land use class shall be evaluated for suitability based on the following criteria:

(a) whether the features such as scale, site layout and development orientation of the proposal, in the opinion of the City, can be reasonably expected to specifically support nearby industrial uses and their staff rather than clients from the general public; and

(b) whether the zone with the proposed uses would, in the opinion of the City, continue to be predominantly industrial in nature.

(3) The following land uses are prohibited in the Industrial Prestige zone:

(a) any land use that is not listed in Table 5A.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 5A.T2;

(c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and

(d) any land use where hazardous materials are produced or processed.

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TABLE 5A.T2: INDUSTRIAL PRESTIGE ZONE LAND USES				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Food & Beverage, Outdoor	Permitted if the dedicated outdoor area is: (a) less than 100 square metres per lot; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.	Discretionary if the dedicated outdoor area is: (a) 100 square metres per lot, or more; or (b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential	---
T2.2	• Retail Trade, Shop • Wholesale Trade, Indoor	Permitted if gross floor area is less than 250 square metres per lot.	Discretionary if gross floor area is between 250 and 1,000 square metres per lot, inclusive.	(1) All activities must be indoors. (2) "Retail Trade, Shop" and "Wholesale Trade, Indoor" land use activities are restricted as follows: (a) only articles, commodities and materials which are serviced, processed, altered or produced on the lot may be sold from the lot; or (b) equipment, supplies and materials which are, in the opinion of the Development Officer, directly associated with land uses classified in the "Agriculture;" "Industry;" "Service Trade" or "Storage" land use classes may only be sold from a lot in an Industrial Prestige zone if the lot is 100 metres or further from of a lot zoned Residential or Mixed-Use.
T2.3	• Industry, Light • Industry, Salvaging – Light • Institution, Humanitarian Service • Institution, Training • Service Trade, Heavy	Permitted if the gross floor area is less than 500 square metres per lot.	Discretionary if the gross floor area is 500 square metres or more per lot.	(1) All activities must be indoors. (2) An accessory "Retail Trade" land use is permitted on the same lot as an "Industry, Salvaging – Light" land use provided retail trade activities are limited to the sale and purchase of materials collected, recycled or processed on-site.

TABLE 5A.T2: INDUSTRIAL PRESTIGE ZONE LAND USES				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.4	• Office, Industry	Permitted if gross floor area is 1,000 square metres per lot, or less.	---	(1) All activities must be indoors. (2) The combined gross floor area of all land uses in the "Office, Industry" land use class may not exceed 1,000 square metres, per lot.
T2.5	• Agriculture, Animal Support • Agriculture, Indoor • Food & Beverage, Catering • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Storage, Personal • Storage, Warehousing	Permitted if gross floor area is less than 1,000 square metres per lot.	Discretionary if gross floor area is 1,000 square metres or more per lot.	(1) All activities must be indoors.
T2.6	• Assembly, Recreation • Institution, Day Care • Open Space, Active • Public Use, General	Permitted	---	(1) No outdoor storage is permitted. (2) The "Institution, Day Care" and "Open Space, Active" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (3) The measurement required in (2) shall: (a) be a straight line, measured from the nearest point of the portion of the building used for "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Institution, Day Care" land use; and (b) shall be assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.7	• Transportation, Parking Structure	Permitted as an accessory use.	---	---

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5A.4 DEVELOPMENT STANDARDS IN THE INDUSTRIAL PRESTIGE ZONE

4.1 DEVELOPMENT STANDARDS

The standards prescribed in Table 5A.T3 apply to all buildings and land uses in the Industrial Prestige zone.

TABLE 5A.T3: INDUSTRIAL PRESTIGE ZONE DEVELOPMENT STANDARDS		
Sec.	**Development Criteria**	**Standards (Per Lot)**
T3.1	**Minimum Lot Area**	2,000 square metres
T3.2	**Minimum Lot Frontage**	30 metres
T3.3	**Minimum Front Yard Setback**	9 metres
T3.4	**Minimum Rear Yard Setback**	
	(1) Where adjoining a public lane or utility easement	
	(a) Portions of any building or structure higher than 8 metres	4.5 metres
	(b) Portions of any building or structure 4 to 8 metres in height	1.5 metres
	(c) Portions of any building or structure under 4 metres in height	450 millimetres
	(2) Where not adjoining a public lane or utility easement	
	(a) Portions of any building or structure higher than 8 metres	7.5 metres
	(b) Portions of any building or structure 4 to 8 metres in height	4.5 metres
	(c) Portions of any building or structure under 4 metres in height	3.5 metres
T3.5	**Minimum Side Yard Setbacks**	
	(1) Minimum single side yard setback	
	(a) Where abutting a Sensitive Lot or Major Roadway	7.5 metres
	(b) Where not abutting a Sensitive Lot or Major Roadway	Nil
	(2) Minimum total side yard setback	6.0 metres
T3.6	**Maximum Lot Coverage**	50%
T3.7	**Maximum Building Height**	15 metres

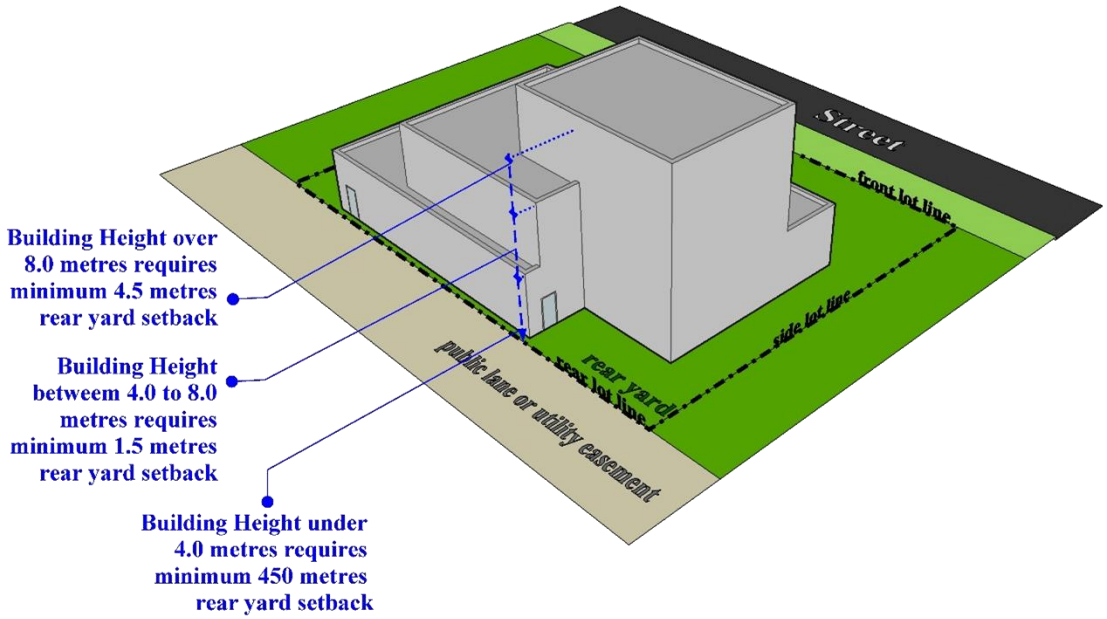

Figure 5A.F1: Minimum Rear Yard Setback Requirements

4.2 LOT FRONTAGE

(1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 5A.F2:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 5A.4.2(1)(a); and

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 5A.4.2(1)(b).

(2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 5A.F3:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and

(b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 5A.4.2(2)(a).

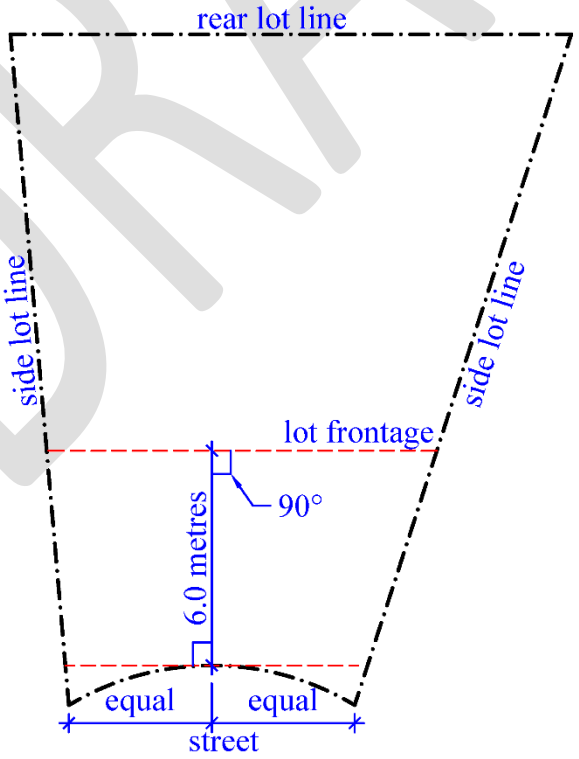

Figure 5A.F2: Minimum Lot Frontage on a Curved Front Lot

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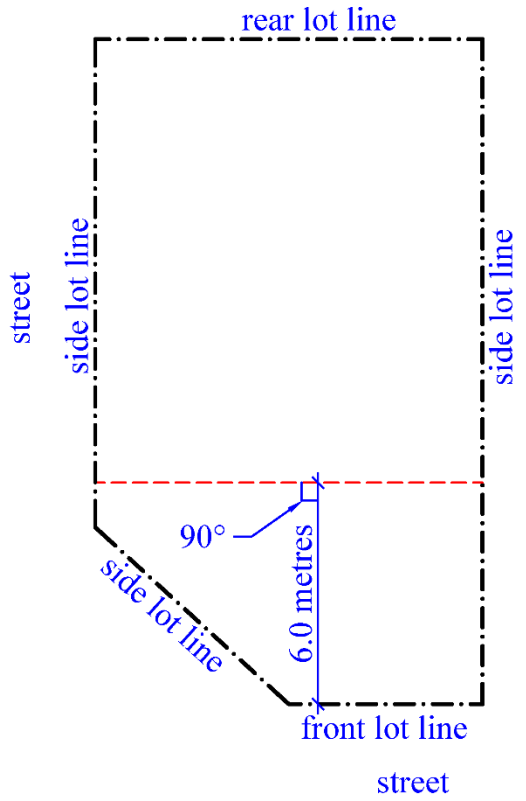

Figure 5A.F3: Minimum Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 5A.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.

(3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 5A.T3 and 5A.T4.

TABLE 5A.T4:INDUSTRIAL PRESTIGE ZONE PERMITTED ENCROACHMENTS				
Sec.	**Structure**	**Permitted Yard**	**Maximum Projection into Permitted Yard**	**Minimum Setback from Lot Line**
T4.1	Fire escape	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise, unrestricted.
T4.2	Uncovered Balcony, Deck or Platform:			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Interior Side Yard • Flankage Yard •Rear Yard	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise, unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise, unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.3	Any balcony, porch, deck, or platform that is covered. Includes "Food & Beverage, Outdoor" land use subject to the land use requirements	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	7.5 metres	1.5 metres from front lot line and 450 millimetres from each of the side and rear lot lines.
T4.4	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

(1) Subject to subsection 5A.4.4(2), the maximum building height listed in Table 5A.T3 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

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(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 5A.4.4(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

5A.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

(1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 5A.T3.

(2) Notwithstanding subsection 5A.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:

(a) 10 square metres or less in area; and

(b) 4 metres or less in height.

(3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

5A.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Industrial Prestige zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) the accessible building entrance, if it exists; or

(b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in Subpart 1F.3 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:

(a) any area provided to meet the total site landscaping area; or

(b) the front yard.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 5A.T5 apply to development in the Industrial Prestige zone.

(2) If, in determining the number of required parking stalls, a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fraction over one-half shall be deemed to be equivalent to one full stall.

(3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 5A.T5: INDUSTRIAL PRESTIGE ZONE PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle	
T5.1	Institution, Day Care	(1) One stall is required per land use; and (2) Passenger drop-off stalls are required in accordance with the following:	
		Individuals Under Care	**Minimum Number of Passenger Drop-off Stalls**
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
		46-60	5 stalls
		More than 60	Two additional stalls for each increment of 15 individuals in excess of 60
		(3) Notwithstanding subsection (2), where the applicant demonstrates to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly; (4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the offsite passenger drop-off stall requirements of subsection (2). (5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.	
T5.2	All other land uses	One stall is required per 175 square metres of total floor area.	

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 5A.6.5(1).

(3) All loading stalls shall be clearly marked to indicate their purpose.

(4) Notwithstanding subsections 5A.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 5A.T5 or not, there shall be either:

(a) one short-term bicycle parking stall;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of clauses 5A.6.6(1)(a) and (b).

(2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(4) Required long-term bicycle stalls shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area close to the building entrance.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

5A.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) Any lot in the Industrial Prestige zone requires a minimum total site landscaping area of five per cent.

(2) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 5A.7(1).

(3) The landscaping requirements are for a principle use only.

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(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING RATIOS

The following planting ratios shall apply to all developments in the Industrial Prestige zone to meet the total site landscaping area as required by subsection 5A.7.1:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.

(2) The total site landscaping area, as required by subsection 5A.7.1, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscaped design areas (see Figure 5A.F4);

(c) boulevard areas;

(d) curbing; and

(e) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 5A.F4 may be subject to additional landscaping requirements.

(4) Boulevard areas may only be used to fulfil the total site landscaping requirement upon the approval of the Development Officer.

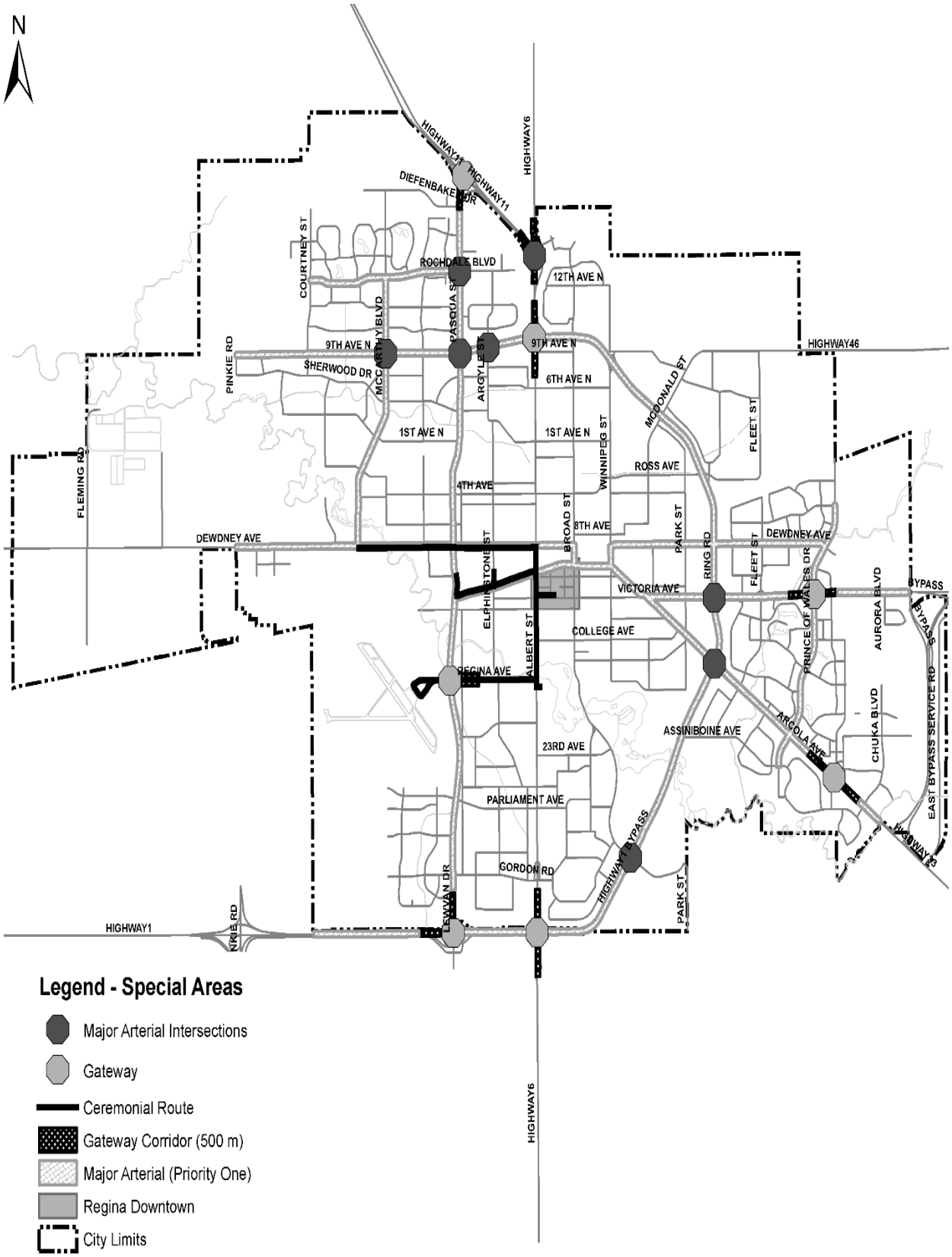

Figure 5A.F4: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE LAND USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Industrial Prestige zone shall include aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot in a Residential zone.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) any collection area for garbage, refuse or recycling;

(b) any manoeuvering area or loading / unloading bay.

PART 5B
IL – INDUSTRIAL LIGHT ZONE

5B.1 INTENT

This zone is intended to:

(a) gradually integrate low-intensity and medium-intensity industrial development in suitable locations in or near neighbourhoods with a mix of uses;

(b) provide an appropriate transition between non-industrial land uses and higher-intensity industrial land uses;

(c) provide for higher intensity uses where there are separations between the industrial land and sensitive lots;

(d) allow for limited consumer-oriented non-industrial land uses, such as retailing and wholesaling in conjunction with products that are produced on-site; and

(e) allow for small scale commercial activities which support industrial uses and their employees.

5B.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in Part 5B apply to all land uses and developments in the Industrial Light zone.

(2) The requirements of Chapter 1 apply to all land uses, proposed land uses, developments and proposed developments in the Industrial Light zone.

(3) The Industrial Light zone shall apply to lands that:

(a) do not abut a lot zoned Residential or Mixed-Use; and

(b) are suitable for industrial activities, including outdoor industrial activities.

5B.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

(1) Table 5B.T1 lists building types that are permitted or discretionary in the Industrial Light zone.

(2) Any building types other than those listed in Table 5B.T1 are prohibited in the Industrial Light zone.

(3) A lot can contain multiple buildings that are permitted or discretionary in the Industrial Light zone.

TABLE 5B.T1: INDUSTRIAL LIGHT ZONE BUILDING TYPES

Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---

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TABLE 5B.T1: INDUSTRIAL LIGHT ZONE BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1.4	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---

3.2 LAND USE REQUIREMENTS

(1) Table 5B.T2 lists land uses and land use intensities that are permitted or discretionary in the Industrial Light zone, subject to compliance with:

(a) the land-use-specific regulations in Table 5B.T2;

(b) the development standards in Subpart 5B.4;

(c) the parking and loading requirements in Subpart 5B.6;

(d) the landscaping and aesthetic screening requirements of Subpart 5B.7; and

(e) the other regulations of this Bylaw.

(2) In addition to the review criteria for discretionary uses prescribed in Subpart 1E.3 of Chapter 1, every discretionary use application for lands in the Industrial Light zone which proposes a land use that is not an Industry land use class shall be evaluated for suitability based on the following criteria:

(a) whether the features such as scale, site layout and development orientation of the proposal, in the opinion of the City, can be

reasonably expected to specifically support nearby industrial uses and their staff rather than clients from the general public; and

(b) whether the zone with the proposed uses would, in the opinion of the City, continue to be predominantly industrial in nature.

(3) The following land uses are prohibited in the Industrial Light zone:

(a) any land use that is not listed in Table 5B.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 5B.T2;

(c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and

(d) any land use where hazardous materials are produced or processed.

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.1	• Food & Beverage, Outdoor	Permitted if dedicated outdoor area is: (a) less than 100 square metres per lot; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use	Discretionary if dedicated outdoor area is: (a) 100 square metres per lot, or more; or (b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential.	---
T2.2	• Food & Beverage, Lounge • Food & Beverage, Restaurant • Service Trade, Clinic • Service Trade, Light • Service Trade, Personal	Permitted if gross floor area is less than 300 square metres per lot.	Discretionary if gross floor area is between 300 and 1,000 square metres per lot, inclusive.	(1) No land use within this group shall be developed within 100 metres of any lot zoned Residential or Mixed-Use, except that this regulation shall not apply to any lot located within the 100 and 200 blocks of North Winnipeg Street.

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.3	• Retail Trade, Shop • Wholesale Trade, Indoor	Permitted if gross floor area is less than 300 square metres per lot.	Discretionary if gross floor area is between 300 and 1,000 square metres per lot, inclusive.	(1) "Retail" and "Wholesale" trade land uses are restricted as follows: (a) convenience items, such as food, may only be sold from a lot in the Industrial Light zone if it is 100 metres or further from a lot zoned Residential or Mixed-Use; (b) only articles or commodities which are serviced, altered or produced on the lot made sold from the lot; or (c) equipment, supplies and materials which are, in the opinion of the Development Officer, directly associated with land uses classified in the "Agriculture;" "Industry;" "Service Trade" or "Storage" land use classes may only be sold from a lot in the Industrial Light zone if it is 100 metres or further from of a lot zoned Residential or Mixed-Use. (2) The limitations prescribed in subsection (1) do not apply to lots within the 100 and 200 blocks of North Winnipeg Street.
T2.4	• Office, Industry	Permitted if gross floor area is 1,000 square metres per lot, or less.	Discretionary if: (a) gross floor area is above 1,000 square metres per lot but not more than 7,500 square metres, per lot; and (b) the development is located within the Low-Rise Office Area identified on Map 6 of the *Official Community Plan*.	---

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.5	• Institution, Training • Retail Trade, Cannabis	Permitted if gross floor area is less than 300 square metres per lot.	Discretionary if gross floor area is 300 square metres per lot, or more.	(1) A "Retail Trade, Cannabis" land use is permitted only if located within the boundaries of Regina's Old Warehouse Business Improvement District (as defined by Bylaw No. 2013-15 Regina's Old Warehouse Business Improvement District Bylaw. (2) A "Retail Trade, Cannabis" land use may not be established or enlarged on a lot that is closer than 182.88 metres from any of the following land uses: (a) Another "Retail Trade, Cannabis"; (b) "Assembly, Community"; (c) "Institution, Education"; (d) "Institution, Day Care"; or (e) "Open Space, Active" (3) The measurement required by subsection (2) shall: (a) be a straight line, measured from the nearest point of the portion of the building used or proposed to be used as "Retail Trade, Cannabis" land use to the nearest portion of the lot currently developed with any of the land uses mentioned in subsection (2); and (b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.

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TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.6	• Agriculture, Animal Support • Agriculture, Indoor • Food & Beverage, Catering • Industry, Food & Beverage • Industry, Laboratory • Industry, Salvaging – Light • Institution, Health Care • Service Trade, Heavy • Service Trade, Motor Vehicle – Heavy • Service Trade, Motor Vehicle – Light • Service Trade, Wash – Heavy • Service Trade, Wash – Light • Storage, Warehousing	Permitted if: (a) entirely indoors; and (b) either: (i) the gross floor area is less than 500 square metres per lot, where the lot abuts a Sensitive Lot; or (ii) the gross floor area is less than 2,000 square metres, per lot, where the lot does not abut a Sensitive Lot.	Discretionary if: (a) entirely or partially outdoors; (b) the gross floor area is more than 500 square metres, per lot, where the lot abuts a Sensitive Lot; or (c) the gross floor area is more than 2,000 square metres, per lot, where the lot does not abut a Sensitive Lot.	(1) "Service Trade, Wash – Heavy" and "Service Trade, Wash – Light" land uses are restricted as follows: (a) all washing equipment shall be contained in a fully enclosed building, except for any entrance or exit; and (b) where the use is proposed on a lot that abuts a Sensitive Lot or Major Roadway, all entrances and exits shall be positioned to avoid facing the Sensitive Lot or Major Roadway. (2) The following additional regulations apply to any proposed land use that includes any fuel pumps, fuel tanks and liquefied petroleum storage tanks: (a) all fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, shall be located at least: (i) 610 metres from a public water supply well; and (ii) 100 metres away from a public water supply reservoir: and (b) every underground storage tank shall meet the Saskatchewan Ministry of Environment's design and operational requirements.

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.7	• Assembly, Recreation • Industry, Artistic • Industry, Light • Institution, Day Care • Open Space, Active • Public Use, General • Storage, Personal • Transportation, Parking Structure • Transportation, Terminal • Utility, General	Permitted	---	(1) "Institution, Day Care" and "Open Space, Active" land uses may not be established on a lot that closer than 182.88 metres to another lot containing a "Retail Trade, Cannabis" land use. (2) The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used as an" Institution, Day Care" to the nearest portion of the lot containing the "Retail Trade, Cannabis" land use; and. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer. (3) An "Open Space, Active" land use may not be established or enlarged on a lot that is closer than 182.88 metres from: (a) another lot containing an "Assembly, Adult" or Retail Trade, Adult" or "Service Trade, Adult" land use; or (b) a Sensitive Lot.

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TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.8	• Assembly, Adult • Drive-Through, Accessory • Industry, Salvaging – Heavy • Retail Trade, Adult • Retail Trade, Outdoor Lot • Service Trade, Adult • Storage, Hazardous Material • Transportation, Parking Lot • Wholesale Trade, Outdoor	---	Discretionary	(1) An "Assembly, Adult" or "Retail Trade, Adult" or "Service Trade, Adult" land use may not be established or enlarged on a lot that is closer than 182.88 metres from: (a) another lot containing an "Assembly, Adult, "Retail Trade, Adult" or "Service Trade, Adult" land use; or (b) a Sensitive Lot. (2) A "Retail Trade, Outdoor Lot" land use may not be established or enlarged that is closer than 100 metres from a lot zoned Residential or Mixed-Use. (3) The requirements of Subpart 1F.3 of Chapter 1 apply to any land use that includes the storage, processing, or use of Hazardous substances.
T2.9	• Transportation, Parking Stand	Permitted if fewer than 6 stalls per lot.	Discretionary if 6 or more stalls per lot.	---
T2.10	• Dwelling, Unit	---	Discretionary	(1) A Dwelling Unit is only permitted in Building, Detached and only permitted where a Building, Detached with a Dwelling Unit currently exists or previously existed on the lot.
T2.11	• Storage, Outdoor	Permitted if: (a) the outdoor storage area is less than 500 square metres, per lot; and (b) the lot does not abut a Sensitive Lot	Discretionary if: (a) the outdoor storage area is 500 square metres or more, per lot; or (b) the lot abuts a Sensitive Lot	(1) The outdoor storage area on a lot abutting a Sensitive Lot shall be screened from all sides, as required by subsection 5B.7.5(1).

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.12	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land use is restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of a Building, Detached with only one principal Dwelling Unit. (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the building; or, (ii) 80 square metres. where the calculation of such area shall include the area of the basement. (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified. (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building. (e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.

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TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.13	• Residential Business	Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in subsection (5). (4) Notwithstanding the permitted or discretionary area requirements of section T2.7, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area. (5) The following land uses or land use classes are prohibited as a" Residential Business in the Residential Neighbourhood zone: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering";

TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.13	• Residential Business			(f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2.13(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2.7 shall only be considered in locations designated, as "live/work" areas through a secondary or concept plan.

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5B.4 DEVELOPMENT STANDARDS IN THE INDUSTRIAL LIGHT ZONE

4.1 DEVELOPMENT STANDARDS

The standards prescribed in Table 5B.T3 shall apply to all principal buildings and land uses in the Industrial Light zone.

TABLE 5B.T3: INDUSTRIAL LIGHT ZONE DEVELOPMENT STANDARDS		
Sec.	**Development Criteria**	**Standards (Per Lot)**
T3.1	**Minimum Lot Area**	200 square metres
T3.2	**Minimum Lot Frontage**	
	(a) If the lot area is 1,000 square metres or more	30 metres
	(b) If the lot area is 500 square metres or more but below 1,000 square metres	15 metres
	(c) If the lot area is less than 500 square metres	6 metres
T3.3	**Minimum Front Yard Setback**	Nil
T3.4	**Minimum Rear Yard Setback**	
	(1) Where the rear yard does not adjoin a public lane or a utility easement.	
	(a) Portions of any building or structure higher than 8 metres	3.25 metres
	(b) Portions of any building or structure 4 to 8 metres in height	2.0 metres
	(c) Portions of any building or structure under 4 metres in height	1.0 metre
	(2) Where the rear yard adjoin a public lane or a utility easement	450 millimetres
T3.5	**Minimum Side Yard Setbacks**	
	(1) Minimum single side yard setback	
	(a) Where abutting a Sensitive Lot or Major Roadway	1.2 metres
	(b) Minimum side yard not adjoining a Sensitive Lot or Major Roadway	Nil
	(2) Minimum total side yard setback	
	(a) If the lot frontage is 15 metres or more	3.0 metres
	(b) If the lot frontage is less than 15 metres	1.2 metres
T3.6	**Maximum Lot Coverage**	
	(1) If the lot is adjoining a Sensitive Lot or a Major Roadway	50 %
	(2) If the lot is not adjoining a Sensitive Lot or a Major Roadway	75 %
T3.7	**Maximum Building Height**	15 metres

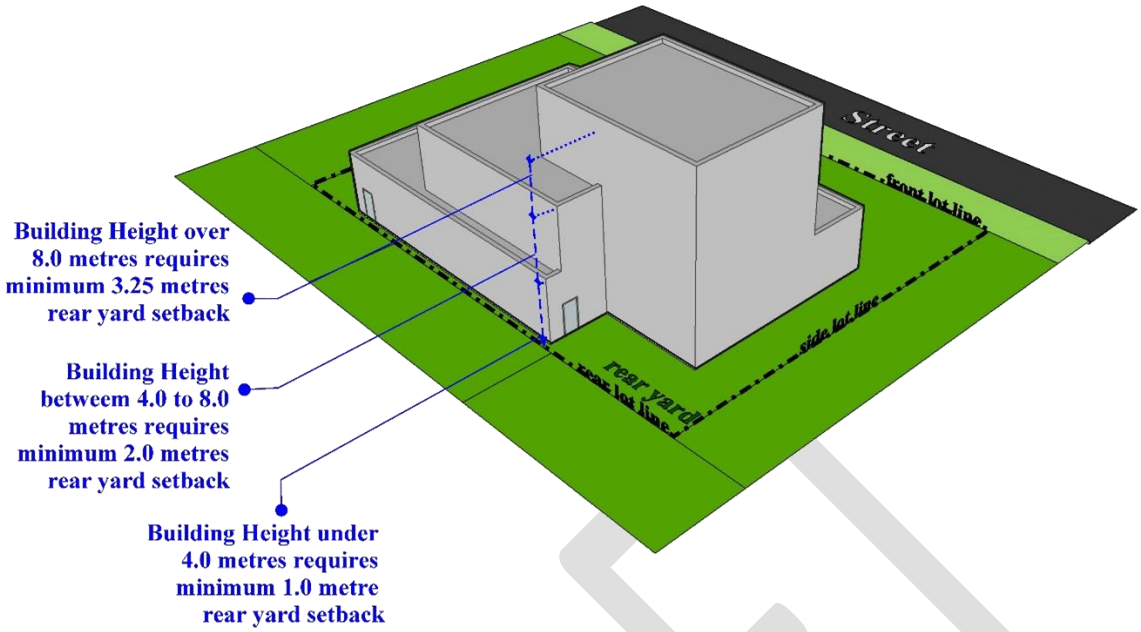

Figure 5B.F1: Minimum Rear Yard Setback Requirements

4.2 LOT FRONTAGE

(1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 5B.F2:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in clause 5B.4.2(1)(a); and

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 5B.4.2(1)(b).

(2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 5B.F3:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and

(b) the lot frontage shall be measured as a line perpendicular to the six-metre distance line prescribed in clause 5B.4.2(2)(a).

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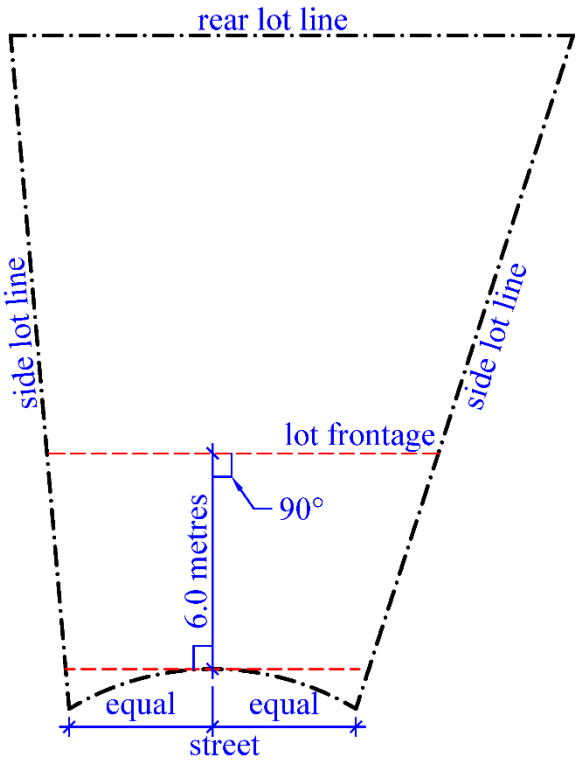

Figure 5B.F2: Minimum Frontage for a Curved Front Lot

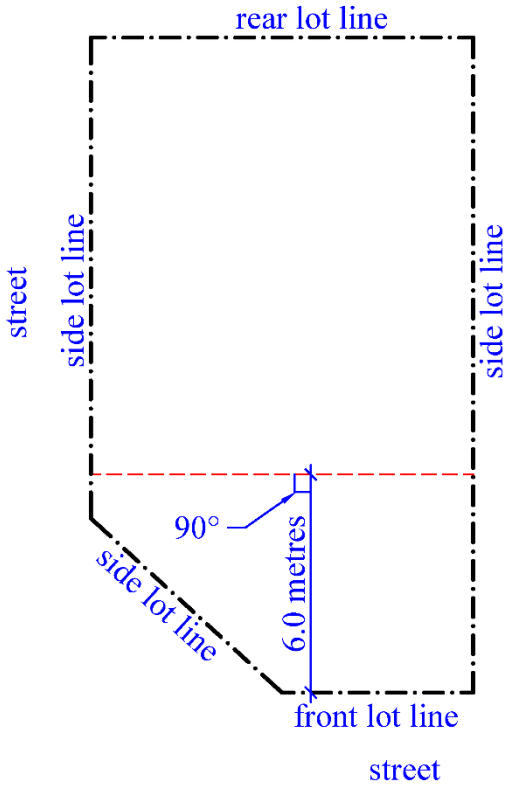

Figure 5B.F3: Minimum Frontage for a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment whatsoever, except in accordance with Table 5B.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.

(3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 5B.T3 and 5B.T4.

TABLE 5B.T4: INDUSTRIAL LIGHT ZONE PERMITTED ENCROACHMENTS

Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting a lot zoned Residential or Mixed-Use, otherwise, unrestricted.
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.3	Any balcony, porch, deck, or platform that is covered, Includes "Food & Beverage, Outdoor" land use subject to the land use requirements	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres	Nil from front lot line and 450 millimetres from each of the side and rear lot lines.
T4.4	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

(1) Subject to subsection 5B.4.4(2), the maximum building height listed in Table 5B.T3 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenances, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 5B.4.4(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

5B.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

(1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 5B.T3.

(2) Notwithstanding subsection 5B.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:

(a) 10 square metres or less in area; and

(b) 4 metres or less in height.

(3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

5B.6 ACCESS, PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Industrial Light zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) the accessible building entrance, if it exists; or

(b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in Subpart 1F.3 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in any area provided to meet the total site landscaping area.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 5B.T5 apply to development in the Industrial Light zone.

(2) If, in determining the number of required parking stalls, a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

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(b) any fraction over one-half shall be deemed to be equivalent to one full stall.

(3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact stalls shall be clearly designated with signs indicating their purpose.

(6) No entrance or egress shall be provided for a motor vehicle to a rear lane on lots within the 100 and 200 blocks of North Winnipeg Street.

TABLE 5B.T5: INDUSTRIAL LIGHT ZONE PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle	
T5.1	Institution, Day Care	(1) One stall is required per land use; and (2) Passenger drop-off stalls are required in accordance with the following:	
		Individuals Under Care	**Minimum Number of Passenger Drop-off Stalls**
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
		46-60	5 stalls
		More than 60	2 additional stalls for each increment of 15 individuals in excess of 60
		(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly. (4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2). (5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.	
T5.2	Dwelling, Unit	One stall is required per Dwelling, Unit.	
T5.3	All other land uses	One stall is required per 175 square metres of total floor area.	

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 5B.6.5(1).

(3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsection 5B.6.5(1) or (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 5B.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 5B.T5 or not, there shall be either:

(a) one short-term bicycle parking stalls;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of clauses 5B.6.6(1)(a) and (b).

(2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(4) Required long-term bicycle stalls shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area close to the building entrance.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

5B.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) Any lot in the Industrial Light zone requires a minimum total site landscaping area of five per cent.

(2) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 5B.7(1).

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(3) The landscaping requirements are for a principle use only.

(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING RATIOS

The following planting ratios shall apply to all developments in the Industrial Light zone to meet the total site landscaping area as required by subsection 5B.7.1:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.

(2) The total site landscaping area, as required by subsection 5B.7.1, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscape design areas (see Figure 5B.F4);

(c) boulevard areas;

(d) curbing; and

(e) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 5B.F4 may be subject to additional landscaping requirements.

(4) Boulevard areas may only be used to fulfil the total site landscaping requirement upon the approval of the Development Officer.

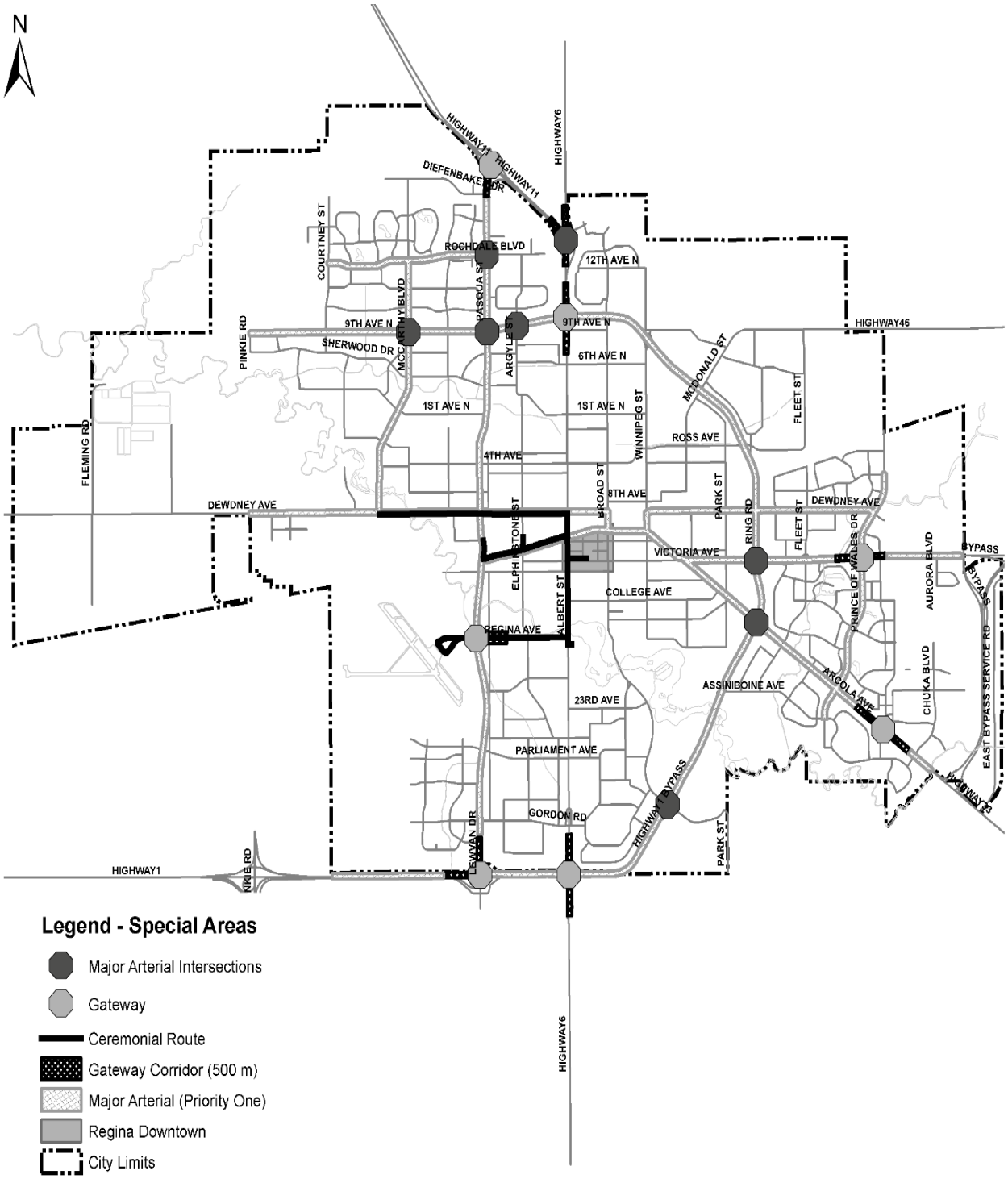

Figure 5B.F4: Major Roadways Landscape Design Areas

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Industrial Light zone shall include aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot in a Residential zone.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) any collection area for garbage, refuse or recycling;

(b) any storage area that is outdoors or partially outdoors; or

(c) any industrial activity that is outdoors or partially outdoors.

(3) Notwithstanding the requirements of subsections 5B.7.5(1) and (2):

(a) perimeter shrubs and aesthetic screening are not required for the front lot of Retail Trade, Outdoor Lot land use;

(b) requirements not explicitly excluded in clause 4B.7.3(3)(a), such as minimum tree requirements, are still required for Retail Trade, Outdoor Lot; and

(c) no aesthetic screening or setback shall be required between a "Food & Beverage, Outdoor" or "Retail Trade, Outdoor Display" land use and a public street, public sidewalk or public park.

7.6 SCREENING FOR SPECIFIC LOCATIONS

In addition to the screening requirements in section 5B.7.5, every new development or substantial addition to an existing development on lots within the 100 and 200 blocks of North Winnipeg Street shall provide a continuous 1.83 metre high fence along the rear property line.

PART 5C
IH – INDUSTRIAL HEAVY ZONE

5C.1 INTENT

This zone is intended to:

(a) protect land suitable for the highest intensity of industrial development;

(b) allow for limited consumer-oriented non-industrial land uses, such as retailing and wholesaling in conjunction with products that are produced on-site; and

(c) allow for small scale commercial activities which support industrial uses and their employees.

5C.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in Part 5C apply to all land uses and developments in the Industrial Heavy zone.

(2) The requirements of Chapter 1 apply to all land uses, proposed land uses, developments and proposed developments in the Industrial Heavy zone.

(3) The Industrial Heavy zone shall apply to lands that:

(a) are suitable for the highest intensity of industry;

(b) are suitable for hazardous material and dangerous goods and can accommodate adequate separations, infrastructure and safeguards to respond to hazards and conditions involving hazardous materials and dangerous goods;

(c) have access to suitable roadways to safely transport hazardous materials and dangerous goods; and

(d) are suitably separated from any sensitive lots.

5C.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

(1) Table 5C.T1 lists building types that are permitted or discretionary in the Industrial Heavy zone.

(2) Any building types other than those listed in Table 5C.T1 are prohibited in the Industrial Heavy zone.

(3) A lot can contain multiple buildings that are permitted or discretionary in the Industrial Heavy zone.

TABLE 5C.T1: INDUSTRIAL HEAVY ZONE BUILDING TYPES

Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---

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TABLE 5C.T1: INDUSTRIAL HEAVY ZONE BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1.4	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---

3.2 LAND USE REQUIREMENTS

(1) Table 5C.T2 lists land uses and land use intensities that are permitted or discretionary in the Industrial Heavy zone, subject to compliance with:

(a) the land-use-specific regulations in Table 5C.T2;

(b) the development standards in Subpart 5C.4;

(c) the parking and loading requirements in Subpart 5C.6;

(d) the landscaping and aesthetic screening requirements of Subpart 5C.7; and

(e) the other regulations of this Bylaw.

(2) In addition to the review criteria for discretionary uses prescribed in Subpart 1E.3 of Chapter 1, every discretionary use application for lands in the Industrial Heavy zone which proposes a land use that is not an Industry land use class shall be evaluated for suitability based on the following criteria:

(a) whether the features such as scale, site layout and development orientation of the proposal, in the opinion of the City, can be reasonably expected to specifically support nearby industrial uses and their staff rather than clients from the general public; and

(b) whether the zone with the proposed uses would, in the opinion of the City, continue to be predominantly industrial in nature.

(3) The following land uses are prohibited in the Industrial Heavy zone:

(a) any land use that is not listed in Table 5C.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 5C.T2; and

(c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw.

TABLE 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.1	• Food & Beverage, Outdoor	Permitted if dedicated outdoor area is: (a) less than 100 square metres per lot; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.	Discretionary if dedicated outdoor area is: (a) 100 square metres per lot, or more; or (b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential.	---
T2.2	• Retail Trade, Shop • Wholesale Trade, Indoor	Permitted if gross floor area is less than 500 square metres per lot.	Discretionary if gross floor area is between 500 and 1,000 square metres per lot.	(1) "Retail Trade, Shop" and "Wholesale Trade, Indoor" land use activities are limited to the sale of articles or commodities which are serviced, altered or produced on the lot.
T2.3	• Institution, Health Care • Institution, Training • Office, Industry	Permitted if gross floor area is 1,000 square metres per lot, or less.	---	(1) The total gross floor area of all land uses in the "Office, Industry" land use class may not exceed 1,000 square metres per lot.
T2.4	• Agriculture, Indoor • Agriculture, Outdoor • Industry, Laboratory	Permitted if entirely indoors.	Discretionary if entirely or partially outdoors.	(1) The requirements of Subpart 1F.3 of Chapter 1 apply to any land use that includes the storage, processing, or use of Hazardous substances.

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TABLE 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.5	• Agriculture, Animal Support • Food & Beverage, Catering • Industry, Artistic • Industry, Food & Beverage • Industry, Light • Industry, Salvaging – Light • Open Space, Active • Public Use, General • Service Trade, Heavy • Service Trade, Motor Vehicle – Heavy • Service Trade, Motor Vehicle – Light • Service Trade, Wash – Heavy • Service Trade, Wash – Light • Storage, Outdoor • Storage, Warehousing • Transportation, Parking Structure • Transportation, Terminal • Utility, General	Permitted	---	(1) "Service Trade, Wash – Heavy" and "Service Trade, Wash – Light" land uses are restricted as follows: (a) all washing equipment shall be contained in a fully enclosed building, except for any entrance or exit; and (b) where the use is proposed on a lot that abuts a Sensitive Lot or Major Roadway, all entrances and exits shall be positioned to avoid facing the Sensitive Lot or Major Roadway. (2) The following additional regulations apply to any proposed land use that includes any fuel pumps, fuel tanks and liquefied petroleum storage tanks (a) all fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, shall be located at least: (i) 610 metres from a public water supply well; and (ii) 100 metres away from a public water supply reservoir; and (b) every underground storage tank shall meet the Saskatchewan Ministry of Environment's design and operational requirements. (3) An "Open Space, Active" land use may not be established or enlarged on a lot that is closer than 182.88 metres from: (a) another lot containing an "Assembly, Adult" or Retail Trade, Adult" land use; or (b) a Sensitive Lot.

TABLE 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.6	• Industry, Heavy • Industry, Salvaging – Heavy • Storage, Hazardous Material	---	Discretionary	(1) The requirements of Subpart 1F.3 of Chapter 1 apply to any land use that includes the storage, processing, or use of Hazardous substances.
T2.7	• Assembly, Range • Assembly, Recreation • Drive-Through, Accessory • Institution, Day Care • Retail Trade, Outdoor Lot • Wholesale Trade, Outdoor	---	Discretionary	(1) A" Retail Trade, Outdoor Lot" or a "Wholesale Trade, Outdoor" land use may not be established or enlarged that is closer than 100 metres from a lot zoned Residential, Mixed-Use or IL-Industrial Light, provided that this regulation shall not apply where the only retail articles or commodities sold are serviced, altered or produced on the lot. (2) An "Assembly, Range" land use is prohibited on any lot that is within 50 metres of a Sensitive Lot or a Major Roadway. (3) No land use where any kind of firearm will be used outdoors may be established within 3.1 kilometres of a Sensitive Lot or a Major Roadway. (4) The "Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (5) The measurement required in subsection (4) shall: (a) be a straight line, measured from the nearest point of the portion of the building used or proposed to be used as a "Retail Trade, Cannabis" land use to the nearest portion of the lot currently developed with any of the land uses mentioned in subsection (4). (b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.

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TABLE 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.8	• Assembly, Adult • Retail Trade, Adult • Service Trade, Adult	---	Discretionary	(1) An "Assembly, Adult" or "Retail, Trade, Adult or "Service Trade, Adult" land use may not be established or enlarged on a lot that is closer than 182.88 metres from: (a) another lot containing an "Assembly, Adult, "Retail Trade, Adult" or "Service Trade, Adult" land use; or (b) a Sensitive Lot.

5C.4 DEVELOPMENT STANDARDS IN THE IH-INDUSTRIAL HEAVY ZONE

4.1 DEVELOPMENT STANDARDS

The standards prescribed in Table 5C.T3 apply to all buildings and Land Uses in the Industrial Heavy zone.

TABLE 5C.T3: INDUSTRIAL HEAVY ZONE DEVELOPMENT STANDARDS		
Sec.	**Development Criteria**	**Standards (Per Lot)**
T3.1	**Minimum Lot Area**	500 square metres
T3.2	**Minimum Lot Frontage**	
	(a) if the lot area is 2,000 square metres or more	60 metres
	(b) if the lot area is 750 square metres or more but less than 2,000 square metres	25 metres
	(c) if the lot area is less than 750 square metres	15 metres
T3.3	**Minimum Front Yard Setback**	7.5 metres
T3.4	**Minimum Rear Yard Setback**	
	(1) Where the rear yard does not adjoin a public lane or utility easement	
	(a) portions of any building or structure higher than 8 metres	3.0 metres
	(b) portions of any building or structure 4 to 8 metres in height	1.5 metres
	(c) portions of any building or structure under 4 metres in height	450 millimetres
	(2) Where the rear yard adjoins a public lane or utility easement	450 millimetres
T3.5	**Minimum Side Yard Setbacks**	
	(1) Minimum single side yard setback	
	(a) where butting a Sensitive Lot or Major Roadway	3.0 metres
	(b) where not abutting a Sensitive Lot or Major Roadway	Nil
	(2) Minimum total side yard setback	
	(a) if the lot frontage is 60 metres or more	7.5 metres
	(b) if the lot frontage is less than 60 metres	3.0 metres
T3.6	**Maximum Lot Coverage**	
	(1) if the lot area is below 2,000 square metres	75%
	(2) if the lot area is 2,000 square metres or more	65%
T3.7	**Maximum Building Height**	15 metres

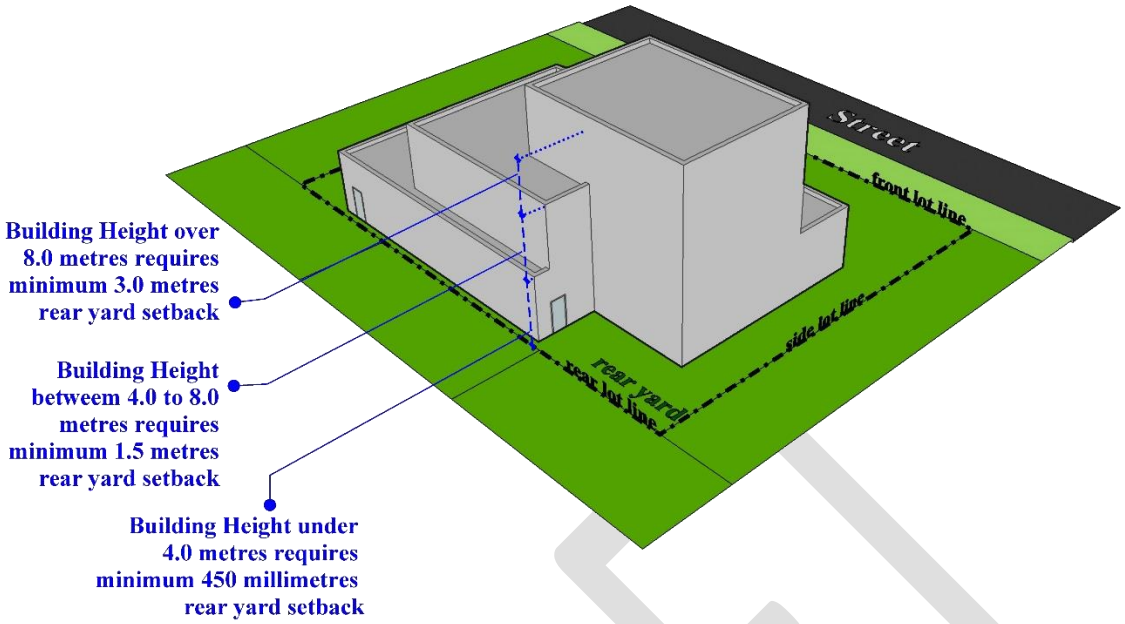

Figure 5C.F1: Minimum Rear Yard Setback Requirements

4.2 LOT FRONTAGE

(1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 5C.F2:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in clause 5C.4.2(2)(a); and

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 5C.4.2(1)(b).

(2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 5C.F3:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and

(a) the lot frontage shall be measured as a line perpendicular to the six-metre distance line prescribed in clause 5C.4.2(2)(a).

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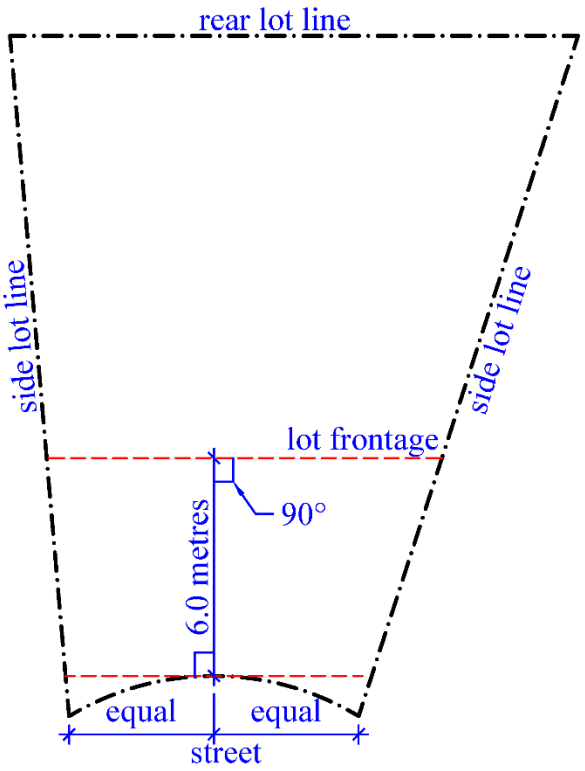

Figure 5C.F2: Minimum Frontage for a Curved Front Lot

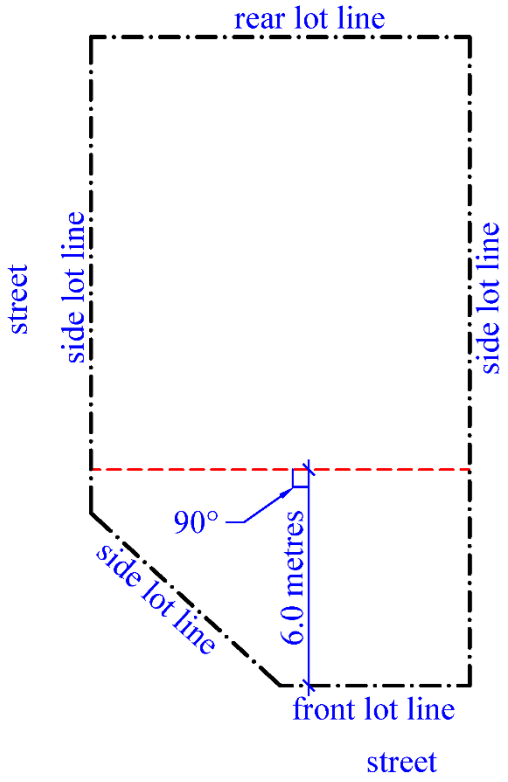

Figure 5C.F3: Minimum Frontage for a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this bylaw shall remain free from any encroachment whatsoever, except in accordance with Table 5C.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.

(3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 5C.T3 and 5C.T4.

TABLE 5C.T4:INDUSTRIAL HEAVY ZONE PERMITTED ENCROACHMENTS

Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting a lot zoned Residential or Mixed-Use, otherwise, unrestricted.
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 mm from any abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.3	Any balcony, porch, deck, or platform that is covered, Includes "Food & Beverage, Outdoor" land use subject to the land use requirements	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres	Nil from front lot line and 450 millimetres from each of the side and rear lot lines.
T4.4	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

(1) Subject to subsection 5C.4.4(2), the maximum building height listed in Table 5C.T3 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 5C.4.4(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such height or area as is necessary to accomplish the purpose they are to serve.

5C.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

(1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 5C.T3.

(2) Notwithstanding subsection 5C.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:

(a) 10 square metres or less in area; and

(b) 4 metres or less in height.

(3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

5C.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Industrial Heavy zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) the accessible building entrance, if it exists; or

(b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in Subpart 1F.3 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in any area provided to meet the total site landscaping area.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements in Table 5C.T5 apply to development in the Industrial Heavy zone.

(2) If, in determining the number of required parking stalls, a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fraction over one-half shall be deemed to be equivalent to one full stall.

(3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 5C.T5: INDUSTRIAL HEAVY ZONE PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle	
T5.1	Institution, Day Care	(1) One stall is required per land use; and (2) Passenger drop-off stalls are required in accordance with the following:	
		Individual Under Care	**Minimum Number of Passenger Drop-off Stalls**
		1-10	1 stall
		10-15	2 stalls
		16-30	3 stalls
		31-45	4 stalls
		46-60	5 stalls
		More than 60	Two additional stalls for each increment of 15 individuals in excess of 60
		(3) Notwithstanding subsection (2), where the applicant demonstrates to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly. (4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the off-site passenger drop-off stall requirements of subsection (2). (5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.	
T5.2	All other land uses	One stall is required per 175 square metres of total floor area.	

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a combined gross floor area of 1,401 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 5C.6.5(1).

(3) All loading stalls shall be clearly marked to indicate their purpose.

(4) Notwithstanding subsections 5C.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 5C.T5 or not, there shall be either:

(a) One short-term bicycle parking stall;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of clauses 5C.6.6(1)(a) and (b).

(2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(4) Required long-term bicycle stalls shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area close to the building entrance.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

5C.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) Any lot in the Industrial Heavy zone requires a minimum total site landscaping area of five per cent.

(2) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 5C.7(1).

(3) The landscaping requirements are for a principle use only.

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(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING RATIOS

The following planting ratios shall apply to all developments in the Industrial Heavy zone to meet the total site landscaping area as required by subsection 5C.7.1:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.

(2) The total site landscaping area, as required by subsection 5C.7.1, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscaped design areas (see Figure 5C.F4);

(c) boulevard areas;

(d) curbing; and

(e) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 5C.F4 may be subject to additional landscaping requirements.

(4) Boulevard areas may only be used to fulfil the total site landscaping requirement, upon the approval of the Development Officer.

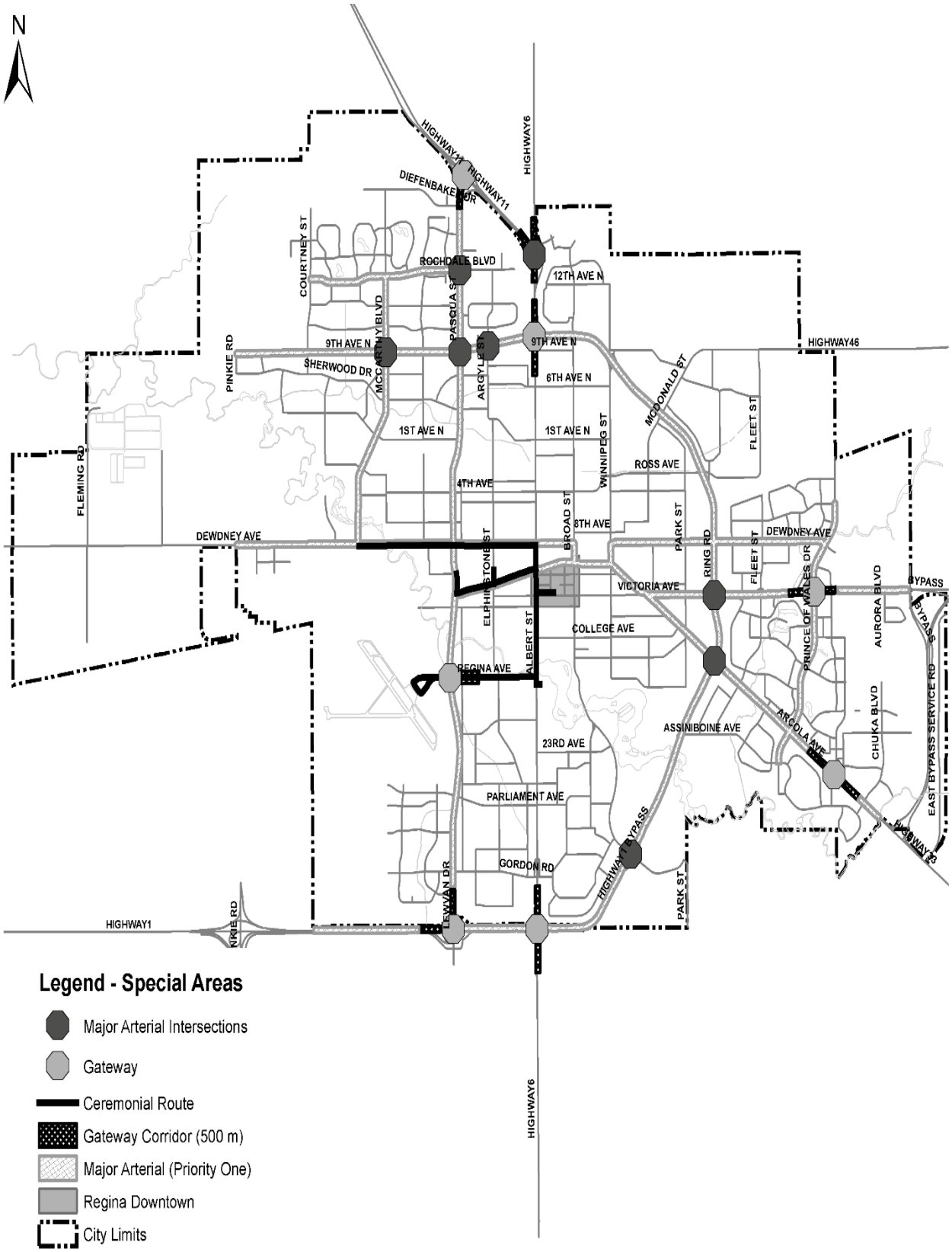

Figure 5C.F4: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE LAND USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Industrial Heavy zone shall include aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot in a Residential or a Mixed-Use zone.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) any collection area for garbage, refuse or recycling;

(b) any storage area that is outdoors or partially outdoors; and

(c) any industrial activity that is outdoors or partially outdoors.

(3) Notwithstanding the requirements of subsections 5C.7.5(1) and (2):

(a) perimeter shrubs and aesthetic screening are not required for the front lot of Retail Trade, Outdoor Lot land use;

(b) requirements not explicitly excluded in clause 4B.7.3(3)(a), such as minimum tree requirements, are still required for Retail Trade, Outdoor Lot; and

(c) no aesthetic screening or setback shall be required between a "Food & Beverage, Outdoor" land use and a public street, public sidewalk or public park.

PART 6A
DCD-D – DOWNTOWN DIRECT CONTROL DISTRICT

6A.1 INTENT

(1) The Downtown Direct Control District is intended to exercise particular control over the use and development of lands in Downtown Regina, in order to:

(a) implement the goals, policies, and development guidelines prescribed by Part B.4 of *The Official Community Plan*, being *The Downtown Neighbourhood Plan*;

(b) support the Downtown as the city's primary business centre and employment hub;

(c) maintain and enhance the City Centre as the primary civic and cultural hub;

(e) shape buildings in terms of height, scale, and character to create a comfortable, safe, active, attractive and dynamic urban environment; and

(f) support the development of a mixed-use environment.

(2) Use and development of land or buildings in the Downtown Direct Control district shall be held to a higher standard and more strictly controlled than a similar development in other zones to achieve and ensure development consistent with the Downtown Neighbourhood Plan.

6A.2 APPLICATION

(1) The Downtown Direct Control District is hereby established and the area comprising all those lands within the boundaries of "Downtown Regina" as defined in Part B.4 of *The Official Community Plan* is hereby designated as the Downtown Direct Control District.

(2) The regulations, standards, and requirements prescribed in Part 6A apply to all land uses and developments in the Downtown Direct Control District.

(3) Every development permit application relating to a use or development in the Downtown Direct Control District shall be evaluated with respect to the manner in which the proposed use or development will:

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(a) support the retention and enhancement of the Downtown as the primary business, office, retail, service, cultural and administrative centre of the City;

(b) support methods of transportation other than personal motor vehicle;

(c) encourage high density residential development;

(d) encourage the adaptive reuse of existing buildings, particularly historic and heritage properties;

(e) relate to, build upon, or enhance the existing context, with specific focus on historic and heritage properties;

(f) improve or maintain public amenities in and near the Downtown area;

(g) improve and maintain heritage properties and areas;

(h) relate to, build upon, or enhance the existing context;

(i) be consistent with the goals, policies and guidelines of the *Regina Downtown Neighbourhood Plan*; and

(j) be of high quality in form and style in keeping with the Analysis Guidelines in section 6A.9.

6A.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

(1) Table 6A.T1 lists building types that are permitted or discretionary in the Downtown Direct Control District.

(2) Any building types other than those listed in Table 6A.T1 are prohibited in the Downtown Direct Control District.

(3) A lot can contain multiple buildings that are permitted and/or discretionary in the Downtown Direct Control District.

TABLE 6A.T1: DOWNTOWN DIRECT CONTROL DISTRICT BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted if: (a) height is less than 12 metres; and (b) floor area ratio is less than 2.0.	Discretionary if: (a) height is between 12 metres and the maximum permitted height as shown on Figure 6A.F8 (based on the location of the proposed development); or (b) floor area ratio is between 2.0 and the maximum permitted floor area ratio shown on Figure 6A.F10 (based on the location of the proposed development).	---
T1.3	Building, Row			---
T1.4	Building, Stacked			---

3.2 LAND USE REQUIREMENTS

(1) Table 6A.T2 lists land uses and land use intensities that are permitted or discretionary in the Downtown Direct Control District, subject to compliance with:

(a) the land-use-specific regulations in Table 6A.T2;

(b) the development regulations and standards in subpart 6A.4;

(c) the parking and loading requirements in subpart 6A.6;

(d) the landscaping and aesthetic screening requirements of subpart 6A.7; and

(e) the other regulations of this Bylaw.

(2) In addition to the review criteria prescribed in Subpart 6 of Chapter 1, every application for a discretionary use in the Downtown Control District shall also be evaluated for suitability based on following additional criteria:

(a) whether the proposed development fits within the existing context and provides an appropriate transition in features such as scale, mass, shape and orientation to the nearby buildings;

(b) whether privacy concerns have been sufficiently addressed;

(c) the extend to which the public realm will be negatively impacted;

(d) the pedestrian environment will be negatively impacted;

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(e) sufficient sunlight, sun-shadow, wind, and urban design analyses, as outlined in subpart 6A.9, have been undertaken and demonstrate no significant negative impacts; and

(f) other considerations for the approval of a discretionary use as prescribed in the Review Criteria in section 1E.3.4 of Chapter 1 are satisfied.

(3) Every application for a development permit in the Downtown Control District on a lot that contains a heritage property or abuts a lot that contains a heritage property shall be subject to an Urban Design Analysis as prescribed in subsection 6A.9.5 and the Heritage Regulations and Design Standards in Subpart 6A.10.

(4) Every application for a development permit in the Downtown Control District Development within an area of visual prominence, including those areas identified landmark frontage, view termini, primary gateways or secondary gateways in Figure 6A.F15, shall be subject to an Urban Design Analysis as prescribed in subpart 6A.9.5.

(5) The following land uses are prohibited in the Downtown Direct Control District:

(a) any land use that is not listed in Table 6A.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 6A.T2;

(c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and

(d) any land use that stores, processes or manufactures hazardous materials and/or dangerous goods.

TABLE 6A.T2: DOWNTOWN DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY LAND USES				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Food & Beverage, Outdoor • Retail Trade, Outdoor Display	Permitted if dedicated outdoor area is less than 100 square metres per lot.	Discretionary if dedicated outdoor area is 100 square metres per lot, or more.	---
T2.2	• Agriculture, Indoor • Assembly, Community • Assembly, Recreation • Assembly, Religious	Permitted if the sum of the gross floor area plus the dedicated outdoor area is 10,000 square metres or less per lot.	Discretionary if the sum of the gross floor area plus the dedicated outdoor area is greater than 10,000 square metres per lot.	---
T2.3	• Food & Beverage, Catering • Food & Beverage, Lounge • Food & Beverage, Restaurant • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Institution, Day Care • Institution, Education • Institution, Health Care • Institution, Humanitarian Service • Institution, Training • Office, Industry • Office, Professional • Open Space, Active • Public Use, General • Retail Trade, Cannabis • Retail Trade, Shop • Service Trade, Accommodation • Service Trade, Homestay • Service Trade, Clinic • Service Trade, Light • Service Trade, Personal • Utility, General	Permitted	---	(1) A "Retail Trade, Cannabis" land use may not be established or enlarged on a lot where it is closer than 182.88 metres from any other "Retail Trade, Cannabis". (2) The measurement required by subsection (1) shall: (a) be a straight line, measured from the nearest point of the portion of the building used or proposed to be used as "Retail Trade, Cannabis" to the nearest portion of the lot currently developed with the other "Retail Trade, Cannabis" use; and (b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.4	• Industry, Salvaging - Light	Permitted if gross floor area is less than 500 square metres per lot.	Discretionary if gross floor area is 500 square metres per lot, or more.	

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TABLE 6A.T2: DOWNTOWN DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY LAND USES				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.5	• Service Trade, Motor Vehicle – Light • Storage, Personal • Transportation, Parking Stand • Transportation, Parking Structure	---	Discretionary	(1) "Service Trade, Motor Vehicle – Light" land uses shall only be considered when fronting Albert Street or Broad Street. (2) The following additional regulations apply to any proposed land use that includes any fuel pumps, fuel tanks and liquefied petroleum storage tanks: (a) all fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, shall be located at least: (i) 610 metres from a public water supply well; and (ii) 100 metres away from a public water supply reservoir: and (b) every underground storage tank shall meet the Saskatchewan Ministry of Environment's design and operational requirements.
T2.6	• Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit	Permitted	---	(1) Where: (a) a lot fronts Angus Street or Osler Street in the Downtown Direct Control District, the maximum number of Dwelling Units per lot shall not exceed 4; and (b) a lot does not front Angus Street or Osler Street in the Downtown Direct Control District, Dwelling Units are only permitted in a Building, Stacked with five or more units. (2) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to a communal amenity, which may be included as part of the minimum landscape requirements prescribed in Subpart 6A.7.

TABLE 6A.T2: DOWNTOWN DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY LAND USES				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.7	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land use is restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of the following building types: (i) "Building, Detached"; and (ii) "Building, Row". (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the building; or, (ii) 80 square metres, where the calculation of the gross floor area for the purpose of subclause (i) shall include the area of the basement; (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified; (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building; and (e) the floor area occupied by a Secondary Suite shall be considered as part of the principal building.

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TABLE 6A.T2: DOWNTOWN DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY LAND USES				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.8	• Residential Business	Permitted if: (a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or (b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act.*	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.	(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved within a Dwelling Unit, all Residential Businesses together shall not exceed the gross floor area requirements for a permitted or discretionary use, as the case may be, pursuant to this section. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in subsection (5). (4) Notwithstanding the thresholds prescribed for the gross floor area of a permitted or discretionary use in this section, a Residential Business shall not be approved if, in the discretion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard to the overall compatibility of the use with the residential character of the area. (5) Notwithstanding any other provision of this Bylaw, for the purposes of this section, the following land uses or land use classes are prohibited as a "Residential Business" in the Downtown Direct Control District: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering";

TABLE 6A.T2: DOWNTOWN DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY LAND USES				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.8	• Residential Business			(f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2.8(5)(i), Only merchandise created, assembled or designed on-site may be stored, displayed and sold from the "Residential Business".

6A.4 DEVELOPMENT REGULATIONS AND STANDARDS IN DOWNTOWN DIRECT CONTROL DISTRICT

4.1 LOT AREA

No minimum or maximum lot area is established.

4.2 FRONTAGE CONDITIONS

(1) No minimum or maximum lot frontage is established.

(2) Except where a sight triangle is required by *The Traffic Bylaw, No. 9900*, 100 per cent of the frontage along public road rights-of-way shall be composed of:

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(a) a street wall that is part of a principal building; or

(b) an active outdoor space, such as landscaped "Open Space" land uses open to the public, a "Retail Trade, Outdoor Display" land use or a "Food & Beverage, Outdoor" land use.

(3) The City may approve a reduction to the requirements of subsection 6A.4.2(2) where satisfied that the vertical rhythm and horizontal rhythm of the street will not be negatively impacted.

(4) Where Figure 6A.F1 indicates "Store-Front Required at Grade," the following regulations apply:

(a) at least 80 per cent of a building's at-grade street wall façade must be made up of land uses within the following land use classes:

(i) Assembly;

(ii) Food & Beverage;

(iii) Retail Trade; and

(iv) Service Trade;

(b) the remaining 20 per cent of the building's at-grade street wall façade may contain any land uses listed in Table 6A.T2 as well as entrances, exits, common building lobbies and reception/information desks to land uses that are above- or below-grade or that are not bound by a street wall; and

(c) every unit shall have at least one direct entrance to a public sidewalk, public park, plaza (private or public, provided it is publicly-accessible), "Food & Beverage, Outdoor" land use or "Retail Trade, Outdoor Display" land use if they are:

(i) bounded by a street wall; and

(ii) at grade.

(5) Where Figure 6A.F1 indicates "Pedestrian Priority Required at Grade," the following regulations apply:

(a) at least 80 per cent of a building's at-grade street wall façade must be made up of the following land uses or land use classes:

(i) Assembly;

(ii) Food & Beverage;

(iii) Industry;

(iv) Institution, Day Care;

(v) Open Space, Active;

(vi) Industry, Laboratory;

(vii) Public Use;

(viii) Retail Trade, Shop;

(ix) Retail Trade, Outdoor Display; and

(x) Service Trade.

(b) the remaining 20 per cent of the building's at-grade street wall façade may contain land uses not listed in clause 6A.4.2(5)(a) as well as entrances, exits, common building lobbies and reception/information desks to land uses that are above- or below-grade or that are not bound by a street wall; and

(c) every unit shall have at least one direct entrance to a public sidewalk, public park, plaza (private or public, provided it is publicly-accessible), "Food & Beverage, Outdoor" land use or "Retail Trade, Outdoor Display" land use if they are:

(i) bounded by a street wall; and

(ii) at grade.

(6) Where Figure 6A.F1 indicates "Convertible Frontage Required at Grade," the following regulations apply:

(a) except as provided in clause 6A.4.2(6)(b), the requirements prescribed in subsection 6A.4.2(5) for a street indicated in Figure 6A.F1 as "Pedestrian Priority Required at Grade";

(b) notwithstanding the requirements prescribed in clause 6A.4.2(6)(a) and "Motor Vehicle Parking Frontage Standards" prescribed in subsection 6A.4.2(7), City Council or the Development Officer may permit motor vehicle parking to be located adjacent to a public road right-of-way subject to the following requirements:

(i) all principal buildings shall be designed to provide a minimum 4.25 metre height (measured from grade to first-storey ceiling) that can accommodate potential conversion to Store-Front or Pedestrian Priority land uses;

(ii) any motor vehicle parking shall be located entirely within a "Transportation, Parking Structure" land use;

(iii) the frontage of the parking structure's façade shall be 20 metres or less, measured parallel to any public road;

(iv) the applicant shall satisfactorily demonstrate that the parking structure is designed to allow areas dedicated to motor vehicle parking to be converted into commercial use;

(v) the applicant shall satisfactorily demonstrate that the exterior of the parking structure adjacent to a public street contributes to the public realm through:

(A) landscaping;
(B) public art;
(C) glazing / fenestration;
(D) Retail Trade, Outdoor Display land uses; and/or
(E) Food & Beverage, Outdoor land uses.

Figure 6A.F1: Frontage Conditions at Grade

(7) Where Figure 6A.F2 identifies "Streets with No Visible Motor Vehicle Parking", the following regulations apply:

(a) motor vehicle parking is prohibited within 10 metres of the street wall as illustrated in Figure 6A.F3 (a);

(b) all motor vehicle parking must be screened from a public street (excluding a public alley) by active uses; and

(c) motor vehicle parking shall not be located between any street wall and the street.

(8) Where Figure 6A.F2 identifies "Streets with High Motor Vehicle Parking Standards" the following regulations apply:

(a) motor vehicle parking is prohibited at grade within 10 metres of the street wall as illustrated in Figure 6A.F3 (b);

(b) at grade, all motor vehicle parking must be screened from a public street (excluding a public alley) by active uses; and

(c) motor vehicle parking shall not be located between any street wall and the street.

Figure 6A.F2: Active Use Frontage Standards

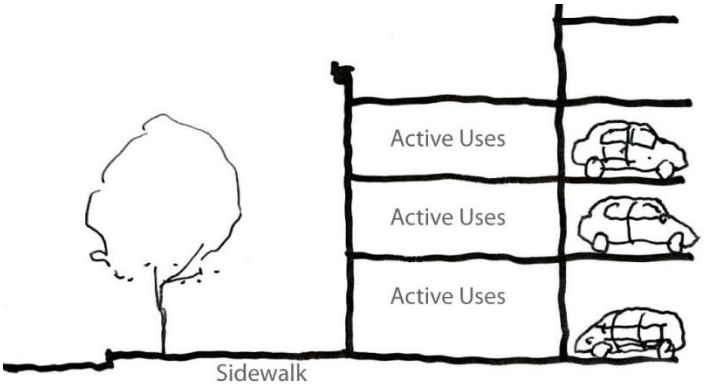

Figure 6A.F3(a):
Active Use Frontage Standards – Streets with No Visible Motor Vehicle Parking

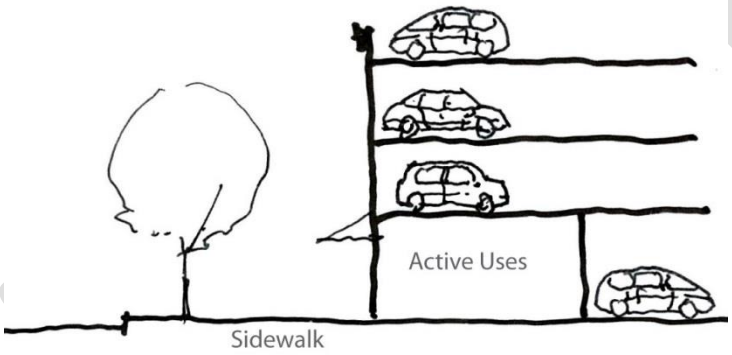

Figure 6A.F3(b):
Active Use Frontage Standards – Streets with High Motor Vehicle Parking Standards

4.3 STREET WALL HEIGHT

(1) For the purposes of this section, a street wall is illustrated in Figure 6A.F6.

(2) Figure 6A.F4 prescribes the minimum street wall height that is required for every building, based on the location of the building and the street the wall faces.

(3) The first storey of every new building in the Downtown Control District shall have a height of at least 4.25 metres, measured from grade to the ceiling of the first storey.

Figure 6A.F4(b): Maximum Street Wall Height

4.4 STEP-BACKS FOR PORTIONS OF THE BUILDING ABOVE THE PODIUM

(1) As illustrated in Figure 6A.F5, all portions of the building above the podium, shall be stepped-back at least 2.5 metres from the nearest podium wall.

(2) The step-back required in subsection 6A.4.4(1) is only required for podium walls nearest the rear lot line if the rear lot line adjoins a public road right-of-way. A podium is illustrated in Figure 6A.F6.

(3) As illustrated in Figure 6A.F5, portions of buildings exceeding 16.25 metres in height shall be separated by a minimum distance of 20 metres from other buildings exceeding 16.25 metres in height.

(4) The Development Officer may approve a reduction to the requirements of subsections 6A.4.4(1), (2) and (3) if he or she is satisfied that doing so will not negatively impact:

(a) neighbouring properties;

(b) the public realm; or

(c) the vertical rhythm and horizontal rhythm of the street.

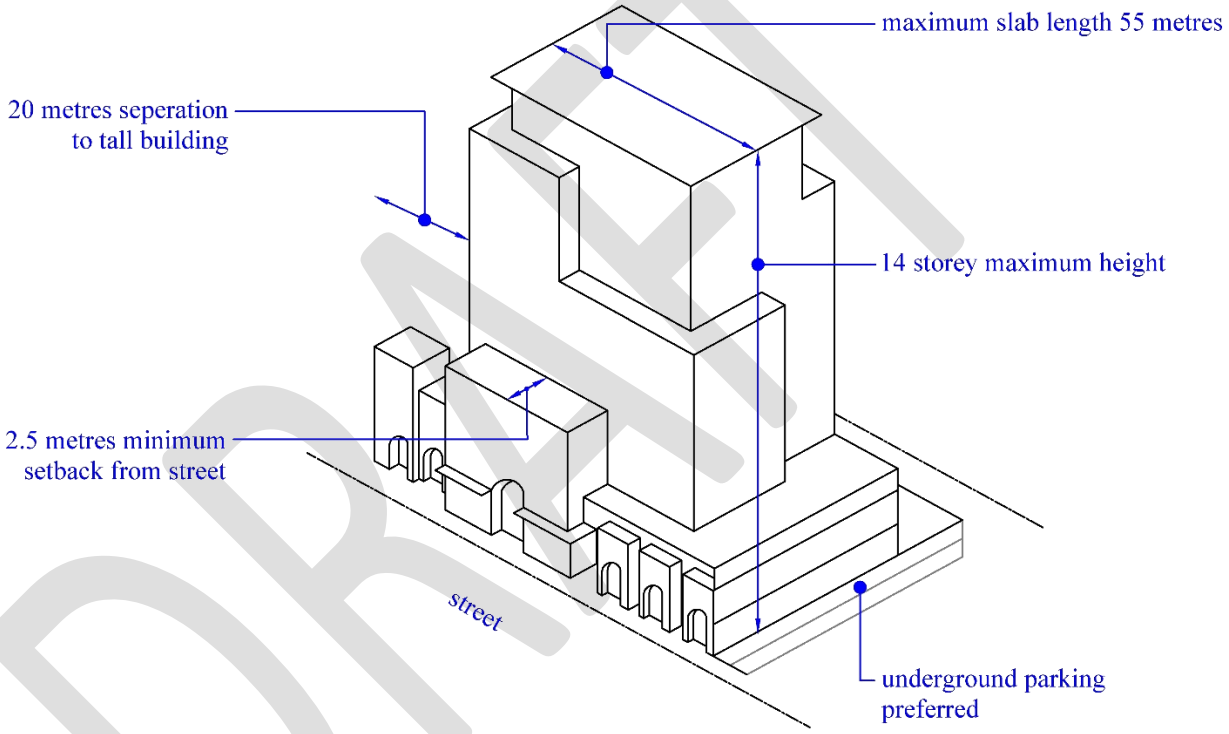

Figure 6A.F5: Illustration of Above Street Wall and Podium Development Standards

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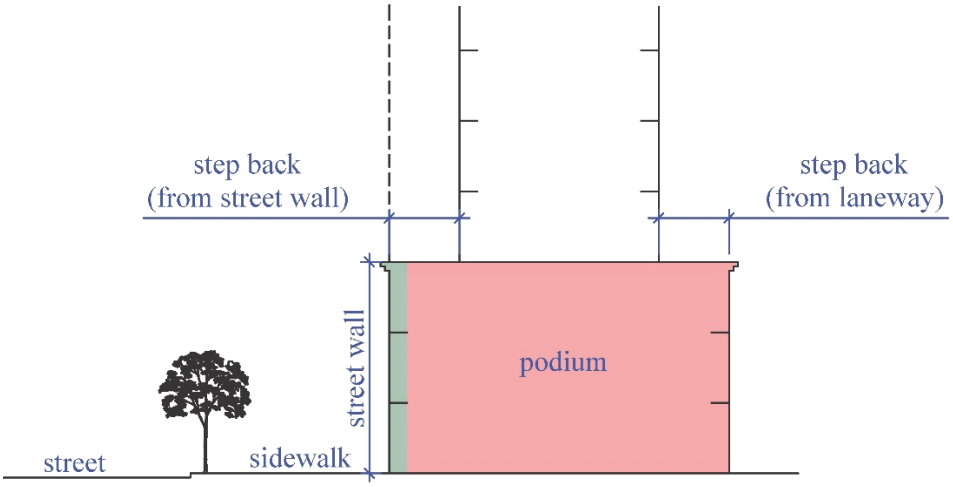

Figure 6A.F6: Illustration of Street Wall and Podium

4.5 BUILD-TO LINES, SETBACK RANGES AND PERMITTED ENCROACHMENTS

(1) Figure 6A.F7 identifies the requirements for a building's build-to lines and setback ranges along particular streets. These are measured from the property line to the nearest portion of the street wall or podium at grade.

Figure 6A.F7: Build-To Lines and Setback Ranges for Street Wall and Podium

(2) The minimum front yard, side yards and rear yard specified in Figure 6A.F7 shall remain free from any encroachment, except as permitted by Table 6A.T3.

(3) Notwithstanding subsection (2), permitted yard encroachments are subject to the requirement of section 1E.1.8 in Chapter 1.

(4) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards for the Downtown Direct Control District.

TABLE 6A.T3: DOWNTOWN DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENT STANDARDS

Sec.	Structure	Permitted Yard(s)	Maximum. Projection into Permitted Yard	Minimum Setback from Lot Line
T3.1	Fire escape	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	1.5 metres	150 millimetres
T3.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	5.0 metres	1.5 metres from any adjoining lot zoned Residential or Mixed-Use, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T3.3	Porch	• Front Yard • Rear Yard	3.0 metres	1.5 metres from any adjoining lot zoned Residential or Mixed-Use, otherwise unrestricted.
T3.4	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

4.6 COVERAGE REQUIREMENTS

(1) A building's slab length, as illustrated in Figure 6A.F5, shall not exceed 55.0 metres in length for those portions of buildings taller than 16.25 metres.

(2) The Development Officer may approve a reduction to the requirements of subsection 6A.4.6(1) if he or she is satisfied that it will not negatively impact neighbouring properties or the public realm.

4.7 HEIGHT REGULATIONS

(1) Figure 6A.F8 outlines the minimum and maximum height for buildings in the Downtown Direct Control District.

(2) All proposed developments which will result in any part of the building being in excess of 20.0 metres in height shall be subject to a wind analysis.

(3) A height limitation shown in Figure 6A.F8 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenances, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(4) The features mentioned in subsection 6A.4.6(3):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

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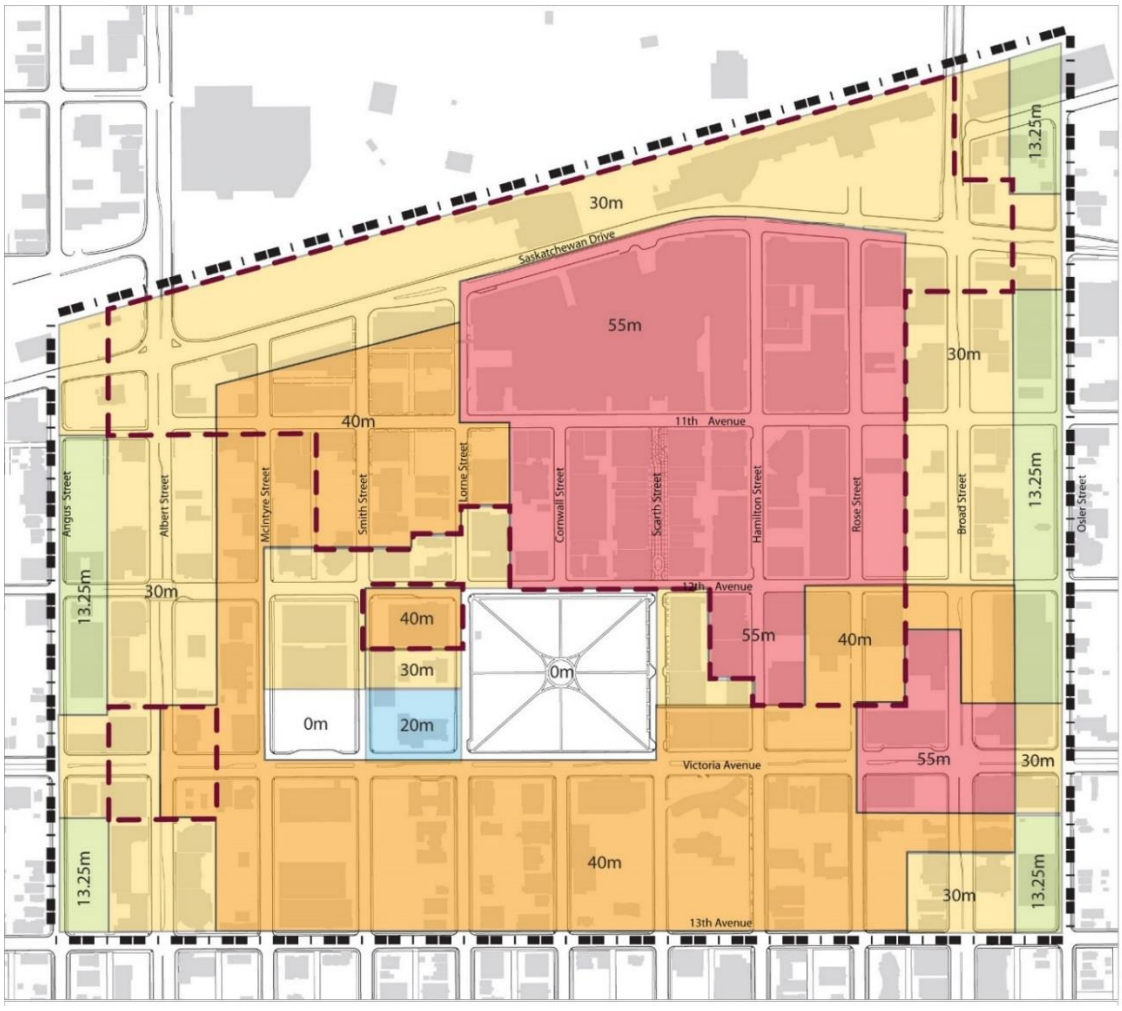

Figure 6A.F8: Building Height Ranges

(5) Developments within the Central Business District (CBD) as identified in Figure 6A.F9 are eligible for unlimited height bonusing as permitted by the provisions of subpart 6A.8.

(6) All developments outside of the CBD but within the Downtown Direct Control District are eligible for height bonusing as permitted by the provisions of subpart 6A.8.

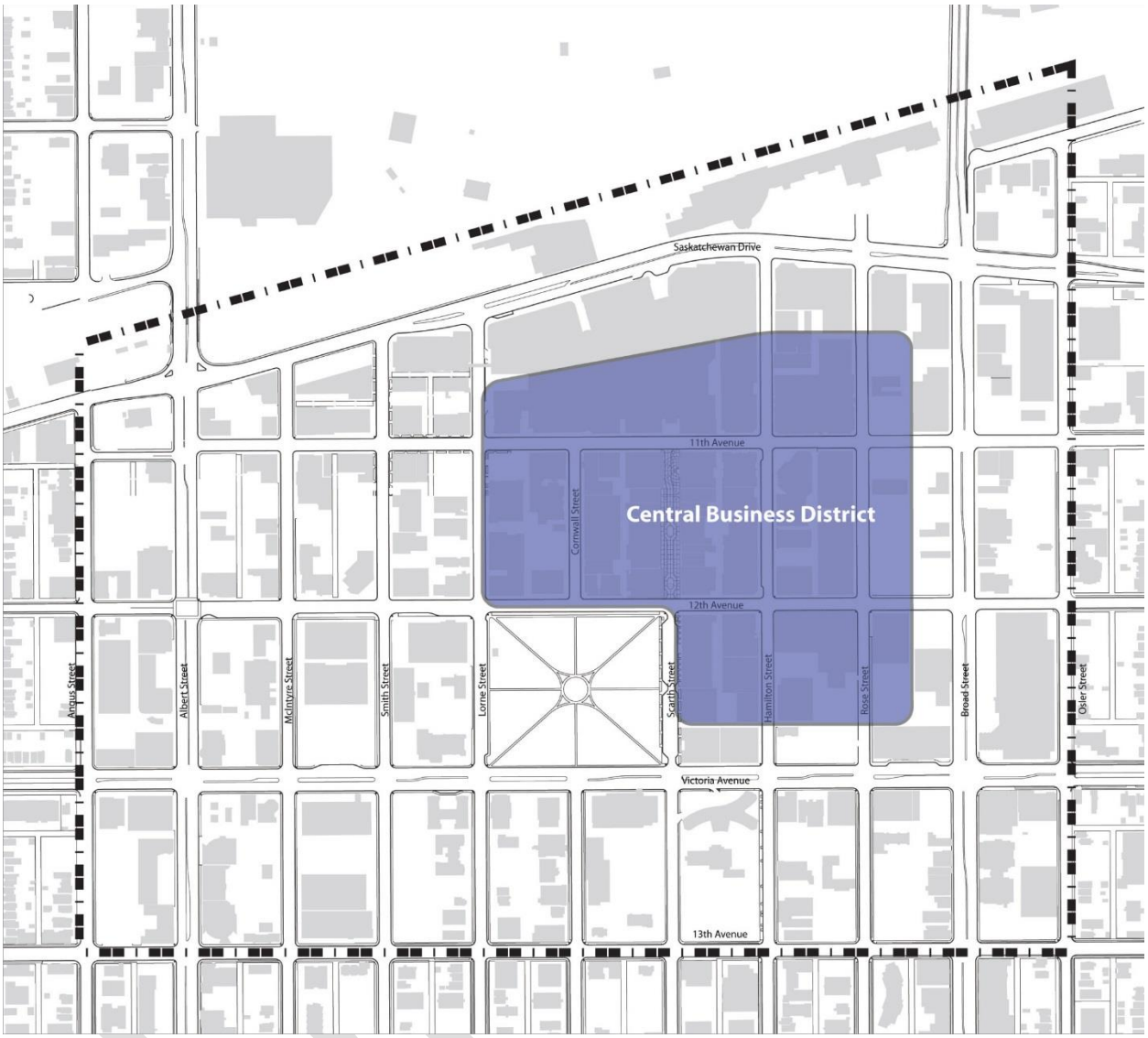

Figure 6A.F9: Central Business District

4.8 FLOOR AREA RATIO REGULATIONS

(1) Any building or expansion proposed in Downtown Direct Control District that will result in an floor area ratio (FAR) above 2.0 is discretionary and shall be subject to the Analysis Guidelines prescribed in subpart 6A.9.

(2) Figure 6A.F10 indicates:

(a) the maximum permitted and discretionary FAR for new and expanding buildings in Downtown Direct Control District; and

(b) where applicable, the maximum FAR of Dwellings components and Dwelling/non-Dwelling components for developments of new and expanding buildings in Downtown Direct Control District.

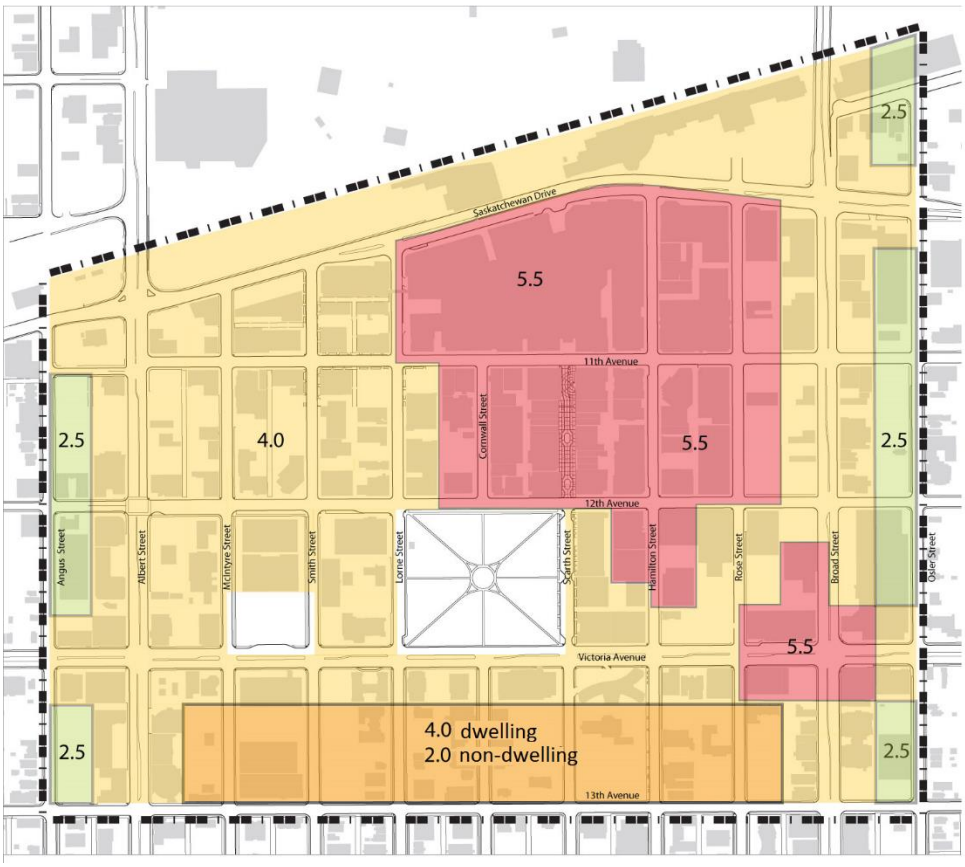

Figure 6A.F10: Maximum Allowed Floor Area Ratio (FAR)

(3) Notwithstanding any other provision in the Bylaw, the rules for calculating floor area ratio in Downtown Direct Control District shall be as follows:

(a) the portion of a building that is dedicated to "Service Trade, Personal" or to any land use that is in the "Retail Trade" or "Food & Beverage" land use classes shall not be counted toward FAR provided:

(i) the unit is on the ground floor of a building;

(ii) the unit borders an active wall as described in subsection 6A.4.7(4); and

(iii) has an entry from a public street, public sidewalk or public plaza either directly or via an "Open Space, Active," "Food & Beverage, Outdoor" or "Retail Trade, Outdoor Display" land use that is directly accessible from a public street, public sidewalk or public plaza;

(b) portions of a building dedicated to the bicycle parking or bicycle facilities required in section 6A.6.7 shall not be counted toward FAR; and

(c) heritage buildings that are subject to section 6A.9.4 shall not be counted toward FAR.

(4) In Downtown Direct Control District, an active wall is considered a street wall that meets the following requirements:

(a) includes at least one entrance for customer or residents;

(b) every unit bounded by the active wall and within 1.4 metres from grade shall have at least one direct entrance for clients or residents;

(c) the building entrance(s) required by clause (a) and (b) are oriented to allow pedestrian passage to or from a public sidewalk, public plaza, public walkway or public park, which may include access via a private "Outdoor Space, Active," "Food & Beverage, Outdoor" or "Retail Trade, Outdoor Display" land use provided this land use is directly accessible from a public sidewalk, public plaza, public walkway or public park by members of the general public;

(e) at least 80 per cent of the active wall is bound by active uses.

(f) none of the following are developed between the active wall and a public sidewalk, public plaza, public walkway or public park:

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(i) a building;
(ii) a portion of a building;
(iii) a motor vehicle parking stall;
(iv) a motor vehicle loading stall / area, drop-off stall / area, maneuvering area; or
(v) a loading bay; and

(g) includes a minimum glazed area of the lesser of:

(i) 40 per cent of the active wall's area; or
(ii) the maximum allowed for a non-sprinklered unprotected opening under the National Building Code.

(5) All developments in the Downtown Direct Control District are eligible for exception to the floor area ratio development standard as permitted by the provisions of subpart 6A.8.

6A.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

(1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in subpart 6A.4.

(2) Notwithstanding subsection 6A.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:

(a) 10 square metres or less in area; and

(b) 4 metres in height or less.

(3) Where a lot adjoins Angus Street or Osler Street, no accessory building or structure shall be permitted to have a larger gross floor area or a taller height relative to the principal building on the lot.

(4) All accessory buildings shall be included in the calculation of the total site coverage.

6A.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the motor vehicle parking stalls that are developed on a lot, whether to meet the parking requirement in Table 6A.T4 or not, shall be provided in the form of accessible parking stalls in the Downtown Direct Control District.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) the accessible building entrance, if it exists; or

(b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in subpart 1F.6 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:

(a) an area provided to meet the total site landscaping area; or

(b) the front yard.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

The minimum motor vehicle parking requirements prescribed in Table 6A.T4 apply to development in the Downtown Direct Control District.

TABLE 6A.T4: DOWNTOWN DIRECT CONTROL DISTRICT PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle Stalls Required
T4.1	All land uses	There is no minimum number of stalls required, provided however, that if parking is proposed for a use, motor vehicle parking stalls in excess of one per 50 square metres of total floor area must be contained entirely within a parking structure. See 6A.4.2(7) and (8).

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot where the combined gross floor area of buildings is between 1,401 and 10,000 square metres, one loading stall shall be required.

(2) On any lot where the combined gross floor area of buildings exceeds 10,000 square metres, one loading stall shall be required in addition to the requirement mentioned in subsection 6A.6.5(1).

(3) Dwelling Units shall not be included in the calculation of combined gross floor area mentioned in subsections 6A.6.5(1) or (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 6A.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING AND FACILITY REQUIREMENTS

(1) For every Dwelling Unit that are developed on a lot, whether to meet the parking requirement in Table 6A.T4 or not, a minimum of one long-term bicycle parking stall shall be provided within the same building(s) as the Dwellings, which may be counted toward compliance with the minimum bicycle parking requirement prescribed in subsection 6A.6.6(2).

(2) For every 500 square metres of gross floor area of the building on a lot, either:

(a) one short-term bicycle parking stall;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of subclauses 6A.6.6(2)(a) and (b) shall be provided.

(3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(4) For every 1,500 square metres of gross floor area of land uses in the "Agriculture," "Industry," "Office" or "Institutional" land use classes on a lot, the following bicycle facilities shall be provided on that lot:

(a) two showers; and

(b) 10 lockers.

(5) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(6) Required bicycle parking and bicycle facilities shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area close to the building entrance.

(7) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.8 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

Notwithstanding the minimum loading requirements in sections 6A.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide loading facilities.

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6A.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 LANDSCAPING, PLANTING AND STREETSCAPE REQUIREMENTS

(1) All development in Downtown Direct Control District may be subject to additional landscaping requirements.

(2) The landscaping requirements are for a principle use only.

7.2 AESTHETIC SCREENING OF INCOMPATIBLE LAND USES

In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Downtown Direct Control District containing four or more dwelling units or a non-dwelling land us shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) any collection area for garbage, refuse or recycling;

(b) any storage area that is outdoors or partially outdoors; and,

(c) any industrial activity that is outdoors or partially outdoors

6A.8 EXCEPTIONS TO DEVELOPMENT STANDARDS

8.1 APPLICATION

(1) Subject to the requirements of subpart 1F.2 of Chapter 1, Council may, by development agreement with a developer, approve a relaxation of the maximum floor area ratio and/or height requirements of sections 6A.4.6 and 6A.4.7 in exchange for the provision of a public amenity prescribed in Table 6A.T5.

(2) The bonus floor area granted pursuant to subsection 6A.8.1(1) shall not exceed the rate specified in Table 6A.T5.

(3) Only the land uses in Table 6A.T2 are eligible for floor area bonuses or maximum height relaxations.

(4) The floor area of the bonusable public amenity shall not be included in the calculation of the gross floor area of the land use.

(5) Where, in the opinion of Council, a deviation from development standards, other than floor area ratio and height, is desirable to accommodate the public amenity or the development where the bonus floor area is to be used, it may approve the deviation.

(6) In approving the provision of a public amenity, Council may modify the performance standards in Table 6A.T5 where it is satisfied that it will result in a better amenity or public realm than would be possible without the modification.

TABLE 6A.T5: DOWNTOWN DIRECT CONTROL DISTRICT BONUSABLE AMENITIES

Sec.	Bonusable Amenity	Purpose	Applicable Incentive To Amenity Ratio	Amenity Performance Standard Requirements
T5.1	Arcade, Sidewalk	To provide weather protection for pedestrians along major pedestrian routes and in major activity areas, especially the Downtown.	8.0 square metres of additional gross floor area allowed for every 1.0 square metre of Arcade, Sidewalk provided.	The Arcade, Sidewalk shall: (a) be accessible to pedestrians at all times; (b) be a minimum height of at least 2.4 metres above finished grade; (c) include overhead protection at least 1.83 metres wide (d) be located at least 0.61 metres from any curb; and (e) have a minimum length of 18.0 metres.
T5.2	Artist Studio	To provide living and working space for artists in the City to develop and share ideas by way of joint-living, performances, rehearsals, exhibitions, and workshops.	8.0 square metres of additional gross floor area allowed for every 1.0 square metre of Artist Studio provided.	The performance standards shall be determined by Council at time of project consideration.
T5.3	Façade upgrades to existing building	To bring existing buildings to current built form standards.	50 per cent of the costs associated with the removal and replacement of building façade can be applied wholly or in part to offset the Office Contribution Gradient requirement.	The building façade upgrade: (a) must demonstrate a public benefit such as public safety or street activation of a previously inactive space; and (b) must conform to the built form standards of the Downtown Control District.
T5.4	General Amenity	To improve pedestrian amenity in the F.W. Hill Mall or Victoria Park vicinity	Determined by Council at project consideration stage.	The development must contribute to the general amenity and public enjoyment of the F.W. Hill Mall or Victoria Park vicinity in a manner acceptable to Council.
T5.5	Institution, Day Care	To increase the number of child care spaces in the City.	8.0 square metres of additional gross floor area allowed for every 1.0 square metres of Institution, Day Care space provided.	The "Institution, Day Care" shall have an area of at least 93.0 square metres

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TABLE 6A.T5: DOWNTOWN DIRECT CONTROL DISTRICT BONUSABLE AMENITIES				
Sec.	**Bonusable Amenity**	**Purpose**	**Applicable Incentive To Amenity Ratio**	**Amenity Performance Standard Requirements**
T5.6	Marquee	To provide weather protection to pedestrians.	4.0 square metres of additional gross floor area allowed for every 1 square metre of Marquee.	The Marquee must (a) be developed over a walkway or sidewalk; (b) be of a height adequate to protect the entrance(s); (c) permit daylight by appropriately limiting the area of the marquee.
T5.7	Mixed-use Contribution – mixed-use buildings with unlimited height in the area identified as the Downtown Height Bonus Area" in Figure 6A.F8 or Office Contribution– office use in buildings with unlimited height and FAR in the area identified as the Central Business District in Figure 6A.F9	To increase the amount and profile of mixed-use and office development within Regina's Downtown by allowing mixed-use development unlimited height in exchange for public amenity payment or contribution of equal value of public amenities.	Contribution of at least $50.38 (in 2018 dollars) per square metre of the building's gross floor area above 2.0 FAR in some combination of: (a) monetary payment to the City; and/or (b) the equivalent value dedicated to bonuses and development incentives, as outlined in subpart 6A.7.	(1) For the mixed-use contribution: (a) at least 30% of the building's gross floor area is dedicated to Dwelling land uses; (b) at least 30% of the building's gross floor area is dedicated to non-Dwelling land uses; and (c) the building conforms to step-back and maximum FAR requirements. (2) For the office contribution, at least 25% of the building's gross floor area is dedicated to land uses within the "Office" land use class.
T5.8	Public Art and Cultural Heritage	To increase support for the Culture community in the City, and enhance the aesthetic quality of the urban environment.	The value of the amenity is converted into floor area by dividing that value by 1076.39 square metres, provided that the calculation is applicable only to each building once.	(1) The amenity must be located or displayed permanently in accordance with the Cultural Policy of *The Official Community Plan* and not be inside the building. (2) The amenity must be work done by an artist with qualifications., and approved in advance by the Development Officer (3) The value of the amenity shall be authenticated by a certified bill of sale for the work, provided that such value shall not include the cost of improving the site for installation.
T5.9	Public Gallery	To enliven an area with activity during the prime time hours and to add support to related shops, restaurants, and amusement activities.	10.0 square metres of additional gross floor area allowed for every 1.0 square metre of Public Gallery provided.	The amenity shall provide seating space for at least 100 people.

TABLE 6A.T5: DOWNTOWN DIRECT CONTROL DISTRICT BONUSABLE AMENITIES				
Sec.	**Bonusable Amenity**	**Purpose**	**Applicable Incentive To Amenity Ratio**	**Amenity Performance Standard Requirements**
T5.10	Public Restroom	To provide opportunities for cyclists to change and to increase pedestrian and cyclist convenience.	8.0 square metres of additional gross floor area allowed for every 1.0 square metre of Public Restroom provided.	The restroom shall be: (a) located on the ground floor of the building; (b) accessible to persons with disabilities; and (c) open to members of the General Public while the land use is open for business.
T5.11	Dwelling Unit	To increase the population of the Downtown	2.0 square metres of additional gross floor area allowed for every 1.0 square metre of Dwelling Unit.	The building must: (a) at the time of application, contain only commercial uses; and (b) the maximum FAR for shall not exceed 8.5.
T5.12	Space for Non-Profit, Cultural and Social Services	To promote community development in the City and also to serve as a focal point for pedestrian activity in the Downtown	8.0 square metres of additional gross floor area allowed for every 1.0 square metre of Space for Non-Profit, Cultural and Social Services.	(1) The maximum bonusable area for this amenity will not exceed 500 square metres. (2) The lot on which the amenity is located must be within 75 metres of a street served by the Regina Transit System.
T5.14	Transit Rider Shelter	To increase weather protection for Regina Transit riders.	10.0 square metres of additional gross floor area allowed for every 1.0 square metre of Transit Rider Shelter provided	(1) The Transit Rider Shelter shall: (a) be approved by the Director of Transit Services as a passenger shelter and be located along a City bus route; (b) be approved by the Director of Transit Services as a reasonable bus stop location for an existing route; (c) in the opinion of Council, increase weather protection for public transit passengers; (d) adjoin a public sidewalk, walkway, plaza or park which has direct transit access; (f) provide no fewer than one seat for every 2 square metres of area sheltered from the weather and accessible to the general public; (g) provide a line of sight from within the shelter to observe an approaching bus; (h) be illuminated to the satisfaction of the Director of Transit Services; and

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TABLE 6A.T5: DOWNTOWN DIRECT CONTROL DISTRICT BONUSABLE AMENITIES				
Sec.	**Bonusable Amenity**	**Purpose**	**Applicable Incentive To Amenity Ratio**	**Amenity Performance Standard Requirements**
				(i) be no greater than 25.0 square metres in area. (2) The Transit Rider Shelter may be: (a) a free-standing structure on a foundation, negotiated with the Director of Transit Services, that is: (i) built to the City's standards; (ii) purchased by the City of Regina; (iii) paid for by the applicant; and (iv) within 50.0 metres of the proposed development; or (b) integrated into the proposed building. The terms such as hours and design specifications shall be negotiated with the Director of Transit Services.
T5.15	Water Feature	To serve as a focal point for pedestrian activity, and moderate ambient air temperature in the summer.	Determined by Council at project consideration stage.	(1) A review of the services (sewer/water) must be completed to apply for the water feature. (2) The water feature: (a) must be located outside the building, and be publicly visible and accessible at the main pedestrian entrance to a building or along a pedestrian connection to the building; (b) water must be maintained in a clean and non-polluted condition; (c) must incorporate publicly accessible seating or ledges that can be used as public seating at appropriate heights; and (c) water must be in motion during daytime hours, except between September 21 and April 21.

6A.9 ANALYSIS GUIDELINES

Where exceptions and/or requirements of Downtown Direct Control District are subject to analysis, the requirements of this Subpart shall apply.

9.1 COSTS

All costs associated with a study or analysis shall be borne by the applicant of a proposed development and/or the developer.

9.2 QUALITY REQUIREMENTS

(1) All analyses shall be undertaken by a qualified professional.

(2) City Council or the Development Officer may request an independent peer review of any or all analyses by a qualified professional(s).

(3) All associated costs of an independent peer review shall be borne by the proponent of a proposed development and/or the developer.

9.3 WIND ANALYSIS

(1) Sufficient analysis shall include a simulated wind study conducted by a qualified professional.

(2) Where the wind analysis mentioned in subsection 6A.9.3 (1) identifies areas of the site that do not comply with the City's evaluation criteria, the applicant shall modify the building design to mitigate the concerns. A second wind analysis shall be required to demonstrate that the revised building design meets the City's evaluation criteria.

9.4 SUNLIGHT AND SHADOW ANALYSES

(1) Figure 6A.F11 illustrates those areas within the Downtown (such as parks, open spaces, streets and sidewalks) where overshadowing and pedestrian traffic are of particular concern. The City shall take into account the degree to which the proposed development will reduce the amount of direct sunshine these areas, with an objective towards maximizing the availability of direct sunshine on such areas.

(2) The City shall endeavour to restrict the degree to which buildings will cast shadows on the north property line of Victoria Avenue, between Cornwall and Albert Streets, between November 10 and January 30, and between 12 noon and 2:00 p.m.

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(3) The City shall prohibit new development that shall prevent half, or more, of the Frederick W. Hill Mall from having direct sunshine between March 21 and September 21, and between 12 noon and 2:00 p.m.

(4) The City shall endeavour to restrict the degree to which buildings will cast shadows on the east boundary of Victoria Park in the 1900 block Scarth Street, during the months between March 21 and September 21, and after 10:00 a.m.

(5) The City shall endeavour to ensure that buildings at the east and west boundaries of the Downtown Direct Control District allow adequate direct sunlight penetration into adjacent neighbourhoods, considering that:

(a) on Angus Street, morning sunlight is of particular concern; and

(b) on Osler Street, afternoon sunlight is of particular concern.

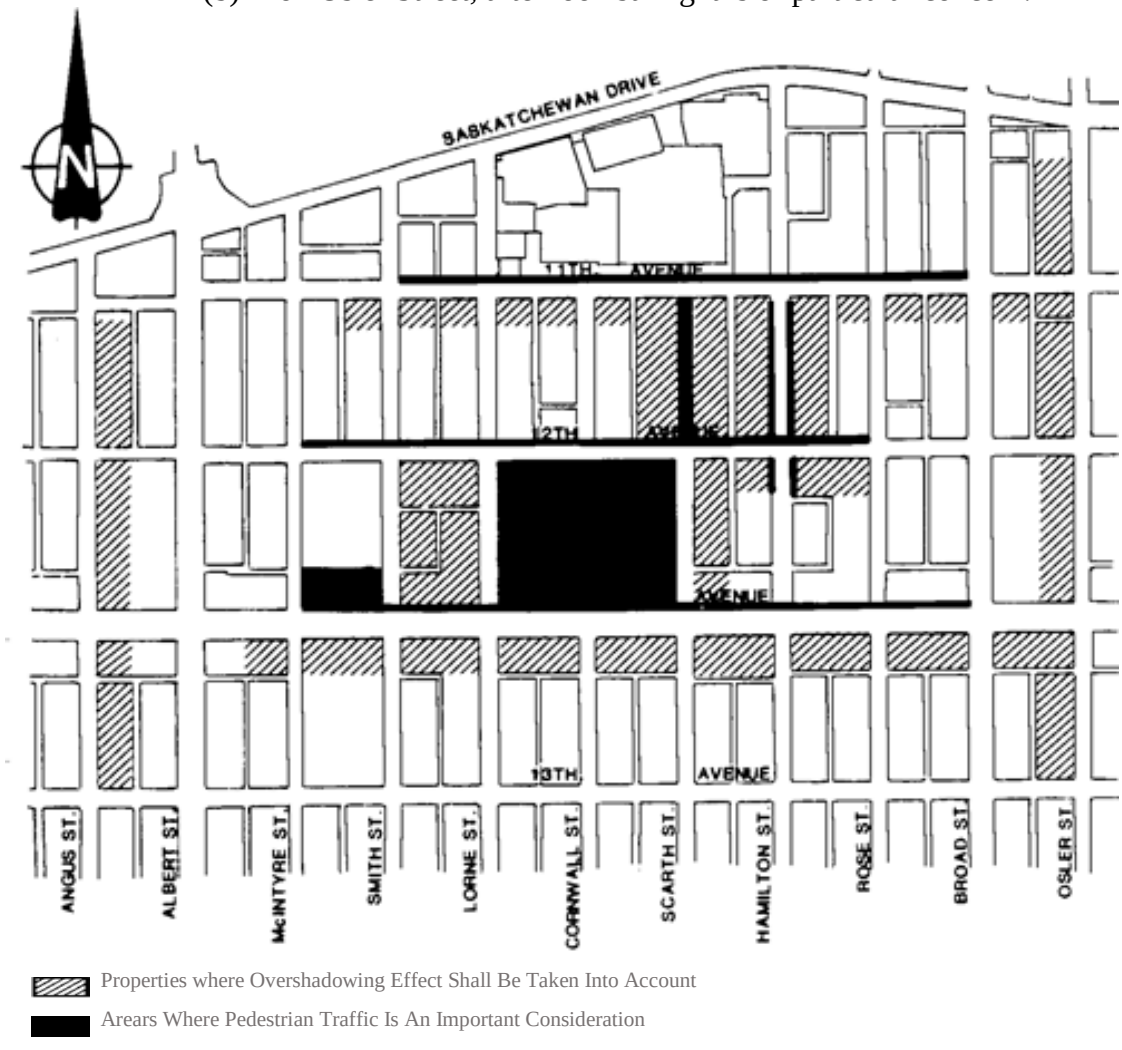

Figure 6A.F11: Overshadowing and Pedestrian Consideration: Areas of Specific Concern

9.5 URBAN DESIGN ANALYSIS

(1) When considering development flexibility provisions, a discretionary use or a development which is subject to the visual prominence shown in Figure 6A.F12 the City shall consider the following:

(a) development orientation, building entrances, "Open Space" land uses, active land uses and architectural features (such as awnings or canopies) should help improve the pedestrian, cycling and transit rider environments by:

(i) providing protection from the elements;

(ii) minimizing sun-shadows into pedestrian environments;

(iii) improving the interface among the public realm, "Open Space" land uses, active land uses, and building(s) or development(s) on the lot;

(iv) clearly identifying building entrances;

(v) improving pedestrian wayfinding; and

(vi) providing bicycle facilities.

(2) Street walls should have sufficient windows and entrances to provide "eyes on the street," a sense of animation, and an engaging interface between the building and the public realm.

(3) The following should not be visible from or oriented toward any public right-of-way, "Open Space" land use of a neighbouring lot:

(a) blank walls;

(b) structures or areas where storage, mechanical or utility activities occur;

(c) motor vehicle parking, garage doors and loading bays; and

(d) any collection area for garbage, refuse or recycling.

(4) On corner lots:

(a) both street walls should contribute to the public realm;

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(b) entrances and other building architectural treatments should be provided to define the corner;

(c) at the intersection of two sidewalks, a building's massing should be change in relation to the building's street walls; and

(d) consideration should be given to providing distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways.

(5) All building entrances should:

(a) be prominent, recognizable, and accessible;

(b) be emphasized through the use of architectural form such as height changes, massing, projection, shadow, punctuation, and/or change in roofline or materials;

(c) provide pedestrian weather protection; and

(d) animate the interface between building and a public sidewalk or "Open Space" land use.

(6) Main or common building entrances which allow shared access to two or more land uses within a building should include a canopy, awning, recess, or similar device to increase emphasis.

(7) Entrances to "Service Trade, Clinic" land use and land uses in the "Industry" "Retail Trade," "Service Trade" and "Food & Beverage" land use classes should be at grade. Split level, raised, or sunken entrances for these land uses are discouraged.

(8) Building interiors should be organized so that the following activities are nearest street walls and building interfaces the public realm:

(a) land uses in the "Industry" "Retail Trade," "Service Trade" and "Food & Beverage" land use classes;

(b) other land uses that are, in the opinion of the Development Officer, likely to animate the public realm; and

(c) animated activities and building functions (e.g. reception areas, lobbies, public gathering areas).

(9) Development within an area of visual prominence (such as a view, view termini, primary gateway or secondary gateway identified in Figure 6A.F12)

should be of the highest possible quality of aesthetic design and material quality to reinforce the locations:

(a) symbolic importance;

(b) important public function;

(c) role in shaping the image and character of Regina's Downtown.

Figure 6A.F12: Areas of Visual Prominence

(10) In addition to the expectations outlined in subsection 6A.9.5(9), development at a view termini, identified in Figure 6A.F12, should include:

(a) distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways; and

(b) alignment of design features to the view axis which, in addition to tall elements, should include alignment of main entrances or portico openings

(11) In addition to the expectations outlined in subsection 6A.9.5(9), development within a Gateway identified in Figure 6A.F12 shall include:

(a) both street walls should contribute to the public realm;

(b) entrances and other building architectural treatments should be provided to define the corner;

(c) a change in the building massing at the corner should be provided, in relation to the street wall;

(d) consideration should be given to providing distinctive architectural treatments such as spires, turrets, belvederes, porticos, arcades, or archways.

(e) buildings should be set back to:

(i) address the intersection;

(ii) provide a large pedestrian realm;

(iii) define and enhance the public realm. and

(f) alignment of design features to the view axis which, in addition to tall elements, should include alignment of main entrances or portico openings.

(12) Development within a landmark frontage identified in Figure 6A.F12 should include:

(a) With respect to buildings which are designed to reinforce the edges the downtowns most important streets and open spaces and the linkages between them. Development fronting a landmark frontage should create a consistent expression along the frontage by including building design elements that distinguish a block or area. These features may include:

(i) materials;

(ii) colours; and

(iii) architectural features (e.g. columns, towers, bays).

(13) The City shall consider transitions as they are articulated through a wide range of design elements, including:

(a) transition design standards that help to create a continuous and cohesive streetscape;

(b) overall building height;

(c) street wall height;

(d) building massing including projections, roof profile, and proportion;

(e) setback at street level particularly transitions from one building to another at street level. Transition should also include consideration of above-podium step backs;

(f) datum lines are those lines established from which heights or depths are established. Examples of Datum Lines in buildings include floor heights, vertical divisions in the building façade and street wall, cornice lines, building base (podium), window lines, and overall proportion;

(g) materials transition includes consideration of consistency in colours, texture, and patterns from one development to another;

(h) entrance treatment;

(i) window treatment including placement orientation and proportion that is consistent with window treatment of adjacent developments;

(j) spacing and proportion of entrance; and

(k) buildings that are 12 metres in height or higher and/or that have an FAR above 2.0 should have massing that has been broken horizontally and vertically into a hierarchy of volumes.

(14) Dwellings should demonstrate the following character:

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(a) a separate entrance should be provided to every Dwelling Unit bounded by a street wall at grade level, except in the cases of Group Care or Assisted-Living Dwellings;

(b) a shared entrance with access to a vestibule or a foyer should be provided to individual Dwelling Unit above grade;

(c) a shared entrance should be prominent. Techniques to increase prominence may include increased height, overhang, shadow, punctuation, and/or change in roofline;

(d) buildings containing 20 Dwelling Units or more should provide communal amenity area(s) in the form of a courtyard, plaza, rooftop deck or patios. The City may also consider communal amenity areas inside of buildings. These should be available to all residents; and

(e) private open space for individual Dwelling Units, provided in the form of patios, decks, balconies, or roof top decks, is encouraged.

(15) The guidelines in this subsection apply to units which contain land uses in Food & Beverage land use class, Service Trade land use class and Retail Trade land use class at grade level:

(a) as illustrated in Figure 6A.F13(a), where an at-grade unit's gross floor area is 1,400 square metres or less:

(i) the unit should have individual access at street level; and,

(ii) the unit should have a clearly defined entrance directly to a public street, public sidewalk, public walkway, public park, or public plaza.

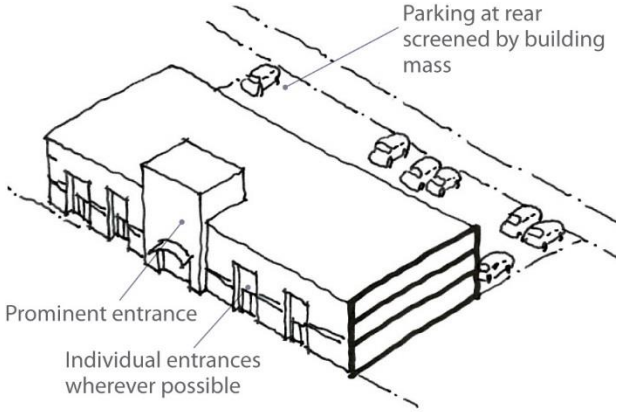

Figure 6A.F13(a) – At-Grade Units 1,400 sq. m and under (Food & Beverage, Service Trade and Retail Trade land use classes)

(b) as illustrated in Figure 6A.F13(b), where an at-grade unit's gross floor area is above 1,400 square metres:

(i) the unit should have a prominent entrance at street level;

(ii) the prominent entrance should directly interface with the most likely public street, public sidewalk, public walkway, public park, or public plaza to be used by pedestrians; and

(iii) the majority of the use should be located behind units under 1,400 square metres, relative to the public street, public sidewalk, public walkway, public park, or public plaza; and

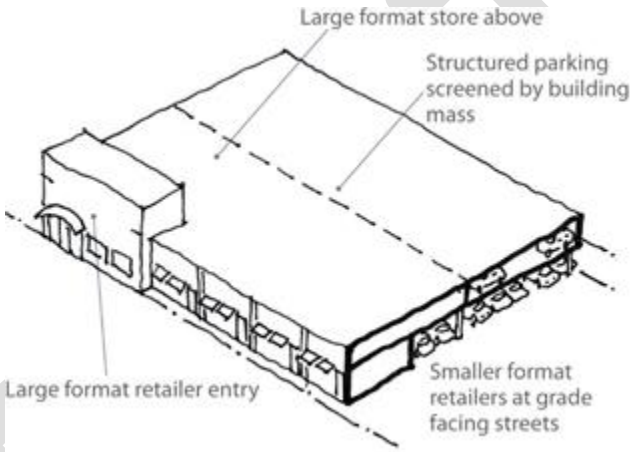

Figure 6A.F13(b) – At-Grade Units over 1,400 sq. m
(Food & Beverage, Service Trade and Retail Trade land use classes)

(c) a common entrance for street level and above grade units may be provided.

(16) The guidelines in this subsection applies to buildings 50% or more of the building's gross floor area is dedicated to land uses in Assembly land use class, Public Use land use class, Open Space land use class and Institution land use class.

(a) one or more entrance may be provided to a lobby or foyer, served by one or more elevator/stair cores;

(b) public open space provided as a forecourt, plaza, or courtyard or integrated with the building in the form of patios, decks, balconies, or rooftop decks is encouraged;

(c) units which contain land uses in "Food & Beverage" land use class, Service Trade land use class and Retail Trade land use class are encouraged at grade level;

(d) while buildings should relate to adjacent buildings in terms of scale, height and configuration;

(f) buildings should be distinct and unique. Landmark building design that enhances civic prominence is encouraged and should consider large, well-proportioned public spaces including forecourts, entrances, and lobbies and utilize vernacular building techniques or details;

(e) public art should be incorporated into the design of the building and its lot;

(f) all façades should exhibit strong design principles and may have include variety.

6A.10 HERITAGE REGULATIONS AND DESIGN STANDARDS

10.1 APPLICATION

(1) The standards, regulations and guidelines of this section apply to:

(a) alterations and additions to a heritage property on a lot in the Downtown Direct Control District;

(b) property or development alterations or additions on any lot in the Downtown Direct Control District that contains a heritage property;

(c) new development on any lot in the Downtown Direct Control District that contains a heritage property;

(d) property or development alterations or additions on any lot that abuts a lot in the Downtown Direct Control District that contains a heritage property; and

(e) new development on any lot that abuts a lot in the Downtown Direct Control District that contains a heritage property.

(2) The heritage value of a building includes its three-dimensional character: width, depth, and height. The entire building envelope must be conserved and the Transition of new construction to, and from, heritage properties should respect all three dimensions.

(3) Any proposed alteration to a property listed in clauses 6A.10.1(3)(a) and (b) is subject to review and approval by the appropriate authority:

(a) where the heritage property is a municipally designated property, or a property within the Victoria Park Heritage Conservation District, proposed alterations require the approval of the Development Officer; and

(b) where the heritage property is a provincially designated property, proposed alterations require the approval of Heritage Conservation Branch and the Minister responsible for *The Heritage Property Act*.

(4) New construction may be added above an existing heritage property in the following circumstances:

(a) the building height is not part of the heritage value;

(b) no significant heritage elements are included in the top portions of the building (e.g. rooftop or roofline);

(c) new construction does not conflict with the overall heritage value or character-defining elements of the district provided; and

(d) all necessary approvals have been obtained as noted in the previous subsection.

(5) Alterations, additions and new work should:

(a) maintain historic materials, features, and spatial relationships that characterize a heritage property (i.e., character defining elements);

(b) be differentiated from the heritage property;

(c) be compatible with the materials, features, size, scale, height, proportion, and massing to protect the integrity of the heritage property and its environment; and

(d) be conducted according to the Standards and Guidelines of Historic Places in Canada.

(6) The City shall not consider style as a determinant of compatibility. Instead, urban design considerations such as massing, façade articulation, and material quality shall be given prominence. Elements of new building design should respond to specific character defining elements with new interpretations. It is not necessary, or desired, to mimic a specific historical era; new buildings and additions should vary in style and should reflect their time.

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10.2 STREET WALL HEIGHTS

(1) Where proposed alterations to a heritage property will impact the building's character-defining elements, and the entire building is retained, the building may continue to keep its street wall provided the alterations do not have a negative impact on the heritage value of the building.

(2) Proposed additions to a heritage property should be consistent with the prevailing street wall (see section 6A.4.3), as follows:

(a) additions to the street wall of a heritage property shall conform to the Street Wall height regulations in section 6A.4.3 (see Figure 6A.F14);

(b) in order to ensure visual prominence of the heritage property, a 1.5 metre step back shall be provided for all additions relative to the heritage portions of any building;

(c) above the Street Wall height, additional floors shall comply with above street wall step backs as the regulations in section 6A.4.4;

(d) step back distances above the street wall height are considered to be cumulative - including, not in addition to, the 1.5 metre step back above the heritage property (for example, a 1.5 metre heritage step back, plus a 1.0 metre step back above the Street Wall, would be considered to be a total Step Back of 2.5 metres from the street edge);

(e) where an existing heritage property exceeds the maximum permitted street wall height, the heritage property itself is the street wall. Above the Street Wall height (above the existing heritage property), additional development is subject to the provisions of section 6A.4.3.

(f) A new building adjacent to a heritage property shall comply with the required street wall height in subsection 6A.4.3, no matter what the height of the heritage property.

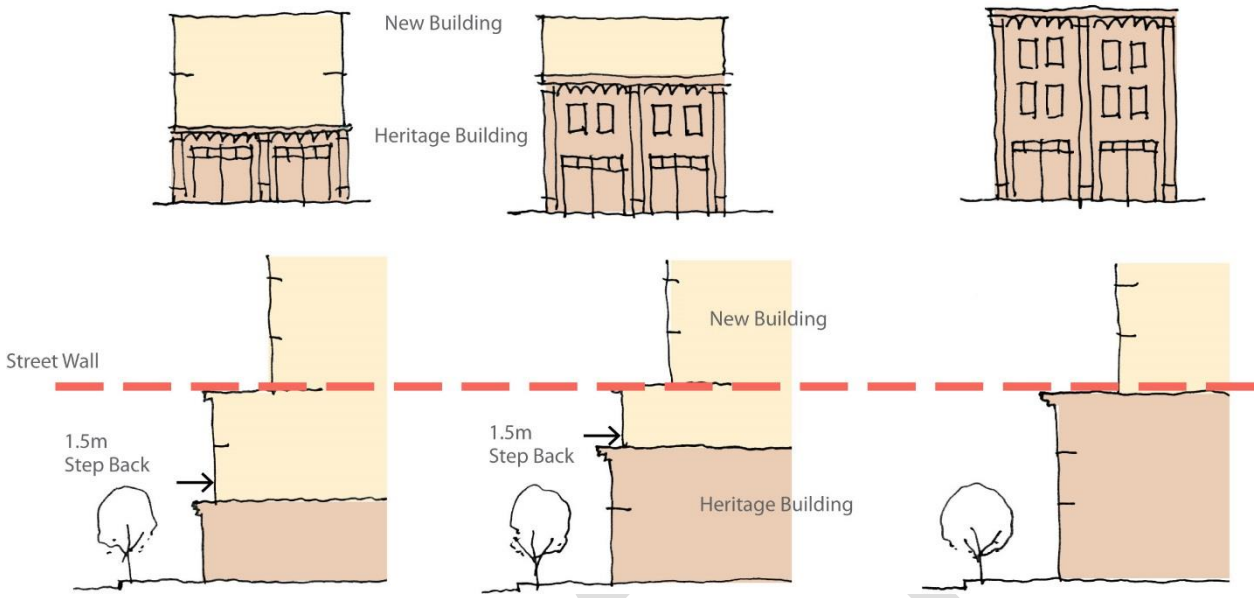

Figure 6A.F14 – Additions to a Heritage Property

10.3 SETBACK

(1) Development shall ensure the heritage property has visual distinction. This may be accomplished in a variety of ways, three of which are illustrated in Figure 6A.F15. The following option may be applied:

(a) a physical separation between the buildings of 2.0 metres or more;

(b) where the buildings are to be joined, a distinct massing change allowing for a strong shadow line, 3.0 metres wide and 2.0 metres deep; and

(c) where the buildings are to be joined, a distinct material change through the use of transparent glass to provide visual separation of the new building from the heritage property.

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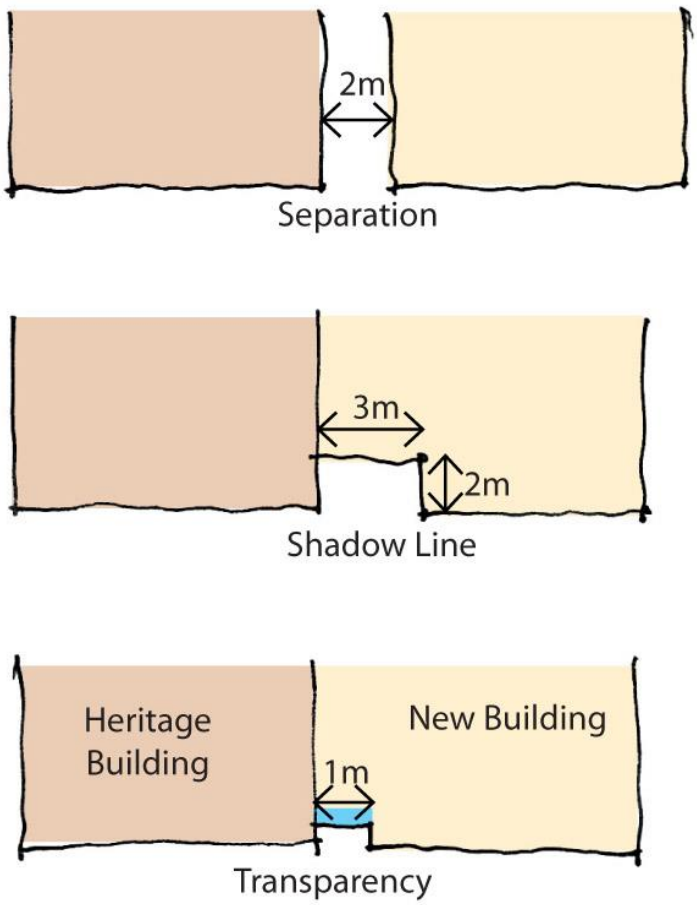

Figure 6A.F15 – Illustrations showing appropriate setbacks to heritage properties

10.4 RHYTHM

(1) Development should be consistent with the following Rhythm features as illustrated in Figure 6A.F16:

(a) maintain the rhythm of the heritage property, typically at a Fine Grain scale and in a vertical proportion;

(b) for larger or longer buildings, clearly articulate vertical divisions or bays in the façade consistent with this rhythm;

(c) where appropriate for consistency, provide retail bays or frontages at the same Rhythm;

(d) articulation of the horizontal rhythm and visual transitions between floors; and

(e) new buildings should respect the significant design features and the horizontal Rhythm of adjacent buildings.

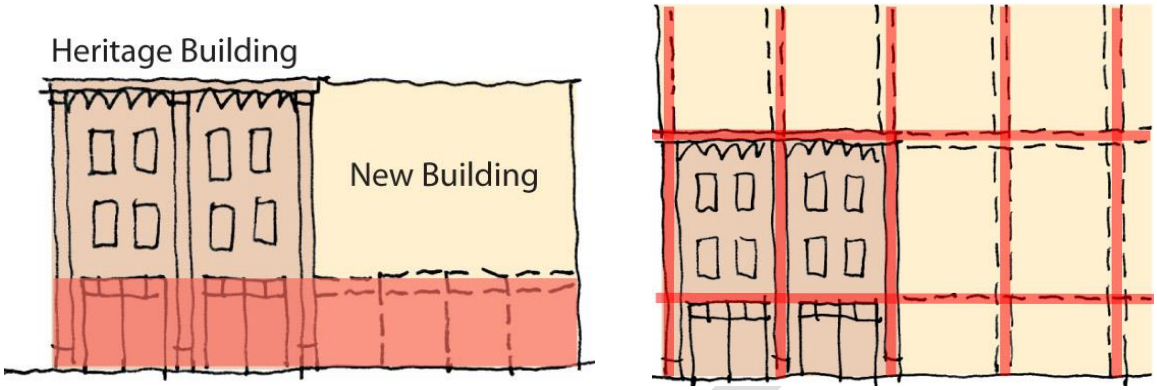

Figure 6A.F16 –
Rhythm Considerations and Ground Level Articulation for New Buildings and Heritage Properties

10.5 HERITAGE DESIGN STANDARDS – CONTEMPORARY DEVELOPMENT

(1) Contemporary development should be consistent with the following features:

(a) Contemporary Design: New development should respectfully fit its heritage context while at the same time representing current design philosophy. Quoting the past can be appropriate. When done, it should avoid blurring the line between real heritage properties and structures.

(b) Contemporary as a design statement does not simply mean current. Current designs with borrowed detailing inappropriately, inconsistently, or incorrectly used (such as pseudo-Victorian detailing) should be avoided.

(c) Material Palette: Whereas there is a very broad range of materials in today's design palette, materials proposed for new buildings should include those drawn from ones historically in use. The use and placement of these materials in a contemporary composition and their incorporation with other modern materials are important in the success of the proposed building's fit with its context. The proportional use of materials, drawing lines out of the surrounding context, careful consideration of colour, and texture all add to the success of a composition.

(d) Proportion of Parts: Architectural composition has always had at its root the study of proportion. In various styles, rules of proportion have varied from the complex formulas of the classical orders to a more liberal study of key proportions in buildings of the modern movement. In the design of new buildings in a heritage context, work should take

into account the proportions of buildings in the immediate context and consider a design with proportional relationships that achieve a good fit. An example of this might be windows. Without fail, 19th-century buildings employ a vertical proportion system in the design and layout of windows, including both overall windows singly or in built up groups and the layout of individual panes.

(e) Solidity vs. Transparency: Similar to proportion, a characteristic of 19th-century historic buildings is to have more solid walls with punched windows. This relationship of solid to void makes these buildings less transparent. This characteristic was based on available technology (ability to make large windows and to heat space), societal standards for privacy, and architectural tradition. In contrast, many 20th-century styles use large areas of glass and Transparency as part of the design philosophy.

(f) The relationship of solidity to transparency is a characteristic of new buildings that should be carefully considered. It is an element of fit. The level of Transparency in the new work should be determined with consideration for that of existing buildings within the street block or street face, particularly with regard to those buildings that establish a positive character.

(g) Detailing: In past styles, structure was often unseen hidden behind a veneer of other surfaces. “detailing” was largely provided by the use of coloured, shaped, patterned, or carved masonry and /or applied traditional ornament, mouldings, finials, cresting, and so on. In contemporary buildings, every element of a building can potentially add to the artistic composition, including architectural, structural, mechanical, and even electrical systems.

(h) For new buildings, detailing should refer to the character defining elements of the immediate context. Detailing can be more contemporary yet with deference to scale, repetition, lines and levels, beam and column, and solid and transparent that relates to the immediate context.

(i) Maintain other heights and proportions, including: sign band and height proportion; window height, size and proportion, including transoms; and door height, position, and recess.

PART 6B
DCD-LHP – LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT

6B.1 INTENT

The Laneway Housing Pilot Direct Control District is intended to accommodate laneway suites as a pilot project in a greenfield context to determine its usefulness in addressing housing affordability and housing type diversity as well as to assess the performance of the units with respect to the surrounding context, livability and functionality of the units, serviceability, and ultimately to determine if or under what circumstances laneway housing can be accommodated elsewhere in the city.

6B.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in Part 6B apply to all land uses and developments in the Laneway Housing Pilot Direct Control District.

(2) The requirements of Chapter 1 apply to all land uses, proposed land uses, development and proposed developments in the Laneway Housing Pilot Direct Control District.

(3) The Laneway Housing Pilot Direct Control District shall be used in greenfield locations where Council wants to pilot additional laneway suites.

(4) A Direct Control District, entitled Laneway Housing Pilot Direct Control District is hereby established and includes the following properties:

(a) lots 1-11, inclusive; Block 23, Plan No. 102102387, in The Greens of Gardiner Subdivision.

(b) lots 1-7, 29, 31, 33, and 35-37 in Block 62; and Lots 1-7 in Block 63; Plan No. 102142156 in Phase 8, Stage 2 of Harbor Landing Subdivision.

6B.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

(1) Table 6B.T1 lists building types that are permitted or discretionary in the Laneway Housing Pilot Direct Control District.

(2) Any building types other than those listed in Table 6B.T1 are prohibited in the Laneway Housing Pilot Direct Control District.

TABLE 6B.T1: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT BUILDING TYPES

Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	The maximum number of principal units in a Building, Detached shall be one.
T1.3	Building, Laneway	Permitted	---	---

3.2 LAND USE REQUIREMENTS

(1) Table 6B.T2 lists land uses that are permitted or discretionary in the Laneway Housing Pilot Direct Control District, subject to compliance with:

(a) the land-use specific regulations in Table 6B.T2;

(b) the development standards in subpart 6B.4;

(c) the off-street parking and loading requirements in subpart 6B.6;

(d) the landscaping and aesthetic screening requirements of subpart 6B.7; and

(e) the other regulations of this Bylaw.

(2) Every discretionary use application for lands in the Laneway Housing Pilot Direct Control District shall be evaluated for suitability based on the review criteria for discretionary uses prescribed in subpart 1E.3 of Chapter 1.

(3) The following land uses are prohibited in the Laneway Housing Pilot Direct Control District:

(a) any land use that is not listed in Table 6B.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 6B.T2; and

(c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw.

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TABLE 6B.T2: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT LAND USE GROUPS				
Sec.	**Land Uses**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Dwelling, Unit • Open Space, Active	Permitted	---	(1) The "Open Space, Active" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in subsection (1) shall: (a) be a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with an "Open Space, Active" land use; (b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.2	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land uses are restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of a Building, Detached with one principal Dwelling Unit; (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the building; or, (ii) 80 square metres. Where the calculation of such area shall include the area of the basement. (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified; (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building; (e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.

TABLE 6B.T2: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT LAND USE GROUPS				
Sec.	**Land Uses**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.3	• Dwelling, Laneway	Permitted	---	(1) A "Dwelling, Laneway" shall be permitted only on a lot with a Building, Detached dwelling. (2) A "Dwelling, Secondary Suite" shall not be permitted on the same lot as a "Dwelling, Laneway". (3) A "Dwelling, Laneway" shall not occupy more than the lesser of 40 percent of the combined gross floor area of the principal dwelling and the laneway dwelling, or 80 square metres. (4) The living space of the "Dwelling, Laneway" shall not be considered as part of the maximum floor area for an accessory building.
T2.4	• Institution, Day Care • Service Trade, Homestay	---	Discretionary	(1) An "Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in subsection (1) shall: (a) be a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with an "Open Space, Active" land use; (b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.

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TABLE 6B.T2: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT LAND USE GROUPS				
Sec.	**Land Uses**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.5	• Residential Business	Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area used for the Dwelling Unit.	(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.5. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5). (4) Notwithstanding the permitted or discretionary area requirements of section T2.5, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area. (5) The following land uses or land use classes are prohibited as a "Residential Business" in the Residential Neighbourhood zone: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class;

TABLE 6B.T2: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT LAND USE GROUPS				
Sec.	**Land Uses**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.5	• Residential Business			(i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2.5(5)(i) Merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2.5 shall only be considered in locations designated, as "live/work" areas through a secondary or concept plan.

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6B.4 DEVELOPMENT STANDARDS IN THE LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT

4.1 DEVELOPMENT STANDARDS

Subject to the conditions of a development permit, the standards prescribed in Table 6B.T3 shall apply to all building types in the Laneway Housing Pilot Direct Control District.

TABLE 6B.T3 : LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS FOR PRINCIPAL DWELLING

Sec.	Development Criteria	Standards (Per Lot)
		• Building, Detached
T3.1	**Minimum Lot Area**	200 square metres
T3.2	**Minimum Lot Frontage**	7.3 metres
T3.3	**Minimum Front Yard Setback**	
	(1) where a landscaped boulevard exists between the curb and the public sidewalk	3.0 metres
	(2) where no landscaped boulevard exists between the curb and the public sidewalk	4.5 metres
T3.4	**Minimum Rear Yard Setback**	3.5 metres
T3.5	**Minimum Side Yard Setback for corner lots**	
	(1) where the lot frontage is less than 10 metres	
	(a) flankage side yard	450 millimetres
	(b) total side yard	1.2 metres
	(2) where the lot frontage is more than 10 metres	
	(a) flankage side yard	450 millimetres
	(b) total side yard	1.65 metres
T3.6	**Minimum Side Yard Setback for interior lots**	
	(1) where lot frontage is less than 10 metres	
	(a) single side yard	450 millimetres
	(b) total side yard	1.2 metres
	(2) where lot frontage is 10 metres or more	
	(a) single side yard	1.2 metres
	(b) total side yard	2.4 metres
T3.7	**Maximum Coverage**	50%
T3.8	**Maximum Floor Area Ratio**	0.75
T3.9	**Maximum Building Height**	11 metres

4.2 LOT FRONTAGE

(1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 6B.F1 below:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in clause 6B.4.2(1)(a); and

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6B.4.2(1)(b).

(2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 6B.F2 below:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and

(b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6B.4.2(2)(a).

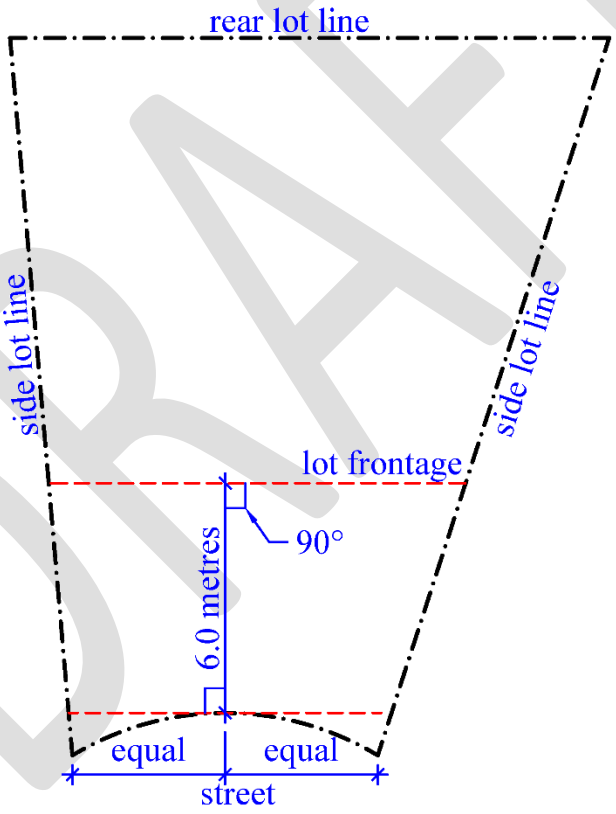

Figure 6B.F1: Minimum Lot Frontage on a Curved Front Lot

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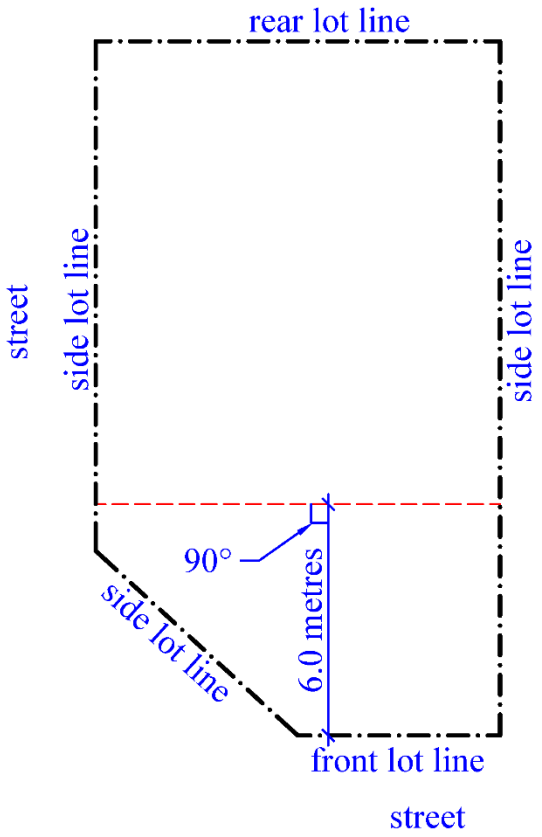

Figure 6B.F2: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 6B.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.

(3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 6B.T3 and 6B.T4.

TABLE 6B.T4: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENT STANDARDS				
Sec.	**Structure**	**Permitted Yard**	**Maximum Projection into Permitted Yard**	**Minimum Setback from Lot Line**
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	610 millimetres	450 millimetres
T4.2	Cantilever – no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	• One Interior Side Yard Only • Flankage Yard	610 millimetres	450 millimetres
T4.3	Fire escape	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise unrestricted.	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.5	Porch	• Front Yard • Rear Yard	1.5 metres	3.0 metres
T4.6	Steps above or below grade, Landings and Wheelchair ramps	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

(1) Subject to subsection 6B.3.4(2), the maximum building height listed in Table 6B.T3 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

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(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 6B.3.4(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

6B.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 6B.T5 apply to all accessory buildings or structures in the Laneway Housing Pilot Direct Control District.

TABLE 6B.T5 LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES AND BUILDING, LANEWAY		
Sec.	**Development Criteria**	**Standard (Per Lot)**
T5.1	**Maximum Lot Area**	80 square metres
T5.2	**Minimum Setback for an Accessory Building or Structure on an interior lot**	
	(1) For those lots identified in clause 6B.2 (1)(a):	
	(a) Setback from rear lot line	2.5 metres
	(b) Setback from side lot lines	Same as otherwise required for the principal building on site.
	(2) For those lots identified in clause 6B.2 (1)(b):	
	(a) Setback from side lot line	1.5 metres
	(b) Setback from side lot lines	Same as otherwise required for the principal building on site.
T5.3	**Minimum Setback for an Accessory Building or Structure located on a corner lot**	
	(1) For those lots identified in clause 6B.2 (1)(a):	
	(a) setback from rear lot line	
	(i) where a vehicular access door of a garage faces rear lot line adjoins a public lane;	2.5 metres
	(ii) where a vehicular access door of a garage faces flankage lot line	600 millimetres
	(b) setback from side lot line	
	(i) where a vehicular access door of a garage faces rear lot line adjoins a public lane;	Same as otherwise required for the principal building on site.
	(ii) where a vehicular access door of a garage faces flankage lot line	6.0 metres from flankage lot line
	(2) For those lots identified in clause 6B.2 (1)(b):	
	(a) setback from rear lot line	
	(i) where a vehicular access door of a garage faces rear lot line adjoins a public lane;	1.5 metres
	(ii) where a vehicular access door of a garage faces flankage lot line	600 millimetres
	(a) setback from side lot line	
	(i) where a vehicular access door of a garage faces rear lot line adjoins a public lane;	Same as otherwise required for the principal building on site.
	(ii) where a vehicular access door of a garage faces flankage lot line	6.0 from flankage lot line
T5.4	**Minimum Setback from a principal building on the site**	1.0 metre
T5.5	**Maximum Height**	
	(1) Where the accessory building or structure includes a laneway dwelling unit	7.5 metres
	(2) Where the accessory building or structure does not include a laneway dwelling unit	4.0 metres

5.3 ACCESSORY BUILDING OR STRUCTURE EXCEPTIONS

Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 6B.T5:

(a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space, it shall be considered as a part of the principal structure, and shall maintain the yard requirements of the principal building, except:

(i) where access to an attached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be minimum 6.0 metres from the flankage lot line.

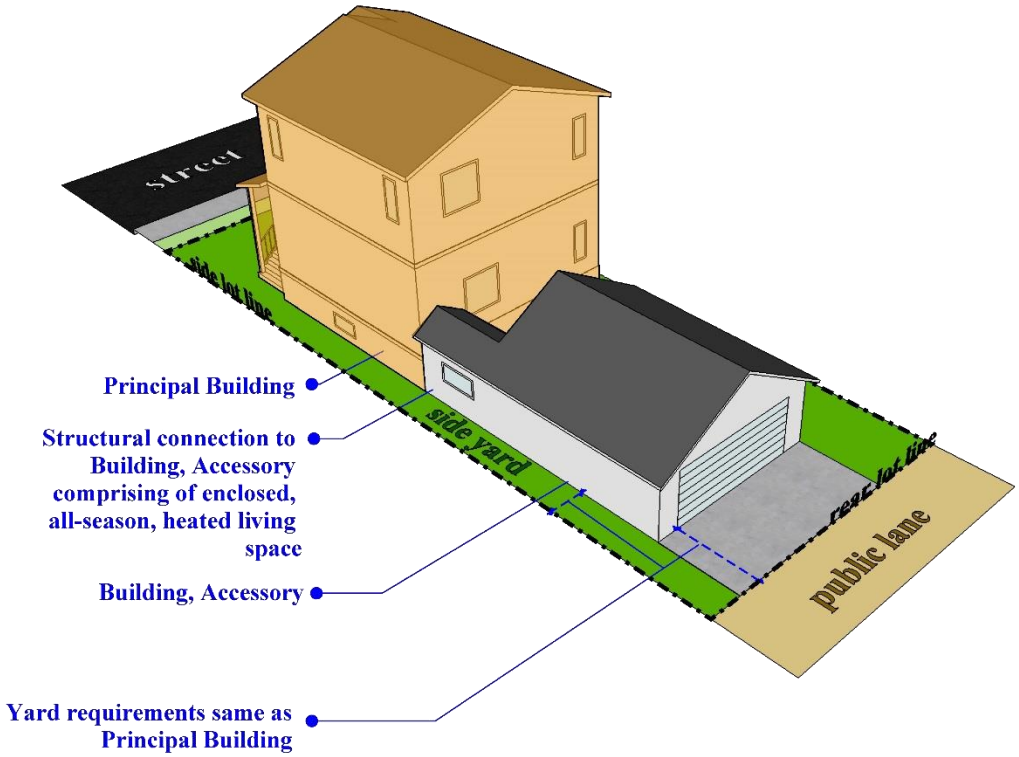

Figure 6B.F3: Accessory Connection

(2) The minimum setback requirements of Table 6B.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard, provided that no part of the accessory structure overhangs the property line.

(3) Where a detached accessory structure mentioned in subsection 6B.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.

(4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 6B.T4.7.

6B.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in subpart 1F.3 of Chapter 1.

(2) No motor vehicle parking stalls, maneuvering area, garage door, loading stall or loading bay shall be located in:

(a) areas provided to meet the total site landscaping area; or

(b) the required front yard unless otherwise specified in this Bylaw.

(3) Motor vehicles parked on site shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad located on site.

(4) Where a lot in the Laneway Housing Pilot Direct Control District backs onto a lane, vehicle access to the required parking stall shall be from the lane.

(5) Where a lot in the Laneway Housing Pilot Direct Control District is a corner lot, the following conditions allow for flankage yard parking:

(a) the lot has an attached garage with access provided from the flankage yard;

(b) the lot has a detached garage, a carport or a parking pad located in the side or rear yard, with access provided from the flankage yard; or

(c) there is insufficient room to provide access from the flankage yard to the rear or side yards.

(6) Where vehicle access to the required parking stall is provided from the flankage lot line, the number of vehicles parked on a legal driveway located in the flankage yard is limited to the capacity of the garage, carport or parking pad, or two, whichever is greater.

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(7) The maximum width of the driveway shall not exceed the exterior dimensions of the garage, carport or the parking pad.

6.3 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) Table 6B.T6 lists the minimum motor vehicle parking requirements for development in the Laneway Housing Pilot Direct Control District.

(2) If, in determining the number of required parking stalls, a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fraction over one-half shall be deemed to be equivalent to one full stall.

(3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.

TABLE 6B.T6: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT PARKING REQUIREMENTS

<table>
<tr><th>Sec.</th><th>Land Use</th><th colspan="2">Motor Vehicle</th></tr>
<tr><td>T6.1</td><td>• Dwelling, Unit
• Dwelling, Laneway</td><td colspan="2">One stall is required per dwelling unit.</td></tr>
<tr><td>T6.2</td><td>• Service Trade, Homestay</td><td colspan="2">0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.</td></tr>
<tr><td rowspan="10">T6.3</td><td rowspan="10">• Institution, Day Care</td><td colspan="2">(1) One stall is required per land use; and
(2) The following table indicates the minimum number of passenger drop-off stalls:</td></tr>
<tr><td>Individual Under Care</td><td>Minimum Number of Passenger Drop-off Stalls</td></tr>
<tr><td>1-10</td><td>1 stall</td></tr>
<tr><td>10-15</td><td>2 stalls</td></tr>
<tr><td>16-30</td><td>3 stalls</td></tr>
<tr><td>31-45</td><td>4 stalls</td></tr>
<tr><td>46-60</td><td>5 stalls</td></tr>
<tr><td>More than 60</td><td>Two additional stalls for each increment of 15 individuals in excess of 60</td></tr>
<tr><td colspan="2">(3) Notwithstanding subsection (2), where the applicant demonstrates to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum off-site passenger drop-off stall requirements accordingly.
(4) Parking stalls required pursuant to subsection (1) or a condition of a discretionary use permit shall not be used to satisfy the passenger drop-off stall requirements.
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</td></tr>
</table>

TABLE 6B.T6: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT PARKING REQUIREMENTS		
Sec.	**Land Use**	**Motor Vehicle**
T6.4	• Residential Business	(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot. (2) Customers of the Residential Business cannot utilize any parking stalls that are required for the Dwelling Unit. (3) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.3 shall apply.

6B.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 6B.T7 apply to principal land uses and developments in the Laneway Housing Pilot Direct Control District.

TABLE 6B.T7: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS		
Sec.	**Land Use**	**Landscaping Requirements**
T7.1	• Dwelling unit within a Building, Detached	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: (a) a walkway; and (b) a driveway leading to an approved parking stall.
T7.2	• Institution, Day Care • Service Trade, Homestay	10% of total site landscaping area.
T7.3	• Dwelling, Secondary Suite • Dwelling, Laneway • Open Space, Active • Business, Residential	No minimum landscaping requirements.

(2) For all uses listed in sections T7.2 of Table 6B.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 6B.T7.

(3) If there is a conflict between the requirements in Table 6B.T7, the most stringent requirement shall apply.

(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING RATIOS

The following planting ratios shall apply to all developments in the Laneway Housing Pilot Direct Control District to meet the total site landscaping area as required by subsection 6B.7.1(1):

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.

(2) The total site landscaping area, as required subsection 6B.7.1(1), may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscape design area (See Figure 6B.F4);

(c) boulevard areas;

(d) curbing; and

(e) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 6B.F4 may be subject to additional landscaping requirements.

(4) Boulevard areas may only be used to fulfil the total site landscaping requirement, upon the approval of the Development Officer.

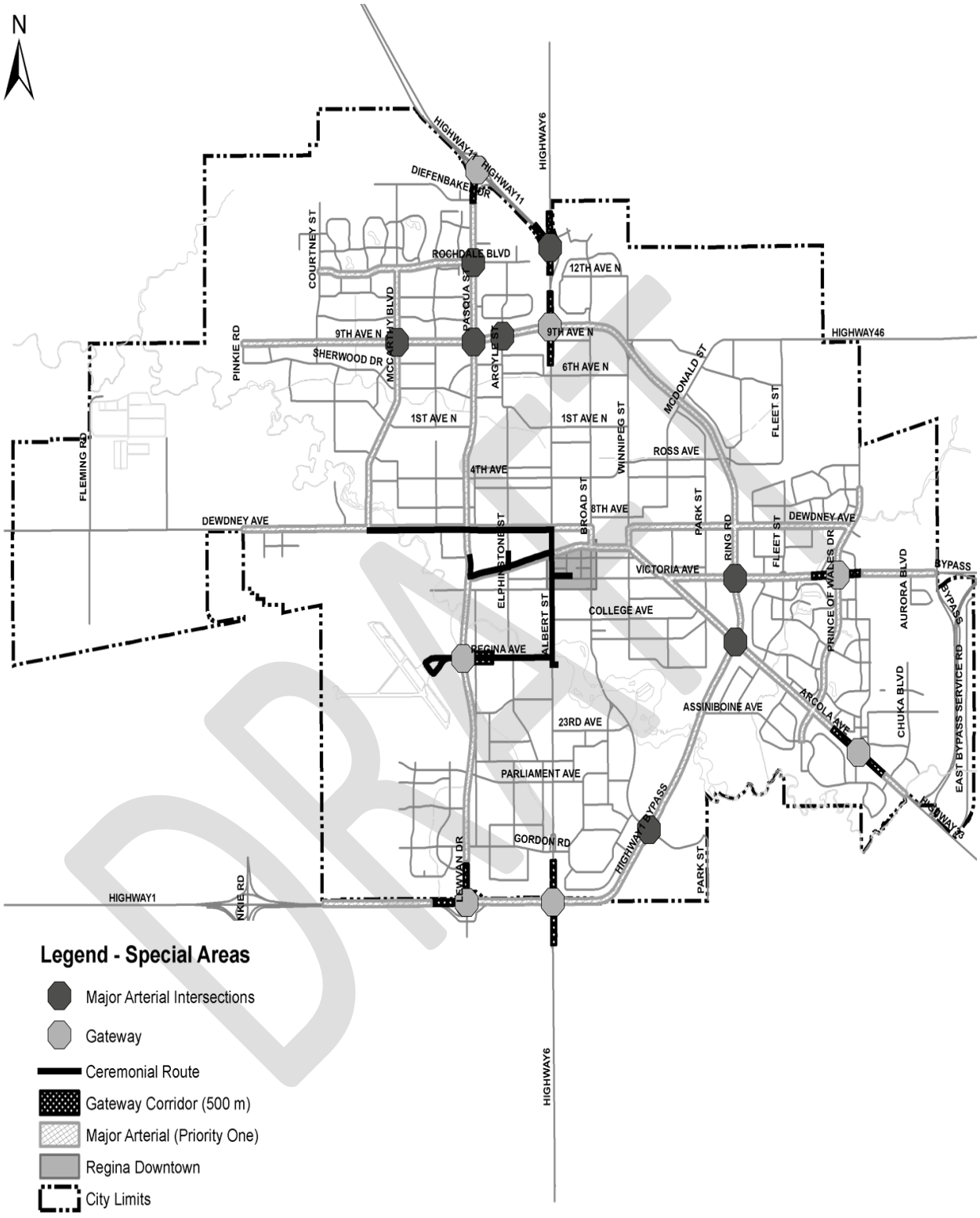

Figure 6B.F4: Major Roadways Landscape Design Map

7.4 AESTHETIC SCREENING OF INCOMPATIBLE USES

In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Laneway Housing Pilot Direct Control District shall provide aesthetic screening:

(a) all collection areas for garbage, refuse or recycling; and,

(b) all storage areas that are outdoors or partially outdoors.

PART 6C
DCD-QP – FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT

6C.1 INTENT

The Former Diocese of Qu'Appelle Lands Direct Control District is intended to provide for a broad range of residential uses, forms and densities, as well as mixed-use development, while complementing and demonstrating sensitivity to adjacent neighbourhoods, and to the scale, architecture and existing landscaping of the designated heritage buildings and associated precinct(s), which shall be established on the subject lands.

6C.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in part 6C apply to all land uses and developments in the Former Diocese of Qu'Appelle Lands Direct Control District.

(2) Every land use and development in the Former Diocese of Qu'Appelle Lands Direct Control District shall comply with the regulations, standards and requirements prescribed in the Former Diocese of Qu'Appelle Neighbourhood Plan. The neighbourhood plan shall supersede where a regulation in part 6C is inconsistent with any portion of the neighbourhood plan.

(3) The Former Diocese of Qu'Appelle Lands Direct Control District consists of a number of sub-districts – hereafter referred to as "Policy Areas" – that provide for different building forms, densities, uses, and design standards.

(4) The Former Diocese of Qu'Appelle Lands Direct Control District is comprised of some lots that are designated provincial heritage property and therefore subject to the regulatory provisions of *The Heritage Property Act*. The applicant should contact the Provincial Heritage Branch to determine if the property is designated. The provincial heritage designation is separate and apart from zoning and remains in effect for the entire property. Accordingly, any alteration or addition to the provincial heritage Property shall be subject to approval by the Minister responsible for *The Heritage Property Act*.

(5) The exterior design of buildings, including elements of style, building form, scale and proportion, fenestration, materials and colours, shall be subject to compliance with architectural standards adopted in conjunction with the application of an Architectural Control Overlay Zone (AC) designation in accordance with Chapter 8 Part 8A of this Bylaw.

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(6) Lands may be zoned Former Diocese of Qu'Appelle Lands Direct Control District where the OCP or an applicable secondary plan identifies the lands as being within the Former Diocese of Qu'Appelle Neighbourhood.

6C.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

(1) Table 6C.T1(a) lists building types that are permitted or discretionary in the Heritage Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

(2) Any building types other than those listed in Table 6C.T1(a) are prohibited in the Heritage Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

TABLE 6C.T1(a): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT HERITAGE POLICY AREA BUILDING TYPES

Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(a).1	Building, Accessory	Permitted	---	---
T1(a).2	Building, Detached	Permitted	---	---
T1(a).3	Building, Row	Permitted	---	---
T1(a).4	Building, Stacked	Permitted	---	---

(3) Table 6C.T1(b) lists building types that are permitted or discretionary in the Mixed-Use Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

(4) Any building types other than those listed in Table 6C.T1(b) are prohibited in the Mixed-use Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

TABLE 6C.T1(b): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT MIXED-USE POLICY AREA BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1(b).4	Building, Accessory	Permitted	---	---
T1(b).1	Building, Detached	Permitted	---	---
T1(b).2	Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 13 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 13 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 13 metres.	---
T1(b).3	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 13 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 13 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 13 metres.	---

(5) Table 6C.T1(c) lists building types that are permitted or discretionary in the Low Density Residential Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

(6) Any building types other than those listed in Table 6C.T1(c) are prohibited in the Low Density Residential Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

TABLE 6C.T1(c): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LOW DENSITY RESIDENTIAL POLICY AREA BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1(c).1	Building, Accessory	Permitted	---	---
T1(c).2	Building, Detached	Permitted	---	The maximum number of units in a Building, Detached shall be two.
T1(c).3	Building, Planned Group	---	Discretionary	---
T1(c).4	Building, Row	Permitted	---	The maximum number of units in a Building, Row shall not exceed two.
T1(c).5	Building, Stacked	Permitted	---	The maximum number of units in a Building, Stacked shall not exceed two.

(7) Table 6C.T1(d) lists building types that are permitted or discretionary in the Medium Density Residential Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

(8) Any building types other than those listed in Table 6C.T1(d) are prohibited in the Medium Density Residential Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

TABLE 6C.T1(d): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT MEDIUM DENSITY RESIDENTIAL POLICY AREA BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1(d).1	Building, Accessory	Permitted	---	---
T1(d).2	Building, Detached	When used for the following: (a) Dwelling, Planned Group in combination with buildings containing three or more Dwelling Units; or (c) Institution, Daycare.	---	---
T1(d).3	Building, Planned Group	---	Discretionary	---
T1(d).4	Building, Row	Permitted	---	The minimum number of units in a Building, Row shall be three.
T1(d).5	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	The minimum number of units in a Building, Stacked shall be three.

(9) Table 6C.T1(e) lists building types that are permitted or discretionary in the High-rise Residential Policy Area of Former Diocese of Qu'Appelle Lands Direct Control District.

(10) Table 6C.T1(d) lists building types that are permitted or discretionary in the High-Rise residential Policy Area of the Former Diocese of Qu'Appelle Lands Direct Control District.

TABLE 6C.T1(e): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT HIGH-RISE RESIDENTIAL POLICY AREA BUILDING TYPES

Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(e).1	Building, Accessory	Permitted	---	---
T1(e).2	Building, Detached	When used for Institution, Daycare land use.	---	---
T1(e).3	Building, Planned Group	---	Discretionary	---
T1(e).4	Building, Row	Permitted	---	The minimum number of units in a Building, Row shall be three.
T1(e).5	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 45 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the: (1) building is between 11 metres and 45 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 45 metres..	The minimum number of units in a Building, Stacked shall be three.

3.2 LAND USE REQUIREMENTS

(1) Figure 6C.F1 indicates the land use areas as they relate to the Former Diocese of Qu'Appelle Lands Direct Control District.

(2) Tables 6C.T2(a) through (e) list land uses that are permitted or discretionary in the Former Diocese of Qu'Appelle Lands Direct Control District, subject to compliance with:

(a) the land-use specific regulations in Tables 6C.T2(a) through (e);

(b) the development standards in Tables 6C.T3(a) through (e);

(c) the parking and loading requirements in subpart 6C.6;

(d) the landscaping and aesthetic screening requirements of subpart 6C.7;

(e) the exterior design of new buildings, including elements of style, building form, scale and proportion, fenestration, materials, colours and architectural standards of an Architectural Control Overlay Zone (AC) designation in accordance with Chapter 8 Part 8A of this Bylaw;

(f) notwithstanding the listed uses in the Mixed Use Policy Area, the initial development of any building on the northwest corner of the site shall be subject to discretionary use approval; and

(g) the other regulations of this Bylaw.

(3) In addition to the requirements listed in Tables 6C.T2(a) through (e), every discretionary use application for lands zoned Former Diocese of Qu'Appelle Lands Direct Control District shall be evaluated for suitability based on the review criteria for discretionary uses prescribed in subpart 1E.3 of Chapter 1.

(4) Proposals within the Heritage Policy Area shall be subject to the following site and development standards:

(a) any exterior alterations or additions shall be subject to approval by the Minister responsible for The Heritage Property Act; and

(b) in the event that a property loses its status as a provincial heritage property, and is not subsequently designated as a municipal heritage property, then the property will be converted to the Low Density Residential Area and follow the development standards of that Policy Area.

(5) The following land uses are prohibited in the Former Diocese of Qu'Appelle Lands Direct Control District:

(a) any land use that is not listed in Tables 6C.T2(a) through (e);

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Tables 6C.T2(a) through (e); and

(c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.

Figure 6C.F1: Former Diocese of Qu'Appelle Lands Direct Control District Land Use Area Map

TABLE 6C.T2(a): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HERITAGE POLICY AREA				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(a).1	• Food & Beverage, Restaurant • Institution, Education • Institution, Humanitarian Service • Open Space, Active • Public Use, General • Service Trade, Accommodation • Service Trade, Light • Service Trade, Personal • Utility, General	Permitted	---	(1) Uses must be in existing buildings. (2) The "Open Space, Active" and "Institution, Education" land uses may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (3) The measurement required in (a) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with any of the land uses mentioned in (2); and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(a).2	• Dwelling, Assisted Living • Dwelling, Group Care • Dwelling, Unit	Permitted	---	(1) The uses must be in an existing building. (2) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area. (3) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in Subpart 6C.7.
T2(a).3	• Industry, Laboratory • Office, Professional • Service Trade, Clinic	Permitted if gross floor area is less than 200 square metres per lot.	---	Use must be in an existing building.
T2(a).4	• Service Trade, Homestay	Permitted	---	Use must be in an existing building.
T2(a).5	• Retail Trade, Shop	---	Discretionary if gross floor area is 250 square metres or less per lot.	Use must be in an existing building.

TABLE 6C.T2(a): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HERITAGE POLICY AREA				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(a).6	• Institution, Day Care	Permitted	---	(1) Use must be in an existing building. (2) The "Institution, Day Care" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (3) The measurement required in (2) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Institution, Day Care" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(a).7	• Assembly, Community • Assembly, Recreation	Permitted when in an existing building.	Discretionary when it is an outdoor use.	(1) The "Assembly, Community" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Assembly, Community" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.

TABLE 6C.T2(a): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HERITAGE POLICY AREA				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(a).8	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land uses are restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of a Building, Detached or Building, Row. (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the Dwelling; or, (ii) 80 square metres where the calculation of such area shall include the area of the basement. (c) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building. (d) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.

TABLE 6C.T2(b): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MIXED-USE POLICY AREA

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).1	• Industry, Food & Beverage • Institution, Humanitarian Service • Open Space, Active • Service Trade, Light • Service Trade, Personal	Permitted	---	(1) The "Open Space, Active" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Open Space, Active" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(b).2	• Assembly, Community • Assembly, Recreational • Food & Beverage Lounge • Food & Beverage, Restaurant	Permitted if gross floor area up to 300 square metres.	---	(1) The "Assembly, Community" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Assembly, Community" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(b).3	• Dwelling, Group Care • Dwelling, Unit	Permitted	---	(1) Dwelling Units shall be: (a) in the same building as another permitted or discretionary use in the zone. (b) on second or higher floor(s). (2) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area. (3) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping listed in subpart 6C.7.

TABLE 6C.T2(b): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MIXED-USE POLICY AREA				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(b).4	• Retail Trade, Shop	Permitted if gross floor area up to 300 square metres.	---	---
T2(b).5	• Office, Professional • Service Trade, Clinic	Permitted if gross floor area up to 200 square metres.	---	---
T2(b).6	• Institution, Day Care • Public Use, General • Utility, General	Permitted	---	(1) The "Institution, Day Care" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Institution, Day Care" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.

TABLE 6C.T2(b): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MIXED-USE POLICY AREA

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).7	• Residential Business	Permitted if: (a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or (b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act, 2014*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling.	(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the area requirement in sections T2(b).7. (3) A "Residential Business" shall be a land use listed in Chapter 2, except those listed in subsection (5). (4) Notwithstanding the thresholds in subsections (1)(a) and (2)(a), a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in another zone having regard for the overall compatibility of the use with the residential character of the area. (5) The following land uses or land use classes shall be prohibited as a "Residential Business" in Former Diocese of Qu'Appelle Lands Direct Control District (Mixed-Use Policy Area): (a) Any land use in the "Agriculture" land use class, except "Agriculture, Light"; (b) any land use in "Assembly" land use class. (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal" and "Service Trade, Light"; (k) any land use in the "Transportation" land use class;

TABLE 6C.T2(b): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MIXED-USE POLICY AREA				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(b).7	• Residential Business			(l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2(b).7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2(b).7 shall only be considered in: (a) a location designated as "live/work" areas through a secondary or concept plan; or (b) a location designated as Urban Corridor or Urban Centre in Figure 1.F1 in Chapter 1.

TABLE 6C.T2(c): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – LOW DENSITY RESIDENTIAL POLICY AREA				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(c).1	• Dwelling, Group Care • Dwelling, Unit	Permitted	---	---
T2(c).2	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land use is restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of a Building, Detached with one principal Dwelling Unit. (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the building; or, (ii) 80 square metres. where the calculation of such area shall include the area of the basement. (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified. (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building. (e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.

TABLE 6C.T2(c): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – LOW DENSITY RESIDENTIAL POLICY AREA				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(c).3	• Planned Group	---	Discretionary	(1) A Planned Group shall consist of permitted or discretionary uses and building types in Low Density Policy Area. (2) All land uses within the "Planned Group" shall comply with the applicable Development Standards specified in 6C.T3(c). (3) Buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered "Planned Group" and shall comply with the regulations of this Section. (4) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area. (5) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6C.7.
T2(c).4	• Open Space, Active	Permitted	---	(1) The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with an "Open Space, Active" land use. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(c).5	• Public Use, General • Utility, General	Permitted	---	There shall be no exterior storage of goods, materials or equipment.

TABLE 6C.T2(c): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – LOW DENSITY RESIDENTIAL POLICY AREA				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(c).6	• Institution, Day Care • Service Trade, Homestay	---	Discretionary	(1) The "Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with an "Open Space, Active" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(c).7	• Residential Business	Permitted if: (a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or (b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.	(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5). (4) Notwithstanding the permitted or discretionary area requirements of section T2.7, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area. (5) The following land uses or land use classes are prohibited as a "Residential Business" in the Residential Neighbourhood zone: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class;

TABLE 6C.T2(c): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – LOW DENSITY RESIDENTIAL POLICY AREA				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(c).7	• Residential Business			(d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay" (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2(c).7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2(c).7 shall only be considered in: (a) a location designated as "live/work" areas through a secondary or concept plan; or (b) a location designated as Urban Corridor or Urban Centre in Figure 1.F1 in Chapter 1. .

TABLE 6C.T2(d): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MEDIUM DENSITY RESIDENTIAL POLICY AREA				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(d).1	• Dwelling, Assisted Living • Dwelling, Group Care • Dwelling, Unit	Permitted	---	(1) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area. (2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6C.7.
T2(d).2	• Planned Group	---	Discretionary	(1) A "Planned Group" shall consist of permitted or discretionary uses and building types in Medium Density Policy Area. (2) All land uses within the "Planned Group" shall comply with the applicable Development Standards specified in 6C.T3(d). (3) Buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered "Planned Group" and shall comply with the regulations of this Section. (4) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to dwelling use to the communal amenity area. (5) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6C.7.

TABLE 6C.T2(d): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MEDIUM DENSITY RESIDENTIAL POLICY AREA

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(d).3	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land uses are restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of a Building, Detached with one principal Dwelling Unit. (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the building; or, (ii) 80 square metres. where the calculation of such area shall include the area of the basement. (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified. (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building. (e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.
T2(d).4	• Open Space, Active • Service Trade, Homestay	Permitted	---	(1) The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with an "Open Space, Active" land use. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.

TABLE 6C.T2(d): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MEDIUM DENSITY RESIDENTIAL POLICY AREA				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(d).5	• Public Use, General • Utility, General	Permitted	---	There shall be no exterior storage of goods, materials or equipment.
T2(d).6	• Institution, Day Care	---	Discretionary	(1) The "Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with an "Open Space, Active" land use. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.

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TABLE 6C.T2(d): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MEDIUM DENSITY RESIDENTIAL POLICY AREA

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(d).7	• Residential Business	Permitted if: (a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or (b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling.	(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5). (4) Notwithstanding the permitted or discretionary area requirements of section T2.7, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area. (5) The following land uses or land use classes are prohibited as a "Residential Business" in the Medium Density Residential Policy Area: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class;

TABLE 6C.T2(d): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MEDIUM DENSITY RESIDENTIAL POLICY AREA				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(d).7	• Residential Business			(i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2(d).7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2(d).7 shall only be considered in: (a) a location designated as "live/work" areas through a secondary or concept plan; or (b) a location designated as Urban Corridor or Urban Centre in Figure 1.F1 in Chapter 1.

TABLE 6C.T2(e): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HIGH-RISE RESIDENTIAL POLICY AREA				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(e).1	• Dwelling, Assisted Living • Dwelling, Group Care • Dwelling, Unit	Permitted	---	(1) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area. (2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6C.7.
T2(e).2	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land uses are restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of a Building, Detached with one principal Dwelling Unit. (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the building; or, (ii) 80 square metres. where the calculation of such area shall include the area of the basement. (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified. (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building. (e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.

TABLE 6C.T2(e): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HIGH-RISE RESIDENTIAL POLICY AREA				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(e).3	• Dwelling, Planned Group	---	Discretionary	(1) A "Planned Group" shall consist of permitted or discretionary uses and building types in Medium Density Policy Area. (2) All land uses within the "Planned Group" shall comply with the applicable Development Standards specified in 6C.T3(e). (3) Buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered "Planned Group" and shall comply with the regulations of this Section. (4) Developments" containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area. (5) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6C.7.
T2(e).4	• Open Space, Active • Service Trade, Homestay	Permitted	---	(1) The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with an "Open Space, Active" land use. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(e).5	• Public Use, General • Utility, General	Permitted	---	There shall be no exterior storage of goods, materials or equipment

TABLE 6C.T2(e): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HIGH-RISE RESIDENTIAL POLICY AREA				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(e).6	• Institution, Day Care	---	Discretionary	(1) The "Institution, Day Care" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in subsection (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with an "Open Space, Active" land use. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.

TABLE 6C.T2(e): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HIGH-RISE RESIDENTIAL POLICY AREA

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(e).7	• Residential Business	Permitted if: (a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or (b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling.	(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5). (4) Notwithstanding the permitted or discretionary area requirements of section T2.7, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area. (5) The following land uses or land use classes are prohibited as a "Residential Business" in the Residential Neighbourhood zone: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class;

TABLE 6C.T2(e): FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HIGH-RISE RESIDENTIAL POLICY AREA				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
				(i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class.
T2(e).7	• Residential Business,			(6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2(e).7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2(e).7 shall only be considered in: (a) a location designated as "live/work" areas through a secondary or concept plan; or (b) a location designated as Urban Corridor or Urban Centre in Figure 1.F1 in Chapter 1.

6C.4 DEVELOPMENT STANDARDS

4.1 ALL DEVELOPMENT

The standards prescribed in Tables 6C.T3 (a) and (b) apply to all applicable buildings and land uses in the policy areas in Former Diocese of Qu'Appelle Lands Direct Control District.

TABLE 6C.T3(a) FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS - MIXED-USE POLICY AREA

Sec.	Development Criteria	Standards (Per Lot)
T3.1(a)	**Minimum Lot Area**	250 square metres
T3.2(a)	**Minimum Lot Frontage**	6.0 metres
T3.3(a)	**Maximum Front Yard Setback**	
	(1) all development in the Mixed-use Policy Area	5.0 metres
	(2) Notwithstanding subsection 6C.T3.3(a)(1), setback from lot line along College Avenue	8.0 metres
T3.4(a)	**Minimum Rear Yard Setback**	Nil
T3.5(a)	**Minimum Side Yard Setback**	3.0 metres
T3.6(a)	**Maximum Coverage**	65%
T3.7(a)	**Maximum Floor Area Ratio**	3.0
T3.8(a)	**Maximum Building Height**	13 metres

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TABLE 6C.T3(b) FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS - LOW-DENSITY RESIDENTIAL POLICY AREA				
Sec.	**Development Criteria**	**Standards (Per lot except for Building, Row where standards are per unit)**		
		• **Building, Detached** • **Building, Stacked**	• **Building, Row**	• **Building, Planned Group**
T3.1(b)	**Minimum Lot Area**			
	(1) For lots with rear lane access	200 square metres	137 square metres	Sum of minimum lot area as identified in T3.1 (b) for each building type on the lot.
	(2) For lots without rear lane access	233 square metres	233 square metres	
T3.2(b)	**Minimum Lot Frontage[1]**			
	(1) For lots with rear lane access	7.3 metres	5 metres	Where buildings on the lot front a public road: the sum of minimum lot frontage as identified in T3.2(b) for each building fronting a public street; otherwise: 7.5 metres.
	(2) For lots without rear lane access	8.5 metres	8.5 metres	
T3.3(b)	**Minimum Front Yard Setback[1]**	1.5 metres	1.5 metres	1.5 metres
	(1) From lot line along College Ave	8.0 metres	8.0 metres	8.0 metres
	(2) Otherwise	1.5 metres	1.5 metres	1.5 metres
T3.4(b)	**Minimum Rear Yard Setback**			
	(1) From lot line along College Ave	8.0 metres	8.0 metres	8.0 metres
	(2) Otherwise	5.0 metres	5.0 metres	5.0 metres
T3.5(b)	**Minimum Side Yard Setback**			
	(1) For corner lots:			
	(a) where the lot frontage is less than 10 metres			
	(i) Flankage side yard	450 millimetres	450 millimetres	Same as minimum side yard otherwise required for each of the building types in the Low-Density Policy Area
	(ii) Total side yard	1.2 metres	450 millimetres	
	(b) where the lot frontage is more than 10 metres			
	(i) Flankage side yard	450 millimetres	450 millimetres	Same as minimum side yard otherwise required for each of the building types in the Low-Density Policy Area.
	(ii) Total side yard	1.65 metres	450 millimetres	
	(2) For interior lots:			
	(a) where lot frontage is less than 10 metres			
	(i) Single side yard	450 millimetres	450 millimetres	Same as minimum side yard otherwise required for each of the building types in the Low-Density Policy Area.
	(ii) Total side yard	1.2 metres	450 millimetres	
	(b) where lot frontage is 10 metres or more			
	(i) Single side yard	1.2 metres	1.2 metres	Same as minimum side yard otherwise required for each of the building types in the Low-Density Policy Area.
	(ii) Total side yard	2.4 metres	1.2 metres	
T3.6(b)	**Maximum Coverage**	50%	60%	50%
T3.7(b)	**Maximum Floor Area Ratio**	0.75	0.85	0.75
T3.8(b)	**Maximum Building Height**	Portions of a building 10 metres or less from the front lot line – 8.25 metres Portions of a building more than 10 metres from the front lot line – 11 metres		
Notes: 1. Frontage for parcels in the Low Density policy area bordering College Avenue, Halifax Street, and Anson Road shall be along Anson Road.				

4.2 SITE AND DEVELOPMENT STANDARDS – MEDIUM-DENSITY RESIDENTIAL POLICY AREA

(1) The standards prescribed in Table 6C.T3(c) shall apply to all lots in the Medium-Density Residential Policy Area.

(2) Front building elevations shall include a stoop, and may include a porch and patio, and/or a light court, as depicted in Figure 6C.F2.

(3) Façades shall be parallel to the property line directly abutting a sidewalk or open space.

(4) Except for Building, Stacked, all buildings shall have their principal entry onto the street.

(5) Entry frequencies shall be a maximum of 12.0 metres apart at their centres.

(6) Ground storey elevations shall be a minimum of 900 millimetres above grade.

(7) Porches and patios shall adhere to the following standards:

(a) setback from the property line shall be a minimum of 800 millimetres and defined by a planter which is subject to garden wall standards; and

(b) the minimum floor elevation shall be 600 millimetres.

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Figure 6C.F2: Front Building Elevation Options, Medium-Density Residential Policy Area

4.3 SITE AND DEVELOPMENT STANDARDS – HIGH-DENSITY RESIDENTIAL POLICY AREA

(1) The standards prescribed in Table 6C.T3(c) shall apply to all lots in the High-Density Residential Policy Area.

(2) Active uses shall occupy all building storeys directly fronting a street or public place.

(3) All mechanical units on roofs must be screen.

(4) Tower and podium for apartments shall adhere to the following standards as illustrated in Figure 6C.F3:

(a) a minimum 2-storey podium with a minimum height of 9.0 metres must be provided.

(b) the podium may be a maximum of 3 storeys, with a maximum height of 11.0 metres.

(c) the front tower and rear tower must be stepped-back from the podium by a minimum of 2.5 metres.

(d) the tower floorplate (the area of the building slab) may be a maximum of 815.0 square metres.

(e) the tower depth may be a maximum of 28.5 metres.

(f) standards related to setbacks and frontages are listed in Table 6C.T3(c).

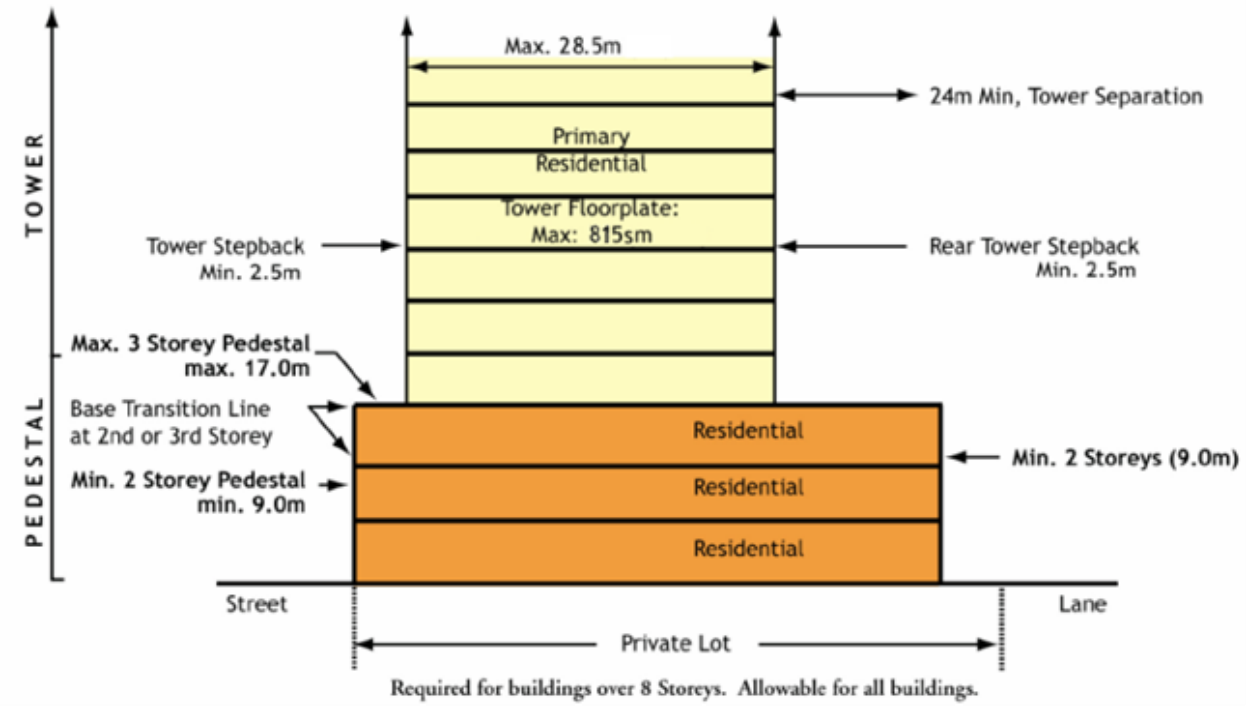

Figure 6C.F3: Tower and Podium, High-Rise Residential Policy Area

TABLE 6C.T3(c) FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS - MEDIUM-DENSITY AND HIGH-DENSITY RESIDENTIAL POLICY AREAS

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)			
		• Building, Detached	• Building, Row	• Building, Stacked	• Building, Planned Group
T3(c).1	**Minimum Lot Area**	200 metres	End units: 137 square metres Interior units: 103 square metres	For buildings with up to three units:200 metres For buildings with more than three units:400 metres	Sum of minimum lot area as identified in T3(c).1for each building type on the lot.
T3(c).2	**Minimum Lot Frontage**	7.3 metres	End units: 5 metres Interior units: 3.75 metres	For buildings with up to three units:7.3 metres For buildings with more than three units:14.6 metres	Where buildings on the lot front a public road: the sum of minimum lot frontage as identified in T3.2(b) for each building fronting a public street; otherwise: 7.5 metres.
T3(c).3	**Minimum Front Yard Setback**	1.5 metres	1.5 metres	1.5 metres	1.5 metres
T3(c).4	**Maximum Front Yard Setback**	3.0 metres	3.0 metres	3.0 metres	3.0 metres
T3(c).5	**Minimum Rear Yard Setback**	5.0 metres	5.0 metres	5.0 metres	5.0 metres
T3(c).6	**Minimum Side Yard Setback on Corner Lots**				
	(1) Where the lot frontage is less than 10 metres:				
	(a) flankage side yard	450 millimetres	End units: 450 millimetres Interior units: N/A	450 millimetres	Same as minimum side otherwise required for each building type identified in T3(c).6
	(b) interior side yard	750 millimetres	End units: 0 Interior units: N/A	1.2 metres	
	(2) Where the lot frontage is more than 10 metres:				
	(a) flankage side yard	450 millimetres	End units: 450 millimetres Interior units: N/A	450 millimetres	Same as minimum side otherwise required for each building type identified in T3(c).6.
	(b) interior side yard for:				
	(i) Portions of any building or structure up to 11 m in height	1.2 metres	End units: 0 Interior units: N/A	1.2 metres	
	(ii) Portions of any building or structure over 11 metres but up to 13 metres in height	N/A	N/A	3.25 metres	
	(iii) Portions of any building or structure over 13 metres but up to 45 metres in height	N/A	N/A	5.0 metres	

TABLE 6C.T3(c) FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS - MEDIUM-DENSITY AND HIGH-DENSITY RESIDENTIAL POLICY AREAS

Sec.	Development Criteria	Standards (Per lot except for Building, Row where standards are per unit)			
		• Building, Detached	• Building, Row	• Building, Stacked	• Building, Planned Group
T3(c).7	**Minimum Side Yard Setback on Interior Lots**				
	(1) Where lot frontage is less than 10 metres				
	(a) single side yard	450 millimetres	End units:1.2 metres Interior units: 0 metres	1.2 metres	Same as minimum side otherwise required for each building type identified in T3(c).6.
	(b) total side yard	1.2 metres	End units:1.2 metres Interior units: 0 metres	2.4 metres	
	(2) Where lot frontage is 10 metres or more				
	(a) portions of any building or structure up to 11 metres in height	1.2 metres	End units:1.2 metres Interior units: 0 metres	1.2 metres	Same as minimum side otherwise required for each building type identified in T(c).3.6.
	(b) portions of any building or structure over 11 metres but up to 13 metres in height	N/A	N/A	3.25 metres	
	(c) portions of any building or structure over 13 metres but up to 45 metres in height	N/A	N/A	5.0 metres	
T3(c).8	**Maximum Coverage**	60%	60%	60%	60%
T3(c).9	**Maximum Building Height**				
	(1) For Medium-Density Policy Area				Maximum building height otherwise required for each building type fronting the public street in Former Diocese of Qu'Appelle Lands Direct Control District.
	(a) portions of a building within 10 metres of the front lot line.	8.25 metres	8.25 metres	8.25 metres	
	(b) portions of a building more than 10 metres but less than 15 metres of the front lot line.	11 metres	11 metres	11 metres	
	(c) portions of a building more than 15 metres from the front lot line.	11 metres	11 metres	15 metres	
	(2) For High-Density Policy Area				Maximum building height otherwise required for each building type fronting the public street in Former Diocese of Qu'Appelle Lands Direct Control District.
	(a) portions of a building within 10 metres of the front lot line.	8.25 metres	8.25 metres	8.25 metres	
	(b) portions of a building more than 10 metres but less than 15 metres of front lot line.	11 metres	11 metres	11 metres	
	(c) portions of a building more than 15 metres from the front lot line.	11 metres	11 metres	45 metres	

Note:
1. Notwithstanding any other setback requirements prescribed within Table 6C.T3(c), the minimum setback from lot line along College Avenue shall be 8.0m.

4.4 LOT FRONTAGE

(1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 6C.F4 below:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six meters in length shall be measured from the midpoint determined in clause 6C.4.4(1)(a);

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6C.4.4(1)(b).

(2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 6C.F5 below:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line;

(b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6C.4.4(2)(a).

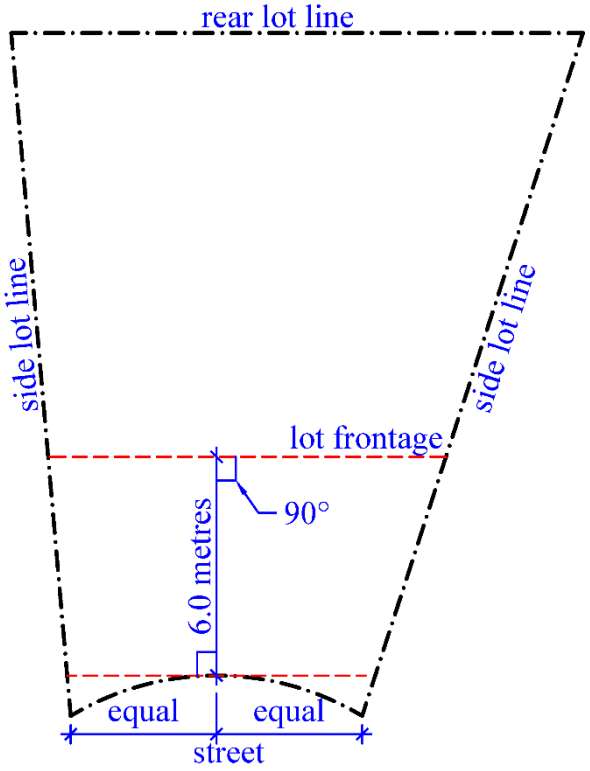

Figure 6C.F4: Minimum Lot Frontage on a Curved Lot Front

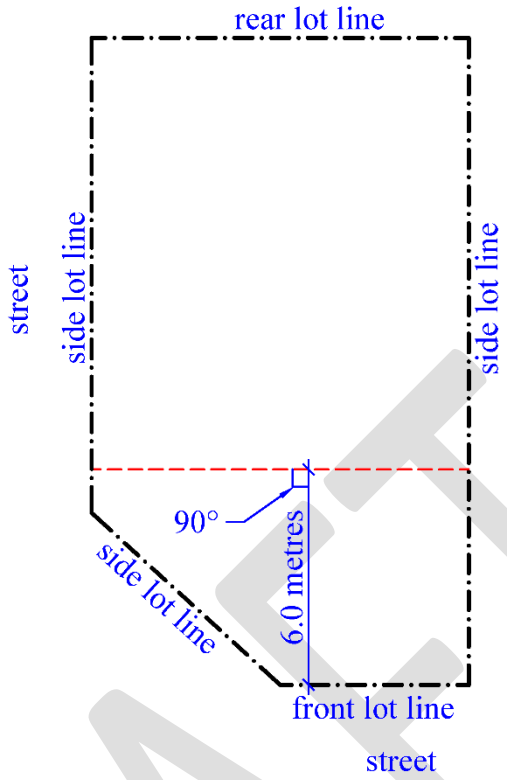

Figure 6C.F5: Minimum Lot Frontage on a Corner Lot

4.5 Lot Frontage Standards for Mixed Use Policy Area

(1) At grade uses shall be commercial along all street frontages.

(2) The following frontage standards shall apply to all street frontages:

(a) permitted frontage types are shopfronts with awnings; or arcades, whereby a colonnade and primary building façade are built to the hard landscaping, with the ground storey set back behind a row of columns or piers;

(b) primary building frontage shall be built to the hard surface landscaping on all streets;

(c) recessed entryways shall not exceed 2.0 metres;

(d) in setback areas, the surface treatment shall be hardscaped;

(e) facades shall be parallel to the property line directly abutting a sidewalk or open space, except at the intersection of College Avenue and Broad Street, where the building may be at a diagonal;

(f) storefront glass height shall be a minimum of 3.0 metres;

(g) a minimum of 65 per cent coverage of facades at the ground level storey, as indicated in Figure 6C.F6, shall be clear or lightly tinted glass to a minimum viewing depth of 1.0 metres;

(h) entries shall be a maximum of 15.0 metres apart at their centre;

(i) storefront module widths shall be a maximum of 11.0 metres;

(j) the ground level storey shall be at the sidewalk level; and

(k) colonnades shall be vertically proportioned, and shall be a minimum height of 1.65 metres.

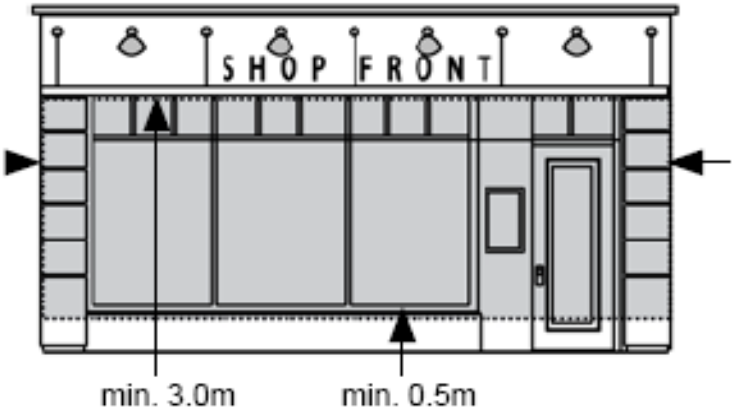

Figure 6C.F6: Glazing Requirements

4.6 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 6C.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.

(3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 6C.T3 (a) through (c) and 6C.T4.

TABLE 6C.T4: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENT STANDARDS				
Sec.	**Structure**	**Permitted Yard**	**Max. Projection into Permitted Yard**	**Min. Setback from Lot Line**
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	610 millimetres	450 millimetres
T4.2	Cantilevered portion of a building, no greater than 2.4 square metres in combined area of all cantilevers when measured horizontally	• One Interior Side Yard Only • Flankage Yard	610 millimetres	450 millimetres
T4.3	Fire escape	• Front Yard • Interior Side Yard Flankage Yard • Rear Yard	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	500 millimetres	The lesser of the side yard setback requirements for the principal building on site; or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.5	Porch	• Front Yard • Rear Yard	1.5 metres	3.0 metres
T4.6	Steps above or below grade, Landings and Wheelchair ramps	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

4.7 HEIGHT EXCEPTIONS

(1) Subject to subsection 6C.4.7(2), any height limitation Tables 6C.T3(a) through (c) shall not apply to any of the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 6C.4.7(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

6C.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

5.1 ACCESSORY BUILDING OR STRUCTURE LOCATION

Detached accessory buildings or structures shall not be located in the front yard.

5.2 ACCESSORY BUILDING OR STRUCTURE DEVELOPMENT STANDARDS

The standards prescribed in Table 6C.T5 apply to all accessory buildings or structures in the Former Diocese of Qu'Appelle Lands Direct Control District zone.

TABLE 6C.T5 FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES		
Sec.	**Development Criteria**	**Standard (Per Lot)**
T5.1	**Maximum Area**	
	(1) Accessory to: (a) Building, Detached; (b) Building, Row with two units; or (c) Building, Stacked with two units	75 square metres
	(2) Accessory to: (a) any type of building within a Dwellings, Planned Group (b) Building, Row with more than two units (c) Building, Stacked with more than two units (d) Public Use, General (e) Utility, General	Greater of 75 square metres or 15 per cent of the lot area.
T5.2	**Minimum Setback for an Accessory Building or Structure on an interior lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line	
	(i) where the vehicular access door of a garage faces the rear lot line adjoining a public lane;	1.50 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot lines	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	Same as otherwise required for the principal building on site.
T5.3	**Minimum Setback for an Accessory Building or Structure located on a corner lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line:	
	(i) where a vehicular access door of a garage faces rear lot line adjoining a public lane;	1.50 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line	6.0 metres from flankage lot line
	(ii) otherwise	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	
	(i) where a vehicular access door of a garage faces flankage lot line	6.0 metres from flankage lot line
	(ii) otherwise	Same as otherwise required for the principal building on site.
T5.4	**Minimum Setback from a principal building on the site**	1.0 metre
T5.5	**Maximum Height**	
	(1) An accessory building used as a communal amenity area in a Dwelling, Planned Group	11.0 metres
	(2) Otherwise	4.0 metres

5.3 ACCESSORY BUILDING OR STRUCTURE EXCEPTIONS

(1) Notwithstanding the minimum setback requirements for an accessory building or structure specified under Table 6C.T5:

(a) where an accessory structure is structurally attached to the principal structure as an enclosed, all-season, heated living space, it shall be considered as a part of the principal structure, and shall maintain the yard setback requirements of the principal building (see Figure 6C.F7);

(b) notwithstanding clause 6C.5.3(a), where access to an attached or detached garage or carport is provided directly from a flankage side, setback to the attached garage or carport shall be minimum 6.0 metres from the flankage lot line; and

(c) where the principal building on a site has no side yard requirement, an accessory building on that site may be built without a side yard setback from the same property line from which the principal building has no required side yard setback.

(2) The minimum setback requirements of Table 6C.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard, provided that no part of the accessory structure overhangs the property line.

(3) Where a detached accessory structure mentioned in subsection 6C.5.3(2) is located on a corner lot, the same side yard setback shall be maintained from the corner side as required for the principal building.

(4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 6C.T4.7.

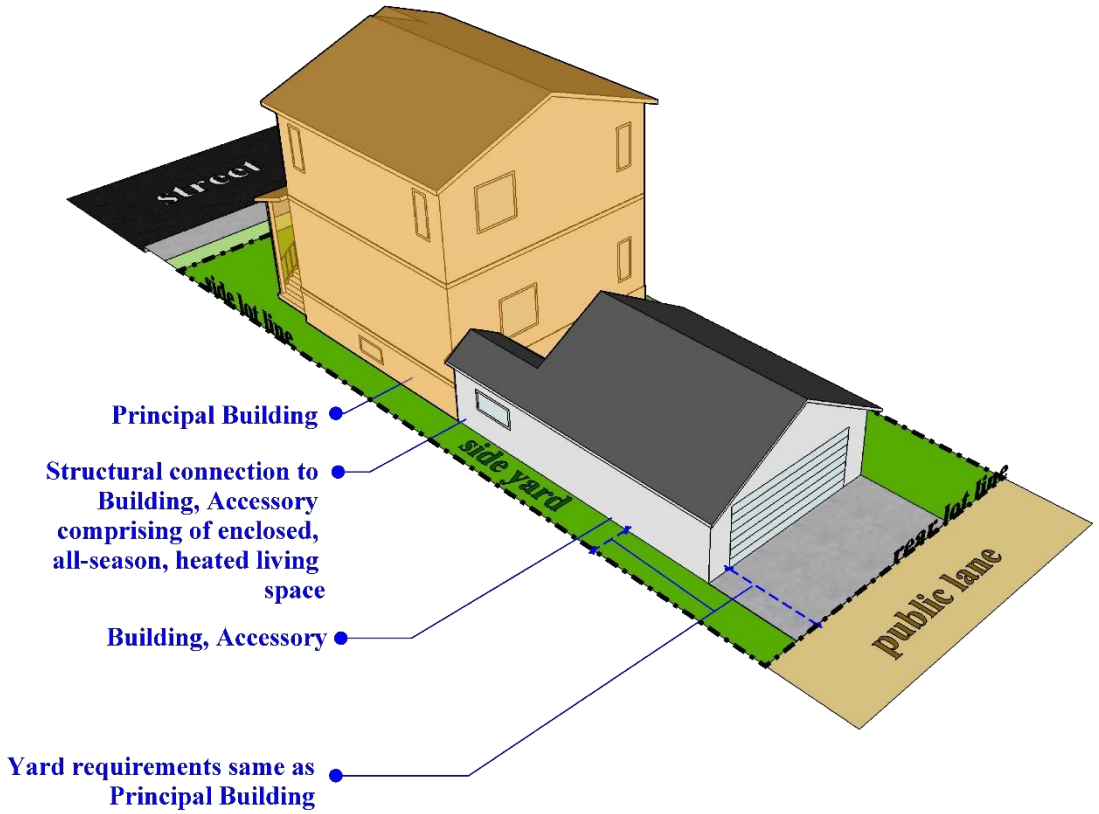

Figure 6C.F7: Accessory Connection

6C.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Former Diocese of Qu'Appelle Lands Direct Control District zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) the accessible building entrance if it exists; or

(b) the building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in subpart 1F.3 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:

(a) an area provided to meet the total site landscaping area; or

(b) the required front yard unless otherwise specified in this Bylaw.

(3) Subject to the discretion of the Development Officer, parking areas shall be accessed only from private or public rear lanes.

(4) Pedestrian access to public parking areas shall be located along the primary building frontage.

(5) Loading docks and services shall be accessed from a private or public lane.

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6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) Table 6C.T6 lists the minimum motor vehicle parking requirements for development in the Former Diocese of Qu'Appelle Lands Direct Control District.

(2) If, in determining the number of required parking stalls, a fractional space is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fraction over one-half shall be deemed to be equivalent to one full stall.

(3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 6C.T6: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle
T6.1	Dwelling, Unit	(1) In the Mixed-use, Medium Density Residential and High Rise Residential policy areas: (a) a minimum of one enclosed stall is required per Dwelling Unit; and (b) a maximum of 0.5 unenclosed stalls is required per Dwelling Unit. (2) Otherwise: (a) one stall is required per Dwelling Unit.
T6.2	Dwelling, Assisted Living	0.4 stalls are required per Dwelling Unit
T6.3	Dwelling, Group Care	The greater of: (a) one stall is required per six beds; or (b) two stalls are required**.**
T6.4	Service Trade, Homestay	0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit
T6.5	Institution, Day Care	(1) One stall is required per land use; and (2) The following table indicates the minimum number of passenger drop-off stalls:

Individual Under Care	**Minimum Number of Passenger Drop-off Stalls**
1-10	1 stall
10-15	2 stalls
16-30	3 stalls
31-45	4 stalls
46-60	5 stalls
More than 60	Two additional stalls are required for each increment of 15 individuals in excess of 60

(3) Notwithstanding subsection (2), where the applicant demonstrates to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.
(4) Parking stalls required pursuant to subsection (1) or a condition of a discretionary use permit shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.

T6.6	Residential Business	(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot. (2) Customers of the Residential Business cannot utilize any parking stalls that are required for the Dwelling Unit. (3) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.6 shall apply.
T6.7	All other land uses	(1) For the first 150 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 75 square metres of total floor area.

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

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(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, loading stall shall be required in addition to the requirement mentioned in subsection 6C.6.5(1).

(3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsections 6C.6.5(1) or (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 6C.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 ADDITIONAL PARKING REGULATIONS – LOW-DENSITY RESIDENTIAL POLICY AREA

(1) Garages may accommodate a maximum of two vehicles.

(2) Garages and driveways are prohibited on College Avenue.

(3) Garage doors shall not face public streets.

(4) Where rear yard access is not possible on internal streets, garages shall be turned perpendicular to the street providing driveway access as illustrated in Figure 6C.F8.

Figure 6C.F8: Garage and Driveway Configuration in the Low-Density Residential Policy Area

6.7 ADDITIONAL PARKING REGULATIONS – MIXED-USE POLICY AREA

Driveways are prohibited on College Avenue.

6.8 BICYCLE PARKING REQUIREMENTS

(1) For every 20 Dwelling Units that are developed on a lot, whether to meet the parking requirement in Table 6A.T4 or not, the developer shall provide a minimum of one long-term bicycle parking stall within the same building(s) as the Dwellings. This may be counted toward the minimum bicycle parking requirement prescribed in subsection 6A.6.8(2).

(2) For every five required motor vehicle parking stalls, whether to meet a requirement or not, there shall be either:

(a) one short-term bicycle parking stall;

(b) 0.5 long-term bicycle parking stalls; or

(c) An equivalent combination of subsections 6C.6.8(2)(a) and (b).

(3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(5) Required bicycle parking shall be located either :

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area close to the building entrance.

(6) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.9 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

(1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained with any development approved after such date.

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(2) Notwithstanding the motor vehicle parking requirements in sections 6E.6.4 and 6E.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide motor vehicle parking and loading facilities beyond that mentioned in subsection 6E.6.8(1).

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6C.7 LANDSCAPING AND AESTHETIC SCREENING REQUIREMENTS

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 6C.T7 apply to principal land uses and developments in the Former Diocese of Qu'Appelle Lands Direct Control District.

(2) If there is a conflict between the requirements in Table 6C.T7, the most stringent requirement shall apply.

(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

TABLE 6C.T7: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT TOTAL SITE LANDSCAPING REQUIREMENTS

Sec.	Land Use	Minimum Landscaping Requirements
T7.1	For a: • Dwelling, Unit; • Dwelling, Group Care; or • Dwelling Assisted Living in a building with two units or less.	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: (a) a walkway; and (b) a driveway leading to an approved parking stall.
T7.2	• Assembly, Community • Institution, Day Care • Service, Trade Homestay	10% total site landscaped area
T7.3	• Any land use in a building with three or more units; or • Dwelling, Planned Group	15% total site landscape area
T7.4	• Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Residential Business	No Requirement

7.2 PLANTING REQUIREMENTS

The following planting ratios shall apply to achieve the total site landscaping area, as required by Table 6C.T7:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required. This includes portions separated from a right of way only by an easement or boulevard; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscape area in an Open Space, Active used to grow plants or in shrub beds.

(2) The total site landscaping area, as required Table 3A.T7, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscaped design areas (see Figure 3A.F8);

(c) boulevard areas;

(d) curbing;

(e) perimeter screening; and

(f) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 3A.F9 may be subject to additional landscaping requirements.

(4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

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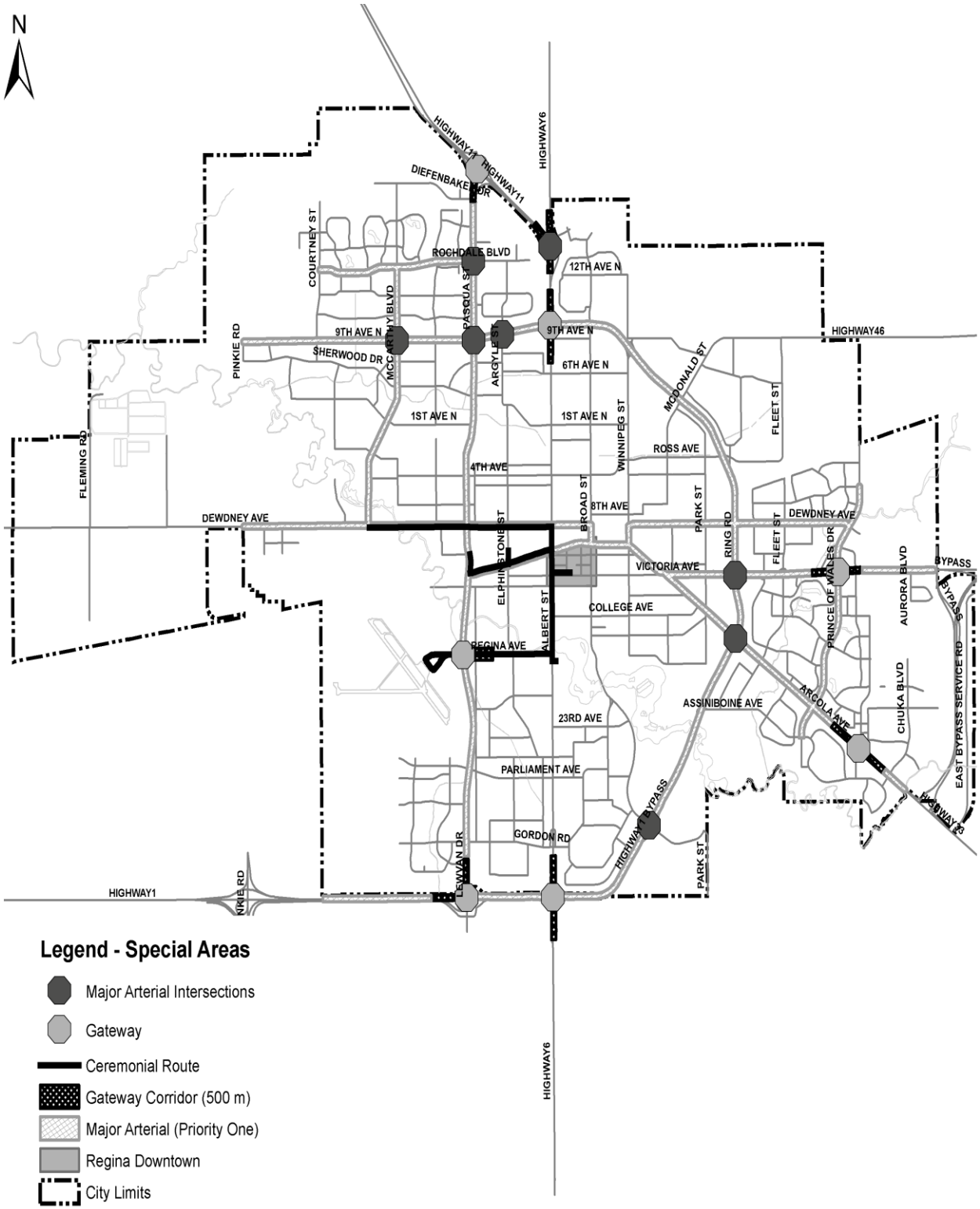

Figure 6C.F9: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Existing plant material on site shall be retained when possible and may be credited toward the fulfillment of the total site landscaping requirement.

7.5 MIXED USE POLICY AREA

(1) The total hard surface landscaping, including the sidewalk, shall be a minimum of 5.0 metres.

(2) Buildings along Broad Street and internal streets require hard surface landscaping between the street and the building.

(3) All existing trees shall remain in all side yard setbacks.

(4) Grading and site design shall ensure the safety of tree and root systems per the Forestry Bylaw.

7.6 LOW-DENSITY RESIDENTIAL POLICY AREA

(1) All existing trees shall remain in all side yard setbacks, as part of the major grove planting north-west of St. Chad's College.

(2) Grading and site design shall ensure the safety of tree and root systems per the Forestry Bylaw.

7.7 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development containing non-residential uses or substantial addition to an existing development on a lot containing non-residential uses in the Former Diocese of Qu'Appelle Lands Direct Control District shall provide aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot zoned Residential.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Former Diocese of Qu'Appelle Lands Direct Control District containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) any collection area for garbage, refuse or recycling;

(b) any storage area that is outdoors or partially outdoors; and

(c) any maneuvering area or loading / unloading bay.

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6C.8 EXCEPTIONS TO DEVELOPMENT STANDARDS

8.1 APPLICATION

(1) Subject to the requirements of subpart 1F.2 of Chapter 1, Council may, by development agreement with a developer, approve a relaxation of the maximum floor area ratio and/or height requirements of sections 6C.4 in exchange for the provision of a public amenity prescribed in Table 6C.T8.

(2) The bonus floor area granted pursuant to subsection 6E.8.1(1) shall not exceed the rate specified in Table 6E.T5.

(3) Only the land uses in Table 6E.T2 (a) through (g) are eligible for floor area bonuses or maximum height relaxations.

(4) The floor area of the bonusable public amenity shall not be included in the calculation of the gross floor area of the land use.

(5) Where, in the opinion of Council, a deviation from development standards, other than floor area ratio and height, is desirable to accommodate the public amenity or the development where the bonus floor area is to be used, it may approve the deviation.

(6) In approving the provision of a public amenity, Council may modify the performance standards in Table 6E.T5 where it is satisfied that it will result in a better amenity or public realm than would be possible without the modification.

TABLE 6C.T8: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT BONUSABLE AMENITIES				
Sec.	**Bonusable Amenity**	**Purpose**	**Incentive To Amenity Ratio**	**Amenity Performance Standards**
T8.1	Transit Rider Shelter	To increase weather protection for Regina Transit riders.	10 square metres of additional gross floor area for every 1 square metres of Transit Rider Shelter	(1) The passenger shelter shall: (a) be approved by the Director of Transit Services as a passenger shelter along a City bus route; (b) be approved by the Director of Transit Services as a reasonable bus stop location for an existing route; (c) in the opinion of Council, increase weather protection for public transit passengers; (d) adjoin a public sidewalk, walkway, plaza or park which has direct transit access; (f) provide no fewer than one seat for every 2 square metres of area sheltered from the weather and accessible to the general public; (g) provide a line of sight from within the shelter to observe an approaching bus; (h) be illuminated to the satisfaction of the Director of Transit Services; and (i) be no greater than 25 square metres in area. (2) The passenger shelter may be: (a) a free-standing structure on a foundation, negotiated with the Director of Transit Services, that is: (i) built to the City's standards; (ii) purchased by the City of Regina; (iii) paid for by the applicant; and (iv) within 50 metres of the proposed development. (b) integrated into the proposed building. The terms such as

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TABLE 6C.T8: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT BONUSABLE AMENITIES				
Sec.	**Bonusable Amenity**	**Purpose**	**Incentive To Amenity Ratio**	**Amenity Performance Standards**
				hours and design specifications shall be negotiated with the Director of Transit Services.
T8.2	Institution, Day Care	To increase the number of child care spaces in the City.	8.0 square metres of additional gross floor area for every 1.0 square metres of Institutional Day Care.	The Institution, Day Care shall have an area of at least 93.0 square metres to be eligible for a development bonus.
T8.3	Public Restroom	To provide opportunities for cyclists to change and to increase pedestrian and cyclist convenience.	8.0 square metres of additional gross floor area for every 1 square metre of Public Restroom.	The restroom shall be: (a) located on the ground floor of the building; (b) located on a lot within 100 metres of a street bus stop served by Regina Transit; (c) accessible to persons with disabilities; and (d) open to members of the General Public while the land use is open for business.
T8.4	Public Art and Cultural Heritage	To increase support for the Culture community in the City, and enhance the aesthetic quality of the urban environment.	Maximum 3.0 metres relaxation of tower height restriction. Applicable to each building once.	(1) The work must be by an artist with qualifications. (2) The work must be approved by a Development Officer. (3) The work must be located or displayed permanently at one or more of the locations identified in Map 11.1 Secondary Plan for the Former Diocese of Qu'Appelle Property in Part B of the OCP and not inside the building.

TABLE 6C.T8: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT BONUSABLE AMENITIES				
Sec.	**Bonusable Amenity**	**Purpose**	**Incentive To Amenity Ratio**	**Amenity Performance Standards**
T8.5	Water Feature	To serve as a focal point for pedestrian activity, and moderate ambient air temperature in the summer.	Fixed by Council at project consideration stage.	(1) A review of the services (sewer/water) must be completed to apply for the water feature. (2) The water feature must be located outside the building, and be publicly visible and accessible at the main pedestrian entrance to a building or along a pedestrian connection to the building. (3) Water must be maintained in a clean and non-polluted condition. (4) The water feature must incorporate publicly accessible seating or ledges that can be used as public seating at appropriate heights. (5) Water must be in motion during daytime hours, except between September 21 and April 21.
T8.6	Conservation of Open Space, Active and existing trees	To reflect previous use of the site and related community values, and to help meet environmental and social objectives.	3.0 metre relaxation of height restriction for the provision of an Open Space, Active and the conservation of existing trees.	(1) Must include provision of water access. (2) The trees must be available to residents of a lot for the growing of vegetables, flowers and plants for their personal use. (3) The "Open space, Active" must be a minimum of 250.0 square metres. (4) Relaxation for specific amenity may be applied once per building. (5) Must meet the *Standards and Guidelines for the Conservation of Historic Places in Canada.*

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TABLE 6C.T8: FORMER DIOCESE OF QU'APPELLE LANDS DIRECT CONTROL DISTRICT BONUSABLE AMENITIES				
Sec.	**Bonusable Amenity**	**Purpose**	**Incentive To Amenity Ratio**	**Amenity Performance Standards**
T8.7	LEED Certification	To reduce fossil fuel energy consumption and residents' ecological footprints.	9.0 metre relaxation of tower height restriction for buildings with LEED Certification.	(1) The design team shall include a LEED Certified Architect. (2) Before issuance of a Development Permit, the applicant shall submit a plan that has been verified as being eligible for LEED Certification by a LEED Certified Architect. Within 90 days of receiving an Occupancy Permit, the applicant must submit documentation that demonstrates achievement of LEED Certification. (3) If LEED Certification is not achieved, the applicant shall provide other bonusable amenities, as determined by the Development Officer. (4) Relaxation for a specific amenity may be applied to each building only once.
T8.8	Affordability Measures	To allow income-mix on the site through the incorporation of affordable housing.	6.0 metre relaxation of tower height restriction foe each building with affordable units.	(1) A minimum of 8 units must be affordable, as defined by the Province of Saskatchewan's Affordable Housing Programs. (2) The relaxation for a specific amenity may be applied to each building only once.
T8.9	Green Roof	To conserve energy and beautify the building.	3.0 metre relaxation of tower height restriction for each building with green roof on podium.	(1) The green roof must: (a) cover the entirety of the podium. (b) be viewable in part from the street. (c) be accessible by residents. (2) The relaxation for a specific amenity may be applied to each building only once.

PART 6D
DCD-SD – SASKATCHEWAN DRIVE/ NORTH RAILWAY DIRECT CONTROL DISTRICT

6D.1 INTENT

(1) The Saskatchewan Drive/ North Railway Direct Control District is intended to provide for the sensitive redevelopment of lands adjacent to the CPR mainline.

(2) This Saskatchewan Drive/ North Railway Direct Control District implements the guidelines contained in:

(a) subsection 4.1.8 of the *Official Community Plan* - Part B.6, *Cathedral Area Neighbourhood Plan* respecting a Direct Control District; and

(b) subsection 3.6.7 of the *Official Community Plan* - Park B.7, *North Central Neighbourhood Plan* respecting a Direct Control District.

6D.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in Part 6D apply to all land uses and developments in the Saskatchewan Drive/ North Railway Direct Control District.

(2) The regulations, standards, and requirements prescribed in Subsection 4.1.8 of the *Cathedral Area Neighbourhood Plan* and Subsection 3.6.7 of the *North Central Neighbourhood Plan*, subsection 4.1.8 of the *Cathedral Area Neighbourhood Plan* and subsection 3.6.7 of the *North Central Neighbourhood Plan* shall supersede where a regulation in Part 6D is inconsistent with any portion of the neighbourhood plan.

(3) The requirements of Chapter 1 apply to all land uses, proposed land uses, development and proposed developments in the Saskatchewan Drive/ North Railway Direct Control District.

6D.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

(1) Table 6D.T1 lists building types that are permitted or discretionary in the Saskatchewan Drive/ North Railway Direct Control District.

(2) Any building types other than those listed in Table 6D.T1 are prohibited in the Saskatchewan Drive/ North Railway Direct Control District.

(3) A lot can contain multiple buildings that are permitted or discretionary in the Saskatchewan Drive/ North Railway Direct Control District.

TABLE 6D.T1: SASKATCHEWAN DRIVE/ NORTH RAILWAY DIRECT CONTROL DISTRICT BUILDING TYPES

Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---
T1.4	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---

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3.2 LAND USE REQUIREMENTS

(1) Table 6D.T2 lists land uses and land use intensities that are permitted or discretionary in the Saskatchewan Drive/ North Railway Direct Control District, subject to compliance with:

(a) the land-use specific regulations in Table 6D.T2;

(b) the development standards in subpart 6D.4;

(c) the off-street parking requirements in subpart 6D.6;

(d) the landscaping, aesthetic screening requirements of subpart 6D.7; and

(e) the other regulations of this Bylaw.

(2) Every discretionary use application for lands in the Saskatchewan Drive/ North Railway Direct Control District shall be evaluated for suitability based on the review criteria for discretionary uses prescribed in subpart 1E.3 of Chapter 1.

(3) The following land uses are prohibited in the Saskatchewan Drive/ North Railway Direct Control District:

(a) any land use that is not listed in Table 6D.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 6D.T2;

(c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and

(d) any land use where hazardous waste or materials are warehoused, forwarded, or otherwise processed, handled or stored.

TABLE 6D.T2: SASKATCHEWAN DRIVE/ NORTH RAILWAY DIRECT CONTROL DISTRICT LAND USE CLASSIFICATION				
Sec.	**Land Uses**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Agriculture, Animal Support • Industry, Food & Beverage • Industry, Laboratory • Industry, Light • Open Space, Active • Public Use, General • Retail Trade, Outdoor Lot • Retail Trade, Shop • Service Trade, Clinic • Service Trade, Light • Service Trade, Motor Vehicle – Light • Storage, Warehousing • Utility, General • Wholesale Trade, Indoor • Wholesale Trade, Outdoor	Permitted	---	(1) The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in subsection (1) shall: (a) be a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with an "Open Space, Active" land use. (b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.2	• Office, Industry • Office, Professional	Permitted if gross floor area is 300 square metres or less, per unit.	Discretionary if gross floor area is above 300 square metres but less than 1,000 square metres, per unit.	The gross floor area of all land uses in the "Office" land use class shall not exceed 1,000 square metres per lot.
T2.3	• Service Trade, Wash – Light	---	Discretionary	(1) All washing equipment shall be contained in a fully enclosed building, except for any entrance or exit. (2) In addition to other applicable requirements, where a "Service Trade, Wash – Light" is proposed on a lot that abuts a Sensitive Lot or Major Roadway, all entrances and exits shall be oriented to avoid negatively impacting the Sensitive Lot or Major Roadway.
T2.4	• Drive-Through/Drive-In, Accessory • Food & Beverage, Lounge • Food & Beverage, Restaurant • Institution, Education • Transportation, Parking Lot	---	Discretionary	---
T2.5	• Food & Beverage, Outdoor	Permitted if dedicated outdoor area is less than 100 square metres per lot.	Discretionary if the sum of the gross floor area plus the dedicated outdoor area is greater than 10,000 square metres per lot.	---

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6D.4 DEVELOPMENT STANDARDS IN THE SASKATCHEWAN DRIVE/ NORTH RAILWAY DIRECT CONTROL DISTRICT

4.1 DEVELOPMENT STANDARDS

The standards prescribed in Table 6D.T3 shall apply to all permitted non-residential buildings in the Saskatchewan Drive/ North Railway Direct Control District.

TABLE 6D.T3: SASKATCHEWAN DRIVE/ NORTH RAILWAY DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS

Sec.	Development Criteria	Standards (Per Lot)
T3.1	**Minimum Lot Area**	500 square metres
T3.2	**Minimum Lot Frontage**	15 metres
T3.3	**Minimum Front Yard Setback**	0 metres*
T3.4	**Minimum Rear Yard Setback**	7.5 metres
T3.5	**Minimum Single Side Yard Setback**	0 metres*
T3.5	**Minimum Total Side Yard Setback**	3.0 metres
T3.6	**Maximum Coverage**	50%
T3.7	**Maximum Floor Area Ratio**	1.5
T3.8	**Maximum Building Height**	15 metres

Note:
***** In no case shall a building be closer than 7.6 metres from the property line as identified in Figure 6D.F1.

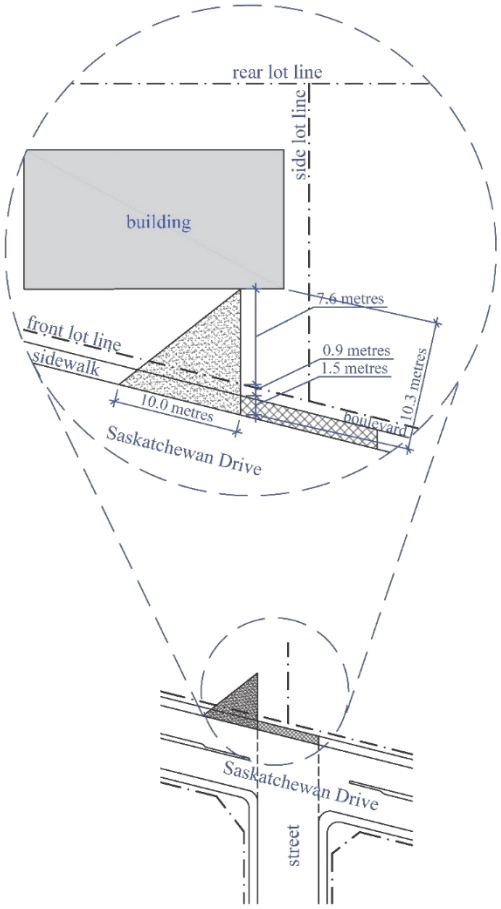

Figure 6D.F1: Minimum Setback from Access Crossing

4.2 LOT FRONTAGE

(1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 6D.F2 below:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in clause 6D.4.2(1)(a); and

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6D.4.2(1)(b).

(2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 6D.F3 below:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line;

(b) The lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6D.4.2(2)(a).

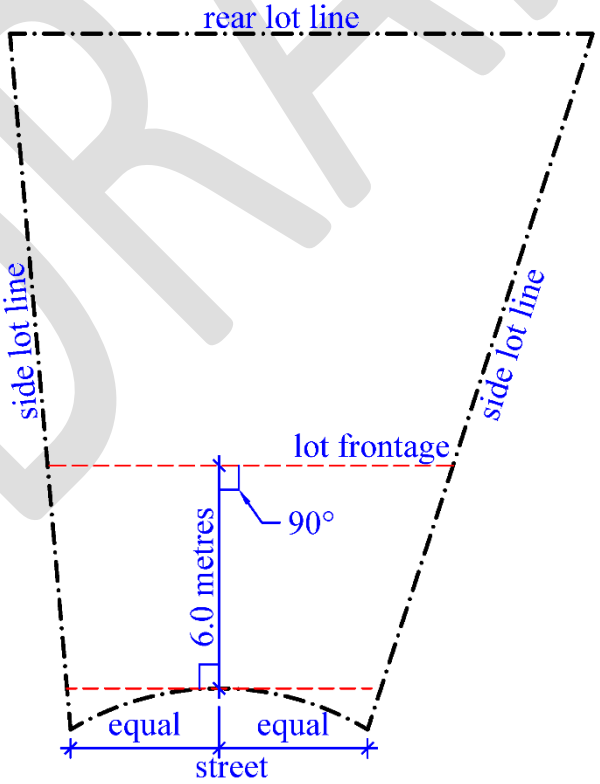

Figure 6D.F2: Minimum Lot Frontage on a Curved Front Lot

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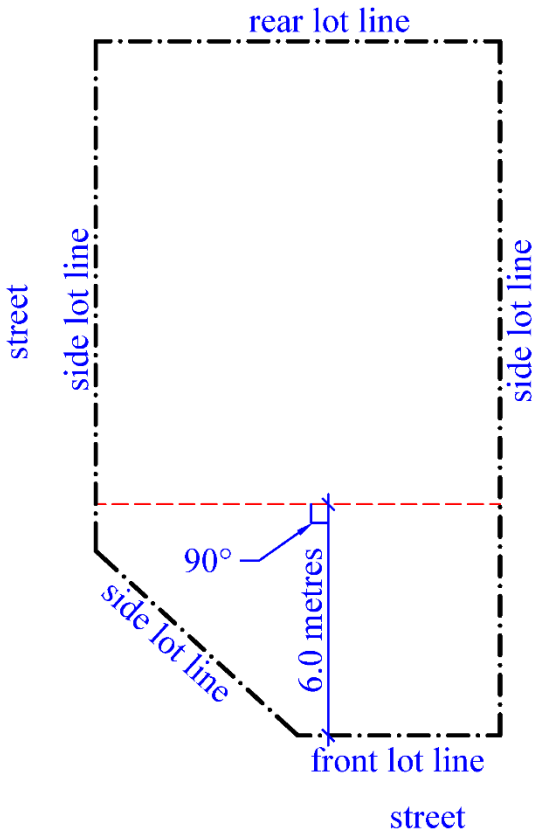

Figure 6D.F3: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 6D.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.

(3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 6D.T3 and 6D.T4.

TABLE 6D.T4: SASKATCHEWAN DRIVE/ NORTH RAILWAY DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENTS				
Sec.	**Structure**	**Permitted Yard**	**Maximum Projection into Permitted Yard**	**Minimum Setback from Lot Line**
T4.1	Fire escape	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres into any yard abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	1.5 metres into any yard abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.3	Any balcony, porch, deck, or platform that is covered. Includes "Food & Beverage, Outdoor" land use subject to the land use requirements.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	6.0 metres	1.5 metres from front lot line and 450 millimetres from side and rear lot lines.
T4.4	Steps above or below grade, Landings and Wheelchair ramps	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

(1) Subject to subsection 6D.4.4(2), the maximum building height listed in Table 6D.T3 shall not apply to any of the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

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(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in section subsection 6D.4.4(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

6D.5 ACCESSORY USES, BUILDING AND STRUCTURE

(1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 6D.T3.

(2) Notwithstanding subsection 6D.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:

(a) 10 square metres or less in area; and

(b) 4 metres or less in height.

(3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

6D.6 PARKING, LOADING AND ACCESS

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Saskatchewan Drive/ North Railway Direct Control District.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) the accessible building entrance, if it exists; or

(b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in subpart 1F.3 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:

(a) an area provided to meet the total site landscaping area; or

(b) the front yard.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) Table 6D.T5 lists the minimum motor vehicle parking requirements for development in the Saskatchewan Drive/ North Railway Direct Control District.

(2) If, in determining the number of required parking stalls, a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fraction over one-half shall be deemed to be equivalent to one full stall.

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(3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 6D.T5: SASKATCHEWAN DRIVE/ NORTH RAILWAY DIRECT CONTROL DISTRICT PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle
T5.1	All land uses	One stall is required per 175 square metres of total floor area.

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 6D.6.5(1).

(3) All loading stalls shall be clearly marked to indicate their purpose.

(4) Notwithstanding subsections 6D.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 6D.T5 or not, there shall be either:

(a) one short-term bicycle parking stalls;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of clauses 6D.6.6(1)(a) and (b).

(2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(4) Required long-term bicycle stalls shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area close to the building entrance.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.7 RESTRICTIVE ACCESS

Access to Saskatchewan Drive shall be restricted to locations opposite corresponding intersections on the south side of Saskatchewan Drive. A Traffic Impact Study is required from any applicant wishing to alter the access shown in Figure 6D.F4.

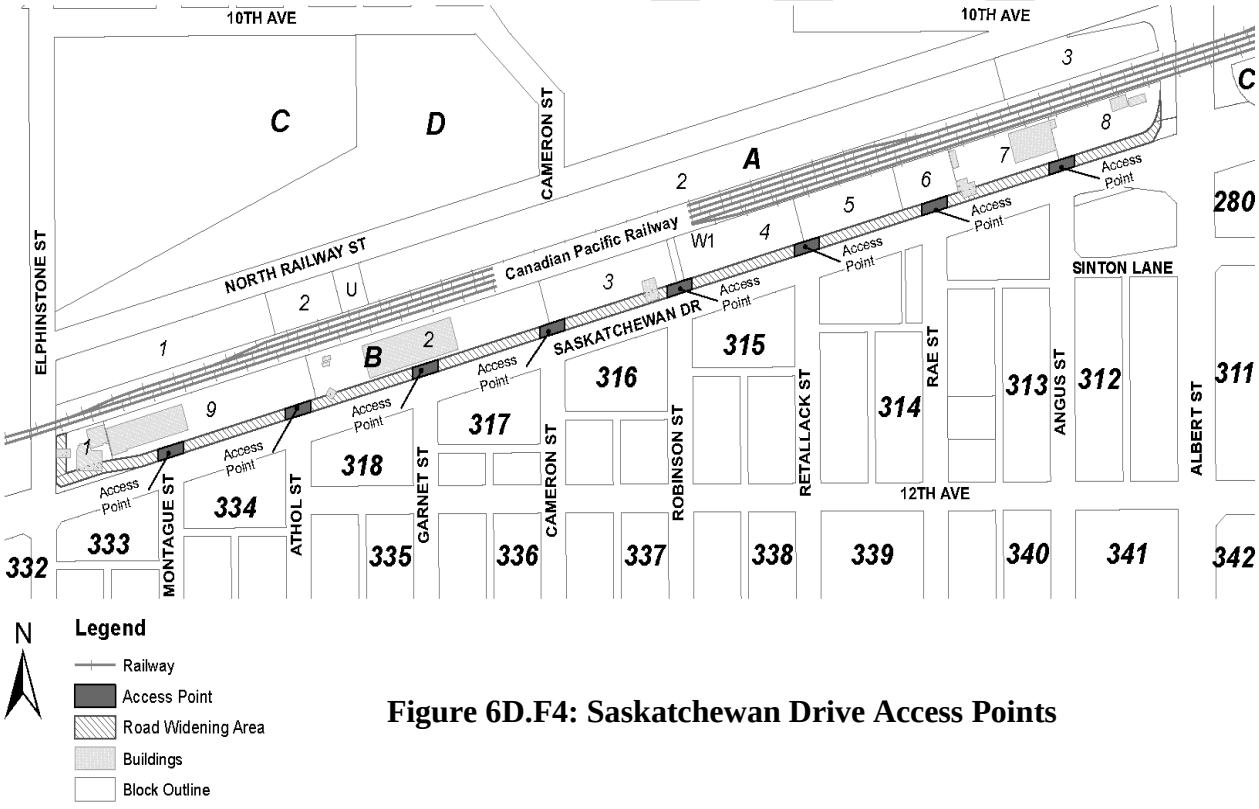

Figure 6D.F4: Saskatchewan Drive Access Points

6D.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) Any lot in the Saskatchewan Drive/ North Railway Direct Control District requires a minimum total site landscaping area of five per cent.

(2) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 6D7.1(1).

(3) If there is a conflict between the requirements anywhere in this bylaw, the most stringent requirement shall apply.

(4) The landscaping requirements are for a principle use only.

(5) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING RATIOS

The following planting ratios shall apply to all developments in the Saskatchewan Drive/ North Railway Direct Control District to meet the total site landscaping area as required by subsection 6D.7.1:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.

(2) The total site landscaping area, as required by subsection 6D.7.1, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscape design areas (see Figure 6D.F5);

(c) boulevard areas;

(d) curbing; and

(e) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 6D.F5 may be subject to additional landscaping requirements.

(4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

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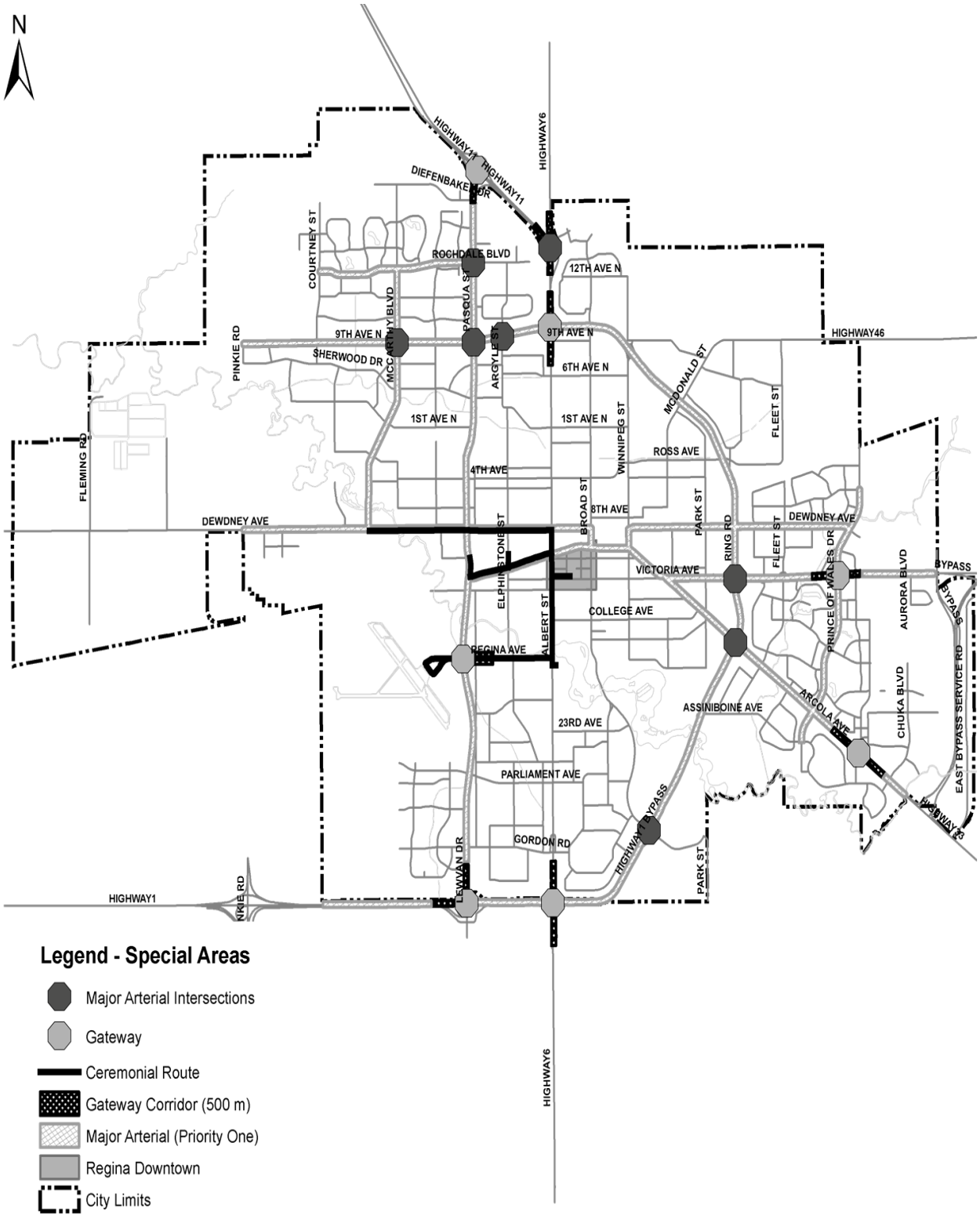

Figure 6D.F5: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE LAND USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Saskatchewan Drive/ North Railway Direct Control District shall provide aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot in a Residential zone.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Downtown Direct Control District containing four or more dwelling units or a non-dwelling land us shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) any collection area for garbage, refuse or recycling;

(b) any manoeuvering area or loading / unloading bay.

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PART 6E
DCD-CS – CENTRE SQUARE DIRECT CONTROL DISTRICT

6E.1 INTENT

The Centre Square Direct Control District is intended to exercise particular control over the use and development of lands in the transitional area between Downtown Regina and Wascana Centre, in order to:

(a) implement the goals, policies and development guidelines prescribed by Part B.3 of *The Official Community Plan*, being *The Transitional Area Neighbourhood Plan;*

(b) promote the gradual intensification and mixing of this neighbourhood as a transitional area between Downtown Regina and Wascana Centre;

(c) allow a wide range of dwelling, office, service and retail land uses that:

(i) acknowledge and complement the predominantly residential nature of the neighbourhood;

(ii) complement each other;

(iii) can operate with existing house form buildings; and

(iv) will complement rather than compete with the Downtown; and

(d) separate the neighbourhood into various heights and intensities.

6E.2 APPLICATION

(1) The Centre Square Direct Control District is hereby established and the area comprising all those lands within the boundaries of "Transitional Area" as defined in Part B.3 of *The Official Community Plan* is hereby designated as the Centre Square Direct Control District.

(2) The regulations, standards, and requirements prescribed in Part 6E apply to all land uses and developments in the Centre Square Direct Control District.

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(3) Every development permit application relating to a use or development in the Centre Square Direct Control District shall be evaluated with respect to the manner in which the proposed use or development will:

(a) encourage the adaptive reuse of existing buildings, particularly historic and heritage properties; and

(b) relate to, build upon, or enhance the existing context, with specific focus on historic and heritage properties.

6E.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

(1) Tables 6E.T1(a) lists building types that are permitted or discretionary in the Low-Rise and House-Form Policy Area (see Figure 6E.F1) of the Centre Square Direct Control District.

(2) Any building types other than those listed in Table 6E.T1(a) are prohibited in the Low-Rise and House-Form Policy Area of the Centre Square Direct Control District.

TABLE 6E.T1(a): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Low-Rise and House-Form Mix				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1(a).1	Building, Accessory	Permitted	---	---
T1(a).2	Building, Detached	Permitted	---	---
T1(a).3	Building, House-Form	Permitted if no additions are proposed to the existing building.	Discretionary if additions are proposed to the existing building, provided that no such addition will project closer to a public road than the existing building.	---
T1(a).4	Building, Planned Group		Discretionary	---
T1(a).5	Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres	---
T1(a).6	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---

(3) Tables 6E.T1(b) lists building types that are permitted or discretionary in the Mid-Rise and House-Form Policy Area (reference Figure 6E.F1) of the Centre Square Direct Control District.

(4) Any building types other than those listed in Table 6E.T1(b) are prohibited in the Mid-Rise and House-Form Policy Area of the Centre Square Direct Control District.

TABLE 6E.T1(b): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Mid-Rise and House-Form Mix

No.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(b).1	Building, Accessory	Permitted	---	---
T1(b).2	Building, Detached	Permitted if a Building, Detached contains a minimum of two units.	Discretionary if a Building, Detached contains only one unit.	---
T1(b).3	Building, House-Form	Permitted if no additions are proposed to the existing building.	Discretionary if additions are proposed to the existing building, provided that no additions will project closer to a public road than the existing building.	---
T1(b).4	Building, Planned Group		Discretionary	---
T1(b).5	Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres	---

TABLE 6E.T1(b): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Mid-Rise and House-Form Mix				
No.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1(b).6	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---

(5) Tables 6E.T1(c) lists building types that are permitted or discretionary in the High-Rise Mix Policy Area (reference Figure 6E.F1) of the Centre Square Direct Control District.

(6) Any building types other than those listed in Table 6E.T1(c) are prohibited in the High-Rise Mix Policy Area of the Centre Square Direct Control District.

TABLE 6E.T1(c): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: High-Rise Mix				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1(c).1	Building, Accessory	Permitted	---	---
T1(c).2	Building, Detached	---	---	---
T1(c).3	Building, House-Form	---	Discretionary	---
T1(c).4	Building, Planned Group		Discretionary	---

TABLE 6E.T1(c): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: High-Rise Mix				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1(c).5	Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 18 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 18 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 18 metres	The minimum number of units in a Building, Row shall be three
T1(c).6	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 18 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 18 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 18 metres	The minimum number of units in a Building, Stacked shall be three

(7) Tables 6E.T1(d) lists building types that are permitted or discretionary in the Transitional Area Mixed Policy Area (reference Figure 6E.F1) of the Centre Square Direct Control District.

(8) Any building types other than those listed in Table 6E.T1(d) are prohibited in the Transitional Area Mixed Policy Area of the Centre Square Direct Control District.

(9) A lot can contain multiple buildings that are permitted or discretionary in the Transitional Area Mixed Policy Area of the Centre Square Direct Control District.

TABLE 6E.T1(d): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Transitional Area Mixed

Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1(d).1	Building, Accessory	Permitted	---	---
T1(d).2	Building, Detached	Permitted	---	---
T1(d).3	Building, House-Form	Permitted if no additions are proposed to the existing building.	Discretionary if additions are proposed to the existing building, provided that no additions will project closer to a public road than the existing building.	---
T1(d).4	Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 30 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 30 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 30 metres	The minimum number of units in a Building, Row shall be three

TABLE 6E.T1(d): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Transitional Area Mixed				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1(d).5	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 30 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 30 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 30 metres	The minimum number of units in a Building, Stacked shall be four

(10) Tables 6E.T1(e) lists building types that are permitted or discretionary in the Transitional Area Arterial Policy Area (reference Figure 6E.F1) of the Centre Square Direct Control District.

(11) Any building types other than those listed in Table 6E.T1(e) are prohibited in the Transitional Area Arterial Policy Area of the Centre Square Direct Control District.

TABLE 6E.T1(e): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Transitional Area Arterial				
No.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1(e).1	Building, Accessory	Permitted	---	---
T1(e).2	Building, Detached	Permitted if a Building, Detached forms part of a Planned Group only in combination with buildings containing three or more units.	---	---
T1(e).3	Building, House-Form	Permitted if no additions are proposed to the existing building.	Discretionary if additions are proposed to the existing building, provided that no additions will project closer to a public road than the existing building.	---
T1(e).4	Building, Planned Group	---	Discretionary	---
T1(e).5	Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 40 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 40 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 40 metres	The minimum number of units in a Building, Row shall be three, unless it is within a Planned Group, where a two-unit building shall be permitted only in combination with buildings containing three or more units.

TABLE 6E.T1(e): CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY BUILDING TYPES: Transitional Area Arterial				
No.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1(e).6	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 40 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.	Discretionary where the: (1) building is between 11 metres and 40 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 40 metres	The minimum number of units in a Building, Stacked shall be three; unless it is within a Planned Group, where a two-unit building shall be permitted only in combination with buildings containing three or more units

3.2 LAND USES REQUIREMENTS

(1) Tables 6E.T2(a) through (e) list land uses and land use intensities that are permitted or discretionary in the applicable policy areas within the Centre Square Direct Control District as identified in Figure 6E.F1, subject to compliance with:

(a) the land-use-specific regulations in Tables 6E.T2 (a) through (e);

(b) the development regulations and standards in subpart 6E.4;

(c) the parking and loading requirements in subpart 6E.6;

(d) the landscaping and aesthetic screening requirements of subpart 6E.7; and

(e) the other regulations of this Bylaw.

(2) In addition to the review criteria for discretionary uses prescribed in Subpart 1E.3 of Chapter 1, every discretionary use application for lands in the Centre Square Direct Control District shall also be evaluated for suitability based on the following additional criteria:

(a) consistency with *The Transitional Area Neighbourhood Plan*;

(b) whether the proposed development encourages the retention and enhancement of the area's housing stock;

(c) whether the proposed development supports methods of transportation other than personal motor vehicle;

(d) whether the proposed development encourages residential development that is suitable in form and aesthetic to its location within the neighbourhood;

(e) whether the proposed development improves and maintain heritage buildings and areas; and

(f) whether the proposed development relates to, build upon, or enhance the existing context.

(3) The following land uses are prohibited in the Centre Square Direct Control District:

(a) any land use that is not listed in Tables 6E.T2 (a) through (e);

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Tables 6E.T2 (a) through (e);

(c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and

(d) any land use that uses, stores, processes or produces hazardous materials and/or dangerous goods.

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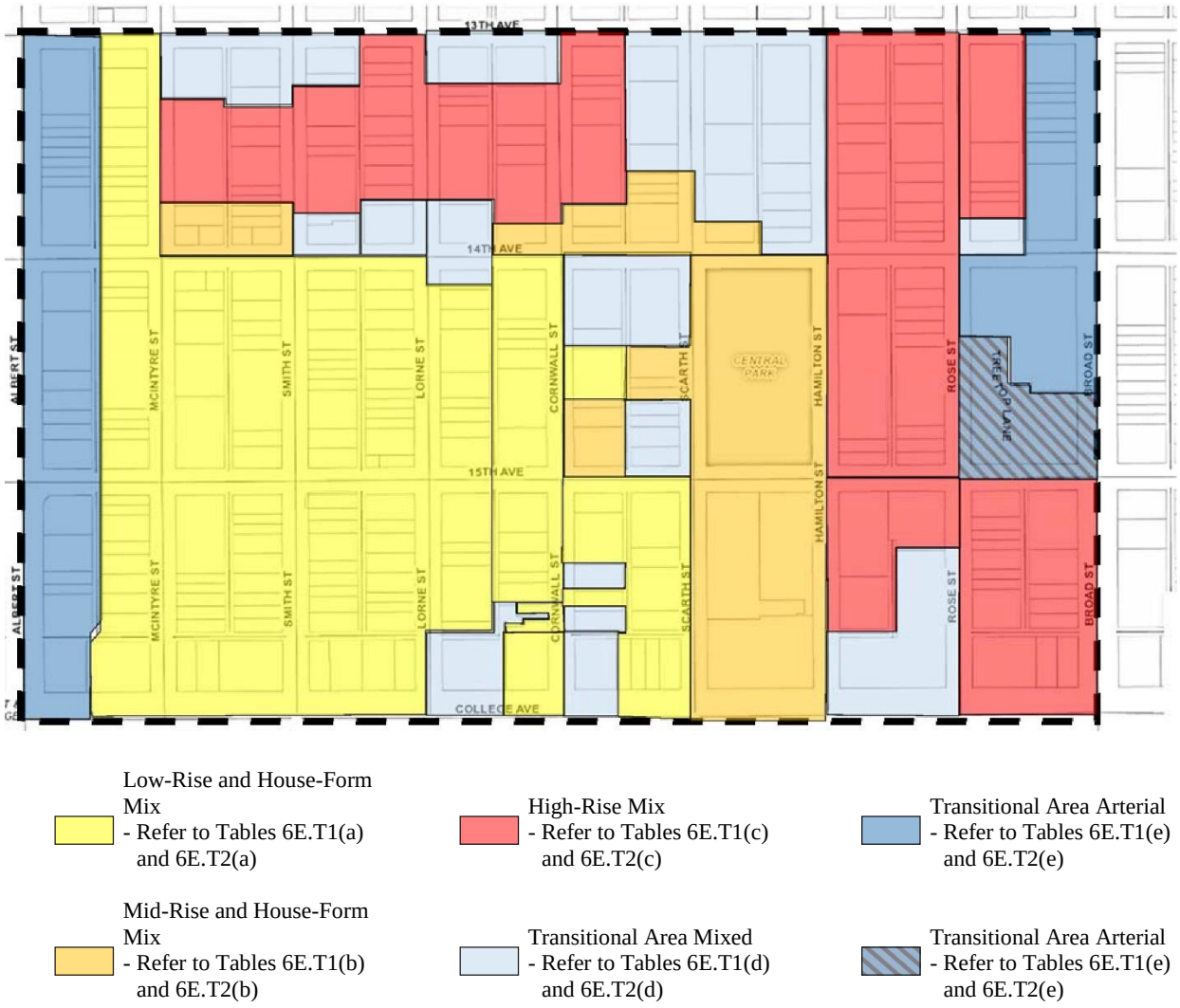

Figure 6E.F1: Centre Square Direct Control District Land Use Area Map

TABLE 6E.T2(a): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Low-Rise and House-Form Mix				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(a).1	• Food & Beverage, Outdoor • Retail Trade, Outdoor Display	Permitted if the dedicated outdoor area is: (a) less than 80 square metres, per unit; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.	Discretionary if the dedicated outdoor area: (a) is 80 square metres per lot or more; or (b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential	---
T2(a).2	• Assembly, Recreation • Food & Beverage, Catering • Food & Beverage, Restaurant • Industry, Artistic • Institution, Day Care • Institution, Education • Institution, Training • Institution, Humanitarian Service • Retail Trade, Shop • Office, Professional • Service Trade, Accommodation • Service Trade, Clinic • Service Trade, Homestay • Service Trade, Personal	Permitted if the proposed land use in this land use group will occupy an existing building.	Discretionary if the proposed land use in this land use group will occupy a new building.	(1) The "Institution, Day Care" and "Institution, Education" land uses may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used as a "Retail Trade, Cannabis" to the nearest portion of the lot currently developed with the "Retail Trade, Cannabis" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.

TABLE 6E.T2(a): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Low-Rise and House-Form Mix				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(a).3	• Assembly, Community • Assembly, Religious • Open Space, Active • Public Use, General • Utility, General	Permitted if the sum of the gross floor area plus the dedicated outdoor area is 500 square metres or less per lot.	Discretionary if the sum of the gross floor area plus the dedicated outdoor area is greater than 500 square metres.	(1) The "Open Space, Active" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used as a Cannabis Shop to the nearest portion of the lot currently developed with the "Retail Trade, Cannabis" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(a).4	• Agriculture, Indoor	---	Discretionary	"Agriculture, Indoor" land use must be accessory to a principal use.
T2(a).5	• Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit	Permitted	---	---

TABLE 6E.T2(a): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Low-Rise and House-Form Mix				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(a).6	• Planned Group	---	Discretionary	(1) "Planned Group" land uses are restricted as follows: (a) "Planned Group" shall allow all uses and building types that are permitted or discretionary in the Low-Rise and House-Form Mix policy area as shown in Figure 6A.F1; (b) all buildings within the "Planned Group" shall comply with the applicable Development Standards specified in subpart 6E.4; (c) buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered "Planned Groups" and shall comply with the regulations of this subsection; (d) "Planned Group" containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to a communal amenity area, which may be included as part of the minimum landscaping requirements listed in subpart 6E.7.

TABLE 6E.T2(a): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Low-Rise and House-Form Mix				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(a).7	• Dwelling, Secondary Suite	Permitted	---	"Dwelling, Secondary Suite" land uses are restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of the following building types: (i) Building, Detached; and (ii) Building, Row; (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 percent of the gross floor area of the building; or (ii) 80 square metres, where the calculation of the gross floor area for the purpose of subclause (i) shall include the area of the basement; (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified; (d) no more than one Secondary Suite per principal dwelling unit shall be located in a building; and (e) the floor area occupied by a Secondary Suite shall be considered as part of the principal building.

TABLE 6E.T2(a): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Low-Rise and House-Form Mix				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(a).8	• Residential Business	Permitted if: (a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or (b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*:	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.	(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved within a Dwelling Unit, all Residential Businesses together shall not exceed the gross floor area requirements for a permitted or discretionary use, as the case may be, pursuant to this section. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5). (4) Notwithstanding the thresholds prescribed for the gross floor area of a permitted or discretionary use in this section, a "Residential Business" shall not be approved if, in the discretion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area. (5) Notwithstanding any other provision of this Bylaw, for the purposes of this section, the following land uses or land use classes are prohibited as a "Residential Business" in the Centre Square Direct Control District: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class;

TABLE 6E.T2(a): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Low-Rise and House-Form Mix				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(a).8	• Residential Business			(e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2(a).8(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the "Residential Business".

TABLE 6E.T2(b): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Mid-Rise and House-Form Mix

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).1	• Food & Beverage, Outdoor • Retail Trade, Outdoor Display	Permitted if the dedicated outdoor area is: (a) less than 80 square metres, per unit; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use..	Discretionary if the dedicated outdoor area: (a) is 80 square metres per lot or more; or (b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential.	---
T2(b).2	• Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit	Permitted	---	---
T2(b).3	• Assembly, Community • Assembly, Recreation • Food & Beverage, Catering • Food & Beverage, Restaurant • Industry, Artistic • Institution, Day Care • Institution, Training • Retail Trade, Shop • Service Trade, Clinic • Service Trade, Accommodation • Service Trade, Homestay • Service Trade, Light • Service Trade, Personal	Permitted if the land use: (a) will occupy a repurposed, existing building; or (b) is located on the ground floor of a multi-unit building, provided that at least 75% of the building's gross floor area will be dedicated to Dwelling land uses.	Discretionary if the land use will not: (a) occupy a repurposed, existing building; (b) be located on the ground floor of a multi-unit building; or (c) if less than 75% of the building's gross floor area will be dedicated to Dwelling land uses.	(1) The "Institution, Day Care" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used as an "Institution, Day Care" to the nearest portion of the lot currently developed with a "Retail Trade, Cannabis Use"; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(b).4	• Office, Professional	Permitted if the land use will occupy a repurposed, existing Dwelling.	Discretionary if the land use will not occupy a repurposed, existing Dwelling.	---

TABLE 6E.T2(b): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Mid-Rise and House-Form Mix				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(b).5	• Open Space, Active • Public Use, General • Utility, General	Permitted	---	(1) The "Open Space, Active" land use may not be established where they it be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall: (a) be a straight line, measured from the nearest point of the portion of the lands used or proposed to be used as "Open Space, Active" to the nearest portion of the lot currently developed with a "Retail Trade, Cannabis" land use; and (b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(b).6	• Agriculture, Indoor	Permitted	---	"Agriculture, Indoor" must be accessory to a permitted principal use.
T2(b).7	• Transportation, Parking Structure	---	Discretionary	---

TABLE 6E.T2(b): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Mid-Rise and House-Form Mix

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).8	• Planned Group	---	Discretionary	(1) "Planned Group" land uses are restricted as follows: (a) "Planned Group" shall allow all uses and building types that are permitted or discretionary in the in the Mid-Rise and House-Form Mix policy area as shown in Figure 6A.F1; (b) all buildings within the "Planned Group" shall comply with the applicable Development Standards specified in subpart 6E.4; (c) buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered "Planned Groups" and shall comply with the regulations of this subsection; (d) a "Planned Group" containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to a communal amenity area, which may be included as part of the minimum landscaping requirements listed in Subpart 6E.7.

TABLE 6E.T2(b): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Mid-Rise and House-Form Mix				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(b).9	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land uses are restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of the following building types: (i) Building, Detached; or (ii) Building, Row; (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the building; or (ii) 80 square metres, where the calculation of the gross floor area for the purpose of subclause (i) shall include the area of the basement. (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified; (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building; and (e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.

TABLE 6E.T2(b): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Mid-Rise and House-Form Mix

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).10	• Residential Business	Permitted if: (a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or (b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*:	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.	(1) For the purpose of this section, the calculation of gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved within a dwelling unit, all Residential Businesses together shall not exceed the gross floor area requirements for a permitted or discretionary use, as the case may be, pursuant to this section. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5). (4) Notwithstanding the thresholds prescribed for the gross floor area of a permitted or discretionary use in this section, a "Residential Business" shall not be approved if, in the discretion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard to the overall compatibility of the use with the residential character of the area. (5) Notwithstanding any other provision of this Bylaw, for the purposes of this section, following land uses or land use classes shall be prohibited as a "Residential Business" in Centre Square Direct Control District: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class;

TABLE 6E.T2(b): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Mid-Rise and House-Form Mix				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(b).10	• Residential Business			(d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the Residential Business shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2(b).10(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the "Residential Business".

TABLE 6E.T2(c): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: High-Rise Mix				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(c).1	• Food & Beverage, Outdoor • Retail Trade, Outdoor Display	Permitted if the dedicated outdoor area is: (a) less than 100 square metres, per unit; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.	Discretionary if the dedicated outdoor area is: (a) 100 square metres or more per unit; or (b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential.	---
T2(c).2	• Assembly, Community • Assembly, Recreation • Food & Beverage, Catering • Food & Beverage, Restaurant • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Institution, Day Care • Institution, Training • Office, Professional • Retail Trade, Shop • Service Trade, Accommodation • Service Trade, Clinic • Service Trade, Homestay • Service Trade, Light • Service Trade, Personal	Permitted if the land use: (a) will occupy a repurposed, existing building; or (b) is located on the ground floor of a multi-unit building, provided that at least 75% of the building's gross floor area will be dedicated to Dwelling land uses.	Discretionary if the land use will not: (a) occupy a repurposed, existing building; or (b) be located on the ground floor of a multi-unit building; or (c) if less than 75% of the building's gross floor area will be dedicated to Dwelling land uses.	(1) The "Institution, Day Care" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the lands used or proposed to be used as "Institution, Day Care" to the nearest portion of the lot currently developed with a "Retail Trade, Cannabis" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.

TABLE 6E.T2(c): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: High-Rise Mix				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(c).3	• Open Space, Active • Public Use, General • Utility, General	Permitted	---	(1) The "Open Space, Active" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the lands used or proposed to be used as "Open Space, Active" to the nearest portion of the lot currently developed with a "Retail Trade, Cannabis" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(c).4	• Transportation, Parking Structure	---	Discretionary	---
T2(c).5	• Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling Unit	Permitted	---	---
T2(c).6	• Agriculture, Indoor • Food & Beverage, Lounge	---	Discretionary	(1) All portions of the land use must be indoors. (2) The land use must be accessory to a lawful principal use. (3) Every "Agriculture, Indoor" land use must either be on a roof, in a rear yard, or in a side yard.

TABLE 6E.T2(c): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: High-Rise Mix				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(c).7	• Planned Group	---	Discretionary	(1) "Planned Group" land uses are restricted as follows: (a) "Planned Group" shall allow all uses and building types that are permitted or discretionary in the in the Mid-Rise and House-Form Mix policy area as shown in Figure 6A.F1; (b) all buildings within the "Planned Group" shall comply with the applicable Development Standards specified in subpart 6E.3; (c) buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered "Planned Groups" and shall comply with the regulations of this subsection; (d) a "Planned Group" containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to a communal amenity area, which may be included as part of the minimum landscaping requirements listed in Subpart 3E.7.

TABLE 6E.T2(c): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: High-Rise Mix

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(b).8	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land uses are restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of the following building types: (i) Building, Detached; or (ii) Building, Row; (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the building; or (ii) 80 square metres, where the calculation of the gross floor area for the purpose of subclause (i) shall include the area of the basement. (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified; (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building; and (e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.

TABLE 6E.T2(c): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: High-Rise Mix

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(c).9	• Residential Business	Permitted if: (a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or (b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.	(1) For the purpose of this section, the calculation of gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved within a dwelling unit, all Residential Businesses together shall not exceed the gross floor area requirements for a permitted or discretionary use, as the case may be, pursuant to this section. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5). (4) Notwithstanding the thresholds prescribed for the gross floor area of a permitted or discretionary use in this section, a "Residential Business" shall not be approved if, in the discretion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard to the overall compatibility of the use with the residential character of the area. (5) Notwithstanding any other provision of this Bylaw, for the purposes of this section, following land uses or land use classes shall be prohibited as a "Residential Business" in Centre Square Direct Control District: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class;

TABLE 6E.T2(c): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: High-Rise Mix				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(c).9	• Residential Business			(d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2(c).9(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the "Residential Business".

TABLE 6E.T2(d): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Mixed				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(d).1	• Food & Beverage, Outdoor • Retail Trade, Outdoor Display	Permitted if the dedicated outdoor area is: (a) less than 100 square metres, per unit; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.	Discretionary if the dedicated outdoor area is: (a) 100 square metres or more per unit; or (b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential.	---
T2(d).2	• Assembly, Community • Assembly, Recreation • Food & Beverage, Catering • Food & Beverage, Restaurant • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Institution, Day Care • Institution, Health Care • Institution, Training • Office, Professional • Retail Trade, Shop • Service Trade, Accommodation • Service Trade, Clinic • Service Trade, Homestay • Service Trade, Light • Service Trade, Personal	Permitted if the land use: (a) will occupy a repurposed, existing building; or (b) is located on the ground floor of a multi-unit building, provided that at least 50% of the building's gross floor area will be dedicated to Dwelling land uses.	Discretionary if the land use will not: (a) occupy a repurposed, existing building; or (b) be located on the ground floor of a multi-unit building; or (c) if less than 50% of the building's gross floor area will be dedicated to Dwelling land uses.	(1) The "Institution, Day Care" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the lands used or proposed to be used as "Institution, Day Care" to the nearest portion of the lot currently developed with a "Retail Trade, Cannabis" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.

TABLE 6E.T2(d): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Mixed				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(d).3	• Open Space, Active • Public Use, General • Utility, General	Permitted	---	(1) The "Open Space, Active" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the lands used or proposed to be used as "Open Space, Active" to the nearest portion of the lot currently developed with a "Retail Trade, Cannabis" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2(d).4	• Agriculture, Indoor • Food & Beverage, Lounge	---	Discretionary	(1) All portions of the land use must be indoors. (2) The land use must be accessory to a lawful principal use. (3) Every "Agriculture, Indoor" land use must either be on a roof, in a rear yard, or in a side yard.
T2(d).5	• Transportation, Parking Structure	---	Discretionary	---
T2(d).6	• Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit	Permitted	---	---

TABLE 6E.T2(d): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Mixed

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(c).7	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land uses are restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of the following building types: (i) Building, Detached; or (ii) Building, Row; (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the building; or (ii) 80 square metres, where the calculation of the gross floor area for the purpose of subclause (i) shall include the area of the basement. (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified; (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building; and (e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.

TABLE 6E.T2(d): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Mixed				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(d).8	• Residential Business	Permitted if: (a) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling; or (b) the Residential Business is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.	(1) For the purpose of this section, the calculation of gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved within a dwelling unit, all Residential Businesses together shall not exceed the gross floor area requirements for a permitted or discretionary use, as the case may be, pursuant to this section. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5). (4) Notwithstanding the thresholds prescribed for the gross floor area of a permitted or discretionary use in this section, a "Residential Business" shall not be approved if, in the discretion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard to the overall compatibility of the use with the residential character of the area. (5) Notwithstanding any other provision of this Bylaw, for the purposes of this section following land uses or land use classes shall be prohibited as a "Residential Business" in Centre Square Direct Control District: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class;

TABLE 6E.T2(d): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Mixed				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(d).8	• Residential Business			(d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2(d).8(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the "Residential Business".

TABLE 6E.T2(e): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Arterial				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(e).1	• Food & Beverage, Outdoor • Retail Trade, Outdoor Display	Permitted if the dedicated outdoor area is: (a) less than 100 square metres, per unit; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.	Discretionary if the dedicated outdoor area is: (a) 100 square metres or more per unit; or (b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential.	---
T2(e).2	• Agriculture, Indoor	Permitted if gross floor area is 300 sq. m or less, per lot.	Discretionary if gross floor area is more than 300 sq. m per unit.	"Agriculture, Indoor" land use must be: (a) accessory to a principal use; and (b) either on a roof, in a rear yard, or in a side yard.
T2(e).3	• Transportation, Parking Structure	---	Discretionary	---
T2(e).4	• Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit	Permitted	---	---

TABLE 6E.T2(e): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Arterial

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(e).5	• Assembly, Community • Assembly, Recreation • Food & Beverage, Catering • Food & Beverage, Lounge • Food & Beverage, Restaurant • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Institution, Day Care • Institution, Health Care • Institution, Training • Office, Industry • Office, Professional • Open Space, Active • Public Use, General • Retail Trade, Cannabis • Retail Trade, Shop • Service Trade, Accommodation • Service Trade, Homestay • Service Trade, Clinic • Service Trade, Light • Service Trade, Personal • Utility, General	Permitted if gross floor area is 4,000 square metres or less per lot.	Discretionary if gross floor area is more than 4,000 square metres per lot.	(1) The "Institution, Day Care" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall: (a) be a straight line, measured from the nearest point of the portion of the lands used or proposed to be used as "Institution, Day Care" to the nearest portion of the lot currently developed with a "Retail Trade, Cannabis" land use; and (b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.

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TABLE 6E.T2(e): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Arterial				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(e).6	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land uses are restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of the following building types: (i) Building, Detached; or (ii) Building, Row; (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the building; or (ii) 80 square metres, where the calculation of the gross floor area for the purpose of subclause (i) shall include the area of the basement. (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified; (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building; and (e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.

TABLE 6E.T2(e): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Arterial

Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2(e).7	• Planned Group	---	Discretionary	(1) "Planned Group" land uses are restricted as follows: (a) "Planned Group" shall allow all uses and building types that are permitted or discretionary in the in the Mid-Rise and House-Form Mix policy area as shown in Figure 6A.F1; (b) all buildings within the "Planned Group" shall comply with the applicable Development Standards specified in subpart 6E.4; (c) buildings that are connected by underground parking structures or above ground enclosed or non-enclosed structures shall be considered "Planned Group" and shall comply with the regulations of this subsection; (d) a "Planned Group" containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to a communal amenity area, which may be included as part of the minimum landscaping requirements listed in Subpart 3E.7.

TABLE 6E.T2(e): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Arterial				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(e).8	• Residential Business	Permitted if: (a) the Residential Business is an accessory use within a permitted or discretionary Dwelling type; and (b) the Residential Business does not occupy more than 25 per cent of the gross floor area of the Dwelling.	Discretionary if: (a) the Residential Business is an accessory use within a permitted or discretionary Dwelling type; and (b) the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling.	(1) For the purpose of this section, the calculation of gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved within a dwelling unit, all Residential Businesses together shall not exceed the gross floor area requirements for a permitted or discretionary use, as the case may be, pursuant to this section. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5). (4) Notwithstanding the thresholds prescribed for the gross floor area of a permitted or discretionary use in this section, a "Residential Business" shall not be approved if, in the discretion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard to the overall compatibility of the use with the residential character of the area. (5) Notwithstanding any other provision of this Bylaw, for the purposes of this section, following land uses or land use classes shall be prohibited as a "Residential Business" in Centre Square Direct Control District: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class;

TABLE 6E.T2(e): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Arterial				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2(e).8	• Residential Business			(d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2(e).8(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the "Residential Business".

6E.4 DEVELOPMENT REGULATIONS AND STANDARDS IN THE CENTRE SQUARE DIRECT CONTROL DISTRICT

4.1 LOT AREA, LOT FRONTAGE, YARD SETBACKS AND COVERAGE REQUIREMENTS

Table 6E.T3(a) prescribes the minimum lot area, lot frontage, yard setbacks and coverage requirements for development in the Centre Square Direct Control District. Refer to Figure 6E.F1 for location of the land use areas.

TABLE 6E.T3(a): CENTRE SQUARE DIRECT CONTROL DISTRICT DEVELOPMENT REGULATIONS AND STANDARDS

Sec.	Development Standards	Low-Rise and House-Form Mix[1,2] Mid-Rise and House-Form Mix[1,2] High-Rise Mix[1,2] Transitional Area Arterial[1,2]	Transitional Area Mixed[2,3]	Transitional Area Arterial[2,3]
3(a).1	Minimum Lot Area	Building, Detached: 200 square metres Building, Row: End Units: 137 square metres; Interior Units: 103 square metres Building, Stacked: For buildings with three units or less:200 square metres; For buildings with more than three units:400 square metres	Permitted: 500 square metres Discretionary: Below 500 square metres	Permitted: 500 square metres Discretionary: Below 500 square metres
3(a).2	Minimum Lot Frontage	Building, Detached: 7.3 metres Building, Row: End Units:5 metres; Interior Units:3.75 metres Building, Stacked: For buildings with three units or less:7.3 metres; For buildings with more than three units:14.6 metres	Permitted: 6.0 metres Discretionary: Less than 6.0 metres	Permitted: 6.0 metres Discretionary: Less than 6.0 metres
3(a).3	Minimum Front Yard Setback	Permitted: 5.0 to 10.0 metres Discretionary: Below 5.0 metres or above 10.0 metres.	Permitted: 6.0 metres to 10.0 metres Discretionary: Below 5.0 metres or above 10.0 metres	Nil
3(a).4	Minimum Rear Yard Setback			
	Buildings with less than five units	Permitted: 5.0 metres Discretionary: Below 5.0 metres	Permitted: 3.0 metres Discretionary: Below 3.0 metres	Permitted: 3.0 metres Discretionary: Below 3.0 metres
	Buildings with more than five units	Nil		

TABLE 6E.T3(a): CENTRE SQUARE DIRECT CONTROL DISTRICT DEVELOPMENT REGULATIONS AND STANDARDS

Sec.	Development Standards	Low-Rise and House-Form Mix[1,2] Mid-Rise and House-Form Mix[1,2] High-Rise Mix[1,2] Transitional Area Arterial[1,2]	Transitional Area Mixed[2,3]	Transitional Area Arterial[2,3]
3(a).5	**Minimum Side Yards on Corner Lots**			
	Flankage Side Yard	450 millimetres	450 millimetres	450 millimetres
	Total Side Yard	1.2 metres	Where adjoining lot contains a Multi-Unit Building: 3.45 metres Otherwise: 450 millimetres	Where adjoining lot contains a Multi-Unit Building:3.45 metres Otherwise: 450 millimetres
3(a).6	**Minimum Side Yards on Interior Lots**			
	6.1 Single Side Yard	(1) Where lot frontage is less than 10.0 metres: 450 millimetres (2) Where lot frontage is more than 10.0 metres: 1.2 metres	Where adjoining lot contains a Multi-Unit Building: 3.0 metres Otherwise: Nil	Where adjoining lot contains a Multi-Unit Building: 3.0 metres Otherwise: Nil
	6.2 Total Side Yard	(1) Where lot frontage is less than 10.0 metres: 1.2 metres (2) Where lot frontage is more than 10.0 metres: 2.4 metres	Nil	Nil
3(a).7	**Maximum Site Coverage**			
	Buildings with less than five units	Permitted: 65% and below Discretionary: Above 65% to 80%	Permitted: 65% and below Discretionary: Above 65% to 100%	Permitted 90% Discretionary: Above 90% to 100%
	Buildings with more than five units	Permitted: 50% and below Discretionary: Above 50% to 80%		

Notes:
1. Only one building permitted per lot except in the case of Planned Group land use where the development standards are same as most similar building form permitted in the policy area.
2. Development Standards for a Building, House-Form Commercial as same as most similar building form permitted in the policy area.
3. More than one buildings are permitted per lot in this policy area.

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4.2 FLOOR AREA RATIO AND HEIGHT REGULATIONS

(1) Figure 6E.F2 indicates the minimum Floor Area Ratio standards and maximum Building Height for development in the Centre Square Direct Control District, based on the lot's location.

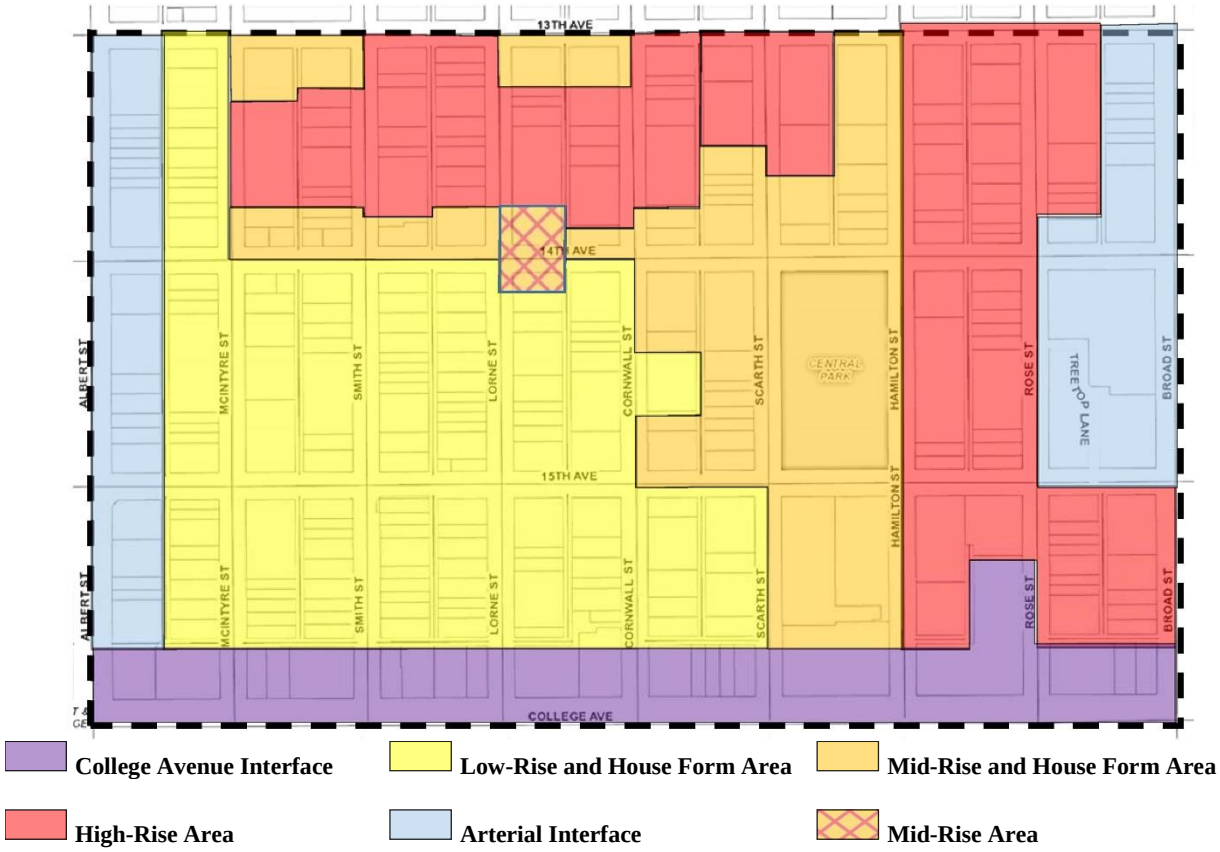

Figure 6E.F2: Centre Square Direct Control District Maximum FAR Standards

TABLE 6E.T3(b): CENTRE SQUARE DIRECT CONTROL DISTRICT DEVELOPMENT REGULATIONS AND STANDARDS

Sec.	Development Standards	College Avenue Interface	Low-Rise and House-Form Area	Mid-Rise and House-Form Area	Mid-Rise Area	High-Rise Area	Arterial Interface
3(b).1	**Maximum FAR**	(a) Building, Detached, Building, House-Form:0.75 (b) Building, Row, Building Stacked with maximum three units: 0.85 (c) Building, Stacked on the same lot as a Building, House-Form: 3.3 (d) Building, Stacked with four or more units: 2.0	(e) Building, Detached, Building, House-Form:0.75 (f) Building, Row, Building Stacked with maximum three units: 0.85 (g) Building, Stacked with four or more units: 2.0 (h) Building, Stacked on the same lot as a Building, House-Form: 3.3	(i) Building, Detached: 0.75 (j) Building, Row, Building Stacked with maximum three units:0.85 (k) Building, Stacked with four or more units: 3.0 (l) Building, House-Form, or Building, Stacked where gross floor area is comprised of no more than 75% Dwelling or non-Dwelling land uses: 3.3	(m) Buildings containing Dwelling uses: (i) North of 14th Ave: 7.5 (ii) South of 14th Ave: 3.10 (o) Building containing only non-Dwelling uses: 1.3	(p) Buildings where gross floor area is comprised of no more than 75% Dwelling or non-Dwelling land uses: 3.5 (q) All Other Buildings: 3.0	(r) Permitted: 3.0 (s) Discretionary: 7.5
3(b).2	**Maximum Height**	(a) Portions of a building with a front yard setback of less than 18 metres : 8.25 metres (b) Portions of a building with a front yard setback of 18 metres or more but less than 25 me: 12 metres (c) Portions of a building with a front yard setback of 25 metres or more: 15 metres	(d) Portions of a building with a front yard setback of less than 10 metres: 8.25 metres (e) Portions of a building with a front yard setback of 10 metres or more but less than 16 metres: 12 metres (f) Portions of a building with a front yard setback of 16 metres or more: 15 metres	(g) Buildings where gross floor area is comprised of no more than 75% Dwelling or non-Dwelling land uses: 15 metres (h) All Other Buildings: 12 metres	(i) Buildings containing Dwelling uses: (i) North of 14th Ave: 30.0 metres (ii) South of 14th Ave: 15.0 metres (j) Building containing only non-Dwelling uses: 6.0 metres	(k) Buildings where gross floor area is comprised of no more than 75% Dwelling or non-Dwelling land uses: 18 metres (l) All Other Buildings: 15 metres	(m)Permitted: 18.0 metres or lower (n)Discretionary: Above 18.0 metres to a maximum of 40.0 metres

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(2) A height limitation prescribed in Table 6E.T3(b) shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenances, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(3) The features mentioned in subsection 6E.3.6(2):

a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 6E.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 in Chapter 1.

(3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 6E.T3 (a) and (b).

TABLE 6E.T4: CENTRE SQUARE DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENT STANDARDS

Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	610 millimetres	450 millimetres
T4.2	Cantilevered portion of a building, no greater than 2.4 sq. m in combined area of all cantilevers when measured horizontally	• One Interior Side Yard Only • Flankage Yard	610 millimetres	450 millimetres
T4.3	Fire escape	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	3.0 metres	The lesser of the minimum side yard setback requirements for the principal building on site or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.5	Porch	• Front Yard • Rear Yard	1.5 metres	3.0 metres
T4.6	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures	• Front Yard • Interior Side Yard • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

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6E.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

(1) The standards prescribed in Table 6E.T5 apply to all accessory buildings or structures in the Low-rise and House-Form Mix, Mid-rise and House-Form Mix and High-Rise Mix policy areas as identified in Figure 6E.F1 .

TABLE 6E.T5 CENTRE SQUARE DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES in Low-rise and House-Form Mix, Mid-rise and House-Form Mix and High-Rise Mix Policy Areas

Sec.	Development Criteria	Standard (Per lot except for Building, Row where standards are per unit)
T5.1	**Maximum Area**	
	(1) Accessory to a: (a) Building, Detached; (b) Building, Row; or (c) Building, Stacked with maximum two units.	75 square metres
	(2) Accessory to: (a) any type of building within a Planned Group (b) Building, Stacked with more than two units; (c) Public Use, General; (d) Utility, General	Greater of 75 square metres or 15 percent of the lot area.
T5.2	**Minimum Setback for an Accessory Building or Structure on an interior lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line	
	(i) where the vehicular access door of a garage faces the rear lot line adjoining a public lane; or	1.50 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot lines	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	Same as otherwise required for the principal building on site.
T5.3	**Minimum Setback for an Accessory Building or Structure located on a corner lot**	
	(1) Where the accessory building or structure is located entirely within the rear yard:	
	(a) setback from rear lot line:	
	(i) where a vehicular access door of a garage faces rear lot line adjoining a public lane; or	1.50 metres
	(ii) otherwise	600 millimetres
	(b) setback from side lot line:	
	(i) where a vehicular access door of a garage faces flankage lot line; or	6.0 metres from flankage lot line
	(ii) otherwise	600 millimetres
	(2) Where the accessory building or structure is located entirely within the side yard:	
	(a) setback from side lot line	
	(i) where a vehicular access door of a garage faces flankage lot line; or	6.0 metres from flankage lot line
	(ii) otherwise	Same as otherwise required for the principal building on site.
T5.4	**Minimum Setback from a principal building on the site**	1.0 metre
T5.5	**Maximum Height**	
	(1) An accessory building used as a communal amenity area in a Planned Group	11.0 metres
	(2) Otherwise	4.0 metres

(2) Unless specified otherwise, the minimum setback and maximum height requirements of an accessory structure or building in the Transitional Area Mixed and Transitional Area Arterial policy areas as identified in Figure 6E.F1 shall be the same as those of the principal building, as prescribed in subpart 6E.4.

(3) Notwithstanding subsections 6E.5(1) and (2), an accessory structure or building may be located within a rear or side yard setback where it is :

(a) 10 square metres or less in area; and

(b) 4 metres in height or less.

(4) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those in Table 6E.T4.7.

(5) Detached accessory buildings or structures shall not be located in the front yard, except those listed in 6E.T4.

6E.6 PARKING AND BICYCLE REQUIREMENTS

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or other materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Centre Square Direct Control District.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) the accessible building entrance, if it exists; or

(b) the building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in subpart 1F.6 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:

(a) an area provided to meet the total site landscaped area; or

(b) the front yard.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 6E.T6 apply to development in the Centre Square Direct Control District.

(2) If, in determining the number of requirement parking stalls, a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fraction over one-half shall be deemed to be equivalent to one full stall.

(3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 6E.T6: CENTRE SQUARE DIRECT CONTROL DISTRICT PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle Stall Requirements
T5.1	Dwelling, Units	One stall per Dwelling, Unit.
T5.2	House-Form Commercial	(1) No parking shall be required for the new use above what was required for the building prior to the change of use provided there is at least 1 stall. (2) All parking stalls in existence on the lot prior to the change in use mentioned in subsection (1) shall be maintained, to a maximum requirement of 1 stall per 100 sq. m per the total gross floor area of all buildings containing non-Dwelling uses on the lot
T5.3	Dwelling, Assisted Living	0.4 stalls per Dwelling Unit.
T5.4	Dwelling, Group Care	Greater of: (a) one stall per six beds; or (b) two stalls.
T5.5	Service Trade, Homestay	One stall in addition to the parking requirement for the Dwelling Unit.
T5.6	Institution, Day Care	(1) One stall per land use; and (2) Passenger Drop-Off Stall Requirements (a) the following table indicates the minimum number of passenger drop-off stalls:

Individuals Under Care	Minimum Number of Passenger Drop-off Stalls
1-10	1 stall
10-15	2 stalls
16-30	3 stalls
31-45	4 stalls
46-60	5 stalls
More than 60	2 additional stalls for each increment of 15 individuals in excess of 60

(b) where the applicant can demonstrate that, to the satisfaction of the Development Officer, on-street parking capacity can adequately serve as a drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum drop-off stall requirements accordingly.

(c) parking stalls required pursuant to this section or a condition of a discretionary use permit shall not be used to satisfy the drop-off stall requirements.

(d) all on-site drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.

T5.7	Residential Business	(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot. (2) Customers of the Residential Business cannot utilize any parking stalls that are required for the Dwelling Unit. (3) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.15 shall apply.

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TABLE 6E.T6: CENTRE SQUARE DIRECT CONTROL DISTRICT PARKING REQUIREMENTS			
Sec.	**Land Use**	**Motor Vehicle Stall Requirements**	
T5.8	All other land uses	On a lot where: (a) At least 25% of the total gross floor area of all buildings on the lot is dedicated to Dwelling land uses; (b) The lot contains at least 20 Dwelling Units; (c) At least 25% of the total gross floor area of all buildings on the lot is dedicated to non-Dwelling land uses listed as permitted or discretionary in Tables 6E.T2(a) through (e); and (d) At least 25% of the on-site parking is contained within a parking structure that is above or below grade.	(1) For the first 300 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 300 square metres in total floor area, one parking stall is required per 150 square metres of total floor area.
		Otherwise	(1) For the first 150 square metres in total floor area, no parking stall is required. (2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 100 square metres of total floor area.

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot where the combined gross floor area of buildings is between 1,401 and 10,000 square metres, one loading stall shall be required.

(2) On any lot where the combined gross floor area of buildings exceeds 10,000 square metres, one loading stall shall be required in addition to the requirement mentioned in subsection 6E.6.5(1).

(3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsections 6E.6.5(1) and (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 6E.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 20 Dwelling Units that are developed on a lot, the developer shall provide a minimum of one long-term bicycle parking stall within the same building(s) as the Dwellings. This may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 6E.6.6(2).

(2) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 6E.T5 or not, there shall be either:

(a) two short-term bicycle parking stall;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of the requirements of clause (a) and (b).

(3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(5) Required long-term bicycle stalls shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area close to the building entrance.

(6) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

(1) Where required, the number of motor vehicle parking stalls existing upon Municipal Heritage Property and provincial heritage property, at the time of such heritage designation, shall be maintained with any development approved after such date.

(2) Notwithstanding the motor vehicle parking requirements in sections 6E.6.4 and 6E.6.5, development of designated Municipal Heritage Property and provincial heritage property shall not be required to provide motor vehicle parking and loading facilities beyond that mentioned in subsection 6E.6.8(1).

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6E.7 LANDSCAPING AND AESTHETIC

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 6E.T7 apply to principal land uses and developments in the Centre Square Direct Control District.

TABLE 6E.T7: CENTRE SQUARE DIRECT CONTROL DISTRICT TOTAL SITE LANDSCAPING REQUIREMENTS

Sec.	Land Use	Minimum Landscaping Requirements
T6.1	For a: • Dwelling, Unit; • Dwelling, Group Care; or • Dwelling, Assisted Living in a building with two units or less.	Within two years of the issuance of an occupancy permit, the entirety of the front yard and side yards abutting a public street or public pathway must be landscaped, excluding: (a) a walkway; and (b) a driveway leading to an approved parking stall.
T6.2	• Assembly, Community • Institution, Day Care • Service, Trade Homestay	10% total site landscaping area
T6.3	• Any land use in a building with three or more units; or • Planned Group	15% total site landscaping area
T6.4	• Dwelling, Secondary Suite • Open Space, Active • Public Use, General • Utility, General • Business, Residential	No Requirement

(2) For all uses listed in sections T6.2 and T6.3 of Table 6E.T7, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 6E.T7.

(3) If there is a conflict between the requirements in Table 6E.T7, the most stringent requirement shall apply.

(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING RATIOS

(1) The following planting ratios shall apply to all development in the Centre Square Direct Control District:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every ten meters along a registered road right of way, a minimum of one deciduous tree is required; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscape area in Open Space, Active used to grow plants or shrub beds.

(2) The total site landscaped area, as required by subsection 6E.7.1, may include, but is not restricted to:

(a) parking area landscaping;

(b) ceremonial route (refer to 6E.7.3(1)(b));

(c) boulevard areas;

(d) curbing; and

(e) any portion of required aesthetic screening.

(3) Albert Street is listed as a Ceremonial Route. Therefore, developments on lots adjoining Albert Street may be subject to additional requirements in the *Design Standards*.

(4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained it may be credited toward the fulfillment of the total site landscaping requirement.

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7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Centre Square Direct Control District shall provide minimum 1.83 metre high aesthetic screening along its abutting lot lines, where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential

(2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Centre Square Direct Control District containing four or more dwelling units or a non-dwelling land use shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) any collection area for garbage, refuse or recycling;

(b) any storage area that is outdoors or partially outdoors; and

PART 6F
DCD-WH – DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT

6F.1 INTENT

Dewdney Avenue Warehouse Direct Control District is intended to encourage the:

(a) adaptive re-use of existing buildings;

(b) expansion of new and established businesses;

(c) development of a unique identity for the area; and

(d) a wide range of dwelling, office, service, retail, wholesale and low-intensity industrial land uses that:

(i) complement each other;

(ii) can operate safely in existing or remodeled warehouses and historic structures;

(iii) can operate with existing (limited) floor area; and

(iv) will complement rather than compete with the Downtown.

6F.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in part 6F apply to all land uses and developments in the Dewdney Avenue Warehouse Direct Control District.

(2) The regulations, standards, and requirements prescribed in the *Warehouse District Neighbourhood Plan* apply to all land uses and developments in the Dewdney Avenue Warehouse Direct Control District. The neighbourhood plan shall supersede where a regulation in Part 6F is inconsistent with any portion of the neighbourhood plan.

(3) Lands may be rezoned Dewdney Avenue Warehouse Direct Control District only in cases where the OCP or an applicable secondary plan identifies the lands as being within the Warehouse District Neighbourhood.

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6F.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

(1) Table 6F.T1 lists building types that are permitted or discretionary in the Dewdney Avenue Warehouse Direct Control District.

(2) Any building types other than those listed in Table 6F.T1 are prohibited in the Dewdney Avenue Warehouse Direct Control District.

(3) A lot can contain multiple buildings that are permitted or discretionary in the Dewdney Avenue Warehouse Direct Control District.

TABLE 6F.T1: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT BUILDING TYPES

No.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Building that existed in 2018, including a reconstructed or remodelled building.	Building constructed after 2018.	---
T1.3	Building, Row	Building that existed in 2018, including a reconstructed or remodelled building.	Building constructed after 2018.	---
T1.4	Building, Stacked	Building that existed in 2018, including a reconstructed or remodelled building.	Building constructed after 2018.	---

3.2 LAND USE REQUIREMENTS

(1) Table 6F.T2 lists land uses and land use intensities that are permitted or discretionary in the Dewdney Avenue Warehouse Direct Control District, subject to in compliance with:

(a) the land-use-specific regulations in Table 6F.T2;

(b) the development regulations and standards in section 6F.4;

(c) the parking and loading requirements in section 6F.5;

(d) the landscaping and aesthetic screening requirements of section 6F.6; and

(e) the other regulations of this Bylaw.

(2) In addition to the review criteria for discretionary uses prescribed in subpart 1E.3 of Chapter 1, every discretionary use application for lands in the Dewdney Avenue Warehouse Direct Control District shall be reviewed to evaluate if the proposal:

(a) encourages the adaptive reuse of existing buildings, particularly historic and heritage properties;

(b) encourages the development, retention and enhancement of the area's commercially-oriented industrial uses;

(c) supports methods of transportation other than personal motor vehicle; and

(d) relates to, builds upon, or enhances the existing context, with specific focus on historic and heritage properties.

(3) The following land uses are prohibited in the Dewdney Avenue Warehouse Direct Control District:

(a) any land use that is not listed in Table 6F.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 6F.T2;

(c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw;

(d) any land use that stores or processes hazardous materials and/or dangerous goods; and

(e) outdoor storage.

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Table 6F.T2: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT LAND USE GROUPS				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Food & Beverage, Outdoor • Retail Trade, Outdoor Display	Permitted if the dedicated outdoor area is less than 100 square metres, per lot.	Discretionary if dedicated outdoor area is 100 square metres, per lot, or more.	No outdoor storage shall occur on the lot.
T2.2	• Retail Trade, Shop	Permitted if gross floor area is 4,000 square metres, or less, per lot.	Discretionary if gross floor area is greater than 4,000 square metres, per lot;	No outdoor storage shall occur on the lot.
T2.3	• Dwelling, Assisted-Living • Dwelling, Group Care • Dwelling, Unit	Permitted if in a building that contains at least one non-dwelling principal land use.	Discretionary if in a building that does not contain at least one non-dwelling principal land use.	(1) "Developments" containing 20 dwelling units shall allocate a minimum of five per cent of the total lot area dedicated to dwelling use to the communal amenity area. (2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6F.7.
T2.4	• Agriculture, Indoor • Food & Beverage, Catering • Food & Beverage, Lounge • Food & Beverage, Restaurant • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Institution Health Care • Institution, Humanitarian Service • Institution, Training • Office, Industry • Office, Professional • Public Use, General • Service Trade, Clinic • Service Trade, Heavy • Service Trade, Light • Service Trade, Personal • Storage, Personal • Transportation, Parking Structure • Wholesale Trade, Indoor • Utility, General	Permitted	---	No outdoor storage shall occur on the lot.

Table 6F.T2: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT LAND USE GROUPS				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.5	• Agriculture, Animal Support • Industry, Salvaging – Light • Retail Trade, Cannabis Storage, Warehousing•	Permitted if gross floor area is 500 square metres, or less, per lot.	Discretionary if gross floor area is greater than 500 square metres, per lot.	(1) Restriction for all uses (a) All land uses must be entirely indoors; and (b) N o outdoor storage shall occur on the lot. (2) A "Retail Trade, Cannabis" land use is permitted use only where located within the boundaries of Regina's Old Warehouse Business Improvement District (as defined by Bylaw No. 2013-15 Regina's Old Warehouse Business Improvement District Bylaw (3) A "Retail Trade, Cannabis" land use may not be established or enlarged where it is closer than 182.88 metres from any of the following land uses: (a) another "Retail Trade, Cannabis"; (b) "Assembly, Community"; (c) "Institution, Education"; (d) "Institution, Day Care"; or (e) "Open Space, Active". (4) The measurement required in subsection (3) shall be: (a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used as a "Retail Trade, Cannabis" to the nearest portion of the lot currently developed with any of the land uses mentioned in (a); and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.

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Table 6F.T2: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT LAND USE GROUPS				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.6	• Assembly, Community • Assembly, Recreation • Institution, Day Care • Institution, Education • Open Space, Active	Permitted if indoors; or outdoors and the dedicated outdoor area is 1,000 square metres, or less, per lot.	Discretionary if outdoors and the dedicated outdoor area is greater than 1,000 square metres per lot.	(1) No outdoor storage shall occur on the lot. (2) All land uses under T2.6 may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (3) The measurement required in (2) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with any of the land uses mentioned in T2.6; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.7	• Residential Business	Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by The Child Care Act.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.	(1) The gross floor area of the building used for the principal dwelling unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5) (4) Notwithstanding the permitted or discretionary area requirements of section T2.8, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall

Table 6F.T2: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT LAND USE GROUPS				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.7	• Residential Business			compatibility of the use with the residential character of the area. (5) The following land uses or land use classes shall be prohibited as a "Residential Business" in the Dewdney Avenue Warehouse Direct Control District: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class; (j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the

Table 6F.T2: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT LAND USE GROUPS				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.7	• Residential Business			"Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clasue T2.7(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business.

6F.4 DEVELOPMENT STANDARDS

4.1 DEVELOPMENT STANDARDS

The standards prescribed in Table 6F.T3 apply to all buildings and land uses in the Dewdney Avenue Warehouse Direct Control District.

TABLE 6F.T3: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS		
Sec.	**Development Criteria**	**Standards (Per Lot)**
T3.1	**Minimum Lot Area**	500 square metres
T3.2	**Minimum Lot Frontage**	15 metres
T3.3	**Minimum Front Yard Setback**	0.0 metres
T3.4	**(1) Minimum Rear Yard Setback** (adjoining a public lane or utility easement)	
	(a) Portions of any building or structure under 4 metres in height	450 millimetres
	(b) Portions of any building or structure 4 metres to 8 metres in height	1.0 metres
	(c) Portions of any building or structure higher than 8 metres	2.0 metres
	(2) Minimum Rear Yard Setback (not adjoining a public lane or utility easement)	
	(a) Portions of any building or structure under 4 metres in height	1.5 metres
	(b) Portions of any building or structure 4 metres to 8 metres in height	2.5 metres
	(c) Portions of any building or structure higher than 8 metres	3.5 metres
T3.5	**(1) Minimum Single Side Yard Setback**	
	(a) Adjoining a Sensitive Lot, public road, public lane or utility easement	450 millimetres
	(b) Otherwise	0.0 metres
	(2) Minimum Total Side Yard Setback	0.0 metres
T3.6	**Maximum Coverage**	90%
T3.7	**Maximum Floor Area Ratio (FAR)**	4.0
T3.8	**Maximum Building Height**	15 metres

4.2 LOT FRONTAGE

(1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 6F.F1:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in clause 6F.4.2(1)(a); and

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6F.4.2(1)(b).

(2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 6F.F2:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and

(b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6F.4.2(2)(a).

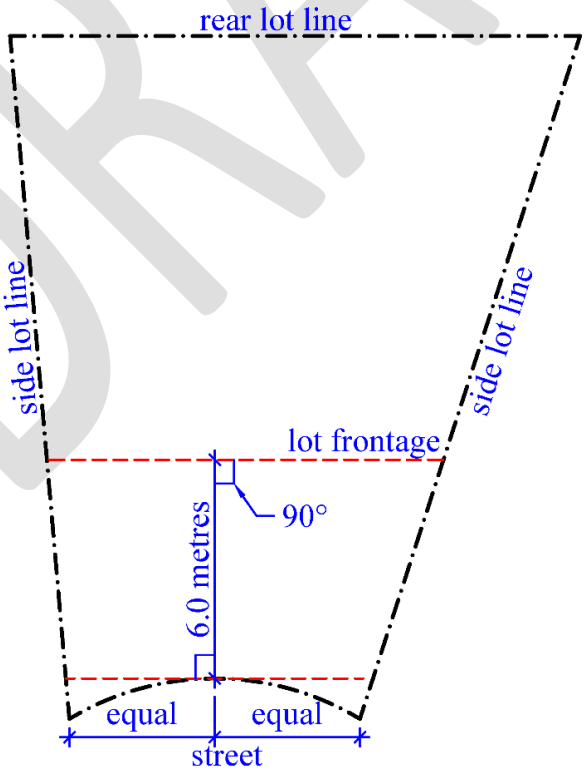

Figure 6F.F1: Minimum Lot Frontage on a Curved Front Lot

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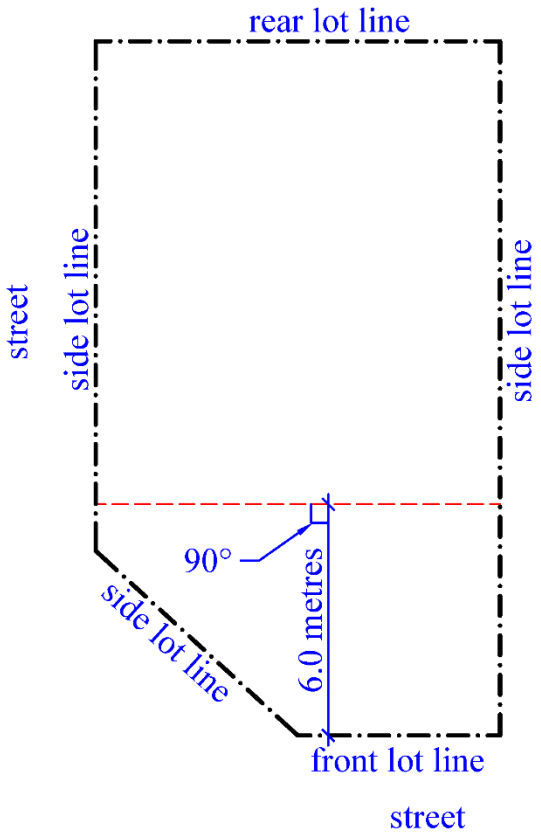

Figure 6F.F2: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment whatsoever, except in accordance with Table 6F.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.

(3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 6F.T3 and 6F.T4.

TABLE 6F.T4: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENT STANDARDS				
Sec.	**Structure**	**Permitted Yard**	**Maximum Projection into Permitted Yard**	**Minimum Setback from Lot Line**
T4.1	Fire escape	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres into any yard abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise unrestricted.
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	Nil	---	---
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.3	Any balcony, porch, deck, or platform that is covered. Includes "Food & Beverage, Outdoor" land use subject to the land use requirements.	Nil	---	---
T4.4	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

(1) Subject to subsection 6F.4.4(2), the maximum building height listed in Table 6F.T3 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a domes;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

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(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 6F.4.4(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

6F.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

(1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 6F.T3.

(2) Notwithstanding subsection 6F.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:

(a) 10 square metres or less in area; and

(b) 4 metres or less in height.

(3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

6F.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Dewdney Avenue Warehouse Direct Control District.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) the accessible building entrance, if it exists; or

(b) the building entrance with shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in subpart 1F.3 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:

(a) areas provided to meet the total site landscaping area; or

(b) the front yard.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 6F.T5 apply to development in the Dewdney Avenue Warehouse Direct Control District.

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(2) If, in determining the number of required parking stalls, a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fraction over one-half shall be deemed to be equivalent to one full stall.

(3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact stalls shall be clearly designated with signs indicating their purpose.

TABLE 6F.T5: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle
T5.1	**For units in a building that existed in 2018**	
T5.1.1	All land uses that are permitted or discretionary in the Dewdney Avenue Warehouse Direct Control District	(1) For units in a building that existed in 2018, including a rehabilitated building, subject to subsection 6F.6.5, the lesser of: (a) one stall is required per Dwelling Unit; (b) existing parking stalls on the lot; or (c) nil for the first 150 square metres in total floor area and one parking stall per 75 square metres of total floor area for that portion in excess of the first 150 square metres in total floor area.
T5.2	**For units in a building built after 2018**	
T5.2.1	Dwelling, Unit	One stall is required per Dwelling Unit.
T5.2.2	Dwelling, Assisted Living	0.4 stalls are required per Dwelling Unit.
T5.2.3	Dwelling, Group Care	The greater of: (a) one stall is required per six beds; or (b) two stalls are required.
T5.2.4	Service Trade, Homestay	0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.

<table>
<tr><th colspan="4">TABLE 6F.T5: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT PARKING REQUIREMENTS</th></tr>
<tr><th>Sec.</th><th>Land Use</th><th colspan="2">Motor Vehicle</th></tr>
<tr><td rowspan="10">T5.2.5</td><td rowspan="10">Institution, Day Care</td><td colspan="2">(1) One stall is required per land use; and
(2) The following table indicates the minimum number of passenger drop-off stalls:</td></tr>
<tr><td>Individual Under Care</td><td>Minimum Number of Passenger Drop-off Stalls</td></tr>
<tr><td>1-10</td><td>1 stall</td></tr>
<tr><td>10-15</td><td>2 stalls</td></tr>
<tr><td>16-30</td><td>3 stalls</td></tr>
<tr><td>31-45</td><td>4 stalls</td></tr>
<tr><td>46-60</td><td>5 stalls</td></tr>
<tr><td>More than 60</td><td>Two additional stalls for each increment of 15 individuals in excess of 60</td></tr>
<tr><td colspan="2">(3) Notwithstanding subsection (2), where the applicant demonstrates to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum off-site passenger drop-off stall requirements accordingly.
(4) Parking stalls required pursuant to subsection (1) or a condition of a discretionary use permit shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</td></tr>
<tr><td>T5.2.6</td><td>Residential Business</td><td colspan="2">(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot.
(2) Customers of the Residential Business cannot utilize any parking stalls that are required for the Dwelling Unit.
(3) Where the Residential Business is an Institution, Day Care, parking requirements listed under T6.15 shall apply.</td></tr>
<tr><td>T5.2.7</td><td>All land uses not mentioned in T5.2.1 thru T5.2.6</td><td colspan="2">(1) For the first 150 square metres in total floor area, no parking stall is required.
(2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 75 square metres of total floor area.</td></tr>
</table>

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection (1).

(3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsections 6F.6.5(1) and (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 6F.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

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6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 20 dwelling units that are developed on a lot, the developer shall provide a minimum of one long-term bicycle parking stall within the same building(s) as the dwellings. This may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 6F.6.6(2).

(2) For every 250 square metres of gross floor area of the building on a lot, the developer shall develop either:

(a) one short-term bicycle parking stall;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of subsections 6F.6.6(2)(a) & (b).

(3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(5) Required long-term bicycle stalls shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area close to the building entrance.

(6) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

6.8 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY

Notwithstanding the motor vehicle parking requirements in sections 6F.6.4 and 6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide motor vehicle parking and loading facilities.

6F.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) Any lot in the Dewdney Avenue Warehouse Direct Control District requires a minimum total site landscaping area of five per cent.

(2) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 4A.7(1).

(3) The landscaping requirements are for a principle use only.

(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING RATIOS

The following planting ratios shall apply to all developments in the Dewdney Avenue Warehouse Direct Control District to meet the total site landscaping area as required by subsection 6F.7.1:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 HERITAGE BUILDINGS

Where a change of land use or building expansion is proposed to a principal building that is designated or listed as a heritage building:

(a) The Development Officer may consider a request to reduce the percentage of total site landscaped area prescribed in subsection 6F.7.1 where the nature of the existing principal building prevents the standard from being met.

(b) The building is exempt from those elements of landscaping in subsection 6F.7.2 that cannot be met due to the nature of the existing building.

7.4 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in an Open Space, Active used to grow plants or in shrub beds.

(2) The total site landscaping area, as required by subsection 6F.7.1, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscape design areas (see Figure 6F.F3);

(c) boulevard areas;

(d) curbing;

(e) perimeter screening; and

(f) any portion of required aesthetic screening.

(3) The entire portion of Dewdney Avenue is considered an historic corridor. Developments within the major roadways landscape design areas in Figure 6F.F3 may be subject to additional requirements in the *Design Standards*.

(4) Boulevard areas shall only be used to fulfil the total site landscaping requirement, subject to the approval of the Development Officer.

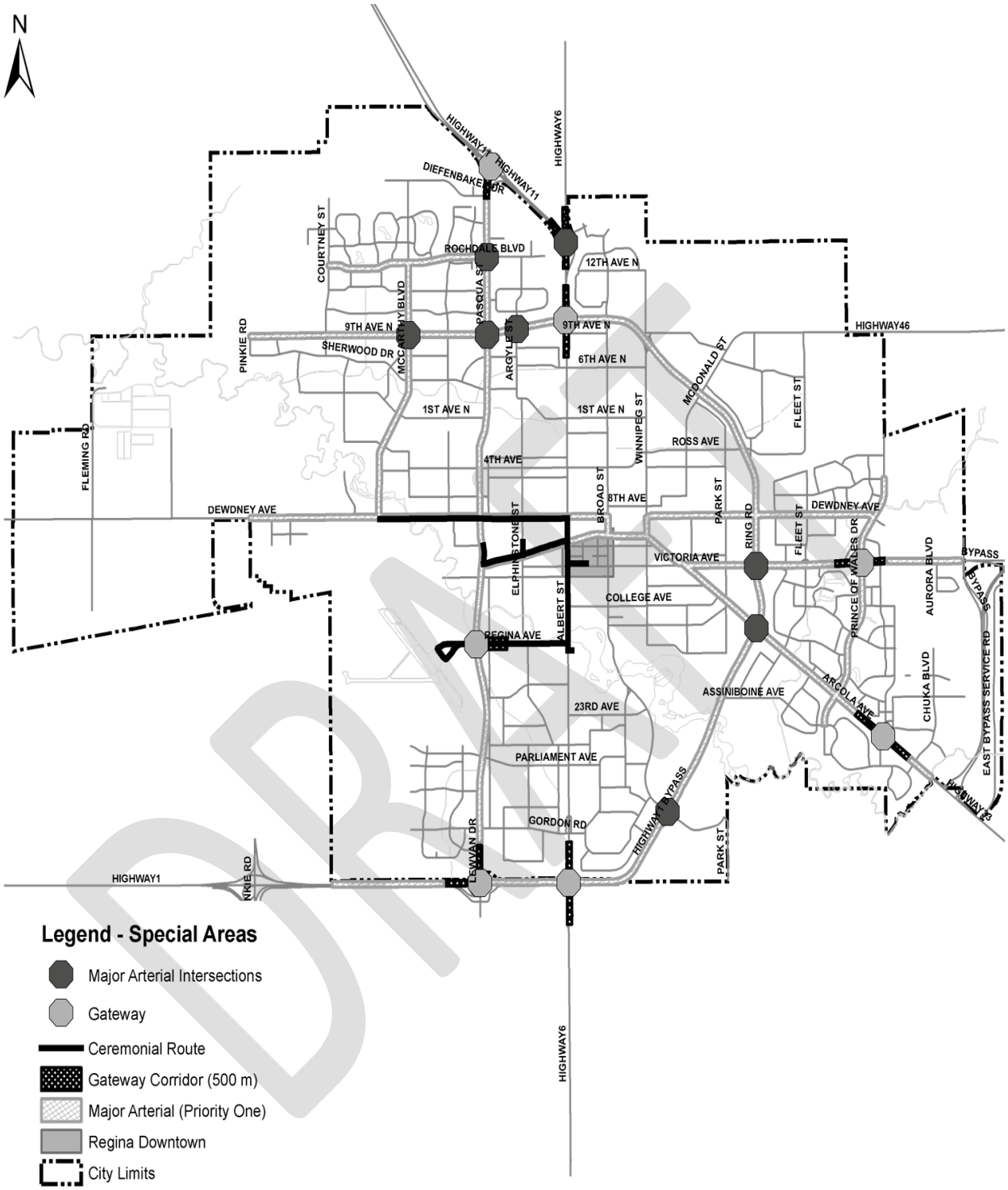

Figure 6F.F3: Major Roadways Landscape Design Map

7.5 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained it may be credited toward the fulfillment of the total site landscaping requirement.

7.6 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Dewdney Avenue Warehouse Direct Control District shall provide aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development is any non-dwelling land use except Open Space, Active abutting a lot zoned Residential.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) any collection area for garbage, refuse or recycling;

(b) any industrial activity that is outdoors or partially outdoors; and

(c) any maneuvering area or loading / unloading bay.

PART 6G
DCD-CBM – CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT

6G.1 INTENT

The Chuka Boulevard Mixed Direct Control District is intended to accommodate mixed-use development in the Greens on Gardiner along Chuka Boulevard, which is a neighbourhood arterial street, to ensure:

(a) that commercial frontage strongly relates to the pedestrian realm;

(b) overall compatibility of mixed use development with its surroundings; and

(c) to build a unique sense of place through building and design.

6G.2 APPLICATION

(1) The regulations, standards, and requirements prescribed in part 6G apply to all land uses and developments in the Chuka Boulevard Mixed Direct Control District.

(2) The Chuka Boulevard Mixed Direct Control District consists of a number of sub-districts – hereafter referred to as "Policy Areas" – that provide for different building forms, uses, and design standards.

(3) The requirements of Chapter 1 apply to all land uses, proposed land uses, developments and proposed developments in the Chuka Boulevard Mixed Direct Control District.

6G.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

Table 6G.T1 lists building types that are permitted or discretionary in the Chuka Boulevard Mixed Direct Control District.

TABLE 6G.T1: THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	When used for the following: (a) a non-dwelling land use; or (b) Planned Group in combination with buildings containing three or more units.	---	---
T1.3	Building, Planned Group	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 18 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the: (1) building is between 11 metres and 18 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 18 metres.	

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TABLE 6G.T1: THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1.4	Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 18 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the: (1) building is between 11 metres and 18 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 18 metres.	---
T1.5	Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 18 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the: (1) building is between 11 metres and 18 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 18 metres.	---

3.2 LAND USE REQUIREMENTS

(1) Figure 6G.F1 indicates the land use areas as they relate to the Chuka Boulevard Mixed Direct Control District.

(2) Table 6G.T2 lists land uses and land use intensities that are permitted or discretionary in the Chuka Boulevard Mixed Direct Control District, subject to compliance with:

(a) the land use specific regulations in Table 6G.T2;

(b) the development standards in subpart 6G.4;

(c) the parking and loading requirements in subpart 6G.6;

(d) the landscaping and aesthetic screening requirements of subpart 6G.7; and

(e) the other regulations of this Bylaw.

(3) When considering approval of a land use or a land use intensity listed as discretionary in Table 6G.T2, the Development Officer shall evaluate the application based on the review criteria for discretionary uses listed in section 1E.3.6 of this Bylaw.

(4) The following land uses are prohibited in the Chuka Boulevard Mixed Direct Control District:

(a) any land use that is not listed in Table 6G.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 6G.T2;

(c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and

(d) any land use where hazardous materials are produced or processed.

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Figure 6G.F1: Chuka Boulevard Mixed Direct Control District Land Use Area Map

TABLE 6G.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Food & Beverage, Outdoor • Retail Trade, Outdoor Display	Permitted if the dedicated outdoor area is: (a) less than 100 square metres, per unit; and (b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.	Discretionary if: (a) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential.	---
T2.2	• Institution, Day Care • Institution, Education • Institution, Humanitarian Service • Open Space, Active • Public Use, General • Service Trade, Light • Service Trade, Personal • Utility, General	Permitted	---	(1) The "Institution, Day Care", "Institution, Education' and "Open Space, Active" land uses may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Institution, Day Care", "Institution, Education" or "Open Space, Active" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.3	• Retail Trade, Shop	Permitted if the gross floor area is 1,000 square metres or less, per unit.	---	The "Retail Trade, Shop" land use: (a) shall not exceed 10,000 square metres in total gross floor area of per lot; and (b) must occur within a building that contains "Dwelling" as principal land use.

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TABLE 6G.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.4	• Food & Beverage, Lounge • Food & Beverage, Restaurant	Permitted if the gross floor area is 500 square metres or lower, per unit	Discretionary if the gross floor area is above 500 square metres per unit	Land uses listed in this section: (a) shall not contain a "Drive-Through" or "Drive-through, Accessory" land use; and (b) must occur within a building that contains "Dwelling" as principal land use.
T2.5	• Office, Professional • Service Trade, Clinic	Permitted if the gross floor area is 1000 square metres or less, per lot.	Discretionary if the gross floor area is above 1,000 square metres, per lot.	(1) The combined gross floor area for all land uses in the "Office" land use class shall not exceed 1,000 square metres per lot. (2) Land uses listed in this section must occur within a building that contains "Dwelling" as principal land use.
T2.6	• Dwelling, Unit	Permitted only within a: (a) Building, Row; or (b) Building, Stacked	----	(1) The minimum number of units in a Building, Row shall be three. (2) The minimum number of units in a Building, Stacked shall be five. (3) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area. (4) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6G.6.
T2.7	• Dwelling, Assisted-Living • Dwelling, Group Care	Permitted	---	(1) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area. (2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6G.6.

TABLE 6G.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.8	• Planned Group	Permitted	---	(1) A "Planned Group" shall allow all land uses and building types that are permitted or discretionary in the Residential Neighbourhood zone. (2) All buildings within the Planned Group shall comply with the applicable Development Standards specified in Table 6G.T3. (3) Buildings that are connected by underground parking structures or above-ground enclosed or non-enclosed structures shall be considered a "Planned Group" and shall comply with the regulations of this subsection. (4) A "Planned Group" containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total lot area to a communal amenity area. (5) Where the required communal amenity area is outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 6G.7.
T2.9	• Assembly, Community • Assembly, Recreation • Assembly, Religious	Permitted	---	(1) The "Assembly, Community" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot currently developed with the Assembly, Community land use. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.

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TABLE 6G.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.10	• Residential Business	Permitted if the Residential Business: (a) does not occupy more than 25 per cent of the gross floor area of the Dwelling; or (b) is an Institution, Day Care meeting the requirements of a family child care home or group family child care home, as defined by *The Child Care Act*.	Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.	(1)The gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building. (2) Where more than one "Residential Business" is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.10. (3) A "Residential Business" shall be a land use defined in Chapter 2, except those listed in section (5). (4) Notwithstanding the permitted or discretionary area requirements of section T2.10, a "Residential Business" shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area. (5) The following land uses or land use classes are prohibited as a "Residential Business" in the Mixed High-Rise zone: (a) any land use in the "Agriculture" land use class, except "Agriculture, Indoor"; (b) any land use in the "Assembly" land use class; (c) any land use in the "Drive-Through" land use class; (d) any land use in the "Dwelling" land use class; (e) any land use in the "Food & Beverage" land use class, except "Food and Beverage, Catering"; (f) any land use in the "Industry" land use class, except "Industry, Artistic"; (g) any land use in the "Institution" land use class, except "Institution, Training" and "Institution, Day Care"; (h) any land use in the "Open Space" land use class; (i) any land use in the "Retail Trade" land use class;

TABLE 6G.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT				
Sec.	**Land Use**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.10	• Residential Business			(j) any land use in the "Service Trade" land use class except "Service Trade, Personal," "Service Trade, Light" and "Service Trade, Homestay"; (k) any land use in the "Transportation" land use class; (l) any land use in the "Wholesale Trade" land use class; (m) any land use in the "Public Use" land use class; and, (n) any land use in the "Utility" land use class. (6) No exterior storage or exterior operation of the "Residential Business" shall be permitted. (7) No window display of merchandise shall be permitted. (8) Notwithstanding clause T2.10(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business. (9) A "Residential Business" falling under the discretionary area requirements of section T2.10 shall only be considered in locations designated, as "live/work" areas through a secondary or concept plan.

3.3 DEVELOPMENT AGREEMENTS

Pursuant to section 65(2) of *The Planning and Development Act, 2007*, the development officer may require a development agreement to ensure compliance with the overall intent of this zone or to protect a specific public interest.

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6G.4 DEVELOPMENT STANDARDS IN THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT

4.1 GENERAL APPLICATION

(1) The standards prescribed in Table 6G.T3 shall apply to all principal buildings and land uses in the Chuka Boulevard Mixed Direct Control District.

TABLE 6G.T3 CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS

Sec.	Development Criteria	Standards (Per Lot)
T3.1	**Minimum Lot Area**	250 square metres
T3.2	**Minimum Lot Frontage**	6.0 metres
T3.3	**Minimum Front Yard Setback**	5.0 metres
T3.4	**Minimum Rear Yard Setback**	
	(a) portions of any building or structure equal to or under 11 metres in height	3.0 metres
	(b) portions of any building or structure over 11 metres in height	4.5 metres
T3.5	**Minimum Side Yard Setback**	
	(a) portions of any building or structure equal to or under 11 metres in height	3.0 metres
	(b) portions of any building or structure over 11 metres in height	4.5 metres
T3.6	**Maximum Lot Coverage**	65%
T3.7	**Maximum Floor Area Ratio**	1.75
T3.8	**Maximum Building Height**	
	(a) portions of any building or structure within 15 metres of an adjacent property zoned residential	Maximum Height of the adjacent residential zone
	(b) portions of any building or structure more than 15 metres of an adjacent property zoned residential	18 metres
	(c) Notwithstanding clauses 6G.T3.8(a) and (b), the maximum height in the Residential Interface Policy Area shown in Figure 6G.F1	13 metres

(2) Subject to standards within policy areas, the following site standards shall also apply to all areas within the Chuka Boulevard Mixed Direct Control District:

(a) generally, more active or animated uses such as retail or restaurants should front Chuka Boulevard and less active uses such as offices requiring less visibility or street presence should be accommodated internal to the site or adjacent to local streets;

(b) abutting sites within the Chuka Boulevard Mixed Direct Control District shall require shared access agreements to be registered through the subdivision process;

(c) development within 15 metres of an adjacent property zoned residential shall demonstrate privacy of the residential property is maintained through balcony and window orientation, landscaping or other means; and

(d) safe and convenient pedestrian access to planned bus stops shall be demonstrated.

4.2 CHUKA BOULEVARD INTERFACE AREA

(1) The Policy Area applies to the area as shown in Figure 6G.F1, and establishes the regulatory framework to coordinate and facilitate a pedestrian oriented mixed use area along parts of Chuka Drive while balancing the need for convenient parking for commercial uses.

(2) Subject to standards within policy areas, the following site standards shall also apply to development within the Chuka Boulevard Interface Area:

(a) buildings intended for mixed use development with commercial on the main level and residential uses above shall front Chuka Boulevard;

(b) buildings fronting Chuka Boulevard shall be built as close to the street as possible while generally allowing for one row of parking, a driveway, and a 3m sidewalk as shown on the cross section diagram on Figure 6G.F2, below;

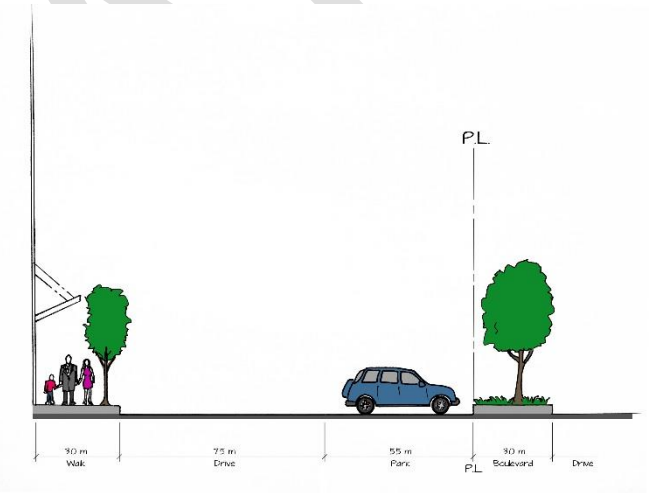
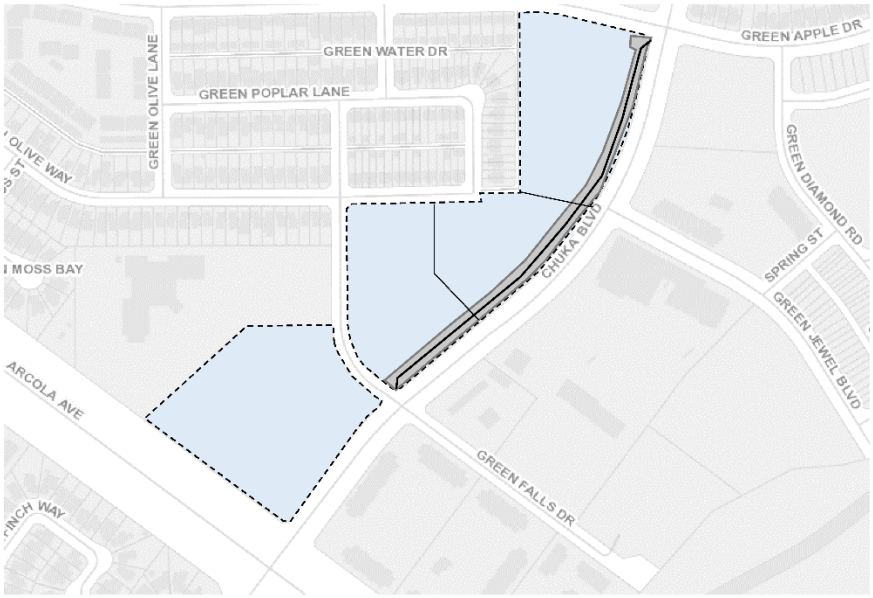


Figure 6G.F2: Chuka Boulevard Interface Cross Section

(c) the private sidewalk in clause 6G.4.2(2)(b) shall provide public access parallel to Chuka Boulevard as shown on Figure 6G.F3 directly in front of commercial fronts and shall be formalized in a development agreement as per section 5)j).



Required Sidewalk

Figure 6G.F3: Chuka Boulevard Interface Cross Section

(d) the pedestrian sidewalk mentioned in section iii) above shall demonstrate appropriate lighting, include trees planted to approximately 10m on centre, and be weather protected with awnings where appropriate;

(e) linkages between building fronts should be minimized in width and should generally be spaced to no less than 75m;

(f) safe pedestrian access shall be demonstrated and provided to intersections and planned cross walks along Chuka Boulevard;

(g) commercial frontages shall generally be continuous with few breaks to create a consistently active streetscape that can support retail activity;

(h) commercial frontages shall demonstrate a fine-grain character and regular rhythm as defined in Chapter 2 of this Bylaw;

(g) commercial frontages shall demonstrate a fine-grain character and regular rhythm as defined in Chapter 2 of this Bylaw;

(h) subject to provisions of this section residential uses may be accommodated on the main level of buildings within this policy area if demonstrated that space can be easily converted to commercial space should market demand change; and

(g) storefronts should be located at-grade rather than raised or sunken to encourage a high degree of interaction between the pedestrian and storefront.

4.3 RESIDENTIAL INTERFACE POLICY AREA

(1) The Policy Area applies to the area as shown in Figure 6G.F1, and shall provide for sensitive transition to adjacent residential uses.

(2) Subject to standards within policy areas, the following site standards shall also apply to development within the Residential Interface Policy Area:

(a) residential uses shall demonstrate strong street orientation with direct access provided to promote interaction with the surrounding neighbourhood;

(b) the main level of a residential building adjacent to the street shall be habitable; and

(c) fronting commercial uses are prohibited along the street within the policy area.

4.4 LANDMARK CORNER DEVELOPMENT STANDARDS

(1) The Policy Area applies to the area as shown in Figure 6G.F1, and is intended to ensure that these corners of sites be designed as landmarks, to encourage a unique sense of place for the area and to be used as places of activity and interaction.

(2) Subject to standards within policy areas, the following site standards shall also apply to development within the Landmark Corner Development Standards:

(a) buildings within these areas shall demonstrate strong orientation toward the corners or intersections through building massing, grand entrance ways, plaza spaces, creative landscape features, or other means; and

(b) direct pedestrian access shall be provided to adjacent intersections or cross walks.

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4.5 LOT FRONTAGE

(1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 6G.F4:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in clause 6G.4.2(2)(a); and

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6G.4.2(2)(b).

(2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 6G.F5:

(a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and

(b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 6G.4.2(3)(a).

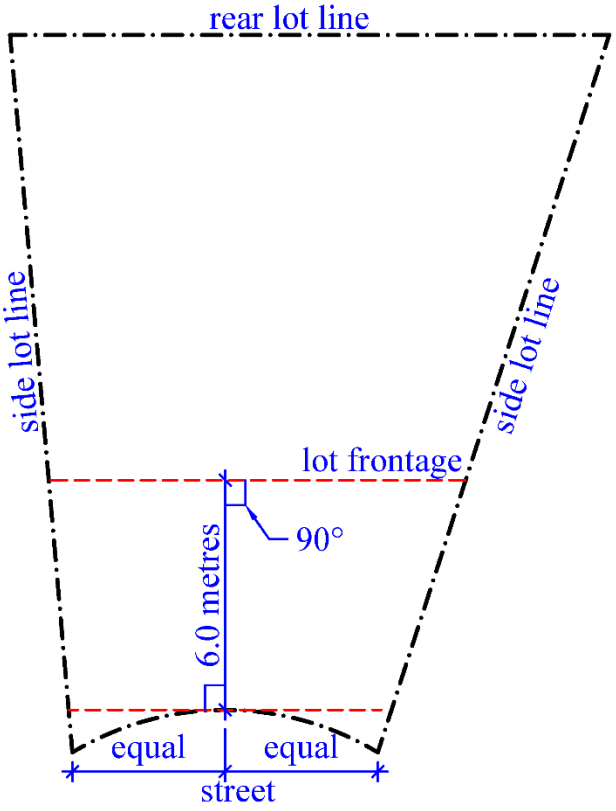

Figure 6G.F4: Minimum Lot Frontage on Curved Front Lots

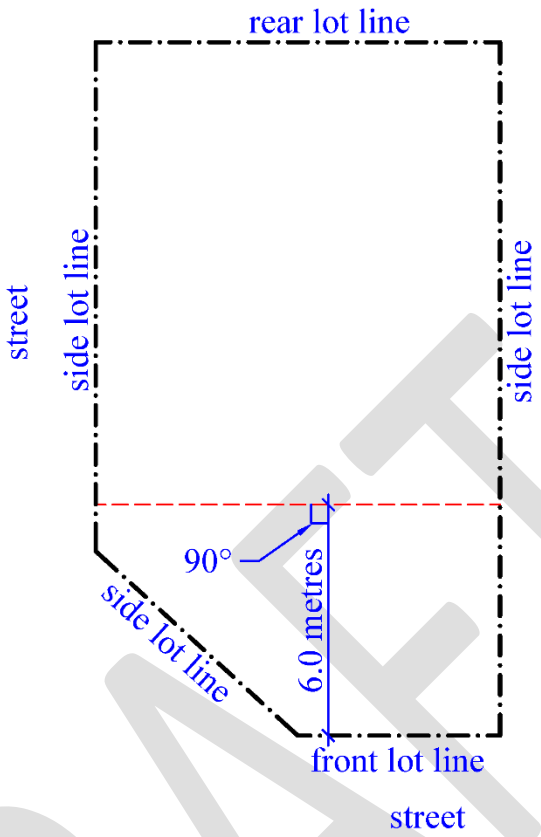

Figure 6G.F5: Minimum Lot Frontage on Corner Lots

4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 6G.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.

(3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 6G.T3 and 6G.T4.

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TABLE 6G.T4: CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT PERMITTED ENCROACHMENT STANDARDS				
Sec.	**Structure**	**Permitted Yard**	**Maximum Projection into Permitted Yard**	**Minimum Setback from Lot Line**
T4.1	Non-structural architectural features (e.g. window sill, eaves, etc.)	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	610 millimetres	450 millimetres
T4.2	Cantilever – no more than 2.4 square metres in combined area of all cantilevers when measured horizontally	• One Interior Side Yard • Flankage Yard	610 millimetres	450 millimetres
T4.3	Fire escape	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	1.5 metres	150 millimetres
T4.4	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Rear Yard	1.5 metres	The lesser of the minimum side yard setback requirements for the principal building on site; or the existing side yard setback of the building on site.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.6	Porch	• Front Yard • Rear Yard	1.5 metres	3.0 metres
T4.5	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted
T4.7	Children's play equipment, fences, gutters, retaining walls or other landscape features and decorative structures.	• Front Yard • Interior Side Yards • Flankage Yard • Rear Yard	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

(1) Subject to subsection 6G.4.4(2), the maximum building height listed in Table 6G.T2 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 6G.4.4(1):

(a) may not be used for human habitation; and

(b) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

6G.5 ACCESSORY USE, BUILDING AND STRUCTURE

(1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principle building, as prescribed in Table 6G.T.3.

(2) Notwithstanding subsection 6G.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:

(a) 10 square metres or less in area; and

(b) 4 metres or less in height.

(3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation, except those listed in Table 6G.T4.7.

(4) Detached accessory buildings or structures shall not be located in the front yard, except those listed in Table 6G.T4.7.

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6G.6 PARKING AND LOADING

6.1 APPLICATION

All development must meet the applicable requirements of the *Design Standards* to count toward a requirement of this subpart.

6.2 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.3 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Chuka Boulevard Mixed Direct Control District.

(2) Accessible parking stalls shall be designed using stall, driveway location and signage specification as prescribed in the *Design Standards.*

(3) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(4) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) the accessible building entrance, if it exists; or

(b) the building entrance with shortest path of travel from the accessible parking stalls.

6.4 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in subpart 1F.3 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located:

(a) within an area provided to meet the total site landscaping area; or

(b) between building fronts and fronting streets in the Residential Interface Policy Area and any other area outside of the Chuka Boulevard Interface Area, as shown Figure 6G.F1.

6.5 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 6G.T5 apply to development in the Chuka Boulevard Mixed Direct Control District.

(2) If, in determining the number of required parking stalls, a fractional parking stall is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fraction over one-half shall be deemed to be equivalent to one full stall.

(3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stall in accordance with stall and driveway dimensions as prescribed in the *Design Standards*.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

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<table>
<tr><th colspan="4">TABLE 6G.T5: CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT PARKING REQUIREMENTS</th></tr>
<tr><th>Sec.</th><th>Land Use</th><th colspan="2">Motor Vehicle</th></tr>
<tr><td>T5.1</td><td>Dwelling, Unit</td><td colspan="2">One stall is required per Dwelling Unit.</td></tr>
<tr><td>T5.2</td><td>Dwelling, Assisted Living</td><td colspan="2">0.4 stalls are required per Dwelling Unit.</td></tr>
<tr><td>T5.3</td><td>Dwelling, Group Care</td><td colspan="2">The greater of:
(a) one stall per six beds is required; or
(b) two stalls are required.</td></tr>
<tr><td>T5.5</td><td>Residential Business</td><td colspan="2">(1) A minimum of one parking stall shall be provided for the Residential Business in addition to the parking required for the Dwelling Unit on the same lot.
(2) No required parking stalls for the Dwelling Unit shall be utilized for the Residential Business.
(3) Where the Residential Business is an Institution, Day Care, parking requirements listed under T5.6 shall apply.</td></tr>
<tr><td rowspan="9">T5.</td><td rowspan="9">Institution, Day Care</td><td colspan="2">(1) One stall is required per land use; and
(2) Passenger drop-off stalls are required in accordance with the following:</td></tr>
<tr><td>Individuals Under Care</td><td>Minimum Number of Passenger Drop-off Stalls</td></tr>
<tr><td>1-10</td><td>1 stall</td></tr>
<tr><td>10-15</td><td>2 stalls</td></tr>
<tr><td>16-30</td><td>3 stalls</td></tr>
<tr><td>31-45</td><td>4 stalls</td></tr>
<tr><td>46-60</td><td>5 stalls</td></tr>
<tr><td>More than 60</td><td>Two additional stalls for each increment of 15 individuals in excess of 60</td></tr>
<tr><td colspan="2">(3) Notwithstanding subsection (2), where the applicant demonstrates to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum off-site passenger drop-off stall requirements accordingly.
(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</td></tr>
<tr><td>T5.7</td><td>All other land uses</td><td colspan="2">(1) For the first 150 square metres in total floor area, no parking stall is required.

(2) For that portion in excess of the first 150 square metres in total floor area, one parking stall is required per 75 square metres of total floor area.</td></tr>
</table>

6.6 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 6G.6.6(1).

(3) Dwelling units shall not be calculated toward the combined gross floor area mentioned in subsection 6G.6.6(1) or (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 6G.6.6(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.7 BICYCLE PARKING REQUIREMENTS

(1) For every 20 Dwelling units that are developed on a lot, the developer shall provide a minimum of one long-term bicycle parking stall within the same building(s) as the Dwellings. This may be counted toward the total lot minimum bicycle parking requirement prescribed in subsection 6G.6.7(2).

(2) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 6G.T5 or not, there shall be either:

(a) two short-term bicycle parking stalls;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of clauses 6G.6.4(2)(a) and (b).

(3) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(4) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(5) Required long-term bicycle stalls shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area close to the building entrance.

(6) If the motor vehicle parking stalls are covered or within a structure, then the bicycle parking stalls must also be covered or located within a structure.

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6G.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The minimum landscaping requirements prescribed in Table 6G.T6 apply to principal land uses and developments in the Residential High-Rise zone.

TABLE 6G.T6: CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT LANDSCAPING REQUIREMENTS

Sec.	Land Use	Minimum Landscaping Requirements
T6.1	• Dwelling, Assisted Living • Dwelling, Group Care • Dwelling, Unit • Planned Group	15% total site landscaping area
T6.2	• Assembly, Community • Assembly, Recreation • Assembly, Religious • Food & Beverage, Restaurant • Food & Beverage, Lounge • Institution, Day Care • Institution, Education • Institution, Humanitarian Service • Office, Professional • Retail Trade, Shop • Service Trade, Clinic • Service Trade, Personal • Service Trade, Light	10% total site landscaping area
T6.3	• Open Space, Active • Public Use, General • Utility, General • Residential Business	No Requirement

(2) For all uses listed in sections T6.1 and T6.2 of Table 6G.T6, where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in Table 6G.T6.

(3) If there is a conflict between the requirements in Table 6G.T6, the most stringent requirement shall apply.

(4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

The following planting ratios shall apply to all developments in the Chuka Boulevard Mixed Direct Control District to meet the total site landscaping area, as required by section 6G.7.1.

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every 10 metres abutting a public street, a minimum of one deciduous tree is required; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.

(2) The total site landscaping area, as required Table 6G.T6, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscape design areas (see Figure 6G.F6);

(b) boulevard areas;

(b) curbing;

(b) perimeter screening; and

(b) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 6G.F6 may be subject to additional requirements in the *Design Standards*.

(4) Boulevard areas may only be used to fulfil the total site landscaping requirement, upon the approval of the Development Officer.

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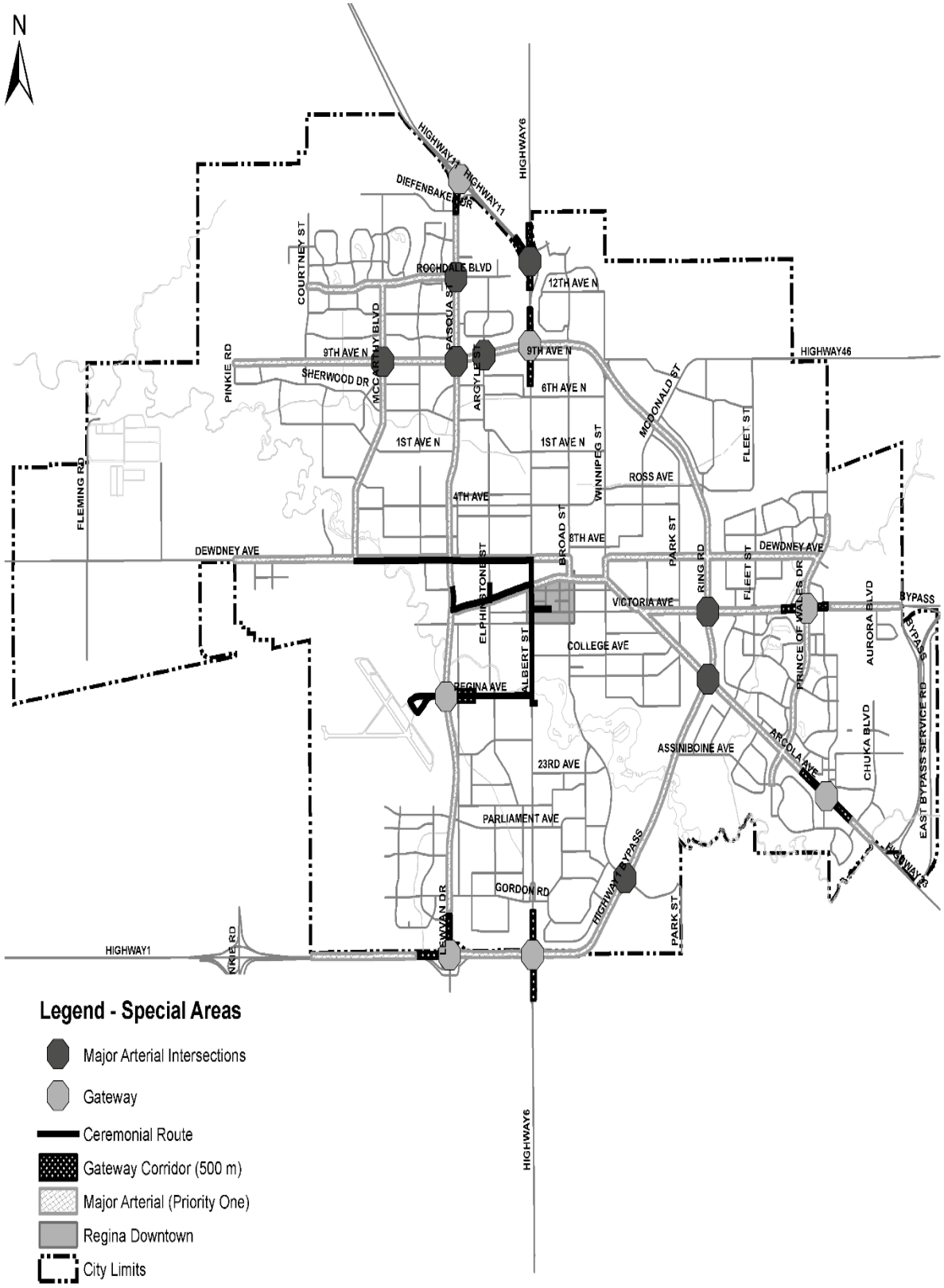

Figure 6G.F6: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Chuka Boulevard Mixed Direct Control District shall include aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot in a Residential zone.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas on a lot in the Chuka Boulevard Mixed Direct Control District shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) any collection areas for garbage, refuse or recycling; and

(b) any storage areas that are outdoors or partially outdoors.

7.6 REGINA URBAN FOREST MANAGEMENT STRATEGY AND DESIGN STANDARDS

All screening and landscaping must, in the opinion of the Development Officer, meet the minimum standards of the *Regina Urban Forest Management Strategy* and *Design Standards* to count toward the requirements of subpart 6G.7.

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PART 7A
C – CONTRACT ZONE

7A.1 INTENT

This zone is intended to accommodate proposed development that represents a unique development opportunity that does not conform to the zoning requirements.

7A.2 APPLICATION

(1) Where a development meets the requirements of this Subpart, Council may enter into a contract agreement with the individual or corporation for the purpose of accommodating the request to rezone the land.

(2) The contract agreement shall specify a time period during which the proposed development identified in the agreement must commence.

(3) The contract agreement shall include an end date for the agreement.

(4) In approving the contract agreement, Council may attach conditions, which in its opinion, are necessary to ensure compatibility between the proposal and surrounding land uses.

(5) The conditions that Council may attach to its approval are limited only by the provisions of *The Planning and Development Act, 2007*.

(6) A site shall only be rezoned to a contract zone where the application meets the following conditions to the satisfaction of Council:

(a) the proposed development conforms to the policies and objectives of the OCP, applicable neighbourhood plans, and any other applicable municipal plan or policy;

(b) the applicant demonstrates that existing conventional and overlay zones, along with the use of minor variance, parking relaxation, or development incentives, cannot accommodate the scale, intensity or complexity of the proposed development;

(c) the applicant demonstrates that potential adverse impacts, including but not limited to the following, can be sufficiently mitigated:

(i) traffic or infrastructure concerns;

(ii) pollution;

(iii) sun shadow and/or wind concerns; or

(iv) impacts to nearby heritage sites; and

(d) the proposed development is not within the boundaries of a Direct Control District;

(7) A contract zone shall not be designated to rezone a parcel without a specific development proposal for the site.

(8) No contract zone shall be designated for part of a building or structure.

(9) Each application for a contract zone shall be evaluated on its own merit in accordance with the provisions of this Subpart.

(10) Applications for contract zoning are subject to the Zoning Bylaw amendment procedures outlined in Chapter 1.

7A.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

Only building types specified in the contract agreement are permitted in the contract zone.

3.2 PERMITTED OR DISCRETIONARY LAND USES

Only land uses specified in the contract agreement are permitted in the contract zone.

7A.4 DEVELOPMENT STANDARDS

The development standards for the contract zone shall be specified in the contract agreement.

7A.5 REFERNCE

(1) The use of the symbol "C" in the Zoning Maps shall indicate a property which has been rezoned through a contractual agreement between an individual or individuals and the City of Regina.

(2) The current contract agreements approved under this or previous Zoning Bylaws are listed in Table 7A.T1 for reference purposes.

TABLE 7A.T1: CURRENT CONTRACT ZONING AGREEMENTS					
Bylaw Number	**Approval Date**	**Civic Address**	**Lot(s)**	**Block**	**Plan Number**
8499	August 4/87	2178 Retallack Street	S½ of Lot 11	400	Old 33
~9463	March 8/93				
9085	October 9/90	5155 Rochdale Boulevard	NW ¼ Sec. 2-18-20-2	J	90R54054
~9282	January 13/92				
9169	May 6/91	3102 5thAvenue	Lots 11 and 12	91	Old 33
10227	July 24/00	1431 Victoria Avenue	The east half of Lot 2 and all of Lot 3	360	Old 33
~2005-37	May 2/05				
2006-52	July 24/06	1151, 1153, 1157, 1161, 1171 and 1175 Argyle Street	Lots 13 – 20, 28 and 43	106	DV4404, 101159029 Ext 74
2008-42	June 18/08	8271 Fairways West Drive	Lot 18	C	101876542
2008-54	August 18/08	4721 McTavish Street	-	A	101936055
2016-34	May 30, 2016	1350 Hamilton Street; 1377 Hamilton Street	Lots 11-20 Lots 28-30 Lot 29 Lot 41	182 181 181 181	Old 33 Old 33 Old 33 Ext. 74 101186131 Ext. 75
~ denotes amended Bylaw					

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PART 7B
I – INSTITUTIONAL ZONE

7B.1 INTENT

The Institutional zone is intended to provide sites for the provision of facilities of an institutional, community or public service nature.

7B.2 APPLICATION

(1) The Institutional zone will be applied to lands intended to be used for an institutional or community service purpose.

(2) The regulations, standards and requirements prescribed in part 7B apply to all land uses and developments in the Institutional zone.

(3) The requirements of Chapter 1 apply to all land uses, proposed land uses, development and proposed developments in the Institutional zone.

7B.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

(1) Table 7B.T1 lists building types that are permitted or discretionary in the Institutional zone.

(2) Any building types other than those listed in Table 7B.T1 are prohibited in the Institutional zone.

TABLE 7B.T1: INSTITUTIONAL ZONE BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---
T1.4	Building, Stacked	**---**	---	---

3.2 LAND USE REQUIREMENTS

(1) Table 7B.T2 lists land uses and land use intensities that are permitted or discretionary in the Institutional zone, subject to compliance with:

(a) the land-use specific regulations in Table 7B.T2;

(b) the development standards in subpart 7B.4;

(c) the off-street parking and loading requirements in subpart 7B.6;

(d) the landscaping and visual screening requirements of subpart 7B.7; and

(e) the other regulations of this Bylaw.

(2) When considering approval of a land use intensity listed as discretionary in Table 7B.T2, the City shall refer to the Review Criteria for discretionary uses listed in Chapter 1.

(3) The following land uses are prohibited in the Institutional zone:

(a) any land use that is not listed in Table 7B.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 7B.T2;

(c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and

(d) any land use that produces or processes hazardous materials and/or dangerous goods.

TABLE 7B.T2: INSTITUTIONAL ZONE LAND USES				
Sec.	**Land Uses**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Dwelling Unit	---	Discretionary as an accessory use to a permitted or discretionary use.	The Dwelling, Unit land use shall only occur in a Building, Detached.
T2.2	• Dwelling, Secondary Suite	Permitted	---	(1) Dwelling, Secondary Suite land uses are restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of a Building, Detached with only one principal Dwelling Unit; (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the dwelling; or (ii) 80 square metres where the calculation of such area shall include the area of the basement.
T2.3	• Dwelling, Group Care • Dwelling, Assisted Living	---	Discretionary	(1) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total lot area to a communal amenity area. (2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 7B.5.

TABLE 7B.T2: INSTITUTIONAL ZONE LAND USES				
Sec.	**Land Uses**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.4	• Institution, Day Care • Institution, Education • Institution, Health Care • Institution, Humanitarian Service • Open Space, Active • Public Use, General • Utility, General	Permitted	---	(1) "The Institution, Education" and "Institution, Day Care" land uses may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall: (a) be a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Institution, Education" or "Institution, Day Care" land use; and (b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.5	• Transportation, Parking Stand	---	Discretionary	This land use is discretionary only when accessory to a permitted or discretionary use.
T2.6	• Assembly, Community • Assembly, Recreation • Assembly, Religious • Food & Beverage, Restaurant	---	Discretionary	(1) With respect to the "Assembly, Recreation" land use located at Parcel W, Plan No. 102254622, refer to Subpart 7B.8 Mosaic Stadium Regulations and Design Guidelines. (2) The "Assembly, Community" land use may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (3) The measurement required in subsection (1) shall: a) be a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with "Assembly, Community" land use; and (b) the separation distance measured in (1) shall be assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.7	• Open Space, Ceremonial	---	Discretionary	---

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7B.4 DEVELOPMENT STANDARDS

4.1 DEVELOPMENT STANDARDS

The development standards prescribed in Table 7B.T3 apply to all buildings and land uses in the Institutional zone.

Table 7B.T3:INSTITUTIONAL ZONE DEVELOPMENT STANDARDS		
Sec.	**Development Criteria+**	**Standards (Per Lot)**
T3.1	**Minimum Lot Area**	500 square metres
T3.2	**Minimum Frontage**	15 metres
T3.3	**Minimum Front Yard Setback**	4.5 metres
T3.4	**Minimum Rear Yard Setback**	6.0* metres
T3.5	**Minimum Side Yard Setback**	3.0* metres
T3.6	**Minimum Total Side Yard Setback**	6.0 metres
T3.7	**Maximum Site Coverage**	75%
T3.8	**Maximum Building Height**	15 metres
T3.9	**Maximum Floor Area Ratio**	1.5
+ For the Assembly, Recreation land use at Parcel W, Plan No. 102254622, refer to 7B.8 Mosaic Stadium Regulations and Design Guidelines. *Nil in cases where a building addition to an Institution, Education is located on the developed Institution, Education site directly adjacent to land owned by the City.		

4.2 LOT FRONTAGE

(1) No land use or development shall take place on any lot unless that lot directly fronts a street.

(2) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 7B.F1 below:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 7B.3.2(2)(a); and

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 7B.3.2(2)(b).

(3) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 7B.F2:

(a) a distance line perpendicular to the front lot line and six meters in length shall be measured from the front lot line; and

(b) the lot frontage shall be measured as a line perpendicular to the six-metre distance line prescribed in subclause 7B.3.2(3)(a).

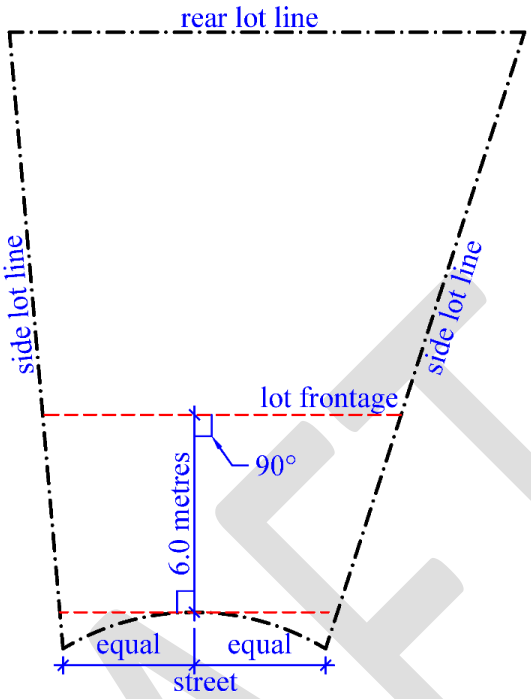

Figure 7B.F1: Minimum Lot Frontage on a Curved Front Lot

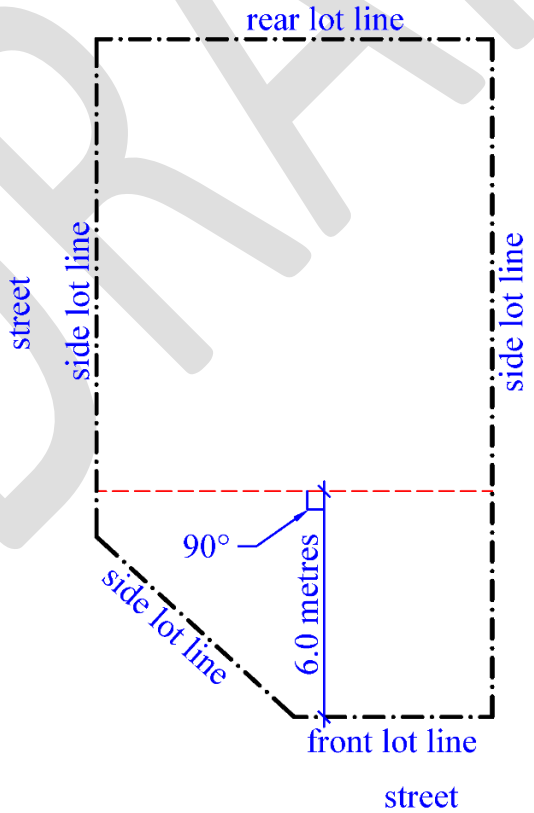

Figure 7B.F2: Minimum Lot Frontage on a Corner Lot

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4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this bylaw shall remain free from any encroachment, except as permitted by Table 7B.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.

(3) The minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Table 3C.T3 and 3C.T4.

TABLE 7B.T4: INSTITUTIONAL ZONE PERMITTED ENCROACHMENTS

Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	• Front Yard • Side Yards • Flankage Side Yard • Rear Yard	1.5 metres	150 millimetres
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Side Yard • Flankage Side Yard • Rear Yard	1.5 metres	1.5 metres from any abutting lot zoned Residential or Mixed, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Side Yards • Flankage Side Yard • Rear Yard	Unrestricted	Unrestricted
T4.3	Porch	• Front Yard	1.5 metres	3 metres
T4.4	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Side Yards • Flankage Side Yard • Rear Yard	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

(1) Subject to subsection 7B.4.4(2), the maximum building height prescribed in Table 7B.T3 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 7B.4.4(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

7B.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

(1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 7B.T3.

(2) Notwithstanding subsection 7B.5(1), an accessory structure or building may be located within a side and rear yard setback where it is:

(a) 10 square metres or less in area; and

(b) 4 metres or less in height.

(3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

7B.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Institutional zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) building entrance, where one exists; or

(b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in Subpart 1F.6 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in an area provided to meet the total site landscaped area.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 7B.T5 apply to development in the Institutional zone.

(2) If, in determining the number of required parking stalls, a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fraction over one-half shall be deemed to be equivalent to one full stall.

(3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 7B.T5: INSTITUTIONAL ZONE PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle Stalls Required
T5.1	Dwelling, Unit	One stall is required per dwelling unit.
T5.2	Dwelling, Assisted Living	0.4 stalls are required per dwelling unit.
T5.3	Dwelling, Group Care	Greater of: (a) One parking stall is required per six beds; or (b) two parking stalls are required per land use.
T5.4	Institution, Day Care	(1) One parking stall per land use is required; and (2) Passenger drop-off stalls in accordance with the following:
		Individuals Under Care / **Minimum Number of Passenger Drop-off Stalls**
		1-10 / 1 stall
		10-15 / 2 stalls
		16-30 / 3 stalls
		31-45 / 4 stalls
		46-60 / 5 stalls
		More than 60 / Two additional stalls for each increment of 15 individuals in excess of 60
		(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly. (4) Parking stalls required pursuant to subsection (1) or as a condition of a discretionary use permit shall not be used to satisfy the passenger drop-off stall requirements of subsection (2). (5) All on-site drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.
T5.5	Assembly, Recreation	(1) With respect to the Assembly, Recreation land use at Parcel W, Plan No. 102254622, refer to 7B.8 Mosaic Stadium Regulations and Design Guidelines. (2) For all other Assembly, Recreation land uses one stall is required per 100 square metres of the total gross floor area of all development on the lot.
T5.6	Institution, Education	One stall is required per 100 square metres of the total floor area, with portable classrooms excluded from the calculation of total floor area.
T5.7	All other land uses	One stall is required per 100 square metres of total floor area.

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 7B.6.5(1).

(3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsection 7B.6.5(1) or (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 7B.6.5 (1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 7B.T5 or not, there shall be either:

(a) One short-term bicycle parking stalls;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of clauses 7B.6.6(1)(a) and (b).

(2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(4) Required long-term bicycle stalls shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area close to the building entrance.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

7B.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) Every residential lot in the Institutional zone requires a minimum total site landscaping area of fifteen per cent.

(2) Every non-residential lot in the Institutional zone requires a minimum total site landscaping area of ten per cent.

(3) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 7B.7(1).

(4) The landscaping requirements are for a principle use only.

(5) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

The following planting ratios shall apply to all development except one and two-unit dwellings in the Institutional zone:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every ten metres that a lot is abutting a registered road right of way, a minimum of one deciduous tree is required and for the purposes of this clause abutting also includes any portion of the lot separated from a right of way only by an easement or boulevard; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.

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(2) The total site landscaping area, as required by subsection 7B.7.1(1), may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscaped design areas (see Figure 7B.F3);

(c) boulevard areas;

(d) curbing; and

(e) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 7B.F3 may be subject to additional landscaping requirements.

(4) Boulevard areas shall only be used to fulfil the total site landscaping requirement upon the approval of the Development Officer.

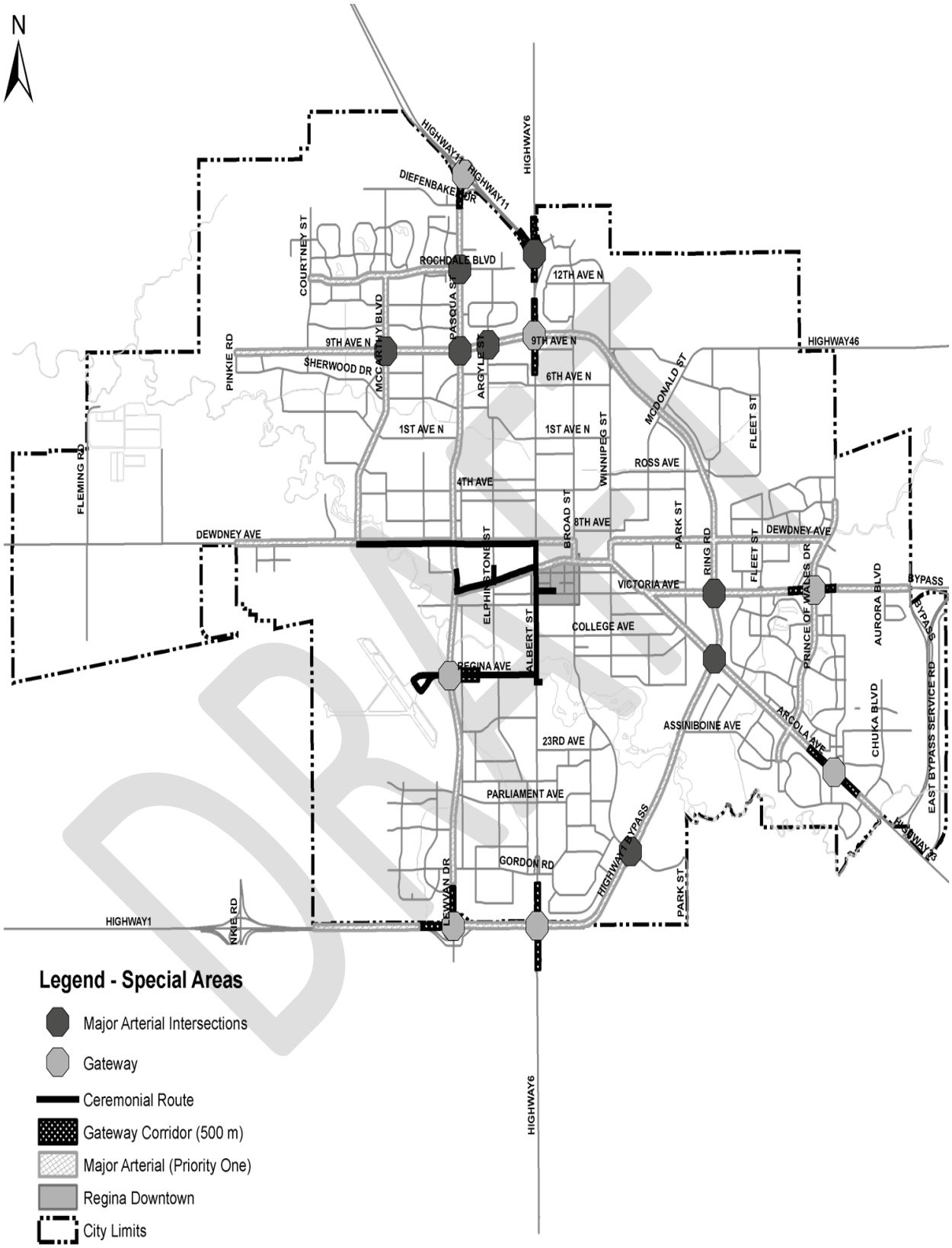

Figure 7B.F3: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Institutional zone shall provide aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot in a residential zone or mixed-use zone.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) any collection area for garbage, refuse or recycling;

(b) any storage area that is outdoors or partially outdoors; and

(c) any maneuvering area or loading/unloading bay.

PART 7C
UH – URBAN HOLDING ZONE

7C.1 INTENT

The Urban Holding zone is intended to:

(a) provide for orderly transition of agricultural land to other uses in areas planned for eventual urban development;

(b) defer urban development until the City and other local government bodies determine that adequate public facilities can be provided;

(c) ensure that future urban development is compatible with local land use plans and policies;

(d) provide opportunities for periodic review to determine whether all or part of the lands should be transferred to another zone; or

(e) hold land in the floodway that is not suitable for development.

7C.1 APPLICATION

(1) The Urban Holding zone shall apply to lands predominantly used for agricultural or open space purposes, including those located within a floodway.

(2) The regulations, standards and requirements prescribed in Part 7C apply to all land uses, proposed land uses, development and proposed developments in the Urban Holding zone.

(3) The requirements of Chapter 1 apply to all proposed land uses and developments in the Urban Holding zone.

7C.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

(1) Table 7C.T1 lists building types that are permitted or discretionary in the Urban Holding zone.

(2) Any building types other than those listed in Table 7C.T1 are prohibited in the Urban Holding zone.

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TABLE 7C.T1: URBAN HOLDING ZONE BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1.1	• Building, Accessory	Permitted	---	---
T1.2	• Building, Detached	Permitted	---	---
T1.3	• Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---
T1.4	• Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---

3.2 LAND USE REQUIREMENTS

(1) Table 7C.T2 lists land uses and land use intensities that are permitted or discretionary in the Urban Holding zone, subject to compliance with:

(a) the land-use specific regulations in Table 7C.T2;

(b) the development standards in Subpart 7C.3;

(c) the parking and loading requirements in Subpart 7C.6;

(d) the landscaping and aesthetic screening requirements of Subpart 7C.7; and

(e) the other regulations of this Bylaw.

(2) When considering approval of a land use or land use intensity listed as discretionary in Table 7C.T2, the City shall refer to the Review Criteria for discretionary uses listed in section 1E.3.4 of Chapter 1.

(3) The following land uses are prohibited in the Urban Holding zone:

(a) any land use that is not listed in Table 7C.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 7C.T2;

(c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and

(d) any land use that produces or processes hazardous materials and/or dangerous goods.

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TABLE 7C.T2: URBAN HOLDING ZONE LAND USES				
Sec.	**Land Uses**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.1	• Agriculture, Indoor • Open Space, Active • Public Use, General • Utility, General	Permitted	---	(1) The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall: (a) be a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Institution, Day Care", "Institution, Education" or "Open Space, Active" land use; and (b) shall be assessed as of the date of receipt of a complete application as determined by the Development Officer.
T2.2	• Agriculture, Outdoor • Drive-Through/Drive-In Accessory • Open Space, Campground	---	Discretionary	---
T2.3	• Assembly, Community	---	Discretionary	Outdoor Use Only.
T2.4	• Dwelling, Unit	---	Discretionary only when accessory to a permitted or discretionary use.	The Dwelling, Unit land use shall only occur be in a Detached building.

TABLE 7C.T2: URBAN HOLDING ZONE LAND USES				
Sec.	**Land Uses**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T2.5	• Dwelling, Secondary Suite	Permitted	---	(1) "Dwelling, Secondary Suite" land uses are restricted as follows: (a) a "Dwelling, Secondary Suite" shall be located only within the exterior walls of a Building, Detached with one principal Dwelling Unit. (b) a "Dwelling, Secondary Suite" shall not occupy more than the lesser of: (i) 40 per cent of the gross floor area of the building; or, (ii) 80 square metres. where the calculation of such area shall include the area of the basement. (c) a "Dwelling, Secondary Suite" is not permitted in an accessory building or structure, unless otherwise specified. (d) no more than one "Dwelling, Secondary Suite" per principal Dwelling Unit shall be located in a building. (e) the floor area occupied by a "Dwelling, Secondary Suite" shall be considered as part of the principal building.

7C.4 DEVELOPMENT STANDARDS

4.1 DEVELOPMENT STANDARDS

The development standards laid out in Table 7C.T3 shall apply to all permitted and discretionary buildings in the Urban Holding zone.

TABLE 7C.T3: URBAN HOLDING ZONE DEVELOPMENT STANDARDS		
Sec.	**Development Criteria**	**Standards (Per Lot)**
T3.1	**Minimum Lot Area**	3500 square metres
T3.2	**Minimum Frontage**	40 metres
T3.3	**Minimum Front Yard Setback**	7.5 metres
T3.4	**Minimum Rear Yard Setback**	8.0 metres
T3.5	**Minimum Side Yard Setback**	3 metres
T3.6	**Minimum Total Side Yard Setback**	6 metres
T3.7	**Maximum Site Coverage**	17 %
T3.8	**Maximum Building Height**	15 metres
T3.9	**Maximum Floor Area Ratio**	0.25

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4.2 LOT FRONTAGE

(1) No land use or development shall take place on any lot unless that lot directly fronts a street.

(2) Where a lot's front lot line is curved, the lot frontage shall be measured as the distance between the side lot lines along a line drawn parallel to and six metres distance from tangent to the midpoint of the front lot line as shown on Figure 7C.F1.

(3) The minimum lot frontage on corner lots shall be measured as the distance six metres along a line drawn perpendicular to the fronting street as shown on Figure 7C.F2.

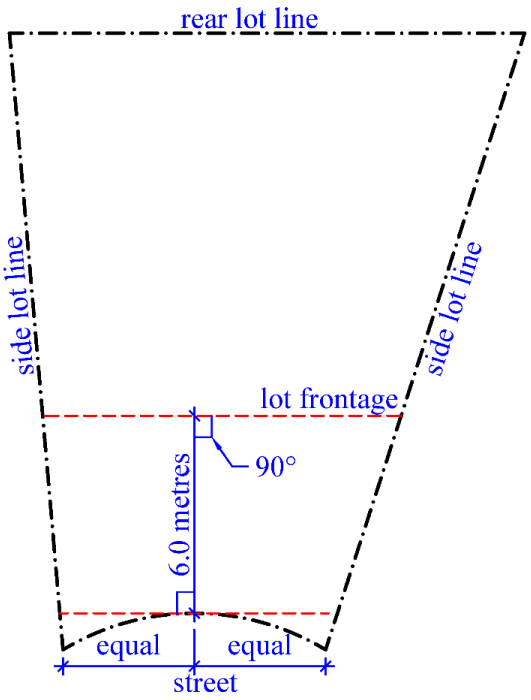

Figure 7C.F1: Minimum Lot Frontage on a Curved Front Lot

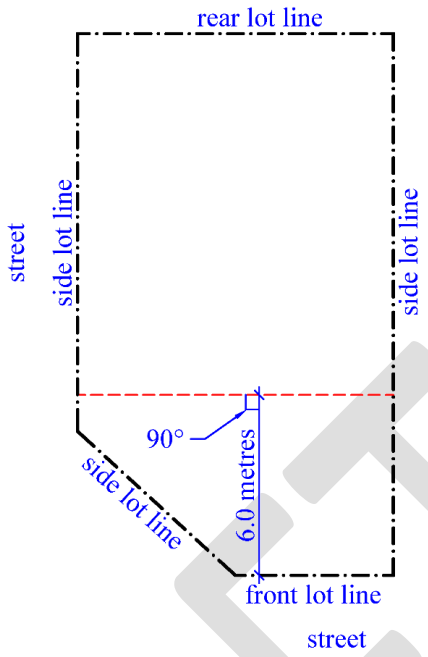

Figure 7C.F2: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this bylaw shall remain free from any encroachment, except as permitted by Table 7C.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.

TABLE 7C.T4: URBAN HOLDING ZONE PERMITTED ENCROACHMENTS

Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	• Front Yard • Side Yards • Flankage Side Yard • Rear Yard	1.5 metres	150 millimetres
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Side Yard • Flankage Side Yard • Rear Yard	1.5 metres	1.5 metres from any abutting lot zoned Residential or Mixed, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Side Yards • Flankage Side Yard • Rear Yard	Unrestricted	Unrestricted
T4.3	Porch	• Front Yard	1.5 metres	3 metres
T4.4	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Side Yards • Flankage Side Yard • Rear Yard	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

(1) Subject to subsection 7C.4.4(2), the maximum building height prescribed in Table 7C.T3 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 7C.4.4(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

7C.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

(1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 7C.T3.

(2) Notwithstanding subsection 7C.5(1), an accessory structure or building may be located within a side and rear yard setback where it is:

(a) 10 square metres or less in area; and

(b) 4 metres or less in height.

(3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

7C.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Urban Holding zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to:

(a) the accessible building entrance, where one exists; or

(b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in Subpart 1F.3 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:

(a) an area provided to meet the total site landscaped area; or

(b) the front yard.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 7C.T5 apply to development in the Urban Holding Zone.

(2) If, in determining the number of required parking stalls, a fractional space is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fraction over one-half shall be deemed to be equivalent to one full stall.

(3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact space.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 7C.T5: URBAN HOLDING ZONE PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle Stalls Required
T5.1	Dwelling, Unit	One stall is required per Dwelling Unit.
T5.2	All other land uses	One stall is required per 175 square metres of total floor area.

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 7C.6.5(1).

(3) All loading stalls shall be clearly marked to indicate their purpose.

(4) Notwithstanding subsections 7C.6.5 (1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 10 motor vehicle parking stalls that are developed on a lot, whether to meet the parking requirement in Table 7C.T5 or not, the developer shall develop either:

(a) one short-term bicycle parking stall;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of clauses 7C.6.6(1)(a) and (b).

(2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(4) Required long-term bicycle stalls shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area close to the building entrance.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

7C.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) The following land uses in the Urban Holding zone require a minimum total site landscaping area of ten per cent:

(a) Public Use, General; and

(b) Assembly, Community.

(2) The following land uses in the Urban Holding zone do not require landscaping:

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(a) Agriculture, Indoor

(b) Drive-Through/Drive-In Accessory

(c) Open Space, Active; and

(d) Open Space, Campground,

(3) The landscaping requirements are for a principle use only.

7.2 PLANTING RATIOS

The following planting ratios shall apply to all development in the Urban Holding zone:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required. This includes portions separated from a right of way only by an easement or boulevard; and

(c) a minimum of one shrub per 40 square metres of required site landscaped is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or in shrub beds.

(2) The total site landscaping area, as required by subsection 7C.7.1(1), may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscaped design areas (see Figure 7C.F3);

(c) boulevard areas;

(d) curbing; and

(e) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 7C.F3 may be subject to additional landscaping requirements.

(4) Boulevard areas shall only be used to fulfil the total site landscaping area upon the approval of the Development Officer.

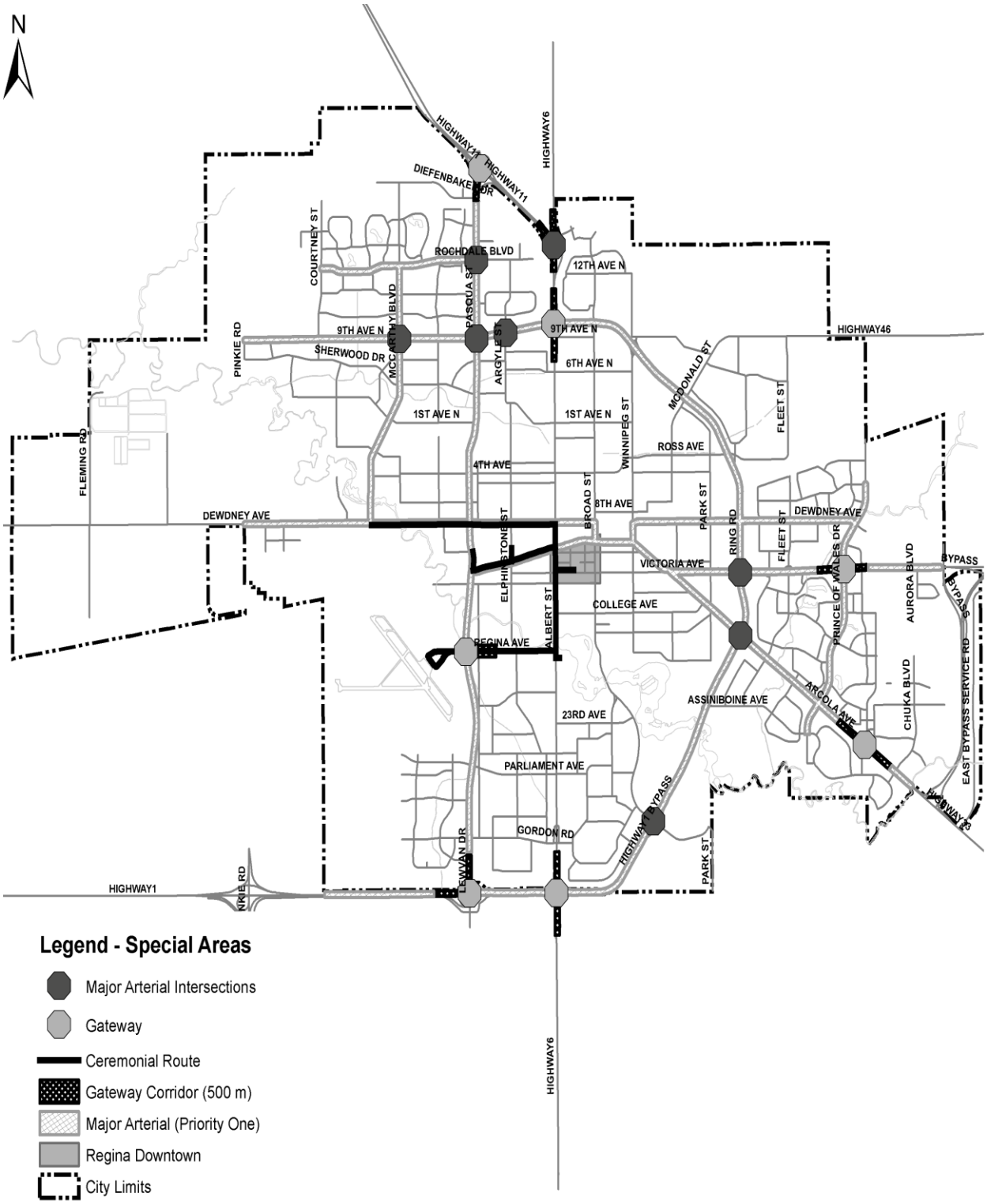

Figure 7C.F3: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Urban Holding zone shall provide aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot in a residential zone.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) any collection area for garbage, refuse or recycling;

(b) any maneuvering area or loading/unloading bay.

PART 7D
RW – RAILWAY ZONE

7D.1 INTENT

The Railway zone is intended regulate lands surrounding and/or adjacent to railroads, switching and terminal operations.

7D.2 APPLICATION

(1) The Railway zone will be applied to lands directly associated with the provision of transportation by railroad, switching and terminal operations.

(2) The regulations, standards and requirements prescribed in Part 7D apply to all land uses and developments in the Railway zone.

(3) The requirements of Chapter 1 apply to all land uses, proposed land uses, development and proposed developments in the Railway zone.

7D.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

(1) Table 7D.T1 lists building types that are permitted or discretionary in the Railway zone.

(2) Any building types other than those listed in Table 7D.T1 are prohibited in the Railway zone.

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TABLE 7D.T1: RW – RAILWAY ZONE BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1.1	• Building, Accessory	Permitted	---	---
T1.2	• Building, Detached	Permitted	---	---
T1.3	• Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---
T1.4	• Building, Stacked	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---

3.2 LAND USE REQUIREMENTS

(1) Table 7D.T2 lists land uses and land use intensities that are permitted or discretionary in the Railway zone, subject to compliance with:

(a) the land-use specific regulations in Table 7D.T2;

(b) the development standards in Subpart 7D.3;

(c) the parking and loading requirements in Subpart 7D.5;

(d) the landscaping and aesthetic screening requirements of Subpart 7D.6; and

(e) the other regulations of this Bylaw.

(2) When considering approval of a land use listed as discretionary in Table 7D.T2, the City shall refer to the Review Criteria for discretionary uses listed in section 1E.3.4 of Chapter 1.

(3) The following land uses are prohibited in the Railway zone:

(a) any land use that is not listed in Table 7D.T2;

(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 7D.T2;

(c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and

(d) any land use that produces or processes hazardous materials and/or dangerous goods.

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TABLE 7D.T2: RAILWAY ZONE LAND USES				
Sec.	**Land Uses**	**Permitted**	**Discretionary**	**Land Use Specific Regulations**
T1.1	• Open Space, Active • Public Use, General • Transportation, Terminal • Utility, General	Permitted	---	(1) The "Open Space, Active" land use may not be established where it will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall: (a) be a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Institution, Day Care", "Institution, Education" or "Open Space, Active" land use; and (b) shall be assessed as of the date of receipt of a complete application as determined by the Development Officer.
T1.2	• Service Trade, Motor Vehicle - Heavy • Storage, Outdoor • Storage, Warehousing	---	Discretionary	---

7D.4 DEVELOPMENT STANDARDS IN THE RAILWAY ZONE

4.1 DEVELOPMENT STANDARDS

The development standards prescribed in Table 7D.T3 shall apply to all lots in the Railway zone.

TABLE 7D.T3: RAILWAY ZONE DEVELOPMENT STANDARDS		
Sec.	**Development Criteria**	**Standards (Per Lot)**
T3.1	**Minimum Lot Area**	2000 square metres
T3.2	**Minimum Frontage**	30 metres
T3.3	**Minimum Front Yard Setback**	7.5 metres
T3.4	**Minimum Rear Yard Setback**	7.5 metres
T3.5	**Minimum Side Yard Setback**	Nil
T3.6	**Maximum Total Side Yard Setback**	7.5 metres
T3.7	**Maximum Site Coverage**	75%
T3.8	**Maximum Building Height**	15 metres
T3.9	**Maximum Floor Area Ratio**	2.0

4.2 LOT FRONTAGE

(1) No land use or development shall take place on any lot unless that lot directly fronts a street.

(2) The minimum lot frontage on lots having a curved front lot line shall be measured as the distance between the side lot lines along a line drawn parallel to and six metre distance from tangent to the midpoint of the front lot line as shown on Figure 7D.F1.

(3) The minimum lot frontage on corner lots shall be measured as the distance six metres along a line drawn perpendicular to the fronting street, as shown on Figure 7D.F2.

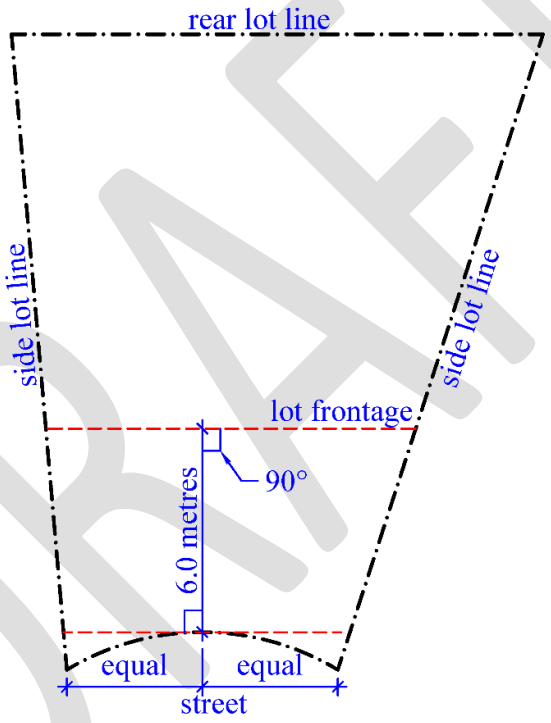

Figure 7D.F1: Minimum Lot Frontage on a Curved Front Lot

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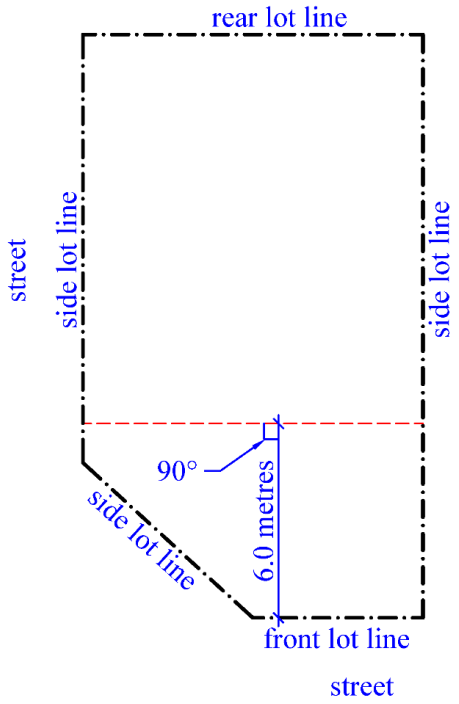

Figure 7D.F2: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 7D.T4.

(2) Permitted yard encroachments are subject to 1E.1.9 of Chapter 1.

TABLE 7D.T4: RAILWAY ZONE PERMITTED ENCROACHMENTS

Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	• Front Yard • Side Yards • Flankage Side Yard • Rear Yard	1.5 metres	150 millimetres
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Side Yard • Flankage Side Yard • Rear Yard	1.5 metres	1.5 metres from any abutting lot zoned Residential or Mixed, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Side Yards • Flankage Side Yard • Rear Yard	Unrestricted	Unrestricted
T4.3	Porch	• Front Yard	1.5 metres	3 metres
T4.4	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Side Yards • Flankage Side Yard • Rear Yard	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

(1) Subject to subsection 7D.4.4(2), the maximum building height prescribed in Table 7D.T3 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 7D.4.4(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

7D.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

(1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 7D.T3.

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(2) Notwithstanding subsection 7D.5(1), an accessory structure or building may be located within a side and rear yard setback where it is:

(a) 10 square metres or less in area; and

(b) 4 metres or less in height.

(3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

7D.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Railway zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to:

(a) the accessible building entrance, where one exists; or

(b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area in subpart 1F.6 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:

(a) an area provided to meet the total site landscaping area; or

(b) the required front yard unless otherwise specified in this Bylaw.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 7D.T5 apply to development in the Railway Zone.

(2) If, in determining the number of required parking stalls, a fractional space is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fraction over one-half shall be deemed to be equivalent to one full stall.

(3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact space.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 7D.T5: RAILWAY ZONE PARKING REQUIREMENTS

Sec.	Land Use	Motor Vehicle
T5.1	All land uses	One stall is required per 150 square metres of total floor area.

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 7D.6.5(1).

(3) All loading stalls shall be clearly marked to indicate their purpose.

(4) Notwithstanding subsections 7D.6.5 (1) and (2), the Development Officer may decrease the number of required loading stalls.

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6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 7D.T5 or not, there shall be either:

(a) one short-term bicycle parking stall;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of clauses 7D.6.6(1)(a) and (b).

(2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(4) Required long-term bicycle stalls shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area close to the building entrance.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

7D.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) Every lot in the Railway zone requires a minimum total site landscaping area of five per cent.

(2) The landscaping requirements are for a principle use only.

7.2 PLANTING REQUIREMENTS

The following planting ratios shall apply to all development in the Railway zone to meet the total site landscaping area as required by section 7C.7.1:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required; and

(b) a minimum of one shrub per 20 square metres of required site landscaped area, or faction thereof, is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.

(2) The total site landscaping area, as required by subsection 7D.7.1, may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscaped design areas (see Figure 7D.F3);

(c) boulevard areas;

(d) curbing; and

(e) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 7D.F3 may be subject to additional landscaping requirements.

(4) Boulevard areas shall only be used to fulfil the total site landscaping requirement upon the approval of the Development Officer.

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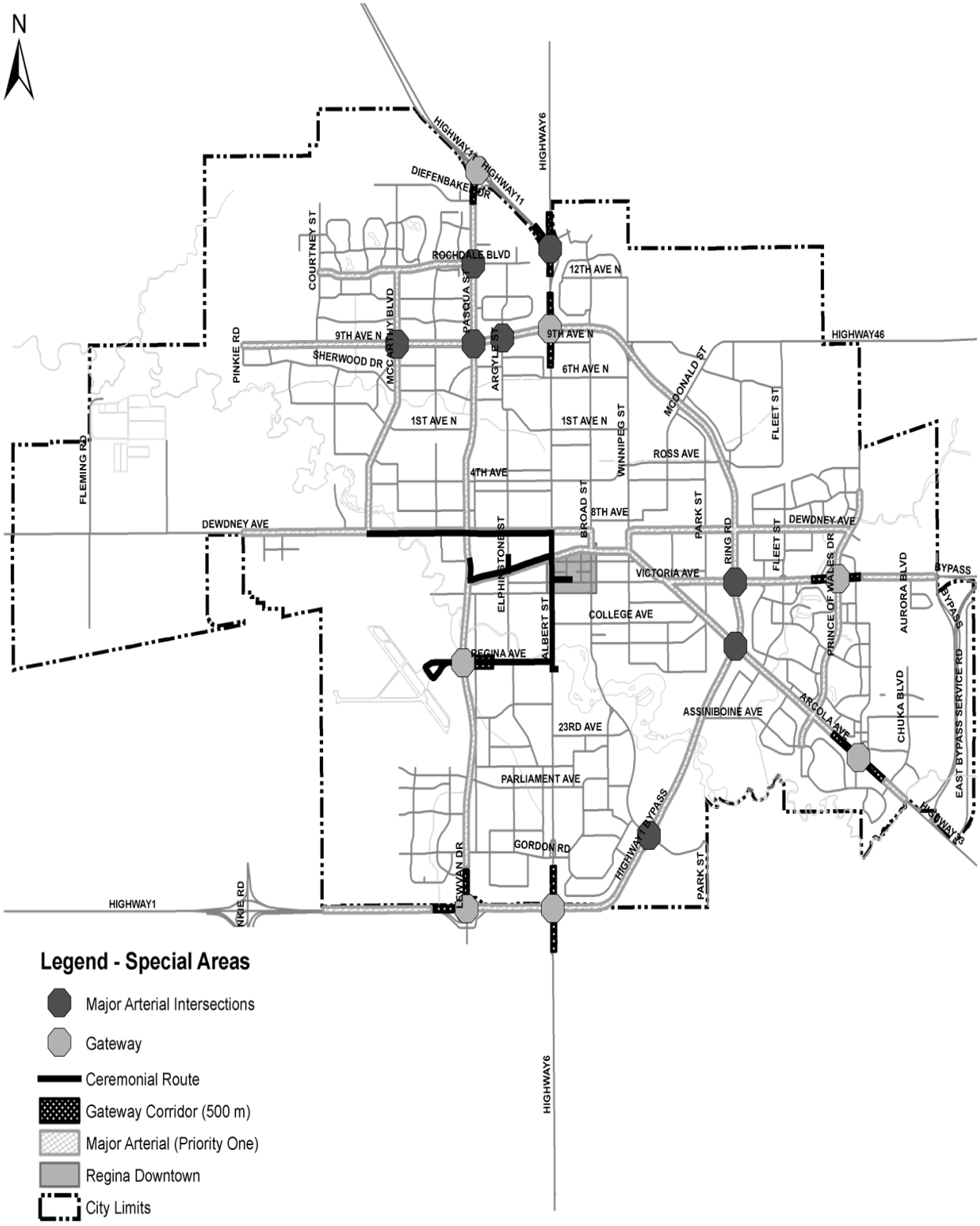

Figure 7D.F3: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Railway zone shall provide aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot in a residential zone.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) any collection area for garbage, refuse or recycling;

(b) any storage area that is outdoors or partially outdoors;

(c) any entrance and exit to a building that contains equipment to wash or service vehicles, where the entrance/exit is within 20 metres of a Sensitive Lot or Major Roadway;

(d) any building containing hazardous material; and

(e) any maneuvering area or loading / unloading bay.

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PART 7E
PS – PUBLIC SERVICE ZONE

7E.1 INTENT

(1) The Public Service zone is established to preserve and control areas used or intended to be used by the public for active and passive recreational purposes.

(2) The zone is confined to natural or parkland areas which are:

(a) environmentally sensitive; or

(b) represent valuable aesthetic assets to the community.

7E.2 APPLICATION

(1) The regulations, standards and requirements prescribed in part 7E apply to all land uses and developments in the Public Service zone.

(2) The requirements of Chapter 1 apply to all proposed land uses and developments in the Public Service zone.

7E.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY BUILDING TYPES

(1) Table 7E.T1 lists building types that are permitted or discretionary in the Public Service zone.

(2) Any building types other than those listed in Table 7E.T1 are prohibited in the Public Service zone.

TABLE 7B.T1: PUBLIC SERVICE ZONE BUILDING TYPES				
Sec.	**Building Type**	**Permitted**	**Discretionary**	**Building Specific Regulations**
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, Row	Permitted where the: (1) building does not contain a use in the dwelling land use class and meets the following conditions: (a) maximum building height is 15 metres or less; (b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and (c) the building is not on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less	Discretionary where the: (1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and; (a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or (b) is on the same lot as a building containing a use in the dwelling land use class; or (2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.	---
T1.4	Building, Stacked	---	---	---

3.2 LAND USE REQUIREMENTS

(1) Table 7E.T2 lists land uses and land use intensities that are permitted or discretionary in the Public Service zone, subject to compliance with:

(a) the land-use specific regulations in Table 7E.T2;

(b) the development standards in subpart 7E.4;

(c) the off-street parking and loading requirements in subpart 7E.6;

(d) the landscaping and visual screening requirements of subpart 7E.7; and

(e) the other regulations of this Bylaw.

(2) When considering approval of a land use intensity listed as discretionary in Table 7E.T2, the City shall refer to the Review Criteria for discretionary uses listed in Chapter 1.

(3) The following land uses are prohibited in the Public Service zone:

(a) any land use that is not listed in Table 7E.T2;
(b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 7E.T2;

(c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and

(d) any land use that produces or processes hazardous materials and/or dangerous goods.

TABLE 7E.T2: PUBLIC SERVICE ZONE LAND USES

Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.1	• Institution, Education • Open Space, Active • Public Use, General • Utility, General	Permitted	---	(1) The "Institution, Education" land uses may not be established where they will be closer than 182.88 metres to a "Retail Trade, Cannabis" land use. (2) The measurement required in (1) shall be: (a) a straight line, measured from the nearest point of the portion of the building used for the "Retail Trade, Cannabis" land use to the nearest portion of the lot with the "Institution, Education" or "Institution, Day Care" land use; and (b) assessed as of the date of receipt of a complete application as determined by the Development Officer. (3) Only public schools are permitted in the "Institution, Education" land use.
T2.2	• Assembly, Community • Food and Beverage, Restaurant • Service Trade, Clinic • Service Trade, Personal	---	Discretionary	These land uses are allowed only in conjunction with municipally owned or operated facility.
T2.3	• Assembly, Recreation • Assembly, Religious • Institution, Day Care • Institution, Humanitarian Service • Open Space, Ceremonial	---	Discretionary	---

7E.4 DEVELOPMENT STANDARDS

4.1 DEVELOPMENT STANDARDS

The development standards prescribed in Table 7E.T3 apply to all buildings and land uses in the Public Service zone.

Table 7E.T3: PUBLIC SERVICE ZONE DEVELOPMENT STANDARDS		
Sec.	**Development Criteria+**	**Standards (Per Lot)**
T3.1	**Minimum Lot Area**	500 square metres
T3.2	**Minimum Frontage**	15 metres
T3.3	**Minimum Front Yard Setback**	4.5 metres
T3.4	**Minimum Rear Yard Setback**	6.0* metres
T3.5	**Minimum Side Yard Setback**	3.0* metres
T3.6	**Minimum Total Side Yard Setback**	6.0 metres
T3.7	**Maximum Site Coverage**	75%
T3.8	**Maximum Building Height**	15 metres
T3.9	**Maximum Floor Area Ratio**	1.5
+ For the Assembly, Recreation land use at Parcel W, Plan No. 102254622, refer to 7B.8 Mosaic Stadium Regulations and Design Guidelines. *Nil in cases where a building addition to an Institution, Education is located on the developed Institution, Education site directly adjacent to land owned by the City.		

4.2 LOT FRONTAGE

(1) No land use or development shall take place on any lot unless that lot directly fronts a street.

(2) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 7E.F1 below:

(a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;

(b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 7E.4.2(2)(a); and

(c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 7E.4.2(2)(b).

(3) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 7E.F2:

(a) a distance line perpendicular to the front lot line and six meters in length shall be measured from the front lot line; and

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(b) the lot frontage shall be measured as a line perpendicular to the six-metre distance line prescribed in clause 7E.4.2(3)(a).

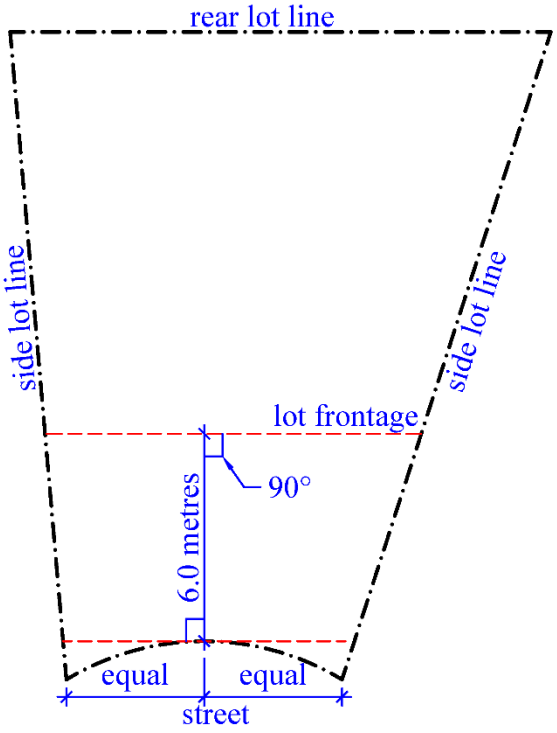

Figure 7E.F1: Minimum Lot Frontage on a Curved Front Lot

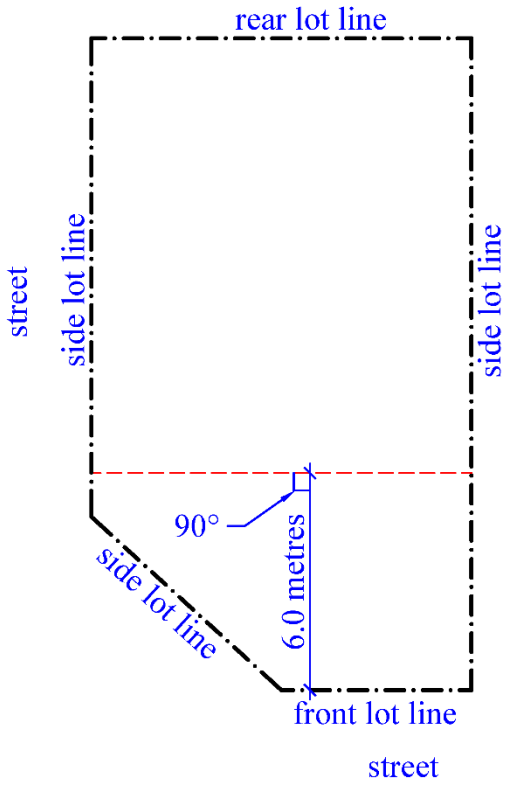

Figure 7E.F2: Minimum Lot Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

(1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this bylaw shall remain free from any encroachment, except as permitted by Table 7E.T4.

(2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.

TABLE 7E.T4: PUBLIC SERVICE ZONE PERMITTED ENCROACHMENTS

Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	• Front Yard • Side Yards • Flankage Side Yard • Rear Yard	1.5 metres	150 millimetres
T4.2	Uncovered Balcony, Deck or Platform			
	(1) Portion that is 600 millimetres or more in height above grade.	• Front Yard • Side Yard • Flankage Side Yard • Rear Yard	1.5 metres	1.5 metres from any abutting lot zoned Residential or Mixed, otherwise unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	• Front Yard • Side Yards • Flankage Side Yard • Rear Yard	Unrestricted	Unrestricted
T4.3	Porch	• Front Yard	1.5 metres	3 metres
T4.4	Steps above or below grade, landings and wheelchair ramps	• Front Yard • Side Yards • Flankage Side Yard • Rear Yard	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

(1) Subject to subsection 7E.4.4(2), the maximum building height prescribed in Table 7E.T3 shall not apply to the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

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(h) a water tank;

(i) a bulkhead;

(j) a communication antenna; or

(k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 7E.4.4(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

7E.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

(1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 7E.T3.

(2) Notwithstanding subsection 7E.5(1), an accessory structure or building may be located within a side and rear yard setback where it is:

(a) 10 square metres or less in area; and

(b) 4 metres or less in height.

(3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

7E.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

(1) Notwithstanding any other provision in this Bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Public Service zone.

(2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.

(3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:

(a) the accessible building entrance, where one exists; or

(b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

(1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in subpart 1F.6 of Chapter 1.

(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:

(a) an area provided to meet the total site landscaped area; or

(b) the front yard.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

(1) The minimum motor vehicle parking requirements prescribed in Table 7E.T5 apply to development in the Public Service zone.

(2) If, in determining the number of required parking stalls, a fractional stall is calculated:

(a) any fraction up to and including one-half shall be disregarded; and

(b) any fraction over one-half shall be deemed to be equivalent to one full stall.

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(3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.

(4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.

(5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 7E.T5: PUBLIC SERVICE ZONE PARKING REQUIREMENTS

<table>
<tr><th>Sec.</th><th>Land Use</th><th colspan="2">Motor Vehicle Stalls Required</th></tr>
<tr><td rowspan="9">T5.4</td><td rowspan="9">Institution, Day Care</td><td colspan="2">(1) One parking stall per land use is required; and
(2) Passenger drop-off stalls in accordance with the following:</td></tr>
<tr><td>Individuals Under Care</td><td>Minimum Number of Passenger Drop-off Stalls</td></tr>
<tr><td>1-10</td><td>1 stall</td></tr>
<tr><td>10-15</td><td>2 stalls</td></tr>
<tr><td>16-30</td><td>3 stalls</td></tr>
<tr><td>31-45</td><td>4 stalls</td></tr>
<tr><td>46-60</td><td>5 stalls</td></tr>
<tr><td>More than 60</td><td>Two additional stalls for each increment of 15 individuals in excess of 60</td></tr>
<tr><td colspan="2">(3) Notwithstanding subsection (2), where the applicant demonstrates, to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly.
(4) Parking stalls required pursuant to subsection (1) or as a condition of a discretionary use permit shall not be used to satisfy the passenger drop-off stall requirements of subsection (2).
(5) All on-site drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.</td></tr>
<tr><td>T5.5</td><td>Assembly, Recreation</td><td colspan="2">(1) With respect to the Assembly, Recreation land use at Parcel W, Plan No. 102254622, refer to 7B.8 Mosaic Stadium Regulations and Design Guidelines.

(2) For all other Assembly, Recreation land uses one stall is required per 100 square metres of the total gross floor area of all development on the lot.</td></tr>
<tr><td>T5.6</td><td>Institution, Education</td><td colspan="2">One stall is required per 100 square metres of the total floor area, with portable classrooms excluded from the calculation of total floor area.</td></tr>
<tr><td>T5.7</td><td>All other land uses</td><td colspan="2">One stall is required per 100 square metres of total floor area.</td></tr>
</table>

6.5 MINIMUM LOADING REQUIREMENTS

(1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.

(2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 7E.6.5(1).

(3) Dwelling Units shall not be calculated toward the combined gross floor area mentioned in subsection 7E.6.5(1) or (2).

(4) All loading stalls shall be clearly marked to indicate their purpose.

(5) Notwithstanding subsections 7E.6.5 (1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

(1) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 7E.T5 or not, there shall be either:

(a) One short-term bicycle parking stalls;

(b) 0.5 long-term bicycle parking stalls; or

(c) an equivalent combination of clauses 7E.6.6(1)(a) and (b).

(2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.

(3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.

(4) Required long-term bicycle stalls shall be located either:

(a) on the ground floor of the principal building(s) on the lot; or

(b) within a secure area close to the building entrance.

(5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

7E.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

(1) Every residential lot in the Public Service zone requires a minimum total site landscaping area of fifteen per cent.

(2) Every non-residential lot in the Public Service zone requires a minimum total site landscaping area of ten per cent.

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(3) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 7E.7(1).

(4) The landscaping requirements are for a principle use only.

(5) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING REQUIREMENTS

The following planting ratios shall apply to all development in the Public Service zone:

(a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;

(b) for every ten metres that a lot is abutting a registered road right of way, a minimum of one deciduous tree is required and for the purposes of this clause abutting also includes any portion of the lot separated from a right of way only by an easement or boulevard; and

(c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

(1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.

(2) The total site landscaping area, as required by subsection 7E.7.1(1), may include, but is not restricted to:

(a) parking area landscaping;

(b) major roadways landscaped design areas (see Figure 7E.F3);

(c) boulevard areas;

(d) curbing; and

(e) any portion of required aesthetic screening.

(3) Developments within the major roadways landscape design areas in Figure 7E.F3 may be subject to additional landscaping requirements.

(4) Boulevard areas shall only be used to fulfil the total site landscaping requirement upon the approval of the Development Officer.

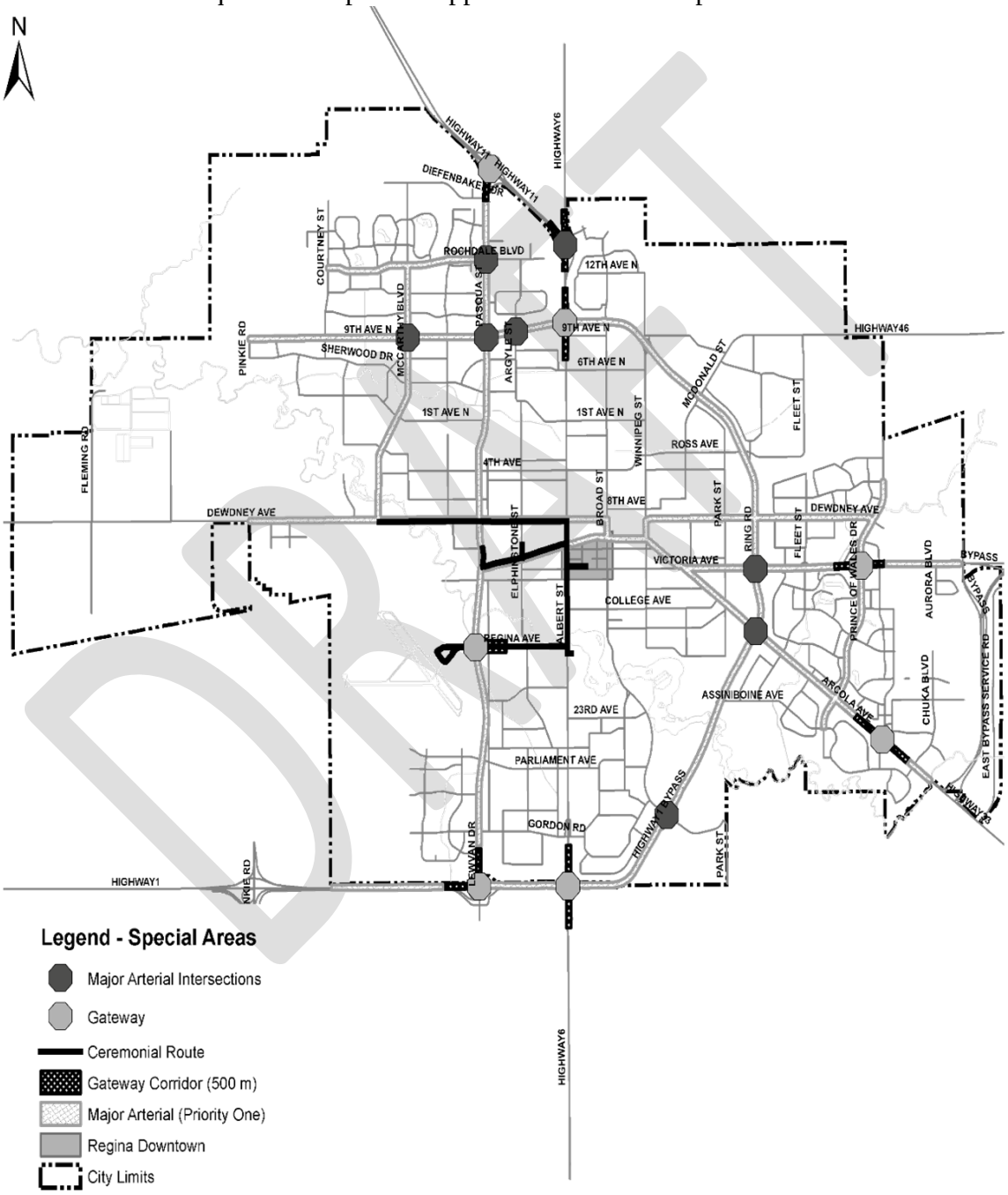

Figure 7E.F3: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material on site is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE USES

(1) A proposed new development or substantial addition to an existing development on a lot in the Public Service zone shall provide aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot in a residential zone or mixed-use zone.

(2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened from all sides to a height of 1.83 metres or to the satisfaction of the Development Officer:

(a) any collection area for garbage, refuse or recycling;

(b) any storage area that is outdoors or partially outdoors; and

(c) any maneuvering area or loading/unloading bay.

7E.8 MOSAIC STADIUM REGULATIONS AND DESIGN STANDARDS

8.1 LOCATION REQUIREMENTS

(1) Notwithstanding other relevant sections of this bylaw, the following standards and guidelines apply to development of an Assembly, Recreation land use with more than 30,000 seats located on Parcel W, Plan No. 102254622.

(2) When considering a discretionary use at Parcel W, Plan No. 102254622, the Development Officer will consider the design guidelines in section 7E.8.5.

8.2 USE REGULATIONS

Notwithstanding the land use regulations in section 7E.3.2, within the building envelope, the following uses will be permitted:

(a) Retail Trade, Shop;

(b) Food and Beverage, Restaurant;

(c) Office, Professional (less than 1000 square metres); and

(d) Service Trade, Personal

8.3 DEVELOPMENT REGULATIONS

Notwithstanding development standards in section 7E.4, the following standards shall apply:

(a) maximum height – unlimited;

(b) maximum site coverage – 100%;

(c) minimum front yard setback from Elphinstone Street – 10 metres;

(d) maximum front yard setback from Elphinstone Street – 20 metres;

(e) rear yard setback – nil; and

(f) maximum floor area ratio – unlimited.

8.4 PARKING AND LOADING REGULATIONS

Notwithstanding the parking and loading requirements in section 7E.6, the following standards shall apply:

(a) minimum parking requirement – nil;

(b) one bicycle parking space per 300 stadium seats shall be provided on site and located in convenient proximity and distributed evenly amongst main gateway entrances; and

(c) loading areas shall be prohibited within 20 metres of Elphinstone Street or on the west side of the building adjacent to Confederation Park.

8.5 DESIGN GUIDELINES

(1) The intent of this section is to encourage design attributes that celebrate the locale of the stadium and stand as a proud landmark in the city, province and community.

(a) The building should reference local character, culture, history or natural features through its external elements, and/or architectural detail, and landscape design of surroundings.

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(b) Consider incorporating historical architectural references to the former World's Grain Exhibition and Confederation Building, which prominently occupied the site from 1931 and 1927, respectively.

(c) Where possible, the stadium should seize opportunities for viewing of prominent landscapes that define the city and surrounding area such as the downtown skyline, legislature dome, surrounding agriculture fields, dramatic skies, tree canopy, and industry to the north of the city.

(d) The shape and massing of the stadium should consider the contribution to the city's skyline from important gateways including the airport, highway approaches, and prominent corridors and places.

(2) The intent of this section is to encourage the stadium to engage Elphinstone Street, allowing for high usage during event days, creating amenity for the community for non-event days, and which is adaptable over time. This section will apply generally to the area between the east face of the building and Elphinstone Street.

(a) The area should be primarily hard-surfaced to accommodate heavy pedestrian numbers during events, but can also function as a passive amenity space for the community on non-event days.

(b) The location of intended gathering areas should consider environmental conditions such as wind and sunlight penetration, and include weather protection to encourage use throughout the year.

(c) A strong sense of place should be created through choice of furnishings, trees and other plantings, public seating, pedestrian scale lighting and opportunity for development of public art and other tributes to Saskatchewan sports culture.

(d) Plaza space design should follow guidelines as established in the City's Open Space Management Strategy.

(e) While the building massing will naturally be larger in comparison to other buildings in the vicinity, it should reference a human scale rather than dominate the public space.

(f) The main level of the building should provide opportunity for development of commercial uses, should demand exist.

(g) Any commercial spaces should have a direct relationship to the public realm with ample transparent window glazing, and direct access to the street.

(h) Parking should only be accommodated within the interface area for the purpose of supporting street-oriented commercial activity. However, its placement should not impede the function of this area primarily as a quality public amenity space. Parking should be integrated with landscape surfacing treatment, should not dominate the space, and should be easily converted to plaza space during events.

(i) Main building gateways should be directly accessed from the street.

(j) The southeast corner and northwest corners of the development area are gateways to an emerging sports precinct for the city, and should signify a sense of arrival through design of plaza spaces, art, and landscaping. Parking should not be accommodated in gateway areas.

(3) The intent of this section is to encourage a complimentary relationship between the stadium and Confederation Park. This section applies to areas including Confederation Park, the building face and all area in between.

(a) The building should conserve and enhance the historical and visual integrity of Confederation Park.

(b) The character of the built form along the perimeter of the park should safeguard its visual integrity and sense of place, particularly with respect to the scale of development.

(c) The terminal vista along axial view corridors should be reinforced by focal points and/or key access points to the surrounding built form.

(d) Use of the park should be encouraged by locating main entrances and complimentary commercial uses adjacent to the park, while maintaining its ecological health.

(4) This section is applied generally to the entire development site associated with the stadium.

(a) Design and implement Crime Prevention Through Environmental Design (CPTED) in the design of all surrounding spaces.

(b) Continuous tree canopy should be extended throughout the site, and should concentrate on demarking gateways, the access way to Evraz Place, pedestrian routes, and complimenting plaza areas.

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PART 8A
AC – ARCHITECTURAL CONTROL DISTRICT OVERLAY ZONE

8A.1 INTENT

The Architectural Control District Overlay zone is intended to:

(a) preserve the physical character of an area or promote an established theme; and

(b) preserve the physical character of the Former Diocese of Qu'Appelle Lands site by ensuring development is complementary to existing heritage buildings and adjacent neighbourhoods and requiring that any new development shall adhere to one of three traditional architectural styles: Tudor, Colonial, or Craftsman.

8A.2 APPLICATION

(1) The Architectural Control District Overlay zone shall be applied, at the discretion of Council, in accordance with section 73 of *The Planning and Development Act, 2007*.

(2) An Architectural Control District Overlay zone designation shall only be applied to an area where the *Official Community Plan* sets forth guidelines for the architectural detail and design of buildings in a particular area.

(3) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.

(4) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.

(5) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.

(6) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

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8A.3 ARCHITECTURAL CONTROL DISTRICT OVERLAY ZONE FOR FORMER DIOCESE OF QU'APPELLE (AC1.DCD-QP)

3.1 APPLICATION

(1) The Architectural Control District Overlay Zone for Former Diocese of Qu'appelle is established and shall apply to the lands zoned Former Diocese of Qu'appelle Lands Direct Control District.

(2) In the area where the Architectural Control District Overlay Zone for Former Diocese of Qu'appelle is established, the development of building forms, building elements, architectural details, materials and colours must conform to standards identified in subsection 8A.3.4(1).

3.2 LAND USE REQUIREMENTS

All permitted, discretionary and prohibited land uses in the underlying zone apply equally as permitted, discretionary and prohibited land uses in the Architectural Control District Overlay zone.

3.3 DEVELOPMENT STANDARDS

The development standards of the underlying zone shall apply.

3.4 ADDITIONAL DEVELOPMENT STANDARDS

The architectural standards and requirements prescribed in Appendix A of this Chapter shall apply to development in the Architectural Control District Overlay zone.

PART 8B
AP – AQUIFER PROTECTION OVERLAY ZONE

8B.1 INTENT

The Aquifer Protection Overlay zone is intended to protect:

(a) the Regina aquifer system from contamination from development activities; and

(b) ground water resources from contamination in accordance with the Official Community Plan.

8B.2 APPLICATION

(1) The standards and regulations in this Subpart shall apply to those portions of the Regina Aquifer system lying within the City of Regina and shown on Figure 8B.F.1.

(2) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.

(3) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.

(4) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.

(5) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

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8B.3 LAND USE REQUIREMENTS FOR THE AQUIFER PROTECTION OVERLAY ZONE

3.1 PERMITTED LAND USES

Subject to section 8B.4, all permitted uses in the underlying zone are also permitted in this zone.

3.2 DISCRETIONARY LAND USES

Subject to section 8B.4, all discretionary uses in the underlying zone are also discretionary in this zone.

3.3 PROHIBITED LAND USES

Subject to section 8B.4, all prohibited uses in the underlying zone are also prohibited in this zone.

8B.4 DEVELOPMENT STANDARDS FOR THE AQUIFER PROTECTION OVERLAY ZONE

4.1 ALL DEVELOPMENT

The development standards of the applicable underlying zone shall apply to all development in the Aquifer Protection Overlay zone.

8B.5 ADDITIONAL DEVELOPMENT REGULATIONS

5.1 PERFORMANCE REGULATIONS

(1) The City shall regulate a development in the Aquifer Protection Overlay zone based on the applicable Aquifer Sensitivity zone of the proposed site, as defined in Chapter 2. The Aquifer Sensitivity zones are:

(a) Aquifer Protection zone, High Sensitivity

(b) Aquifer Protection zone, Moderate Sensitivity

(c) Aquifer Protection zone, Low Sensitivity

(2) In addition to regulations provided elsewhere in this Bylaw, all uses in the Aquifer Protection Overlay zone shall be developed in accordance with the standards specified in Table 8B.T1, Table 8B.T2 and Tables 8B.T3.

Developments may be prohibited or approved in accordance with such Tables notwithstanding any contrary provision applicable to the underlying zone.

(3) The performance standards shall be completed to the satisfaction of the Development Officer.

5.2 CHALLENGE TO AQUIFER SENSITIVITY ZONE DESIGNATION

(1) An applicant for a proposed development in any of the Aquifer Sensitivity zones shown in Figure 8B.F1 may challenge the inclusion of the land in a particular Aquifer Sensitivity zone by providing the City with an engineering evaluation prepared by a registered professional engineer licensed to practice in Saskatchewan.

(2) The engineering evaluation mentioned in subsection 8B.5.2(1) shall demonstrate the aquifer sensitivity characteristics of the area in which the proposed site is located.

(3) If the City agrees with the findings of the evaluation mentioned in subsection 8B.5.2(1), the development will be placed in the applicable Aquifer Sensitivity zone and the requirements of that Sensitivity zone, shall apply to the land.

(4) Subsection 8B.5.2(3) shall not exempt the applicant from complying with any of the requirements of any other Aquifer Sensitivity zone on which the engineering evaluation confirms that the land is situated.

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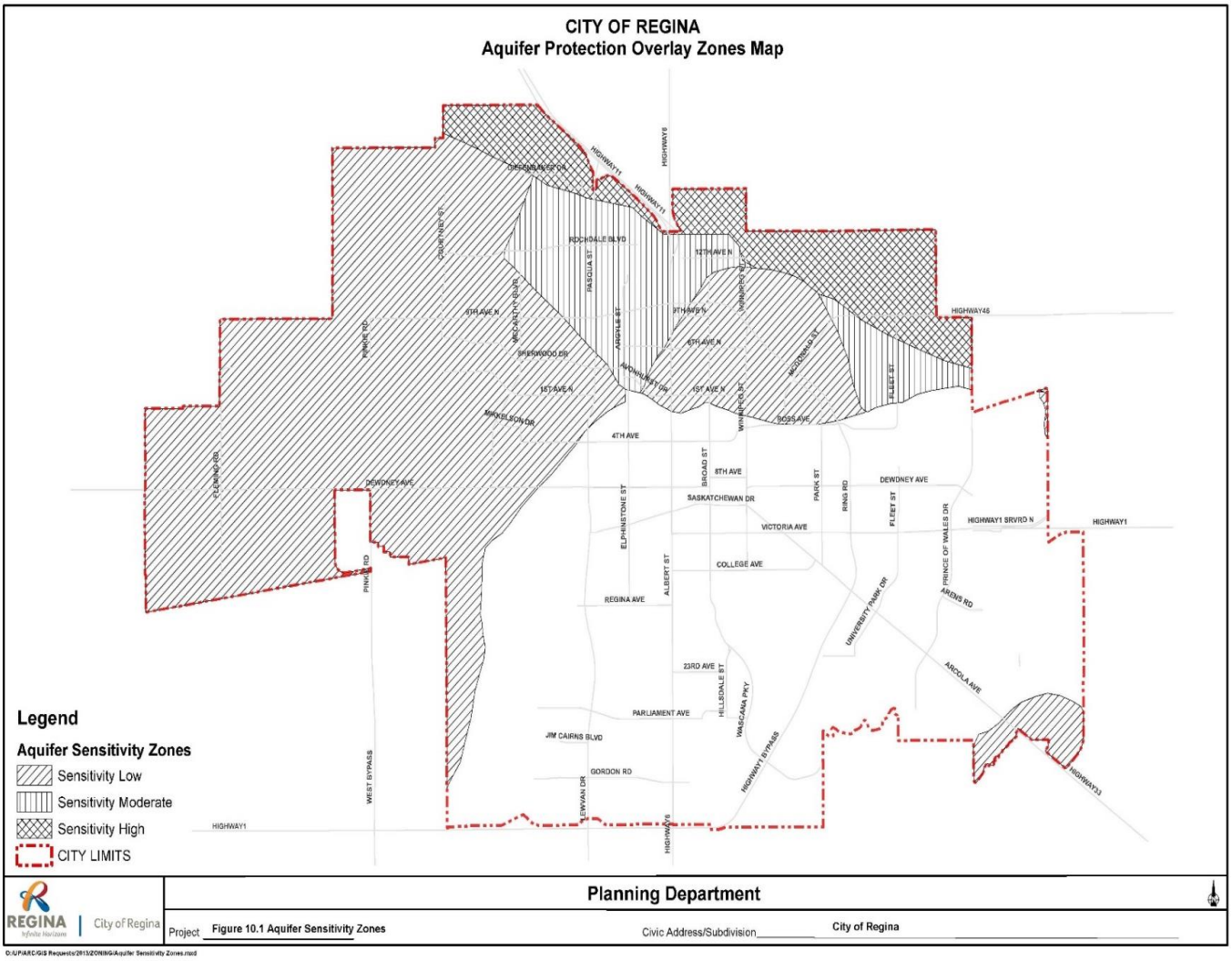

Figure 8B.F1: Aquifer Protection Overlay Zones

TABLE 8B.T1: PERFORMANCE REGULATIONS FOR HIGH SENSITIVITY AQUIFER PROTECTION OVERLAY ZONE

Sec.	TYPE OF DEVELOPMENT	PERFORMANCE REGULATIONS FOR NEW DEVELOPMENTS	PERFORMANCE REGULATIONS FOR MODIFICATIONS TO EXISTING DEVELOPMENTS
T1.1	All dryland land uses in the Agriculture Land Use Class.	(1) Use must minimize the application of salt, manure, herbicides, insecticides, fungicides and fertilizers. (2) All new storage tanks and all storage tank replacements shall be above ground, shall have secondary containment with dykes, impervious liners/equivalent, leak detection and/or a monthly statistical inventory reconciliation analysis system. In addition, each tank shall have an over-fill or spill prevention system.	
T1.2	• All land uses in the Industry Land Use Class; and • All land uses in any Land Use Class that involves, as a principal operation, storing, warehousing, processing or manufacturing of hazardous materials, hazardous waste or waste dangerous goods.	New developments prohibited	(1) The following shall apply to all existing land uses in section T1.2 of this Table: (a) Existing developments shall be limited to modification and replacement only; (b) All new storage tanks and all storage tank replacements shall be above ground, shall have a secondary containment with dykes, impervious liners/equivalent, leak detection and/or a monthly statistical inventory reconciliation analysis system. In addition, each tank shall have an over-fill or spill prevention system; (c) Excavations shall not exceed three metres in depth, including excavation for the purpose of accommodating water/sewer/storm services. Where the overburden is less than three metres, the excavations shall not expose the aquifer or reduce the overburden substantially; (d) Industrial onsite runoff containment ponds shall be constructed to minimize any seepage into any underlying aquifers; (e) All holes created by the removal of piles, foundations, drilling, or any other similar activity shall be properly sealed in a manner that minimizes seepage into any underlying aquifers; and (f) All development applications shall be accompanied by plans to detect contamination of the aquifer.

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TABLE 8B.T1: PERFORMANCE REGULATIONS FOR HIGH SENSITIVITY AQUIFER PROTECTION OVERLAY ZONE			
Sec.	**TYPE OF DEVELOPMENT**	**PERFORMANCE REGULATIONS FOR NEW DEVELOPMENTS**	**PERFORMANCE REGULATIONS FOR MODIFICATIONS TO EXISTING DEVELOPMENTS**
T1.2	• All land uses in the Industry Land Use Class; and • All land uses in any Land Use Class that involves, as a principal operation, storing, warehousing, processing or manufacturing of hazardous materials, hazardous waste or waste dangerous goods.		(2) In addition to the requirements in subsection (1), the following shall apply to all land uses involving, as a principal operation, storing, warehousing, processing or manufacturing of hazardous materials as defined as defined in Chapter 2: (a) All existing storage tanks shall have leak detection and/or a monthly statistical reconciliation analysis system; and (b) All facilities shall provide annual soil test reports and/or other early contamination detection measure reports to the City, and federal and provincial agencies having jurisdiction. (3) In addition to the requirements in subsection (1) and (2), the following shall apply to all land uses involving, as a principal operation, storing, warehousing, processing or manufacturing of hazardous materials as defined as defined in *The Hazardous Substances and Waste Dangerous Goods Regulations*: (a) The site shall be prepared with a minimum of one metre of unfractured low permeability soil or the equivalent thereof (1×10^{-7} cm/sec when subjected to a head of 0.305 metres of water); and (b) The site shall be located where the continuous thickness of native material having suitable permeability (minimum average 1×10^{-6} cm/sec when subjected to a head of 0.305 metres of water) is ten metres or greater, or the equivalent.
T1.3	Compressed gas pipelines	(1) New rights-of-way for new pipelines are permitted. (2) Excavations shall not exceed three metres in depth. Where the overburden is less than three metres, the excavations shall not expose the aquifer or reduce the overburden substantially.	(1) For new pipelines within existing rights-of-way, the following regulations apply: (a) Excavations shall not exceed three metres in depth. Where the overburden is less than three metres, the excavations shall not expose the aquifer or reduce the overburden substantially.

TABLE 8B.T1: PERFORMANCE REGULATIONS FOR HIGH SENSITIVITY AQUIFER PROTECTION OVERLAY ZONE

Sec.	TYPE OF DEVELOPMENT	PERFORMANCE REGULATIONS FOR NEW DEVELOPMENTS	PERFORMANCE REGULATIONS FOR MODIFICATIONS TO EXISTING DEVELOPMENTS
T1.4	Liquid petroleum and oil pipelines.	New rights-of-way for new pipelines are prohibited.	(1) For new pipelines within existing rights-of-way, the following regulations apply: (a) Excavations shall not exceed three metres in depth. Where the overburden is less than three metres, the excavations shall not expose the aquifer or reduce the overburden substantially; (b) All development applications shall be accompanied by plans to detect contamination of the aquifer; and (c) All facilities handling and/or storing hazardous materials of any type shall provide annual soil test reports and/or other early contamination detection measure reports to the City, and federal and provincial agencies having jurisdiction.
T1.5	Petroleum storage terminals.	New petroleum storage terminals are prohibited.	(1) Existing developments shall be limited to modification and replacement only. (2) All development applications shall be accompanied by plans to detect contamination of the aquifer. (3) Excavations shall not exceed three metres in depth. Where the overburden is less than three metres, the excavations shall not expose the aquifer or reduce the overburden substantially. (4) All new storage tanks and all storage tank replacements shall be above ground, shall have a secondary containment with dykes, impervious liners/equivalent, leak detection and/or a monthly statistical inventory reconciliation analysis system. In addition, each tank shall have an over-fill or spill prevention system. (5) All existing storage tanks shall have leak detection and/or a monthly statistical reconciliation analysis system.

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TABLE 8B.T1: PERFORMANCE REGULATIONS FOR HIGH SENSITIVITY AQUIFER PROTECTION OVERLAY ZONE			
Sec.	**TYPE OF DEVELOPMENT**	**PERFORMANCE REGULATIONS FOR NEW DEVELOPMENTS**	**PERFORMANCE REGULATIONS FOR MODIFICATIONS TO EXISTING DEVELOPMENTS**
			(6) All holes created by the removal of piles, foundations, drilling, or any other similar activity shall be properly sealed in a manner that minimizes seepage into any underlying aquifers.
T1.6	All land uses in the Dwelling Land Use Class.	(1) Excavations shall not exceed three metres in depth. Where the overburden is less than three metres, the excavations shall not expose the aquifer or reduce the overburden substantially. (2) Minimize the application of salt, manure, herbicides, insecticides, fungicides and fertilizers. (3) Only holding tanks shall be allowed in the development of private sewage facilities. (4) All major development applications (over 4 hectares) shall be accompanied with plans to detect contamination of the aquifer.	
T1.7	All land uses in the Open Space Land Use Class.	(1) Minimize the application of salt, manure, herbicides, insecticides, fungicides and fertilizers. (2) All new storage tanks and all storage tank replacements shall be above ground, shall have a secondary containment with dykes, impervious liners/equivalent, leak detection and/or a monthly statistical inventory reconciliation analysis system. In addition, each tank shall have an over-fill or spill prevention system. (3) All development applications shall be accompanied by plans to detect contamination of the aquifer.	
T1.8	Industrial site storm ponds	(1) Impervious liners/equivalent shall be used in all containment devices. (2) All development applications shall be accompanied by plans to detect contamination of the aquifer.	
T1.9	Waste containment pools	New developments prohibited unless technically necessary.	(1) Impervious liners/equivalent shall be used in all containment devices. (2) All development applications shall be accompanied by plans to detect contamination of the aquifer.
T1.10	Wastewater sewers	All new wastewater sewers shall be constructed to force main standards.	
T1.11	Pilings	All pilings shall not exceed three metres in depth except where a geo-technical report acceptable to the City demonstrates the need and details the necessary mitigative measures to protect the aquifer.	All pilings shall not exceed three metres in depth except where a geo-technical report acceptable to the City demonstrates the need and details the necessary mitigative measures to protect the aquifer.

TABLE 8B.T1: PERFORMANCE REGULATIONS FOR HIGH SENSITIVITY AQUIFER PROTECTION OVERLAY ZONE			
Sec.	**TYPE OF DEVELOPMENT**	**PERFORMANCE REGULATIONS FOR NEW DEVELOPMENTS**	**PERFORMANCE REGULATIONS FOR MODIFICATIONS TO EXISTING DEVELOPMENTS**
T1.12	All developments, except those in T1.1 to T1.11 of this table.	(1) All new storage tanks and all storage tank replacements shall be above ground, shall have a secondary containment with dykes, impervious liners/equivalent, leak detection and/or a monthly statistical inventory reconciliation analysis system. In addition, each tank shall have an over-fill or spill prevention system. (2) Excavations shall not exceed three metres in depth. Where the overburden is less than three metres, the excavations shall not expose the aquifer or reduce the overburden substantially. (3) All holes created by the removal of piles, foundations, drilling, or any other similar activity shall be properly sealed in a manner that minimizes seepage into any underlying aquifers.	(1) All new storage tanks and all storage tank replacements shall be above ground, shall have a secondary containment with dykes, impervious liners/equivalent, leak detection and/or a monthly statistical inventory reconciliation analysis system. In addition, each tank shall have an over-fill or spill prevention system. (2) Excavations shall not exceed three metres in depth. Where the overburden is less than three metres, the excavations shall not expose the aquifer or reduce the overburden substantially. (3) All holes created by the removal of piles, foundations, drilling, or any other similar activity shall be properly sealed in a manner that minimizes seepage into any underlying aquifers.

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TABLE 8B.T2: PERFORMANCE REGULATIONS FOR MODERATE SENSITIVITY AQUIFER PROTECTION OVERLAY ZONE

Sec.	DEVELOPMENT	PERFORMANCE REGULATIONS FOR NEW DEVELOPMENTS	PERFORMANCE REGULATIONS FOR MODIFICATIONS TO EXISTING DEVELOPMENTS
T2.1	All dryland land uses in the Agriculture Land Use Class.	(1) Minimize the application of salt, manure, herbicides, insecticides, fungicides and fertilizers. (2) All new underground storage tanks and all storage tank replacements, at a minimum, shall have ULC 603.1 cathodically protected steel or ULC 615 FRP single-wall tanks and lines, leak detection, over-fill or spill prevention systems, drip trays, in-line vertical check valves, cathodic protection monitoring terminals, a monthly statistical inventory reconciliation analysis and a daily inventory reconciliation.	
T2.2	• All land uses in the Industry Land Use Class; and • All land uses in any Land Use Class that involves, as a principal operation, storing, warehousing, processing or manufacturing of hazardous materials, hazardous waste or waste dangerous goods.	(1) The following shall apply to all new land uses in section T2.2 of this Table, except those involving, as a principal operation, the storing, warehousing, processing or manufacturing of hazardous materials, hazardous waste or waste dangerous goods as defined in *The Hazardous Substances and Waste Dangerous Goods Regulations*: (a) All new underground storage tanks and all storage tank replacements, at a minimum, shall have ULC 603.1 cathodically protected steel or ULC 615 FRP single-wall tanks and lines, leak detection, over-fill or spill prevention systems, drip trays, in-line vertical check valves, cathodic protection monitoring terminals, and a monthly statistical inventory reconciliation analysis; (b) All above ground storage tanks shall have secondary containment with dykes, impervious liners/equivalent, leak detection and/or a monthly statistical inventory reconciliation analysis system; (c) Excavations shall not exceed 4.5 metres in depth, except in that portion of the zone lying in the S ½ 7-18-19-2 where excavations shall not exceed three metres in depth. Where the overburden is less than three metres, the excavations shall not expose the aquifer or reduce the overburden substantially; (d) Industrial onsite runoff containment ponds shall be	(1) The following shall apply to all existing land uses in section T2.2 of this Table: (a) All new underground storage tanks and all storage tank replacements, at a minimum, shall have ULC 603.1 cathodically protected steel or ULC 615 FRP single-wall tanks and lines, leak detection, over-fill or spill prevention systems, drip trays, in-line vertical check valves, cathodic protection monitoring terminals, and a monthly statistical inventory reconciliation analysis; (b) All above ground storage tanks shall have secondary containment with dykes, impervious liners/equivalent, leak detection and/or a monthly statistical inventory reconciliation analysis system; (c) Excavations shall not exceed 4.5 metres in depth, except in that portion of the zone lying in the S ½ 7-18-19-2 where excavations shall not exceed three metres in depth. Where the overburden is less than three metres, the excavations shall not expose the aquifer or reduce the overburden substantially; (d) Industrial onsite runoff containment ponds shall be constructed to minimize any seepage into any underlying aquifers; and (e) All holes created by the removal of piles, foundations, drilling or any other similar activity shall be properly sealed in a manner that minimizes seepage into any underlying aquifers.

TABLE 8B.T2: PERFORMANCE REGULATIONS FOR MODERATE SENSITIVITY AQUIFER PROTECTION OVERLAY ZONE

Sec.	DEVELOPMENT	PERFORMANCE REGULATIONS FOR NEW DEVELOPMENTS	PERFORMANCE REGULATIONS FOR MODIFICATIONS TO EXISTING DEVELOPMENTS
T2.2		constructed to minimize any seepage into any underlying aquifers; and (e) All holes created by the removal of piles, foundations, drilling or any other similar activity shall be properly sealed in a manner that minimizes seepage into any underlying aquifers. (2) In addition to the requirements in subsection (1), the following shall apply to all new land uses involving, as a principal operation, storing, warehousing, processing or manufacturing of hazardous materials as defined as defined in Chapter 2: (a) Pursuant to 1(b), each tank shall have an over-fill or spill prevention system; (b) Liquid hazardous material storage facilities are prohibited; (c) All development applications shall be accompanied by plans to detect contamination of the aquifer; and (d) All facilities shall provide annual soil test reports and/or other early contamination detection measure reports to the City, and federal and provincial agencies having jurisdiction. (3) All new development that involves, as a principal operation, storing, warehousing, processing or manufacturing of hazardous materials, hazardous waste or waste dangerous goods as defined in *The Hazardous Substances and Waste Dangerous Goods Regulations* are prohibited.	(2) In addition to the requirements in subsection (1), the following shall apply to all existing land uses involving, as a principal operation, storing, warehousing, processing or manufacturing of hazardous materials as defined as defined in Chapter 2: (a) Pursuant to 4(b), each tank shall have an over-fill or spill prevention system; (b) Expansion of liquid hazardous material storage facilities is prohibited except for petroleum storage subject to applicable performance standards for petroleum storage and terminals in the Moderate Sensitivity Aquifer Protection Overlay zone; (c) All existing underground storage tanks shall have leak detection and/or a monthly statistical inventory reconciliation system; (d) All development applications shall be accompanied by plans to detect contamination of the aquifer; and (e) All facilities shall provide annual soil test reports and/or other early contamination detection measure reports to the City, and federal and provincial agencies having jurisdiction. (3) In addition to the requirements in subsection (1) and (2), the following shall apply to all existing land uses involving, as a principal operation, storing, warehousing, processing or manufacturing of hazardous materials as defined as defined in *The Hazardous Substances and Waste Dangerous Goods Regulations*: (a) Notwithstanding 5(b), expansion of liquid hazardous material facilities is prohibited; (b) All existing underground storage tanks shall have leak detection and/or a monthly statistical inventory reconciliation analysis system;

TABLE 8B.T2: PERFORMANCE REGULATIONS FOR MODERATE SENSITIVITY AQUIFER PROTECTION OVERLAY ZONE			
Sec.	**DEVELOPMENT**	**PERFORMANCE REGULATIONS FOR NEW DEVELOPMENTS**	**PERFORMANCE REGULATIONS FOR MODIFICATIONS TO EXISTING DEVELOPMENTS**
T2.2			(c) The site shall be prepared with a minimum of one metre of unfractured low permeability soil or the equivalent thereof (1×10^{-7} cm/sec when subjected to a head of 0.305 metres of water); and (d) The site shall be located where the continuous thickness of native material having suitable permeability (minimum average 1×10^{-6} cm/sec when subjected to a head of 0.305 metres of water) is ten (10) metres or greater, or the equivalent.
T2.3	Compressed gas pipelines	(1) New rights-of-way for new pipelines are permitted. (2) Excavations shall not exceed three metres in depth. Where the overburden is less than three metres, the excavations shall not expose the aquifer or reduce the overburden substantially.	(1) For new pipelines within existing rights-of-way, the excavations shall not exceed three metres in depth. Where the overburden is less than three metres, the excavations shall not expose the aquifer or reduce the overburden substantially.
T2.4	Liquid petroleum and oil pipelines	(1) Excavations shall not exceed 4.5 metres in depth, except in that portion of the zone lying in the S ½ 7-18-19-2 where excavations shall not exceed three metres in depth. Where the overburden is less than three metres, the excavations shall not expose the aquifer or reduce the overburden substantially. (2) All development applications shall be accompanied by plans to detect contamination of the aquifer. (3) All facilities handling and/or storing hazardous materials of any type shall provide annual soil test reports and/or other early contamination detection measure reports to the City, and federal and provincial agencies having jurisdiction.	
T2.5	All land uses in the Dwelling Land Use Class.	(1) Excavations shall not exceed 4.5 metres in depth, except in that portion of the zone lying in the S ½ 7-18-19-2 where excavations shall not exceed three metres in depth. Where the overburden is less than three metres, the excavations shall not expose the aquifer or reduce the overburden substantially. (2) Only holding tanks shall be allowed in the development of private sewage facilities.	
T2.6	All land uses in the Open Space Land Use Class.	Minimize the application of salt, manure, herbicides, insecticides, fungicides and fertilizers.	
T2.7	Industrial site storm ponds	Compacted clay liners, or an equivalent, shall be used for all containment devices.	
T2.8	Waste containment ponds	(1) All development applications shall be accompanied by plans to detect contamination of the aquifer. (2) Impervious liners/equivalent shall be used for all waste containment.	

TABLE 8B.T2: PERFORMANCE REGULATIONS FOR MODERATE SENSITIVITY AQUIFER PROTECTION OVERLAY ZONE			
Sec.	**DEVELOPMENT**	**PERFORMANCE REGULATIONS FOR NEW DEVELOPMENTS**	**PERFORMANCE REGULATIONS FOR MODIFICATIONS TO EXISTING DEVELOPMENTS**
T2.9	Petroleum storage terminals and petroleum storage.	(1) All development applications shall be accompanied by plans to detect contamination of the aquifer. (2) All new storage tanks and all storage tank replacements shall be above ground, shall have secondary containment with dykes, impervious liners/equivalent, leak detection and/or a monthly statistical inventory reconciliation analysis system. In addition, each tank shall have an over-fill or spill prevention system. (3) All existing storage tanks shall have leak detection and/or a monthly statistical inventory reconciliation analysis system. (4) All holes created by the removal of piles, foundations, drilling or any other similar activity shall be properly sealed in a manner that minimizes seepage into any underlying aquifers. (5) Excavations shall not exceed 4.5 metres in depth, except in that portion of the zone lying in the S ½ 7-18-19-2 where excavations shall not exceed three metres in depth. Where the overburden is less than 3 metres, the excavations shall not expose the aquifer or reduce the overburden substantially. (6) All facilities handling and/or storing hazardous materials of any type shall provide annual soil test reports and/or other early contamination detection measure reports to the City, and federal and provincial agencies having jurisdiction.	
T2.10	All developments other than those in T2.1 to T2.9 of this Table.	(1) All new underground storage tanks and all storage tank replacements, at a minimum, shall have ULC 603.1 cathodically protected steel or ULC 615 FRP single-wall tanks and lines, leak detection, over-fill or spill prevention systems, drip trays, in-line vertical check valves, cathodic protection monitoring terminals, and a monthly statistical inventory reconciliation analysis. (2) All above ground storage tanks shall have secondary containment with dykes, impervious liners, leak detection and/or a monthly statistical inventory reconciliation analysis system. (3) Excavations shall not exceed 4.5 metres in depth, except in that portion of the zone lying in the S ½ 7-1-19-2 where excavations shall not exceed three metres in depth. Where the overburden is less than three metres, the excavations shall not expose the aquifer or reduce the overburden substantially.	(1) All new underground storage tanks and all storage tank replacements, at a minimum, shall have ULC 603.1 cathodically protected steel or ULC 615 FRP single-wall tanks and lines, leak detection, over-fill or spill prevention systems, drip trays, in-line vertical check valves, cathodic protection monitoring terminals, and a monthly statistical inventory reconciliation analysis. (2) All above ground storage tanks shall have secondary containment with dykes, impervious liners, leak detection and/or a monthly statistical inventory reconciliation analysis system. (3) All existing underground storage tanks shall have leak detection and/or a monthly statistical inventory reconciliation analysis system.

TABLE 8B.T2: PERFORMANCE REGULATIONS FOR MODERATE SENSITIVITY AQUIFER PROTECTION OVERLAY ZONE			
Sec.	**DEVELOPMENT**	**PERFORMANCE REGULATIONS FOR NEW DEVELOPMENTS**	**PERFORMANCE REGULATIONS FOR MODIFICATIONS TO EXISTING DEVELOPMENTS**
T2.10		(4) All holes created by the removal of piles, foundations, drilling or any other similar activity shall be properly sealed in a manner that minimizes seepage into any underlying aquifers.	(4) Excavations shall not exceed 4.5 metres in depth, except in that portion of the zone lying in the S ½ 7-1-19-2 where excavations shall not exceed three metres in depth. Where the overburden is less than three metres, the excavations shall not expose the aquifer or reduce the overburden substantially. (5) All holes created by the removal of piles, foundations, drilling or any other similar activity shall be properly sealed in a manner that minimizes seepage into any underlying aquifers.

TABLE 8B.T3: PERFORMANCE REGULATIONS FOR LOW SENSITIVITY AQUIFER PROTECTION OVERLAY ZONE			
Sec.	**DEVELOPMENT**	**PERFORMANCE REGULATIONS FOR NEW DEVELOPMENTS**	**PERFORMANCE REGULATIONS FOR MODIFICATIONS TO EXISTING DEVELOPMENTS**
T3.1	• All land uses in the Industry Land Use Class excepting those involving Industry, Salvaging Light, Industry, Salvaging Heavy and those involving, as a principal operation, the storing, warehousing, processing or manufacturing of hazardous materials, hazardous waste or waste dangerous goods as defined in *The Hazardous Substances and Waste Dangerous Goods Regulations*; and • All land uses in any Land Use Class that involves, as a principal operation, storing, warehousing, processing or manufacturing of hazardous materials, hazardous waste or waste dangerous goods as defined in Chapter 2.	(1) The following shall apply to all new land uses in section T3.1 of this Table: (a) All new underground storage tanks and all storage tank replacements, at a minimum, shall have ULC 603.1 cathodically protected steel or ULC 615 FRP single-wall tanks and lines, leak detection, over-fill or spill prevention systems, drip trays, in-line vertical check valves, cathodic protection monitoring terminals, and a monthly statistical inventory reconciliation analysis. (b) All above ground storage tanks shall have secondary containment with dykes, impervious liners/equivalent, leak detection and/or a monthly statistical inventory reconciliation analysis system. (c) Excavations shall not exceed six metres in depth. Where the overburden is less than six metres, the excavations shall not expose the aquifer or reduce the overburden substantially. (d) Industrial onsite runoff containment ponds shall be constructed to minimize any seepage into any underlying aquifers. (e) All holes created by the removal of piles, foundations, drilling or any other similar activity shall be properly sealed in a manner that minimizes seepage into any underlying aquifers. (2) In addition to the requirements in subsection (1), the following shall apply to all new land uses involving, as a principal operation, storing, warehousing, processing or manufacturing of hazardous materials as defined as defined in Chapter 2: (a) All development applications shall be accompanied by plans to detect contamination of the aquifer. (b) All facilities shall provide annual soil test reports and/or other early contamination detection measure reports to the City, and federal and provincial agencies having jurisdiction	(1) The following shall apply to all existing land uses in section T3.1 of this Table: (a) All new underground storage tanks and all storage tank replacements, at a minimum, shall have ULC 603.1 cathodically protected steel or ULC 615 FRP single-wall tanks and lines, leak detection, over-fill or spill prevention systems, drip trays, in-line vertical check valves, cathodic protection monitoring terminals, and a monthly statistical inventory reconciliation analysis. (b) All above ground storage tanks shall have secondary containment with dykes, impervious liners/equivalent, leak detection and/or a monthly statistical inventory reconciliation analysis system. (c) All existing underground storage tanks shall have leak detection and/or a monthly statistical inventory reconciliation analysis system. (d) Excavations shall not exceed six metres in depth. Where the overburden is less than six metres, the excavations shall not expose the aquifer or reduce the overburden substantially. (e) Industrial onsite runoff containment ponds shall be constructed to minimize any seepage into any underlying aquifers. (f) All holes created by the removal of piles, foundations, drilling or any other similar activity shall be properly sealed in a manner that minimizes seepage into any underlying aquifers. (2) In addition to the requirements in subsection (1), the following shall apply to all new land uses involving, as a principal operation, storing, warehousing, processing or manufacturing of hazardous materials as defined as defined in Chapter 2:

TABLE 8B.T3: PERFORMANCE REGULATIONS FOR LOW SENSITIVITY AQUIFER PROTECTION OVERLAY ZONE			
Sec.	**DEVELOPMENT**	**PERFORMANCE REGULATIONS FOR NEW DEVELOPMENTS**	**PERFORMANCE REGULATIONS FOR MODIFICATIONS TO EXISTING DEVELOPMENTS**
			(a) All development applications shall be accompanied by plans to detect contamination of the aquifer. (b) All facilities shall provide annual soil test reports and/or other early contamination detection measure reports to the City, and federal and provincial agencies having jurisdiction.
T3.2	• All land uses in the Industry Land Use Class or any other Land Use Class that involves, as a principal operation, storing, warehousing or processing of hazardous waste/ waste dangerous goods as defined in *The Hazardous Substances and Waste Dangerous Goods Regulations;* • Industry, Salvaging Light; and • Industry, Salvaging Heavy.	(1) The following shall apply to all new land uses in section T3.2 of this Table: (a) All proposed developments shall prepare a detailed environmental impact report(s) with appropriate mitigative measures. All mitigative measures shall be subject to the approval of the City and any federal and provincial agencies having jurisdiction; (b) All development applications shall be accompanied by plans to detect contamination of the aquifer; (c) All new storage tanks and all storage tank replacements shall be above ground, shall have secondary containment with dykes, impervious liners/equivalent, leak detection and/or monthly statistical inventory reconciliation analysis system. In addition, each tank shall have an over-fill or spill prevention system; (d) Excavations shall not exceed six metres in depth. Where the overburden is less than six metres, the excavations shall not expose the aquifer or reduce the overburden substantially; (e) All facilities handling and/or storing hazardous materials of any type shall provide annual soil test reports and/or other early contamination detection measure reports to the City, and federal and provincial agencies having jurisdiction; and (f) All holes created by the removal of piles, foundations, drilling or any other similar activity shall be properly sealed in a manner that minimizes seepage into any underlying aquifers.	(1) The following shall apply to all new land uses in section T3.2 of this Table: (a) All new storage tanks and all storage tank replacements shall be above ground, shall have a secondary containment with dykes, impervious liners/equivalent, leak detection and/or a monthly statistical inventory reconciliation analysis system. In addition, each tank shall have an over-fill or spill prevention system; (b) All development applications shall be accompanied by plans to detect contamination of the aquifer; (c) Excavations shall not exceed six metres in depth. Where the overburden is less than six metres, the excavations shall not expose the aquifer or reduce the overburden substantially; (d) All holes created by the removal of piles, foundations, drilling or any other similar activity shall be properly sealed in a manner that minimizes seepage into any underlying aquifers; (e) All facilities handling and/or storing hazardous materials of any type shall provide annual soil test reports and/or other early contamination detection measure reports to the City, and federal and provincial agencies having jurisdiction; and (f) All existing underground storage tanks shall have leak detection and/or a monthly statistical inventory reconciliation analysis system.

TABLE 8B.T3: PERFORMANCE REGULATIONS FOR LOW SENSITIVITY AQUIFER PROTECTION OVERLAY ZONE			
Sec.	**DEVELOPMENT**	**PERFORMANCE REGULATIONS FOR NEW DEVELOPMENTS**	**PERFORMANCE REGULATIONS FOR MODIFICATIONS TO EXISTING DEVELOPMENTS**
T3.2	• All land uses in the Industry Land Use Class or any other Land Use Class that involves, as a principal operation, storing, warehousing or processing of hazardous waste/ waste dangerous goods as defined in *The Hazardous Substances and Waste Dangerous Goods Regulations;* • Industry, Salvaging Light; and • Industry, Salvaging Heavy.	(2) In addition to the requirements in subsection (1), the following shall apply to all new land uses involving, as a principal operation, storing, warehousing, processing or manufacturing of hazardous materials as defined as defined in *The Hazardous Substances and Waste Dangerous Goods Regulations*: (a) Industrial onsite runoff containment ponds shall be constructed to minimize any seepage into any underlying aquifers; (b) The site shall be prepared with a minimum of one metre of unfractured low permeability soil or the equivalent thereof (1 x 10^{-7} cm/sec when subjected to a head of 0.305 metres of water); and (c) The site shall be located where the continuous thickness of native material having suitable permeability (minimum average 1 x 10^{-6} cm/sec when subjected to a head of 0.305 metres of water) is 10 metres or greater, or the equivalent. (3) In addition to the requirements in subsection (1), the following shall apply to all new Industry, Salvaging Light and Industry, Salvaging Heavy: (a) The surface runoff management scheme shall incorporate holding tanks, settling ponds or similar retention areas, or equivalent, on site and shall be designed to remove particulate and contaminant levels to meet standards specified by the City for discharge into a storm sewer, storm channel or creek; (b) Site runoff contaminant ponds shall be designed and constructed to minimize seepage into any underlying aquifers; and (c) For all facilities handling and/or storing hazardous materials of any type, the operators shall provide annual soil test reports and/or other early contamination measure reports to the City, as well as to federal and provincial agencies having jurisdiction.	(2) In addition to the requirements in subsection (1), the following shall apply to all new land uses involving, as a principal operation, storing, warehousing, processing or manufacturing of hazardous materials as defined as defined in *The Hazardous Substances and Waste Dangerous Goods Regulations*: (a) Industrial onsite runoff containment ponds shall be constructed to minimize any seepage into any underlying aquifers; (b) The site shall be prepared with a minimum of one metre of unfractured low permeability soil or the equivalent thereof (1 x 10^{-7} cm/sec when subjected to a head of 0.305 metres of water); and (c) The site shall be located where the continuous thickness of native material having suitable permeability (minimum average 1 x 10^{-6} cm/sec when subjected to a head of 0.305 metres of water) is 10 metres or greater, or the equivalent. (3) In addition to the requirements in subsection (1), the following shall apply to all new Industry, Salvaging Light and Industry, Salvaging Heavy: (a) The surface runoff management scheme shall incorporate holding tanks, settling ponds or similar retention areas, or equivalent, on site and shall be designed to remove particulate and contaminant levels to meet standards specified by the City for discharge into a storm sewer, storm channel or creek; and (b) Site runoff contaminant ponds shall be designed and constructed to minimize seepage into any underlying aquifers;

TABLE 8B.T3: PERFORMANCE REGULATIONS FOR LOW SENSITIVITY AQUIFER PROTECTION OVERLAY ZONE			
Sec.	**DEVELOPMENT**	**PERFORMANCE REGULATIONS FOR NEW DEVELOPMENTS**	**PERFORMANCE REGULATIONS FOR MODIFICATIONS TO EXISTING DEVELOPMENTS**
			(c) The site shall be located where the continuous thickness of native material having suitable permeability (minimum average is 1 x 10^{-6}cm/sec when subjected to a head of 0.305 metres of water) is 6 metres or greater, or the equivalent; and (d) All new wastewater sewers, other than those exclusively for domestic wastewater, shall be constructed to force main standards.
T3.3	All land uses in the Dwelling Land Use Class.	Excavations shall not exceed six metres in depth. Where the overburden is less than six metres, the excavations shall not expose the aquifer or reduce the overburden substantially.	
T3.4	Industrial site storm ponds	Clay liners shall be used in all containment ponds.	
T3.5	Waste containment ponds	(1) Impervious liners shall be used for all waste containment. (2) All development applications shall be accompanied by plans to detect contamination of the aquifer.	
T3.6	All land uses other than those in T3.1 to T3.5 of this table.	(1) All new underground storage tanks and all storage tank replacements, at a minimum, shall have ULC 603.1 cathodically protected steel or ULC 615 FRP single-wall tanks and lines, leak detection, over-fill or spill prevention systems, drip trays, in-line vertical check valves, cathodic protection monitoring terminals, a monthly statistical inventory reconciliation analysis, and a daily inventory reconciliation. (2) Excavations shall not exceed six metres in depth. Where the overburden is less than six metres, the excavations shall not expose the aquifer or reduce the overburden substantially.	

PART 8C
DEN – RESIDENTIAL DENSITY OVERLAY ZONE

8C.1 INTENT

The Residential Density Overlay zone is intended to allow the City to establish a limit on the amount of Dwelling Units that can be developed in a particular area or development.

8C.2 APPLICATION

(1) The Residential Density Overlay zone will be applied to control the density of a development relative to what would otherwise be permitted in an area.

(2) The Residential Density Overlay zone shall only apply to a lot zoned to allow a Dwelling land use.

(3) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.

(4) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.

(5) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.

(6) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

8C.3 LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY LAND USES

(1) All permitted uses in the underlying zone are also permitted in this zone.

(2) All discretionary uses in the underlying zone are also discretionary in this zone.

3.2 PROHIBITED LAND USES

All prohibited uses in the underlying zone are also prohibited in this zone.

8C.4 DEVELOPMENT STANDARDS

The development standards of the underlying zone shall apply.

PART 8D
FA – FLOOR AREA OVERLAY ZONE

8D.1 INTENT

The Floor Area Overlay zone is intended to modify the floor area of buildings or structures in areas or neighbourhoods where unique conditions or unusual circumstances make the control of floor area ratio necessary to protect public safety, views and light.

8D.2 APPLICATION

(1) The Floor Area Overlay zone shall be applied to modify the development standard for maximum floor area ratio of a site in an underlying zone, including those sites subject to a floor area ratio density bonus.

(2) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.

(3) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.

(4) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.

(5) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

8D.3 LAND USE REQUIREMENTS FOR THE FLOOR AREA OVERLAY ZONE

3.1 PERMITTED LAND USES

Subject to section 8D.4, all permitted uses in the underlying zone are also permitted in this zone.

3.2 DISCRETIONARY LAND USES

Subject to section 8D.4, all discretionary uses in the underlying zone are also discretionary in this zone.

3.3 PROHIBITED LAND USES

All prohibited uses in the underlying zone are also prohibited in this zone.

8D.4 DEVELOPMENT STANDARDS FOR THE FLOOR AREA OVERLAY ZONE

(1) The development standards of the underlying zone shall apply, except the maximum floor area ratio.

(2) The maximum floor area ratio permitted for any lands in the Floor Area Overlay zone is determined by the number following the letter "F" as identified on the Zoning Maps.

PART 8E
FW – FLOODWAY OVERLAY ZONE

8E.1 INTENT

(1) The Floodway Overlay zone is intended to:

(a) restrict development in areas of the city that, under current conditions, are subject to periodic flooding and accompanying hazards;

(b) prohibit new construction or other improvements or developments that would obstruct or divert the flow of water within the floodway will be prohibited; and

(c) allow land uses with low flood-damage potential and no obstructing flood flows to the extent that they are not prohibited by other legislation.

(2) The Floodway Overlay zone implements, in part, the flood zone concepts specified by the Official Community Plan.

8E.2 APPLICATION

(1) The Floodway Overlay zone shall apply to all areas of the City identified under the Canada/Saskatchewan Flood Damage Reduction Program, and located within the floodway of the Wascana Creek, Pilot Butte Creek, North Storm Channel, South Storm Channel and Chuka Creek.

(2) The regulations, standards, and requirements prescribed in Part 8E apply to all land uses and developments in the Floodway zone.

(3) Nothing in this Bylaw shall be construed as warranting that the areas outside the Floodway Overlay zone boundaries, or land uses permitted within that zone, shall be free from flooding or flood damage.

(4) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.

(5) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.

(6) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.

(7) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

8E.3 LAND USE REQUIREMENTS

3.1 PERMITTED OR DISCRETIONARY LAND USES

(1) Subject to subsection 8E.3.2(2), permitted uses in the underlying zone are also permitted in this zone.

(2) Subject to subsection 8E.3.3(2), discretionary uses in the underlying zone are also discretionary in this zone.

3.2 PROHIBITED LAND USES

(1) All prohibited uses in the underlying zone are also prohibited in this zone.

(2) All development is prohibited, including:

(a) infill;

(b) new construction; and

(c) substantial improvements to existing structures, except the planting of trees and shrubs.

(3) Notwithstanding subsection (2), construction or reconstruction of any residential structure, including a dwelling and accessory structure, is prohibited except for:

(a) the non-conforming uses permitted by Chapter 1 of this Bylaw and in accordance with The Planning and Development Act, 2007;

(b) repairs or improvements which do not increase the habitable gross floor area;

(c) repairs or improvements, the cost of which do not exceed 75% of the market value, as evidenced by a certified cost estimate, of the structure either:

(i) before repair or reconstruction is started; or

(ii) if the structure has been damaged, and is being restored, before the damage occurred; and

(d) repairs or improvements to an identified heritage property, the cost of which shall not be included in the 75% requirement mentioned in subsection 8E.3.2(3)(c).

8E.4 DEVELOPMENT STANDARDS

The development standards of the underlying zone shall apply to this zone.

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PART 8F
H – HOLDING OVERLAY ZONE

8F.1 INTENT

The Holding Overlay zone is intended to:

(a) retain lands or buildings for specific future uses; and

(b) be used as one of the mechanisms for implementing the *Official Community Plan* policy to permit future development only in serviced areas, or areas where the economic extension of infrastructure is feasible; and

(c) permit development only after *Council* has removed the overlay to support development on the lands

8F.2 APPLICATION

(1) The Holding Overlay zone will be applied by Council to specify the use to which lands or buildings may be put after the holding symbol is removed in accordance with section 71 of *The Planning and Development Act, 2007*.

(2) The Holding Overlay zone is intended to be applied after the adoption or approval of a relevant:

(a) planning study;

(b) concept plan; or

(c) subdivision plan.

(3) Unlike the Urban Holding zone mentioned in Subpart 7C, the planned use of lands in this zone is determined at the time the zone is designated.

(4) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.

(5) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.

(6) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.

(7) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

8F.3 LAND USE REQUIREMENTS

No development shall occur while the Holding Overlay zone designation is in place.

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PART 8G
HT – HEIGHT OVERLAY ZONE

8G.1 INTENT

The Height Overlay zone is intended to modify the height of buildings or structures in areas with unique conditions, special circumstances, or where relaxed development standards are appropriate.

8G.2 APPLICATION

(1) The Height Overlay zone shall be used to modify the development standard for maximum height of buildings in the underlying zone.

(2) The Height Overlay zone shall apply to the following:

(a) all development on properties that are within the horizontal surface of the outer limits, approach surfaces or transitional surfaces, as defined in the *Aeronautics Act, 1985* and *Regina Airport Zoning Regulations*. The applicable area is shown in Figure 8G.F.1 for reference purposes only.

(b) lands in the vicinity of the Wascana Centre, as shown in Figure 8G.F.2 for references purposes only;

(c) any other area at the approval of Council.

(3) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.

(4) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.

(5) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.

(6) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

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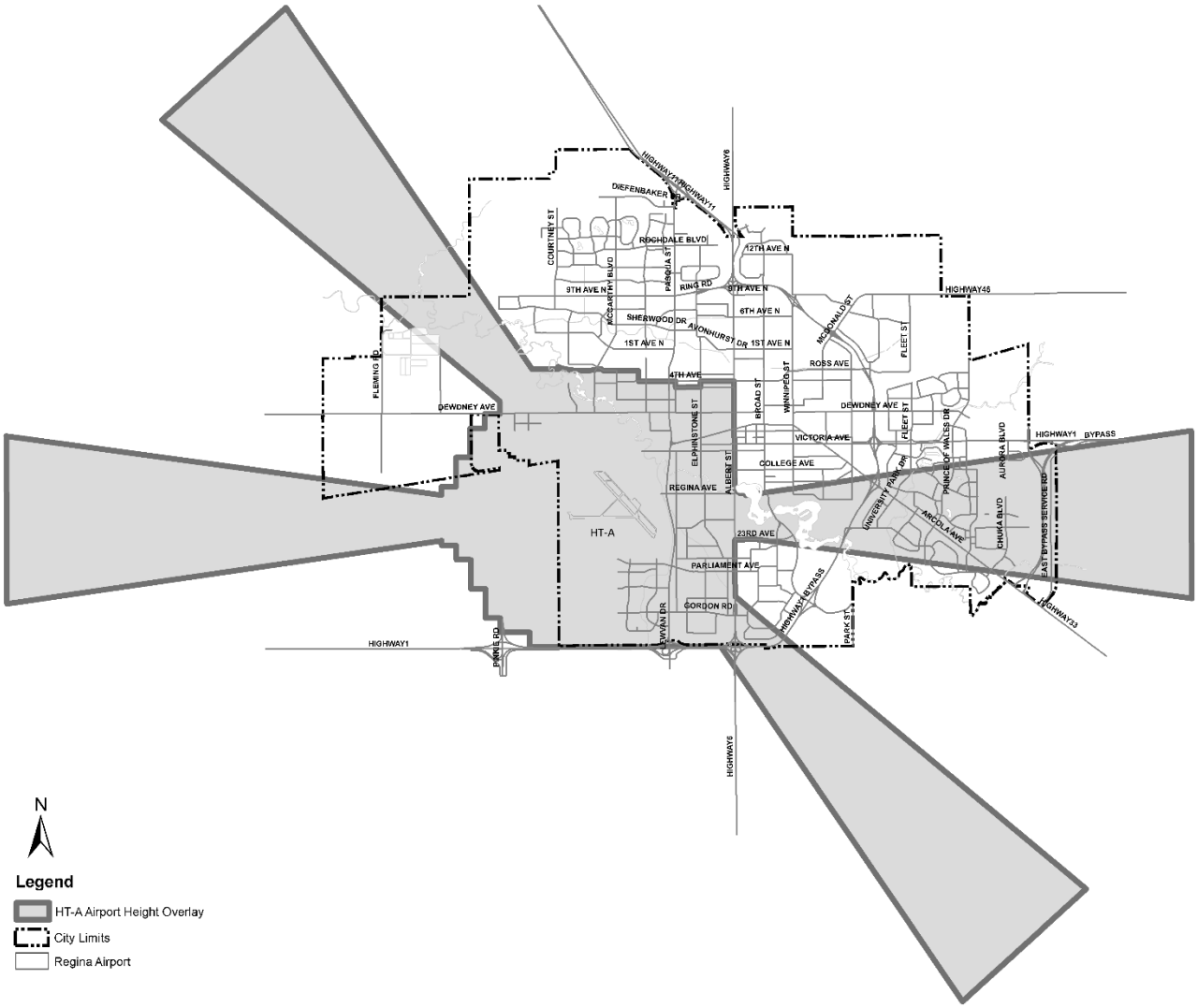

Figure 8G.F.1: Height Overlay Area in the Vicinity of the Airport

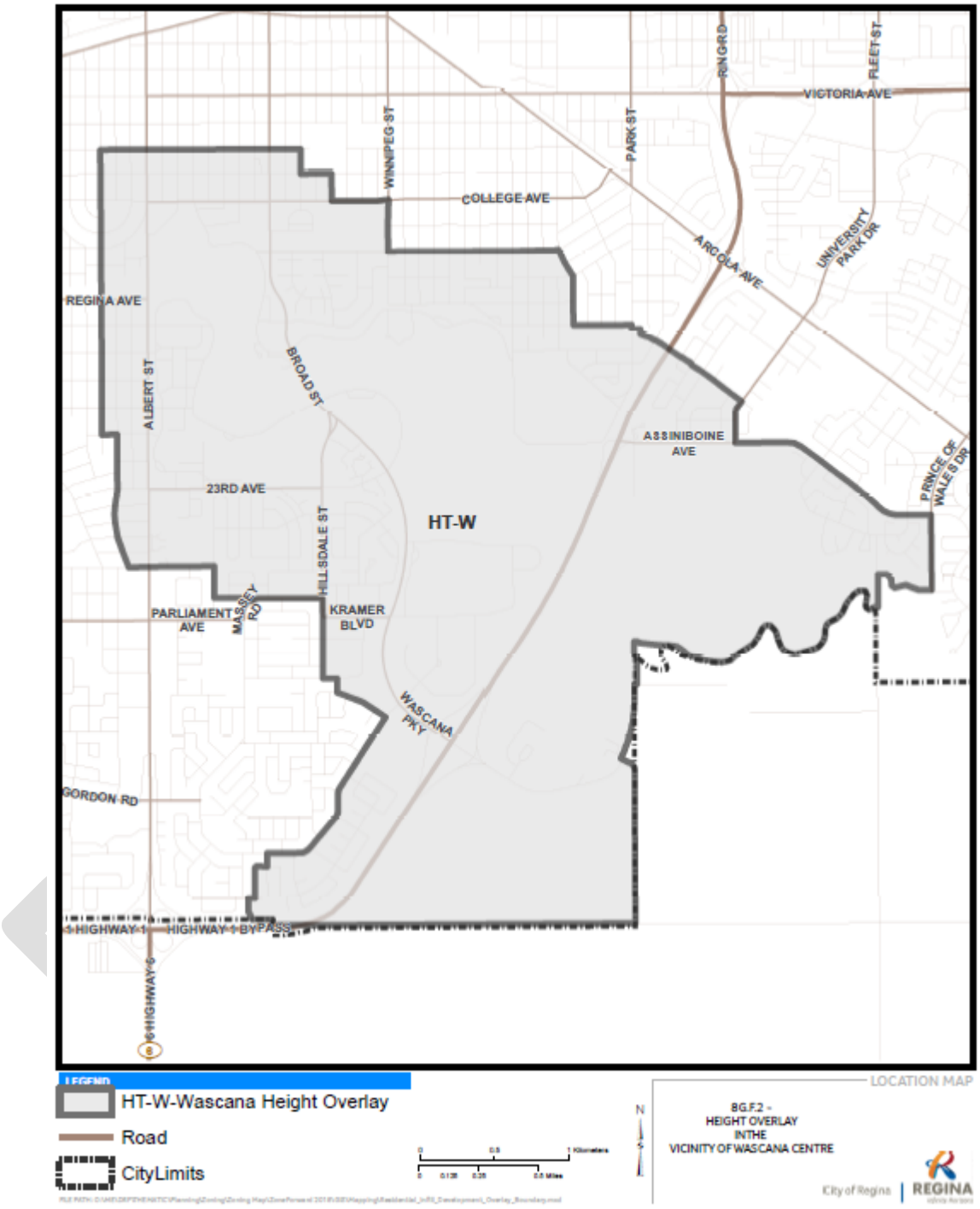

Figure 8G.F.2: Height Overlay Area in the Vicinity of the Wascana Centre

8G.3 LAND USE REQUIREMENTS

3.1 PERMITTED LAND USES

All permitted uses in the underlying zone are also permitted in this zone.

3.2 DISCRETIONARY LAND USES

All discretionary uses in the underlying zone are also discretionary in this zone.

3.3 PROHIBITED LAND USES

All prohibited uses in the underlying zone are also prohibited in this zone.

8G.4 DEVELOPMENT STANDARDS

(1) The development standards of the underlying zone shall apply, except the maximum height standard for buildings.

(2) No building or structure in the vicinity of the Regina International Airport shall exceed the elevation of the horizontal surface of the outer limits, approach surfaces or transitional surfaces, as defined in the *Aeronautics Act, 1985* and *Regina Airport Zoning Regulations*.

(3) In the vicinity of Wascana Centre, the maximum permitted height shall be 13 metres. Any development exceeding 13 metres in height shall be considered as a discretionary use subject to review by and include consultation with the Provincial Capital Commission.

(4) In areas not identified under subclause 8G.4(2) or 8G.4(3) the maximum height shall be determined by the Development Officer.

(5) Notwithstanding subclauses 8G.3(2), 8G.3(3), and 8G.3(4), where the maximum height of the underlying zone is lower than the maximum height of the Height Overlay zone, the maximum height of the underlying zone shall apply.

8G.5 ADDITIONAL DEVELOPMENT STANDARDS

Any application for a development permit on lands subject to section 8G.2(2)(a) shall be accompanied by:

(a) approval from Transport Canada, Nav Canada, and the Regina Airport Authority, indicating that these entities have reviewed the proposed

development and it does not contravene the *Aeronautics Act, 1985* and *Regina Airport Zoning Regulations* ; and

(b) certification by a professional engineer or architect licensed to practice in Saskatchewan, confirming that the proposed development complies with the height requirements of the *Aeronautics Act, 1985* and *Regina Airport Zoning Regulations*.

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PART 8H
LGS – LANEWAY AND GARDEN SUITE PILOT PROJECT OVERLAY ZONE

8H.1 INTENT

The LGS Overlay is intended to accommodate laneway suites in order to support intensification within the city.

8H.2 APPLICATION

(1) Notwithstanding other relevant sections of this Bylaw, the provisions of this overlay shall apply to the development of a Dwelling, Laneway Suite or Dwelling, Garden Suite only on the lands identified in Table 8H.T1.

(2) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.

(3) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.

(4) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.

(5) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

8H.3 LAND USE REQUIREMENTS

(1) Table 8H.T1 lists land uses and land use intensities that are permitted or discretionary in the Laneway and Garden Suite Pilot Project Overlay zone, subject to:

(a) the land use specific regulations in Table 8H.T1;

(b) the development standards in subpart 8H.3;

(c) the parking and loading requirements in subpart 8H.5;

(d) the landscaping, buffering and visual screening requirements of subpart 8H.6; and

(e) the other regulations of this Bylaw.

TABLE 8H.T1:LAND USE CLASSIFICATION

Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T1.1	• Dwelling, Laneway Suite • Dwelling, Garden Suite	Permitted on the lands legally described as: (a) Lot 18, Block 567, Plan 101161189 & Lot 5, Block 567, Plan AP3598 Municipally known as 2990 Albert Street; (b) Lot 18, Block 10, Plan G384 Municipally known as 1932 Atkinson Street; (c) Lot 5, Block 4, Plan EX5374 Municipally known as 62 Charles Crescent; (d) Lot 40, Block 38, Plan 101209249 Municipally known as 2117 Edward Street; (e) Lot 4 & 5, Block 543, Plan K1416 & Lot 49, Block 543, Plan 101191520 Municipally known as 3321 Regina Avenue; (f) Lot 6, Block 7, Plan FL2604 Municipally known as 2822 Sinton Avenue;	---	(1) Notwithstanding any other provision of this Bylaw, a "Dwelling, Secondary Suite" shall not be permitted on any property identified under the Permitted column of this table. (2) A "Dwelling, Laneway Suite" or "Dwelling, Garden Suite" shall only be permitted on a property also containing a one-unit detached dwelling, which shall, for the purposes of this part, be referred to as the "Primary Dwelling." (3) The Gross Floor Area of a "Dwelling, Laneway Suite" or "Dwelling, Garden Suite", excluding any area of the suite that is used as a garage, shall not exceed 80 sq. m or 80% of the gross floor area of the primary dwelling, whichever is less. (Refer to Figure 8H.F1)

(2) Land uses other than Dwelling, Laneway Suite and Dwelling, Garden Suite are prohibited in the Laneway and Garden Suite Overlay zone.

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8H.4 DEVELOPMENT STANDARDS

(1) Notwithstanding any other provisions of this Bylaw and unless otherwise stated as an exception in Table 8H.T3, the following standards in Table 8H.T2 shall apply to the development of a Dwelling, Laneway Suite or Dwelling, Garden Suite.

(2) Standards pertaining to lot size, lot area, site coverage, or other aspects of development that are not in conflict with Table 8H.T2 shall be governed by the standards of the underlying zone as specified in this Bylaw.

TABLE 8H.T2 LGS OVERLAY ZONE DEVELOPMENT STANDARDS

Sec.	Development Criteria	Dwelling, Laneway Suite	Dwelling, Garden Suite
T2.1	**Minimum Side Yard Setback**		
	(1) Where Lot frontage width is less than 8.7 metres		
	(a) one side		
	(i) portions of any building below 3.5 metres side wall height	0.6 metres	0.6 metres
	(ii) portions of any building above 3.5 metres side wall height (Refer to Figure 8H.F2)	1.2 metres	1.2 metres
	Other Side	1.2 metres	1.2 metres
	(2) Lot frontage width is equal to or greater than 8.7 metres and less than 12.5 metres		
	(a) one Side	1.2 metres	1.2 metres
	(b) other Side	1.2 metres	1.2 metres
	(3) Lot frontage width is equal to or greater than 12.5 metres		
	(a) one side	1.2 m metres + 10% Lot width	1.2 metres + 10% Lot width
	(b) other side	1.2 metres	1.2 metres
	(4) Side yard setback with Parking Pad & Pedestrian Walkway		
	(a) one side	As per applicable property width standards.	As per applicable property width standards.
	(b) other side	3.0 metres	3.0 metres
T2.2	**Minimum Rear Yard Setback**		
	(1) No parking pad located between Laneway Suite and a rear lane	1.2 metres	N/A
	(2) Parking pad located between Laneway Suite and a rear lane	7.5 metres	N/A
	(3) No rear lane	N/A	2.0 metres
T2.3	**Separation Distance from Primary Dwelling**		
	(1) At the closest point between the two structures	5.0 metres	5.0 metres
T2.4	**Maximum Building Height**	5.8 metres	5.8 metres
T2.5	**Maximum Structure Massing (Refer to Figure 9C.15.F1)**		
	(1) Maximum Width	11.0 metres	11.0 metres
	(2) Maximum Depth	9.0 metres	9.0 metres

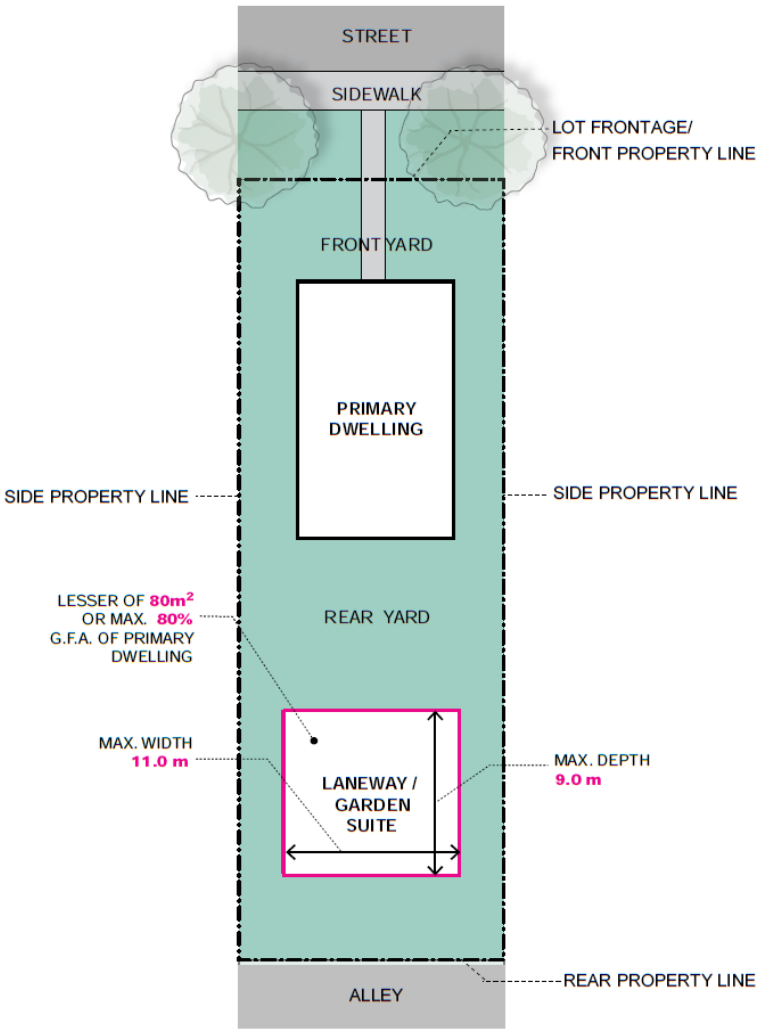

Figure 8H.F1: Maximum Floor Area, Width and Depth

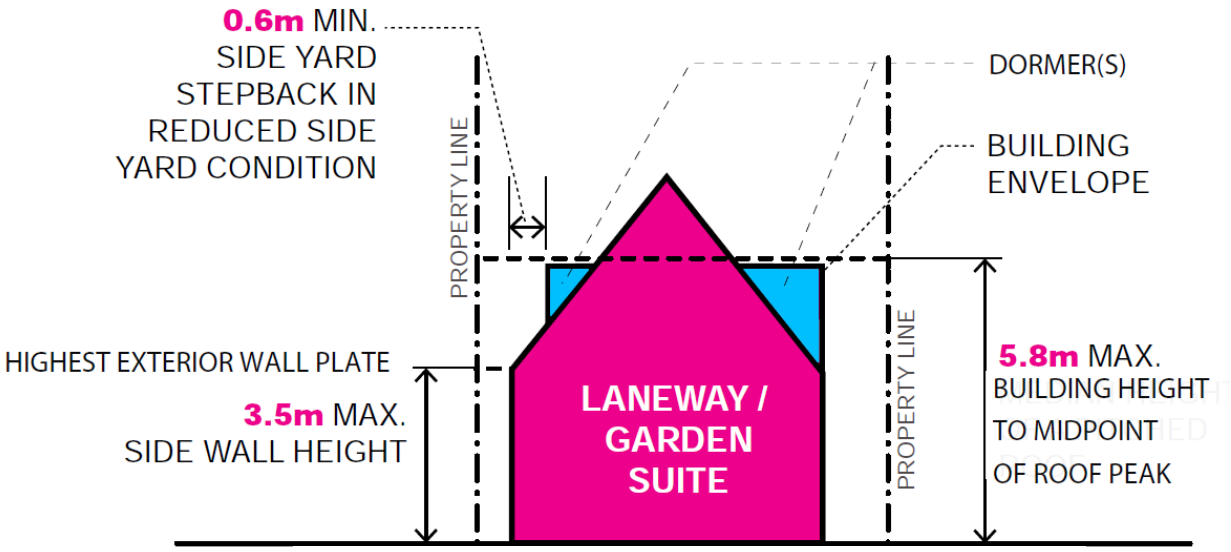

Figure 8H.F2: Structure Height and Side Yard Step back

8H.5 EXCEPTIONS

Notwithstanding other regulations within Table 8H.T2 of this Bylaw, the following site-specific exemptions shall apply:

TABLE 8H.T3 LGS OVERLAY ZONE DEVELOPMENT EXCEPTIONS	
Subject Property	**Exception**
2990 Albert Street	Maximum permitted dwelling, laneway suite structure depth – 14.5 metres
1932 Atkinson Street	Maximum permitted laneway suite structure depth – 11 metres
	Maximum permitted laneway suite gross floor area – 42 square metres

8H.6 PERMITTED YARD ENCROACHMENTS

(1) Covered platforms including balconies, associated with the Dwelling, Laneway Suite or Dwelling, Garden Suite may extend into the required yard setback to a maximum of 0.6 metres.

(2) Encroachments are subject to 1E.1.8 in Chapter 1.

8H.7 ADDITIONAL DEVELOPMENT STANDARDS

(1) Where a Dwelling, Laneway Suite or Dwelling, Garden Suite contains a dormer with a roof area greater than 70% of half of the building footprint, height shall be measured as the vertical distance from grade to the mean level between the top of the dormer highest exterior wall plate and the ridge of a pitched roof, as illustrated in Figure 8H.F3.

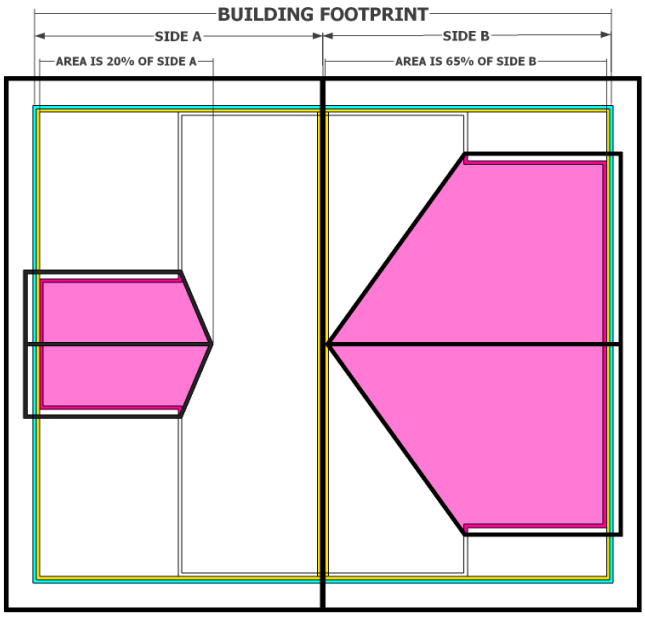

Figure 8G.F3 – Aerial View of Dormer Roof Area

(2) A basement is not permitted within a Dwelling, Laneway Suite or Dwelling, Garden Suite.

(3) Where the conventional zoning regulations applicable for a secondary suite or accessory building are in conflict with the development regulations found in Part 8H of this Bylaw, the regulations in Part 8H shall take precedence.

(4) Primary entrances to a Dwelling, Laneway Suite or Dwelling, Garden Suites shall be oriented to the side or rear of the lot only.

(5) An accessible walkway, providing access from the street to the Dwelling, Laneway Suite or Dwelling, Garden Suite shall be required on all lots containing such a dwelling.

8H.8 PARKING

Notwithstanding the on-site parking requirements of the underlying zone:

(a) the required parking stalls for the principal dwelling and the Dwelling, Laneway Suite or Dwelling, Garden Suite may be provided as tandem parking; and

(b) the required parking spaces for a Dwelling, Laneway Suite shall be accessed from the lane.

8H.9 LANDSCAPING REGULATIONS

A minimum of 30% of a lot containing a Dwelling, Laneway Suite or Dwelling, Garden Suite shall have a pervious surface.

PART 8I
NEF – NOISE EXPOSURE FORECAST OVERLAY ZONE

8I.1 INTENT

The Noise Exposure Forecast Overlay zone is intended to ensure that no dwellings are developed within certain noise exposure forecast (NEF) contours, as stipulated by the *Official Community Plan*.

8I.2 APPLICATION

(1) The provisions of this subpart shall apply to all properties that fall entirely or partially within the area of the 30 Noise Exposure Forecast (NEF) contour or higher [as per the Noise Exposure Projection (NEP) for 2024, or as may be amended by Transport Canada from time to time].

(2) For reference purposes only, a depiction of the noise exposure forecast contours are shown in Figure 8I.F.1.

(3) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.

(4) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.

(5) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.

(6) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

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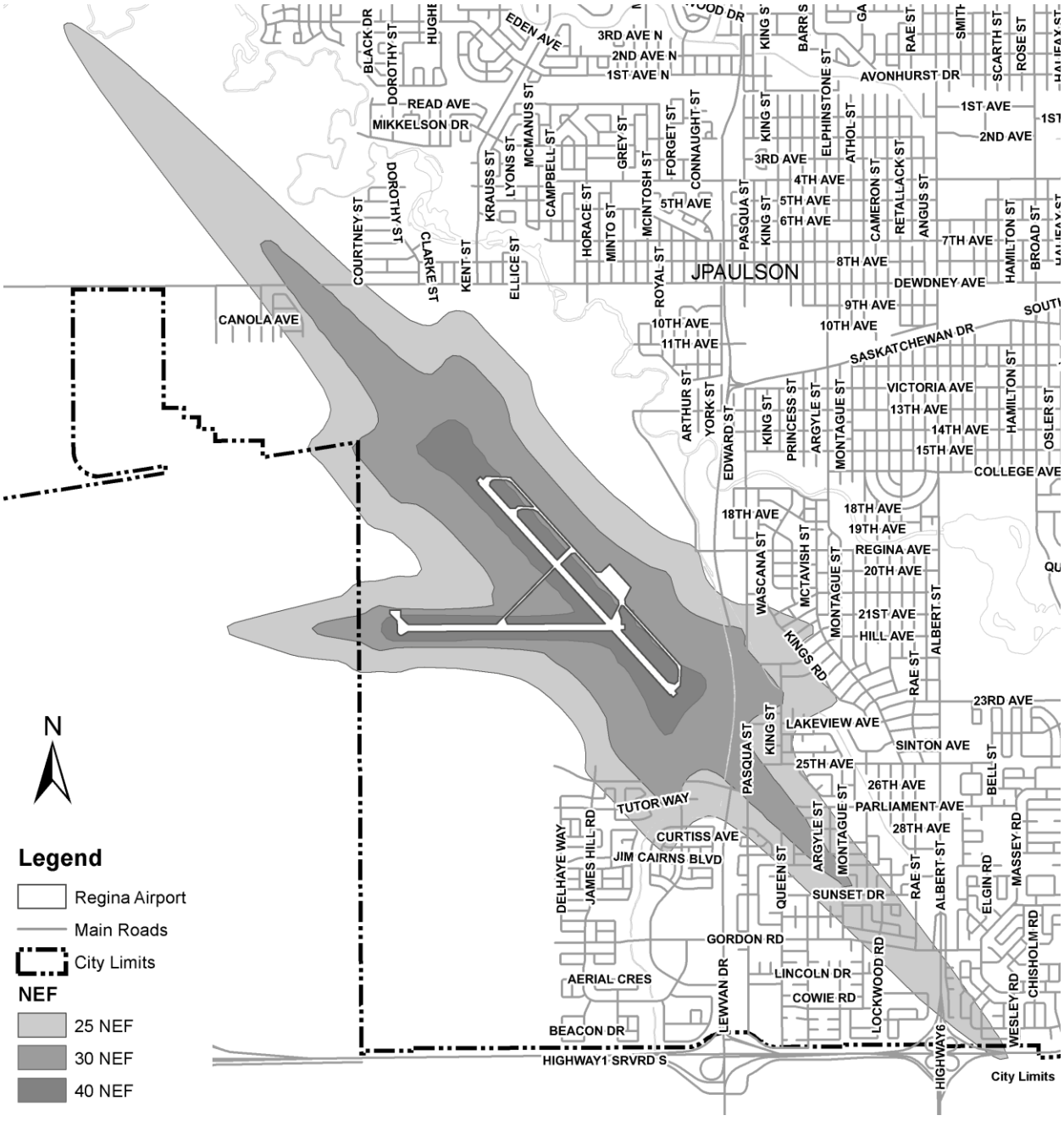

Figure 8I.F.1: Noise Exposure Forecast (NEF) Contours [as per Noise Exposure Projection (NEP) for 2024]

8I.3 LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY LAND USES

(1) All permitted uses in the underlying zone are also permitted in this zone, except as noted in subsection 8I.3.2(1).

(2) All discretionary uses in the underlying zone are also discretionary in this zone, except as noted in subsection 8I.3.2(1).

3.2 PROHIBITED USES

All dwelling units are prohibited within the 30 NEF and 40 NEF contour areas.

8I.4 DEVELOPMENT STANDARDS

The development standards of the underlying zone shall apply.

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PART 8J
PL – PIPELINE CORRIDOR SETBACK OVERLAY ZONE

8J.1 INTENT

The Pipeline Corridor Setback Overlay zone is intended to establish a minimum setback requirement for permanent buildings and structures located on properties adjacent to existing or future pipeline corridors to ensure that new developments in proximity to pipeline facilities do not affect the safety and integrity of those facilities or endanger the safety of the public.

8J.2 APPLICATION

(1) The provisions of this subpart shall apply to all new development on properties located adjacent to a pipeline corridor.

(2) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.

(3) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.

(4) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.

(5) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

8J.3 LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY LAND USES

(1) All permitted uses in the underlying zone are also permitted in this zone.

(2) All discretionary uses in the underlying zone are also discretionary in this zone.

3.2 PROHIBITED LAND USES

All prohibited uses in the underlying zone are also prohibited in this zone.

8J.4 DEVELOPMENT STANDARDS

(1) The development standards of the underlying zone shall apply, except for the application of minimum yard setbacks.

(2) Pursuant to subsection 8J.4(1), for lots directly adjacent to a registered pipeline corridor, the minimum yard setback shall be as follows:

(a) The minimum setback of a permanent building or structure shall be 7.0 metres from any property/lot line adjacent to the pipeline corridor.

(b) The minimum setback for an accessory or non-permanent structure shall be 3.0 metres from any property/lot line adjacent to the pipeline corridor.

(c) Where there are multiple pipelines, the Development Officer may conduct a quantitative risk assessment in order to determine an appropriate setback.

(3) Where the applicable minimum setback standards for the underlying zone are greater than the standards established in subsection 8J.4(2), the standards of the underlying zone shall apply.

8J.5 FENCE REQUIREMENT

(1) A fence shall be erected along the lot line adjacent to the pipeline corridor. Such a fence shall have a minimum height of 1.83 metres.

(2) The subject property owner is required to maintain the fence in perpetuity.

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PART 8K
RID – RESIDENTIAL INFILL DEVELOPMENT OVERLAY ZONE

8K.1 INTENT

Residential Infill Development Overlay zone is intended to establish specific requirements for buildings and structures located within Regina's infill boundary.

8K.2 APPLICATION

(1) The Residential Infill Development Overlay zone shall apply to all lots within the area of the infill boundary as shown on the Figure 8K.F.12.

(2) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.

(3) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.

(4) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.

(5) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

(6) In addition to the development standards in subpart 8K.4, every development permit application relating to a use or development in the Residential Infill Development Overlay zone shall also be evaluated with respect to the manner in which the proposed use or development conforms to the regulations prescribed in subpart 8K.5.

(7) Notwithstanding section 1E.3.8 (1) of Chapter 1, if the Development Officer concludes that an application for a development permit in the Residential Infill Development Overlay zone is not in conformity with the regulations prescribed in subpart 8K.5, the Development Officer shall not issue a

development permit but may, upon request of the applicant, refer the application to City Council for reconsideration as a discretionary use.

8K.3 LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY LAND USES

(1) All permitted uses in the underlying zone are also permitted in this zone.

(2) All discretionary uses in the underlying zone are also discretionary in this zone.

3.2 PROHIBITED LAND USES

All prohibited uses in the underlying zone are also prohibited in this zone.

8K.4 DEVELOPMENT STANDARDS

4.1 FRONT YARD SETBACK

(1) For a proposed building containing four units or less on a lot zoned Residential, the following conditions shall apply in determining front yard setback to the non-garage portion of the proposed building:

(a) where both next-door lots are zoned Residential, the front yard setback to the non-garage portion of the proposed building shall be:

(i) at least the average of the actual front yard setbacks of the next-door lots; and

(ii) to a maximum of the farthest front yard setback from the property line of a next-door lot (see Figure 8K.F1).

(b) where there is only one next-door lot that is zoned Residential, the front yard setback to the non-garage portion of the proposed building shall be plus or minus one metre of the front yard setback of the next-door lot;

(c) where neither of the next-door lots is zoned Residential or does contain a principal building, the front yard setback to the non-garage portion of the proposed building shall be the minimum required front yard setback of the underlying zone;

(d) notwithstanding clauses 8K.4.1(1)(a), (b) and (c), in no case shall the front yard setback of the proposed building be less than 3.0 m.

(2) For a proposed building containing four units or less on a lot zoned Residential, the front yard setback to the garage portion shall be the farthest of:

(a) 6.0 metres; or

(b) the minimum front yard setback established in subsection 8K.4.1(1) (see Figure 8K.F1).

(3) Where a building is proposed pursuant to subsections 8K.4.1(1) and (2):

(a) the drawings submitted as part of the development permit application shall indicate front yard setback of the proposed building; and

(b) the applicant shall submit a surveyor's certificate showing the actual front yard setback (s) of the next-door lot (s).

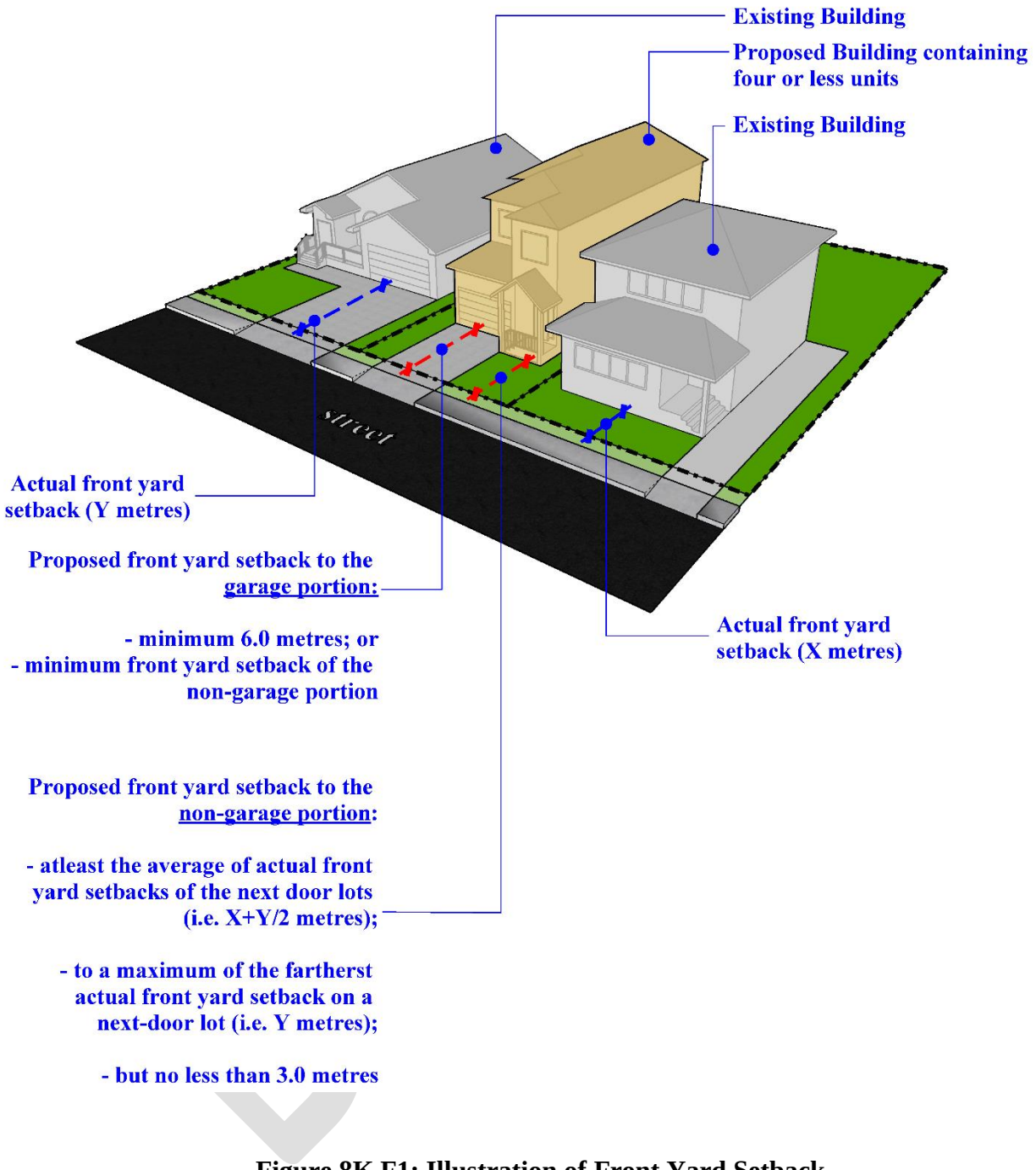

Figure 8K.F1: Illustration of Front Yard Setback

4.2 BUILDING HEIGHT

(1) For a proposed building containing two units or less on a lot zoned Residential, the maximum building height shall be the greater of:

(a) 8.5 metres; or

(b) the average of the actual building height of all existing principal buildings on the same block face as the proposed development (see Figure 8K.F2).

(2) Where a development is proposed pursuant to subsection 8K.4.2(1):

(a) the drawings submitted as part of the development permit application shall indicate the height of the proposed building; and

(b) the average building height of existing principal buildings on the block face shall be determined based on estimates established by the Development Officer or, if the applicant disagrees with the Development Officer's estimate, based on surveyor's certificates submitted by the applicant showing the actual building height of each principal building on the same block face as the proposed development..

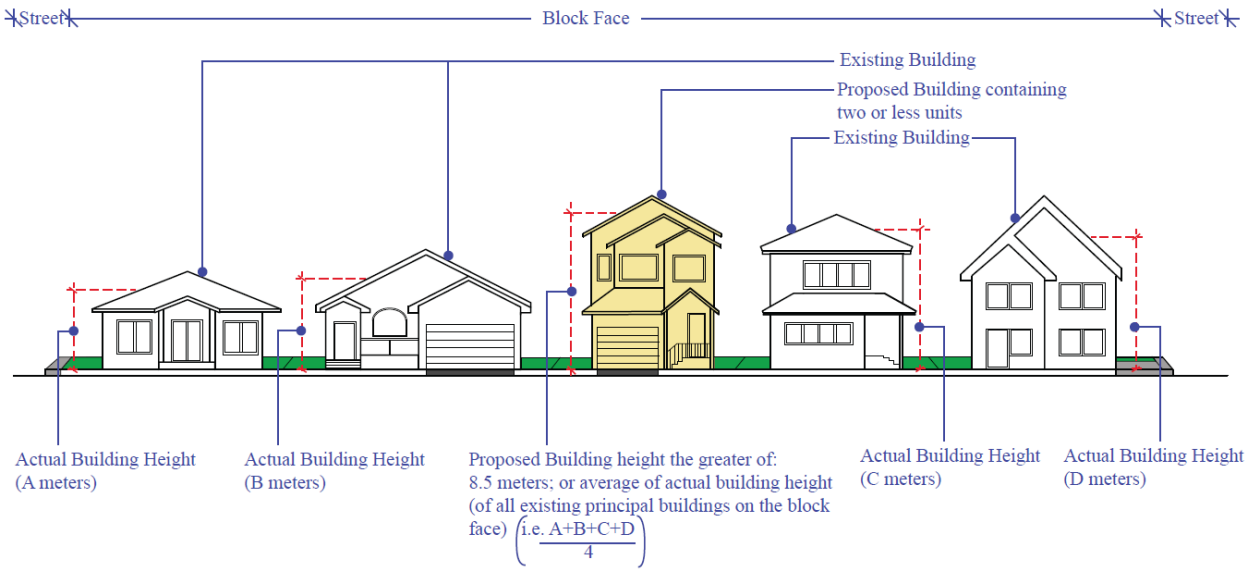

Figure 8K.F2: Illustration of Building Height

4.3 HEIGHT EXCEPTIONS

(1) Subject to subsection 8K.4.3(2), the height limitation mentioned in subsection 8K.4.2(1) shall not apply to any of the following:

(a) a spire;

(b) a belfry;

(c) a cupola;

(d) a dome;

(e) a chimney;

(f) a ventilator;

(g) a skylight;

(h) a water tank;

(i) a bulkhead;

(j) a communication antenna;

(k) any features or mechanical appurtenances, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.

(2) The features mentioned in subsection 8K.4.3(1):

(a) may not include an elevator or staircase enclosure, or a mechanical penthouse;

(b) may not be used for human habitation; and

(c) shall be erected only to such minimum height or to accomplish the purpose they are to serve.

4.4 FIRST FLOOR HEIGHT

(1) The height of the first floor of a proposed building containing four Dwelling Units or less on a lot zoned Residential, when measured from grade, shall be no more than 1.37 metres above grade (see Figure 8K.F3).

(2) In the case of a building constructed pursuant to subsection 8K.4.4(1), the drawings submitted as part of the development permit application shall indicate the height of the first floor from grade.

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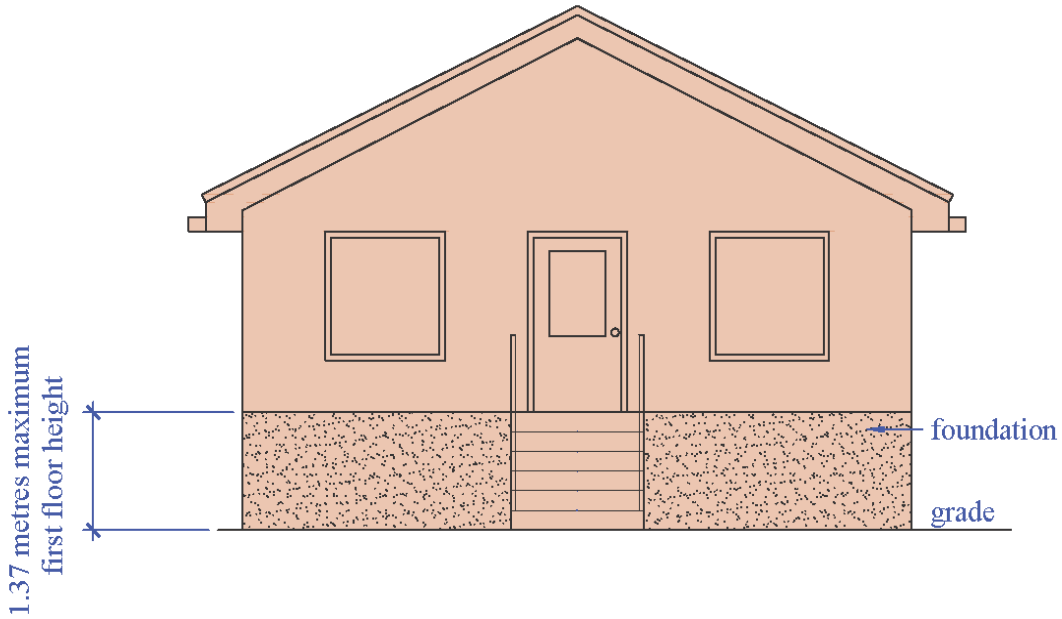

Figure 8K.F3: Illustration of First Floor Height

4.5 SIDE YARD SETBACK

(1) For a proposed building containing four Dwelling Units or less on a lot zoned Residential, where lot frontage is less than 10.0 metres:

(a) the minimum side yard setback on one side shall be 1.2 metres; and

(b) the minimum side yard setback on the other side shall be 0.6 metres.

(2) For all other proposed building types, the standards of the underlying zone shall apply.

8K.5 DESIGN GUIDELINES

5.1 DEFINITIONS

For the purposes of this subpart, the following terms shall have the meaning assigned to them by this section.

"parallel massing" means the physical bulk of a building where the primary ridge of the pitched roof is parallel to the front wall of the building.

"perpendicular massing" means the physical bulk of a building where the primary ridge of the pitched roof is perpendicular to the front wall of the building.

"storey" means the portion of a building between the top of any floor and the top of the floor immediately above it. If there is no floor above it, the portion between the top of the floor and the ceiling above it. This does not include the portion of the building that is the basement.

5.2 LOCATION AND ORGANIZATION

Primary views shall be oriented towards adjacent streets, parks and open spaces.

5.3 PORCH AND UNCOVERED BALCONY, DECK OR PLATFORM

Porches and uncovered balconies, decks or platforms at the front or rear of a building shall be adequately screened to avoid overlook onto flanking properties.

5.4 MASSING

(1) For a flat roof structure the following shall apply:

(a) a one storey Building, Detached with a dwelling is not subject to front or side wall stepback provisions stated in clause 8K.5.4(1)(b);

(b) for a two to three storey Building, Detached with a flat roof that contains a dwelling:

(i) where a minimum side yard setback of 1.2 metres on both sides is utilized, side walls may incorporate a maximum height of 8.5 metres (See Figure 8K.F4); and

(ii) where a side yard setback of less than 1.2 metres is utilized on one side, the side wall above 7.2 metres in height shall incorporate a stepback of a minimum 1.2 metres from the side property line (See Figure 8K.F5);

(c) where no front porch is provided, the front façade of a flat roof structure above 7.2 metres measured from the established grade shall be setback from the remainder of the façade by a minimum of 0.6 metres (See Figure 8K.F6); and

(d) where a front porch is provided no front façade setback is required.

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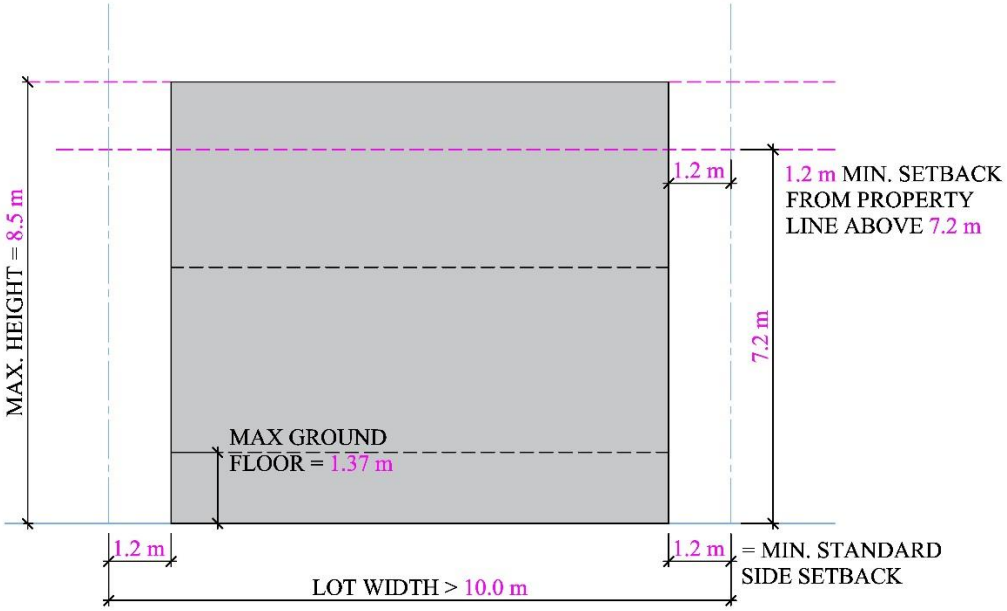

Figure 8K.F4: Flat Roof Building with Side Yard Setback of 1.2 Metres

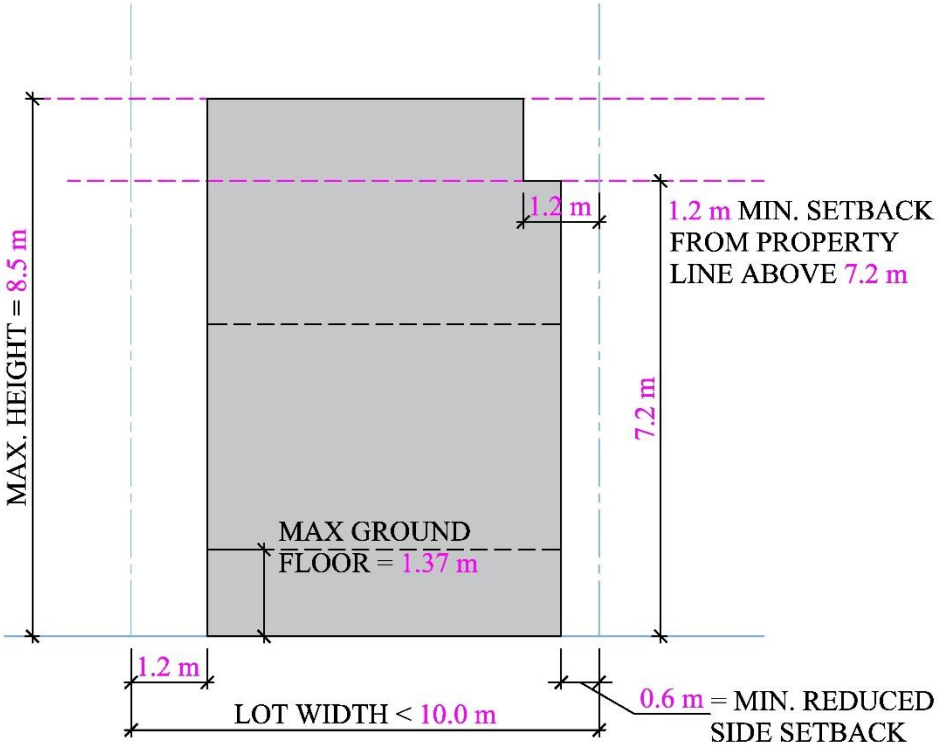

Figure 8K.F5: Flat Roof Building with Side Yard Setback Less Than 1.2 Metres

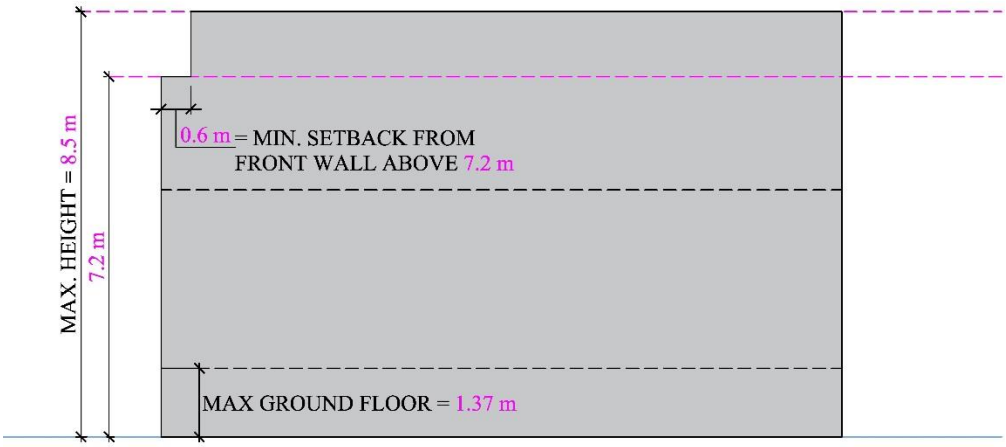

Figure 8K.F6: Flat Roof Building with No Front Porch

(2) For a pitched roof structure the following shall apply:

(a) a one storey Building, Detached with a dwellings is not subject to front, side or angular plane provisions stated in clause 8K.5.4(2)(b):

(b) a two to three storey Building, Detached with a pitched roof that contains a dwelling, shall be consistent with to either the pitched roof perpendicular massing provisions in clause (c) or the pitched roof parallel massing provisions in clause (d);

(c) for a pitched roof with perpendicular massing:

(i) all portions of the structure shall be contained within 45 degree angular planes starting at 7.2 metres measured from the established grade at the sidewalls, and sloping from the sidewalls to the middle of the structure (See Figure 8K.F7);

(ii) where no front porch is provided, the front façade shall be contained within a 45 degree angular plane starting at 7.2 metres measured from the established grade (See Figure 8K.F8); and

(ii) where a front porch is provided, clause 2(c)(ii) does not apply; and

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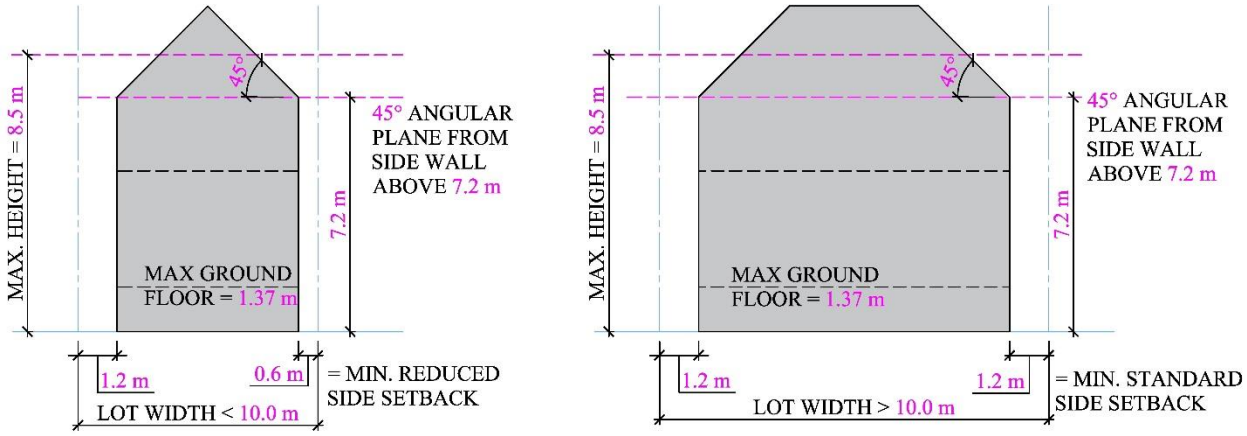


Figure 8K.F7: Perpendicular Massing on Pitched Roof Building

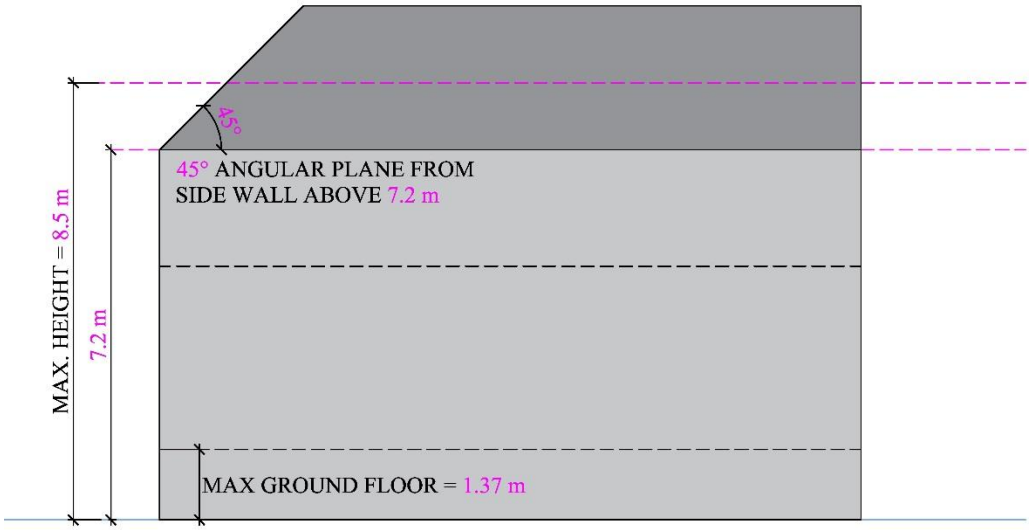


Figure 8K.F8: Perpendicular Massing on Pitched Roof Building with No Front Porch

(d) for a pitched roof with parallel massing:

(i) all portions of the structure shall be contained within 45 degree angular planes starting at 7.2 metres measured from the established grade at the front and rear walls, and sloping from the front and rear towards the middle of the structure (See Figure 8K.F9);

(ii) side walls are not required to fit within an angular plane (See Figure 8K.F10). However, the area of the side wall above 7.2 metres measured from the established grade shall not exceed 60% of the total available side wall area. The permitted side wall area

may be distributed anywhere within the available side wall area (See Figure 8K.F11); and

(iii) front and rear wall angular plane provisions shall be followed whether or not there is a front porch.

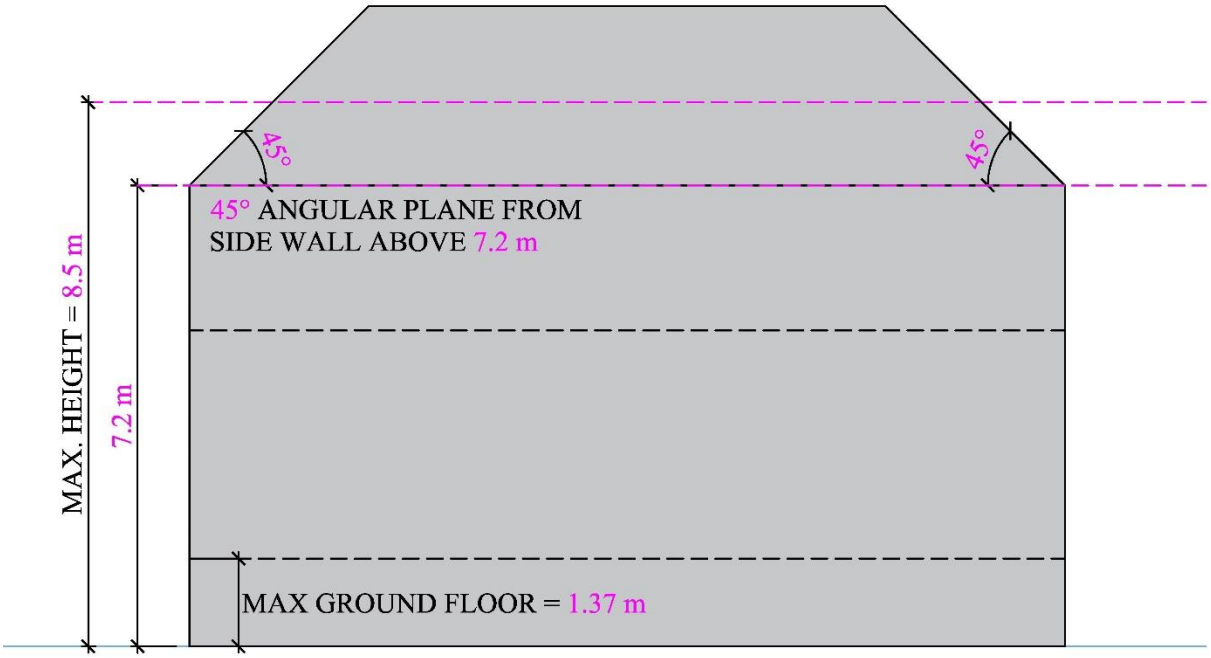


Figure 8K.F9: Parallel Massing on Pitched Roof Building – Side Elevation

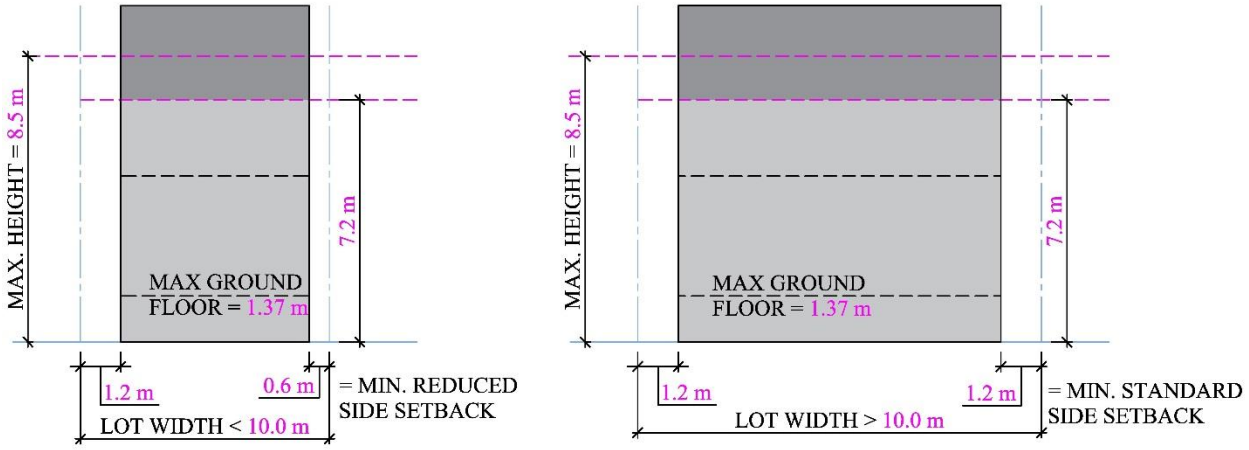


Figure 8K.F10: Parallel Massing on Pitched Roof Building – Front Elevation

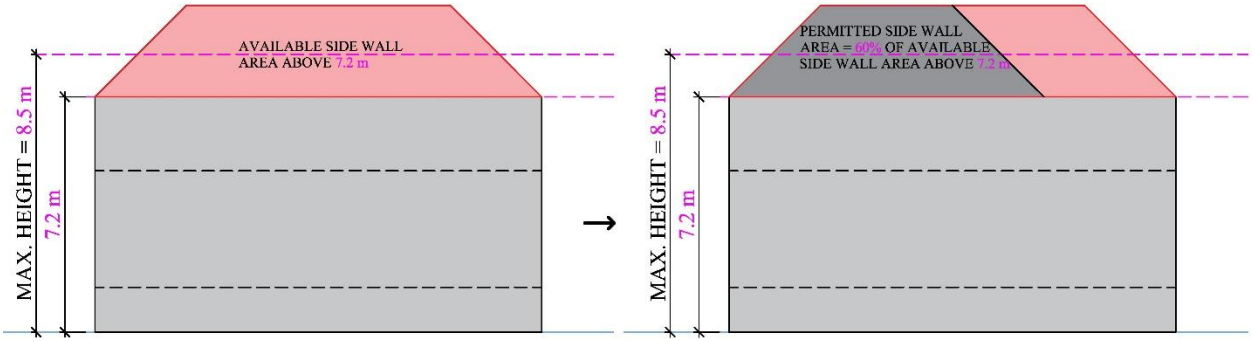
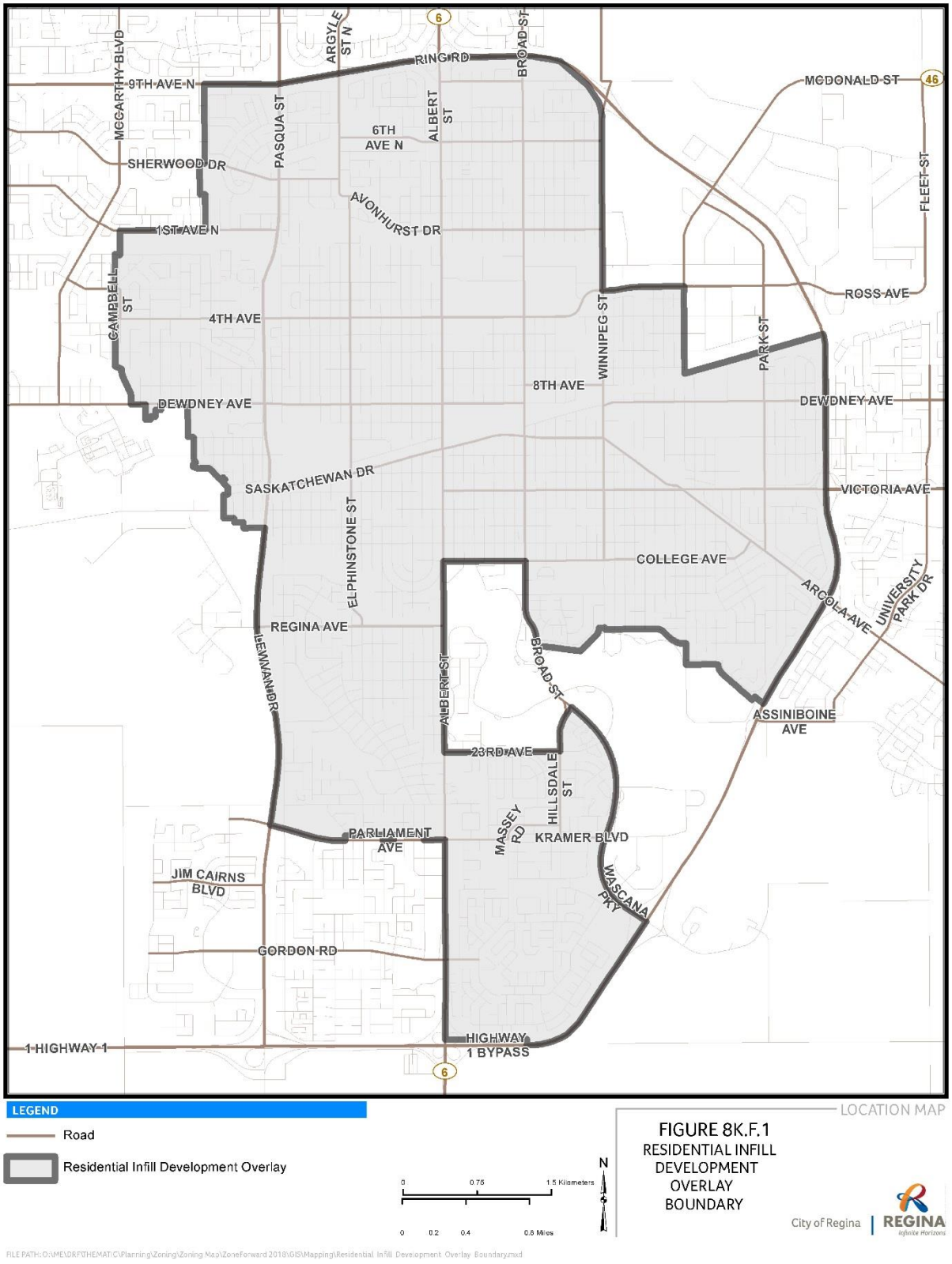


Figure 8K.F11: Maximum Side Wall Area


RING RD
9TH AVE N
MCCARTHY BLVD
ARGYLE ST N
BROAD ST
MCDONALD ST
46
6
PASQUA ST
ALBERT ST
6TH AVE N
SHERWOOD DR
AVONHURST DR
FLEET ST
1ST AVE N
CAMBRELL ST
4TH AVE
ROSS AVE
WINNIPEG ST
PARK ST
8TH AVE
DEWDNEY AVE
DEWDNEY AVE
SASKATCHEWAN DR
VICTORIA AVE
ELPHINSTONE ST
COLLEGE AVE
ARCOLA AVE
UNIVERSITY PARK DR
REGINA AVE
ALBERT ST
BROAD ST
ASSINIBOINE AVE
23RD AVE
HILLSDALE ST
MASSEY RD
PARLIAMENT AVE
KRAMER BLVD
JIM CAIRNS BLVD
WASCANA PKY
GORDON RD
1 HIGHWAY 1
HIGHWAY 1 BYPASS
6
LEGEND
Road
Residential Infill Development Overlay
0 0.75 1.5 Kilometers
0 0.2 0.4 0.8 Miles
N
LOCATION MAP
FIGURE 8K.F.1
RESIDENTIAL INFILL DEVELOPMENT OVERLAY BOUNDARY
City of Regina
REGINA
Infinite Horizons
FILE PATH: O:\ME\DRF\THEMATIC\Planning\Zoning\Zoning Map\ZoneForward 2018\GIS\Mapping\Residential Infill Development Overlay Boundary.mxd

PART 8L
RS – RAILWAY SETBACK OVERLAY ZONE

8L.1 INTENT

(1) The Railway Setback Overlay zone is intended to establish setback requirements for residential buildings and structures located on properties adjacent to existing or future rail rights-of-way.

(2) The setback is intended to provide adequate safeguards from potential conflicts between rail rights-of-way and residential buildings and structures to manage public safety and noise attenuation.

8L.2 APPLICATION

(1) The Railway Setback Overlay zone shall apply to any lot where a dwelling may be developed that is within the close proximity to a lot that contains existing or future rail rights-of-way.

(2) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.

(3) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.

(4) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.

(5) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

8L.3 LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY LAND USES

(1) All permitted uses in the underlying zone are also permitted in this zone.

(2) All discretionary uses in the underlying zone are also discretionary in this zone.

3.2 PROHIBITED LAND USES

All prohibited uses in the underlying zone are also prohibited in this zone.

8L.4 DEVELOPMENT STANDARDS

(1) Subject to subsection 8L.4(2), the development standards of the underlying zone will apply, except for the application of minimum yard setbacks.

(2) Pursuant to subsection 8L.4(1), for lots adjacent to railway operations, the minimum principal building setback from the property line of the lot containing the railway operations shall be as specified in the applicable secondary plan, concept plan or as follows where not specified in a secondary plan or concept plan:

(a) where a lot is adjacent to a freight rail yard, the minimum building setback shall be 300 metres to the nearest building face;

(b) where a lot is adjacent to a main rail line, the minimum building setback shall be 30 metres to the nearest building face; and

(c) where a lot is adjacent to a branch or spur rail line, the minimum building setback shall be 15 metres to the nearest building face.

(3) Where the a main line, branch line, and/or spur line are co-located on the same section of a lot, the larger setback distance in subsection 8L.4(2) shall apply.

(4) Where the minimum setback requirements are not specified in a secondary plan or concept plan, the Development Officer may reduce the minimum setback requirements in section (2) where:

(a) the applicant can demonstrate to the Development Officer's satisfaction that other appropriate mitigation measures are in place; or

(b) a Development Viability Assessment conducted by a registered Planner or Engineer is provided.

(5) Where the applicable setback standards for the underlying zone are greater than the standards established in subsection 8L.4(2), the standards of the underlying zone shall apply.

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PART 8M
LA – LANE ACCESS OVERLAY ZONE

8M.1 INTENT

The Lane Access Overlay zone is intended to allow flexibility regarding front and lane access to residential lots on a block face.

8M.2 APPLICATION

(1) The Lane Access Overlay zone shall apply:

(a) to lots zoned residential; and

(b) on an entire block face identified within a concept plan or secondary plan as being appropriate for having both front and lane access;

(2) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.

(3) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.

(4) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.

(5) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

8M.3 LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY LAND USES

(1) All permitted uses in the underlying zone are also permitted in this zone.

(2) All discretionary uses in the underlying zone are also discretionary in this zone.

3.2 PROHIBITED LAND USES

All prohibited uses in the underlying zone are also prohibited in this zone.

8M.4 DEVELOPMENT STANDARDS

(1) The development standards of the underlying zone shall apply.

(2) Where a lot contains a building with access to the required parking provided from the fronting street, the development standards of the underlying zone applicable to lots without rear lane access shall apply, regardless of whether the lot also has lane access.

8M.5 PARKING AND LOADING

Notwithstanding the parking requirements of the underlying zone, lots with a lane are permitted to have access from:

(a) the fronting street;

(b) the lane; or

(c) both the fronting street and the lane.

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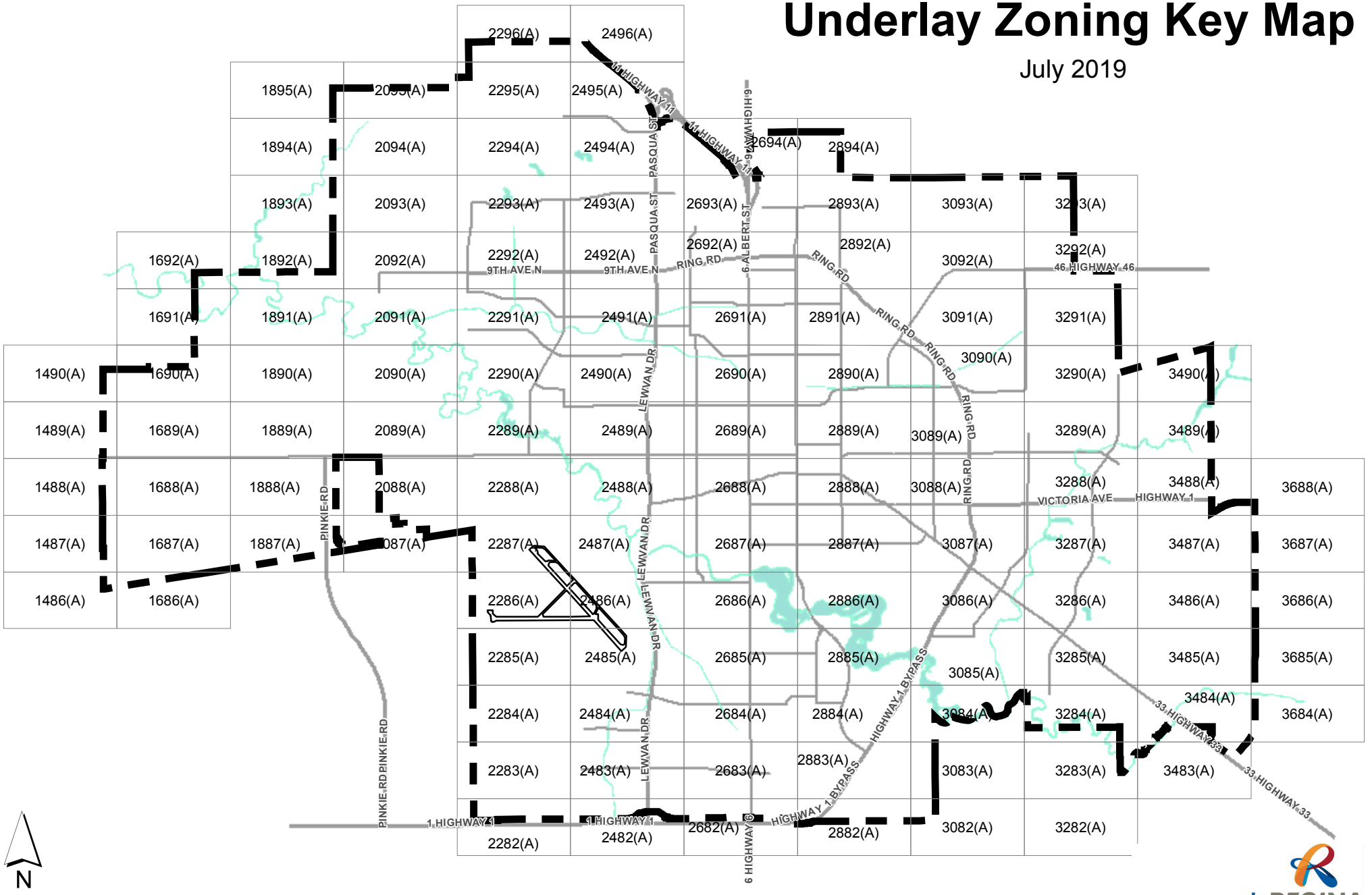
9 ZONING MAPS

PART 9A
ZONING MAPS

The land use zones established in Chapter 3 to Chapter 8 and their boundaries within the city are shown on the series of maps in this Chapter.

Underlay Zoning Key Map

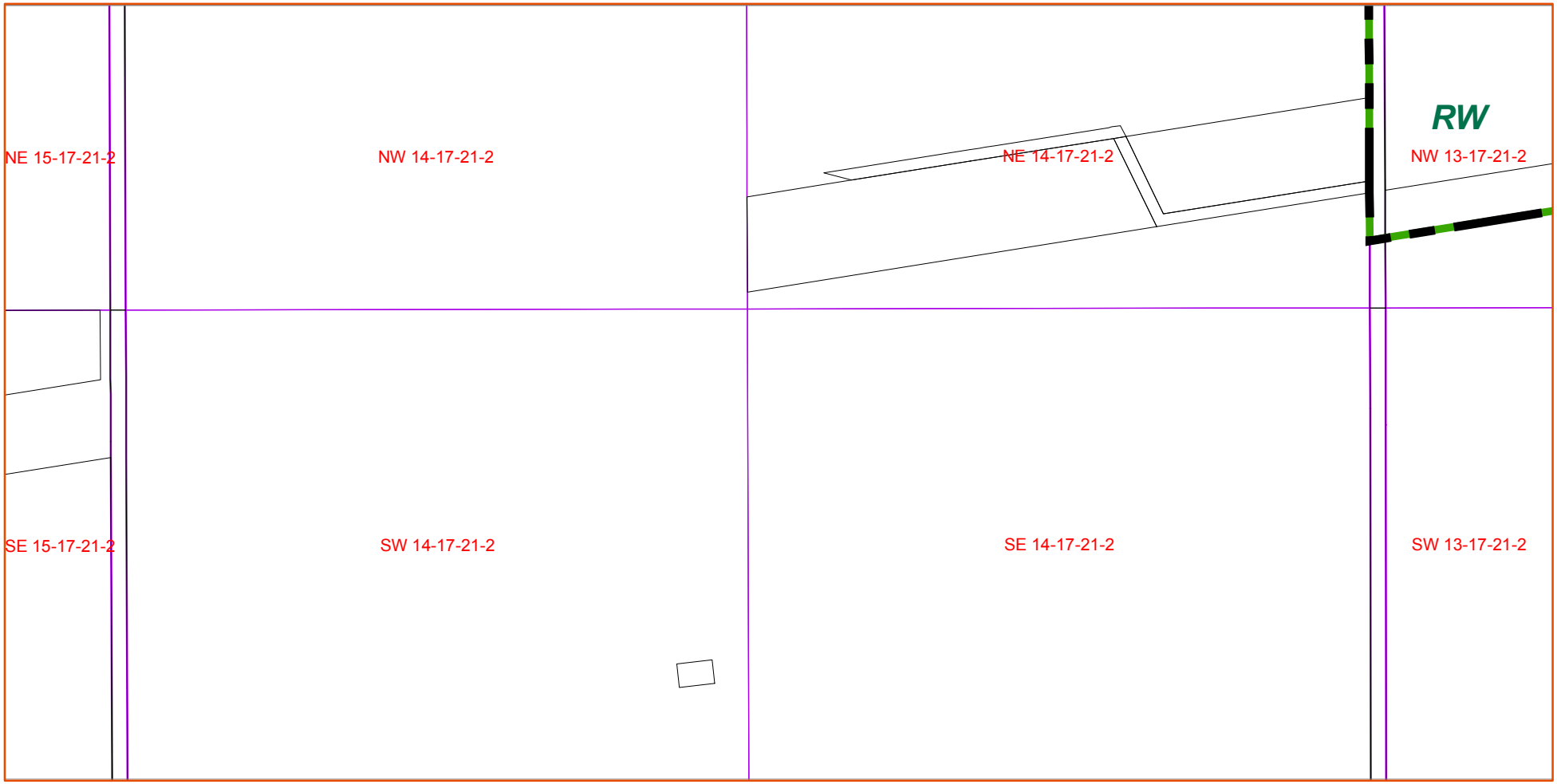
July 2019



The Overlay Zoning Map should also be consulted

City of Regina | REGINA Infinite Horizons

1487



1686

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LEGEND:

City Limits

Underlying Zone

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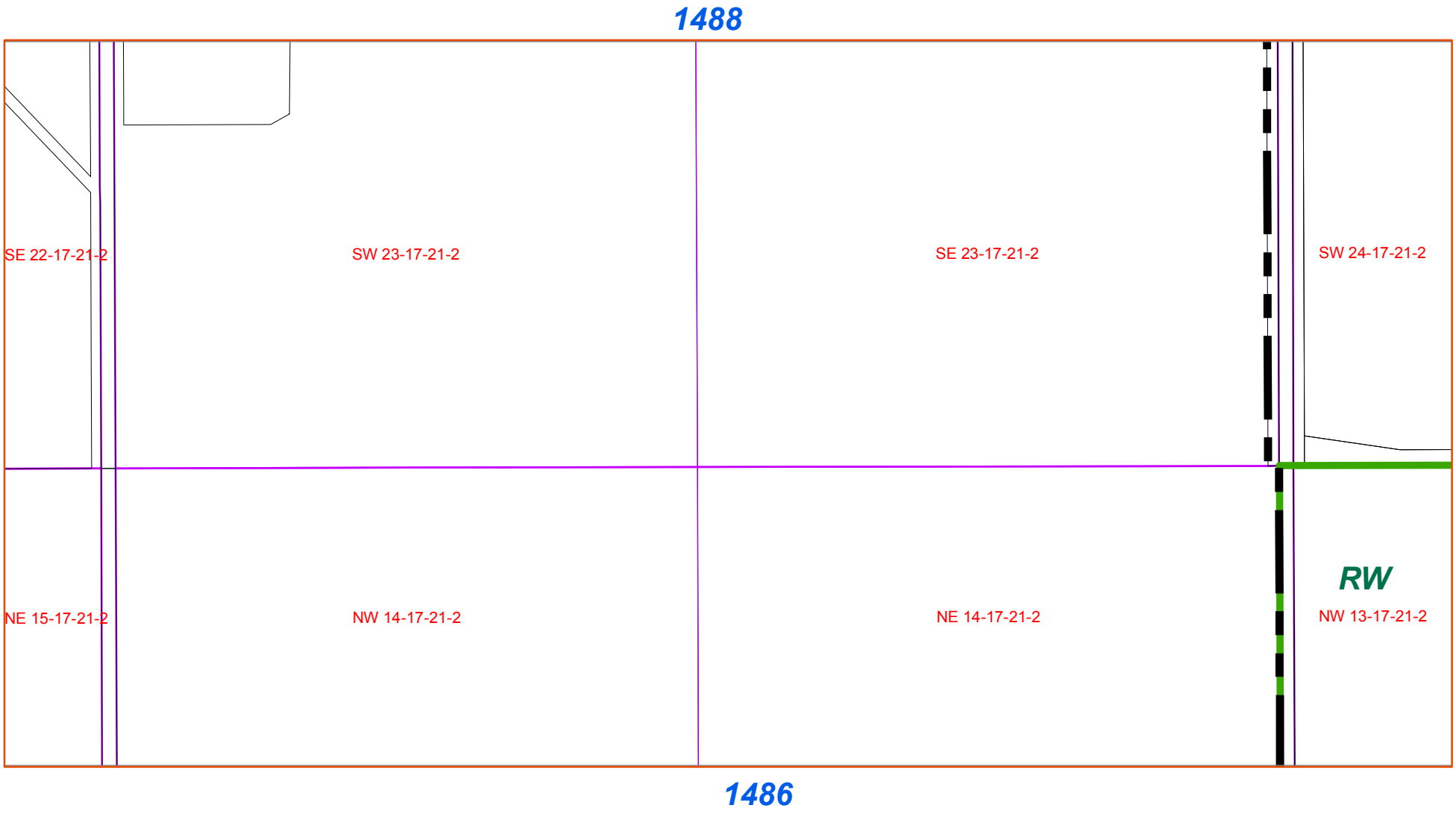
SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 1486 (A)



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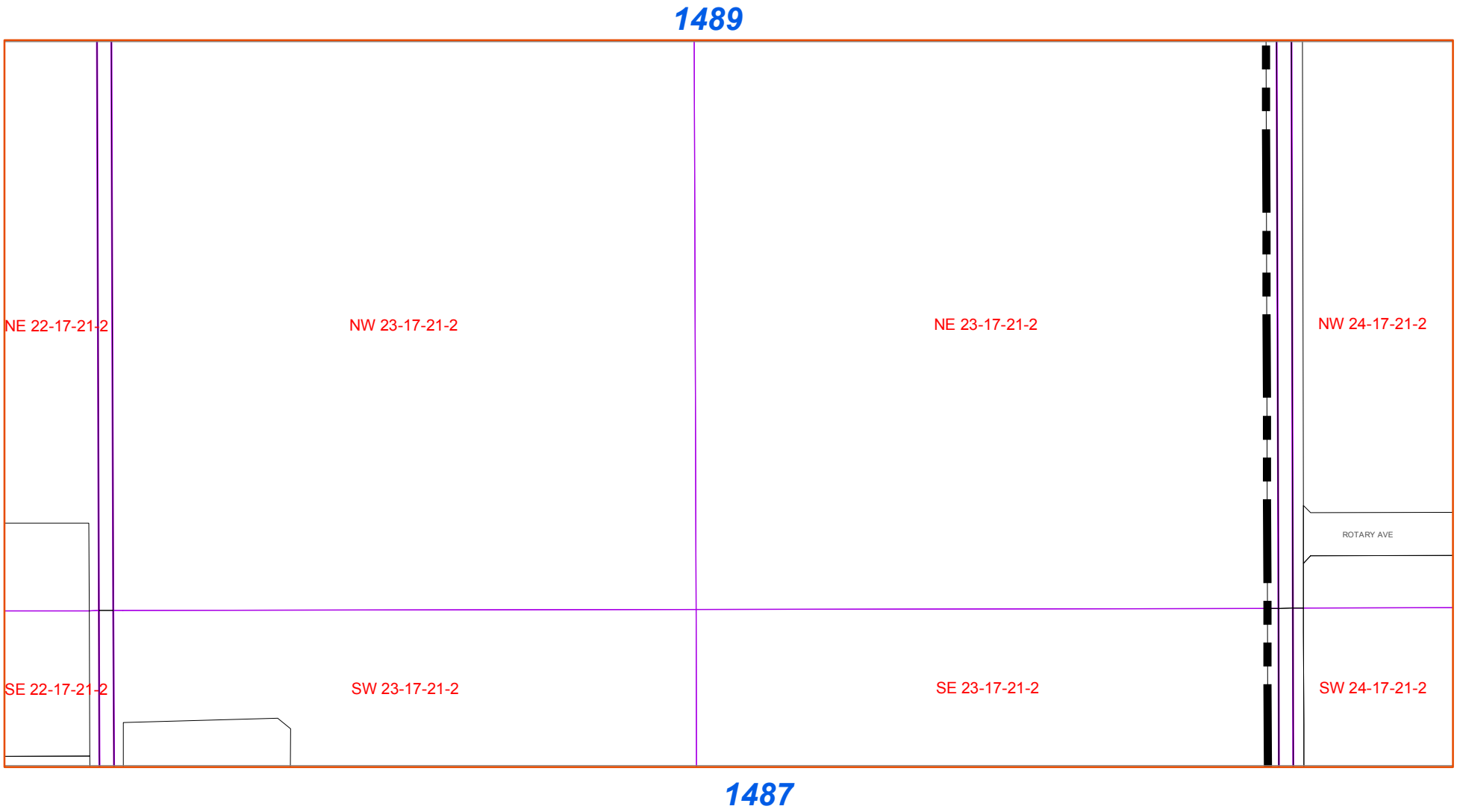
UNDERLYING ZONING MAP 1487 (A)



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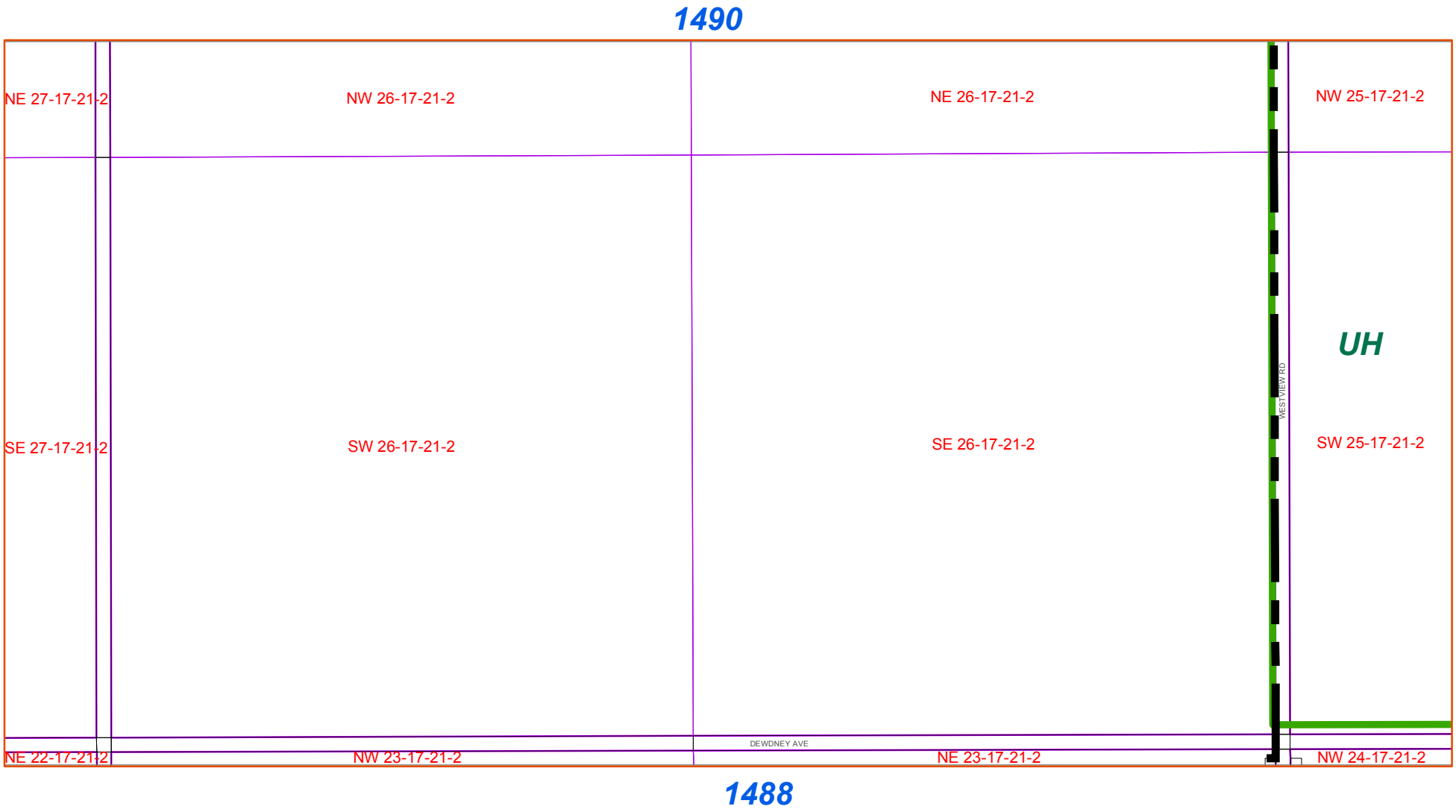
UNDERLYING ZONING MAP 1488 (A)



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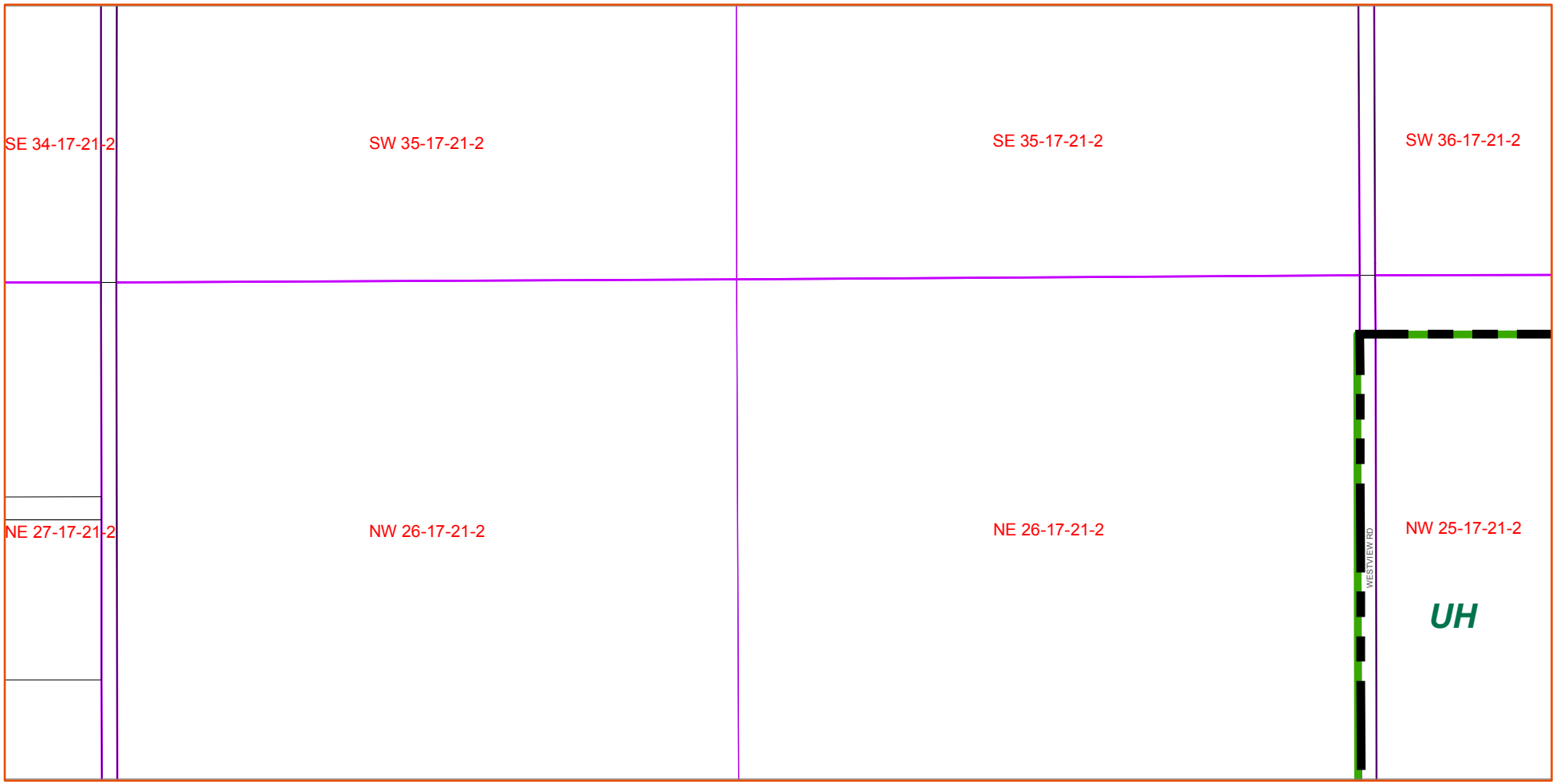
UNDERLYING ZONING MAP 1489 (A)



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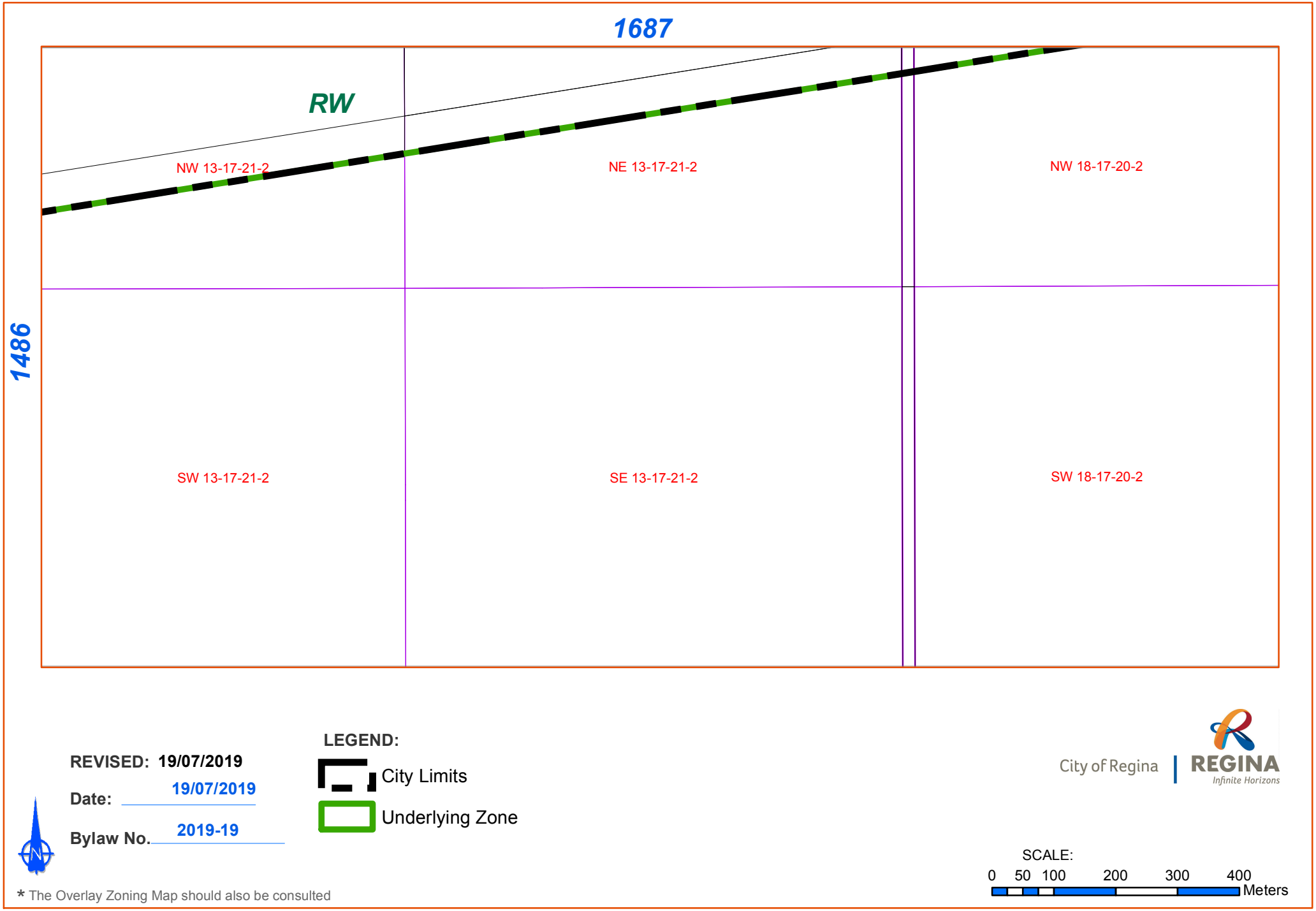
UNDERLYING ZONING MAP 1490 (A)



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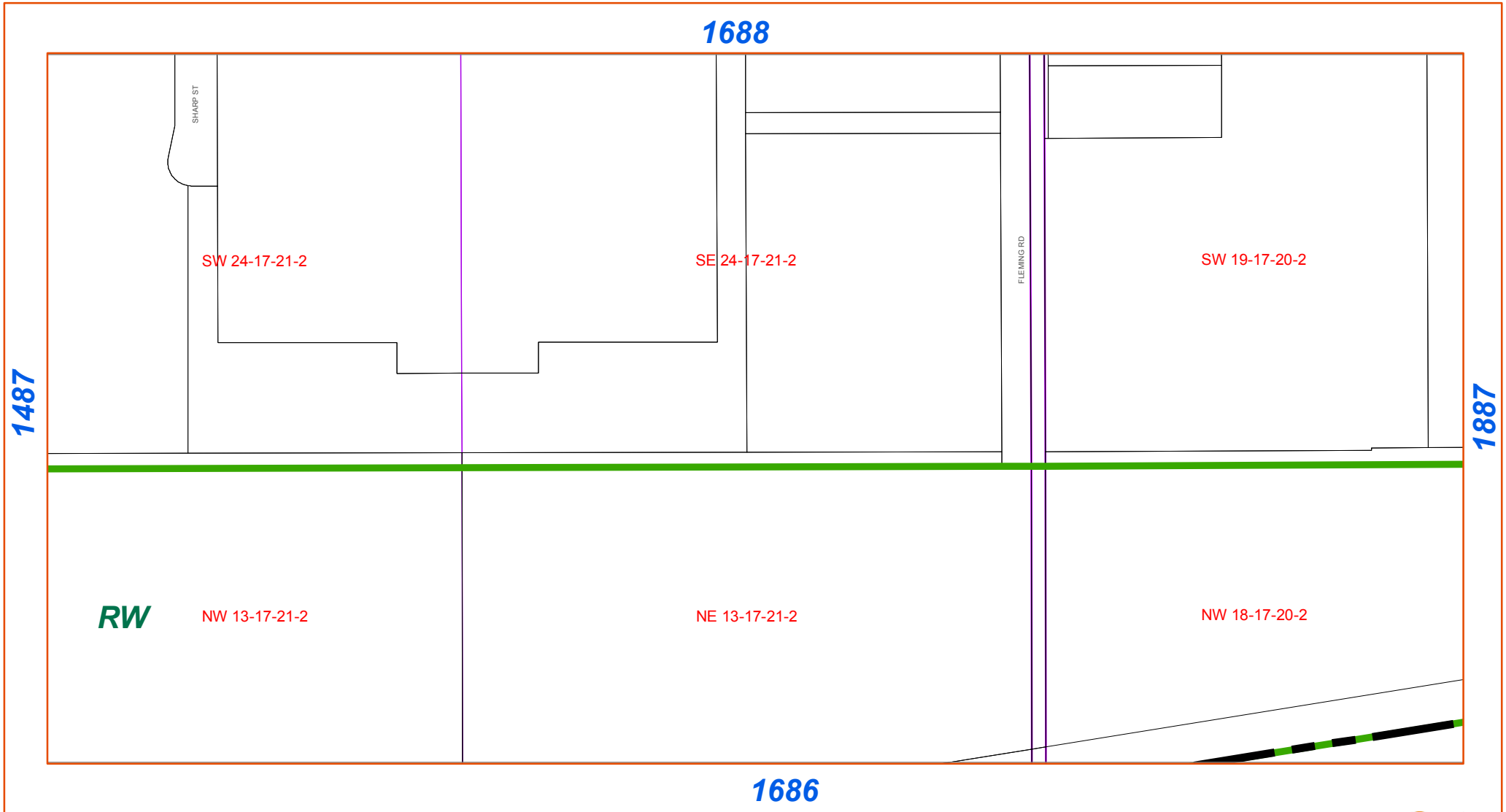
UNDERLYING ZONING MAP 1686 (A)



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SCALE:

0 50 100 200 300 400 Meters

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UNDERLYING ZONING MAP 1687 (A)

1689

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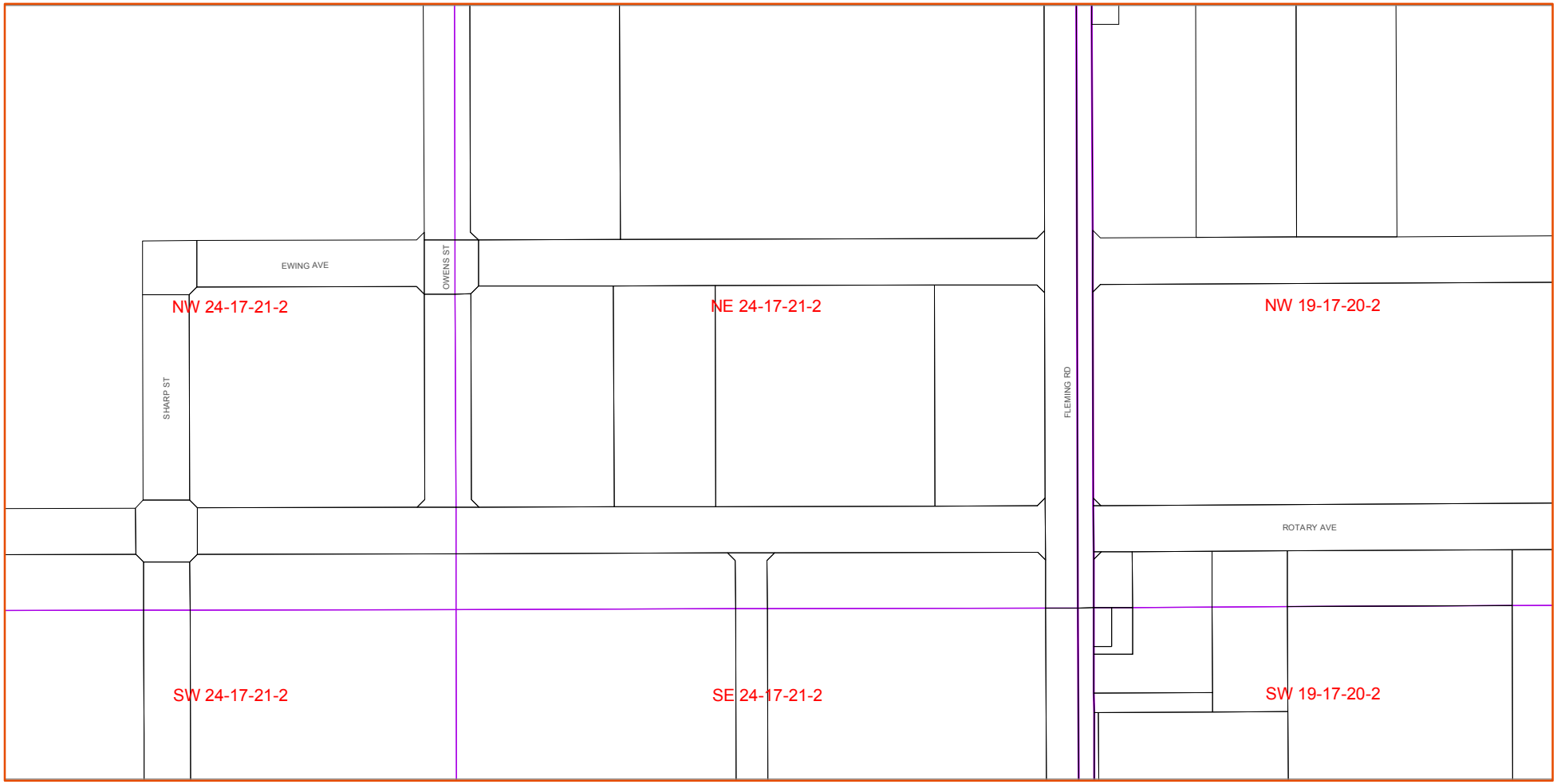

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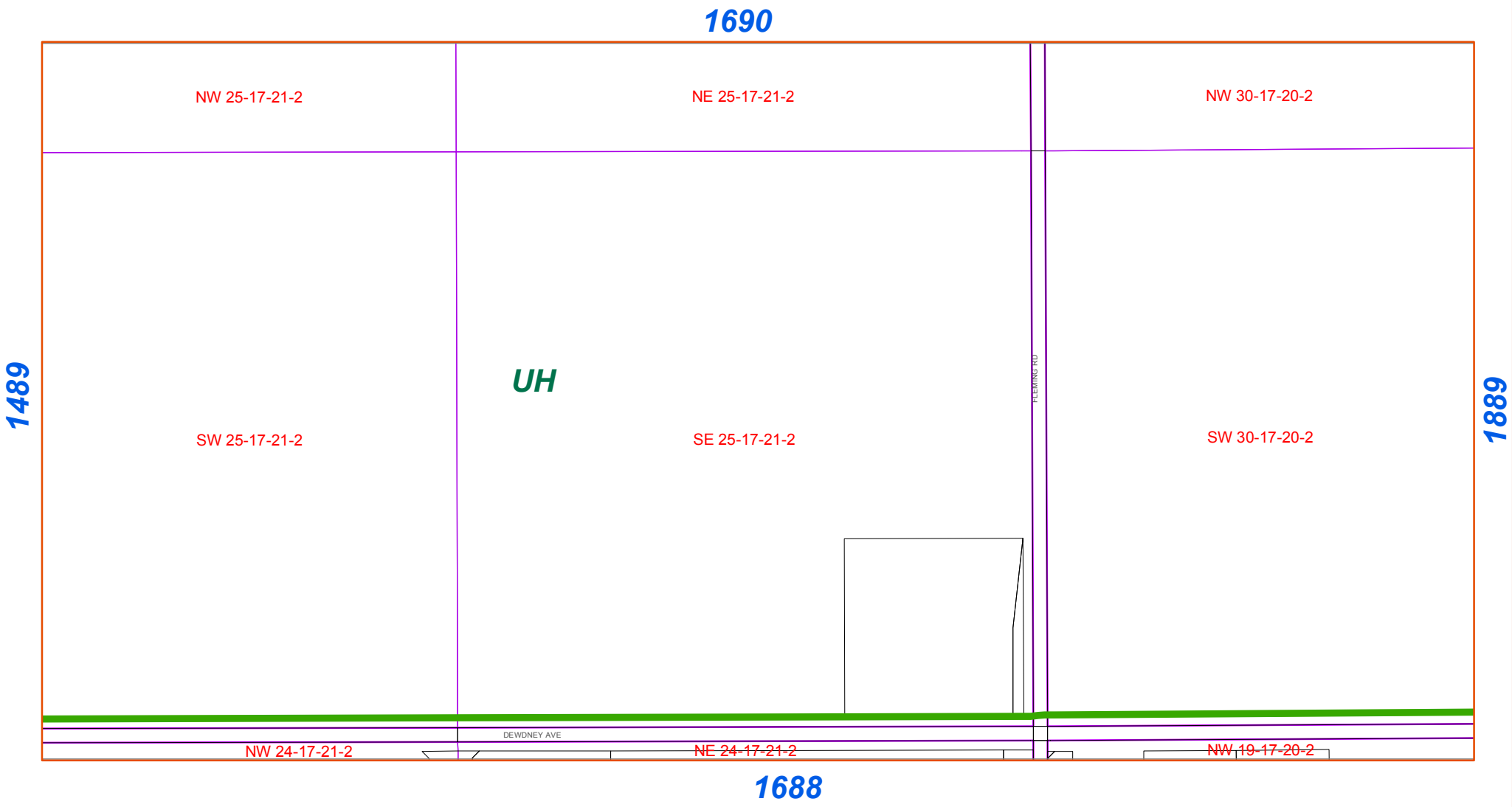
UNDERLYING ZONING MAP 1688 (A)



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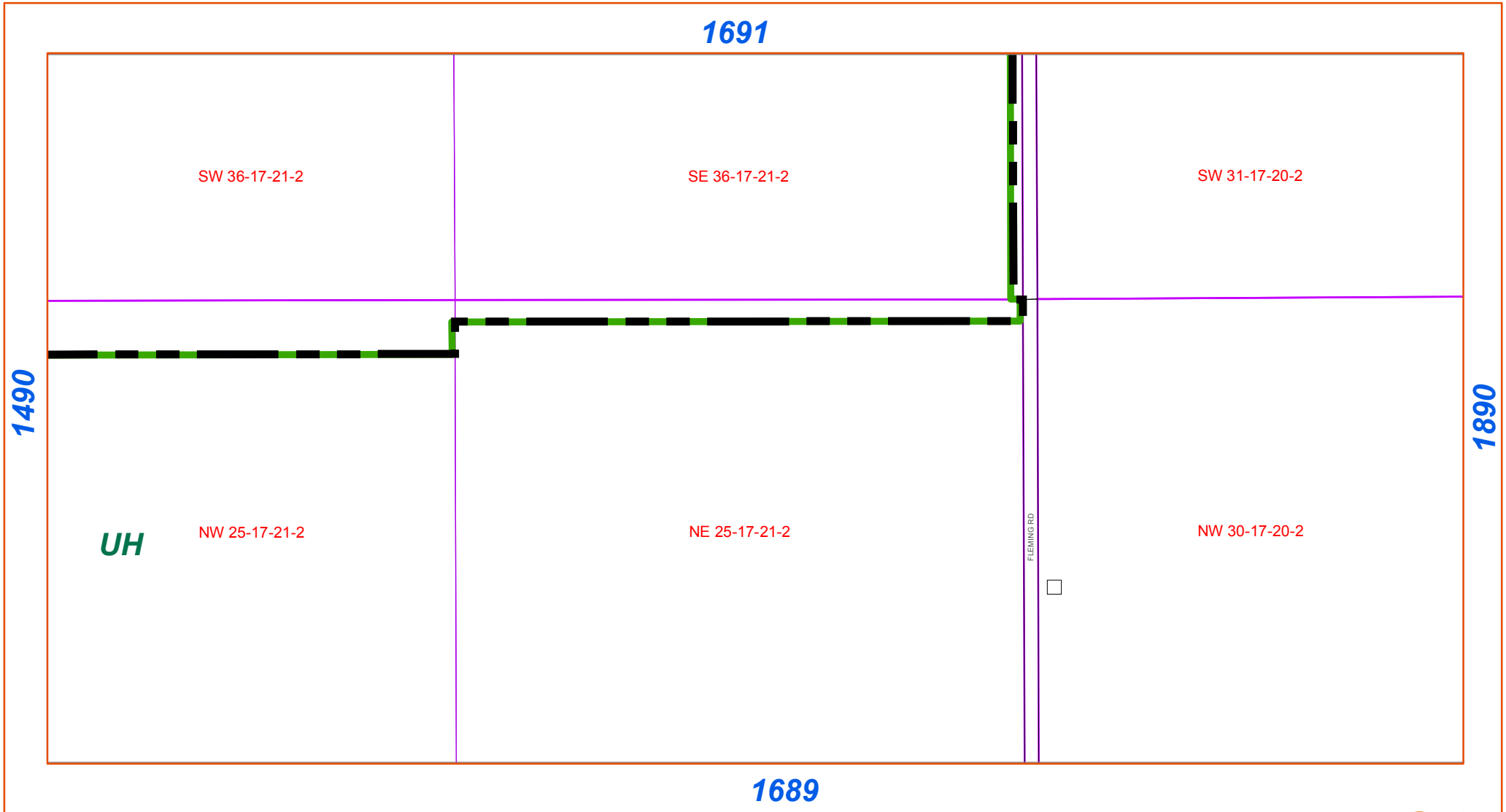

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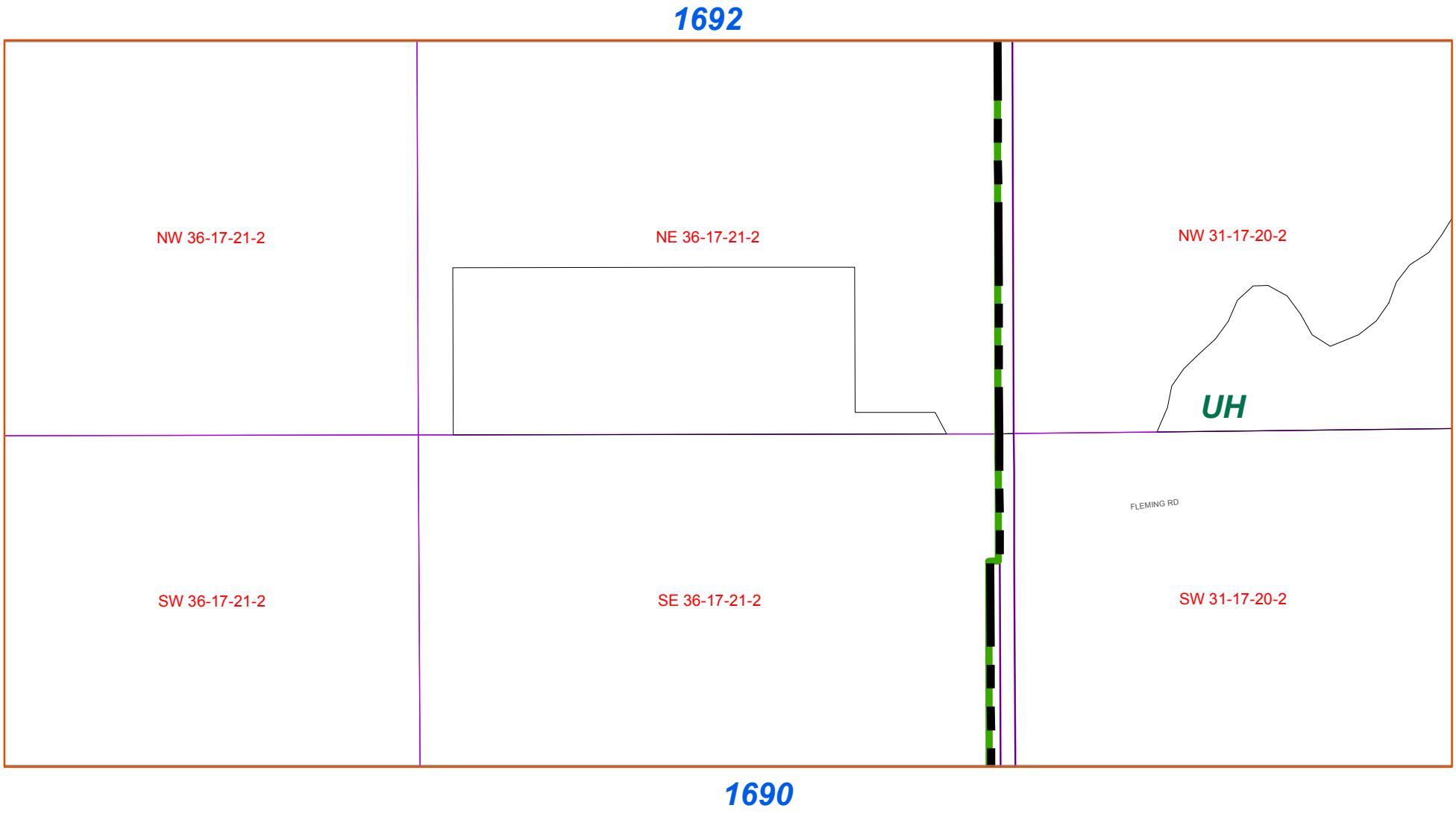
UNDERLYING ZONING MAP 1690 (A)



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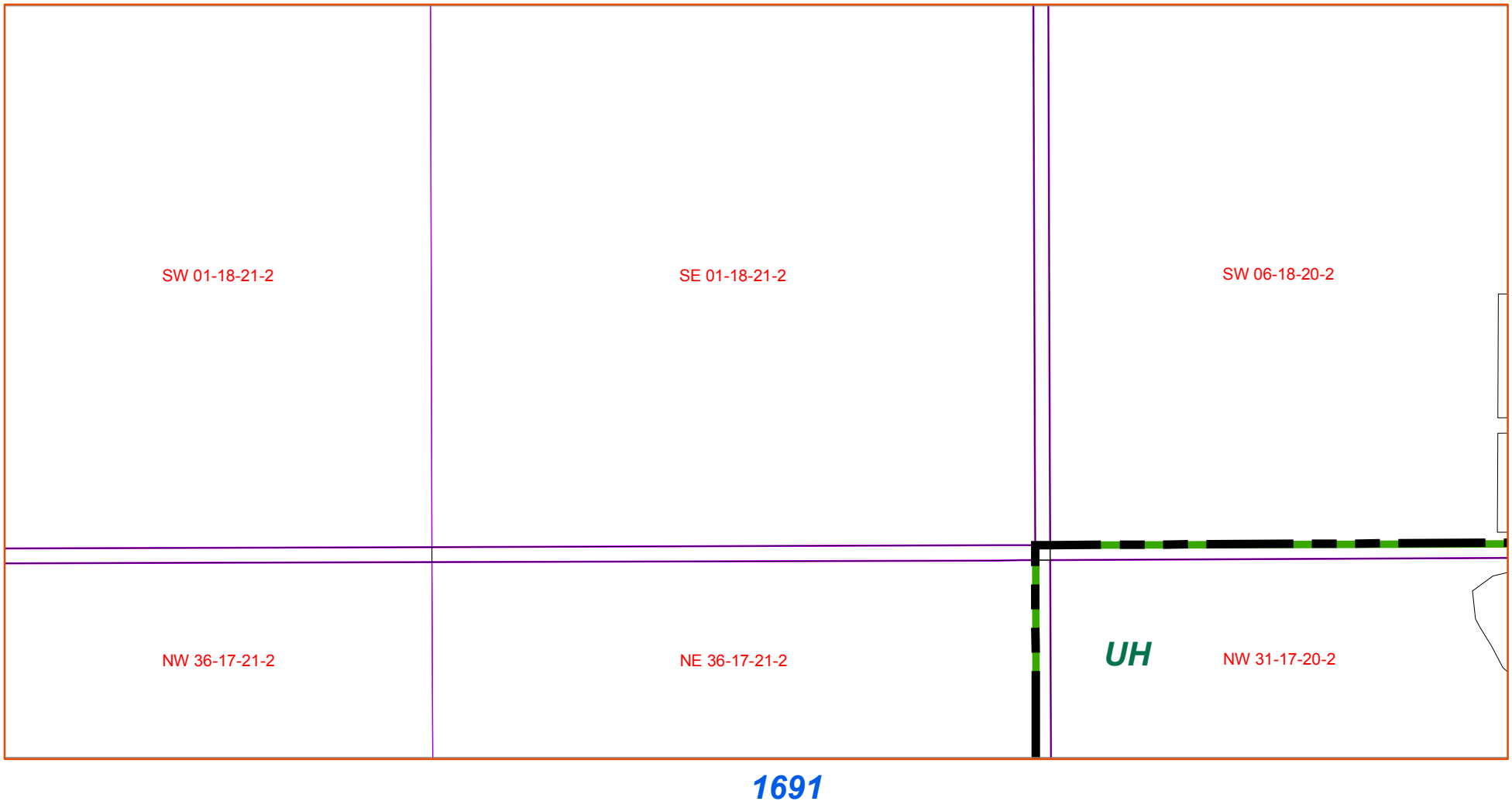
UNDERLYING ZONING MAP 1691 (A)



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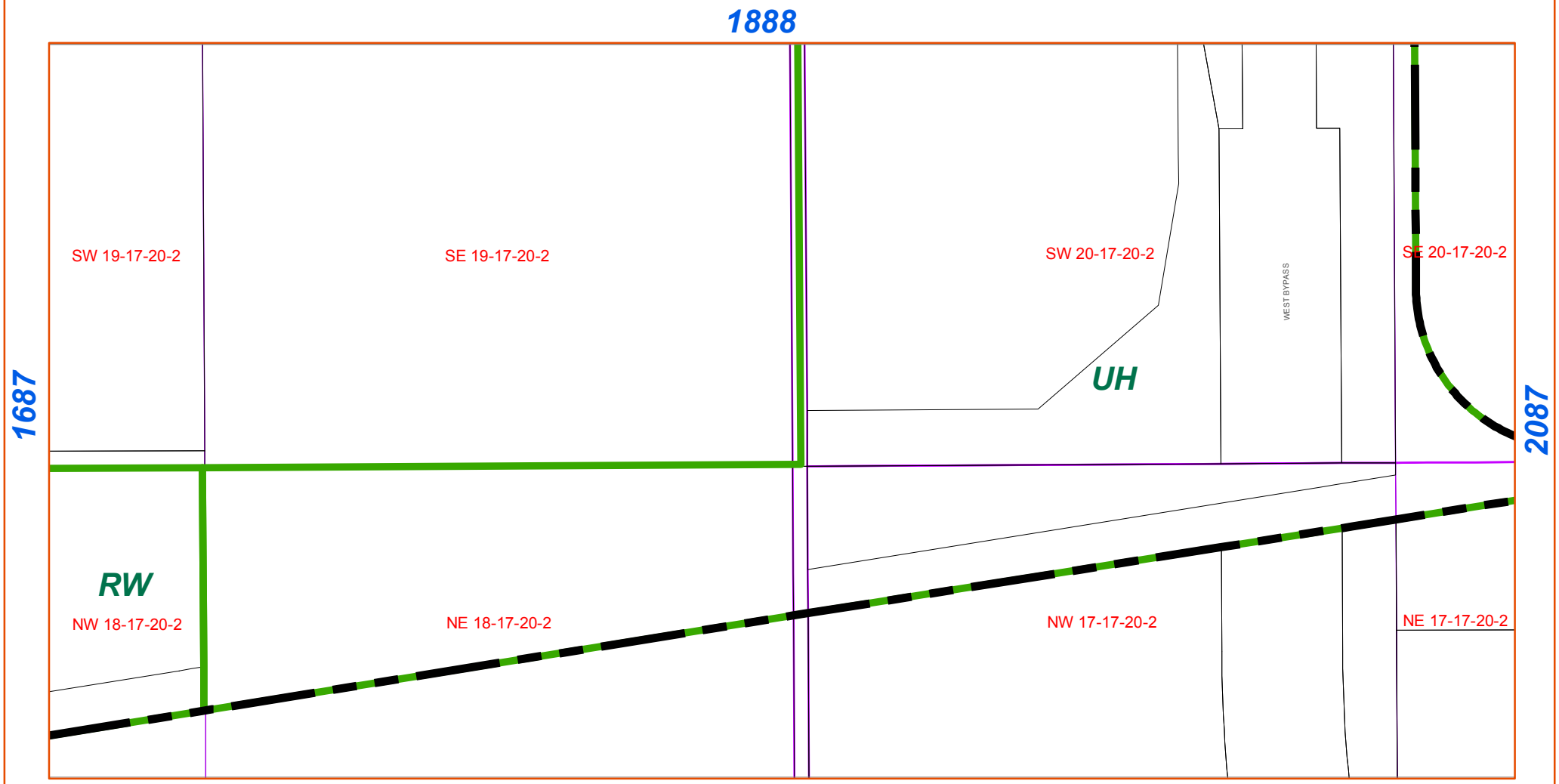
UNDERLYING ZONING MAP 1692 (A)



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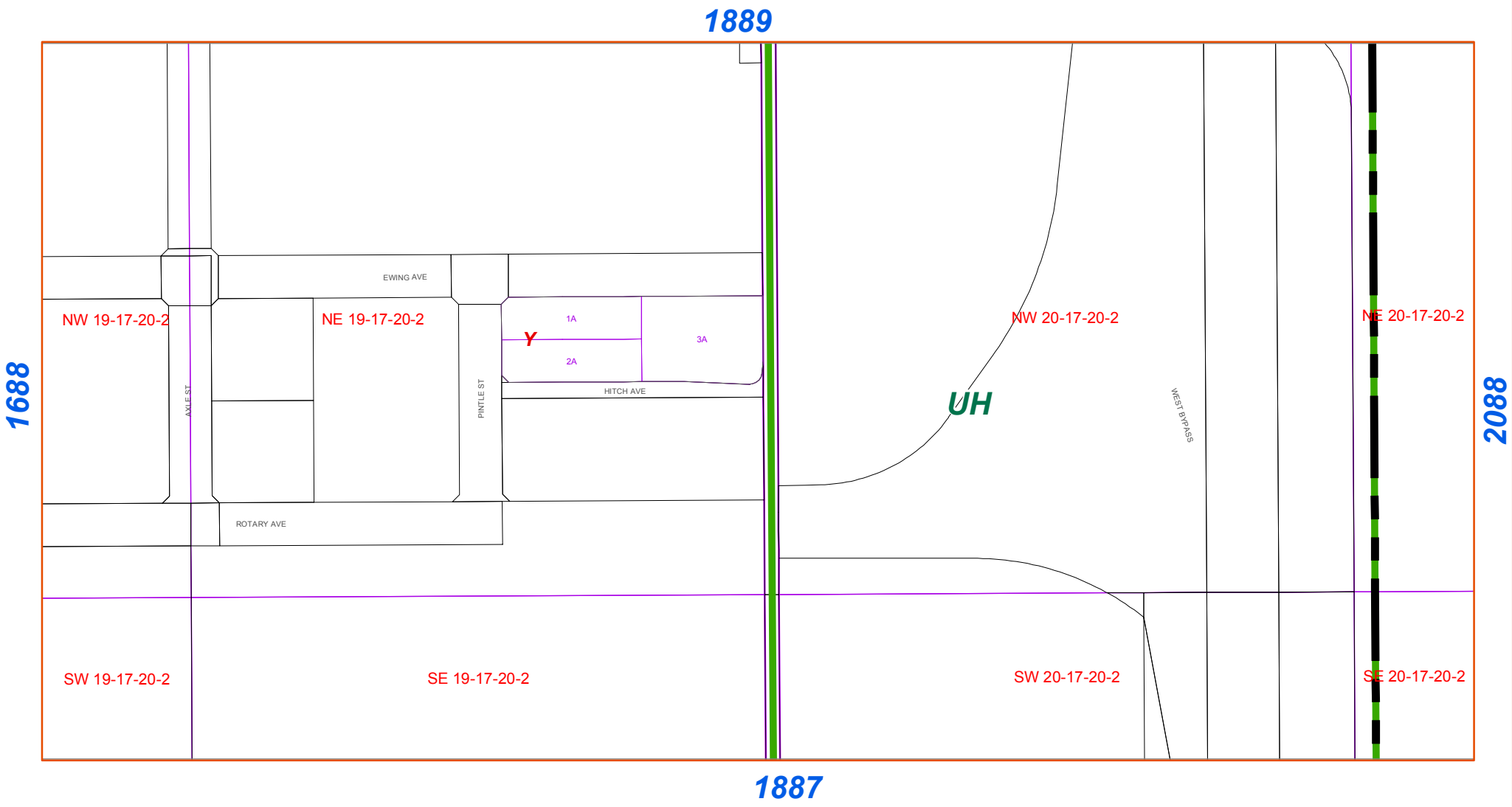
UNDERLYING ZONING MAP 1887 (A)



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Underlying Zone

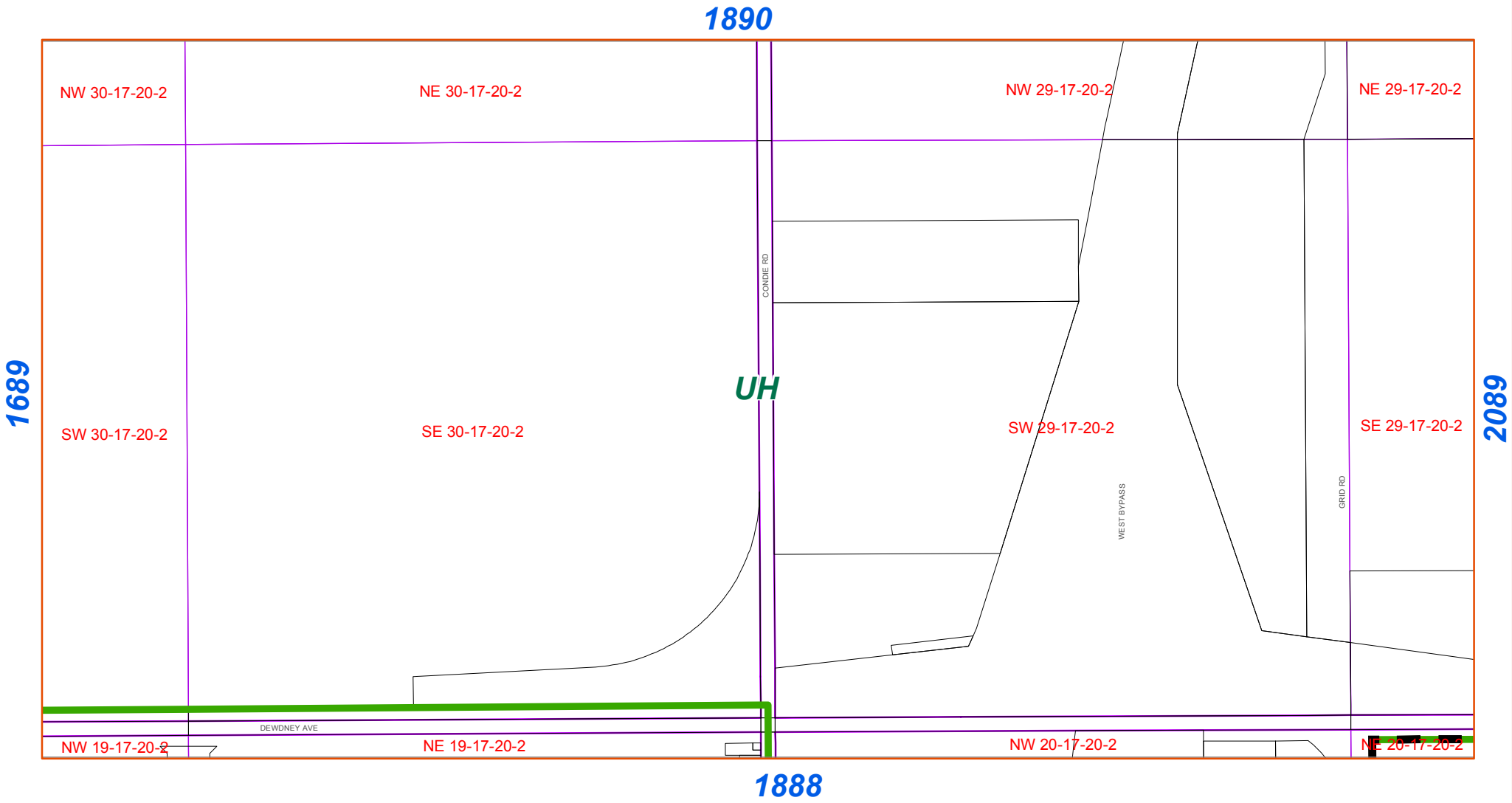
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 1888 (A)



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LEGEND:

City Limits

Underlying Zone

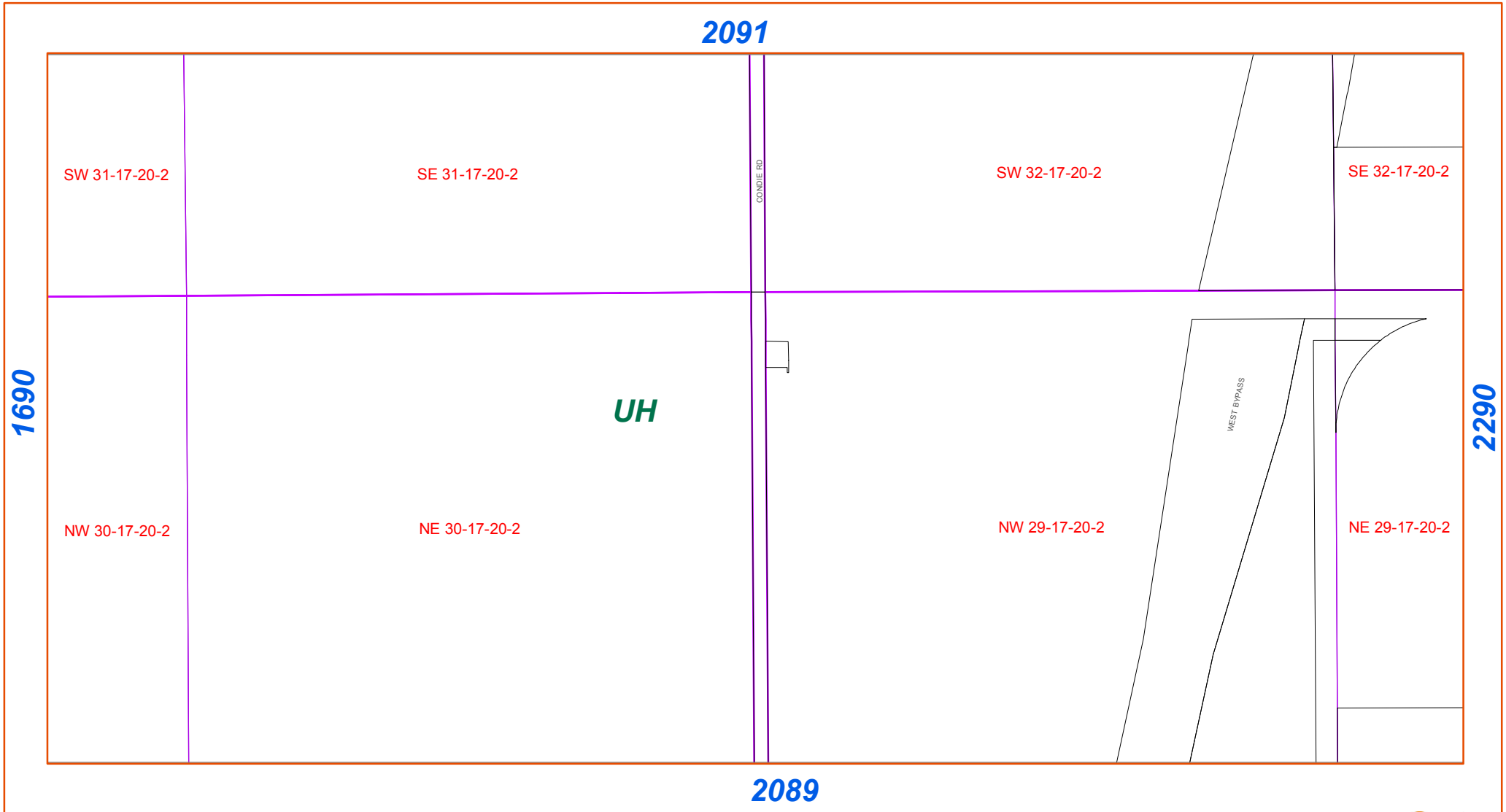
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 1889 (A)



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City Limits

Underlying Zone

City of Regina | REGINA Infinite Horizons

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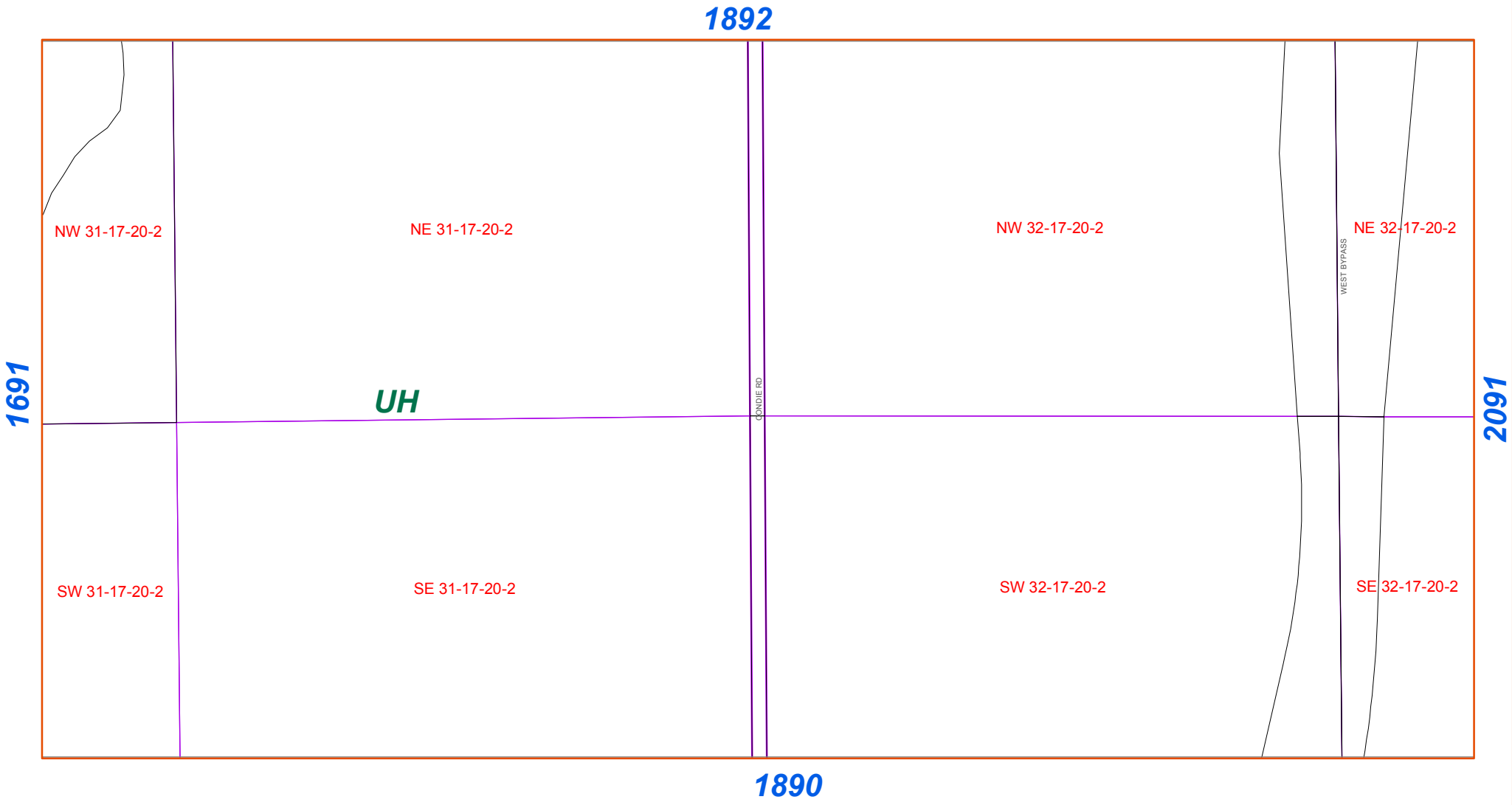
0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 1890 (A)



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Underlying Zone

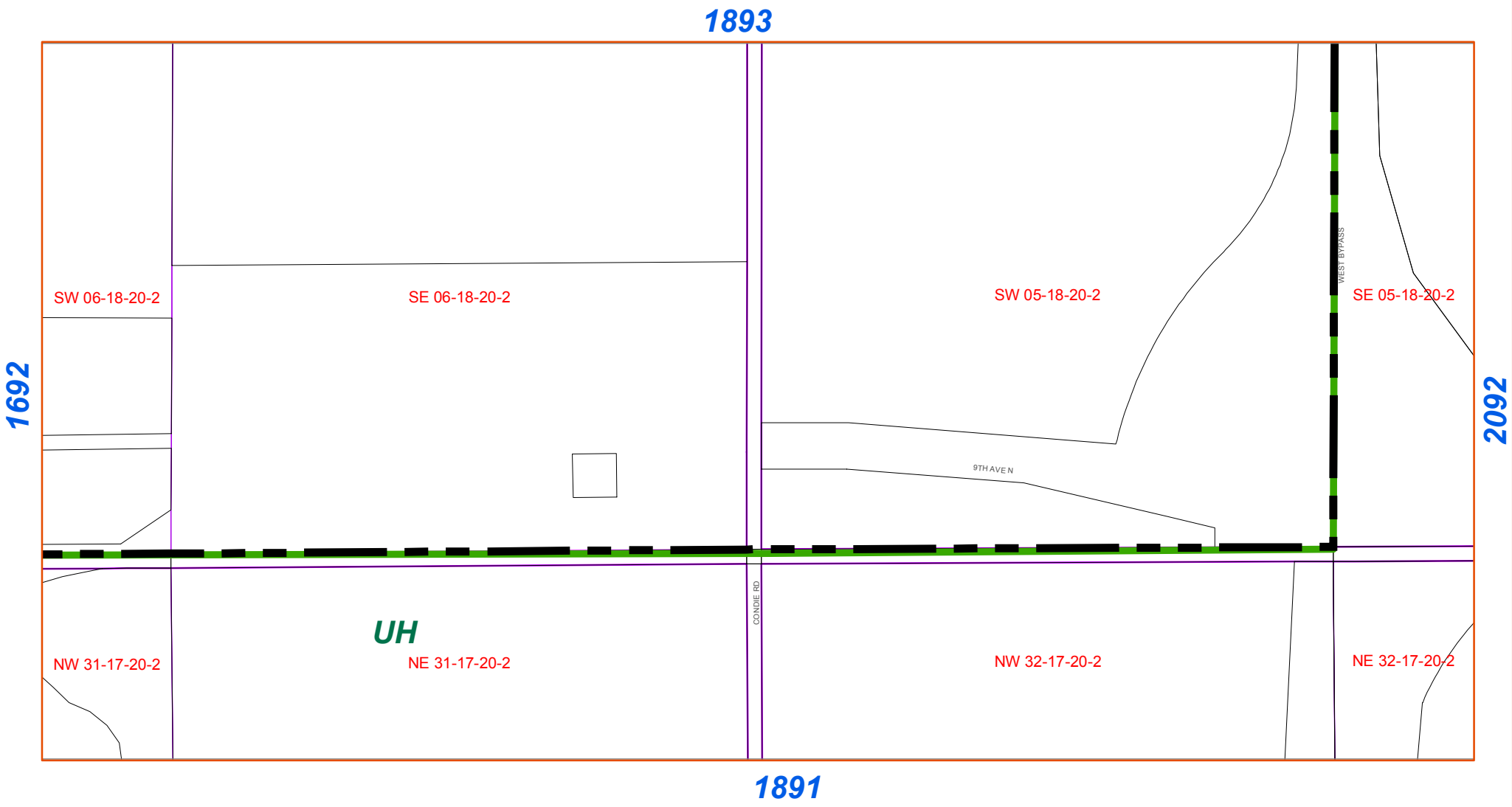
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 1891 (A)



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Underlying Zone

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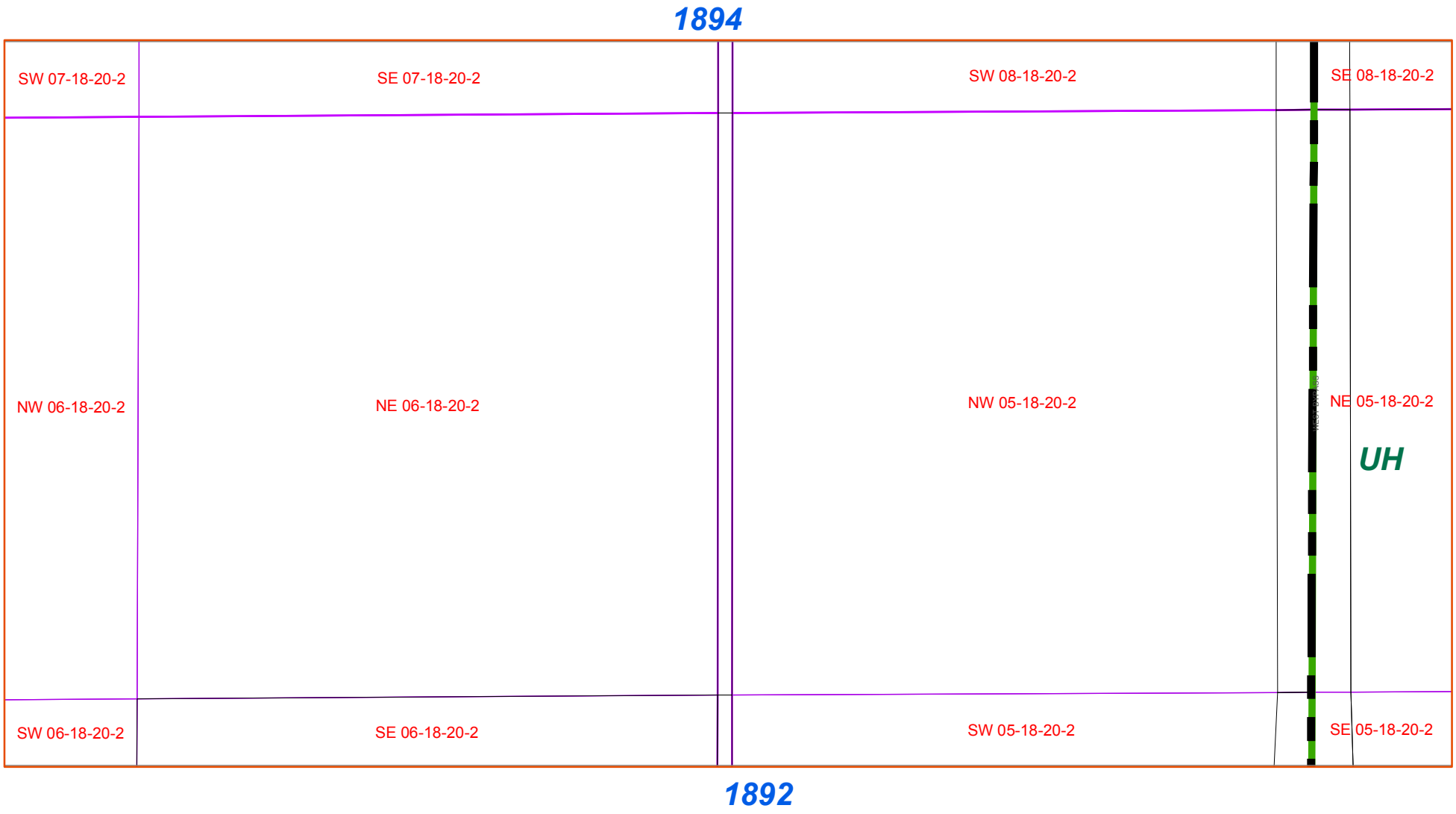
* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 1892 (A)



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Underlying Zone

City of Regina | REGINA Infinite Horizons

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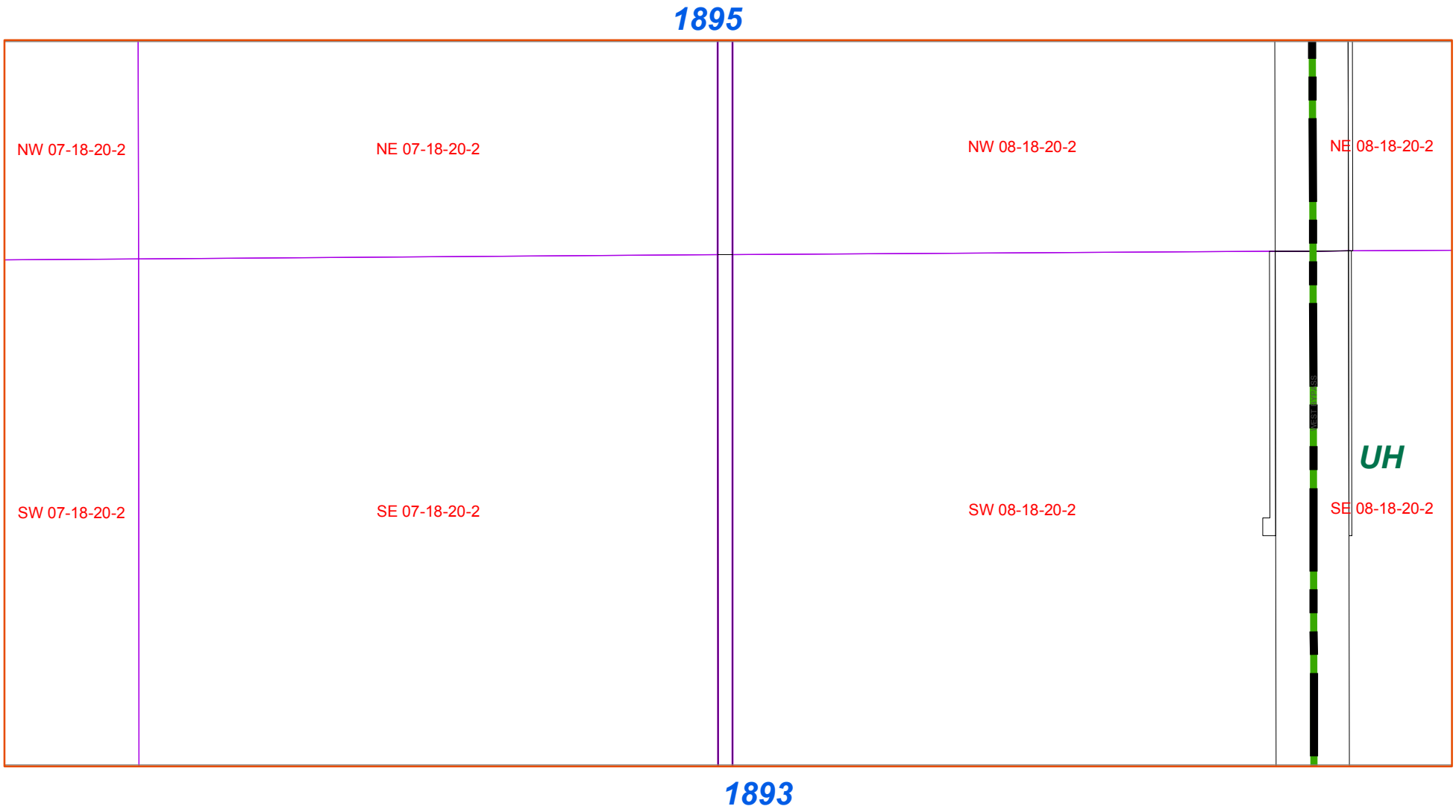
UNDERLYING ZONING MAP 1893 (A)



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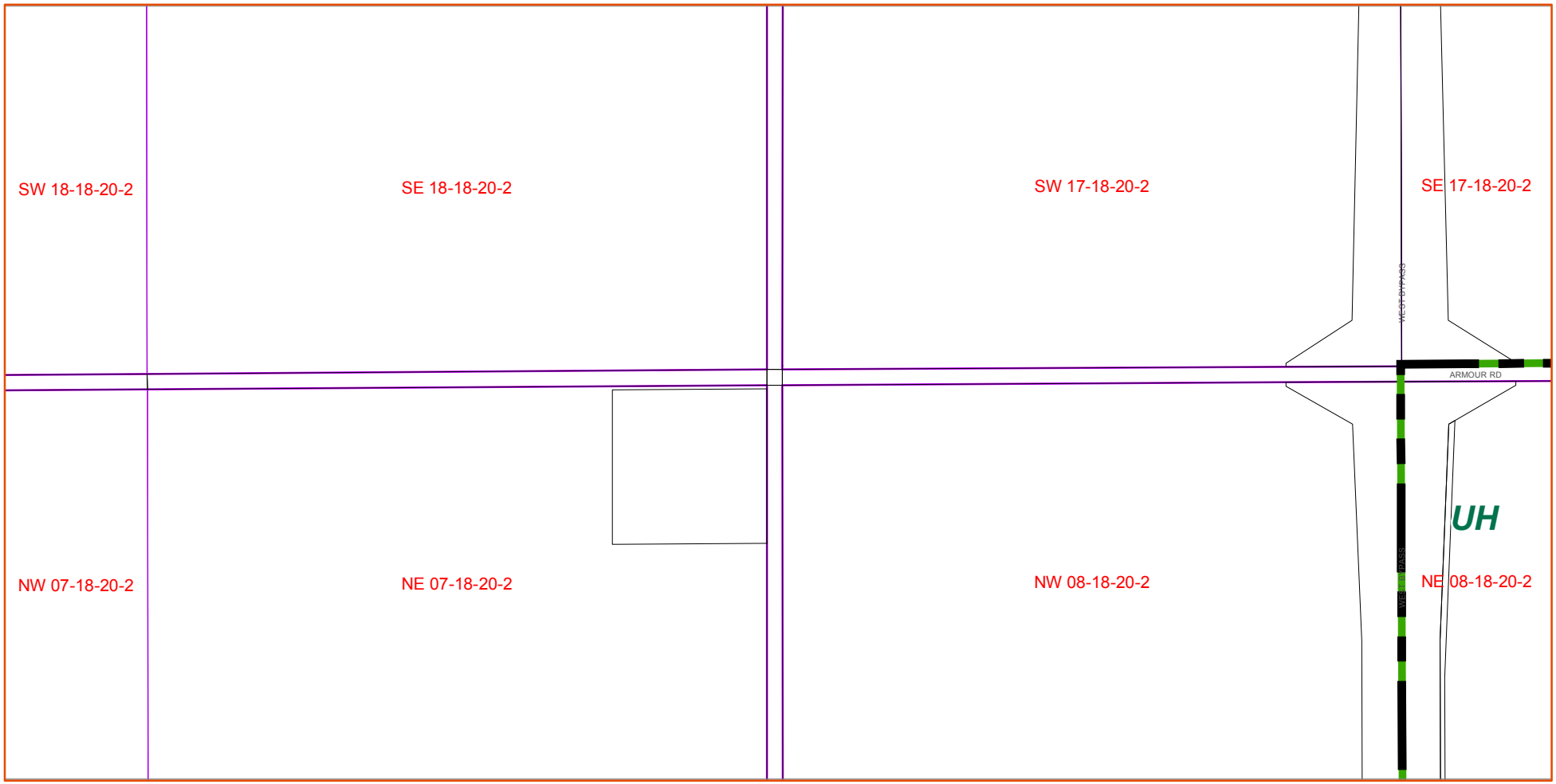
UNDERLYING ZONING MAP 1894 (A)



LEGEND:

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City of Regina | REGINA *Infinite Horizons*

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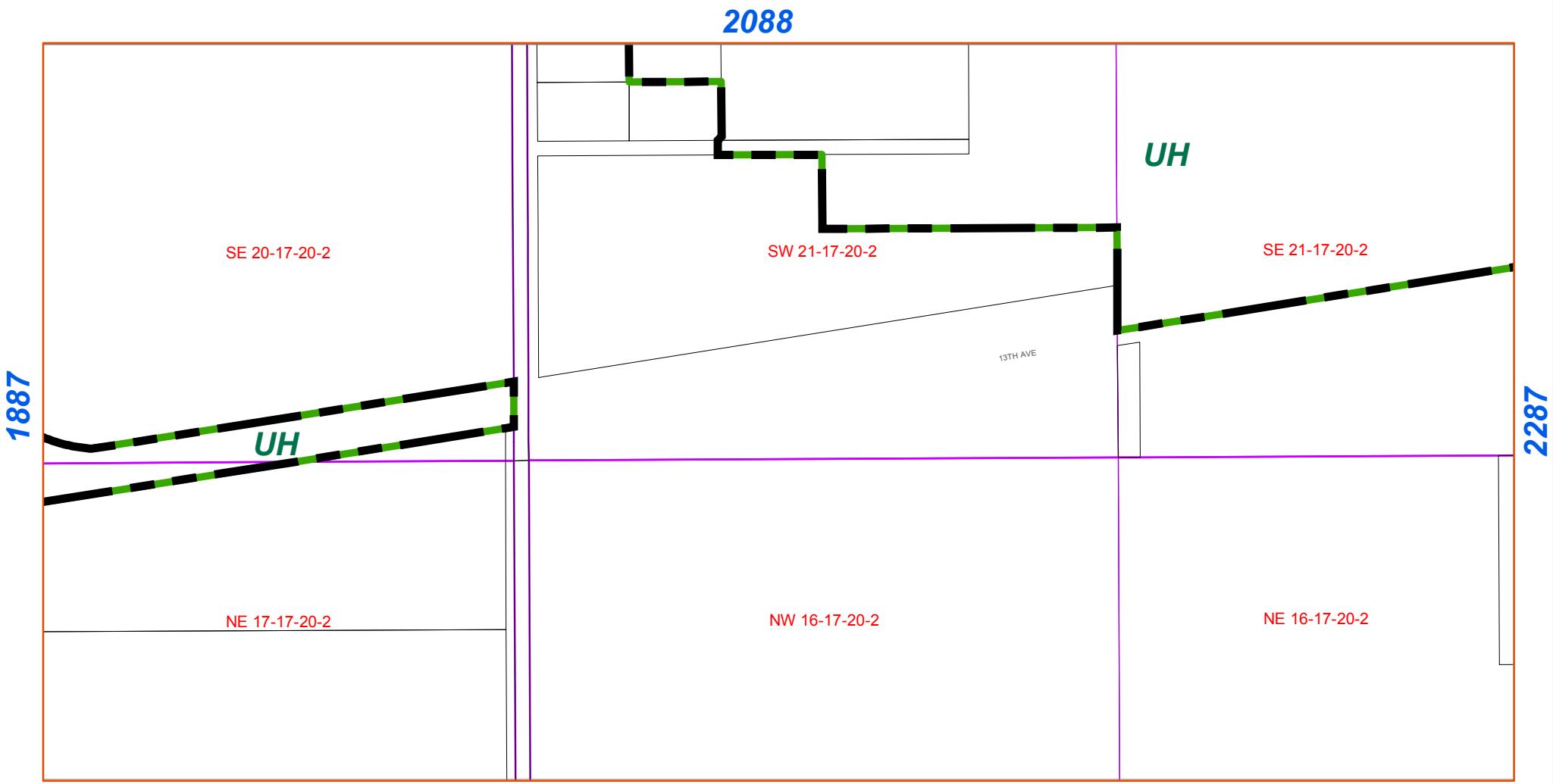
UNDERLYING ZONING MAP 1895 (A)



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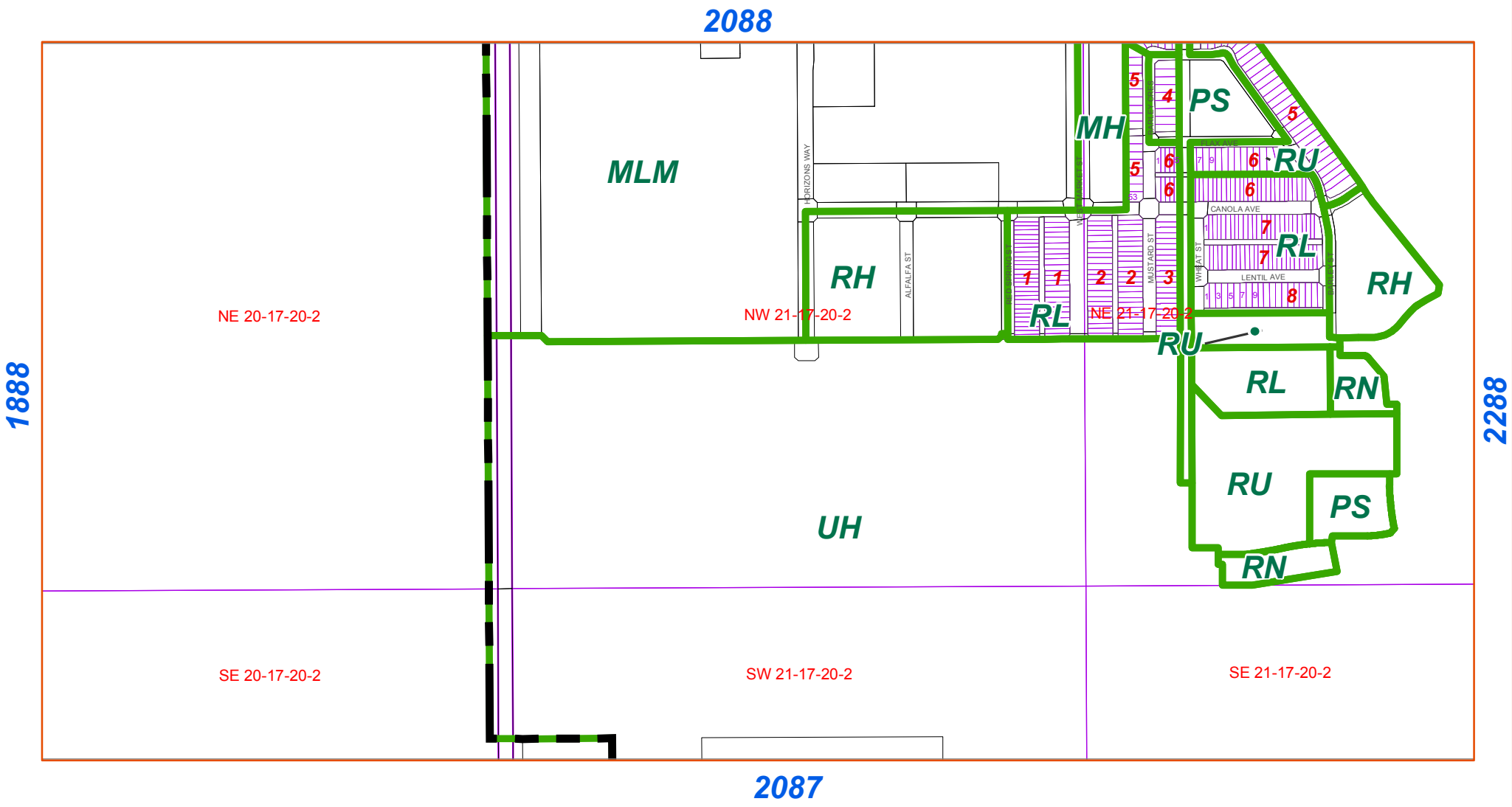
UNDERLYING ZONING MAP 2087 (A)



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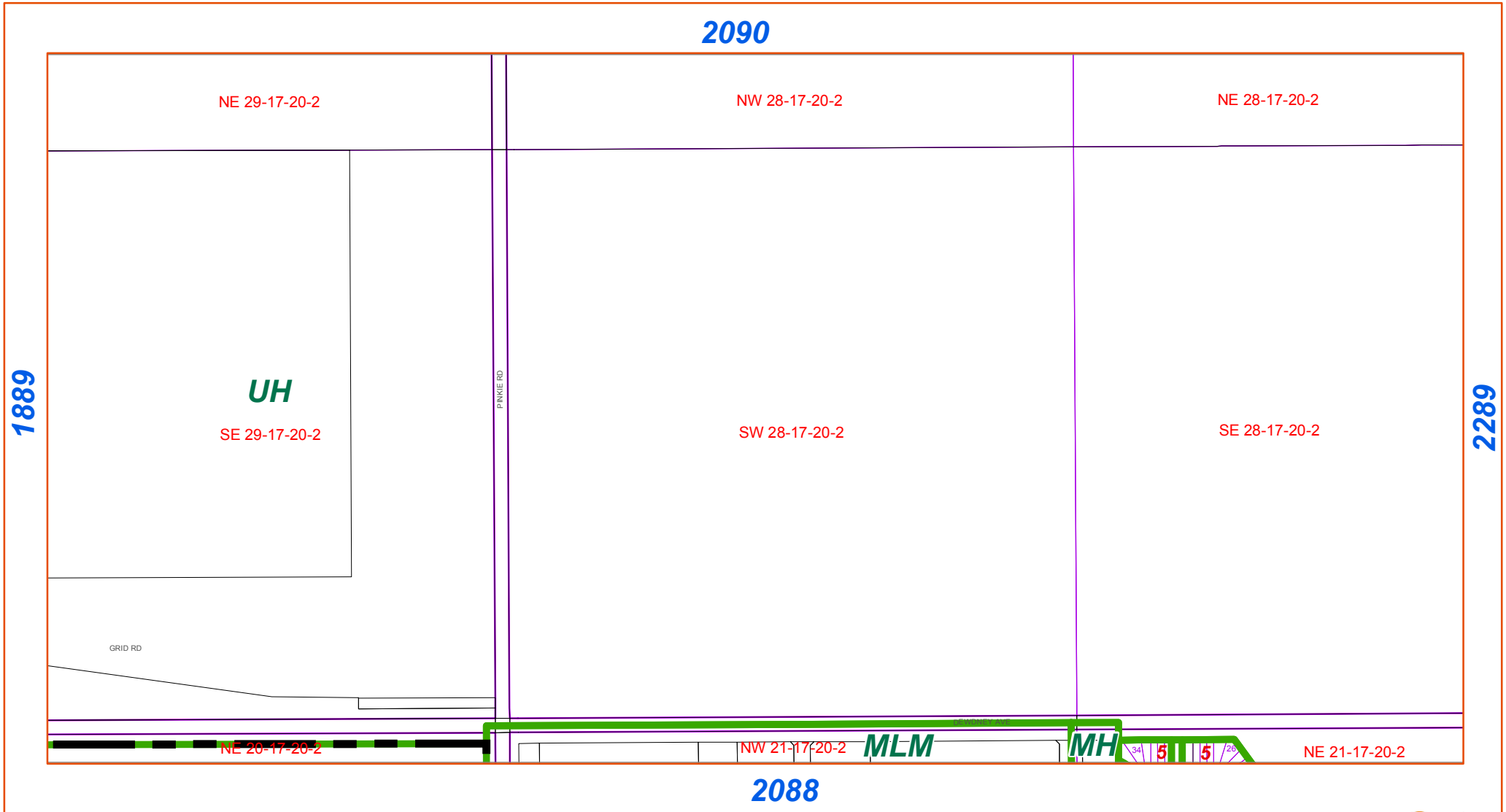
UNDERLYING ZONING MAP 2088 (A)



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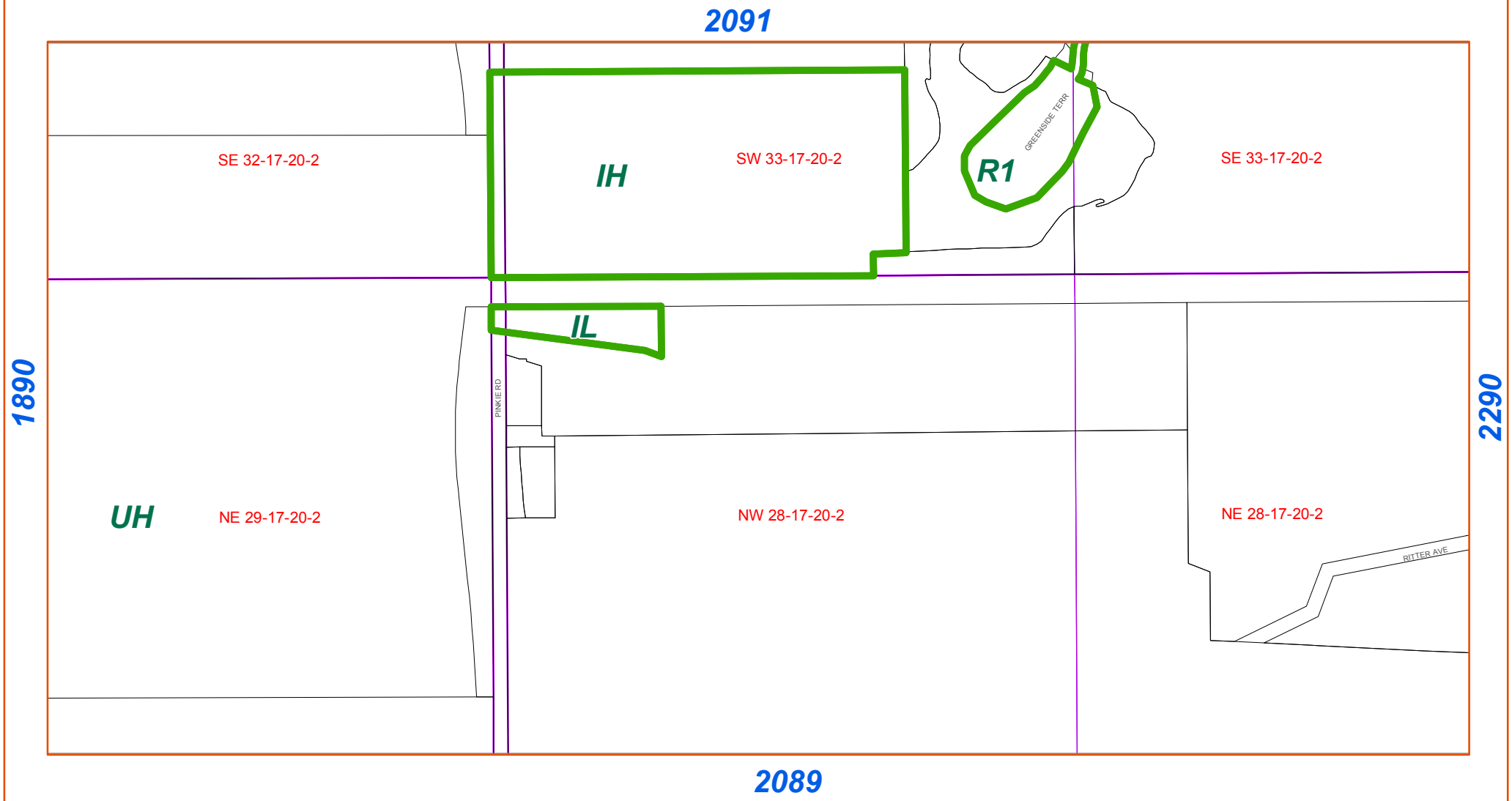
UNDERLYING ZONING MAP 2089 (A)



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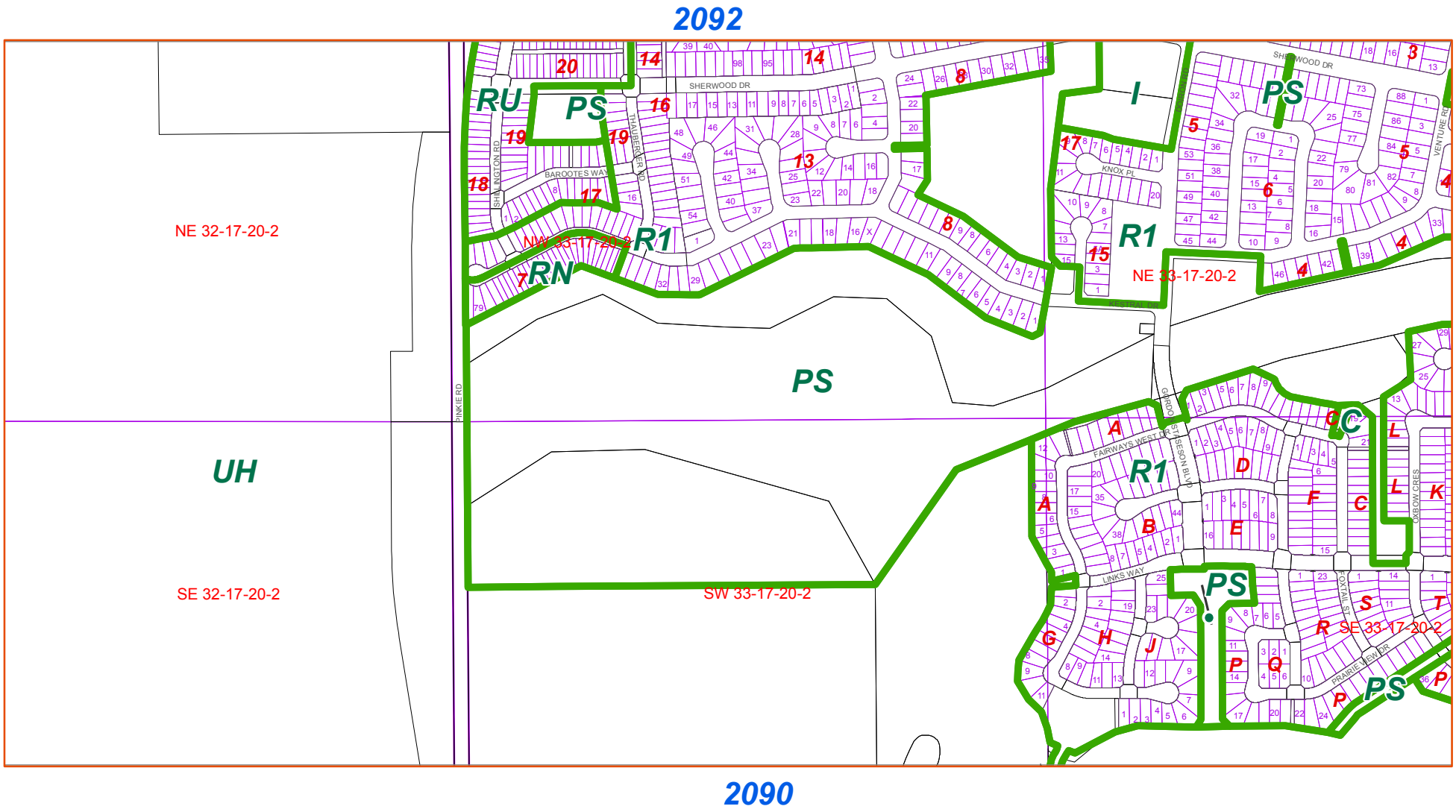
UNDERLYING ZONING MAP 2090 (A)



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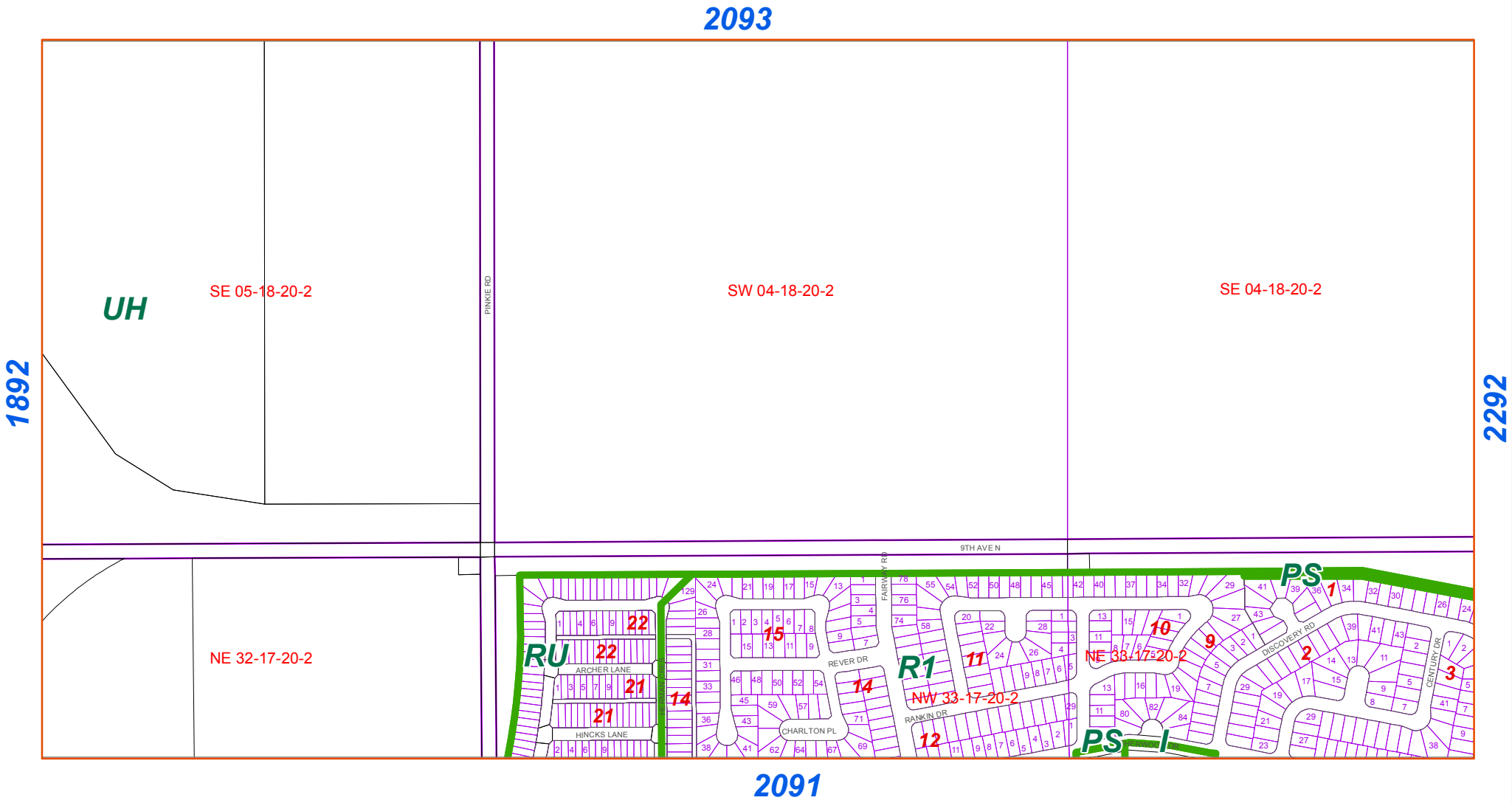
UNDERLYING ZONING MAP 2091 (A)



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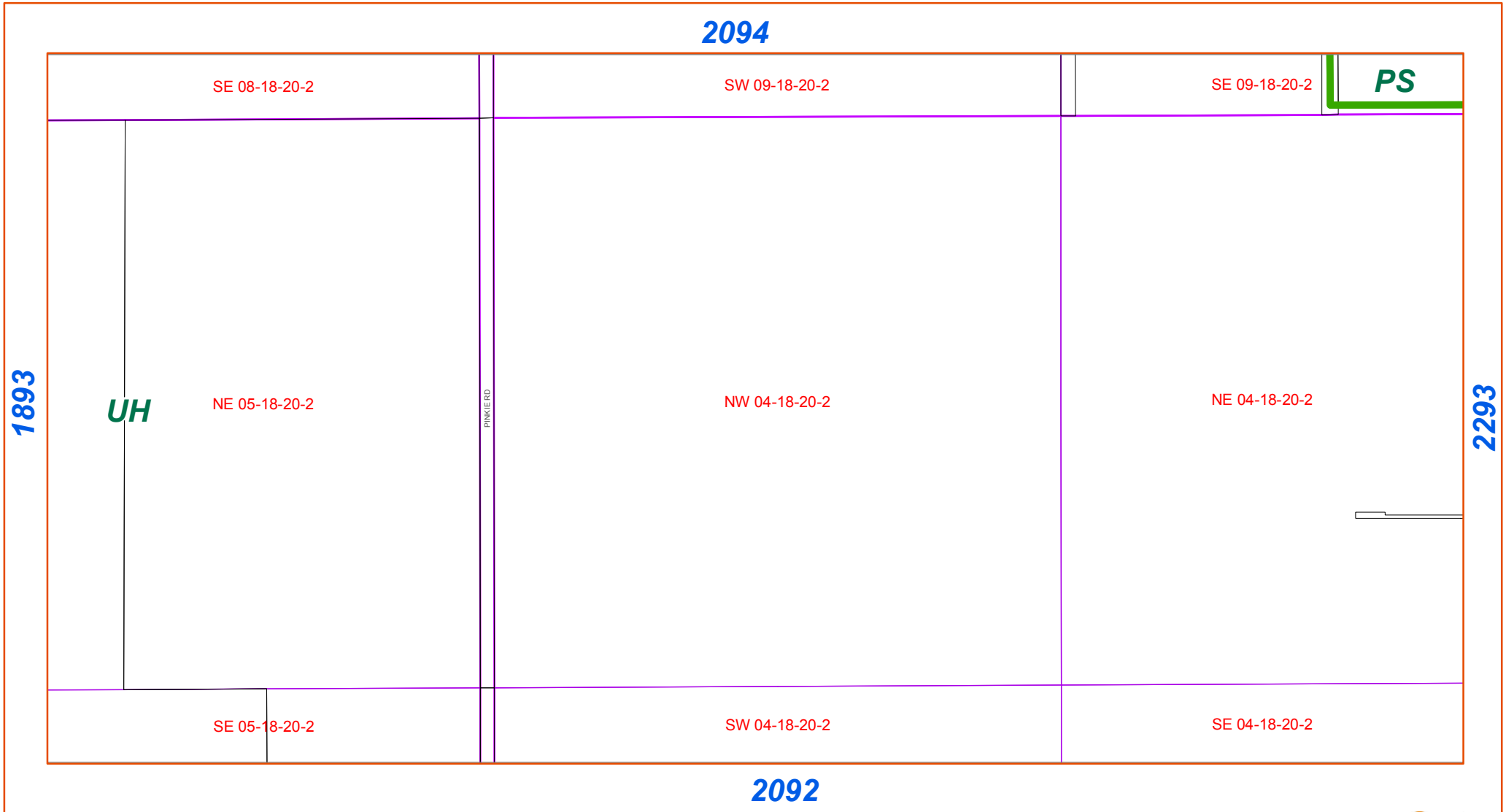
UNDERLYING ZONING MAP 2092 (A)



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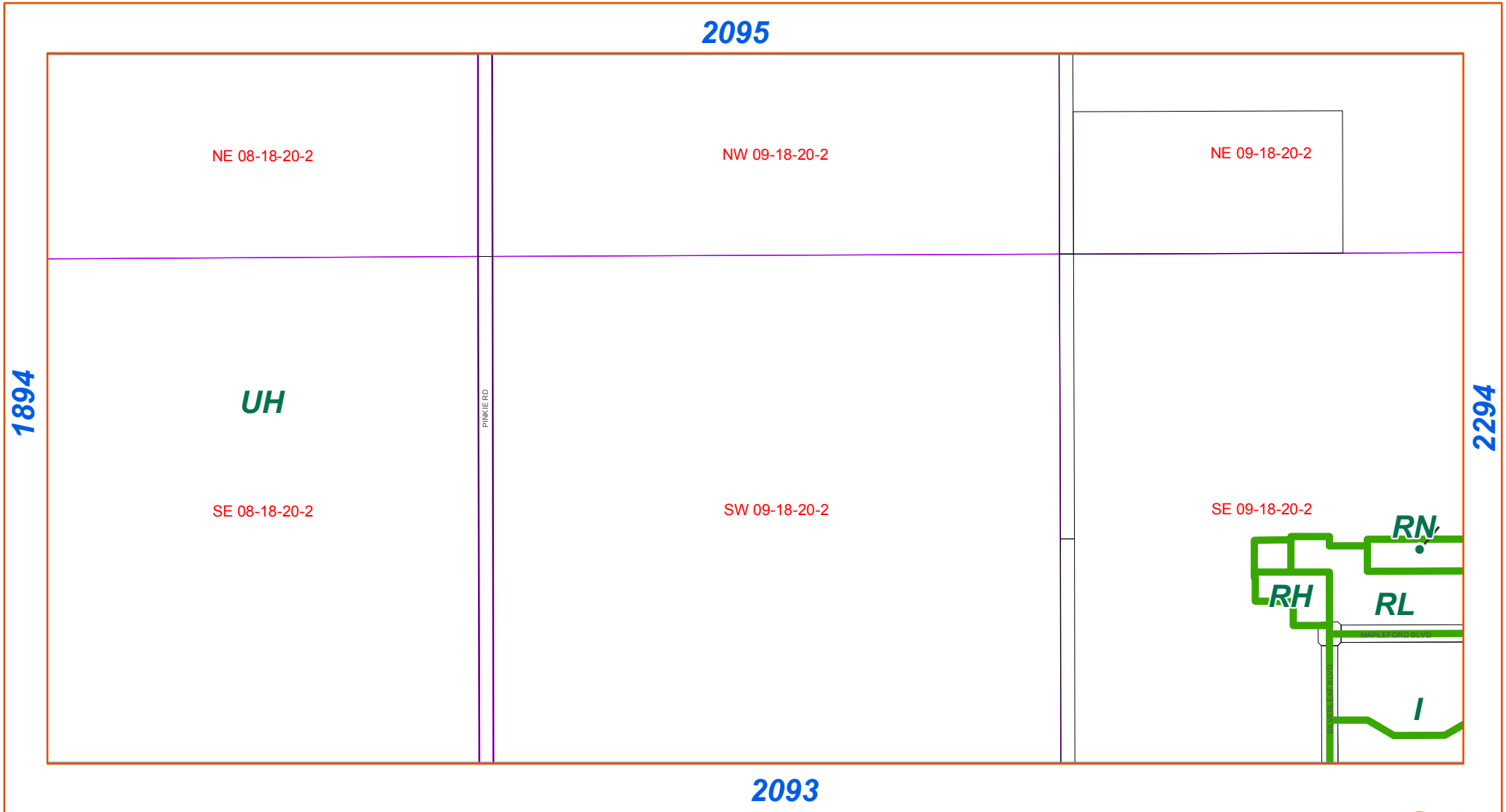
UNDERLYING ZONING MAP 2093 (A)



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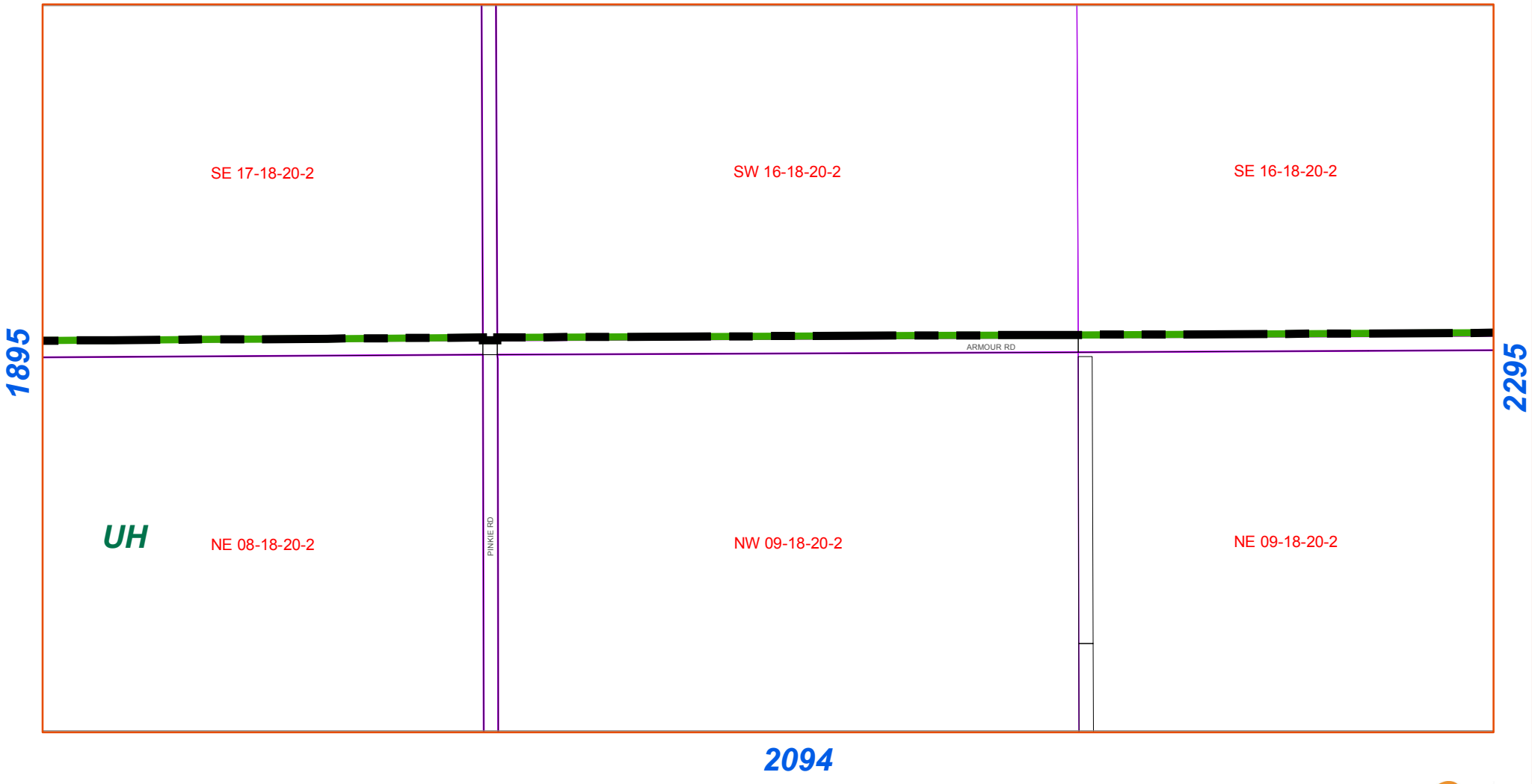
* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2094 (A)



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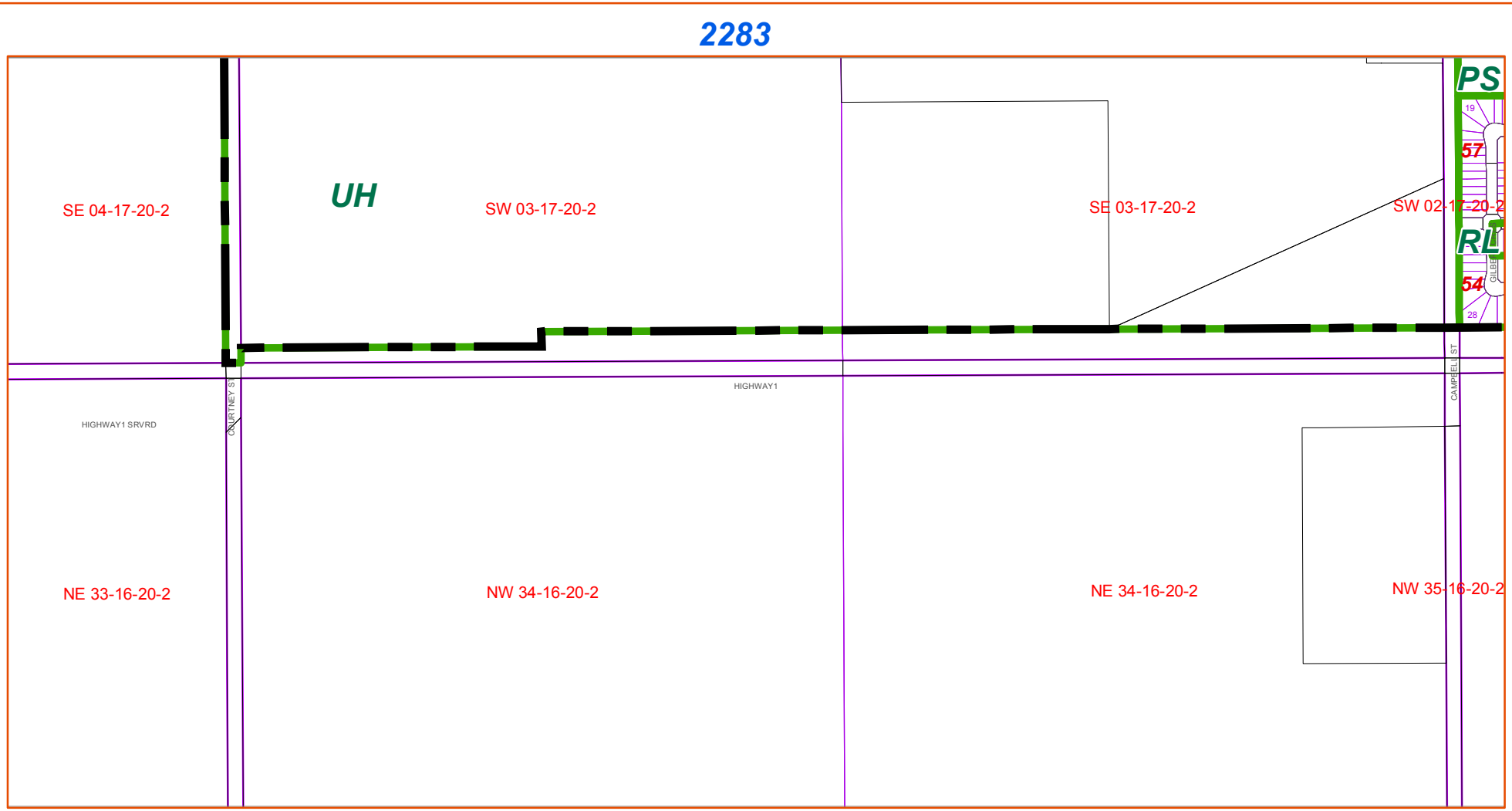
* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2095 (A)



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City of Regina | REGINA Infinite Horizons

SCALE:

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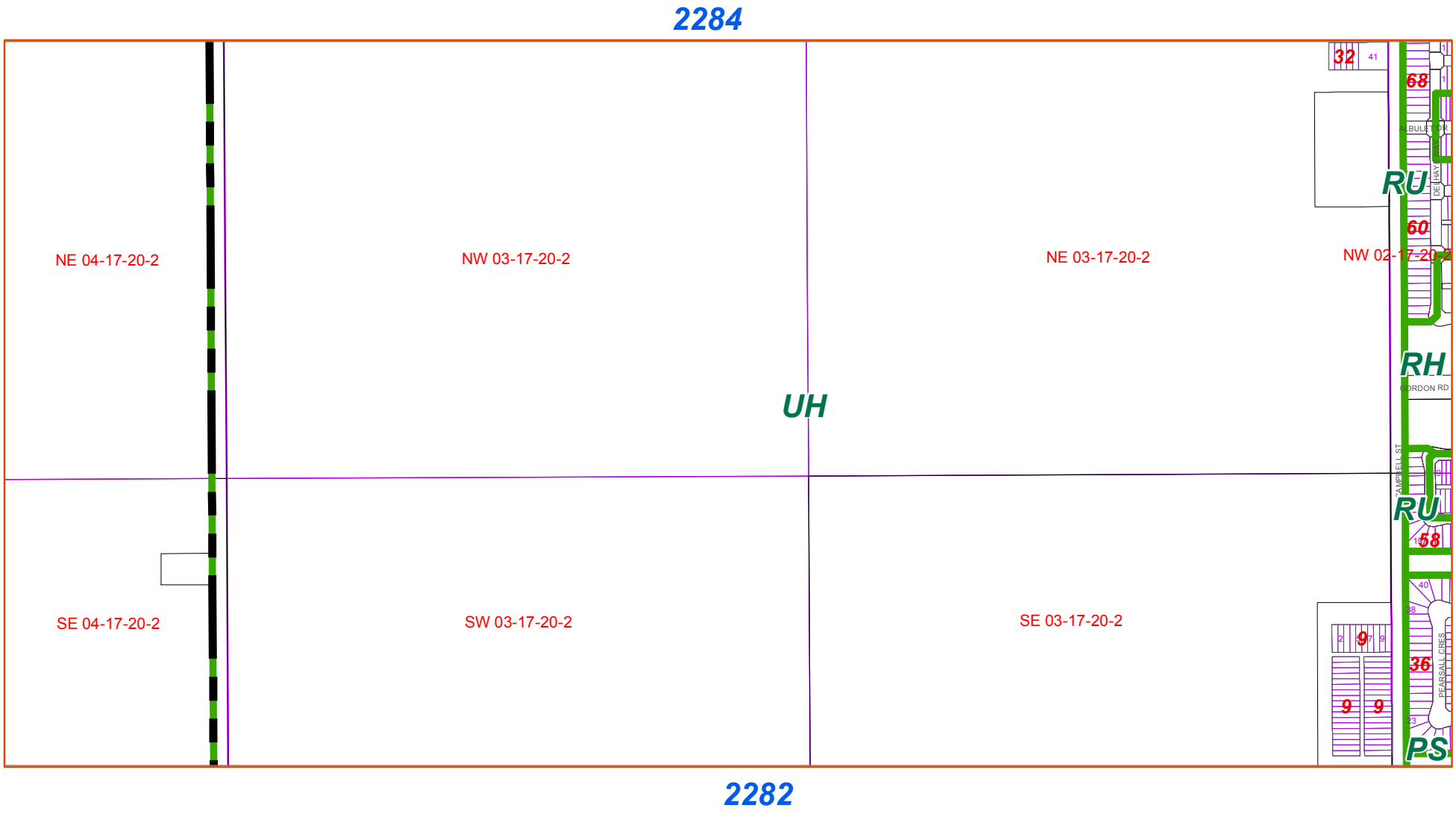
* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2282 (A)



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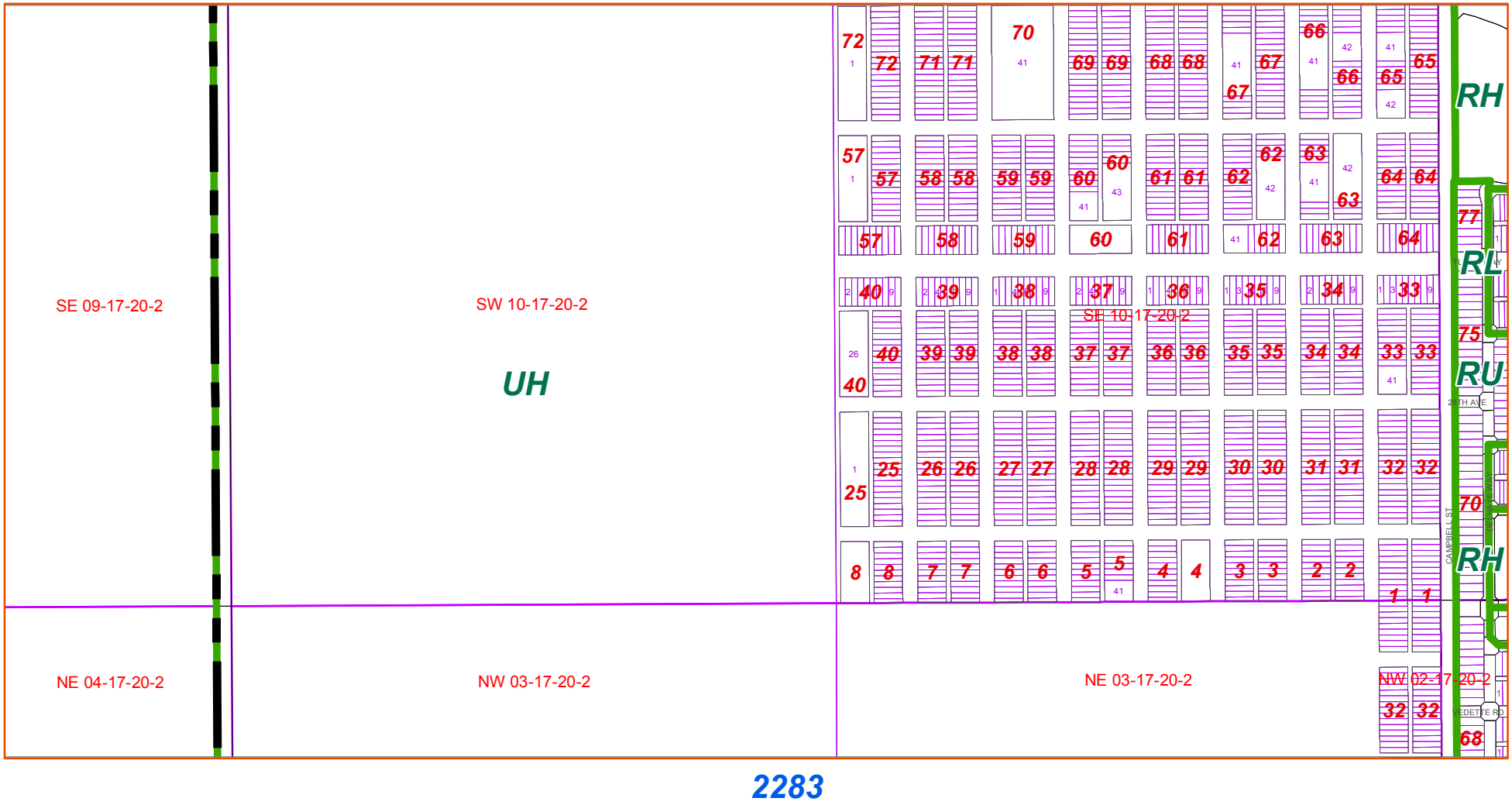
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2283 (A)



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City Limits

Underlying Zone

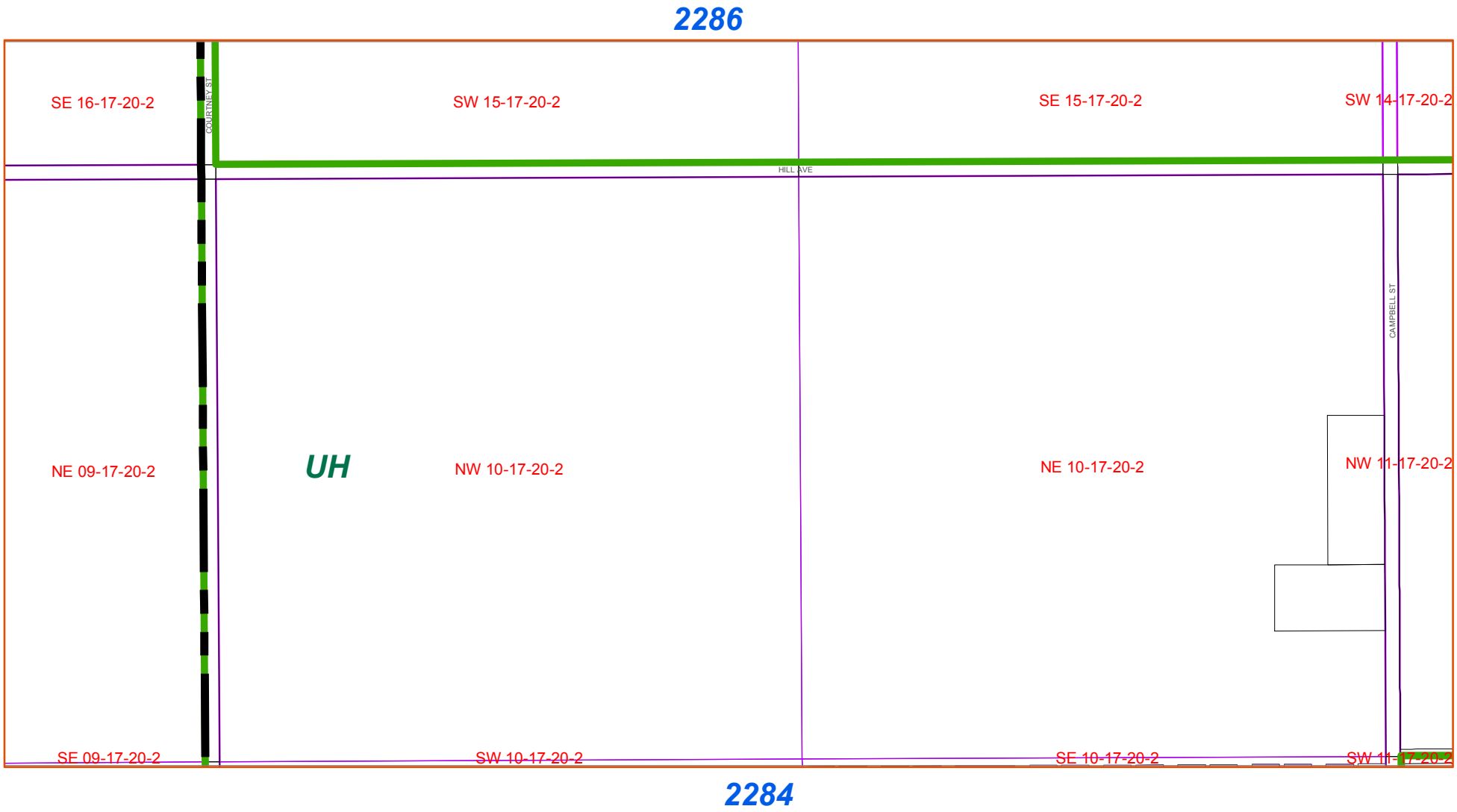
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2284 (A)



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Date: 19/07/2019

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City Limits

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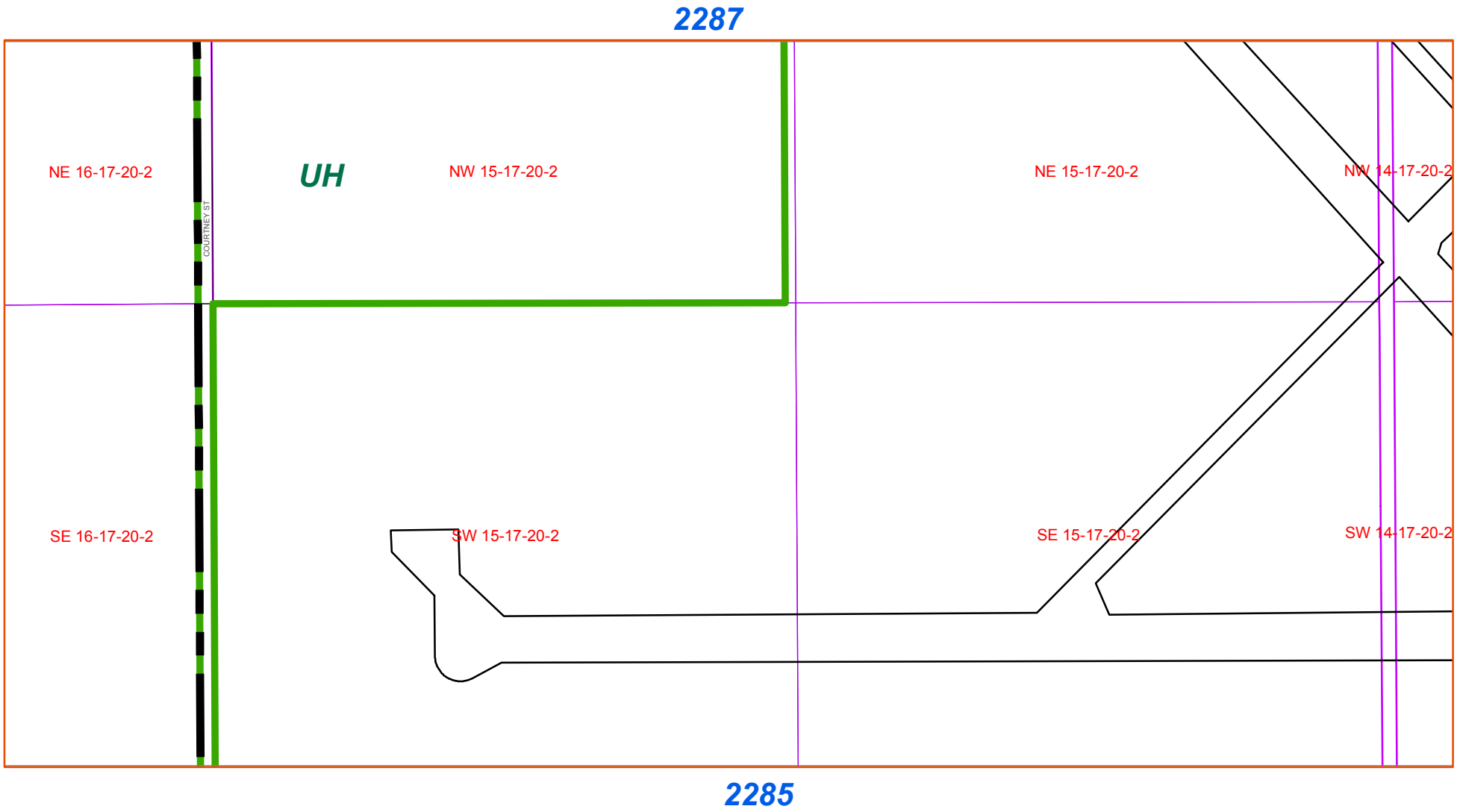
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2285 (A)



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Date: 19/07/2019

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City Limits

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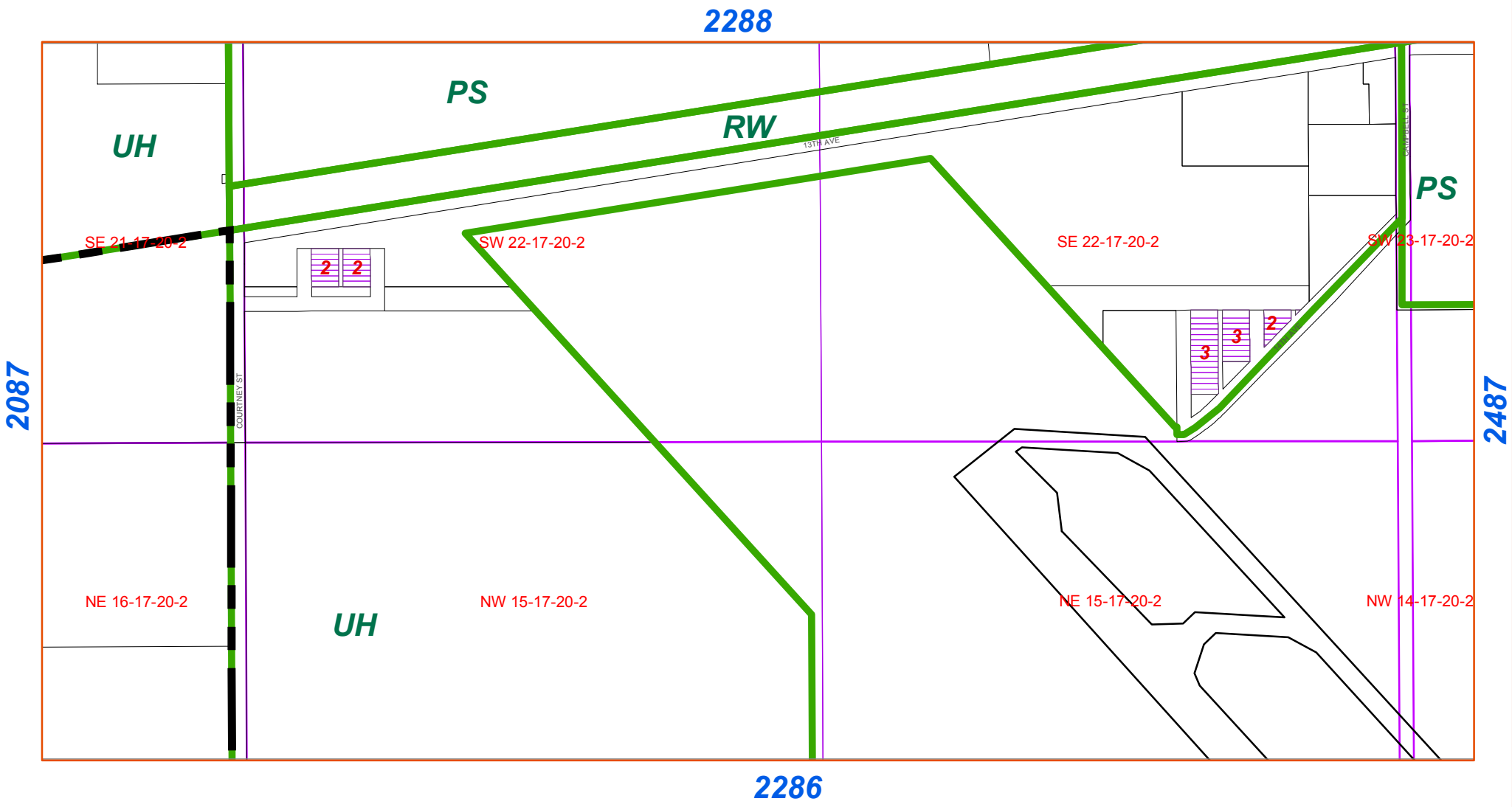
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2286 (A)



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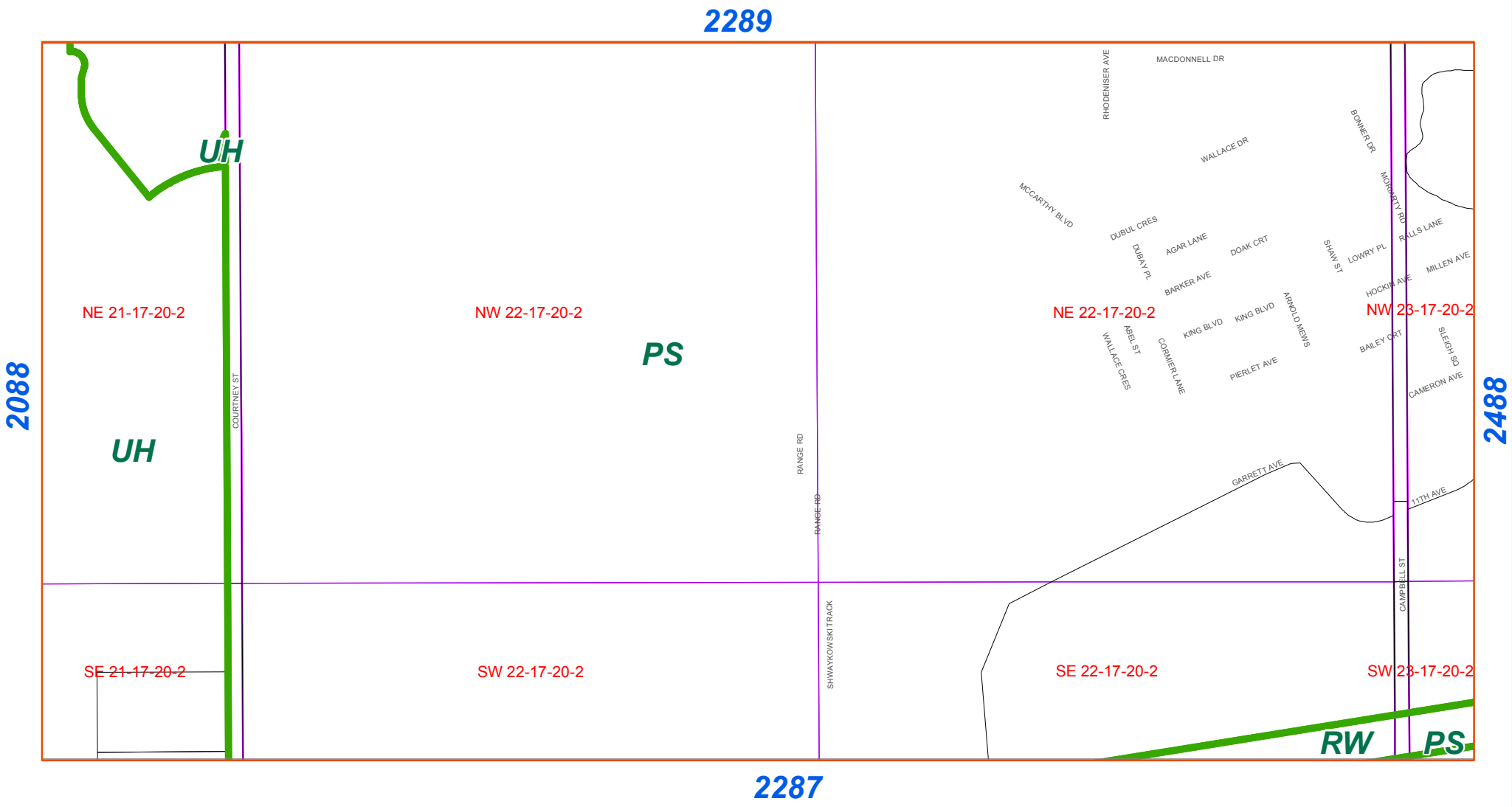
* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2287 (A)



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SCALE:

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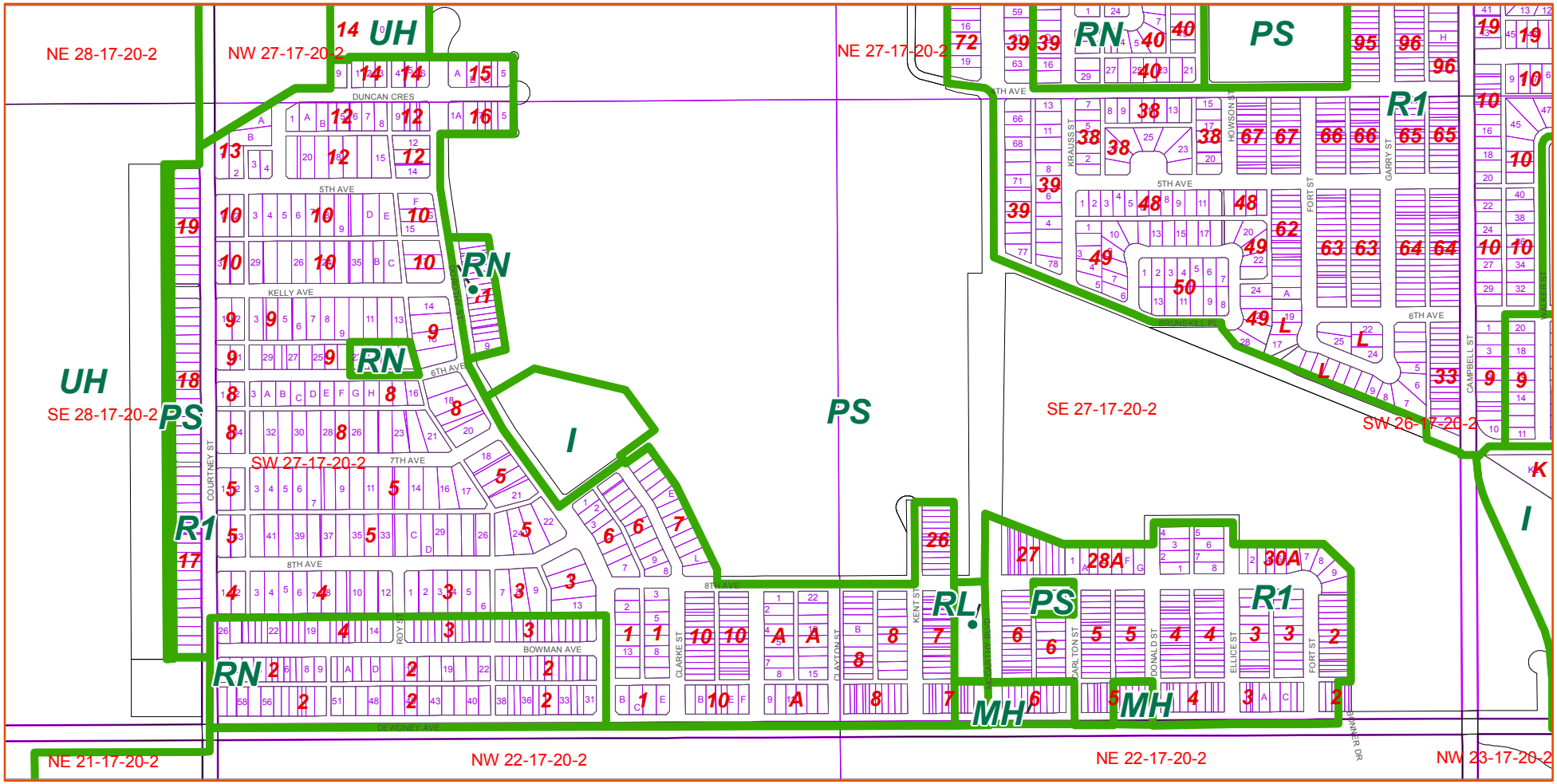
UNDERLYING ZONING MAP 2288 (A)



LEGEND:

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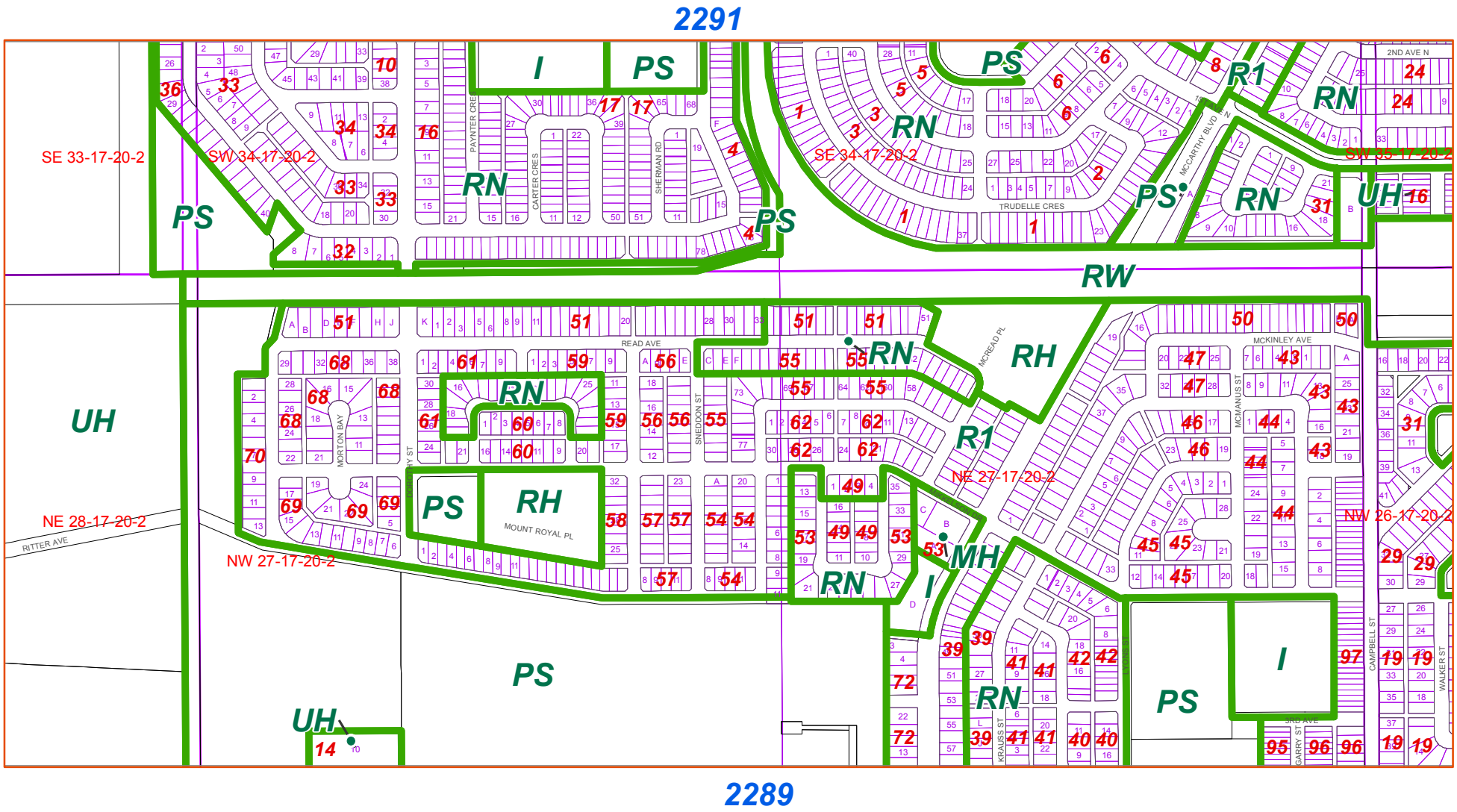
UNDERLYING ZONING MAP 2289 (A)



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City of Regina | REGINA *Infinite Horizons*

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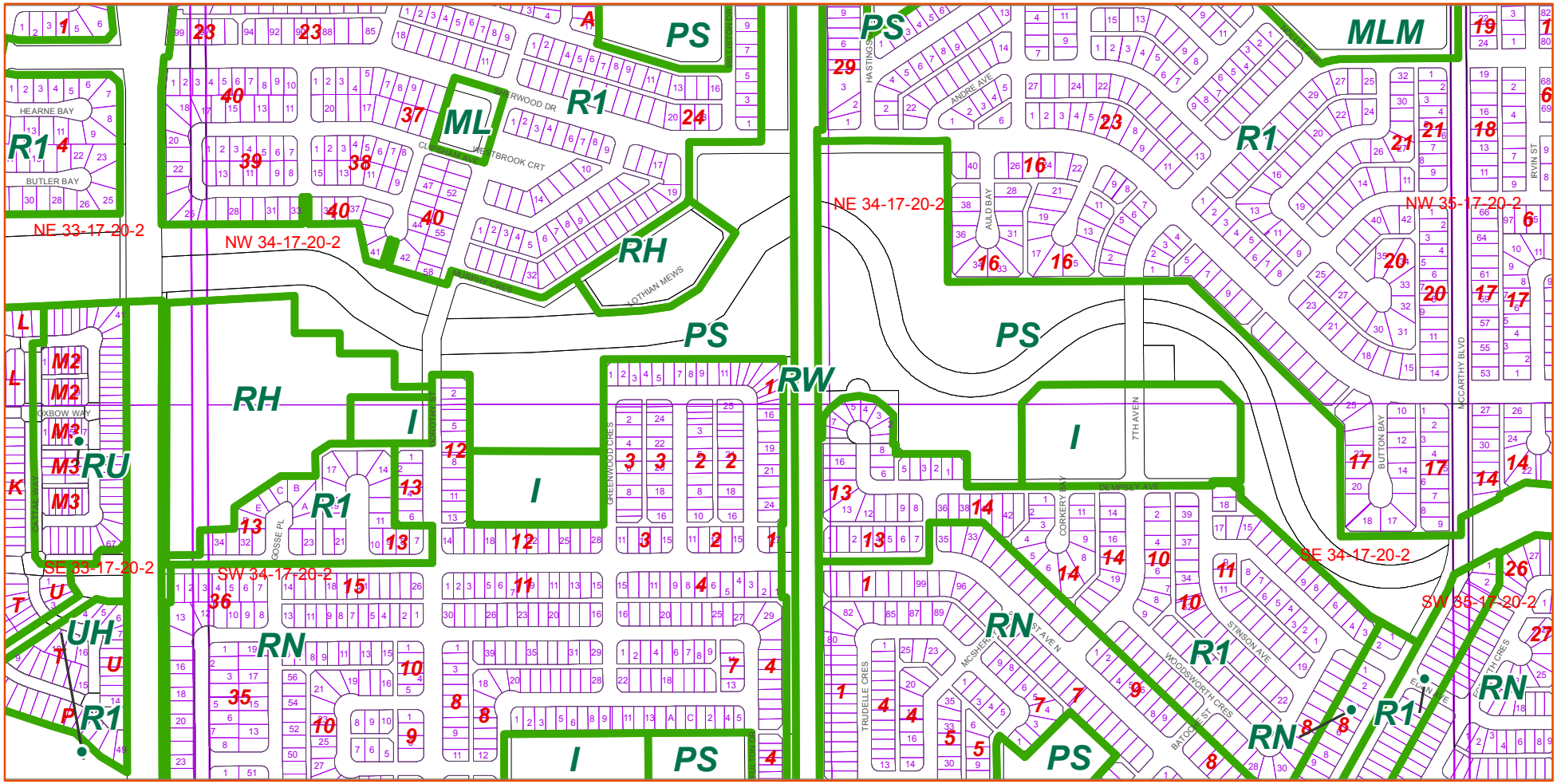
UNDERLYING ZONING MAP 2290 (A)



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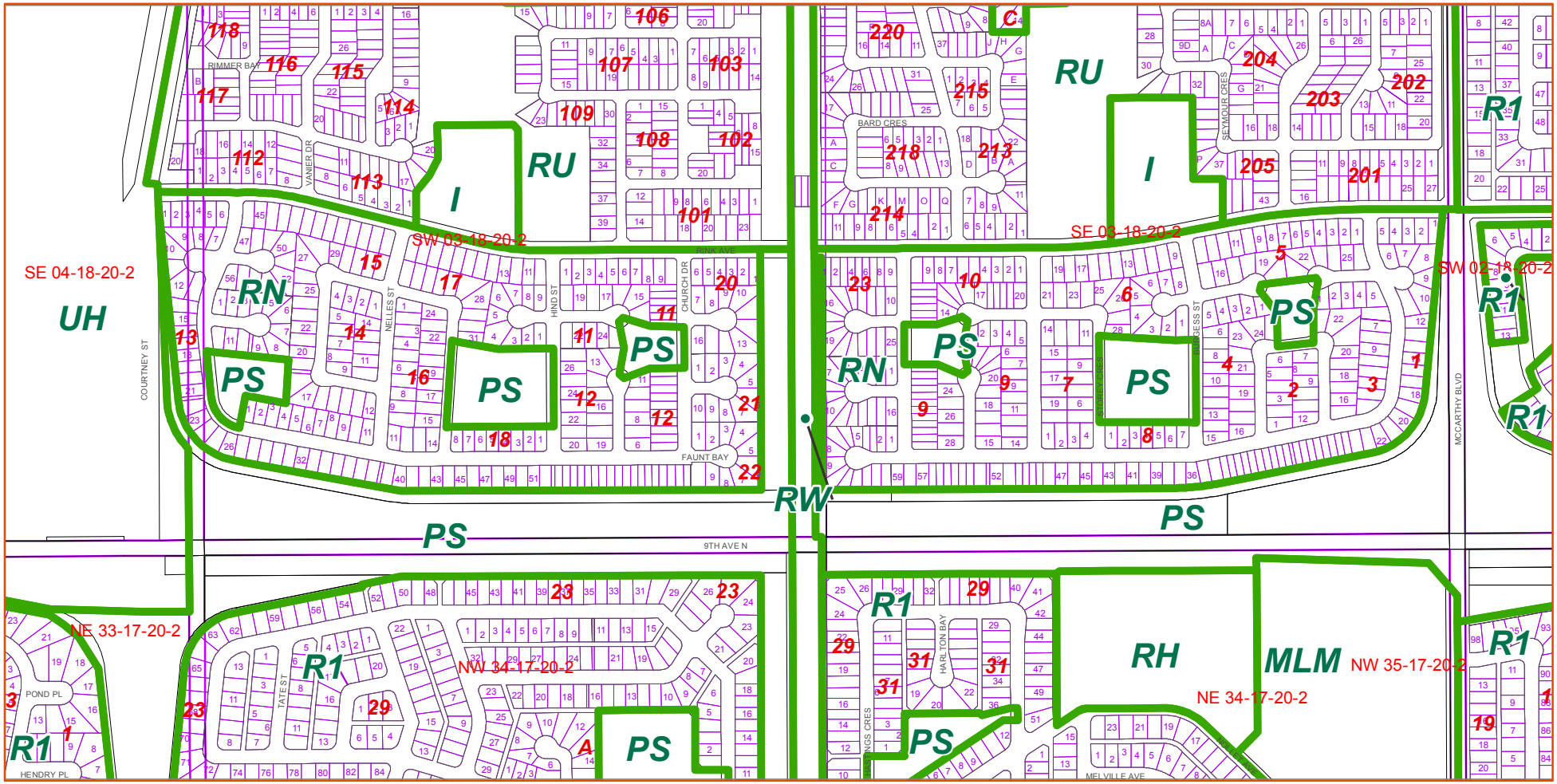
UNDERLYING ZONING MAP 2291 (A)



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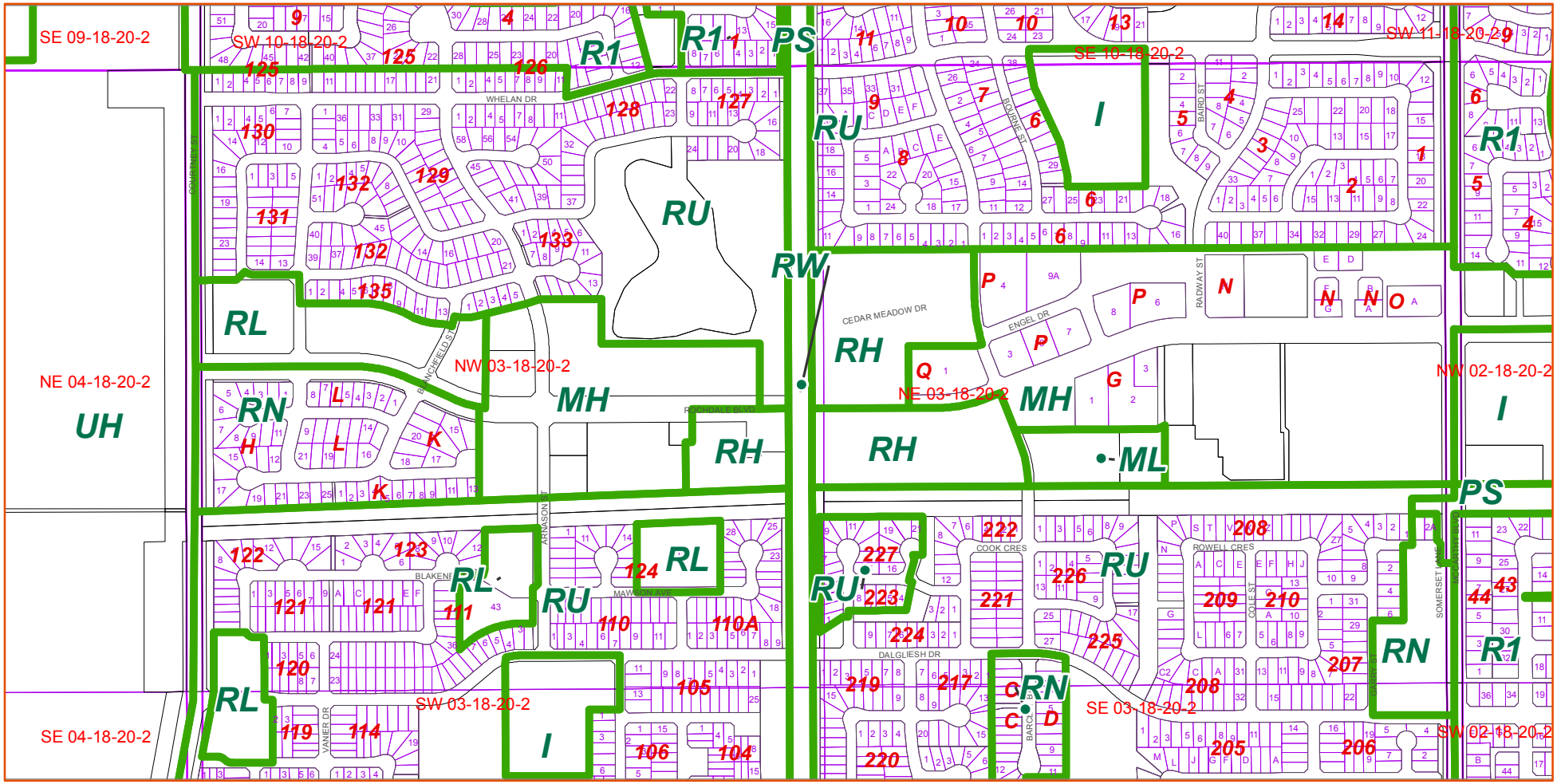
SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2292 (A)



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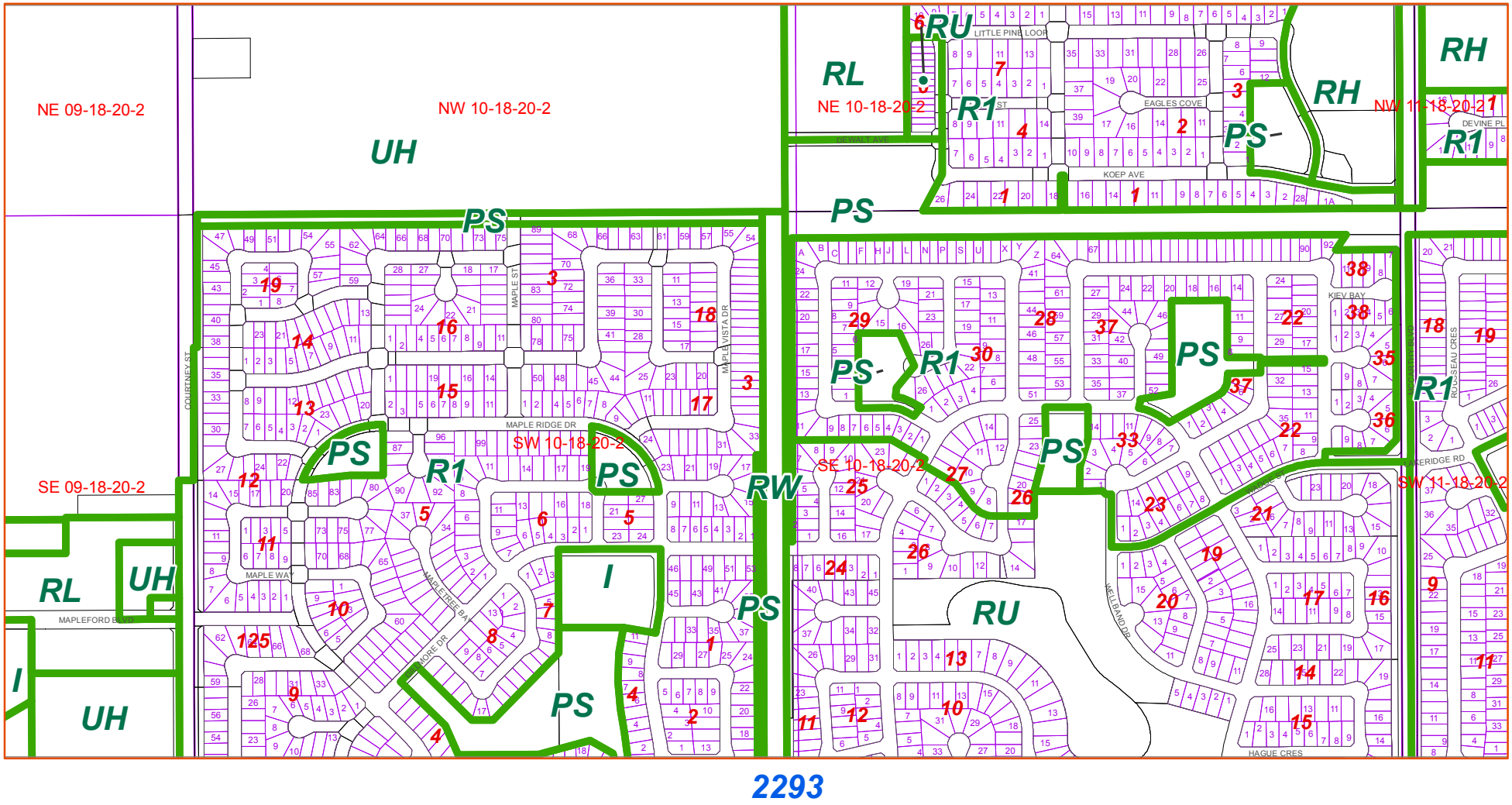
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2293 (A)



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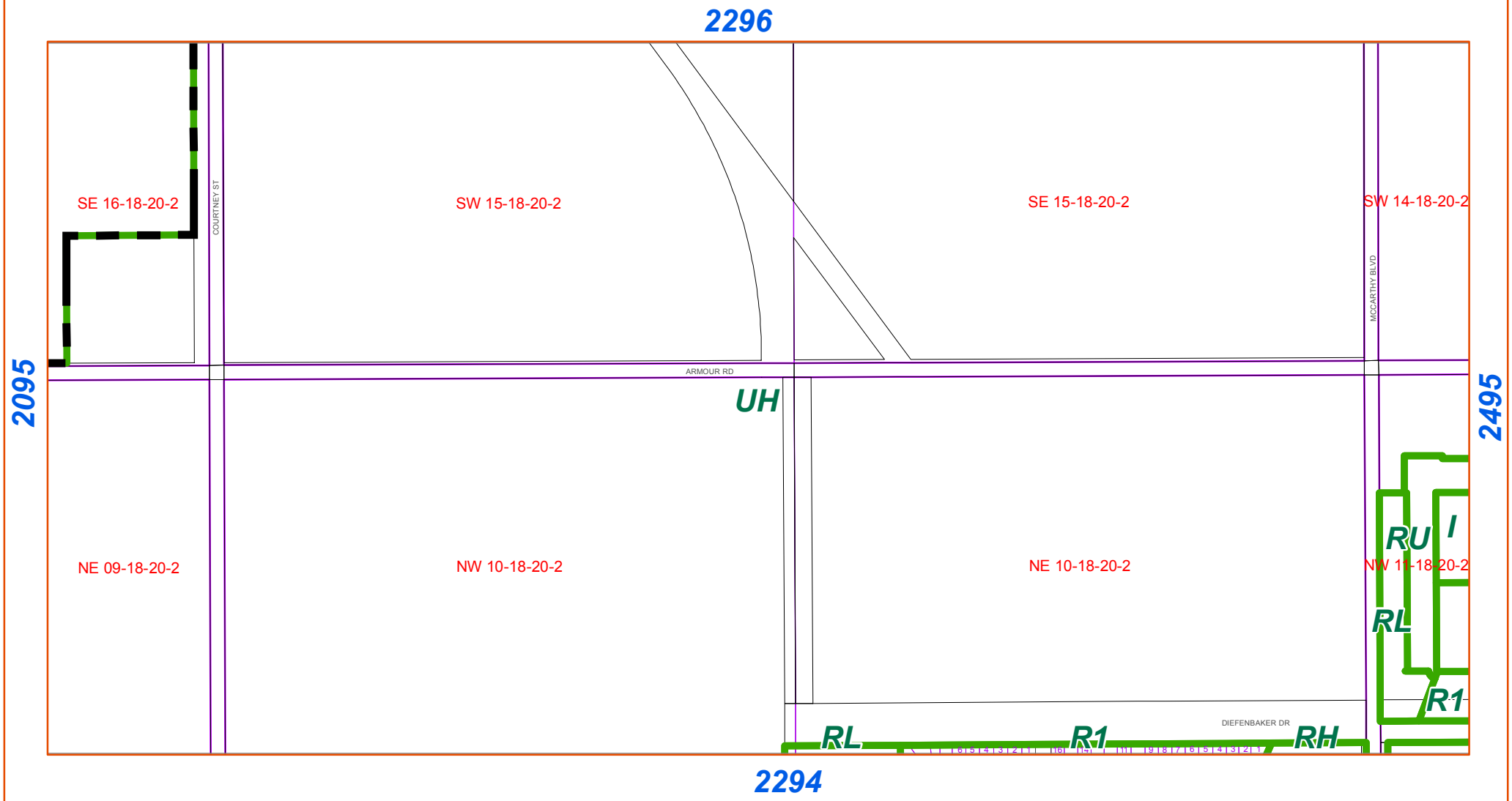
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2294 (A)



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Underlying Zone

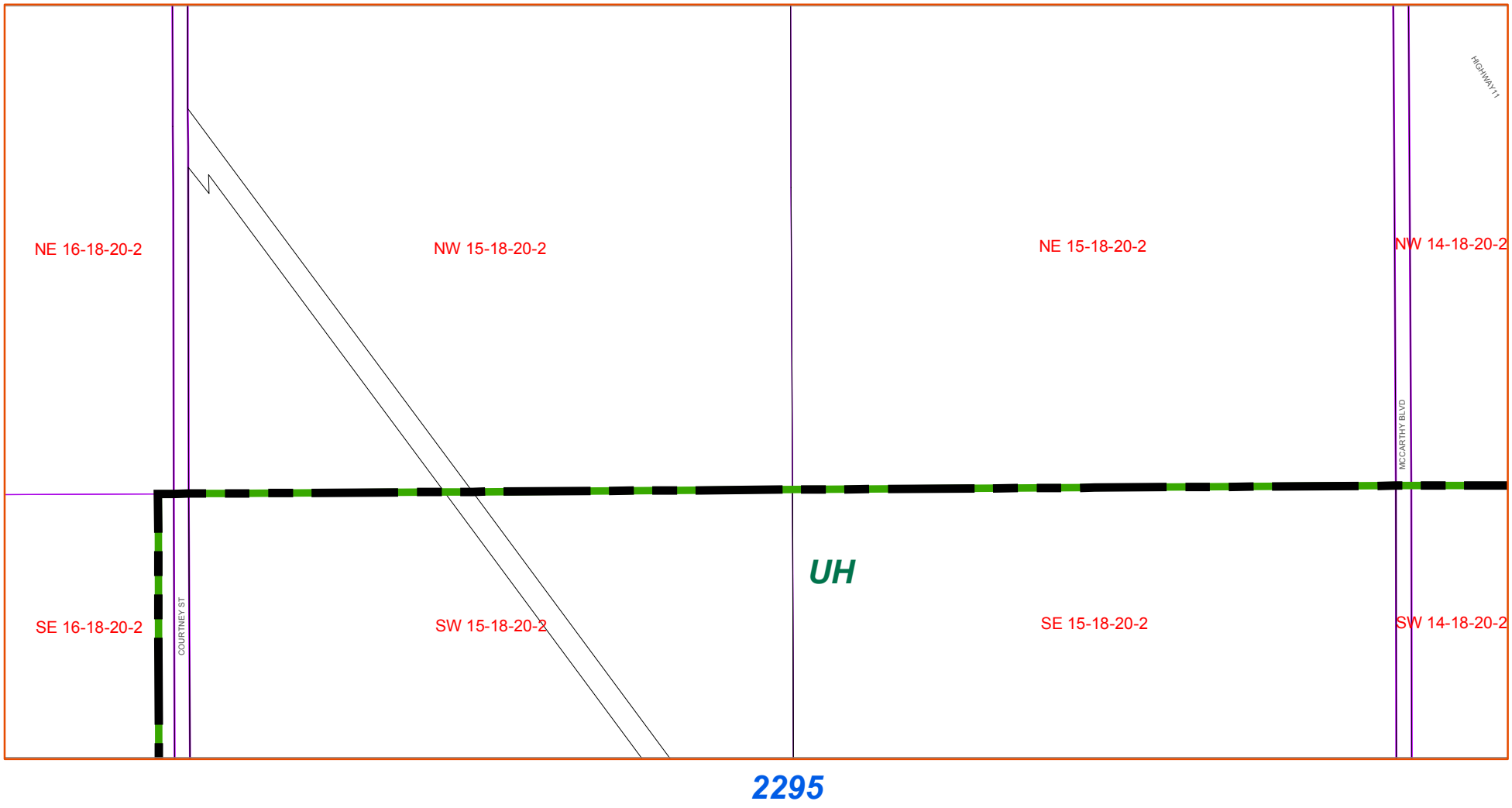
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2295 (A)



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Underlying Zone

City of Regina | REGINA Infinite Horizons

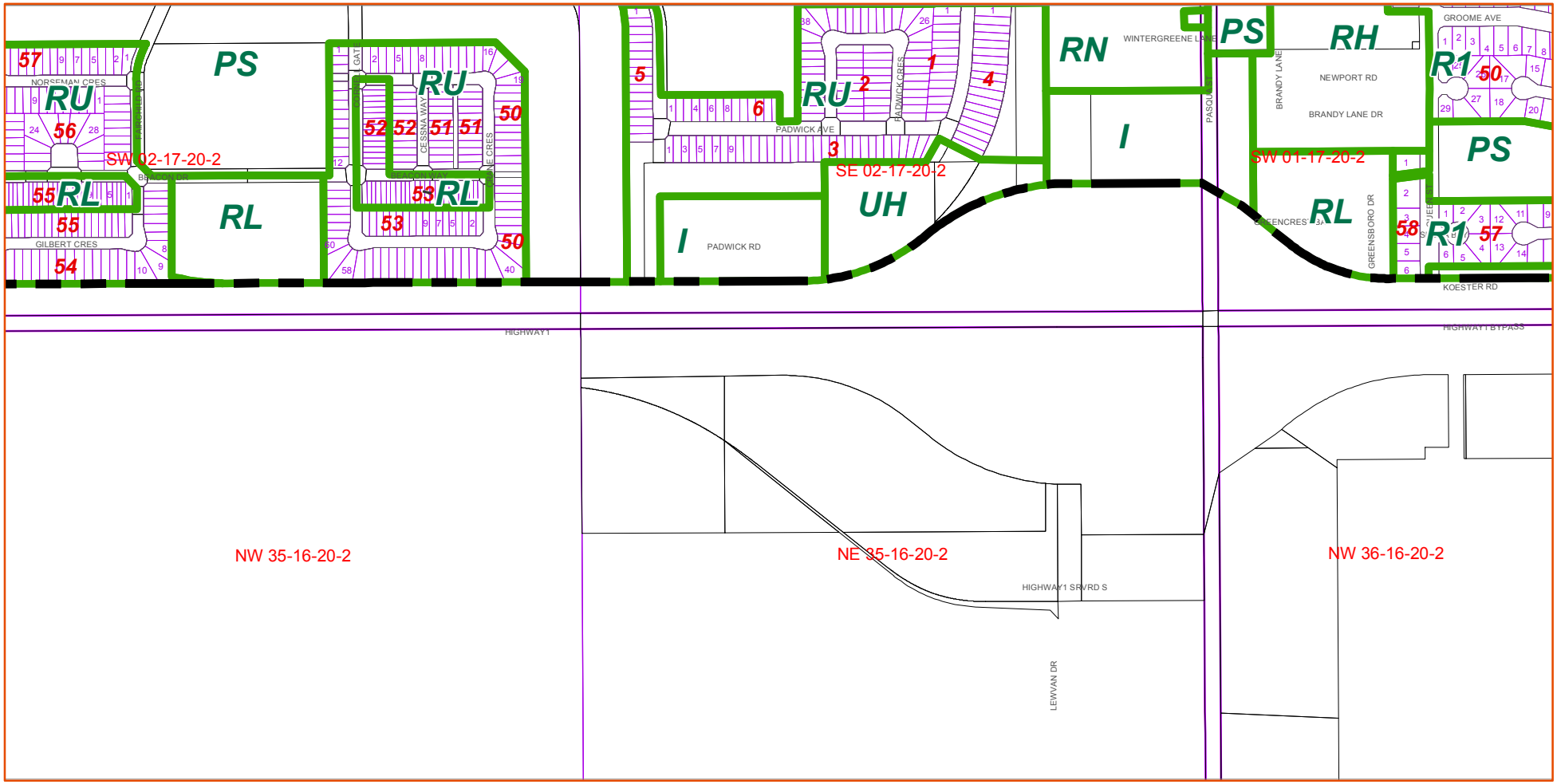
SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2296 (A)

2483



2282

2682

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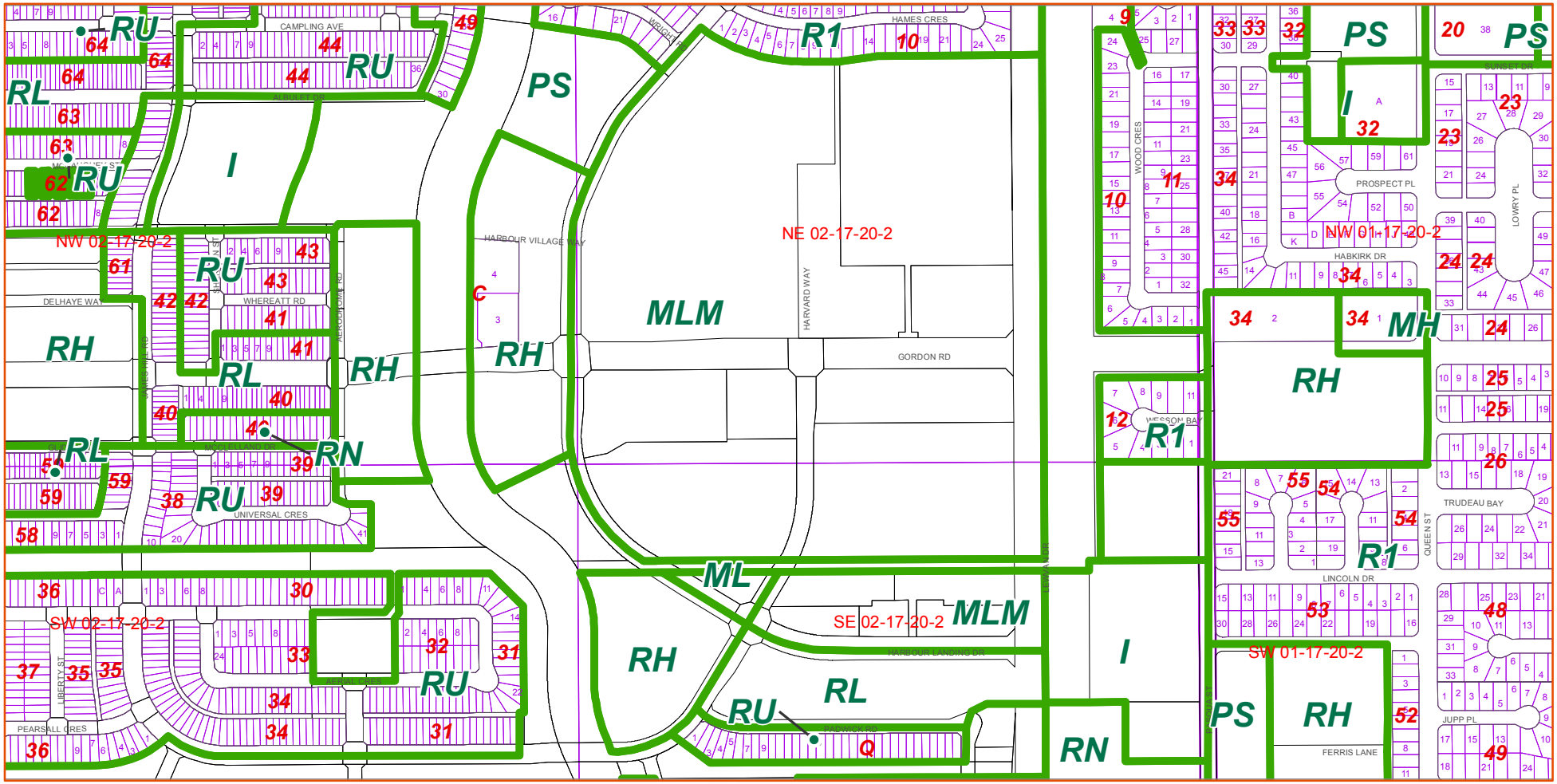
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2482 (A)



LEGEND:

City Limits

Underlying Zone

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City of Regina | REGINA *Infinite Horizons*

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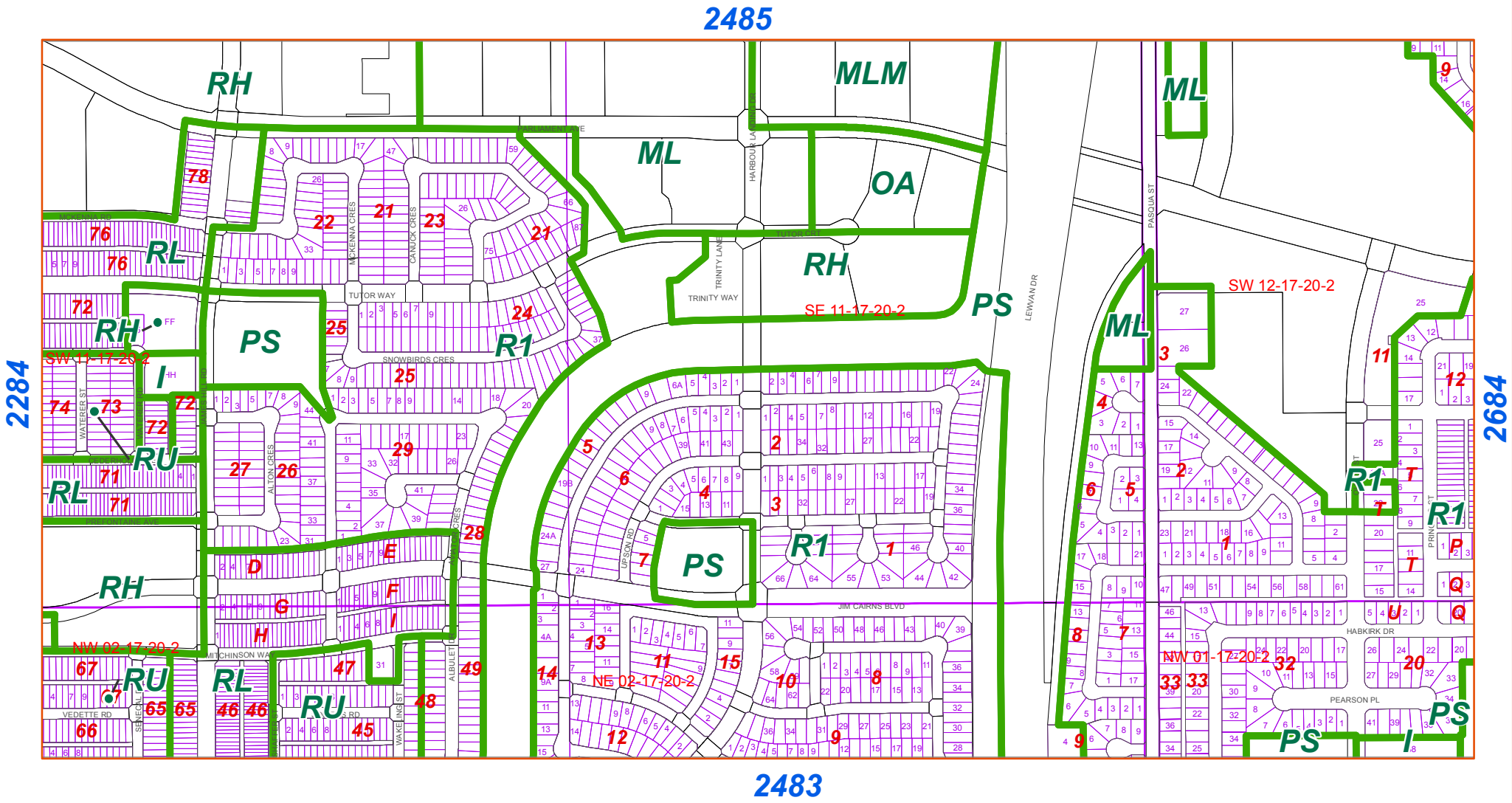
* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2483 (A)



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LEGEND:

City Limits

Underlying Zone

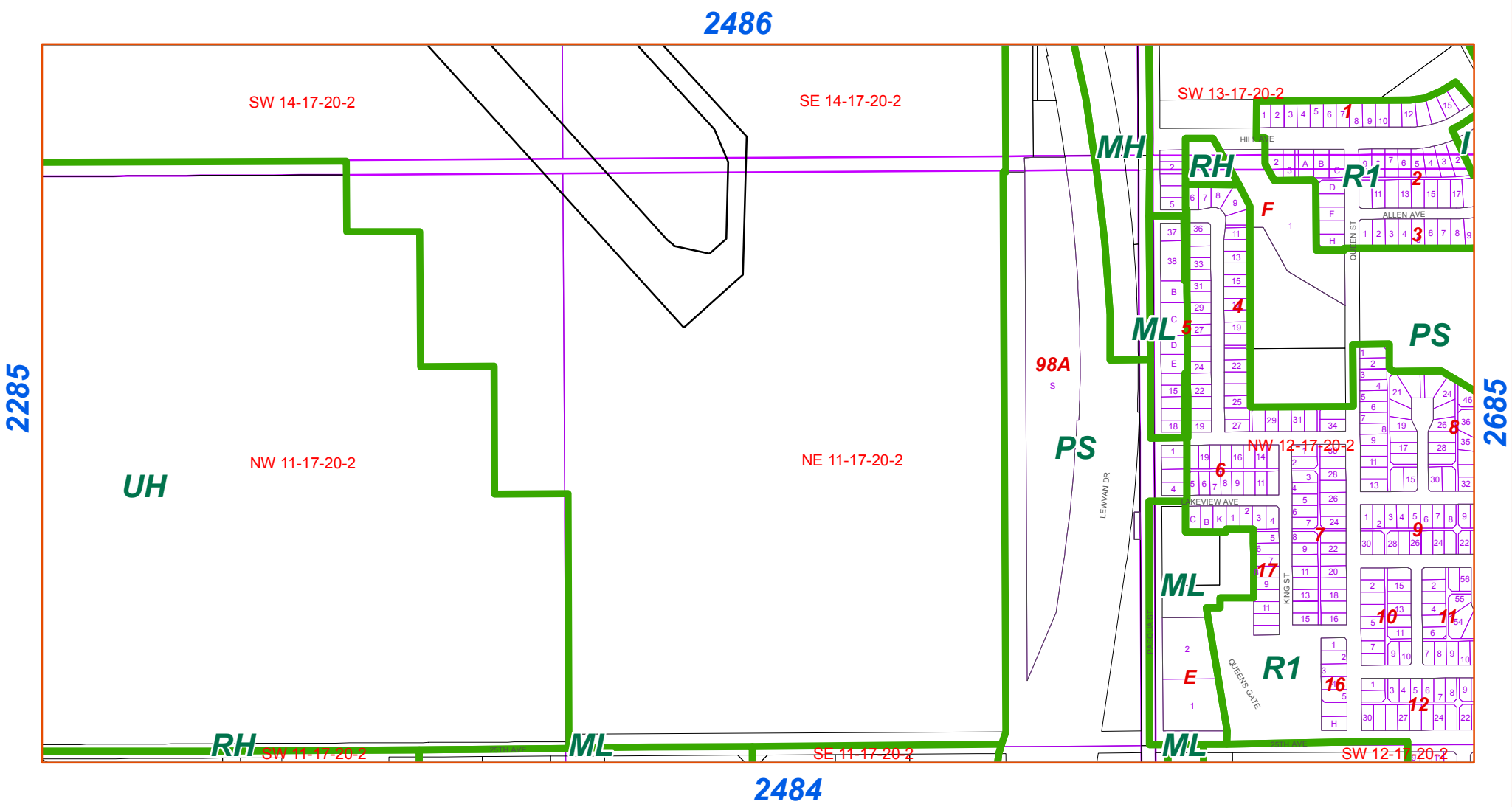
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2484 (A)



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LEGEND:

City Limits

Underlying Zone

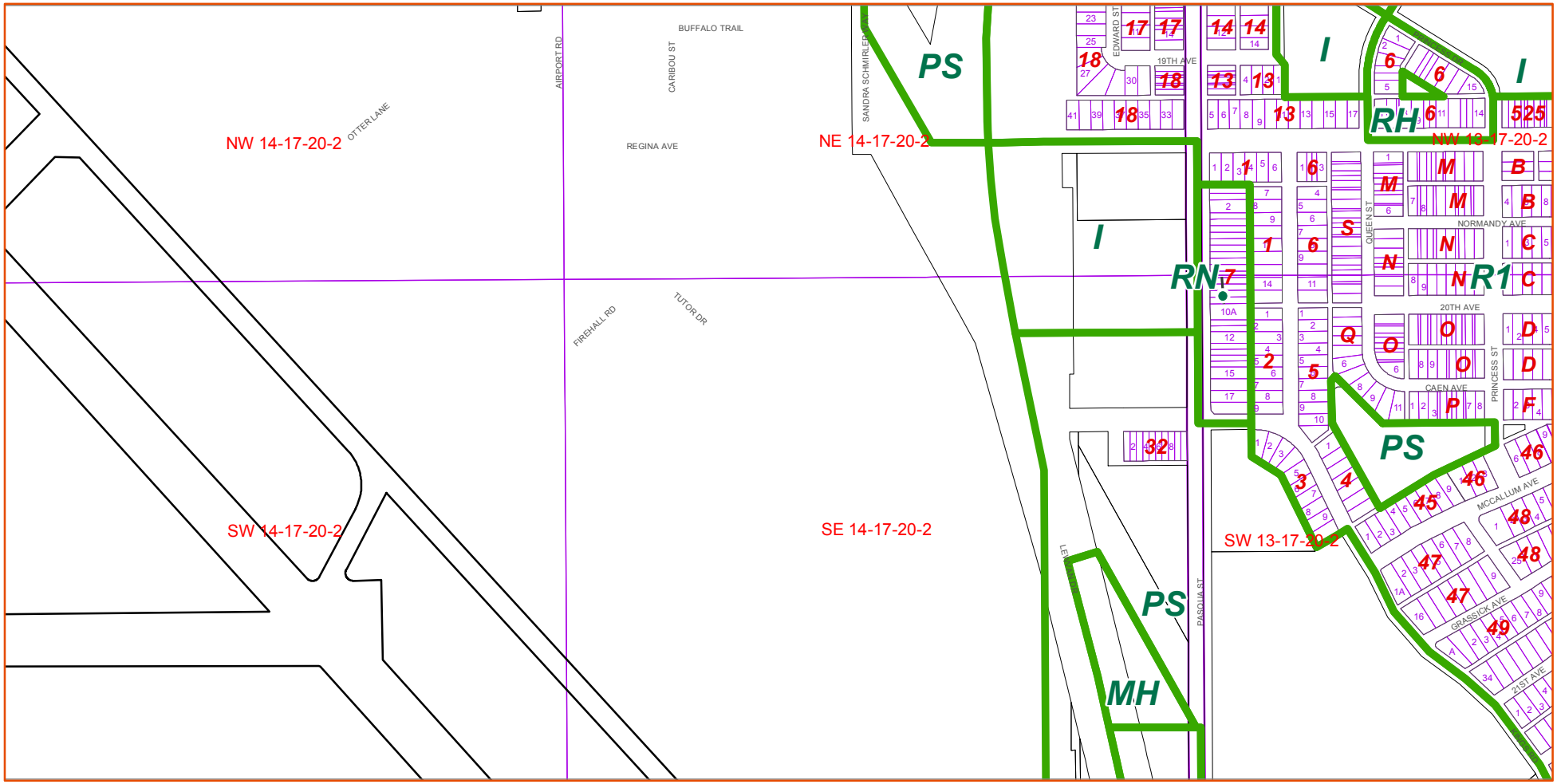
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2485 (A)



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LEGEND:

City Limits

Underlying Zone

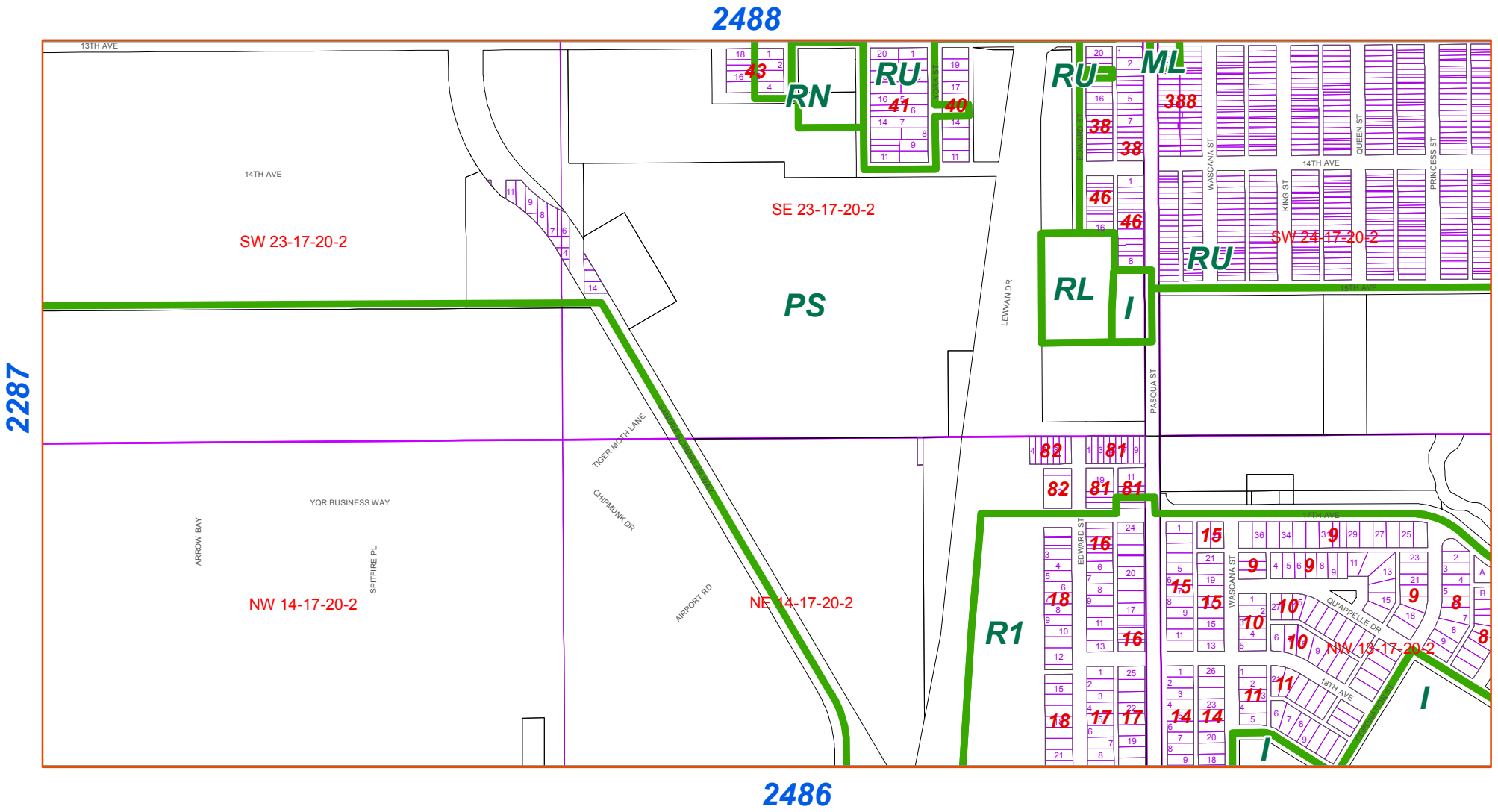
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2486 (A)



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Underlying Zone

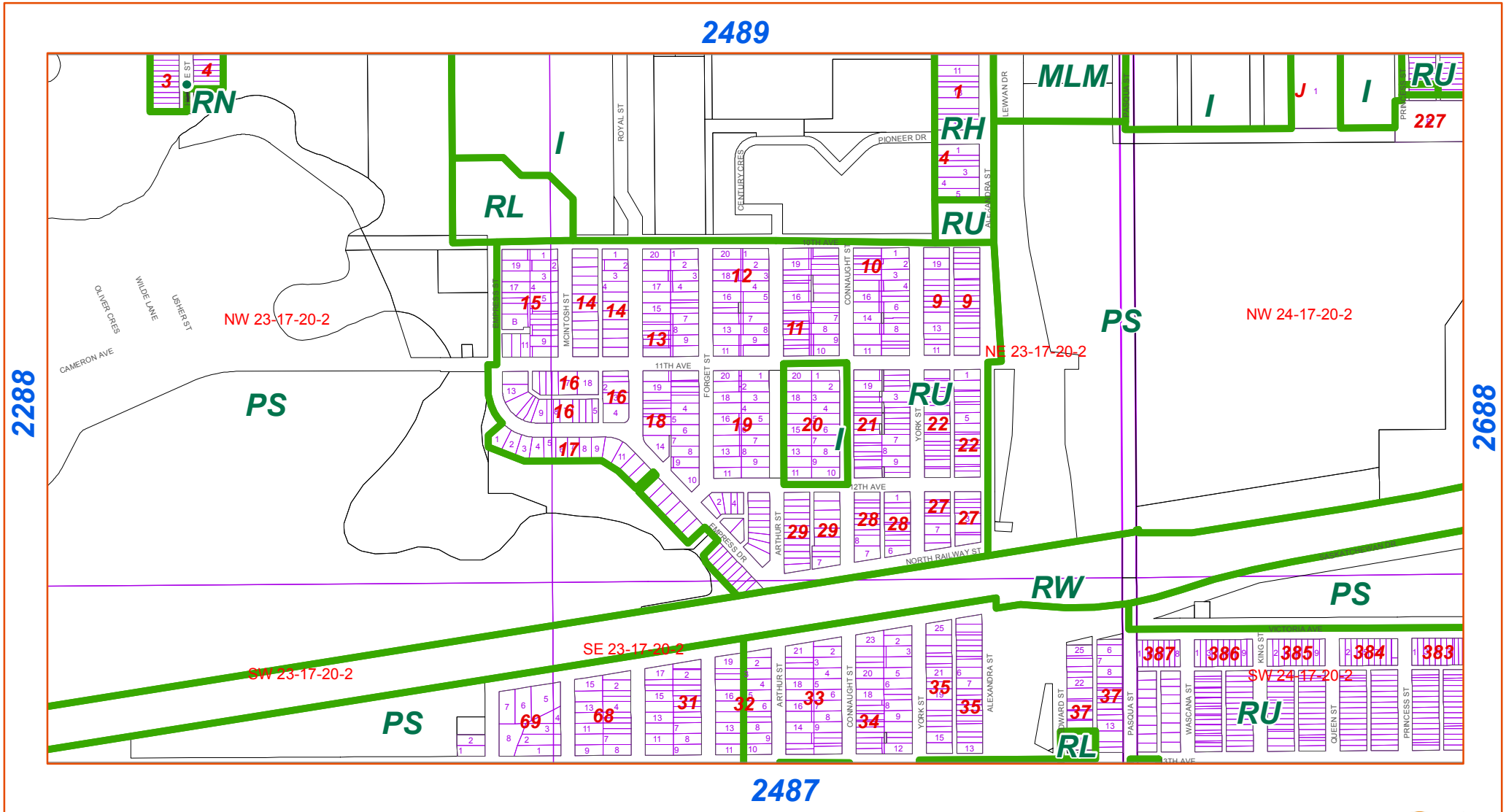
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2487 (A)



LEGEND:

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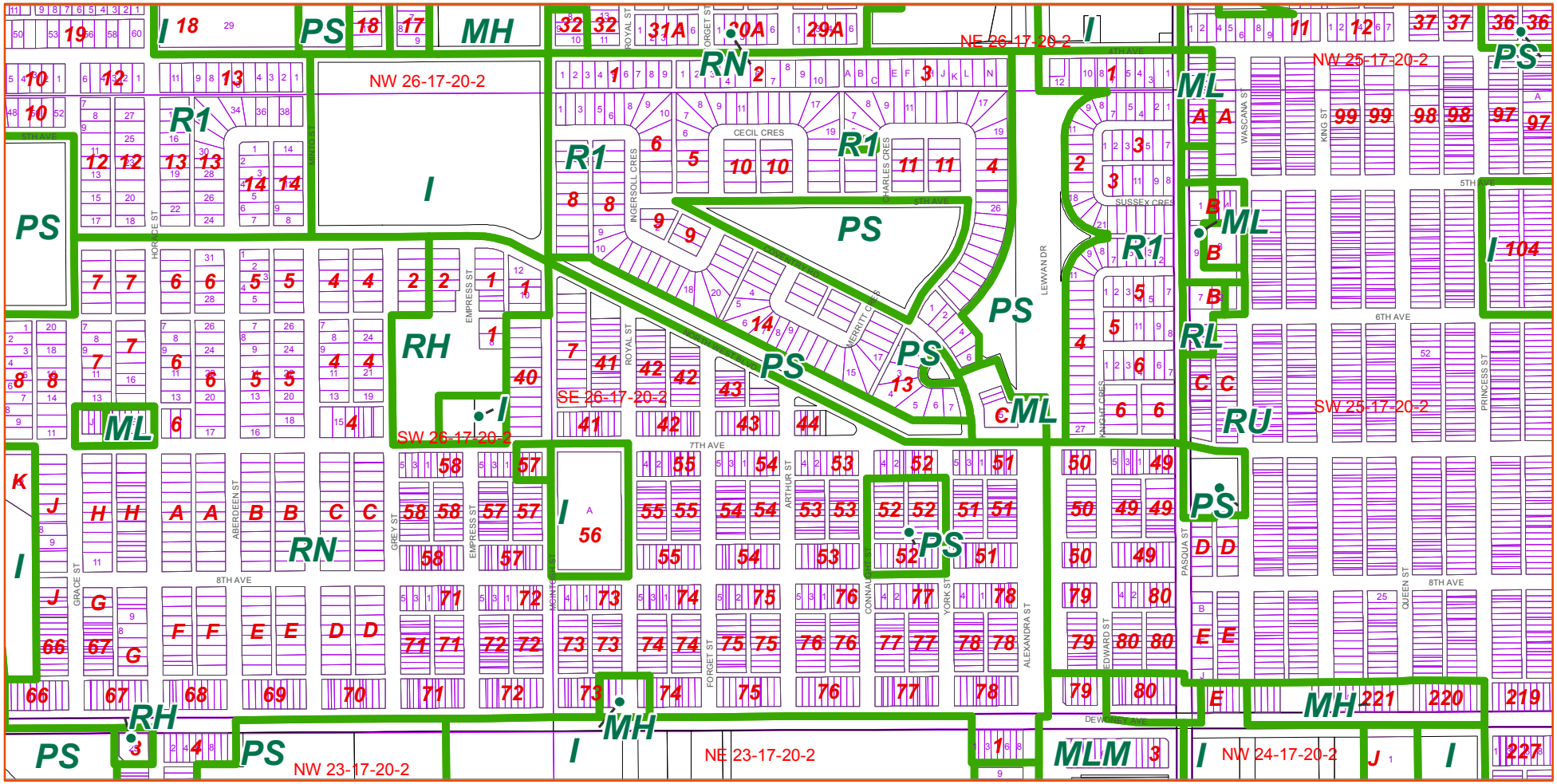
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2488 (A)



LEGEND:

City Limits

Underlying Zone

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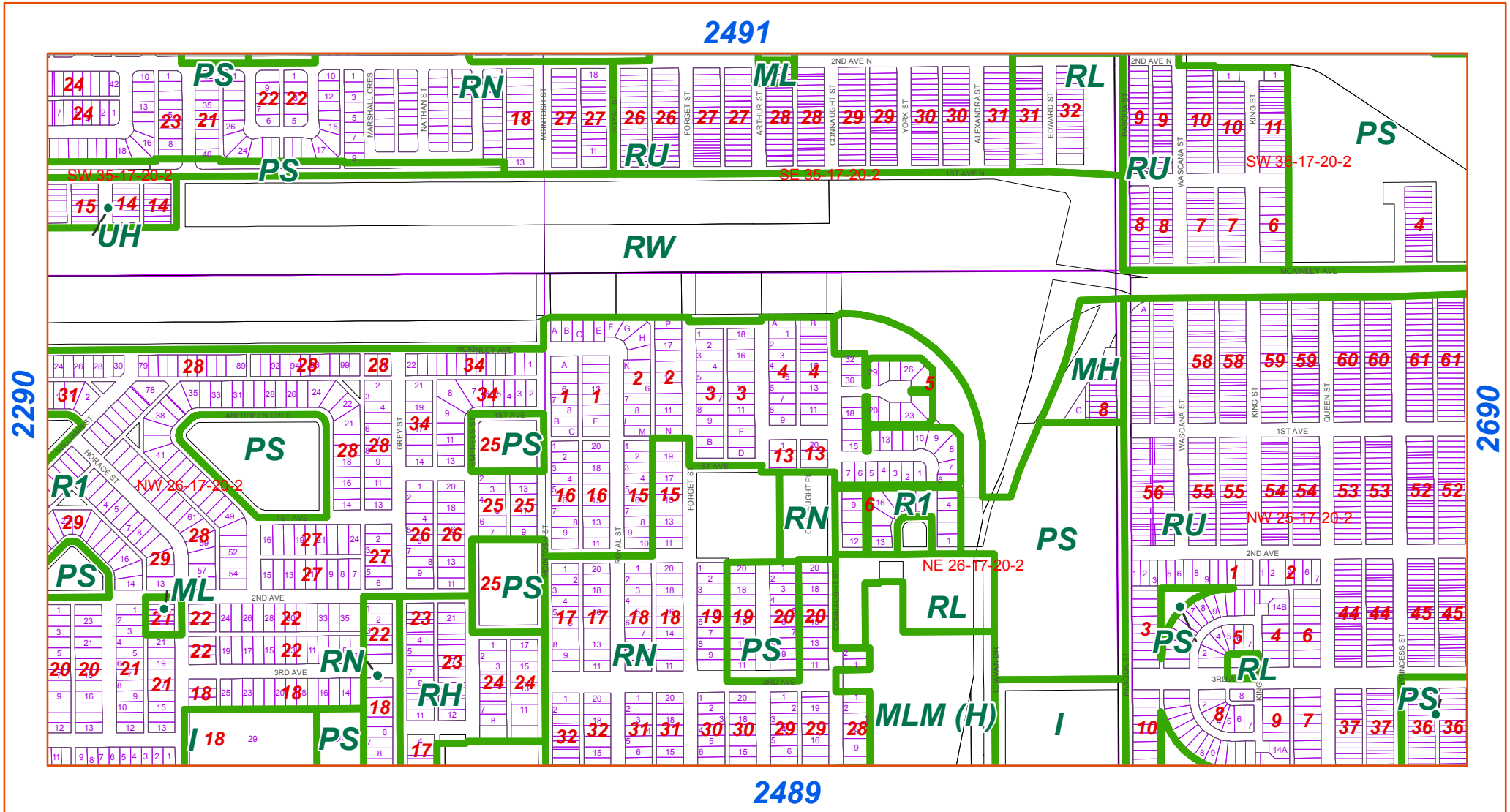
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2489 (A)



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LEGEND:

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Underlying Zone

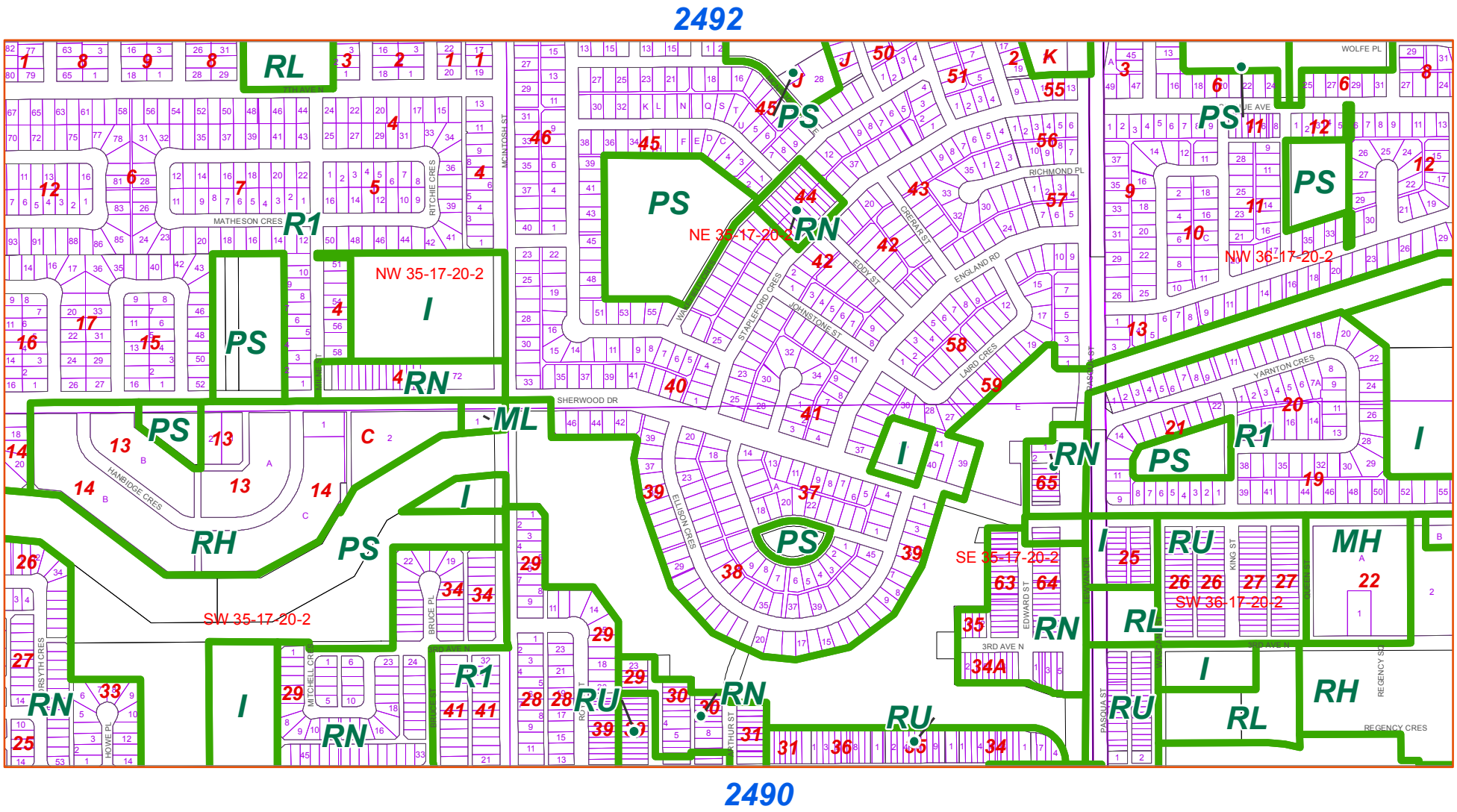
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2490 (A)



LEGEND:

City Limits

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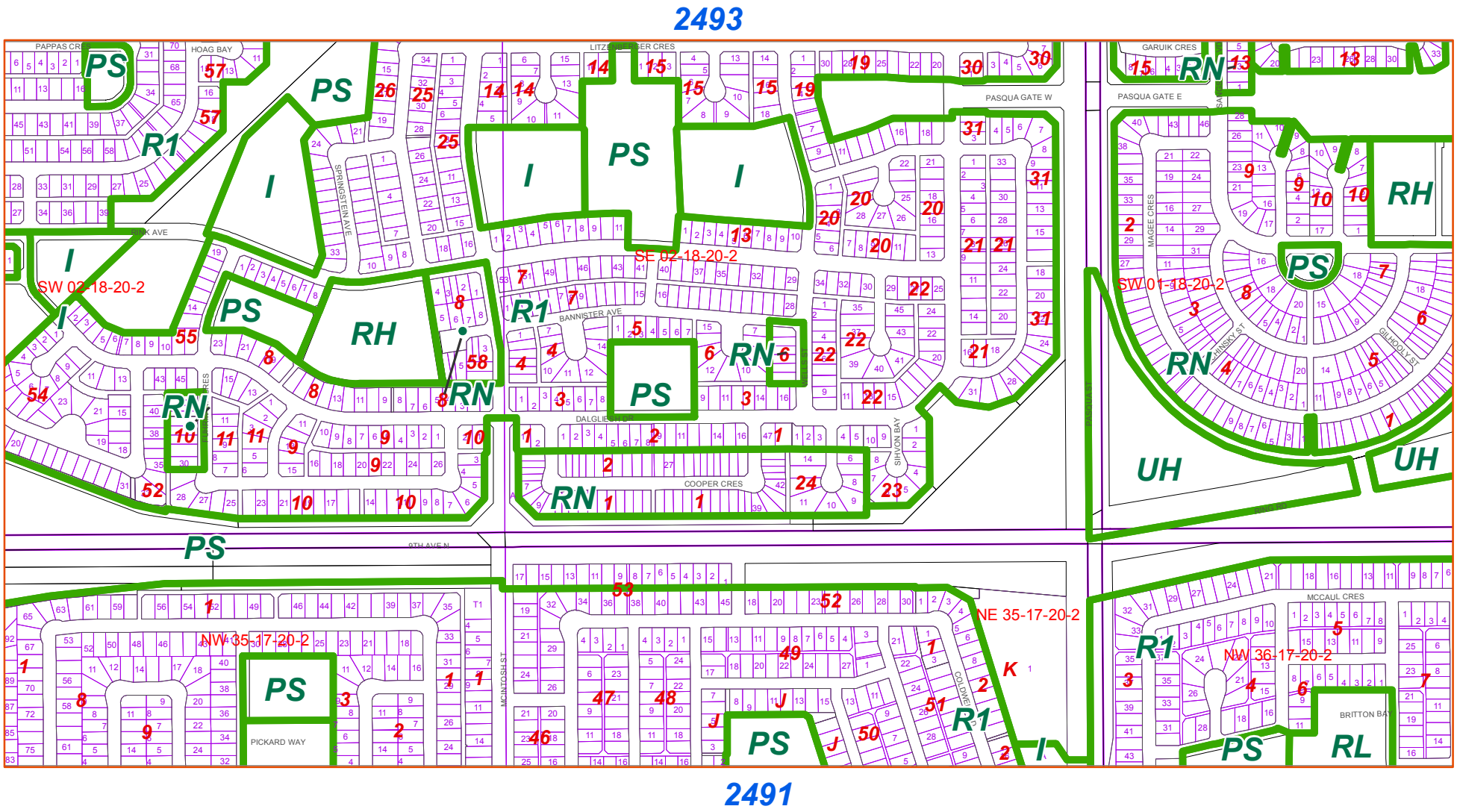
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2491 (A)



LEGEND:

City Limits

Underlying Zone

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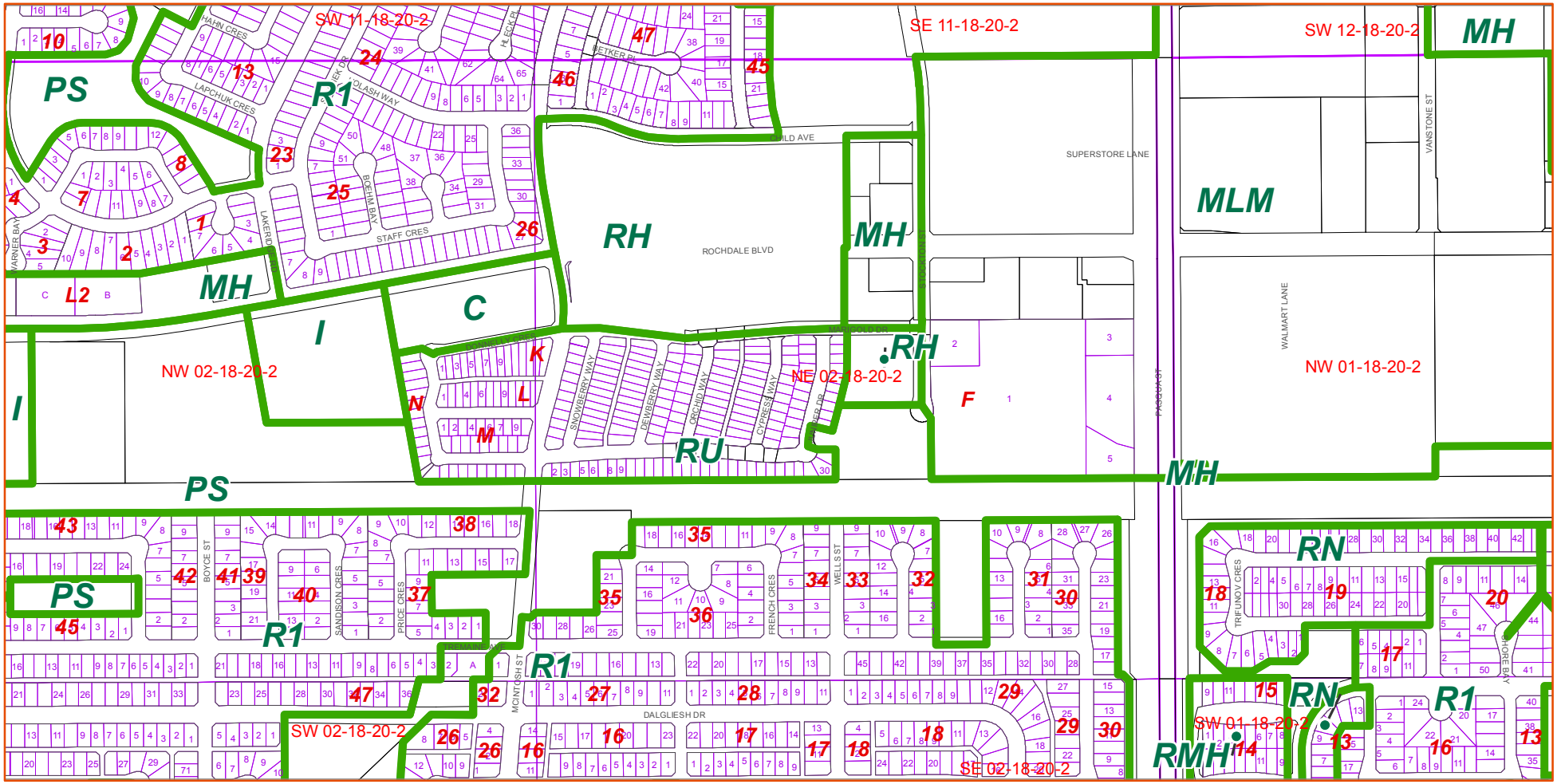
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2492 (A)



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LEGEND:

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Underlying Zone

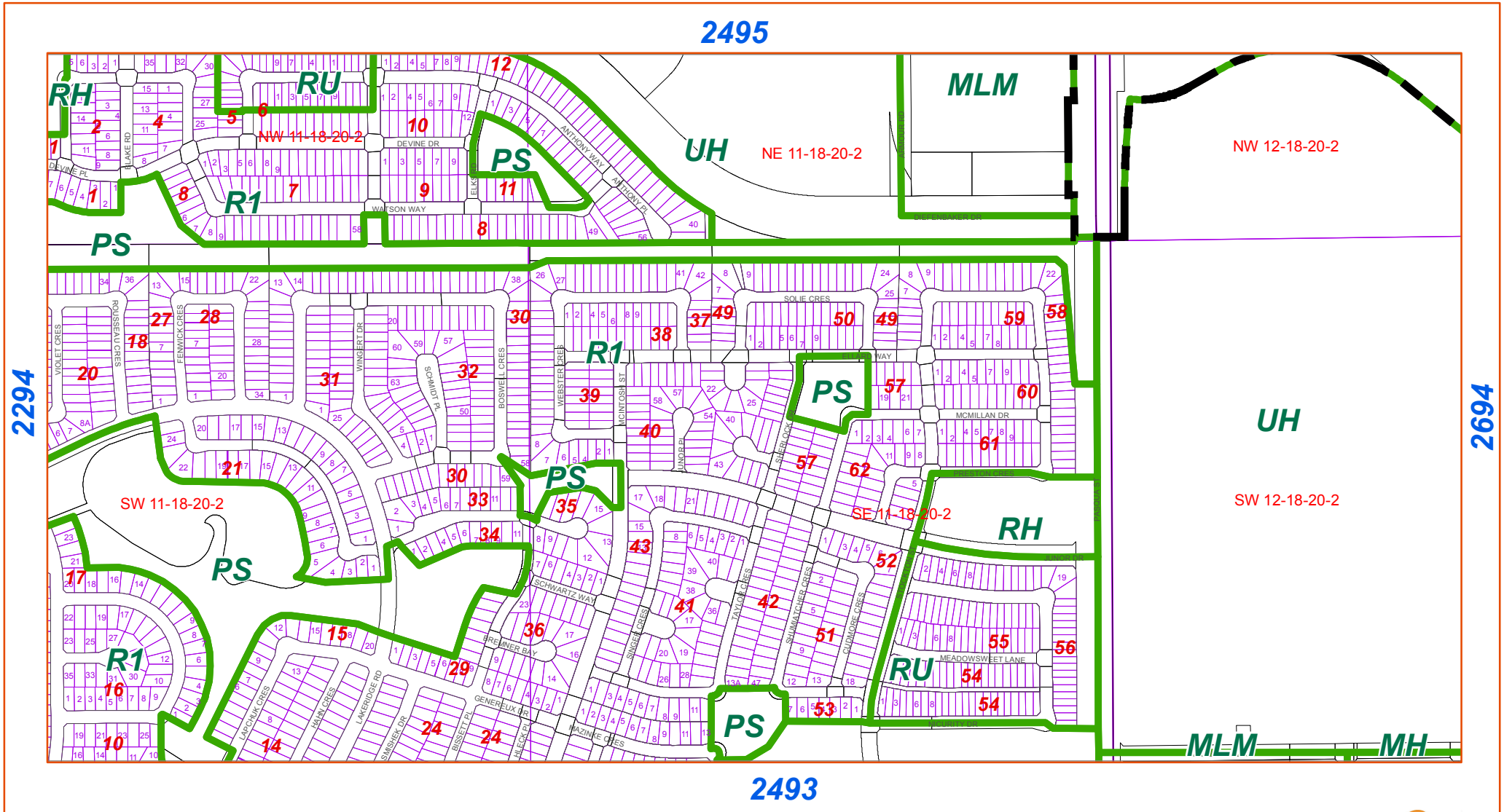
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2493 (A)



LEGEND:

City Limits

Underlying Zone

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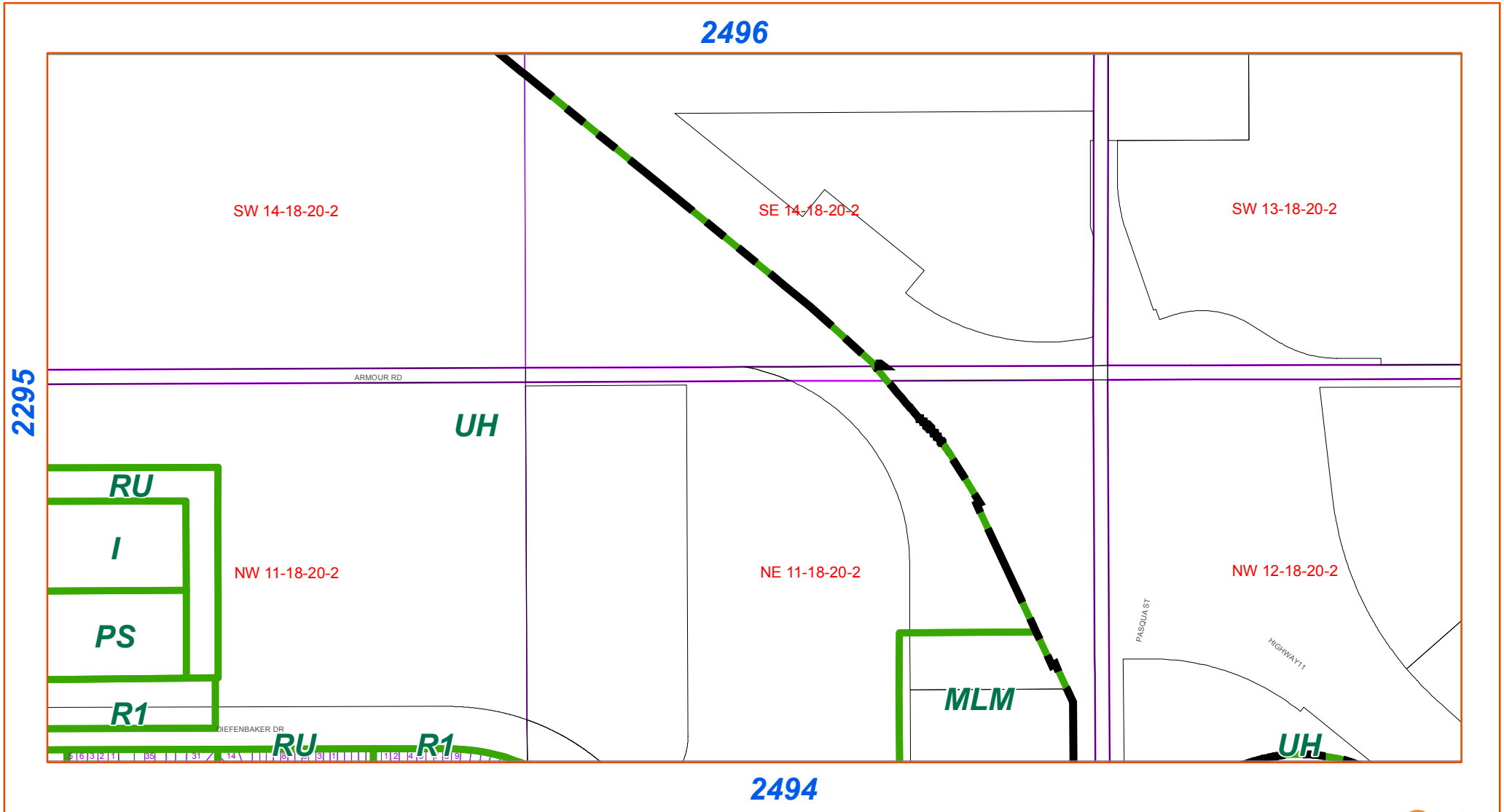
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2494 (A)



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Date: 19/07/2019

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LEGEND:

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Underlying Zone

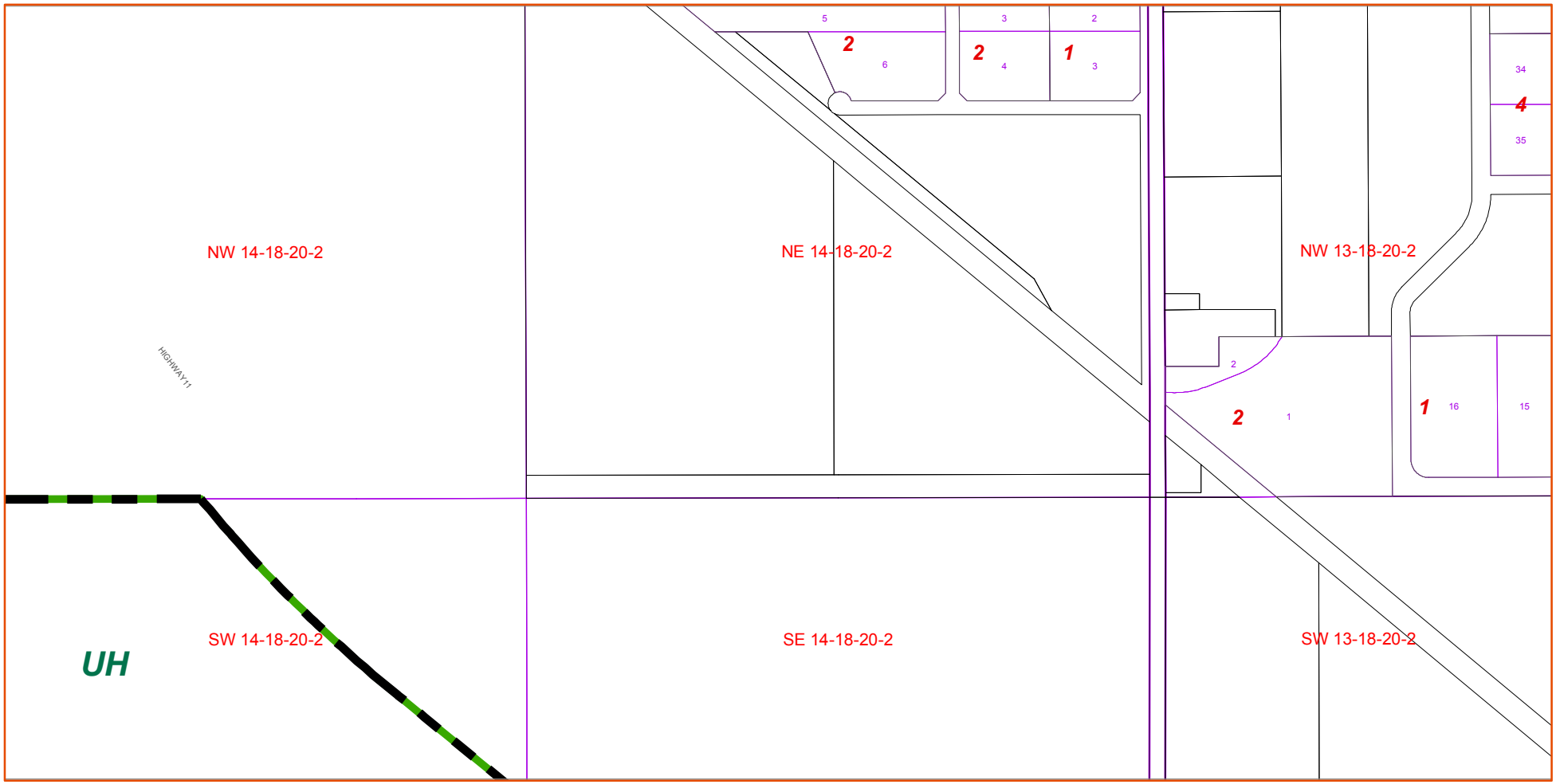
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2495 (A)



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Date: 19/07/2019

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LEGEND:

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Underlying Zone

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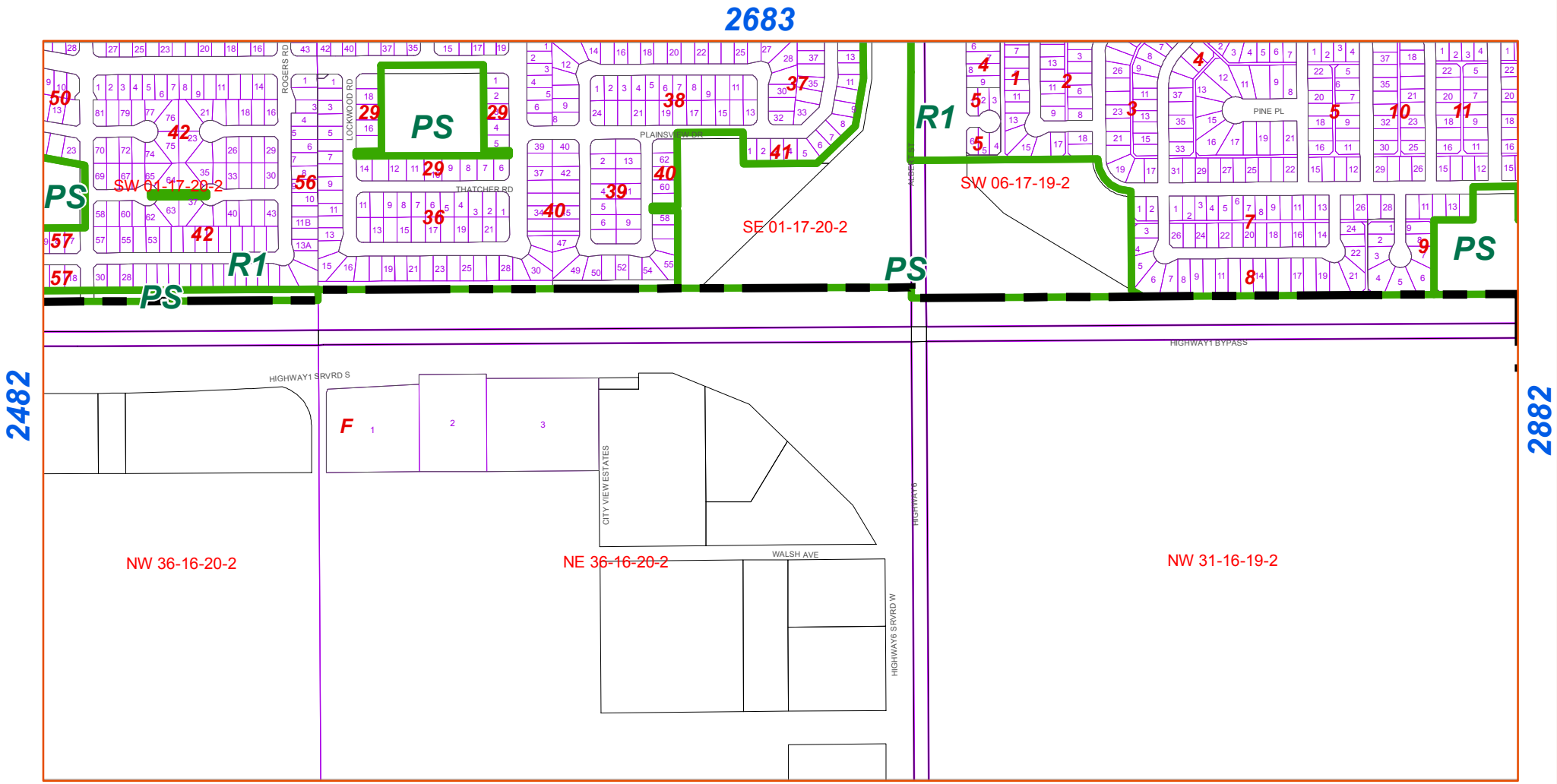
SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2496 (A)



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Date: 19/07/2019

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LEGEND:

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Underlying Zone

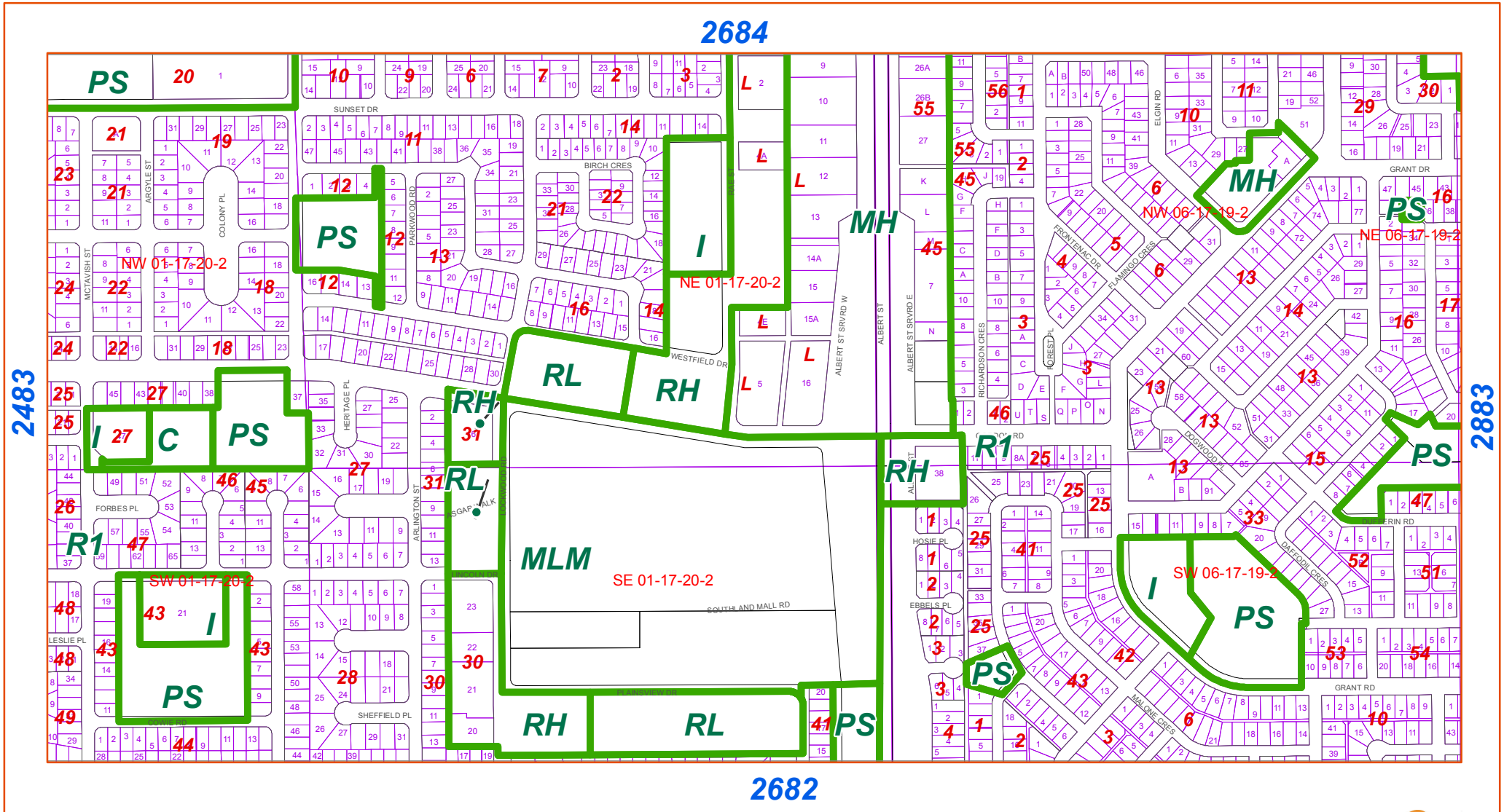
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2682 (A)



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Date: 19/07/2019

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LEGEND:

City Limits

Underlying Zone

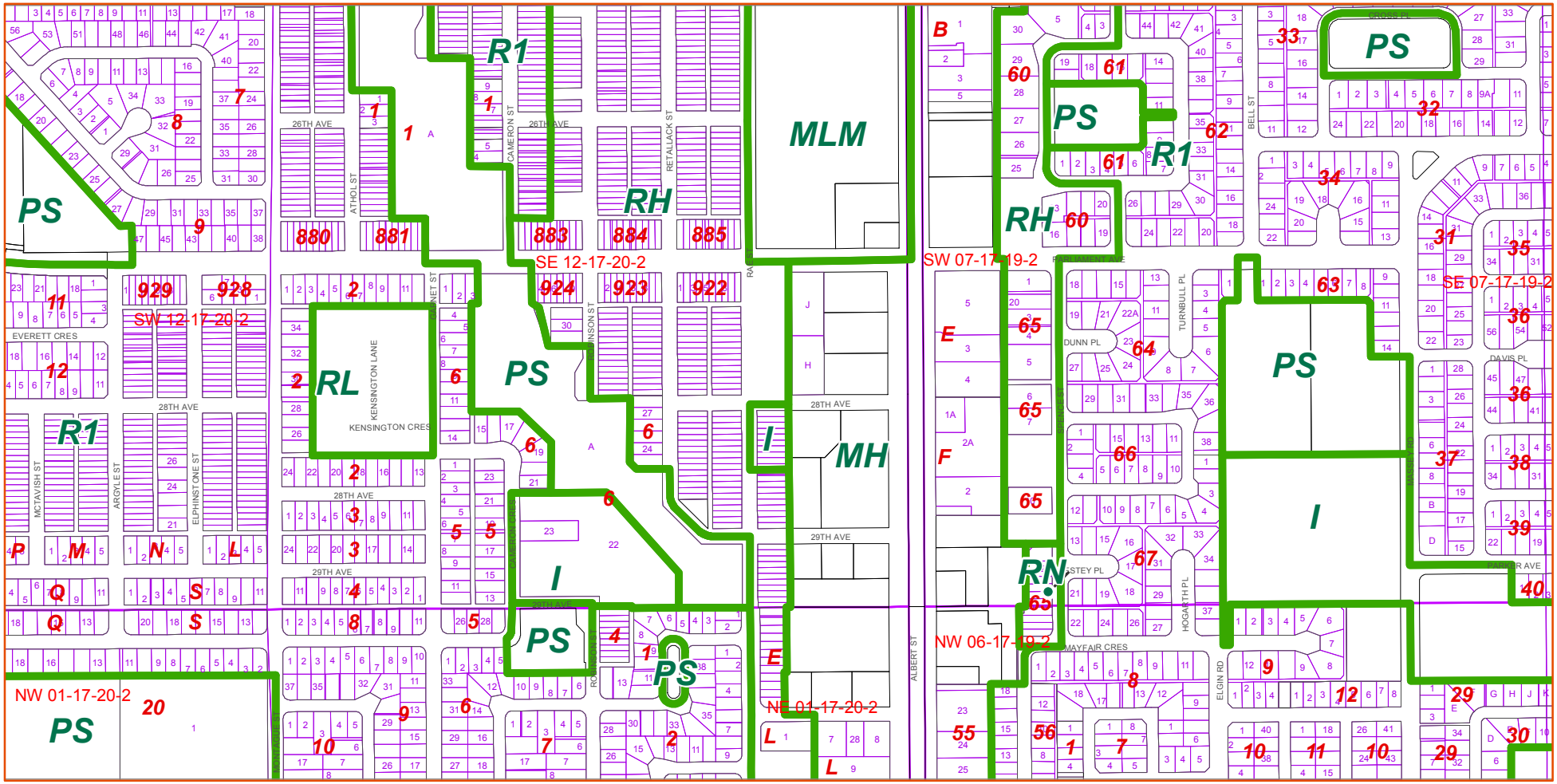
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2683 (A)



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LEGEND:

City Limits

Underlying Zone

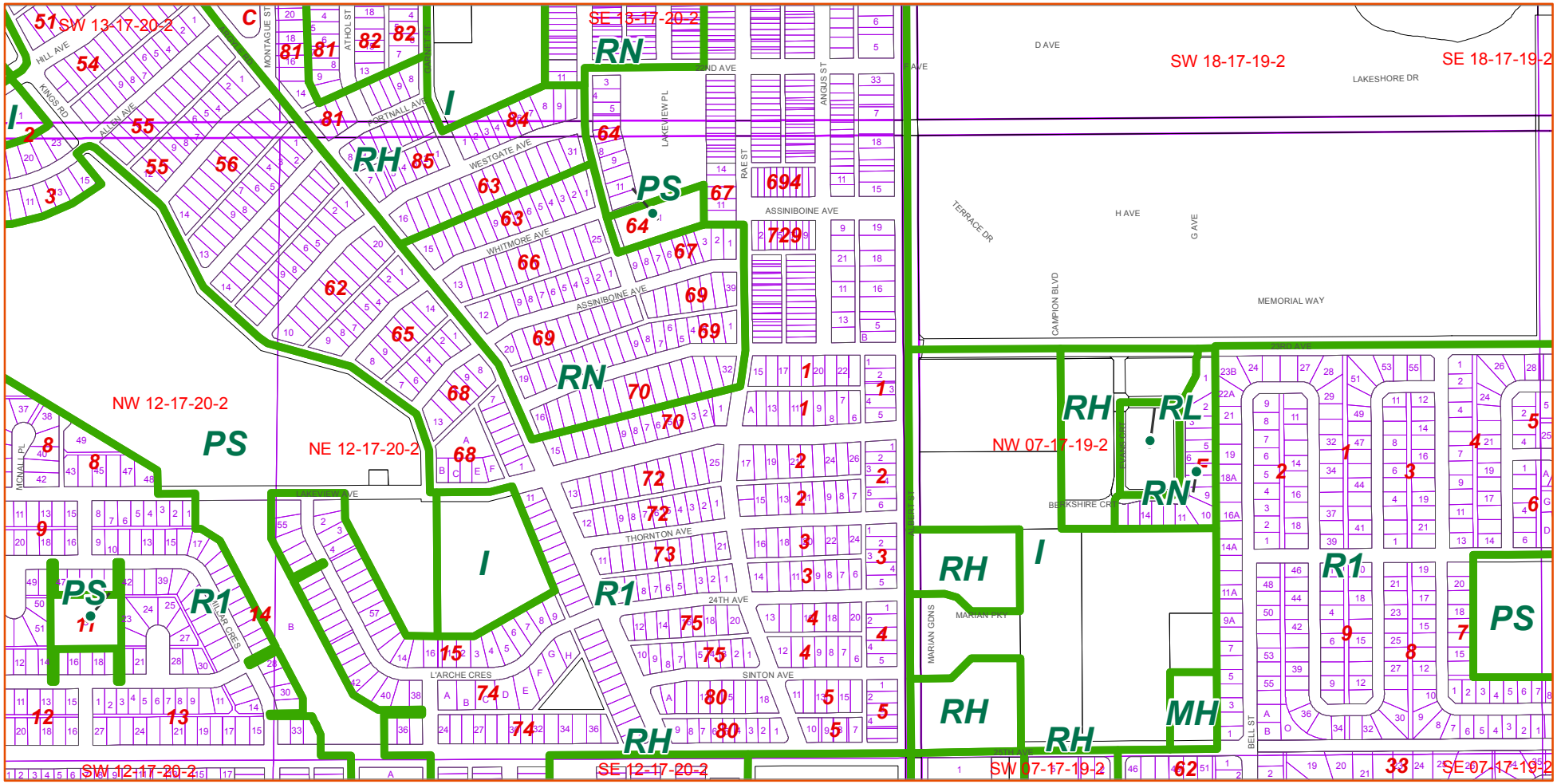
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2684 (A)



LEGEND:

City Limits

Underlying Zone

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Date: 19/07/2019

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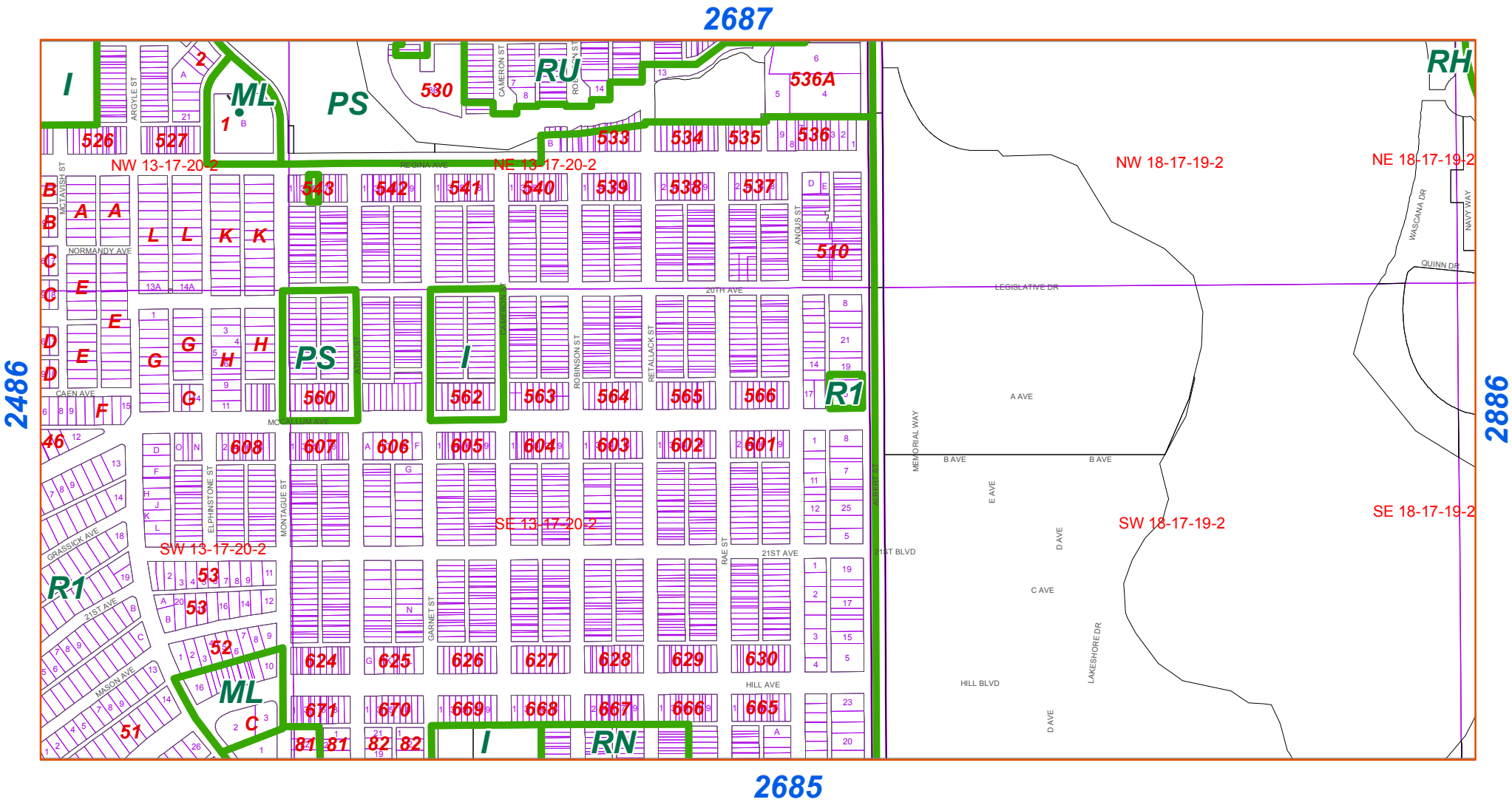
* The Overlay Zoning Map should also be consulted

City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

UNDERLYING ZONING MAP 2685 (A)



LEGEND:

City Limits

Underlying Zone

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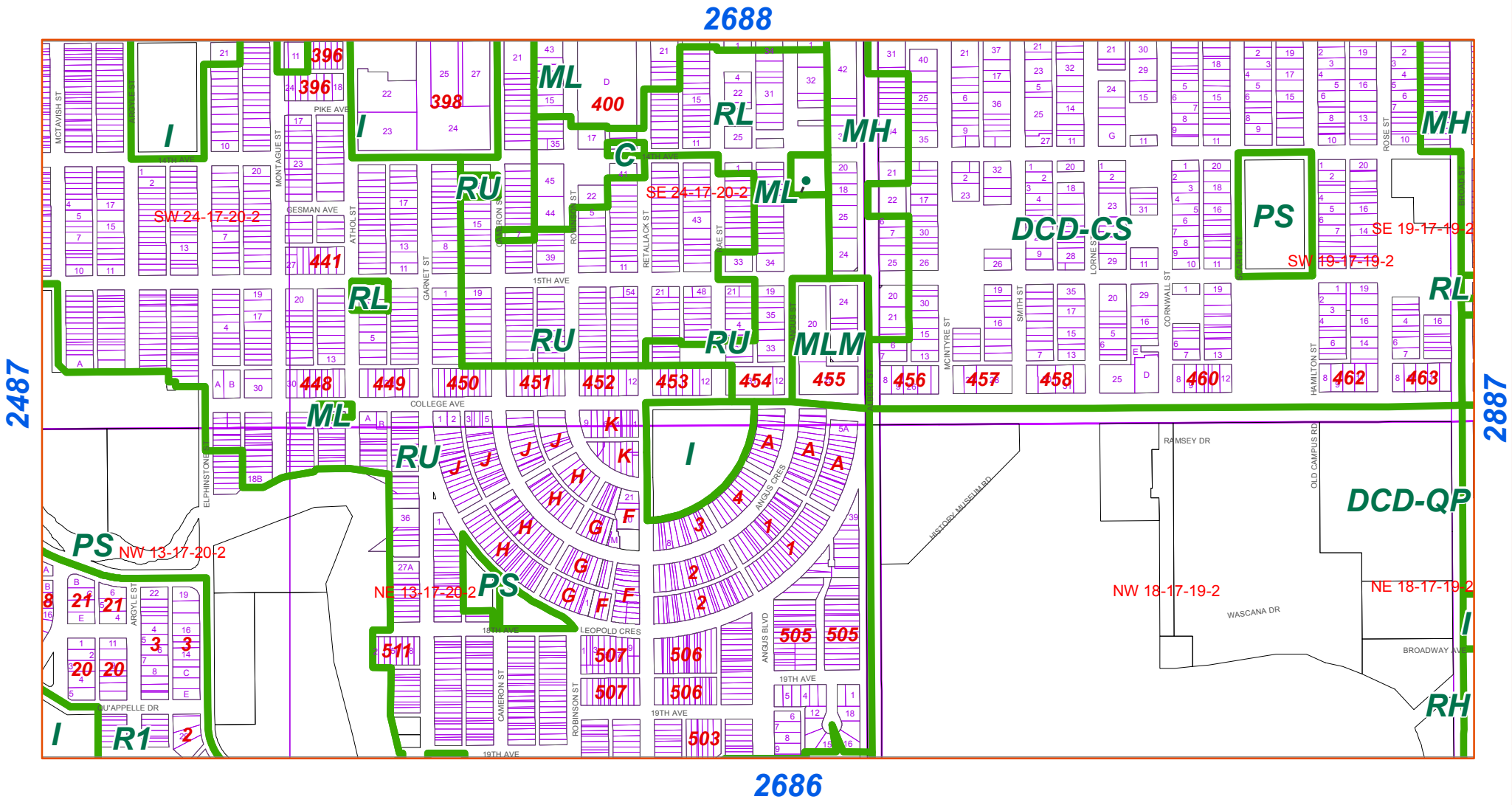
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2686 (A)



LEGEND:

City Limits

Underlying Zone

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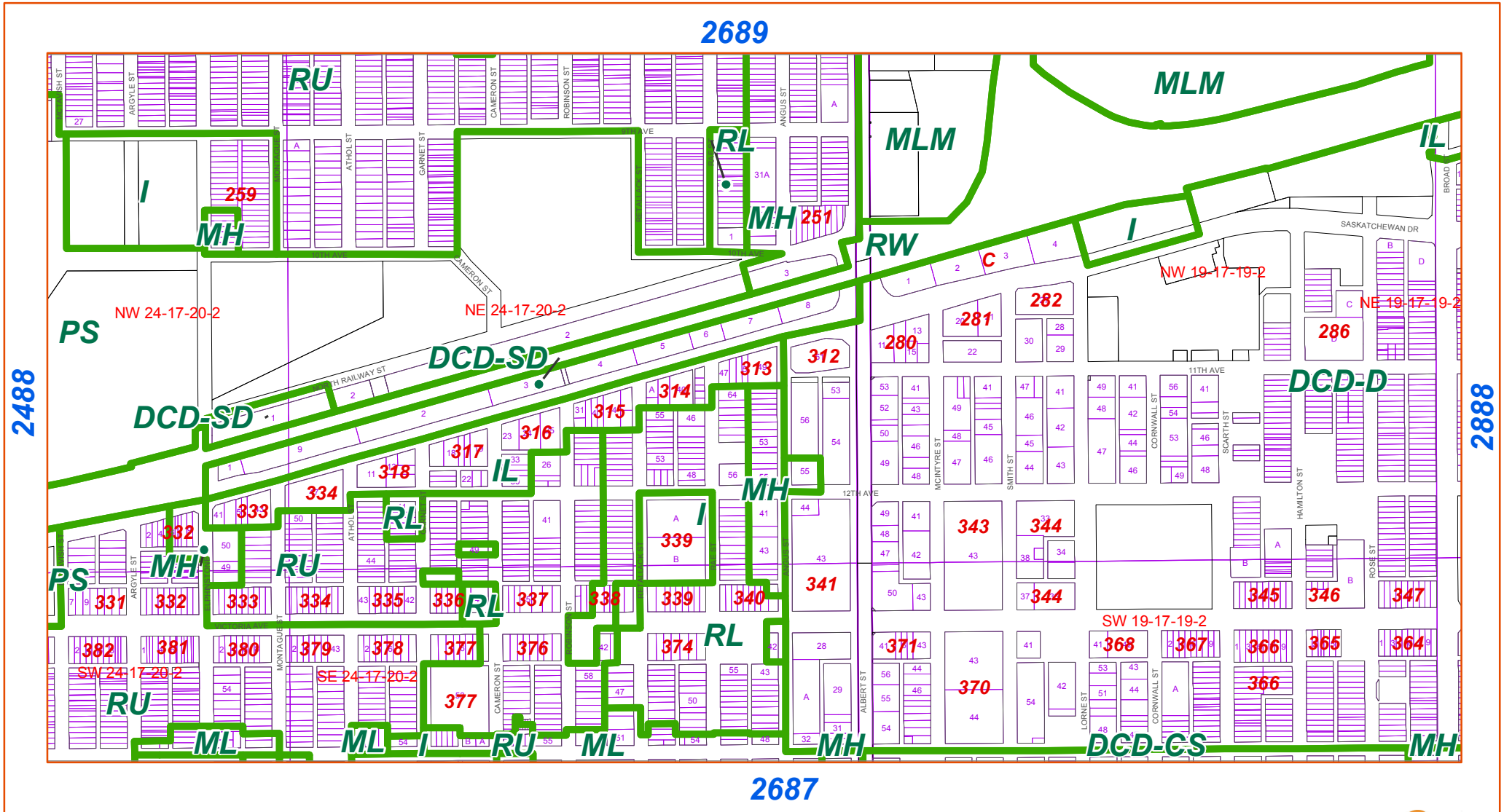
* The Overlay Zoning Map should also be consulted

City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

UNDERLYING ZONING MAP 2687 (A)



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LEGEND:

City Limits

Underlying Zone

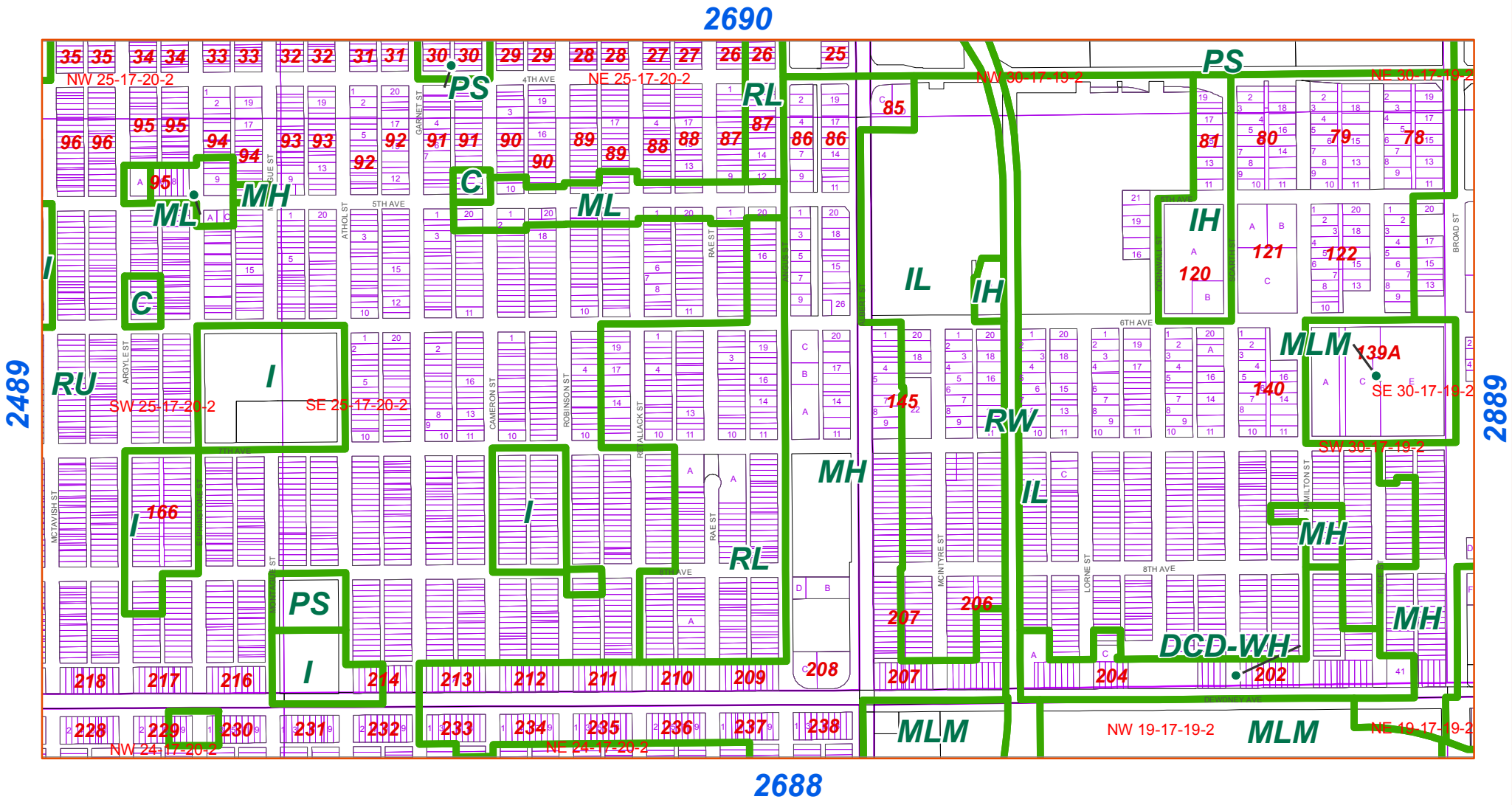
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2688 (A)



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City Limits

Underlying Zone

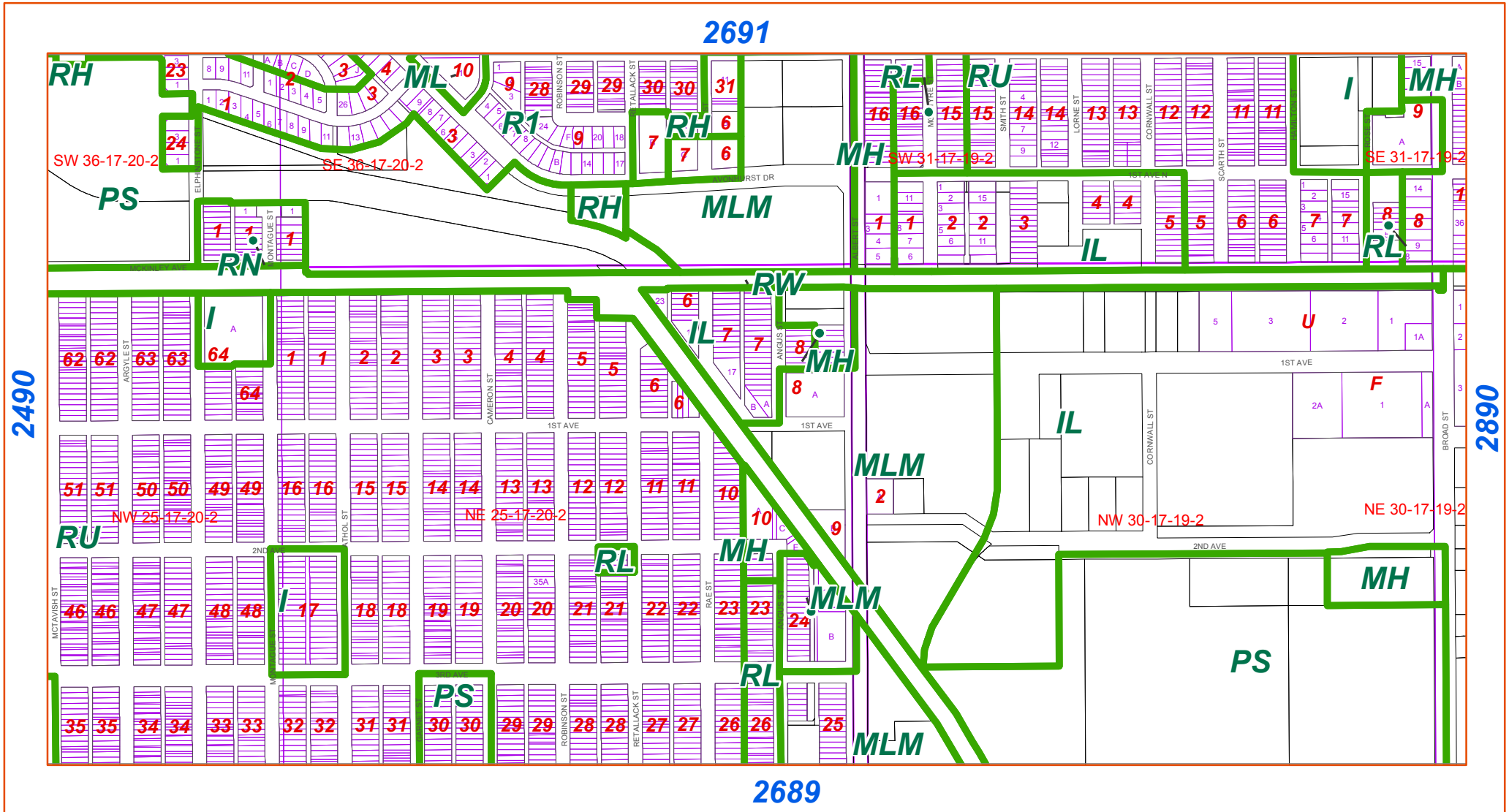
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2689 (A)



LEGEND:

City Limits

Underlying Zone

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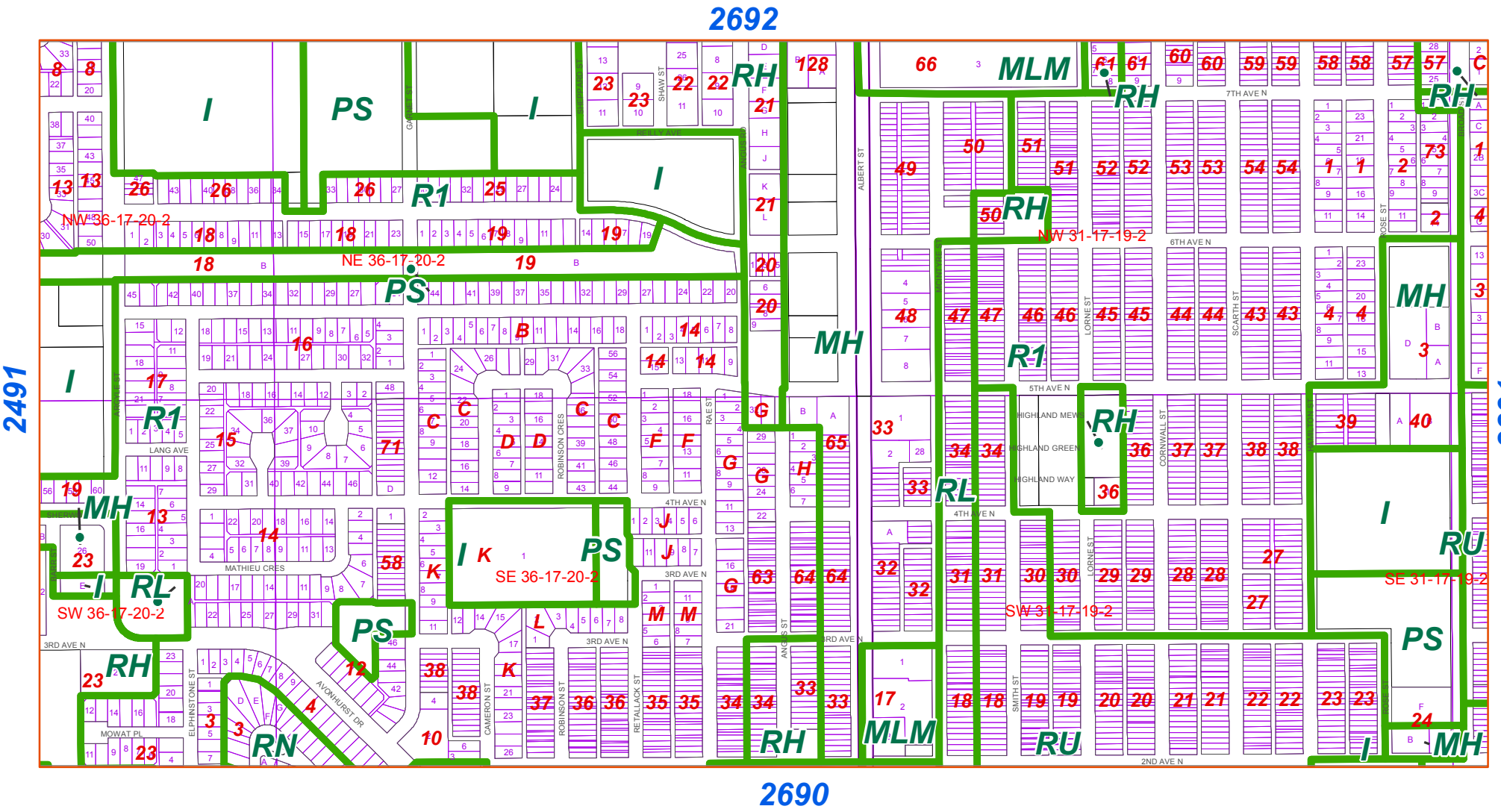
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2690 (A)



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LEGEND:

City Limits

Underlying Zone

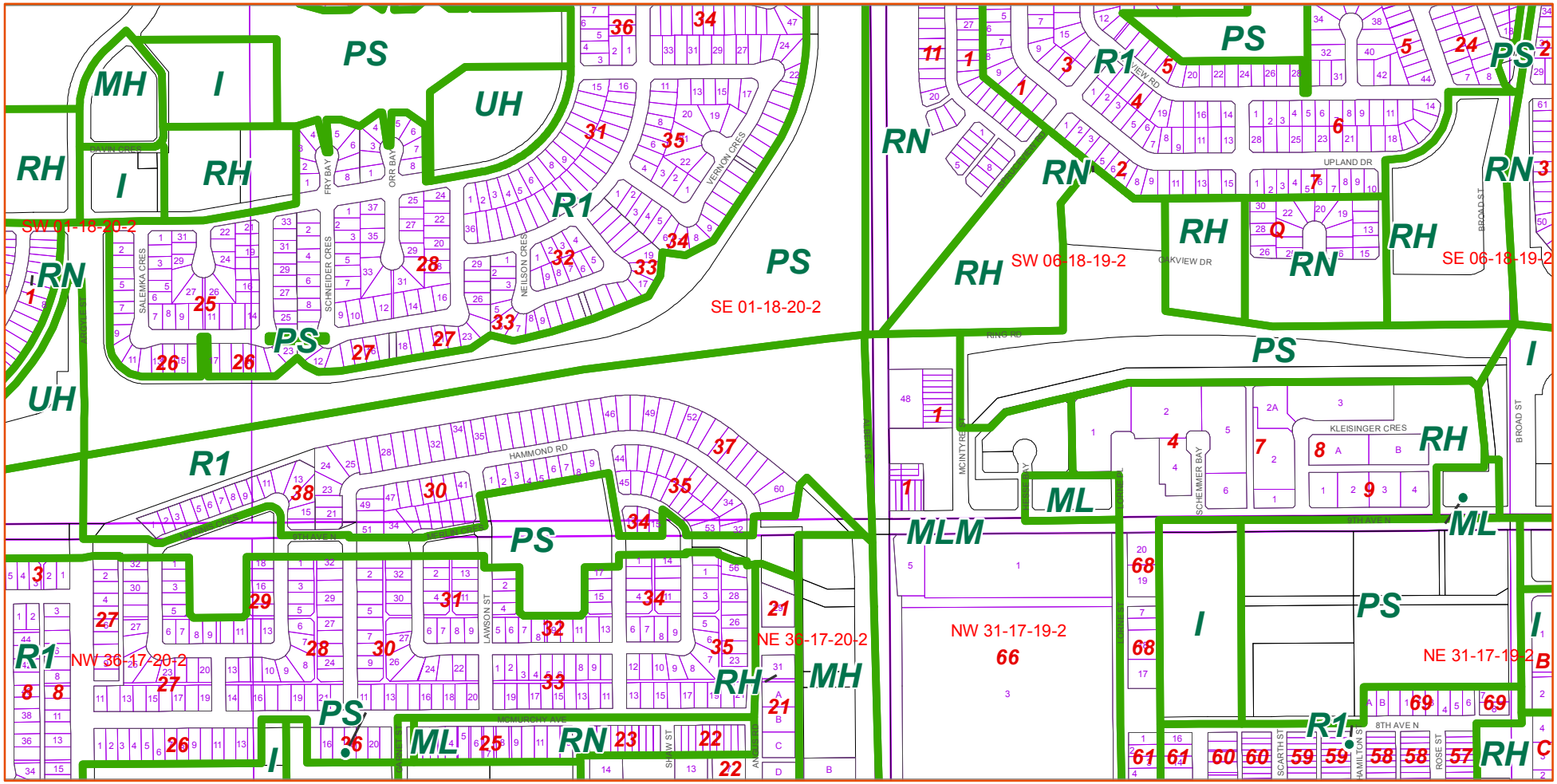
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2691 (A)



LEGEND:

City Limits

Underlying Zone

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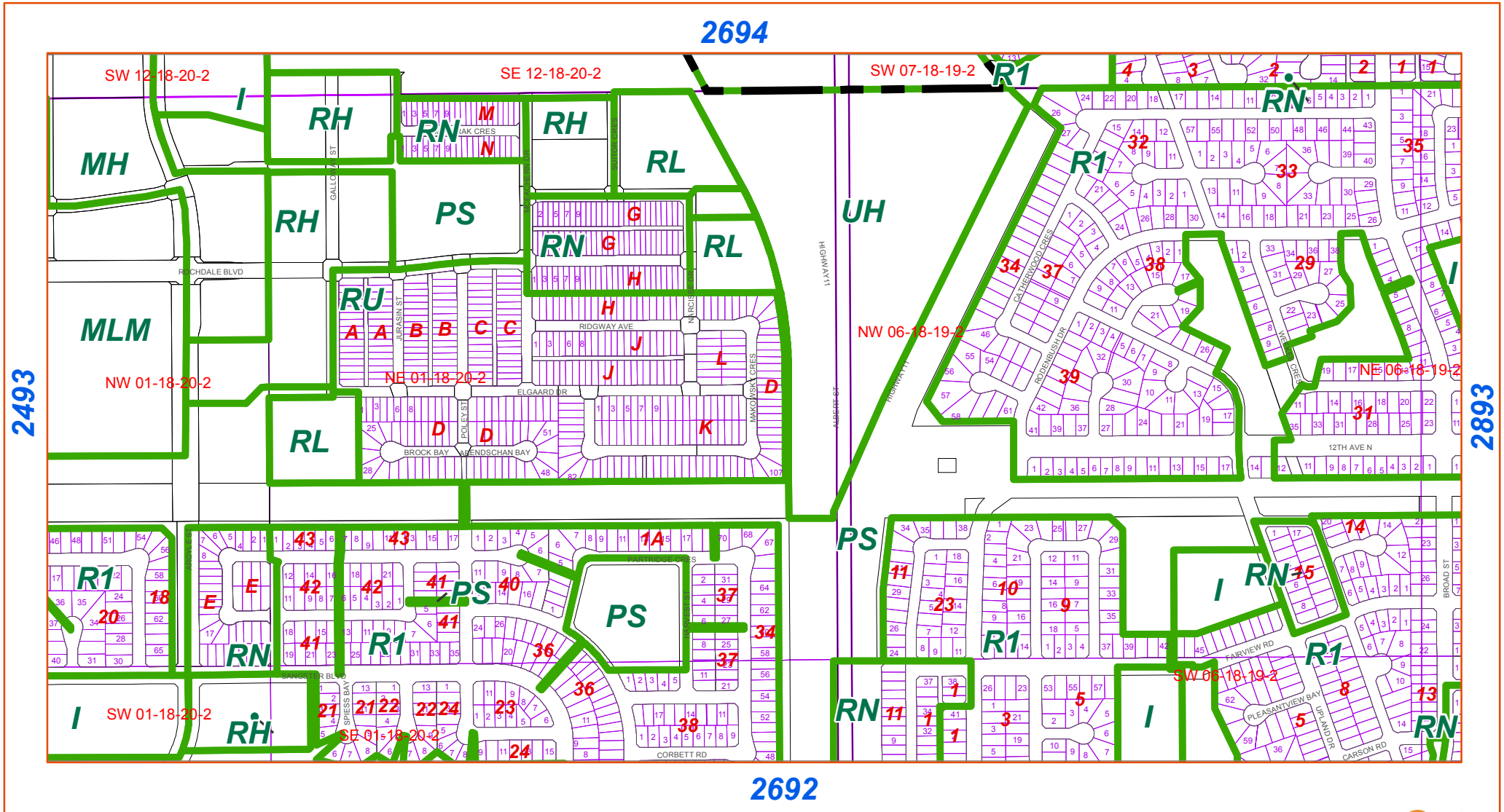
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2692 (A)



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Underlying Zone

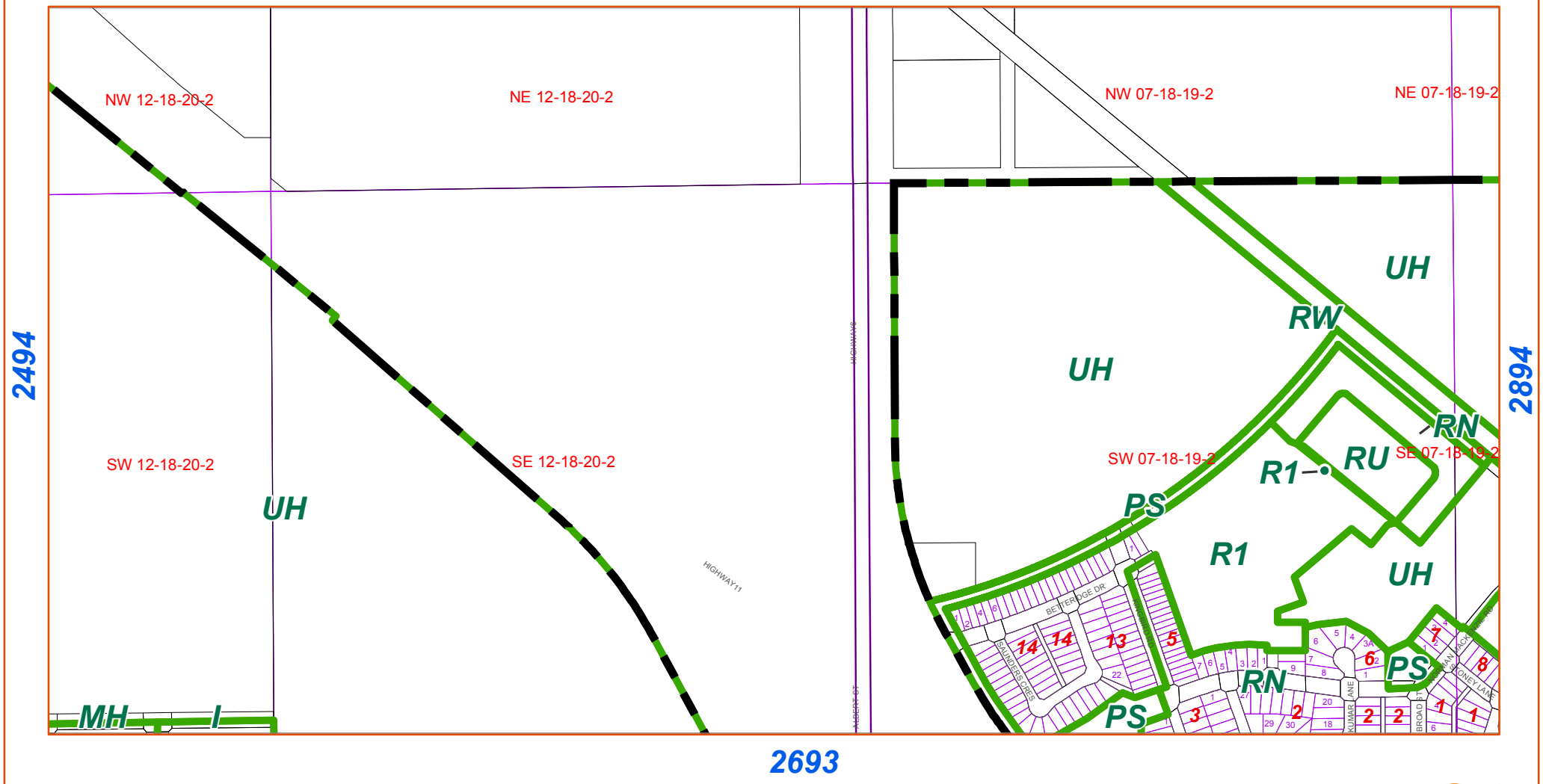
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2693 (A)



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LEGEND:

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Underlying Zone

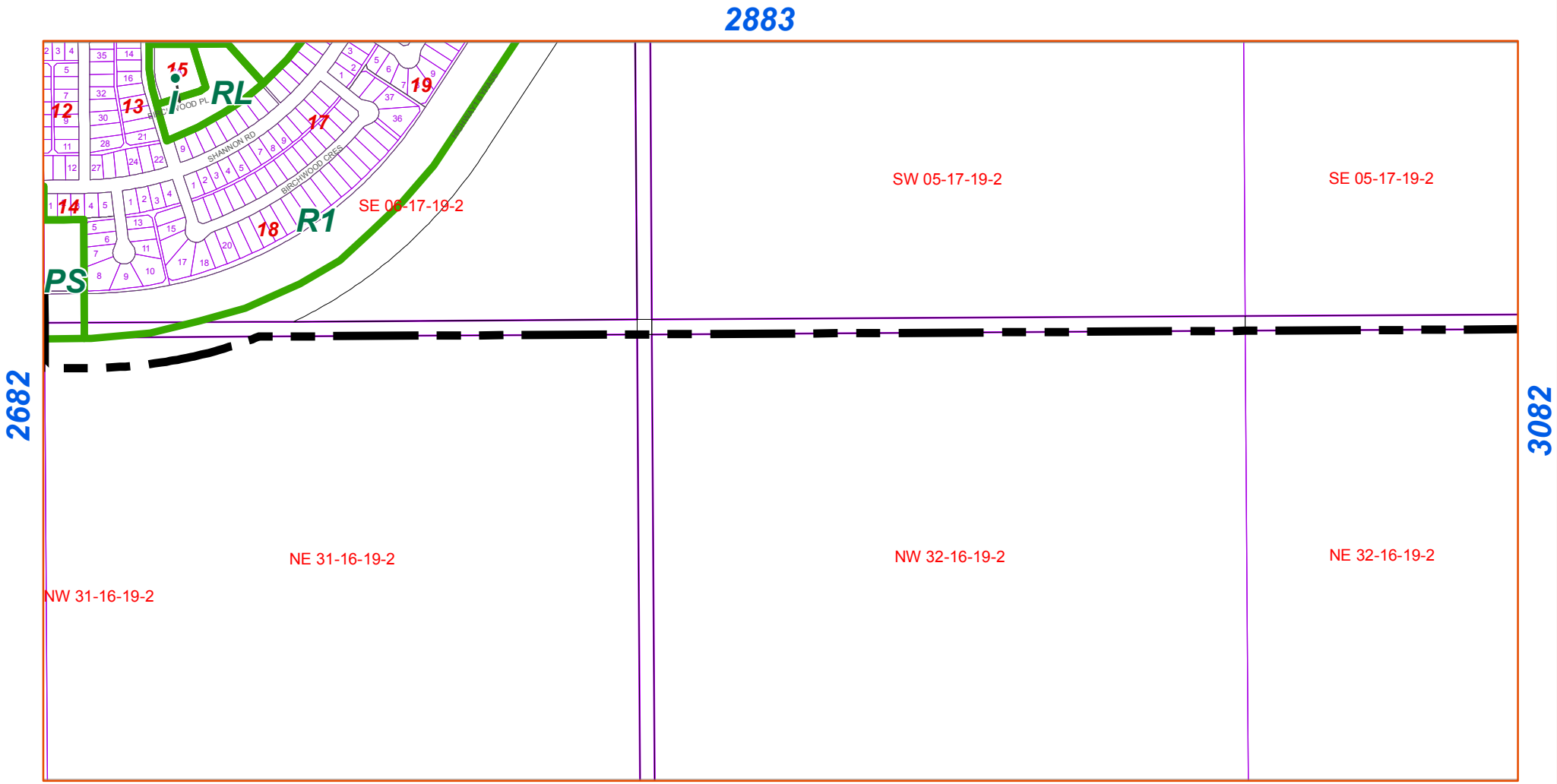
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2694 (A)



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LEGEND:

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Underlying Zone

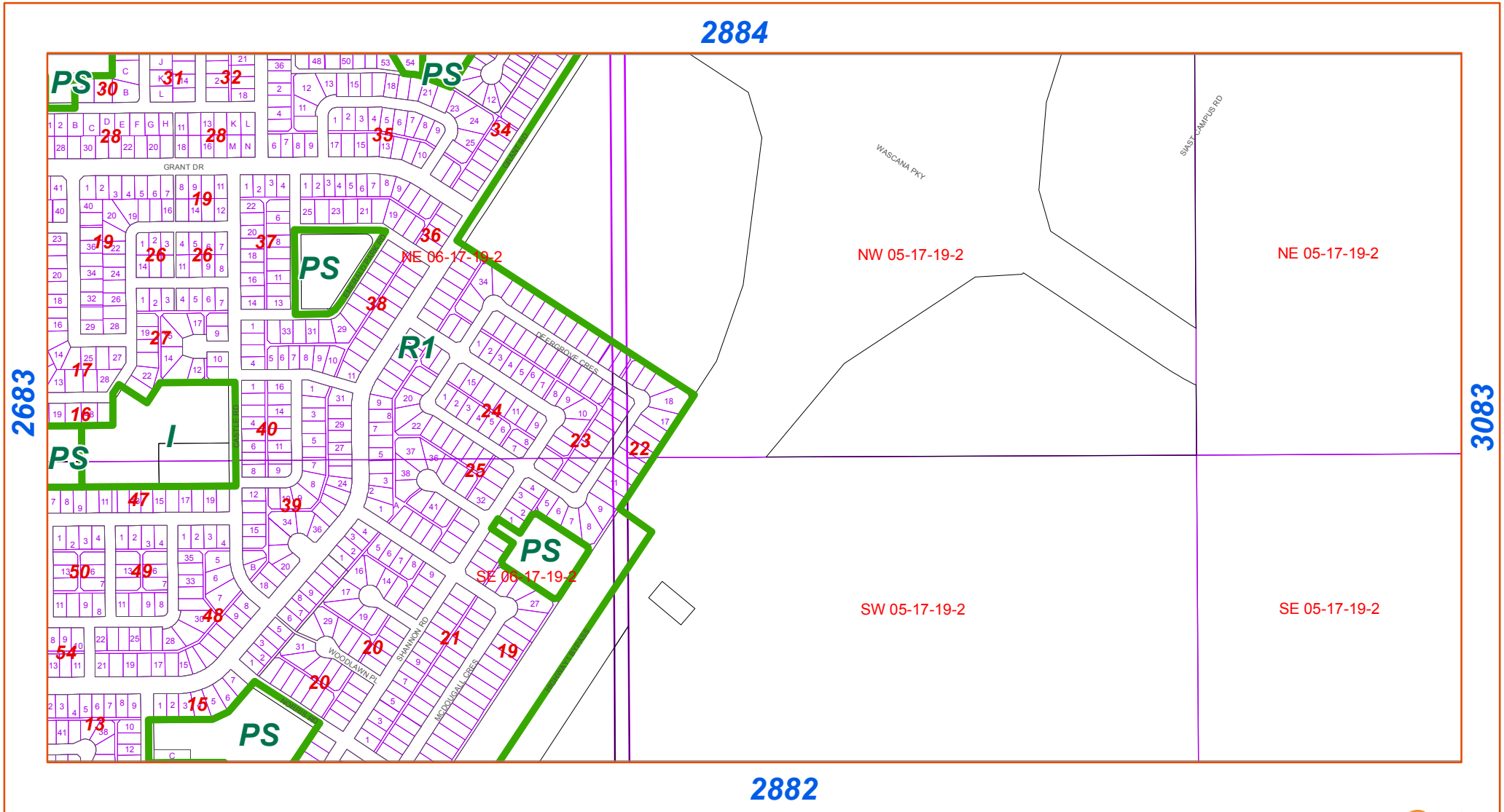
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2882 (A)



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LEGEND:

City Limits

Underlying Zone

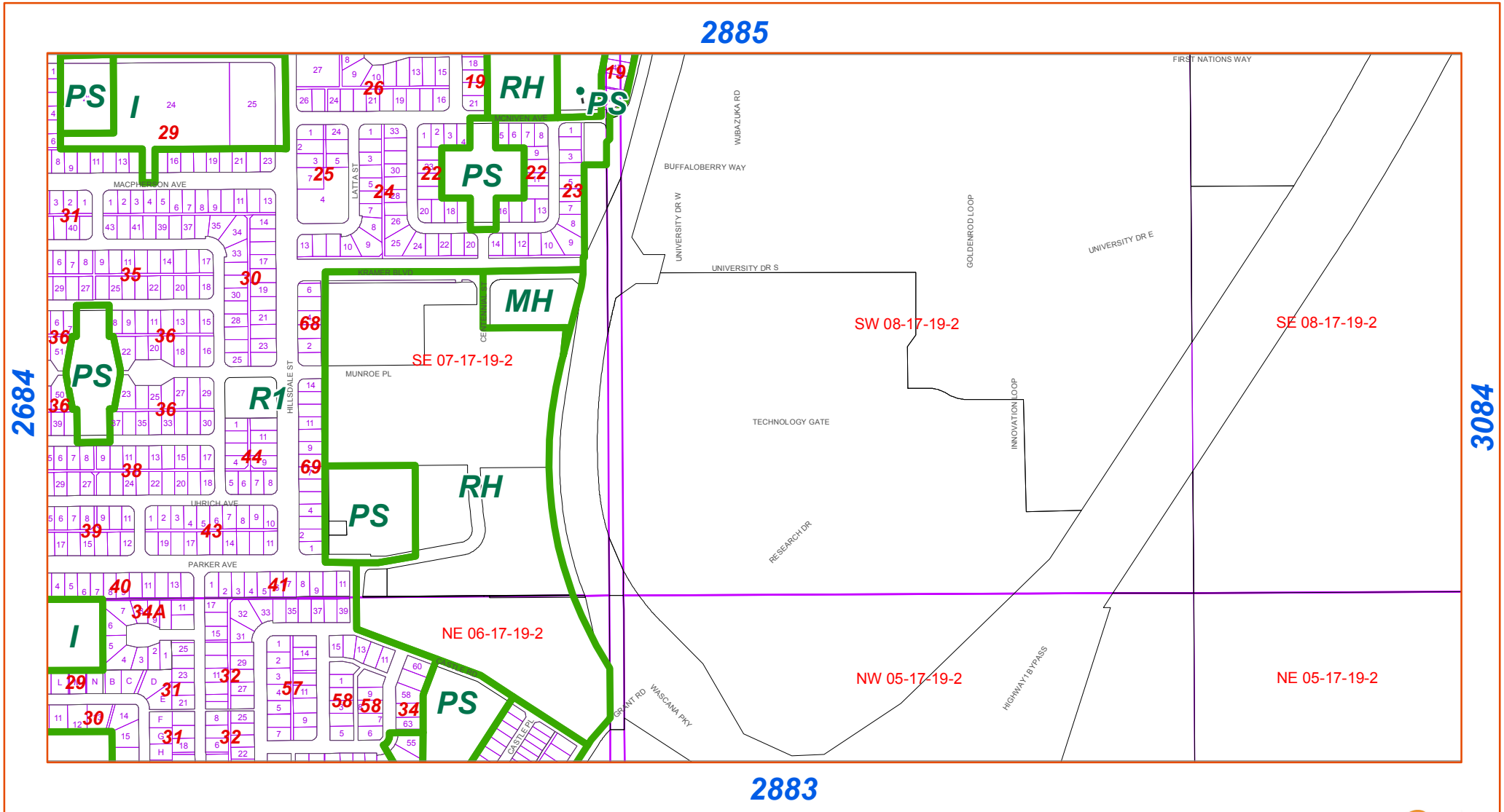
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2883 (A)



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LEGEND:

City Limits

Underlying Zone

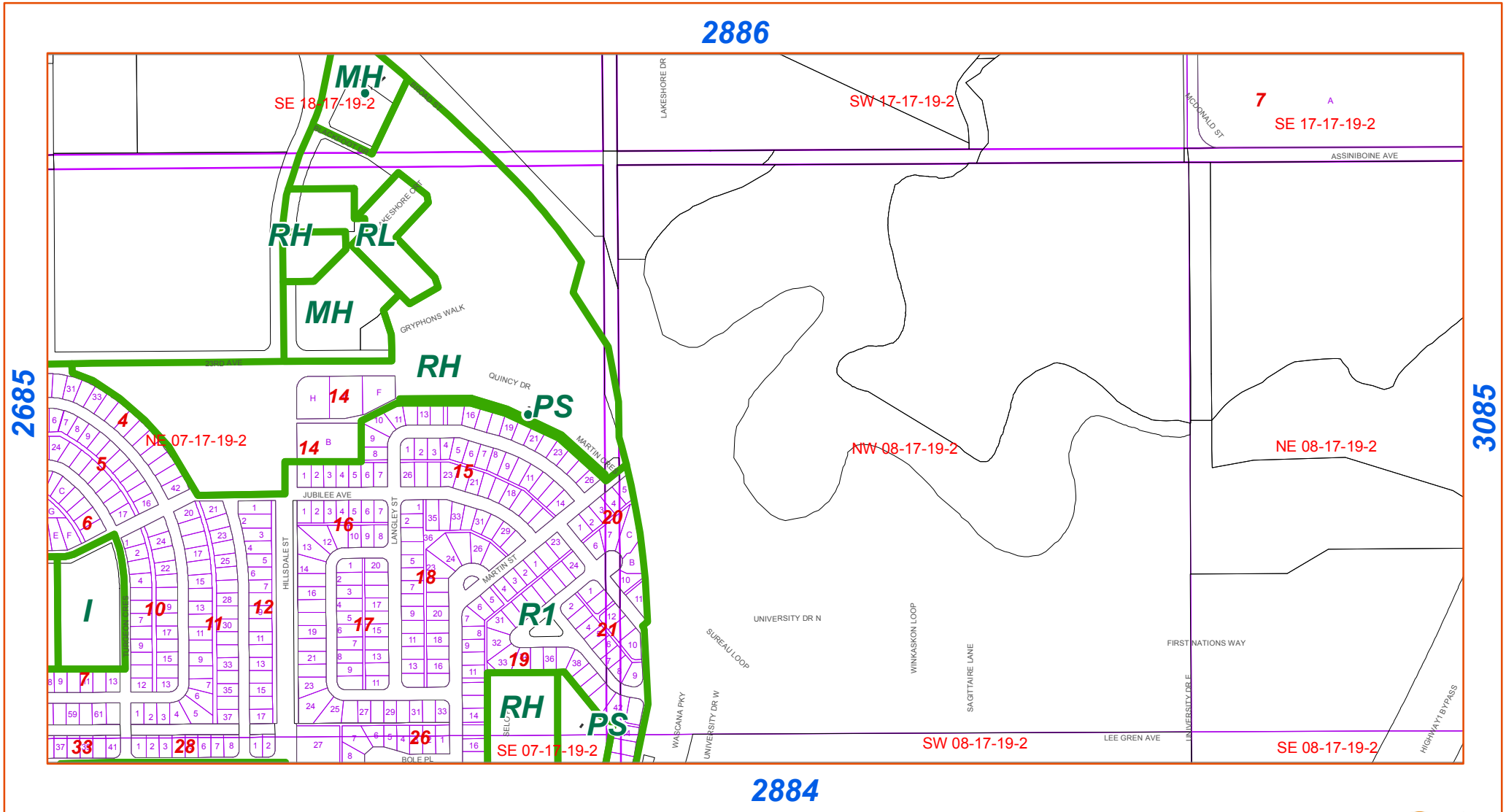
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2884 (A)



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LEGEND:

City Limits

Underlying Zone

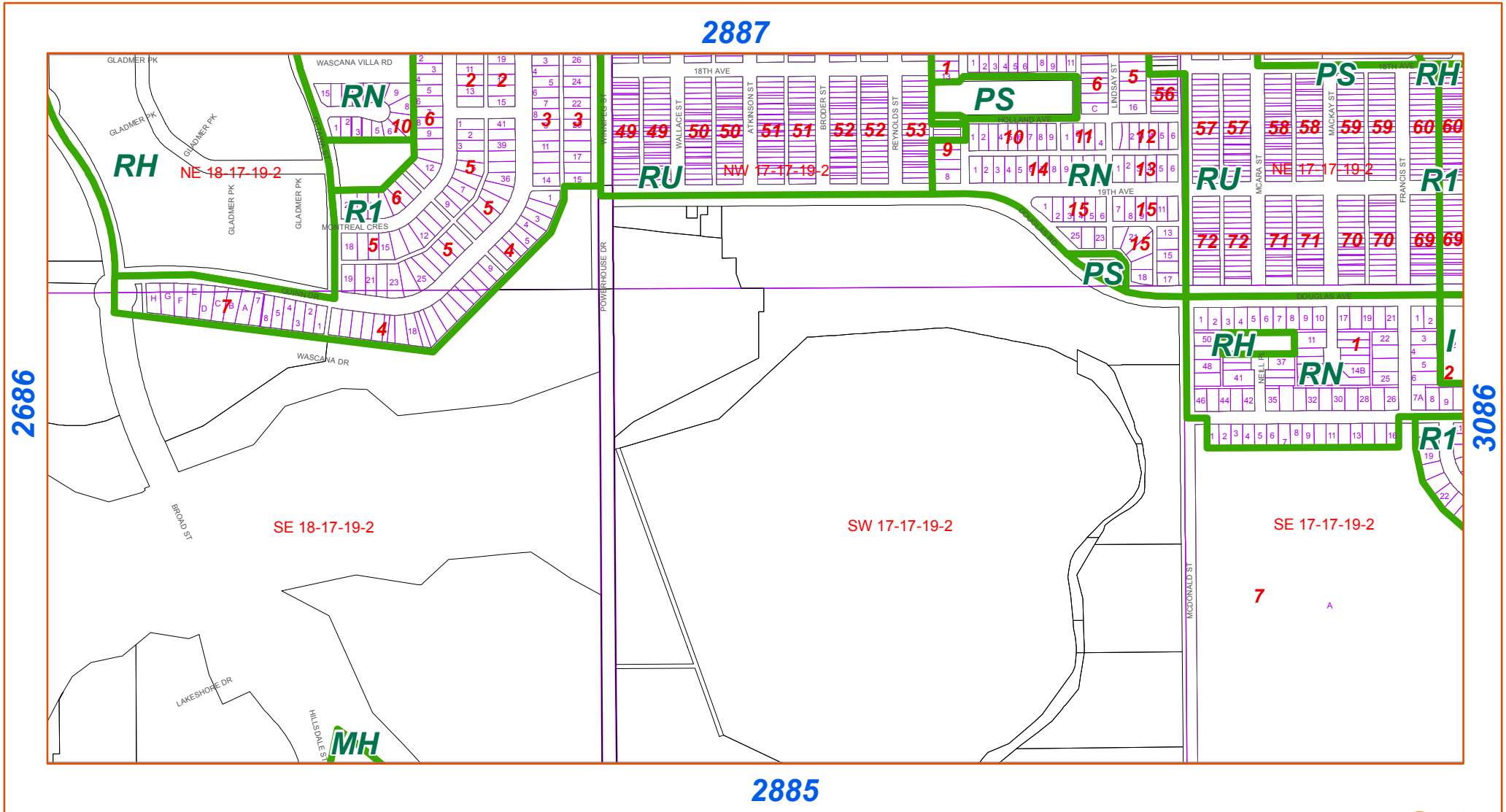
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2885 (A)



LEGEND:

City Limits

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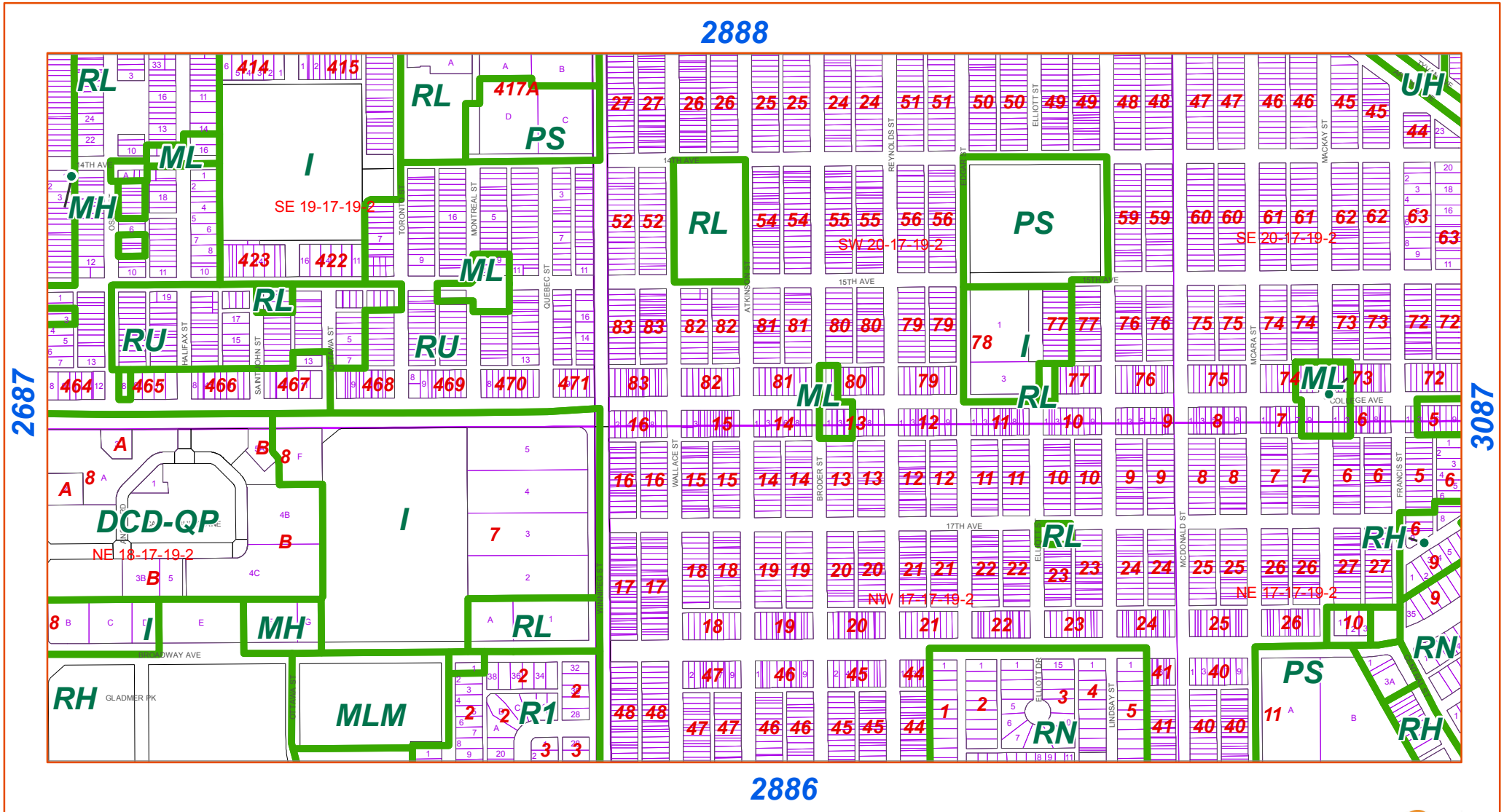
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2886 (A)



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LEGEND:

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Underlying Zone

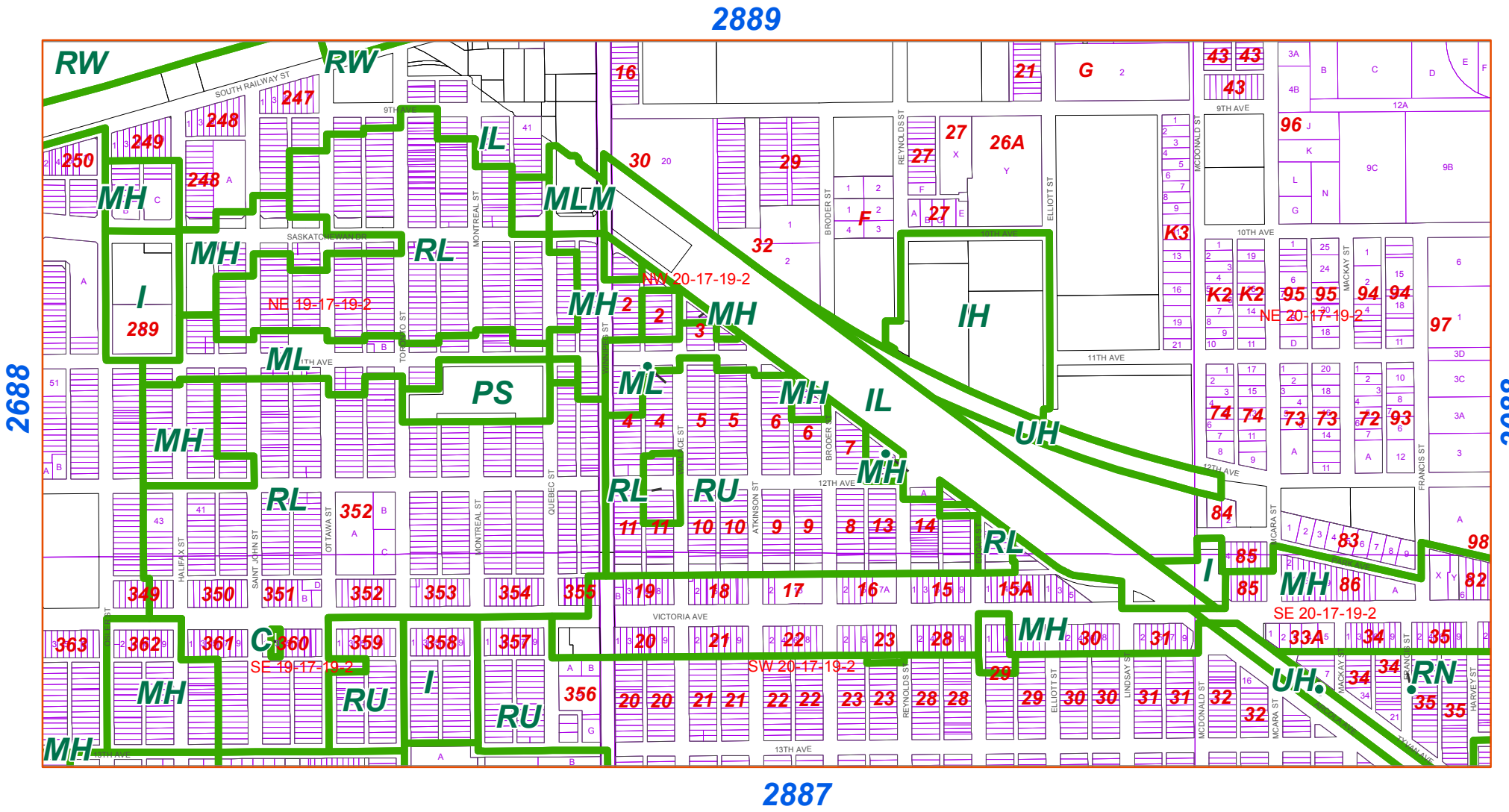
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2887 (A)



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LEGEND:

City Limits

Underlying Zone

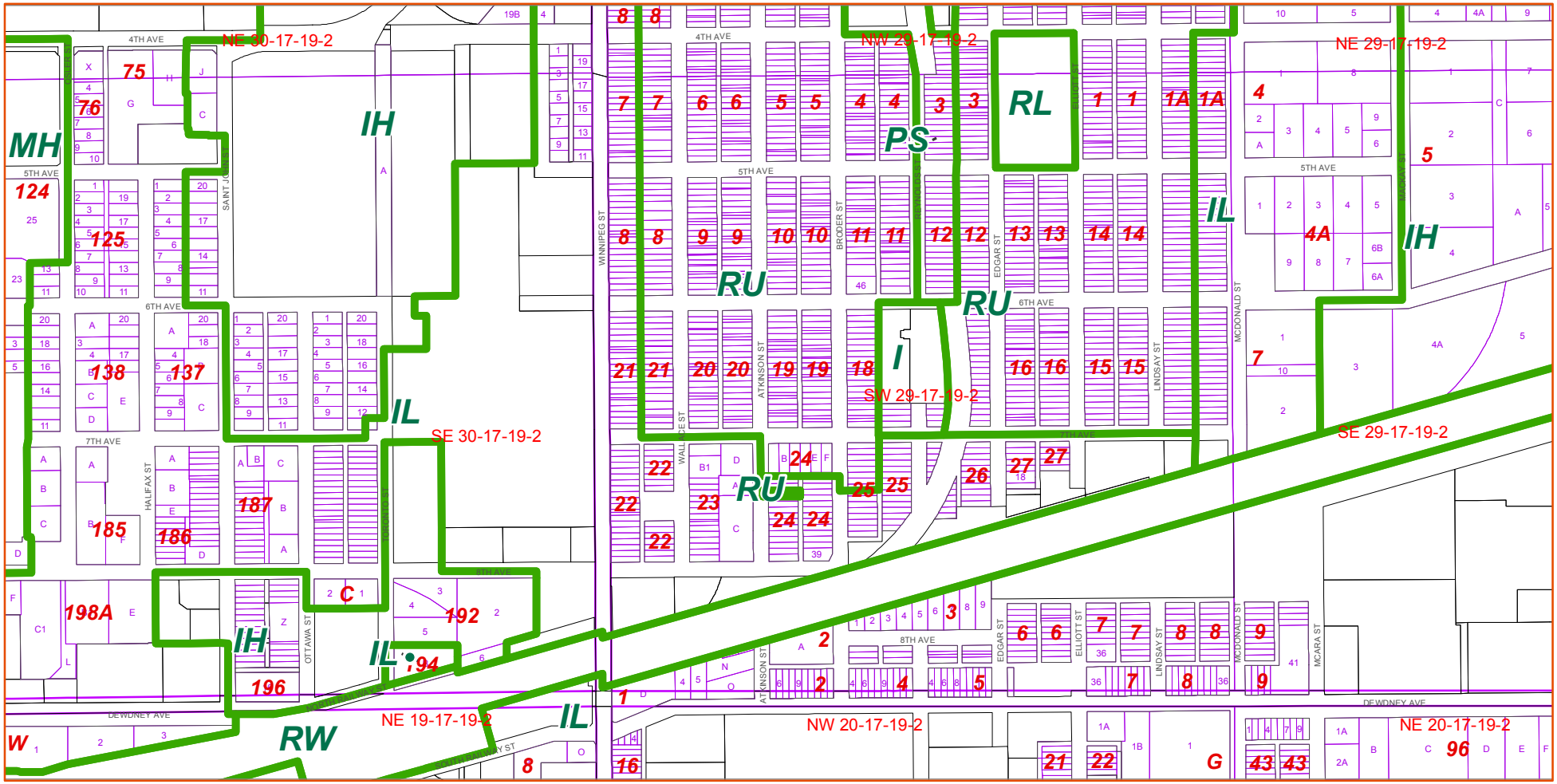
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2888 (A)



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Date: 19/07/2019

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LEGEND:

City Limits

Underlying Zone

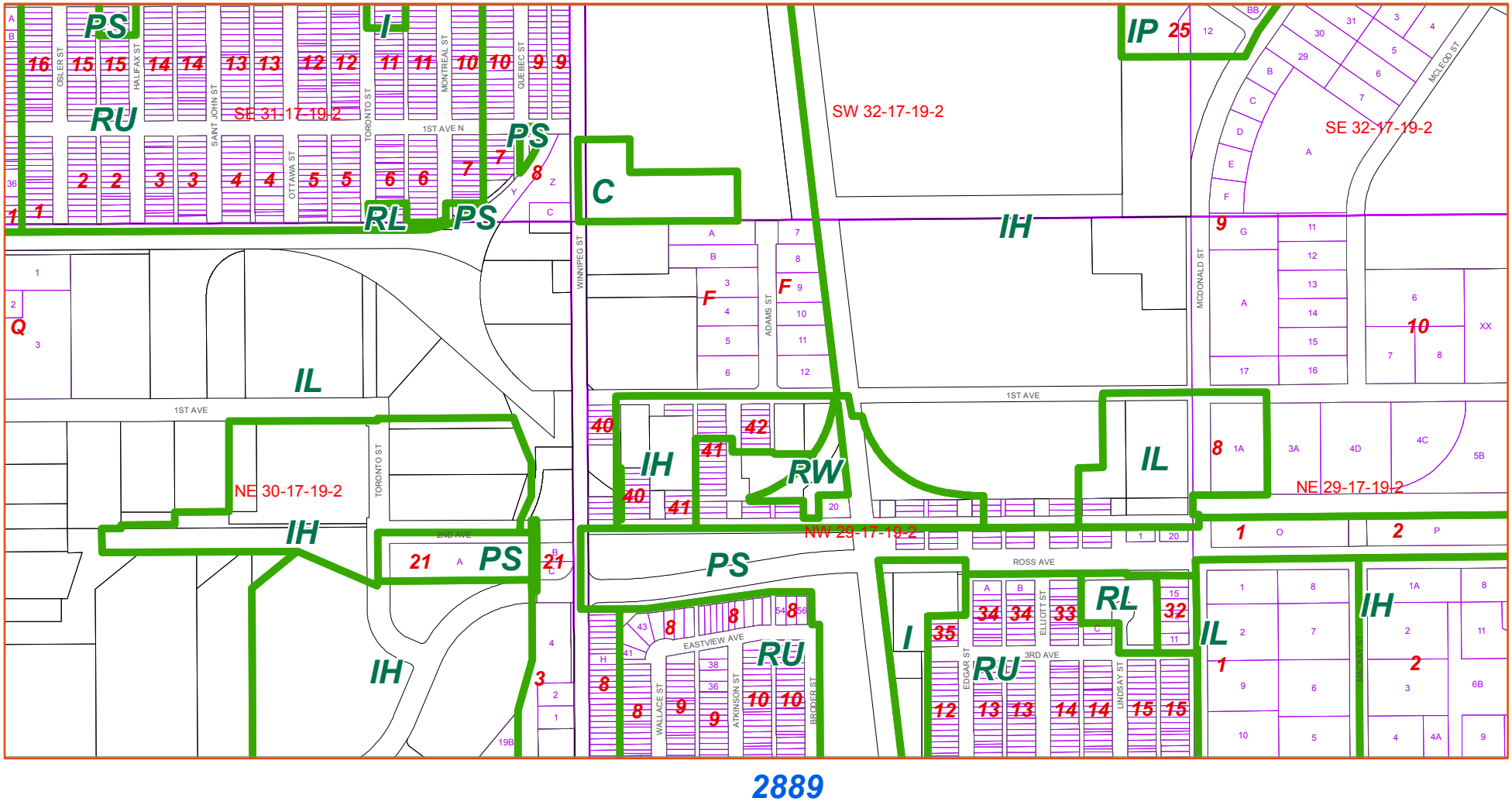
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2889 (A)



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Date: 19/07/2019

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LEGEND:

City Limits

Underlying Zone

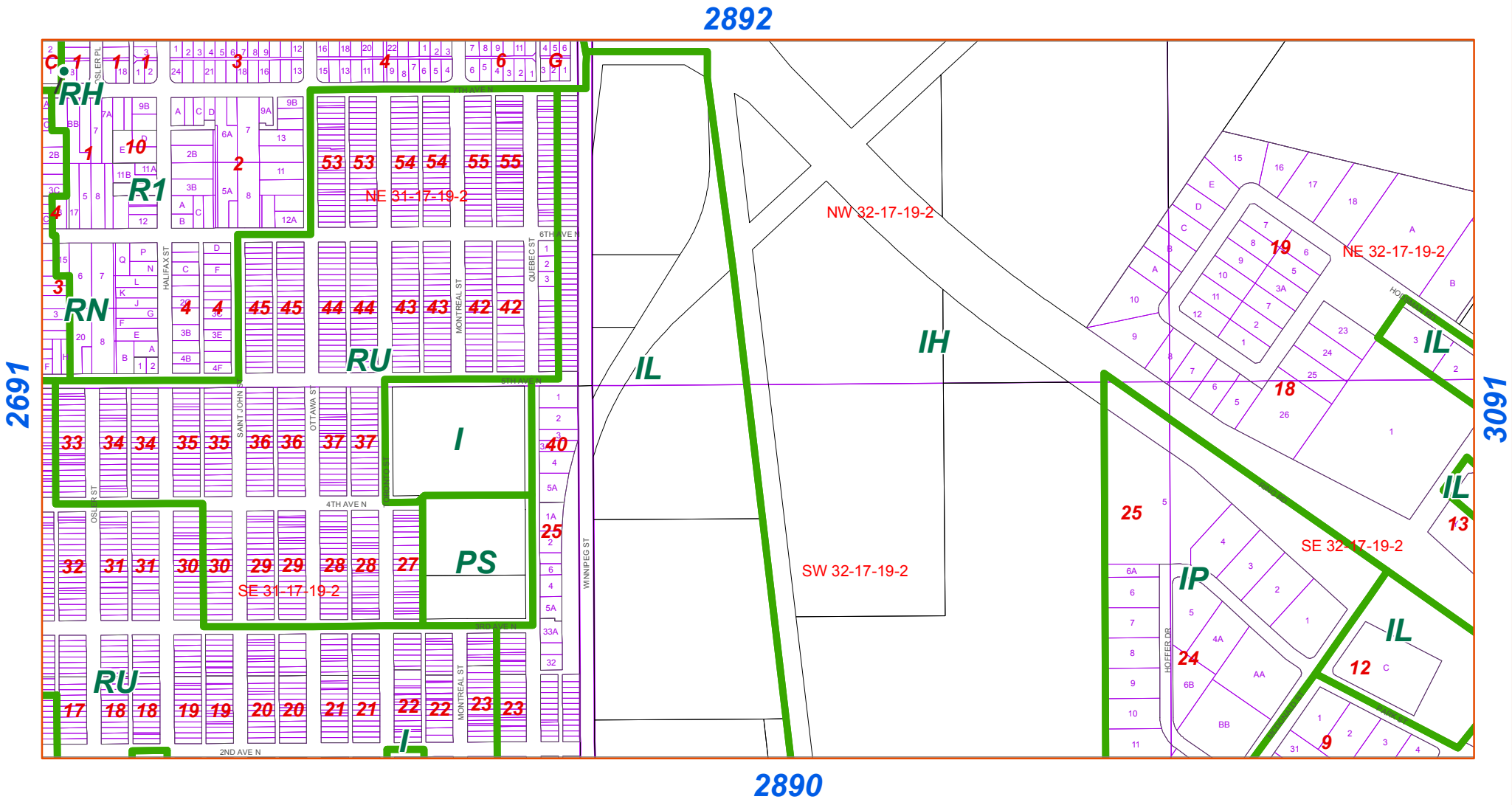
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2890 (A)



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Date: 19/07/2019

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LEGEND:

City Limits

Underlying Zone

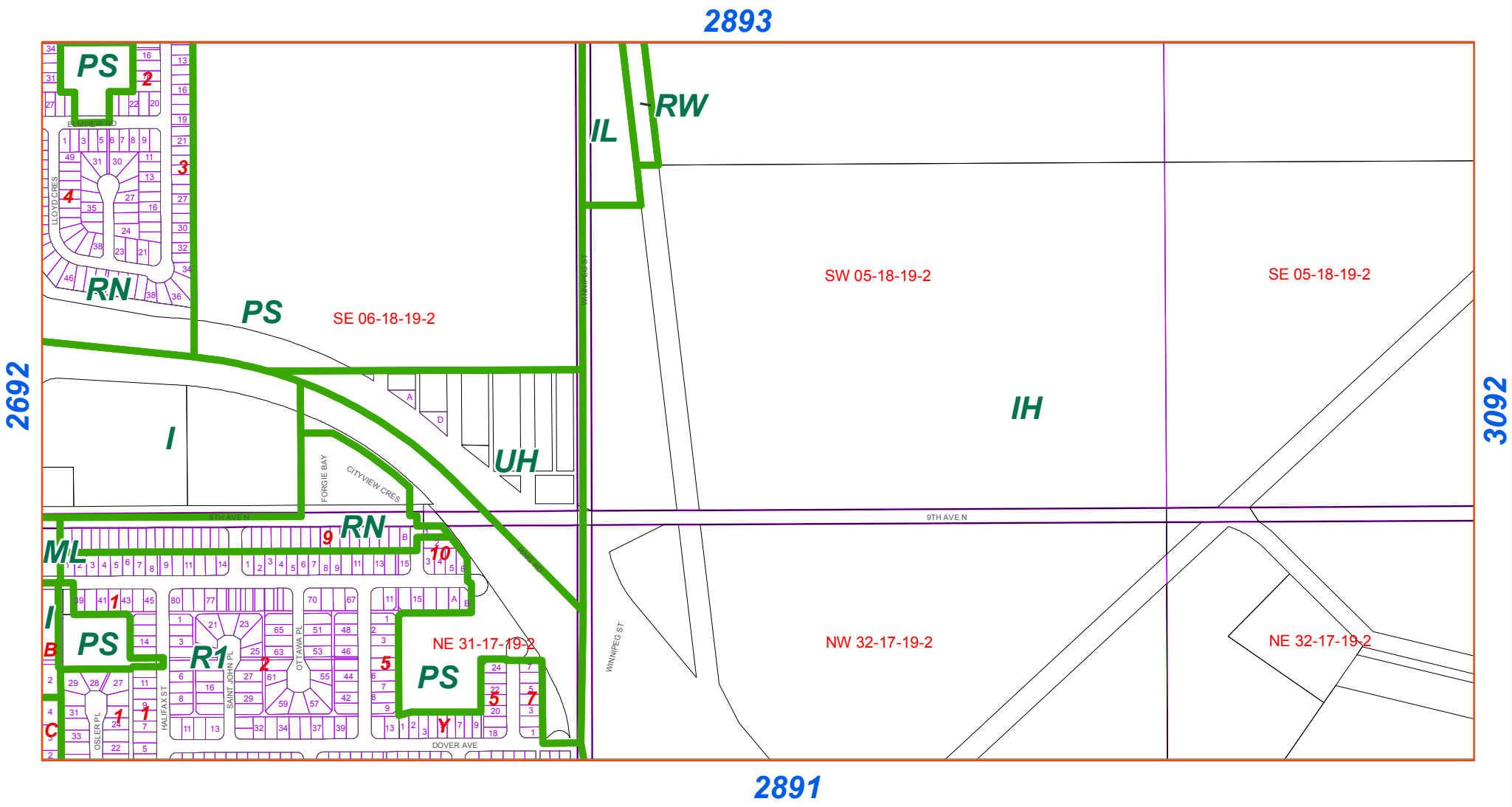
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2891 (A)



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Date: 19/07/2019

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LEGEND:

City Limits

Underlying Zone

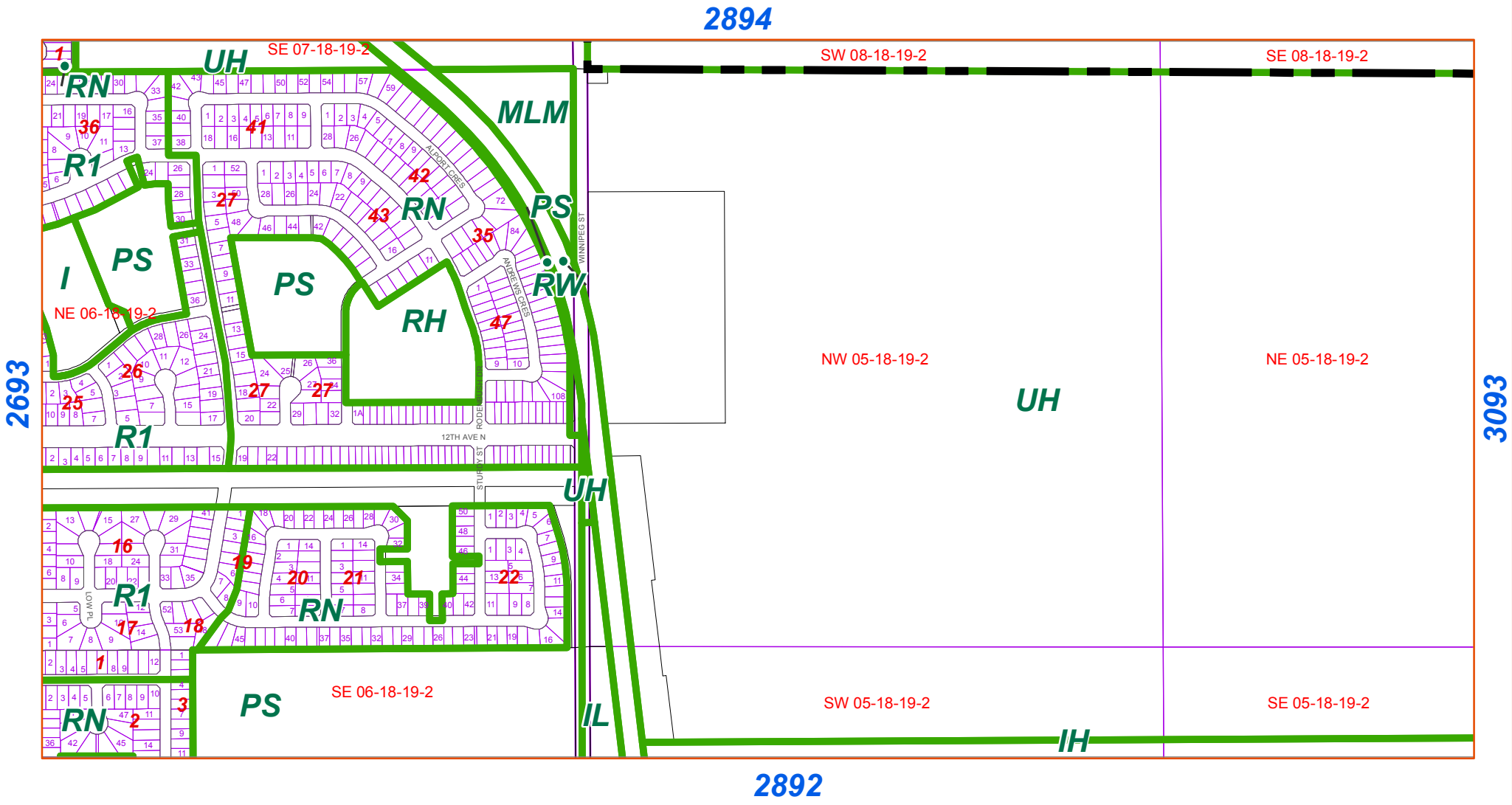
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2892 (A)



LEGEND:

City Limits

Underlying Zone

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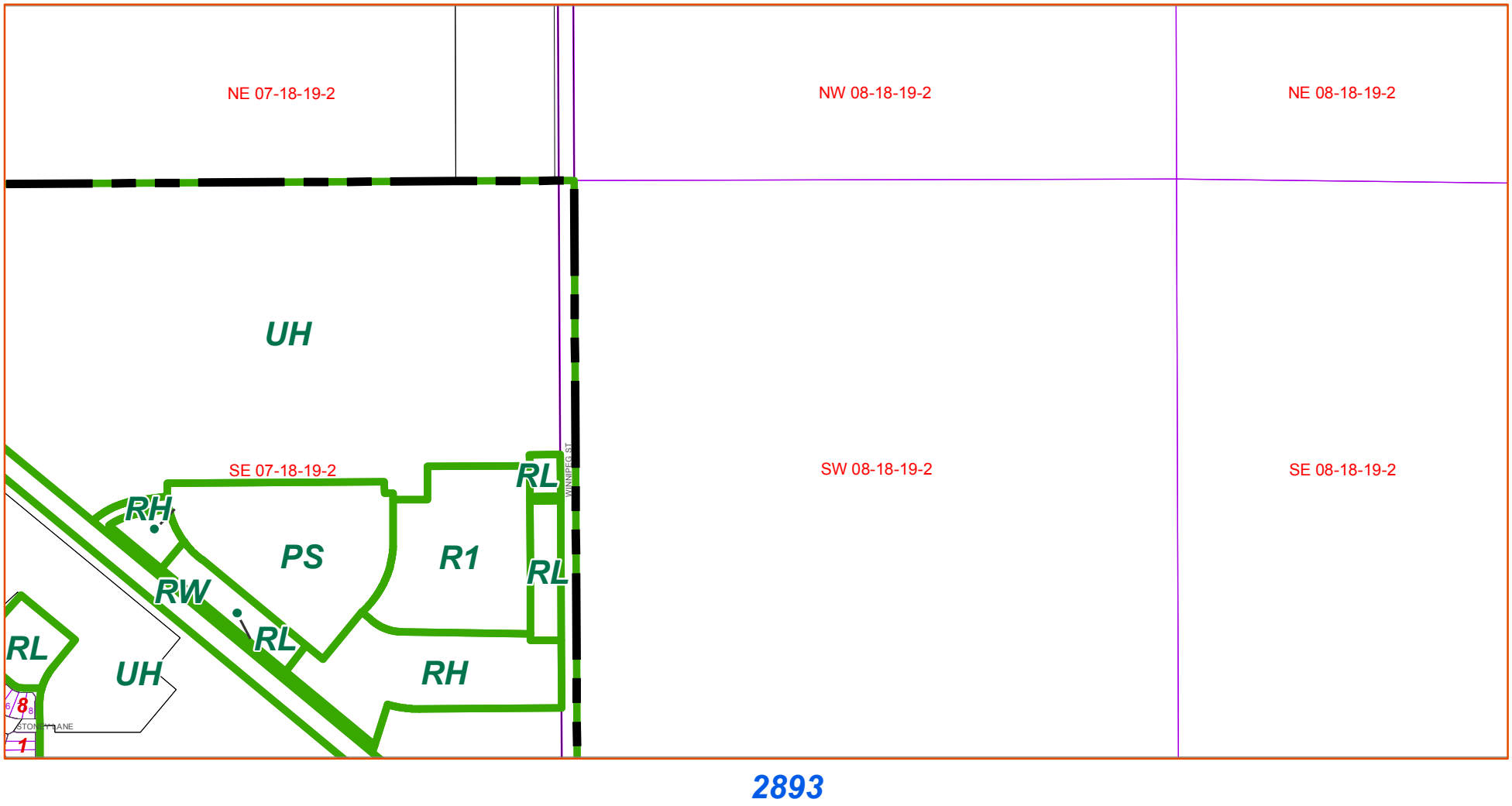
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2893 (A)



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LEGEND:

City Limits

Underlying Zone

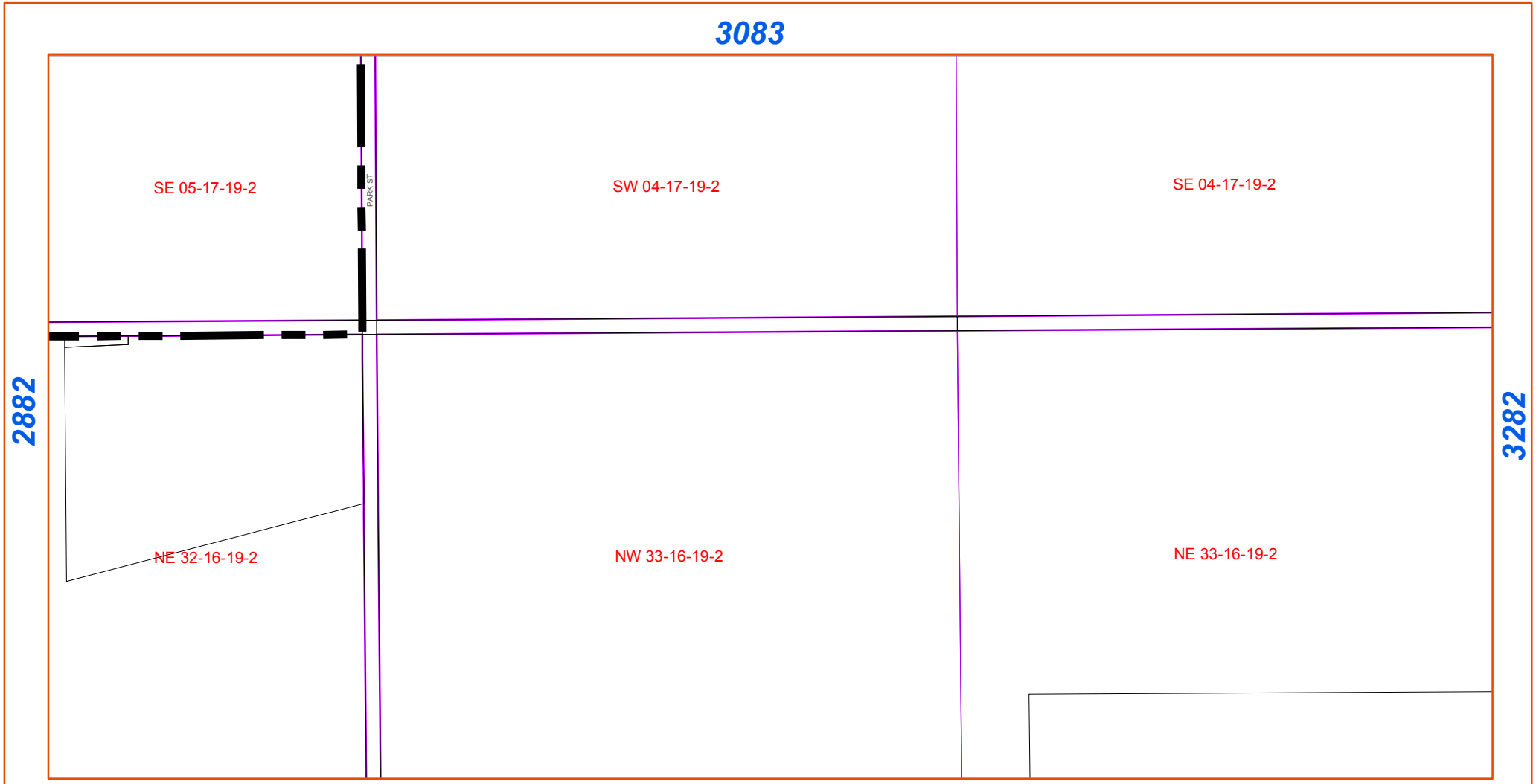
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 2894 (A)



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LEGEND:

City Limits

Underlying Zone

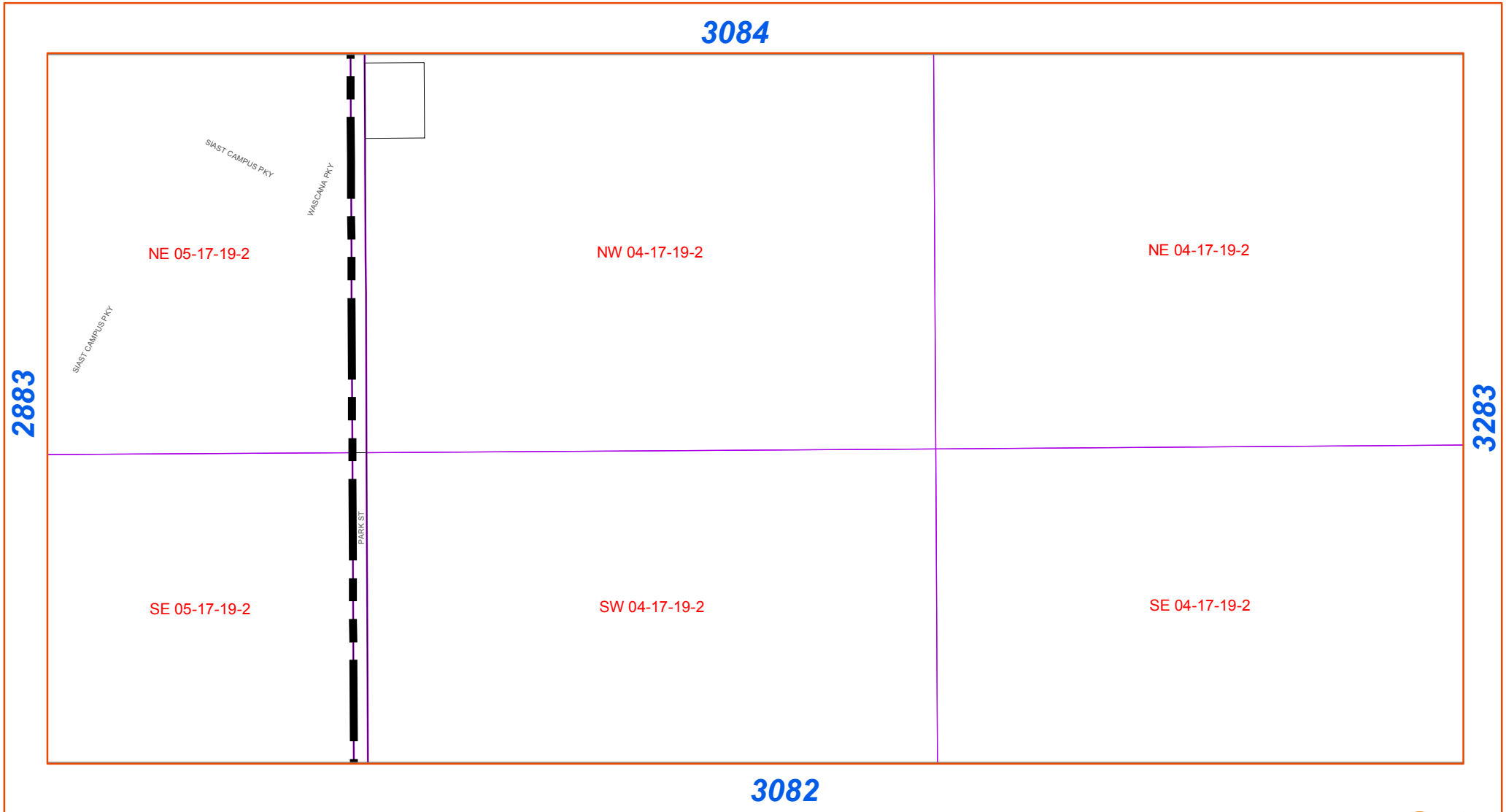
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3082 (A)



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Date: 19/07/2019

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LEGEND:

City Limits

Underlying Zone

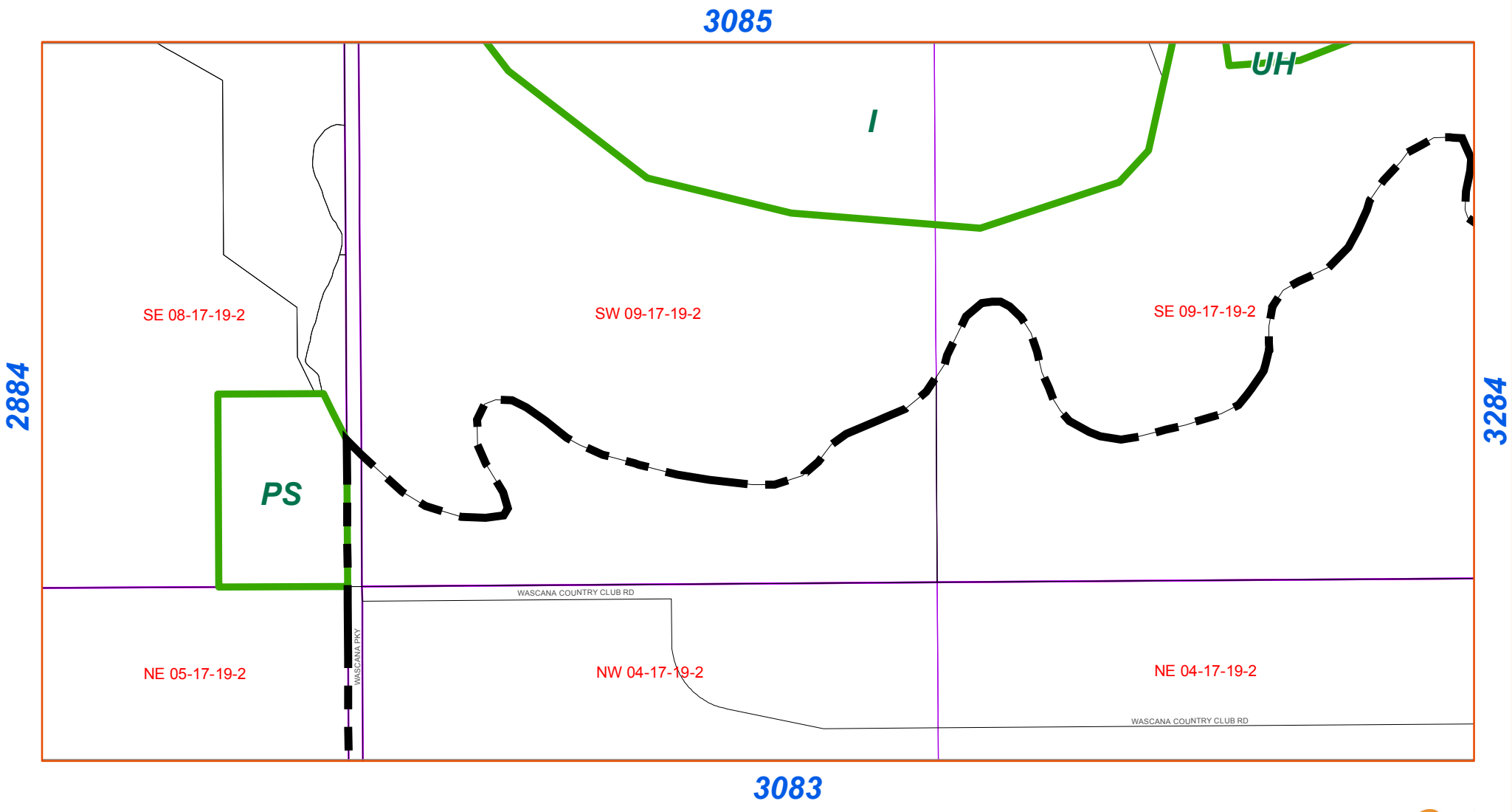
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3083 (A)



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LEGEND:

City Limits

Underlying Zone

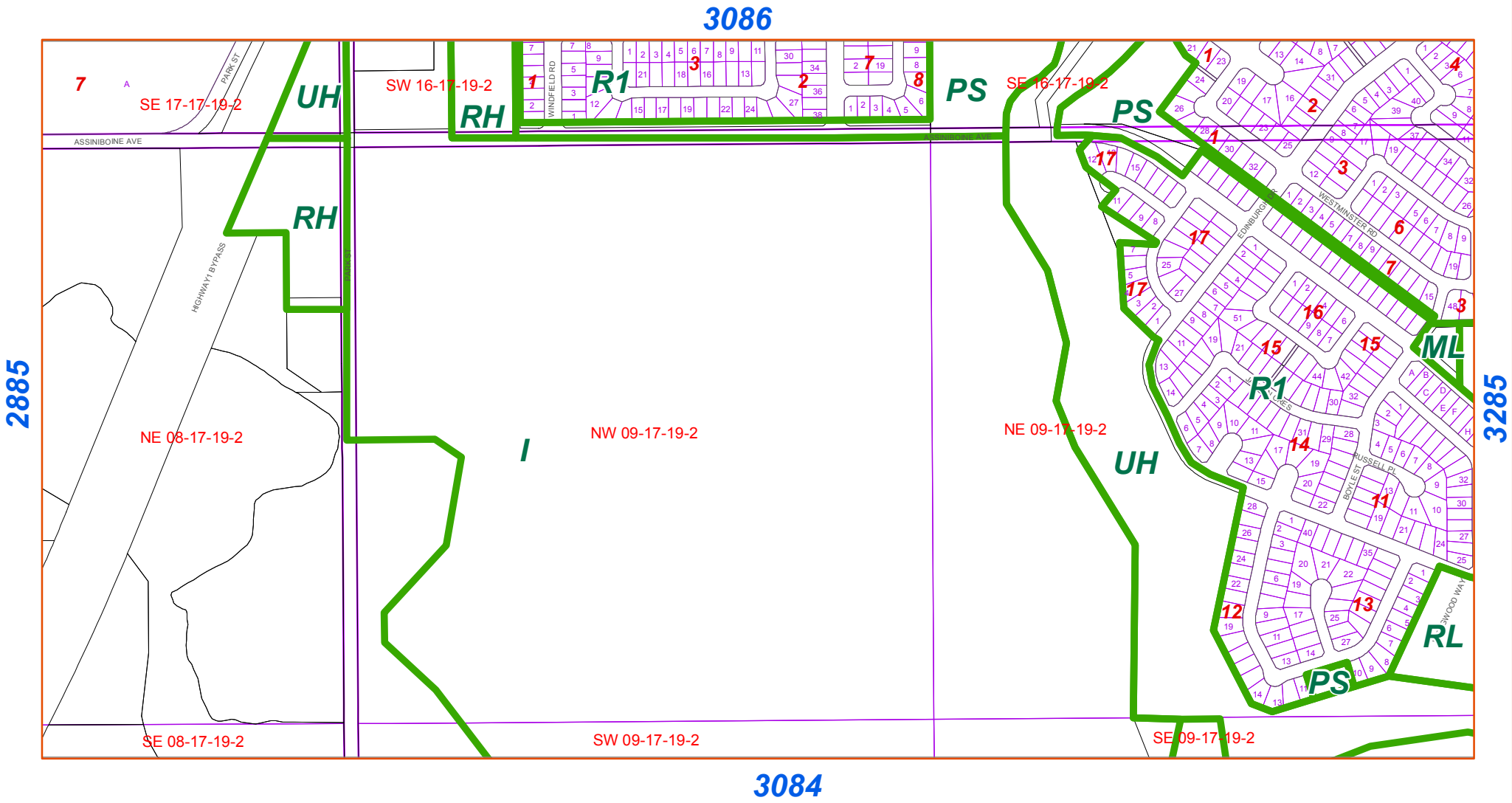
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3084 (A)



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Date: 19/07/2019

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LEGEND:

City Limits

Underlying Zone

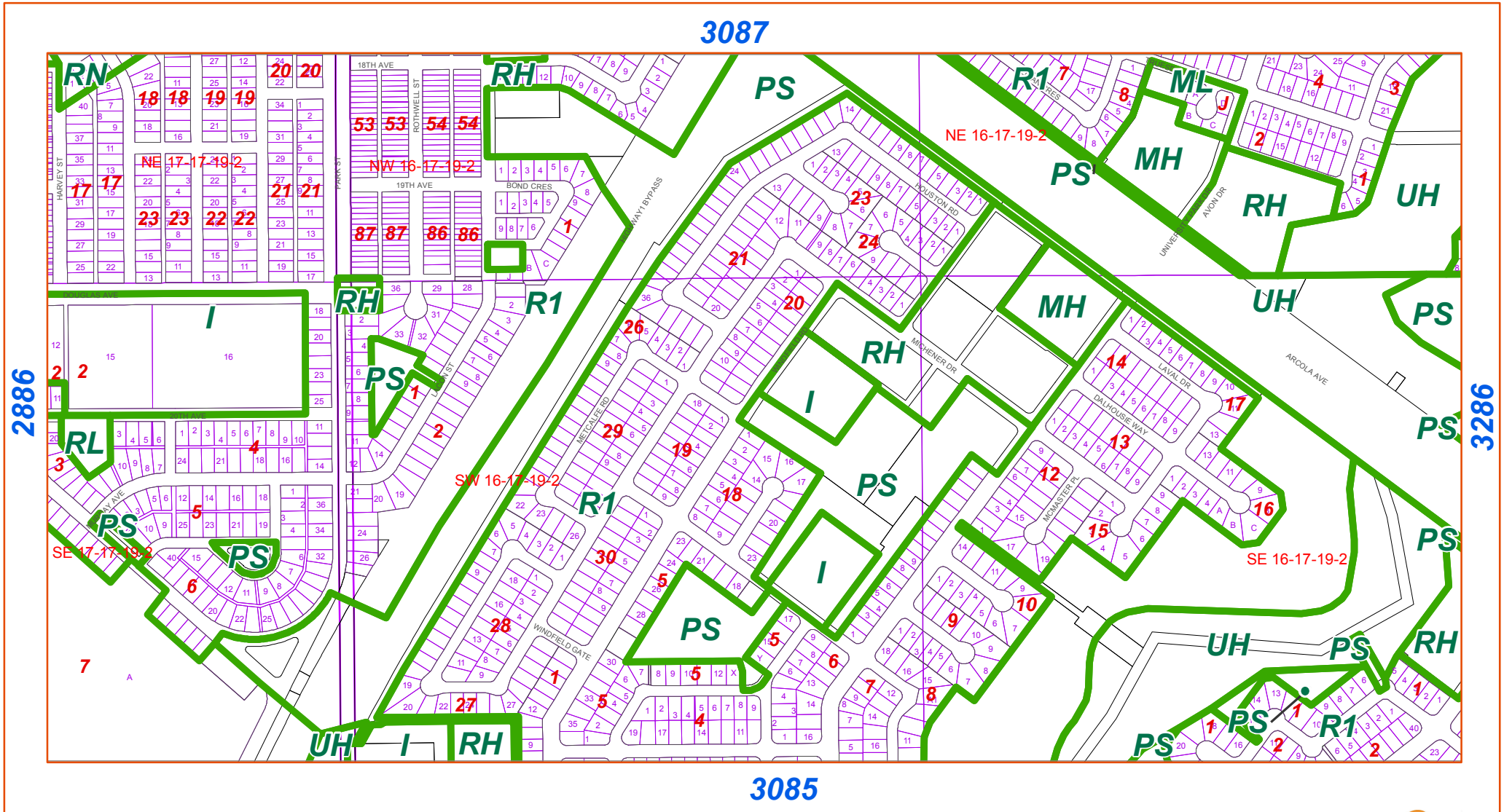
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3085 (A)



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LEGEND:

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Underlying Zone

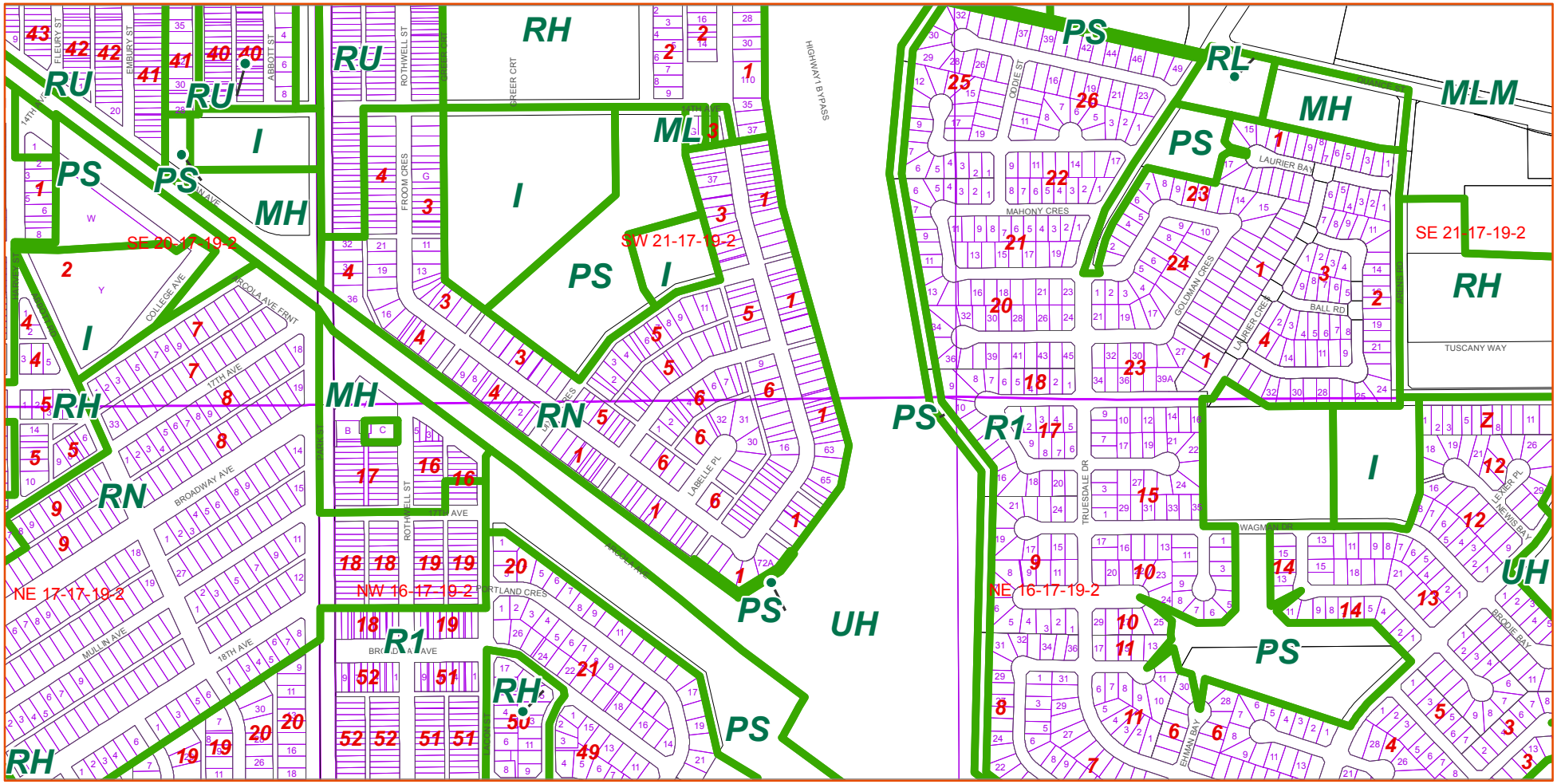
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3086 (A)



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Date: 19/07/2019

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LEGEND:

City Limits

Underlying Zone

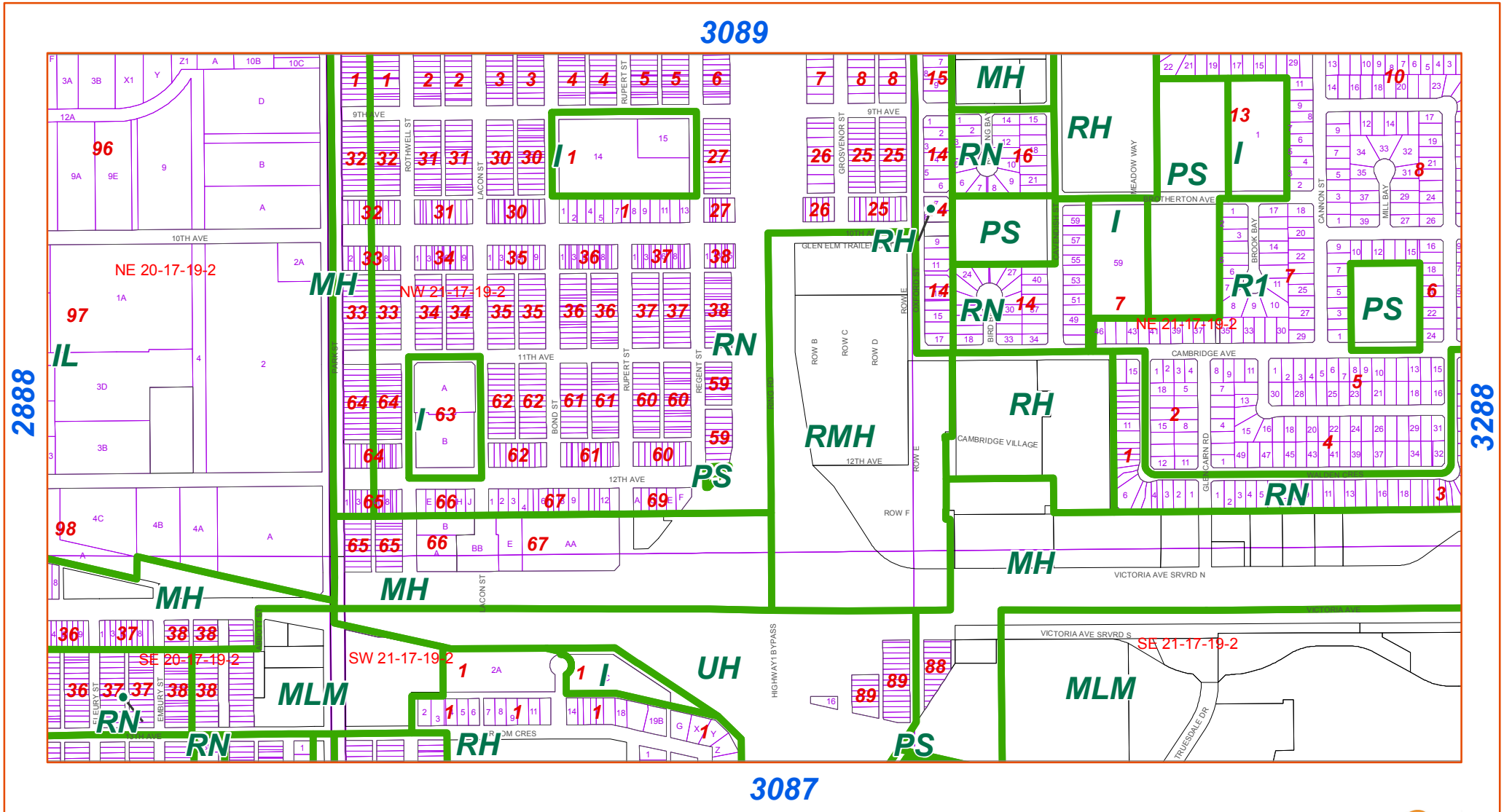
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3087 (A)



LEGEND:

City Limits

Underlying Zone

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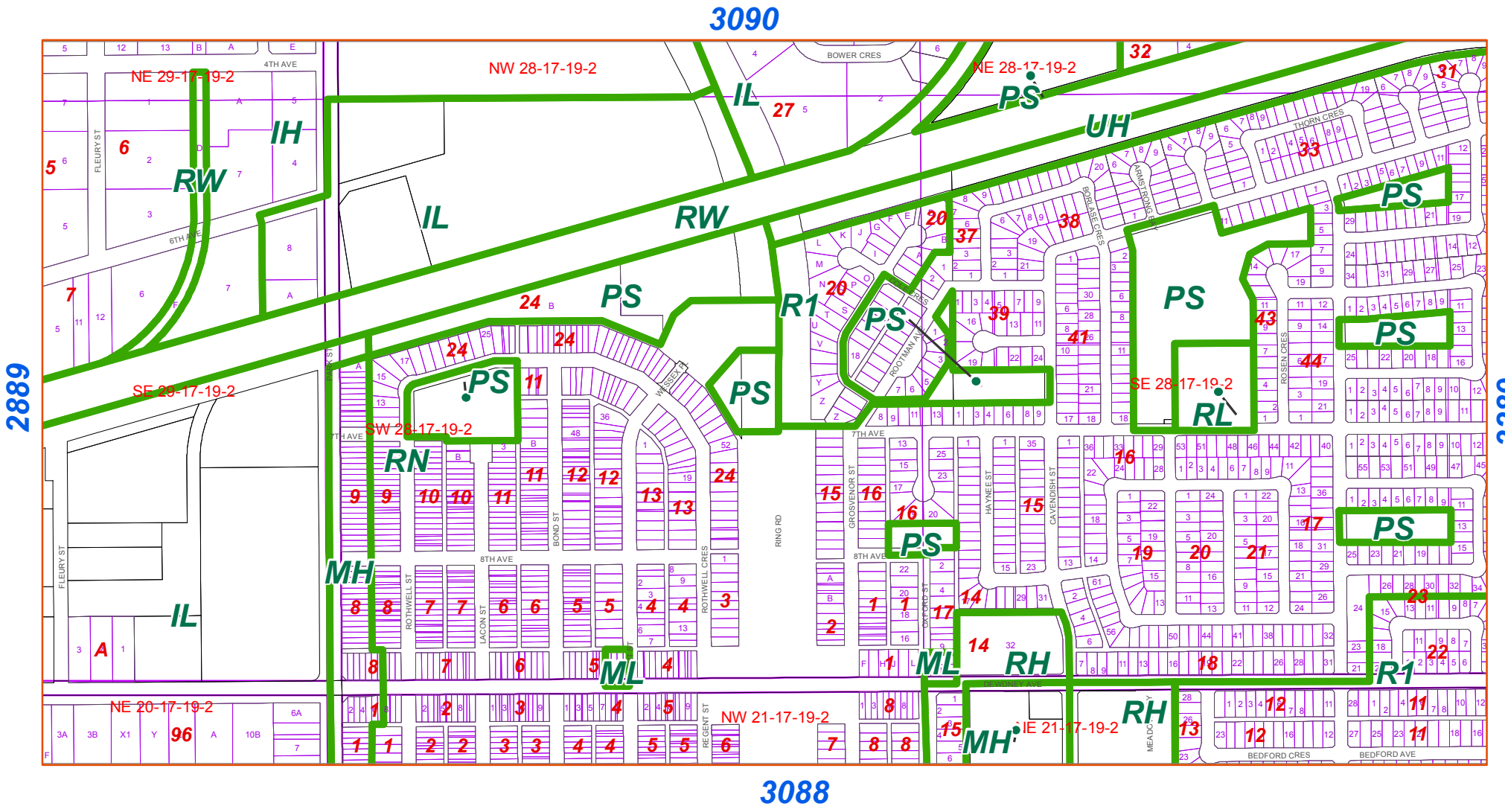
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3088 (A)



LEGEND:

City Limits

Underlying Zone

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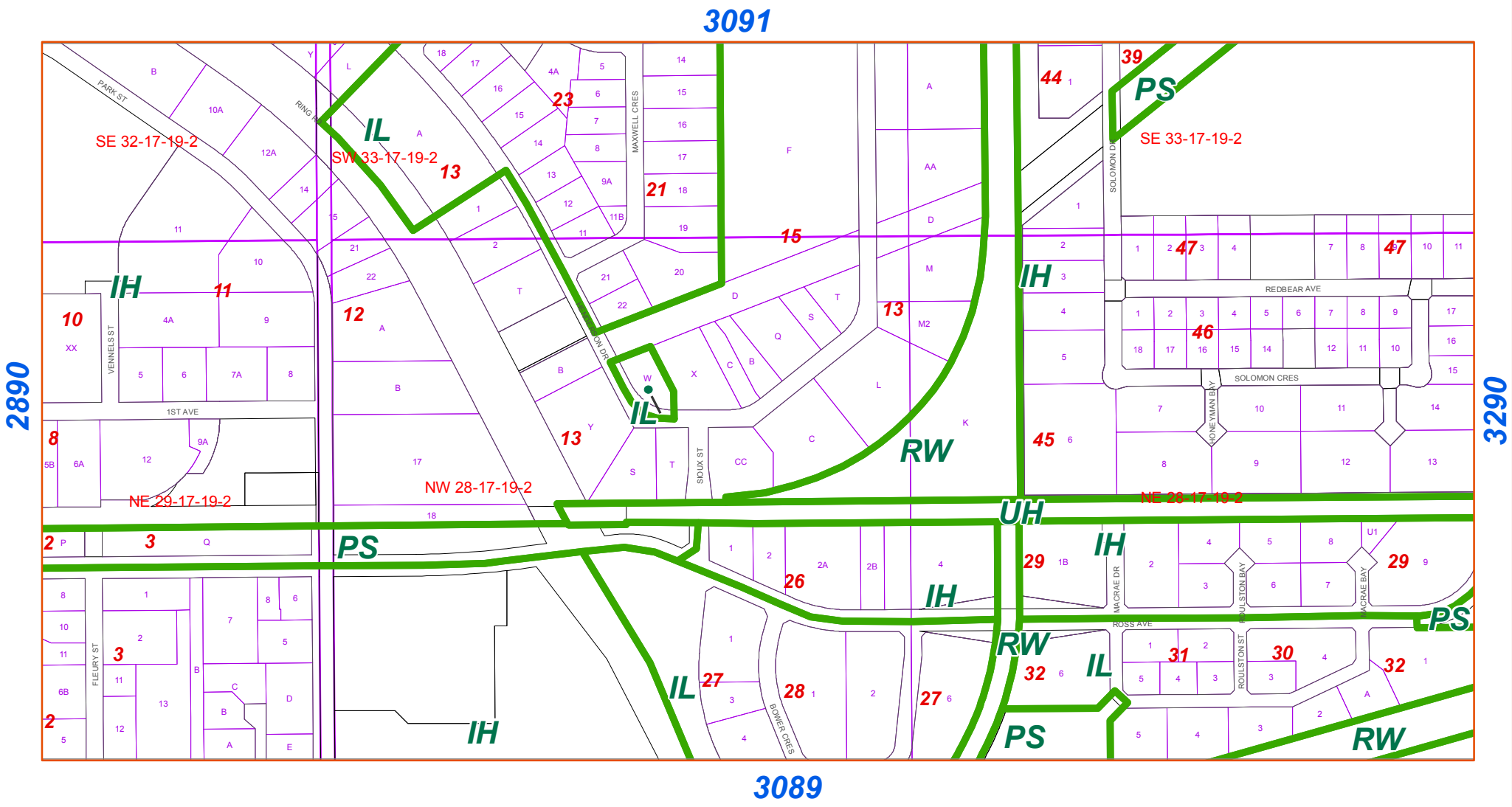
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3089 (A)



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LEGEND:

City Limits

Underlying Zone

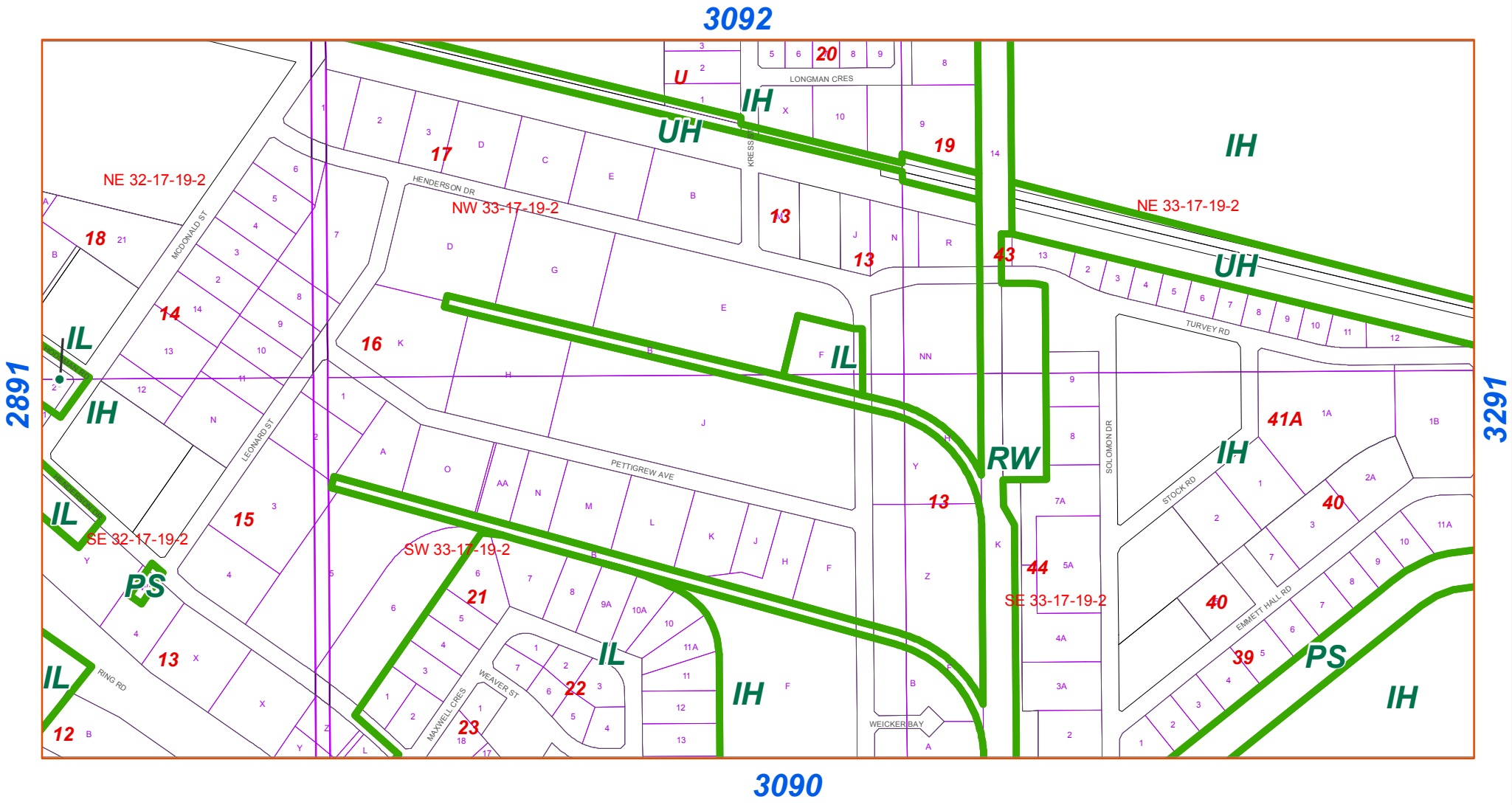
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3090 (A)



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Underlying Zone

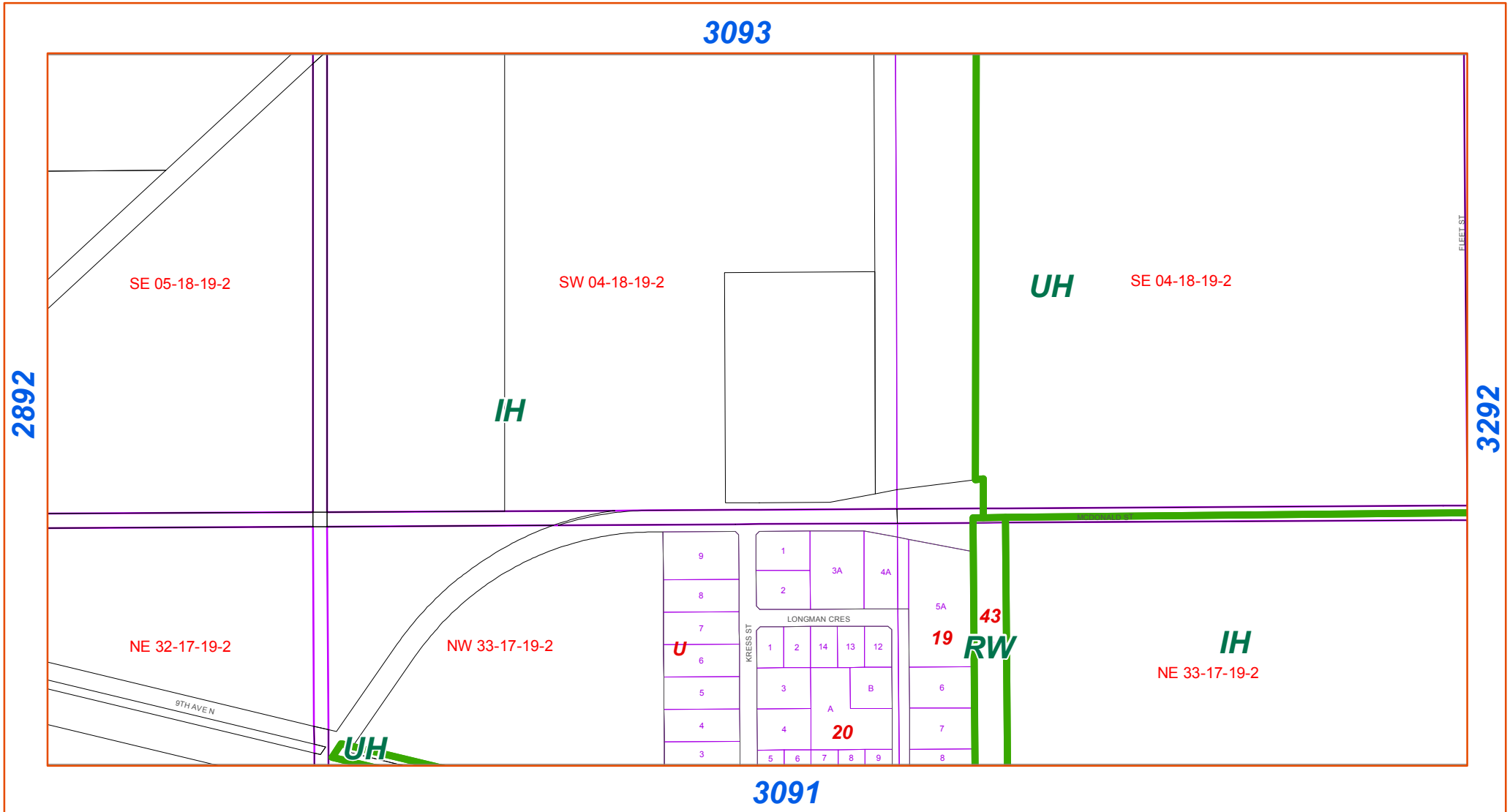
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3091 (A)



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LEGEND:

City Limits

Underlying Zone

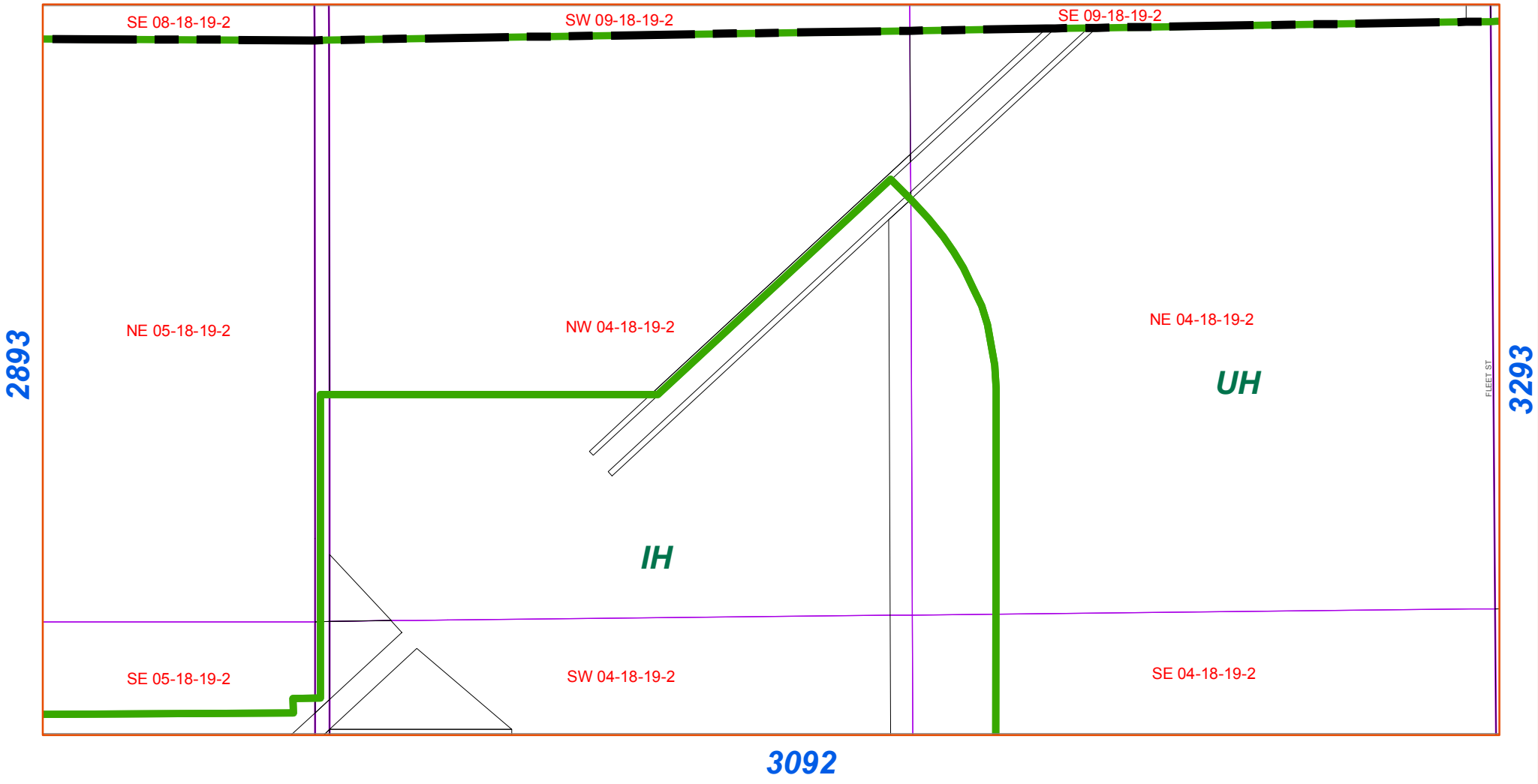
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3092 (A)



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LEGEND:

City Limits

Underlying Zone

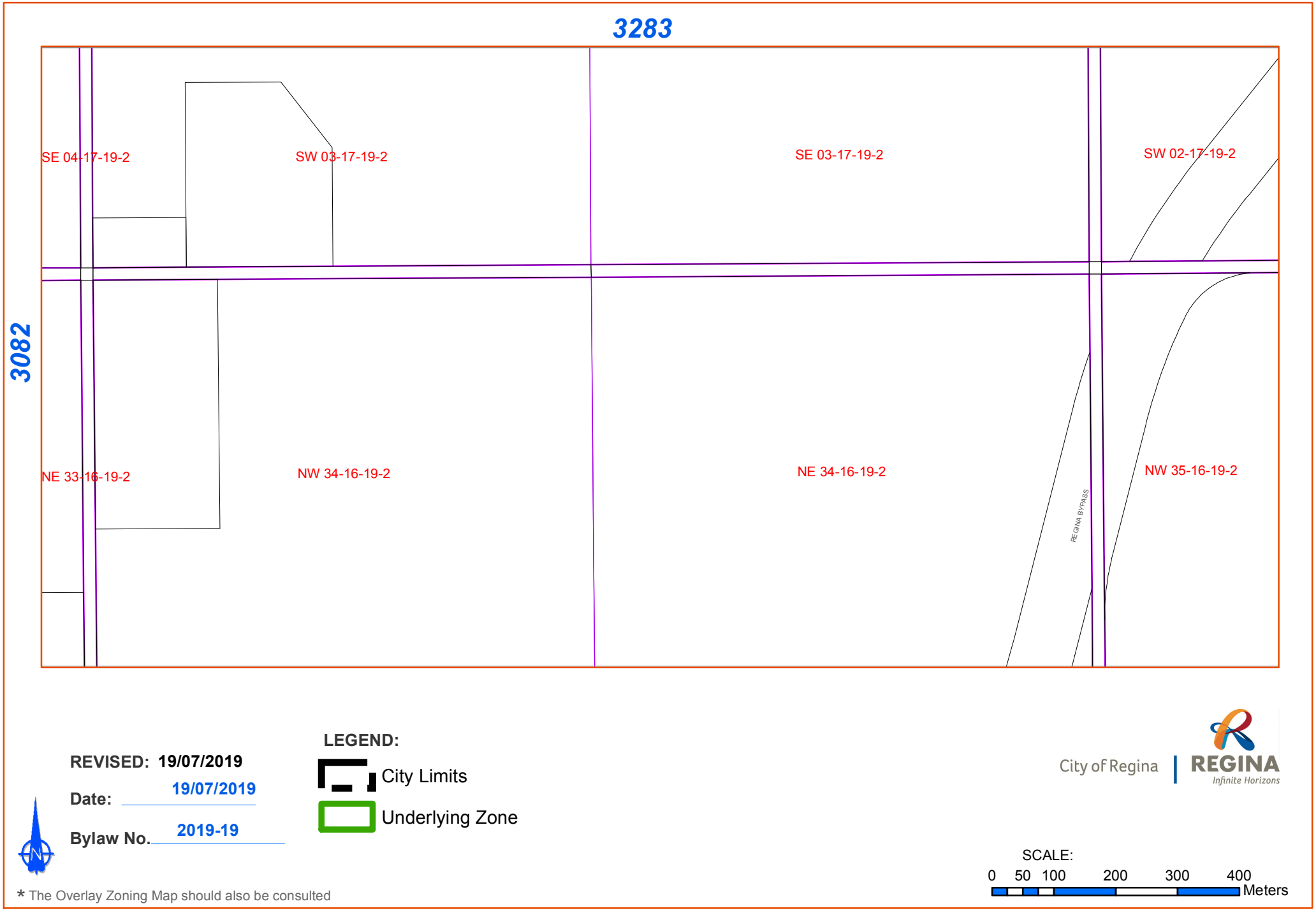
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3093 (A)



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LEGEND:

City Limits

Underlying Zone

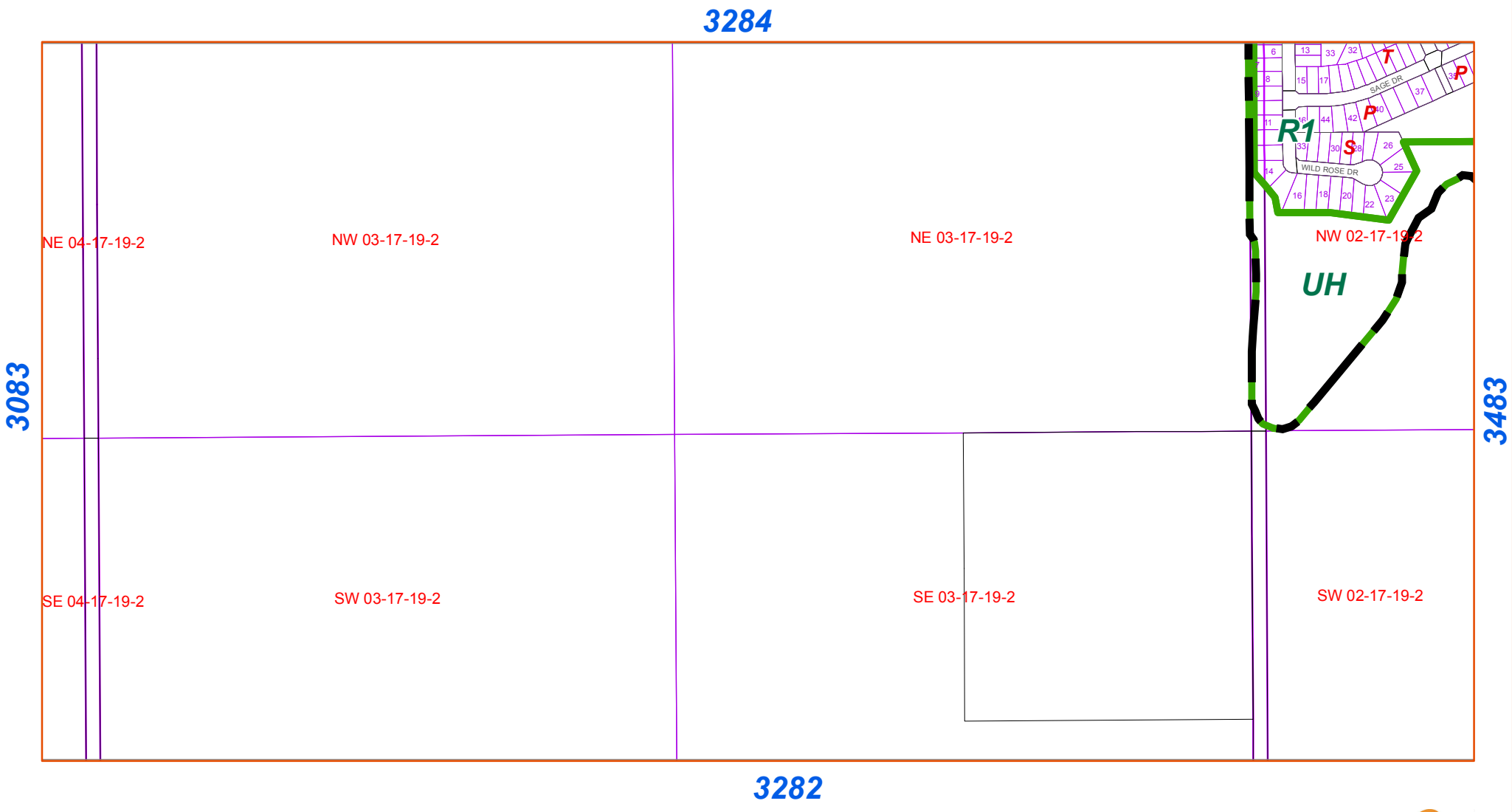
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3282 (A)



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LEGEND:

City Limits

Underlying Zone

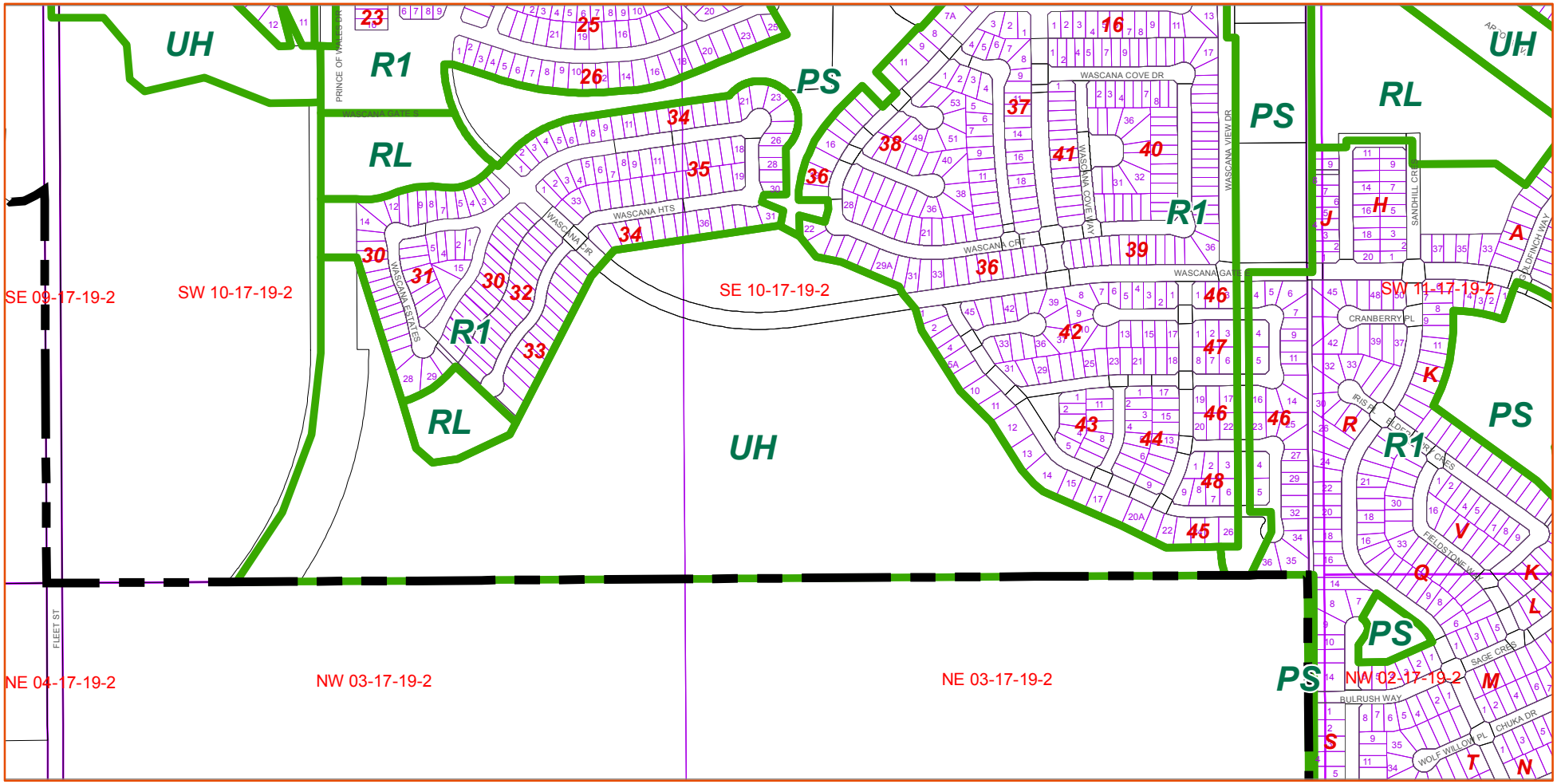
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3283 (A)



LEGEND:

City Limits

Underlying Zone

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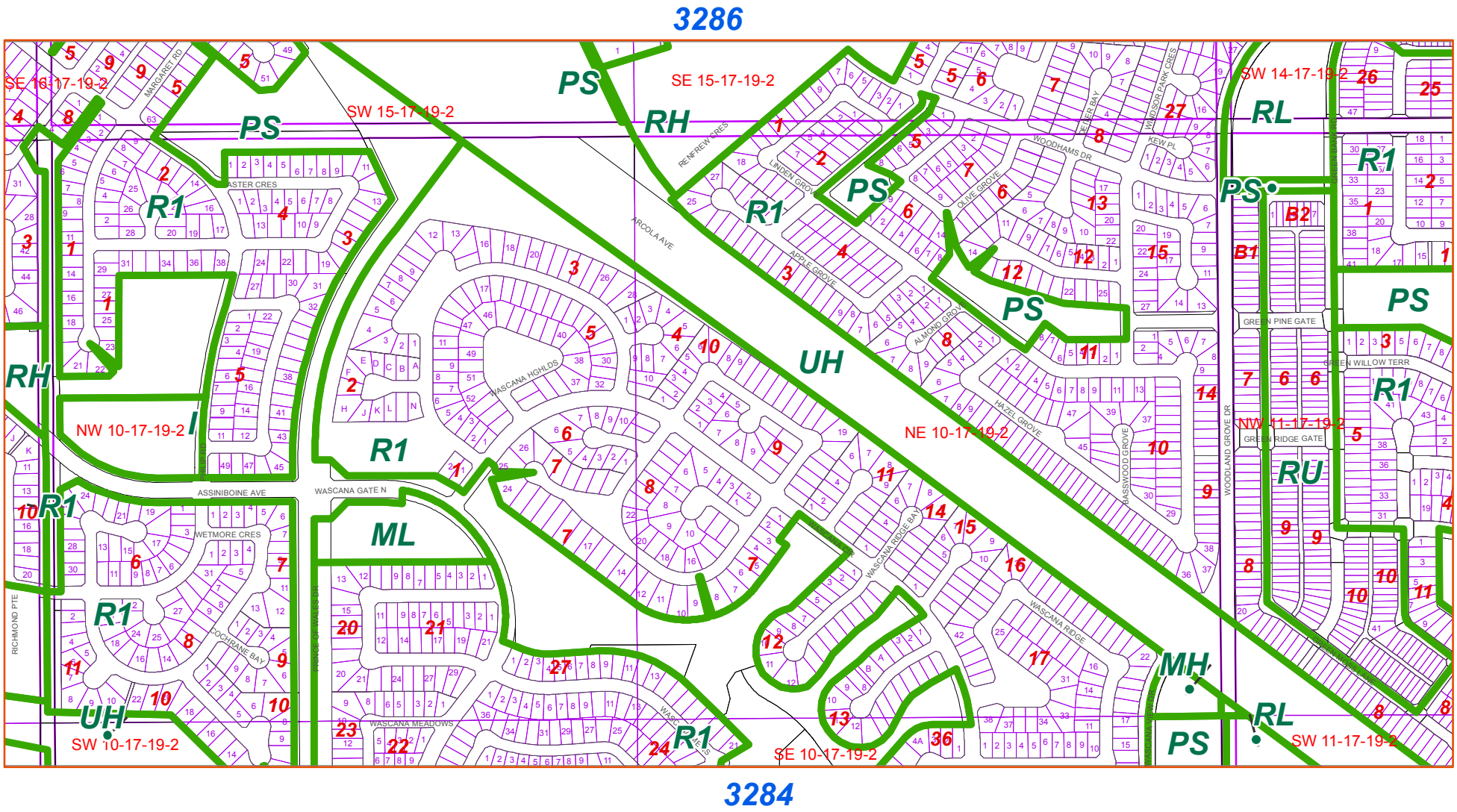
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3284 (A)



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LEGEND:

City Limits

Underlying Zone

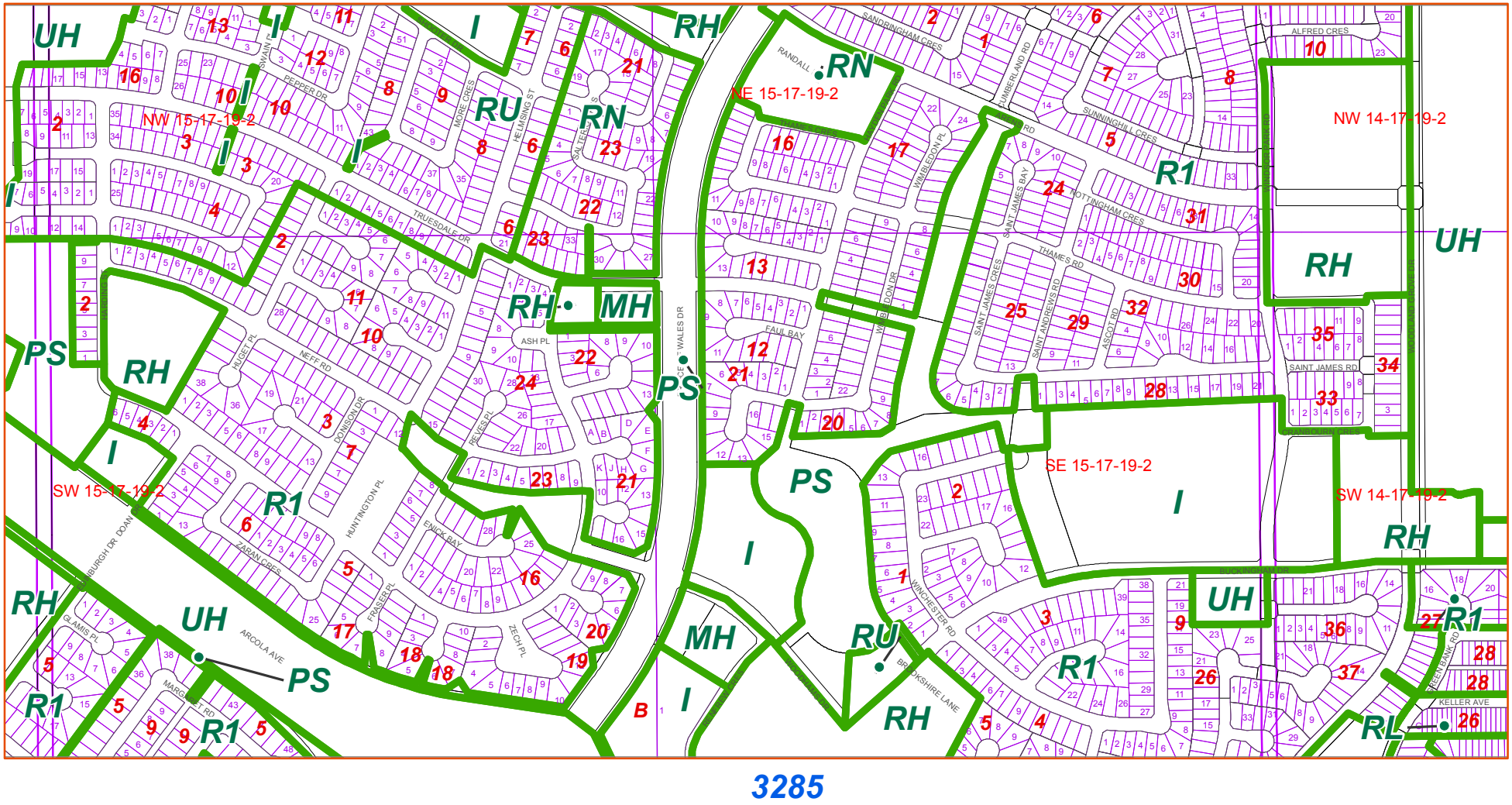
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3285 (A)



LEGEND:

City Limits

Underlying Zone

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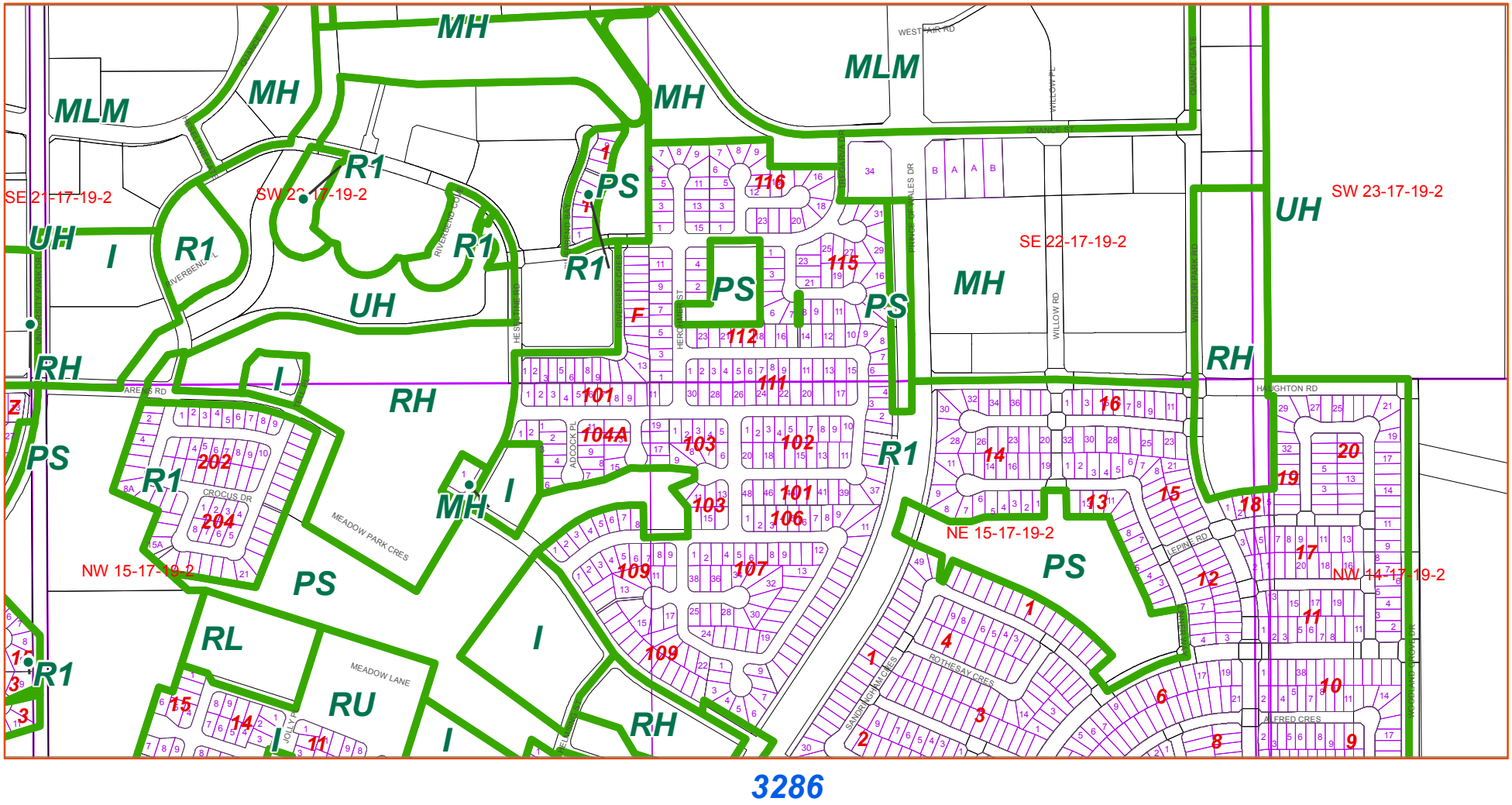
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3286 (A)



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LEGEND:

City Limits

Underlying Zone

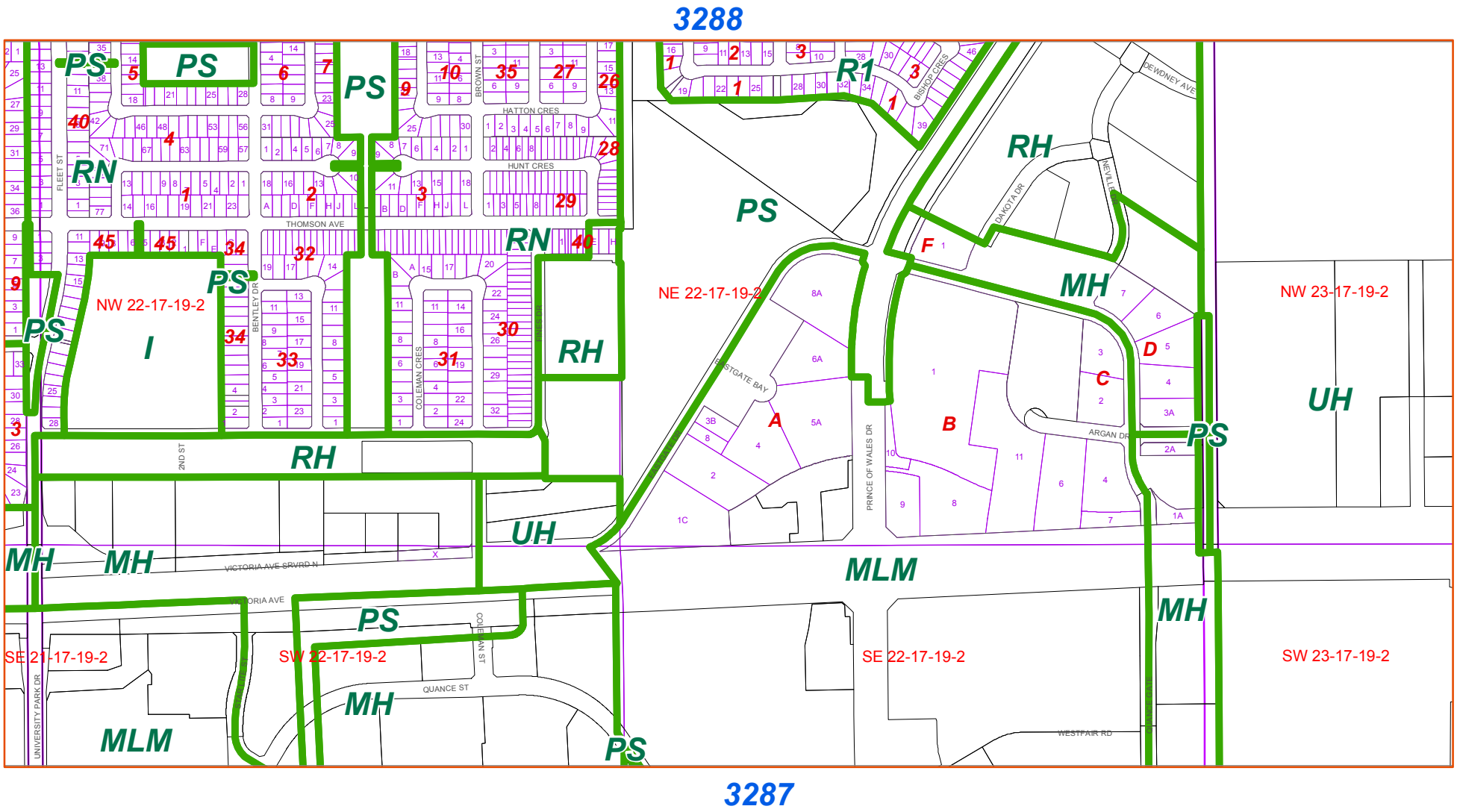
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3287 (A)



LEGEND:

City Limits

Underlying Zone

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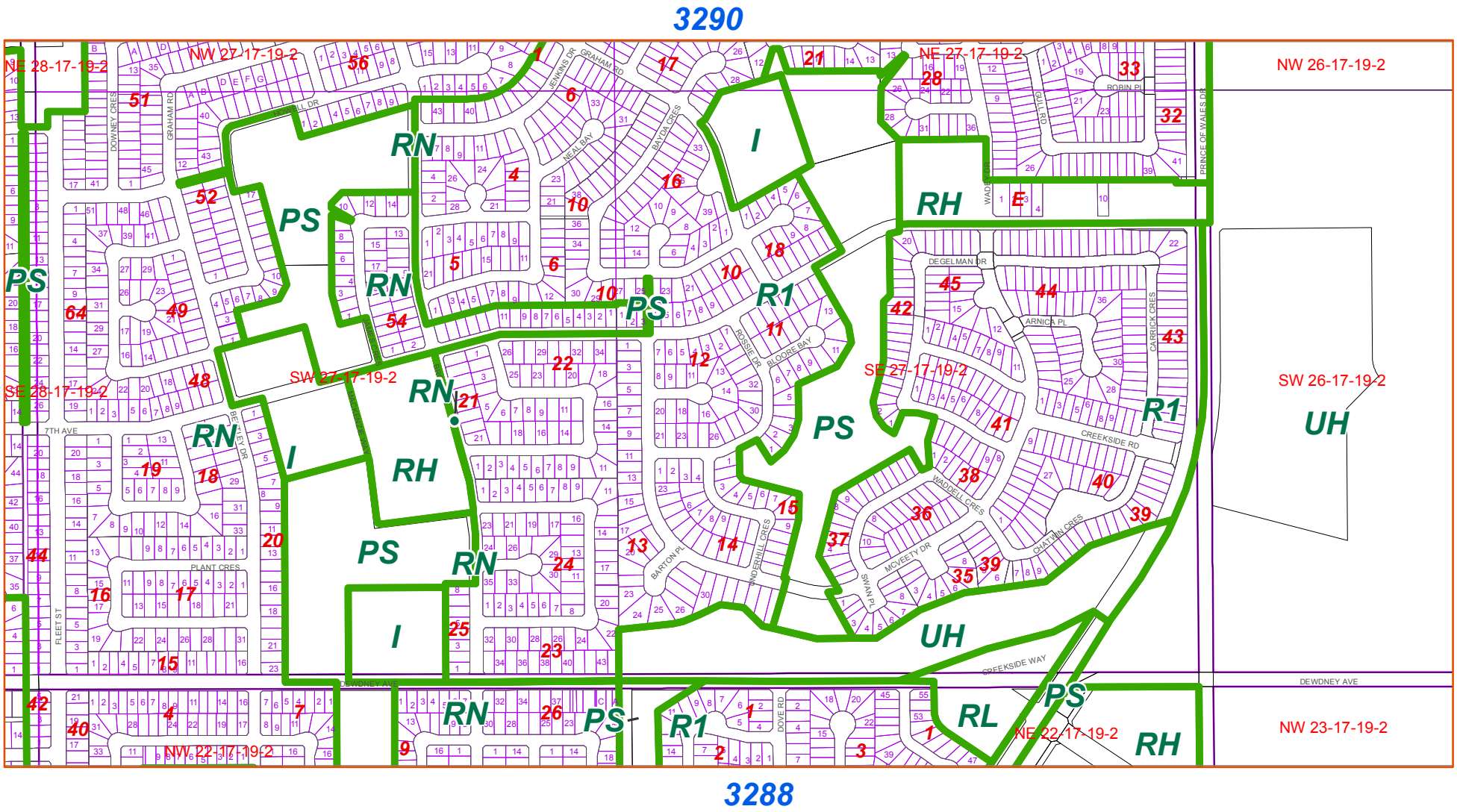
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3288 (A)



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LEGEND:

City Limits

Underlying Zone

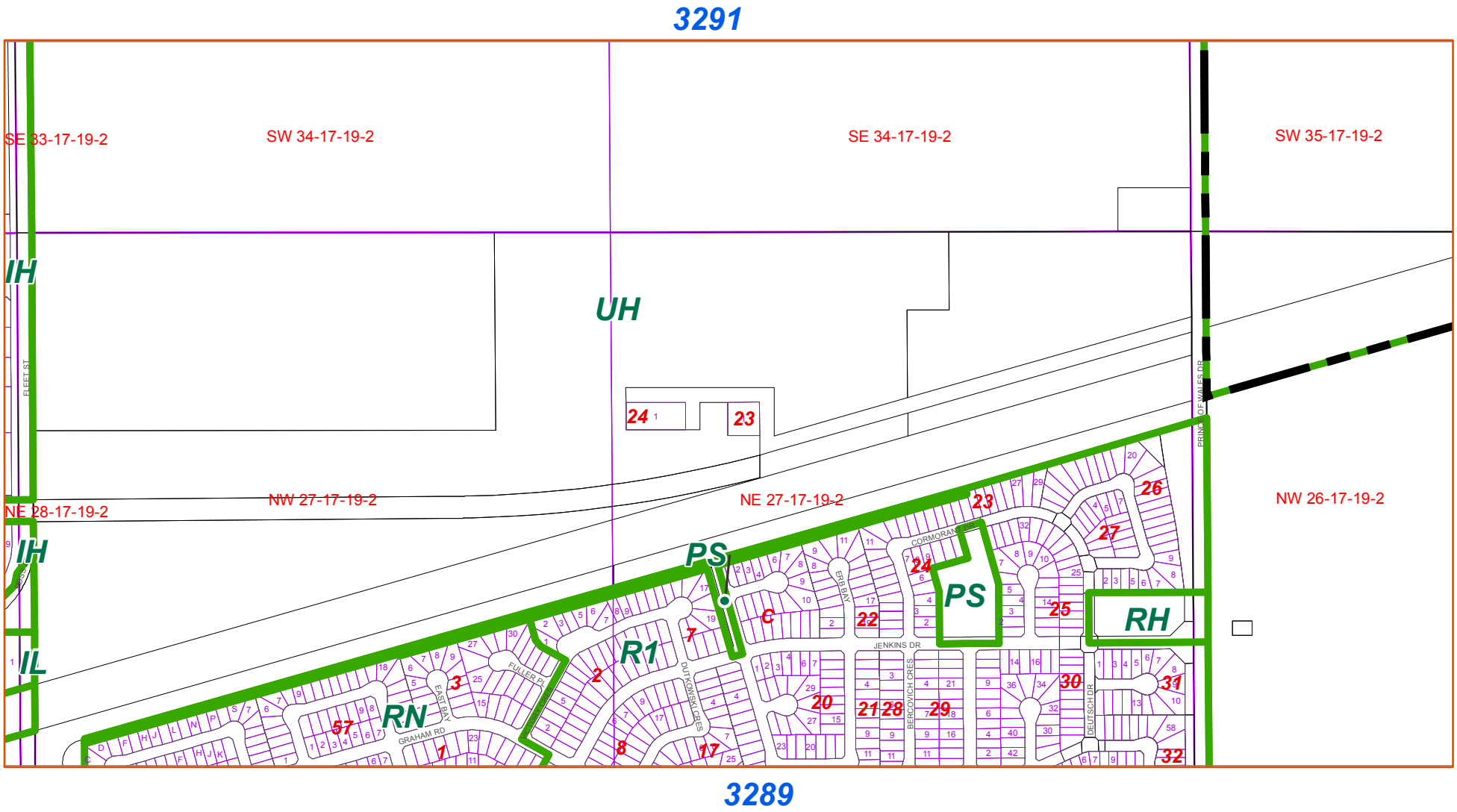
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3289 (A)



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LEGEND:

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Underlying Zone

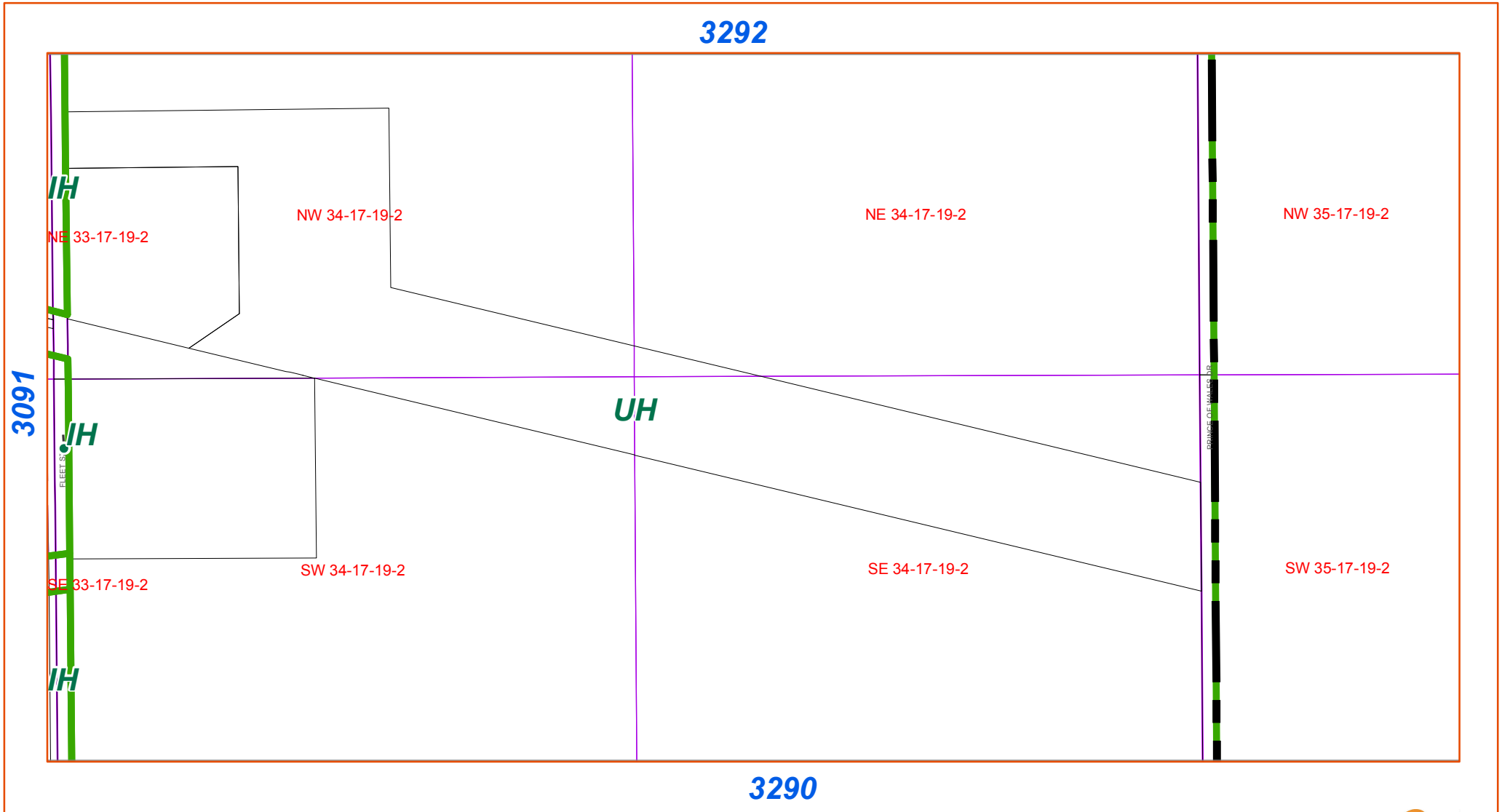
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3290 (A)



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LEGEND:

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Underlying Zone

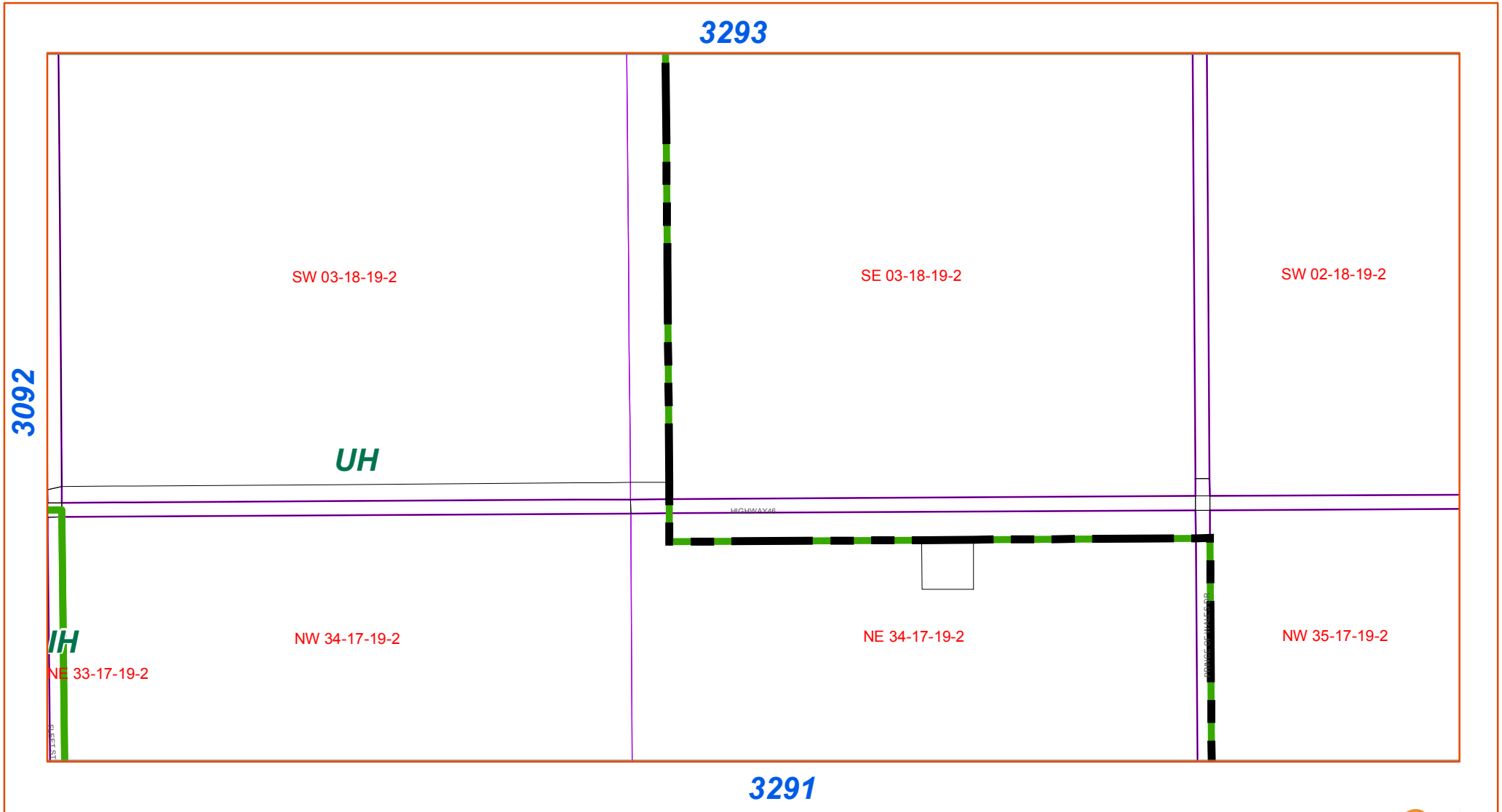
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3291 (A)



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Underlying Zone

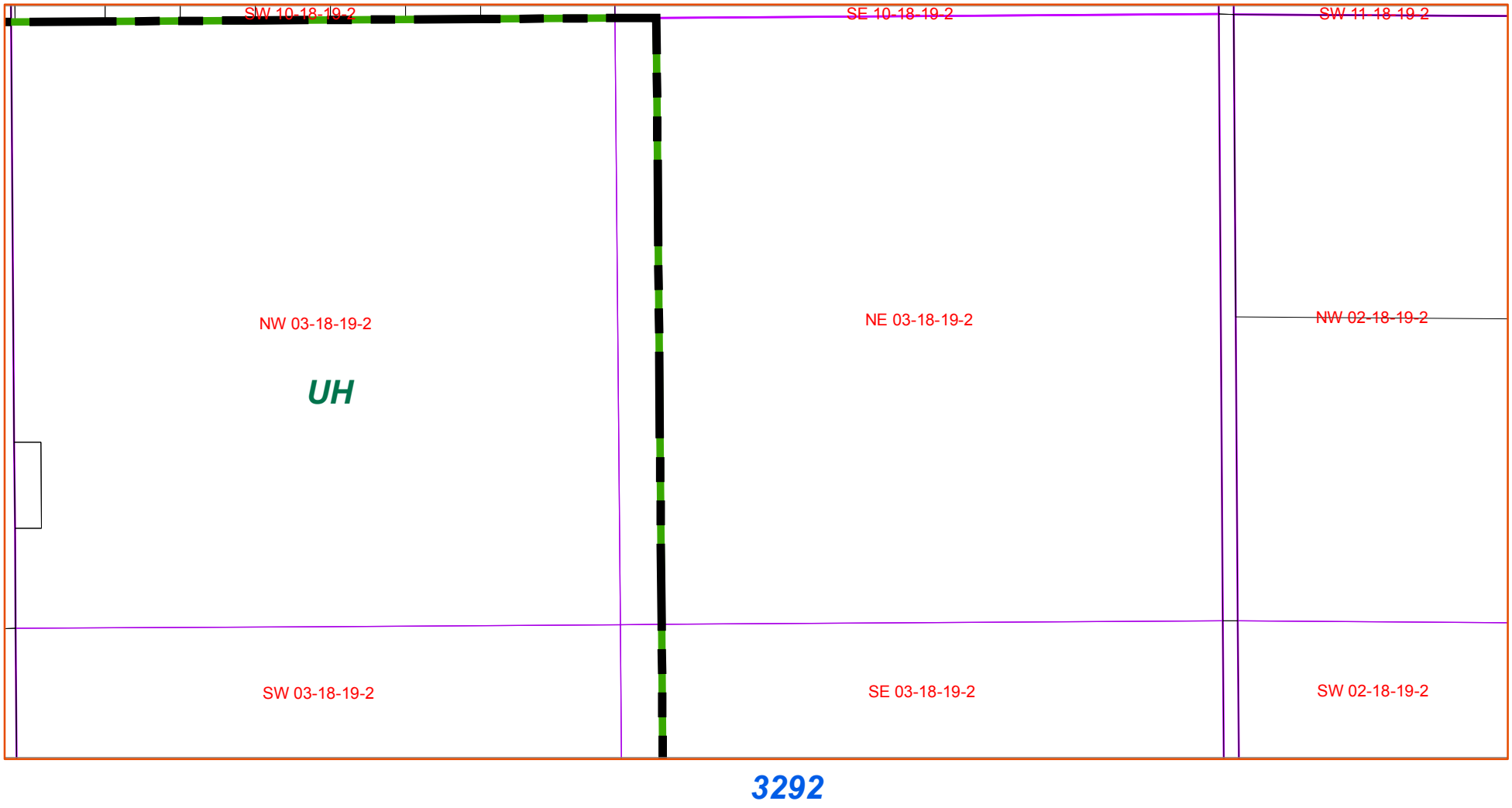
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3292 (A)



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LEGEND:

City Limits

Underlying Zone

City of Regina | REGINA Infinite Horizons

SCALE:

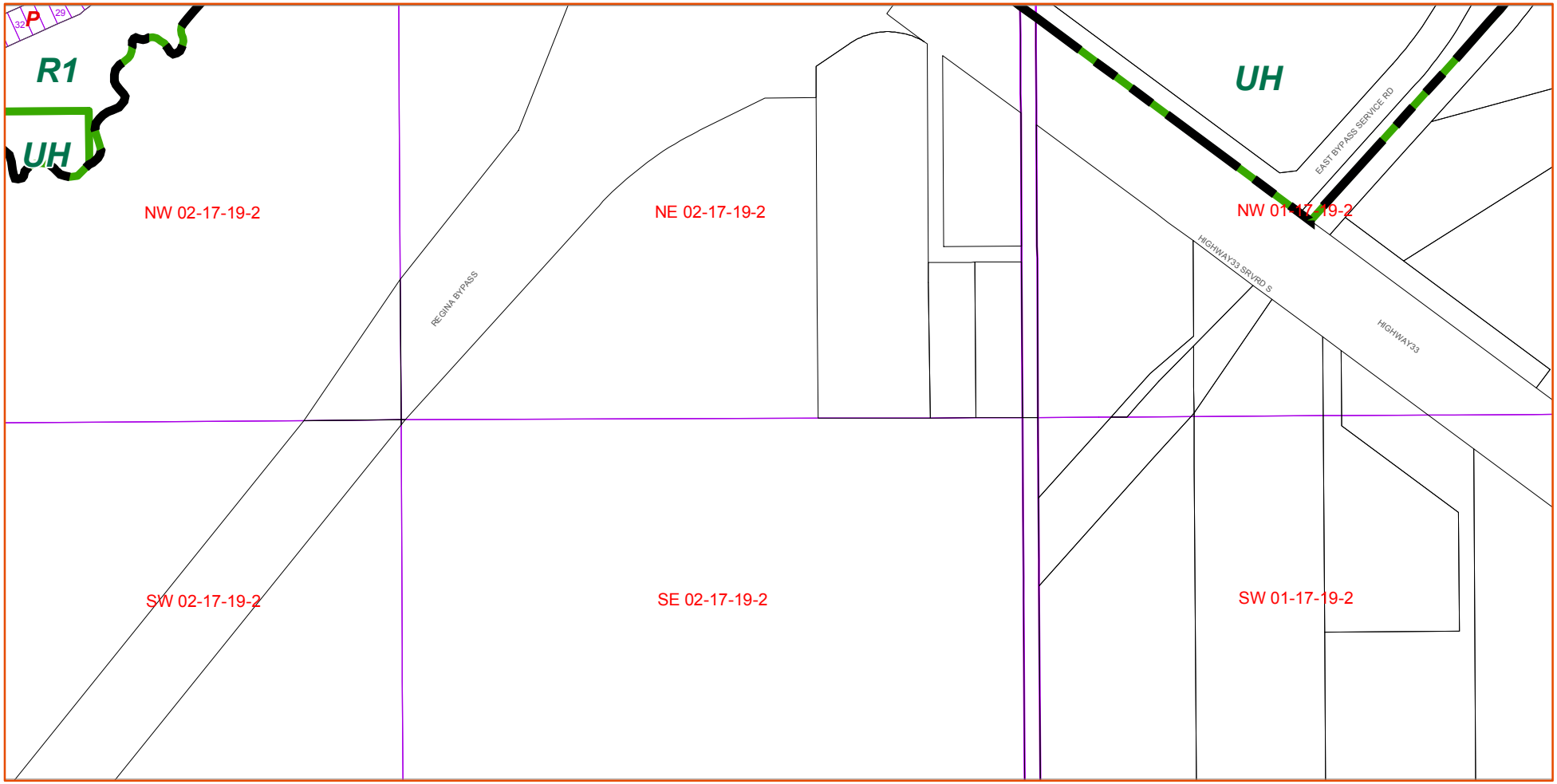
0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3293 (A)

3484

3283



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LEGEND:

City Limits

Underlying Zone

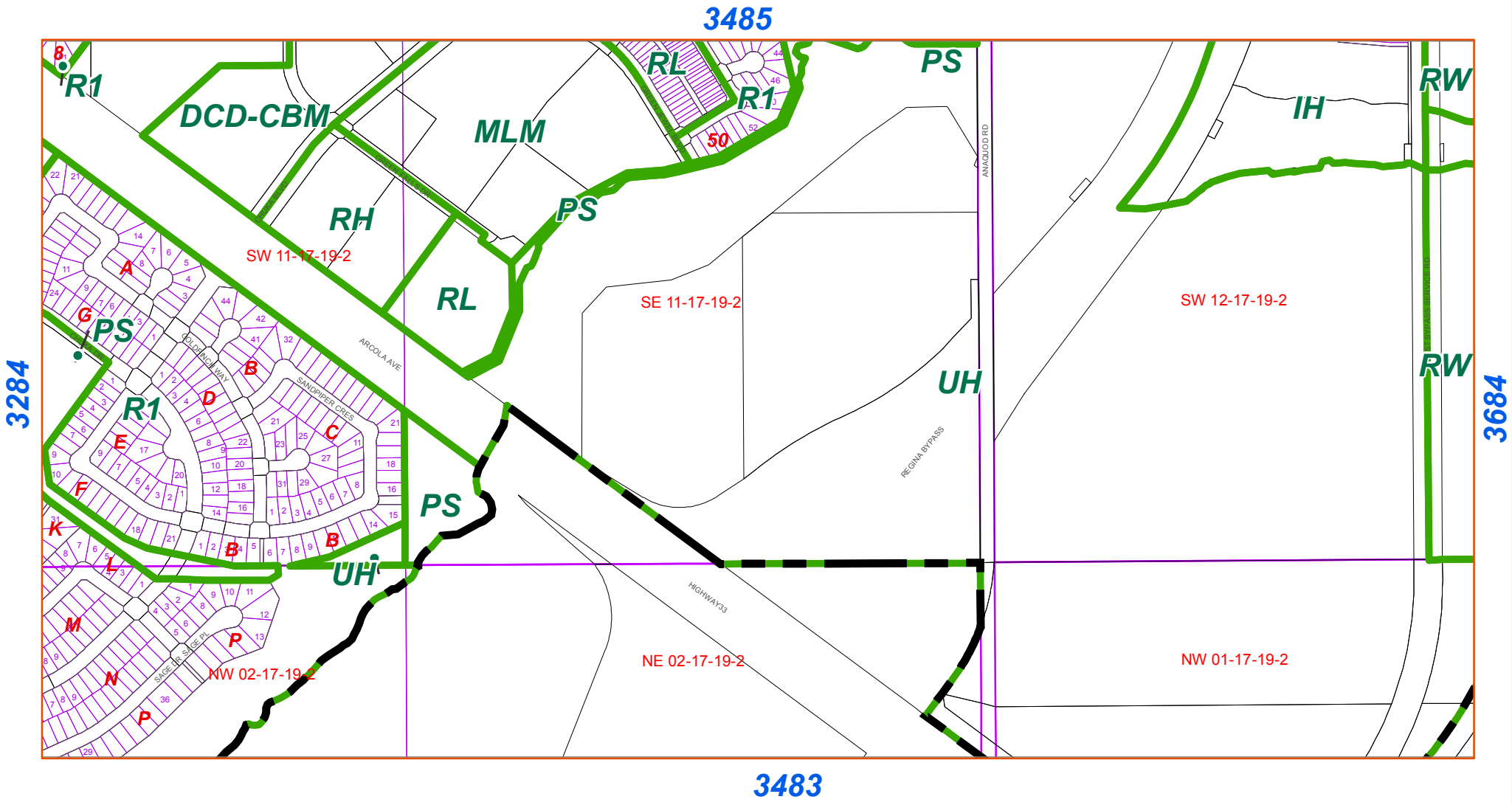
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3483 (A)



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Date: 19/07/2019

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LEGEND:

City Limits

Underlying Zone

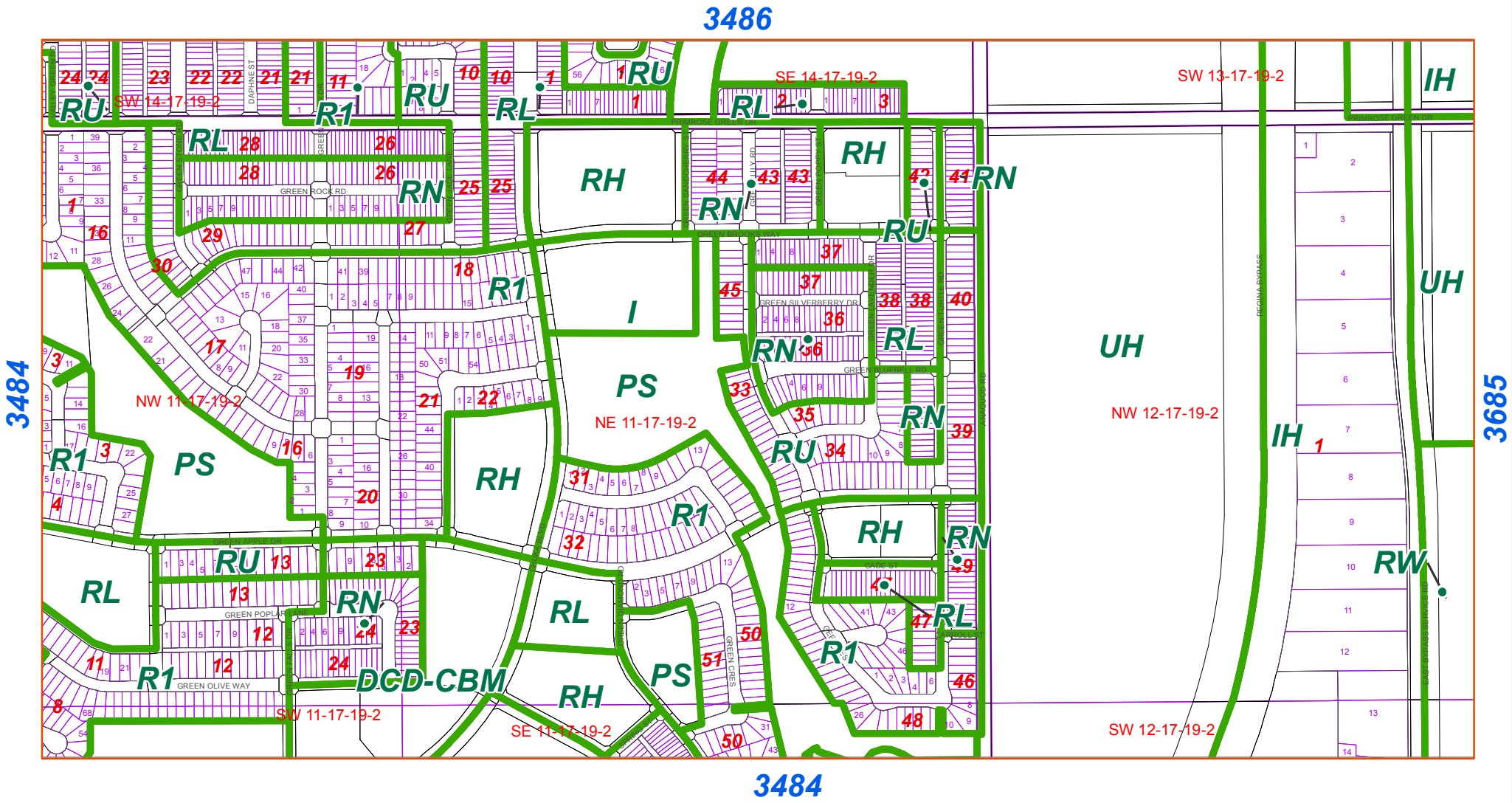
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3484 (A)



LEGEND:

City Limits

Underlying Zone

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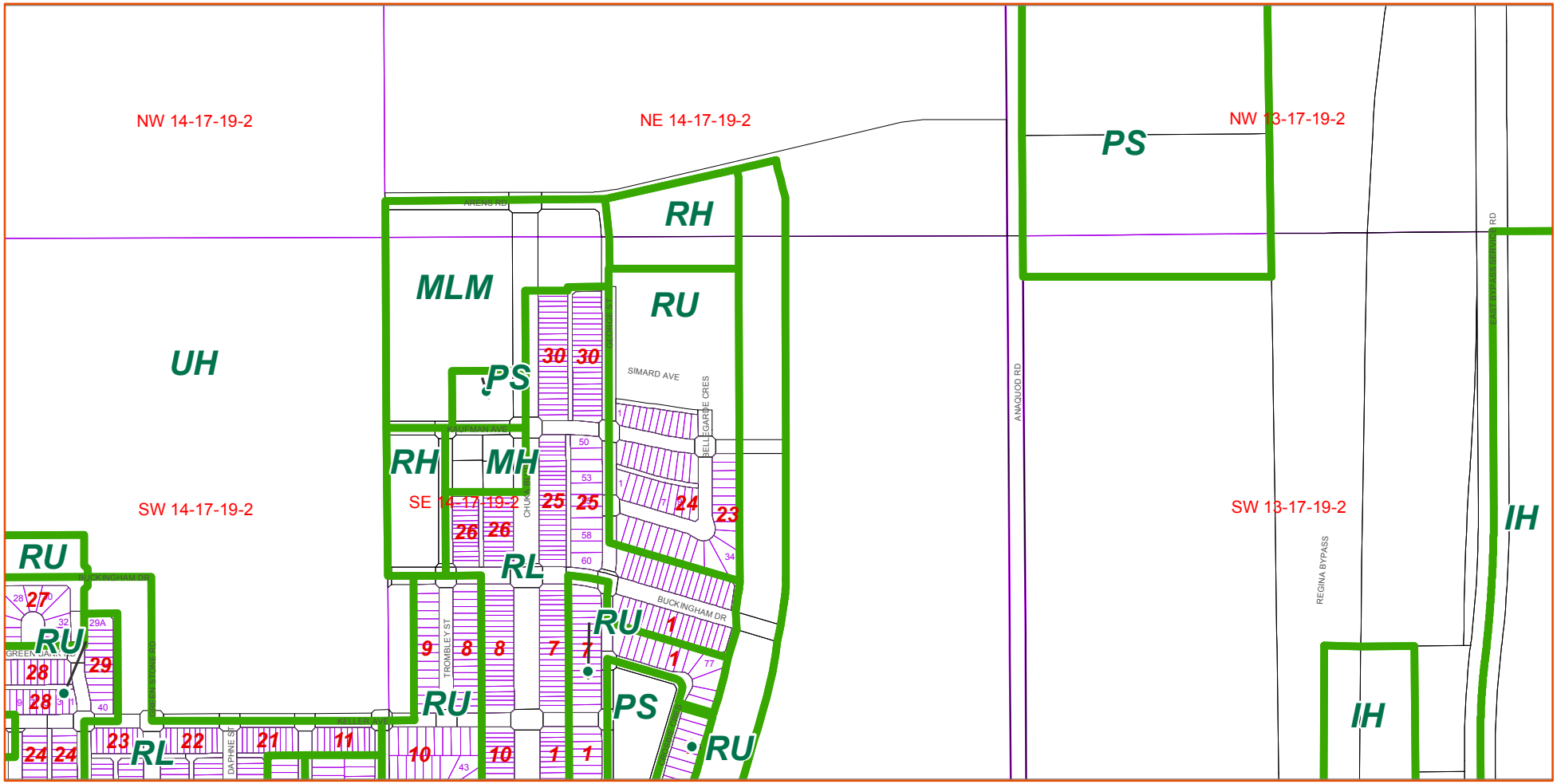
City of Regina | REGINA *Infinite Horizons*

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3485 (A)



REVISED: 19/07/2019

Date: 19/07/2019

Bylaw No. 2019-19

LEGEND:

City Limits

Underlying Zone

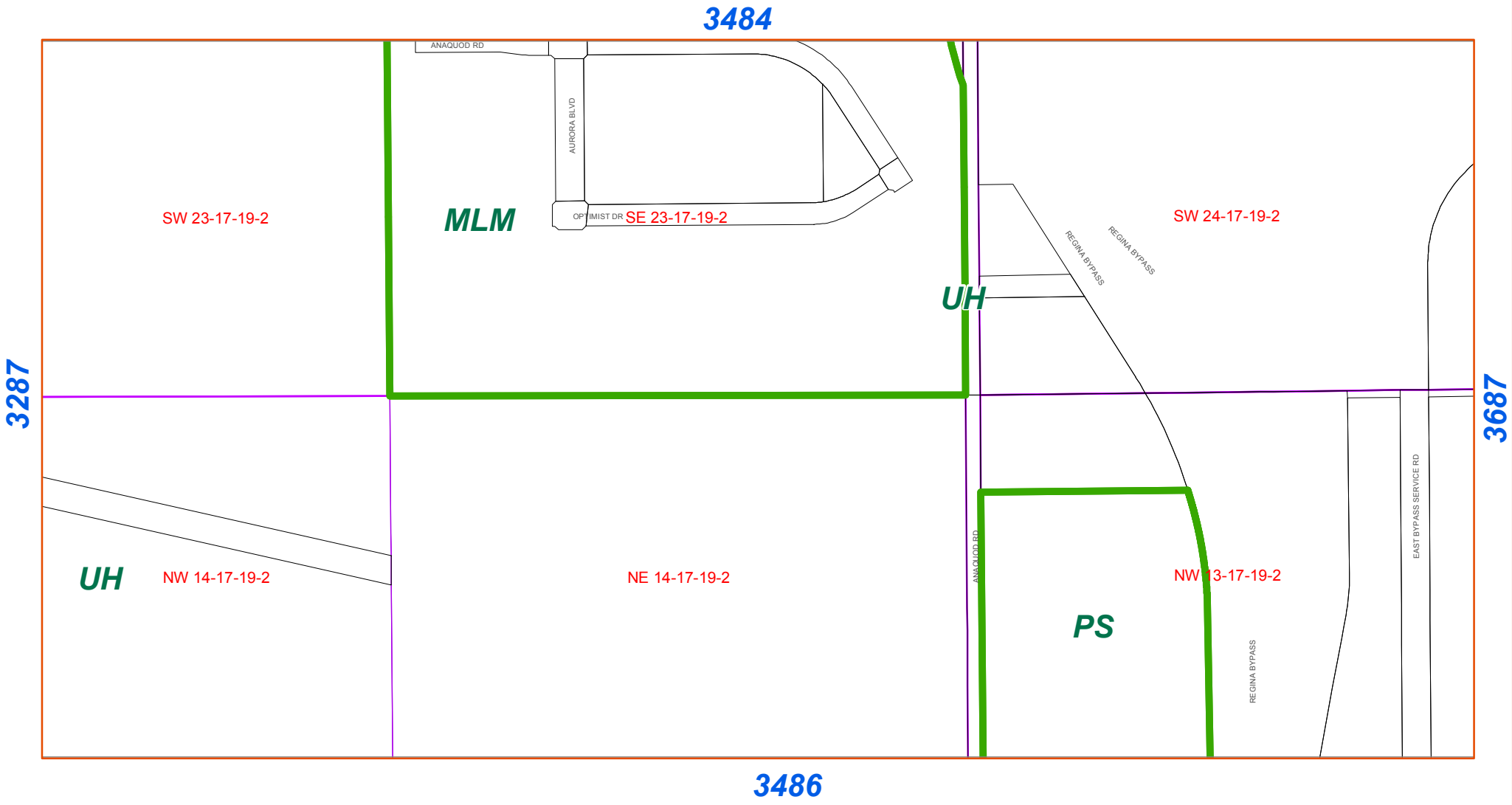
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3486 (A)



REVISED: 19/07/2019

Date: 19/07/2019

Bylaw No. 2019-19

LEGEND:

City Limits

Underlying Zone

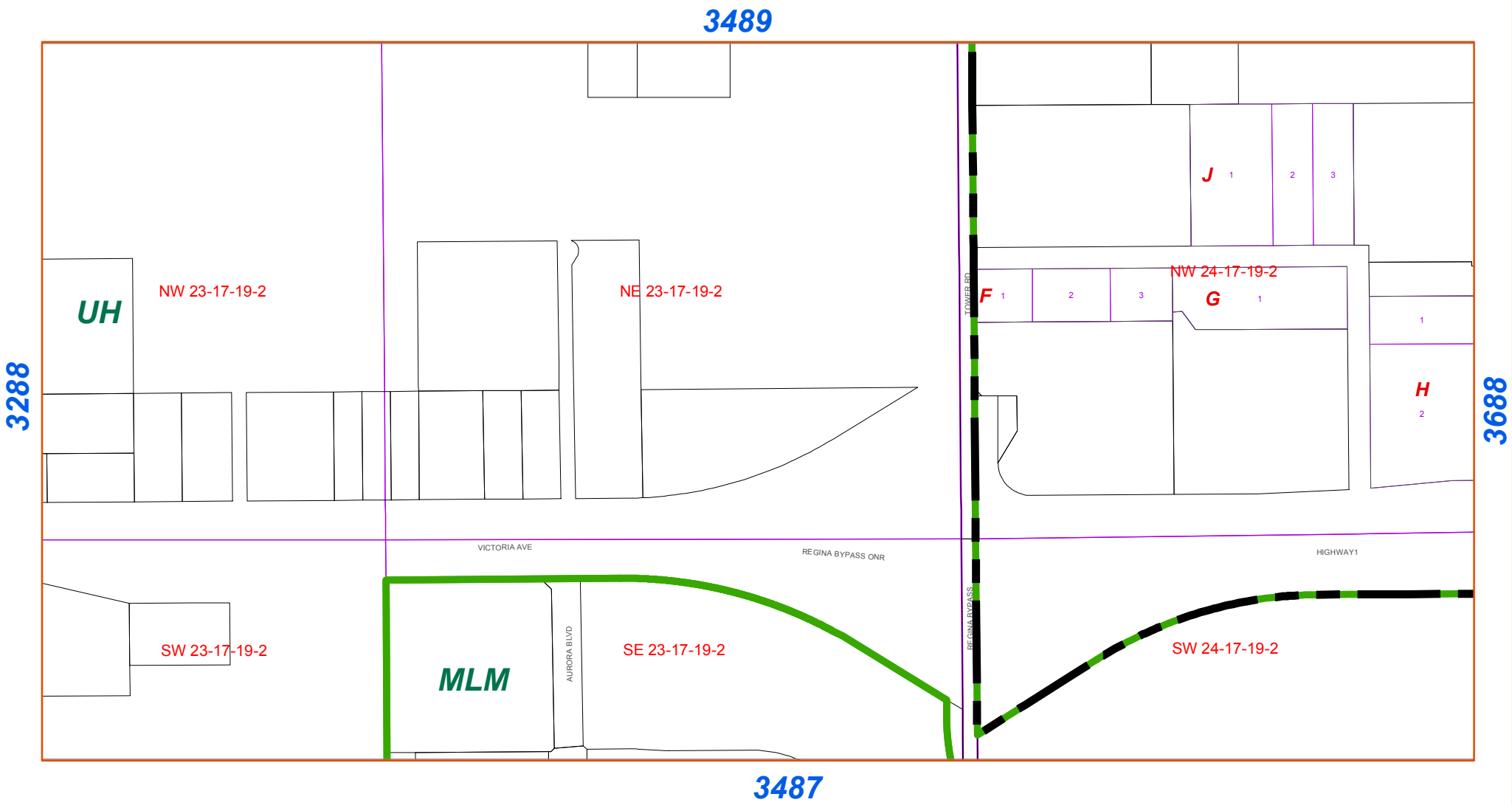
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3487 (A)



LEGEND:

City Limits

Underlying Zone

REVISED: 19/07/2019

Date: 19/07/2019

Bylaw No. 2019-19

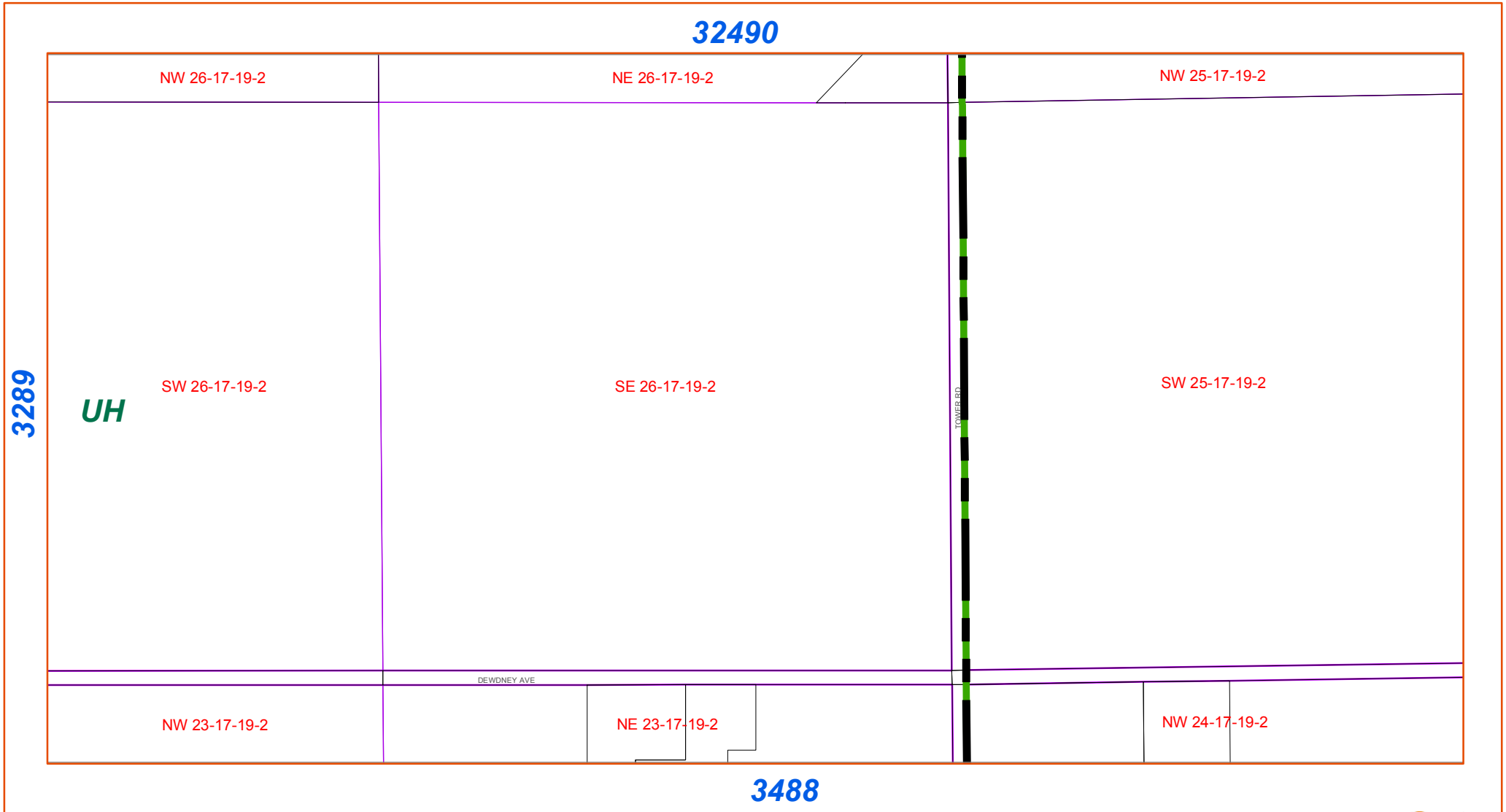
City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3488 (A)



REVISED: 19/07/2019

Date: 19/07/2019

Bylaw No. 2019-19

LEGEND:

City Limits

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City of Regina | REGINA Infinite Horizons

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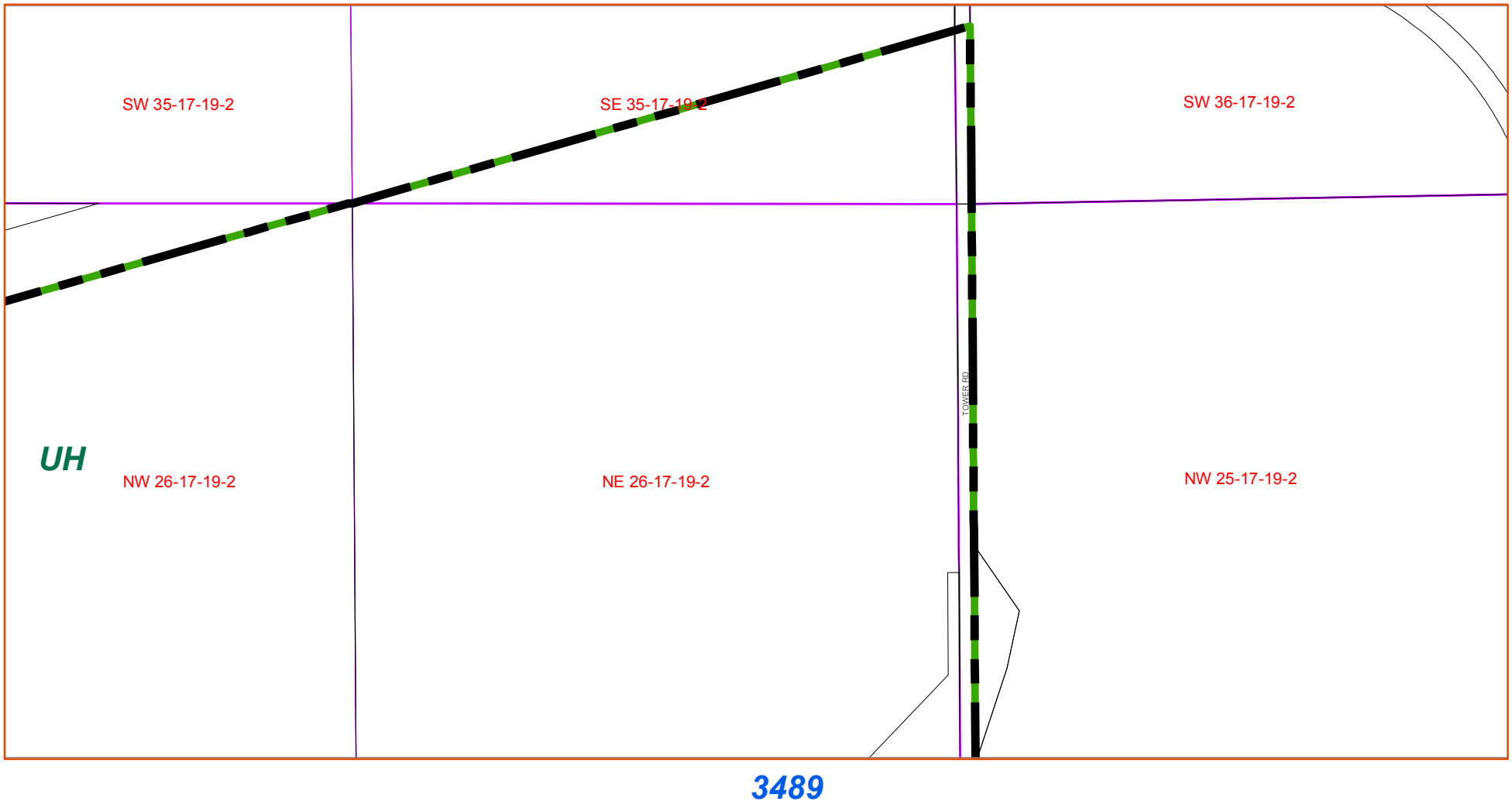
* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3489 (A)



REVISED: **19/07/2019**

Date: 19/07/2019

Bylaw No. 2019-19

LEGEND:

City Limits

Underlying Zone

City of Regina | REGINA Infinite Horizons

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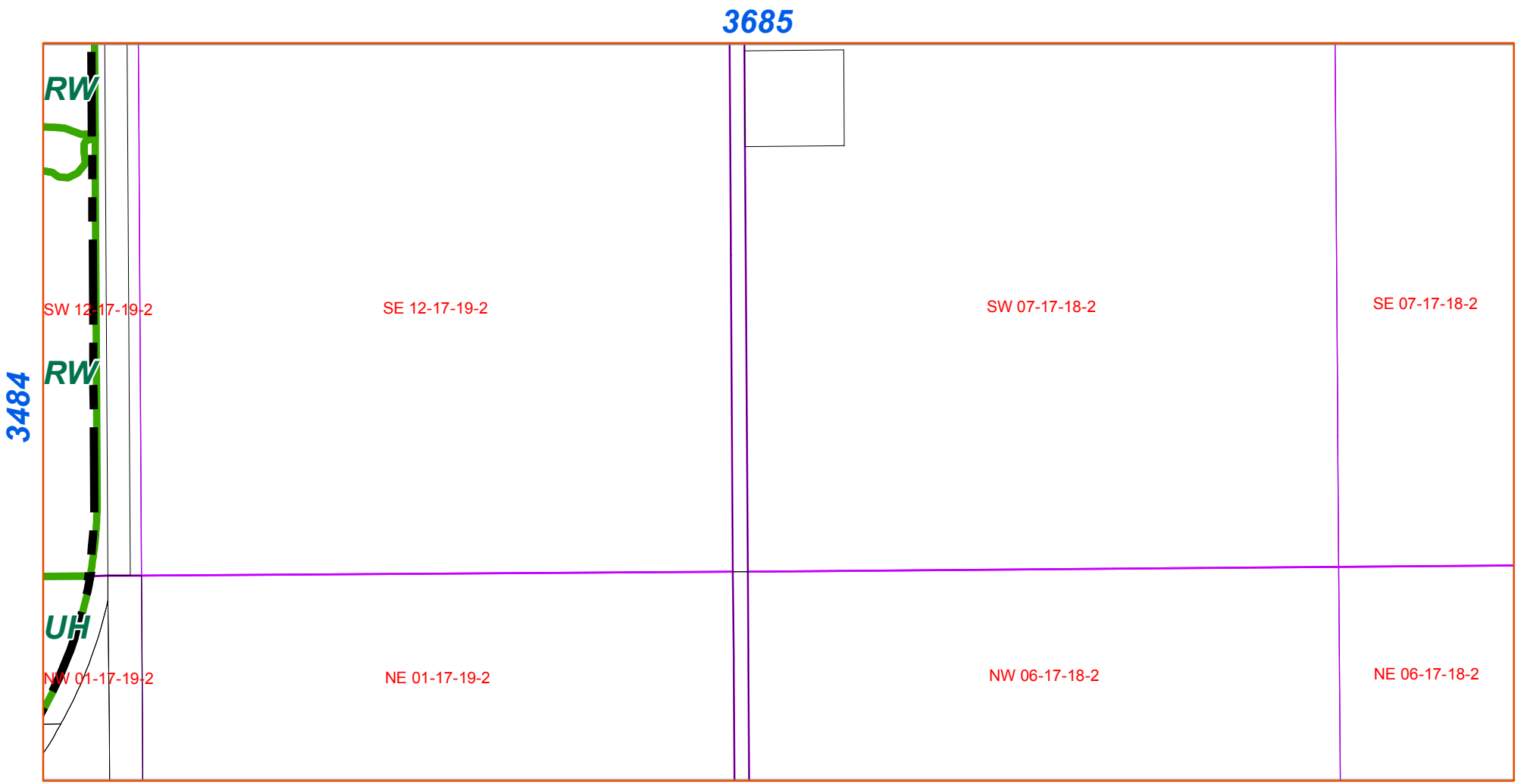
UNDERLYING ZONING MAP 3490 (A)



REVISED: 19/07/2019

Date: 19/07/2019

Bylaw No. 2019-19

LEGEND:

City Limits

Underlying Zone

City of Regina | REGINA Infinite Horizons

SCALE:

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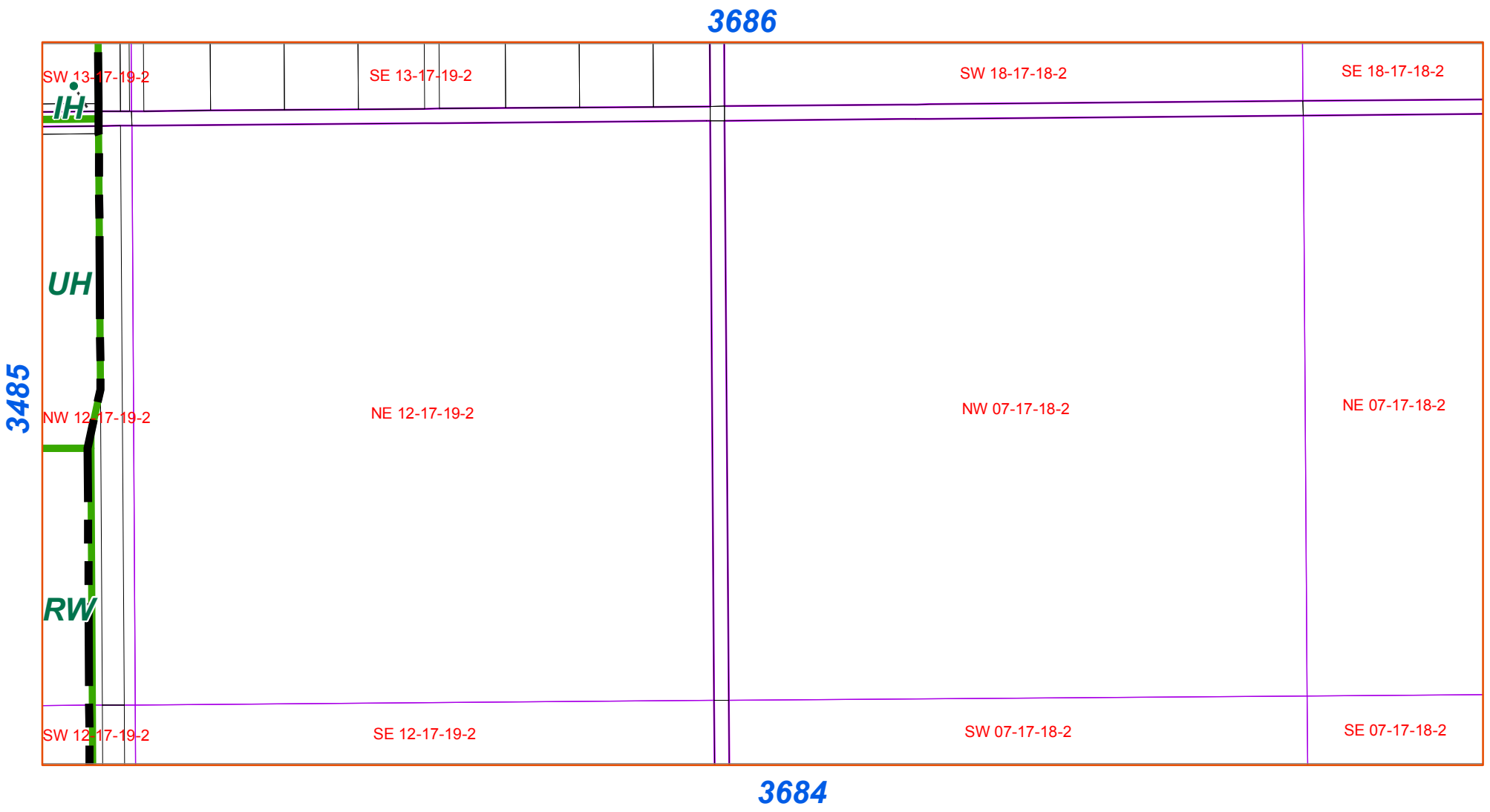
* The Overlay Zoning Map should also be consulted

UNDERLYING ZONING MAP 3684 (A)



REVISED: 19/07/2019

Date: 19/07/2019

Bylaw No. 2019-19

LEGEND:

City Limits

Underlying Zone

City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

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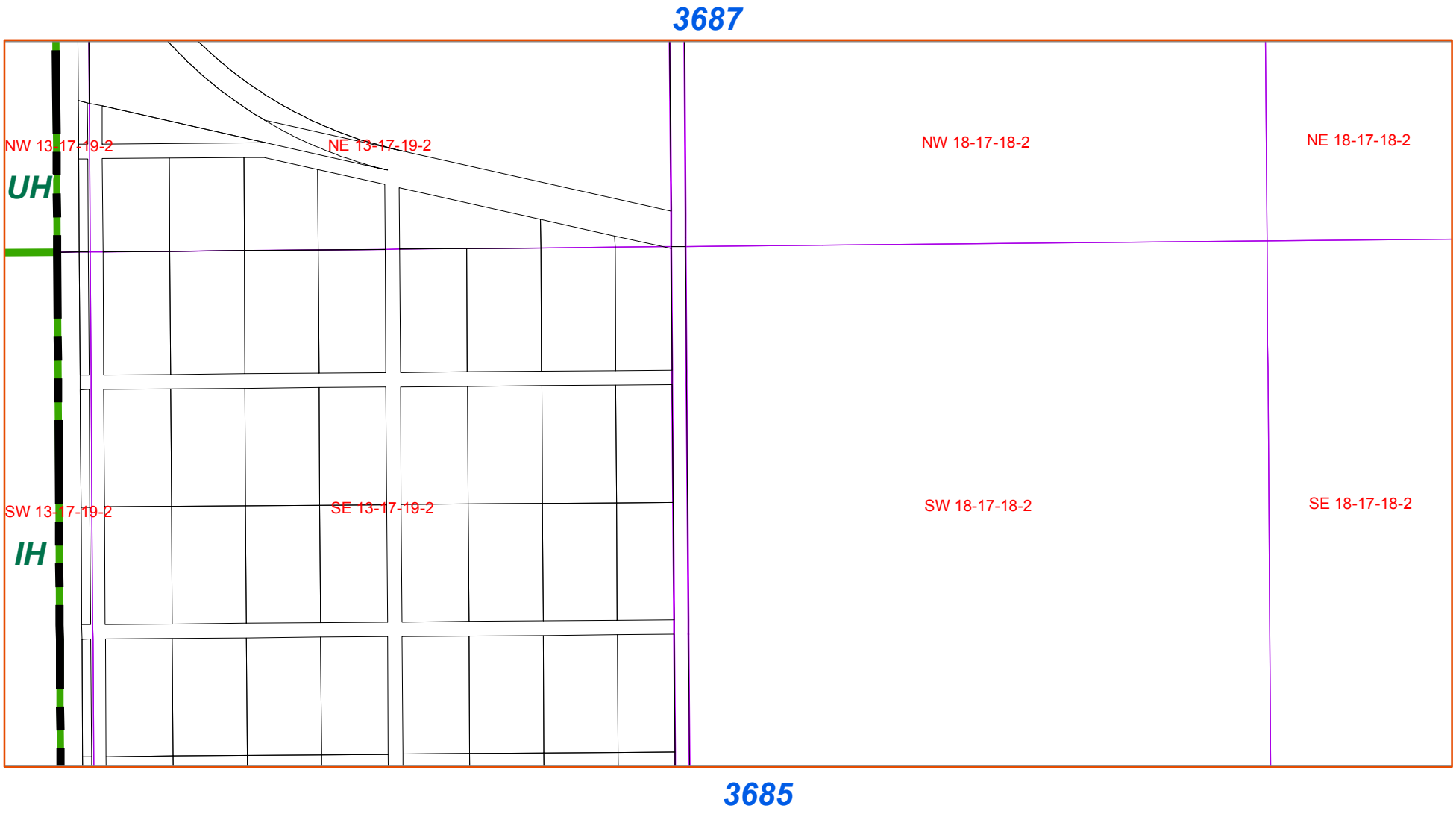
UNDERLYING ZONING MAP 3685 (A)



REVISED: 19/07/2019

Date: 19/07/2019

Bylaw No. 2019-19

LEGEND:

City Limits

Underlying Zone

City of Regina | REGINA Infinite Horizons

SCALE:

0 50 100 200 300 400 Meters

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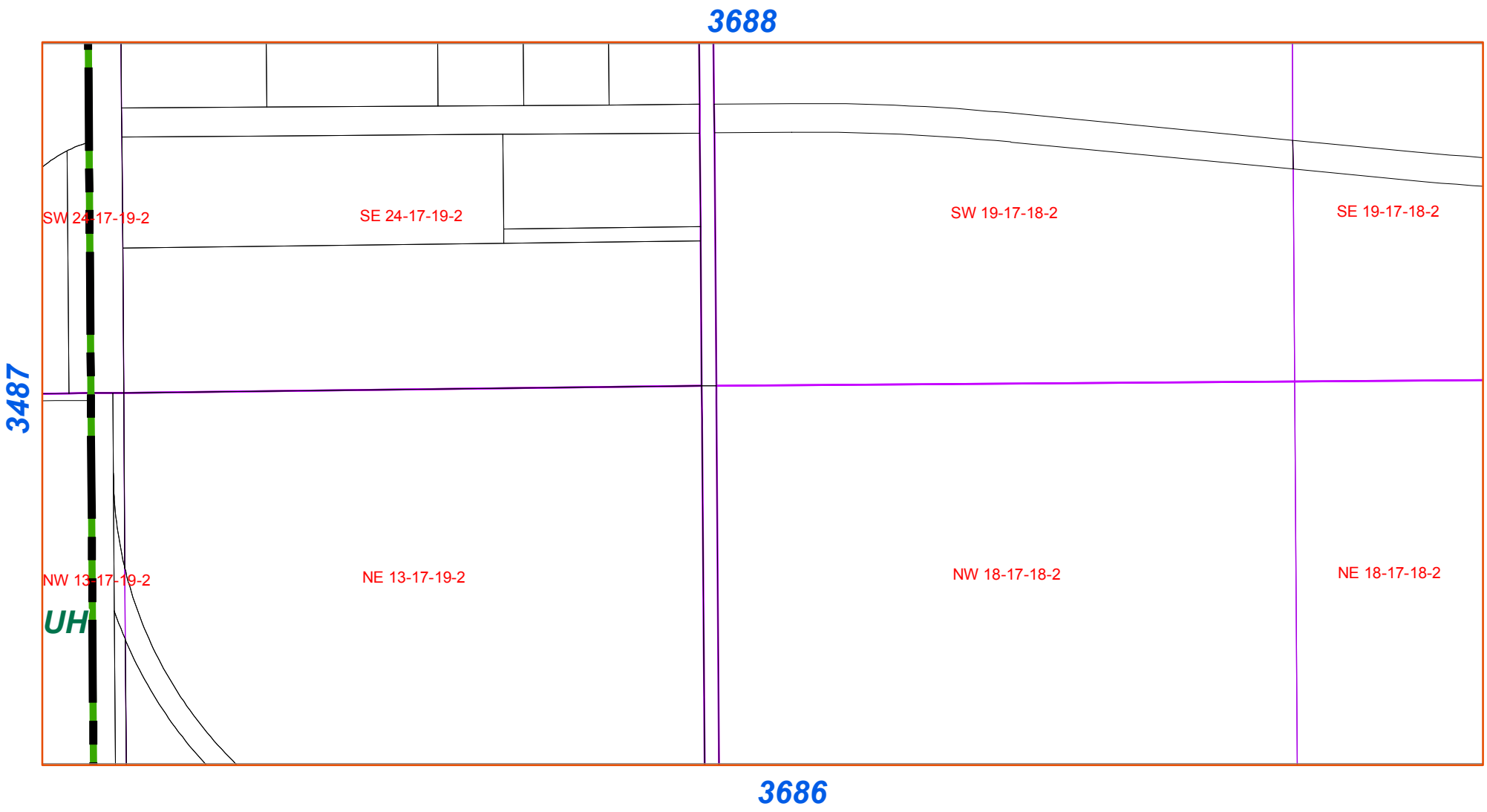
UNDERLYING ZONING MAP 3686 (A)



REVISED: 19/07/2019

Date: 19/07/2019

Bylaw No. 2019-19

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City Limits

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City of Regina | REGINA Infinite Horizons

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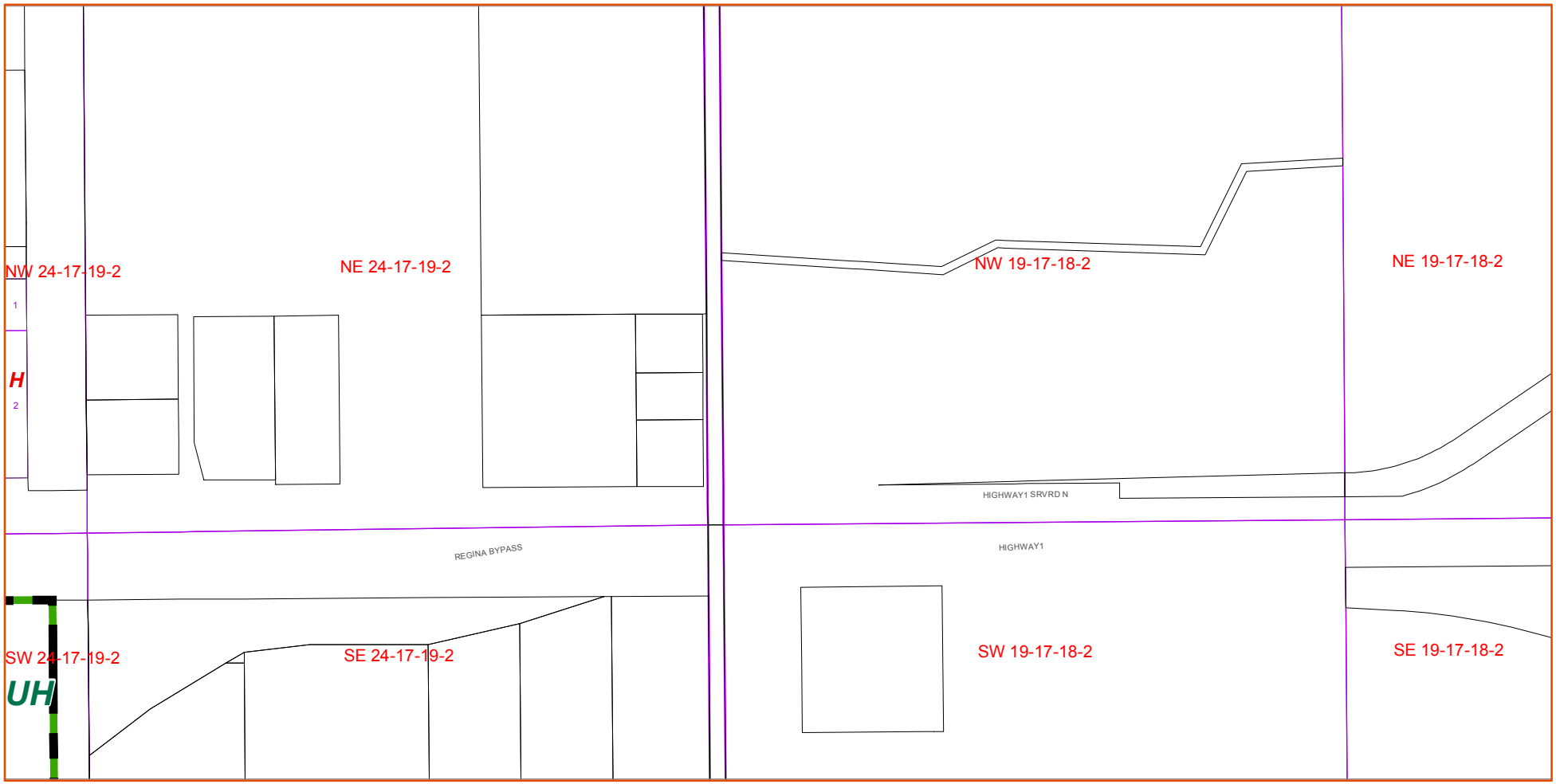
UNDERLYING ZONING MAP 3687 (A)



REVISED: 19/07/2019

Date: 19/07/2019

Bylaw No. 2019-19

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City of Regina | REGINA Infinite Horizons

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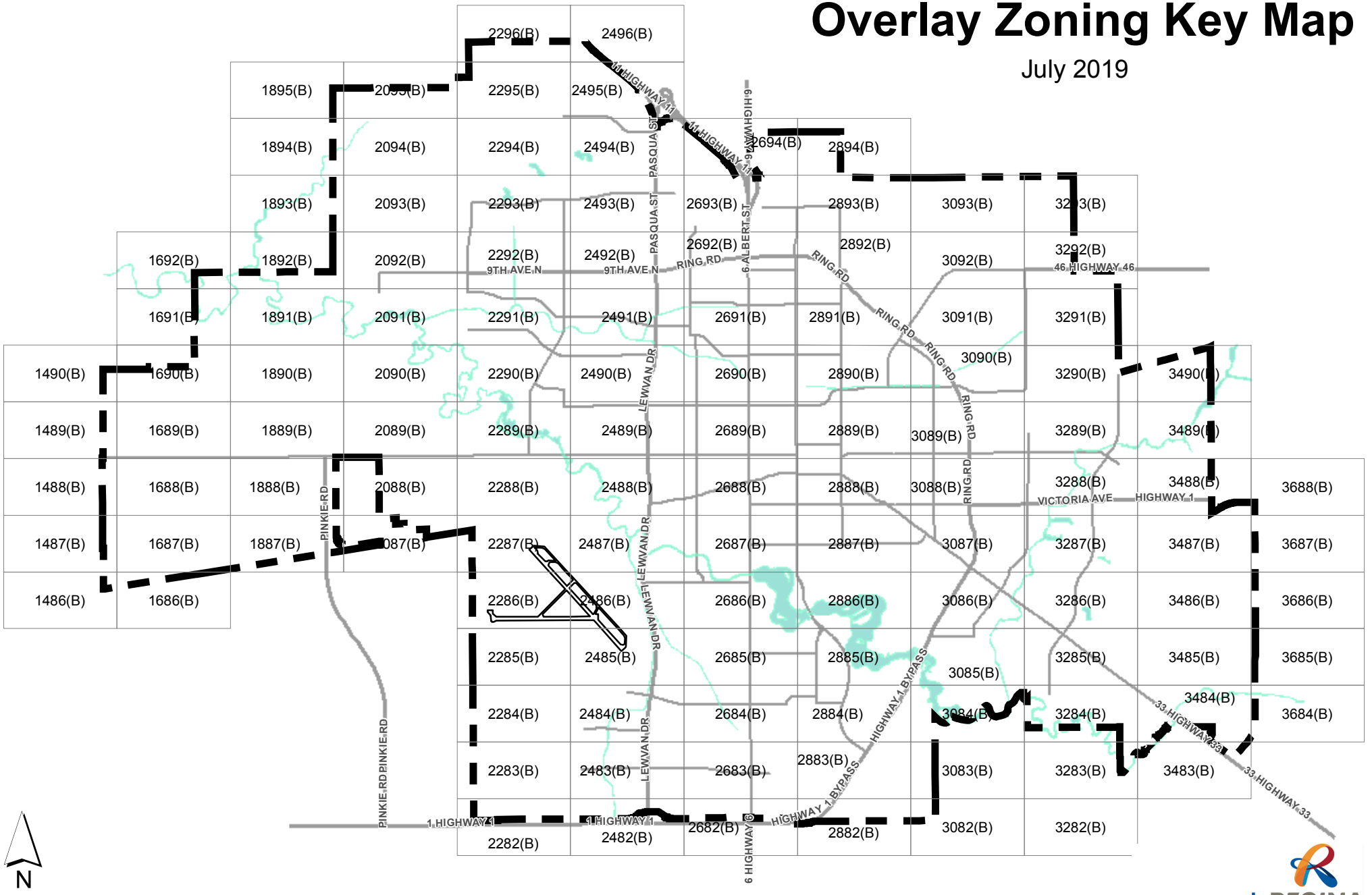
UNDERLYING ZONING MAP 3688 (A)

Overlay Zoning Key Map

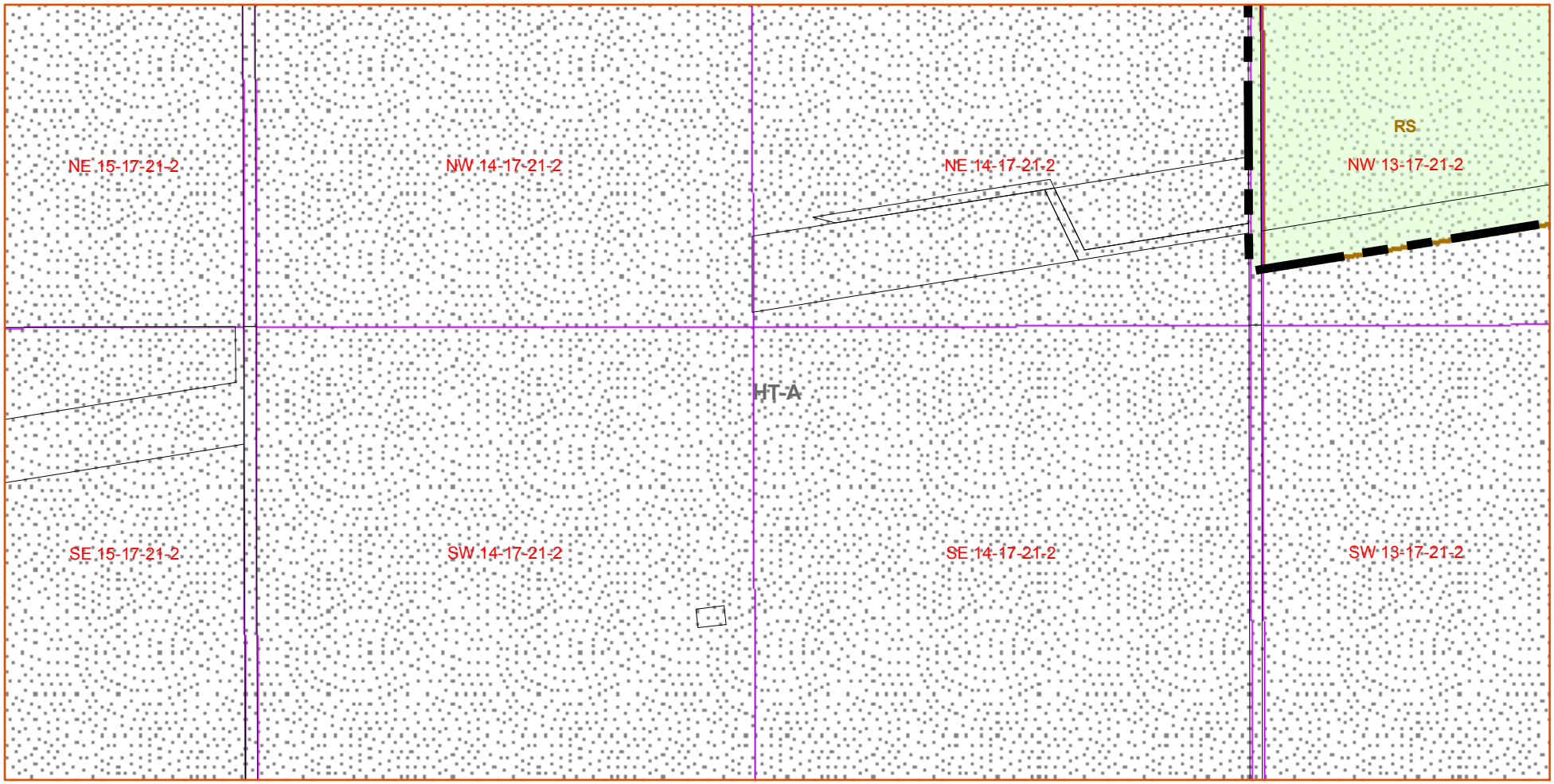
July 2019



The Underlay Zoning Map should be also be consulted

City of Regina | REGINA Infinite Horizons

1487



1686

REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
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- H-Holding Overlay
- HT_A-Airport Height Overlay
- HT-O-Height Overlay Other
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- HT-W-Wascana Height Overlay
- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

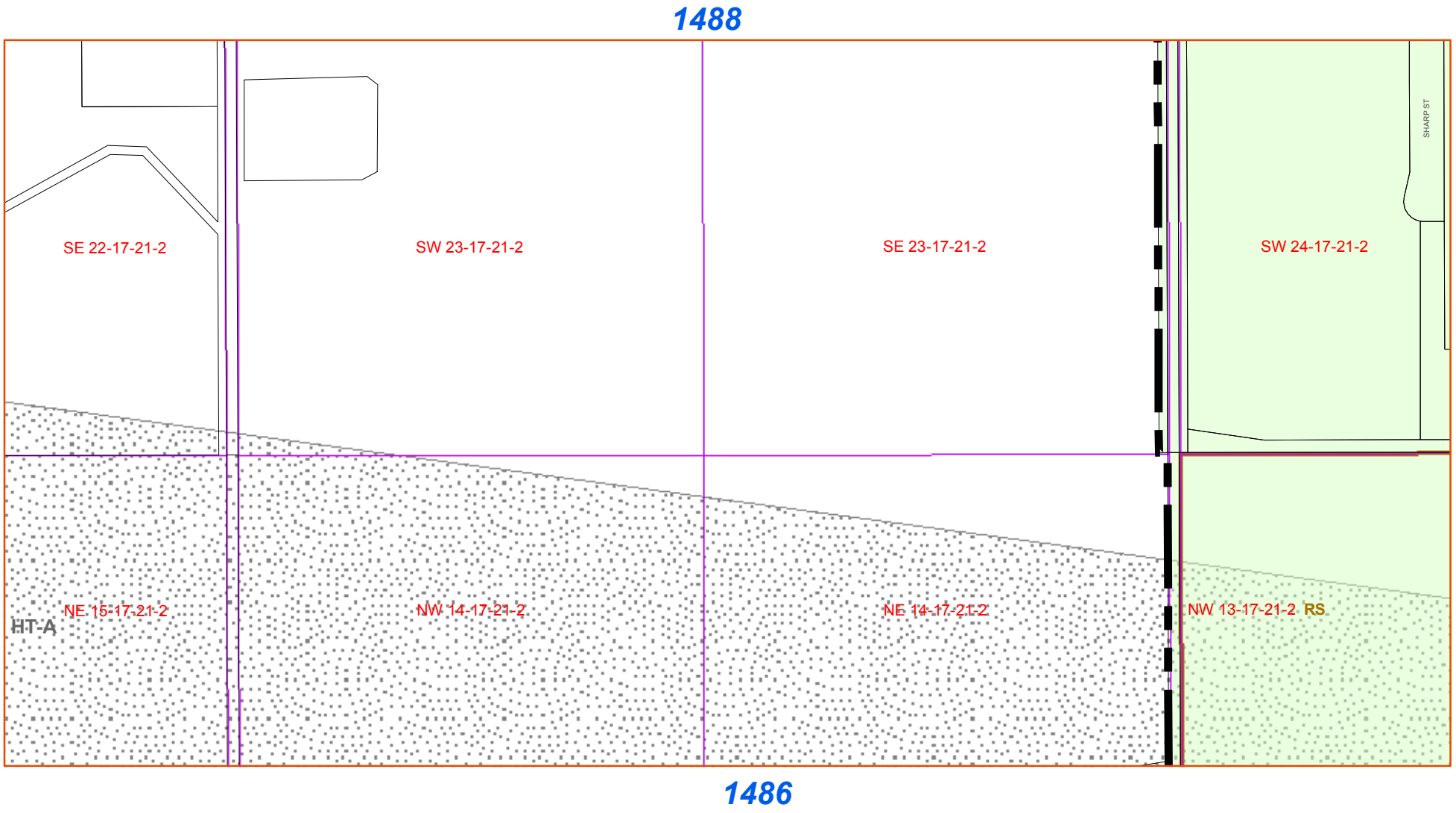
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 1486 (B)



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REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

City of Regina | REGINA Infinite Horizons

SCALE:

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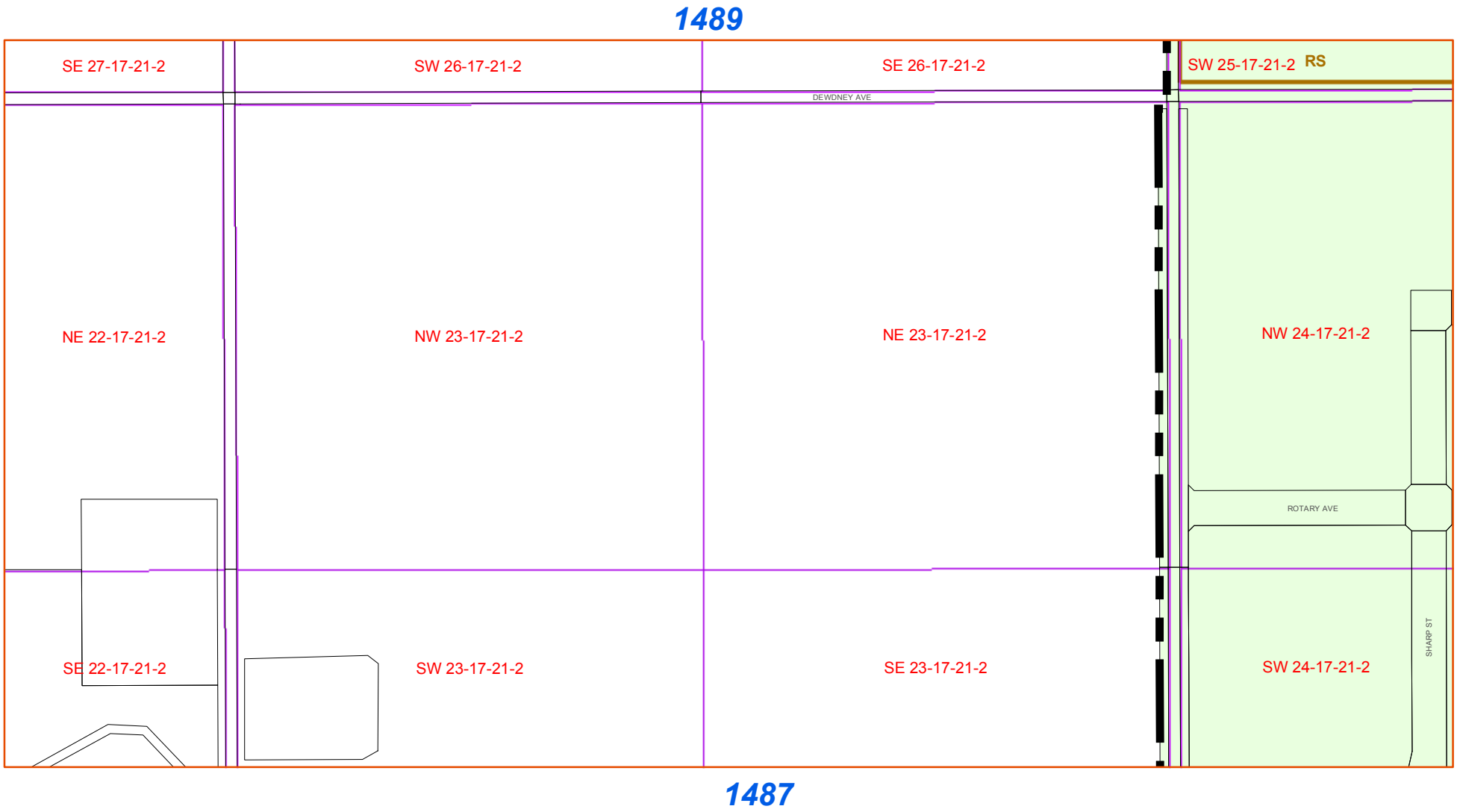
The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 1487 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

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City of Regina | REGINA Infinite Horizons

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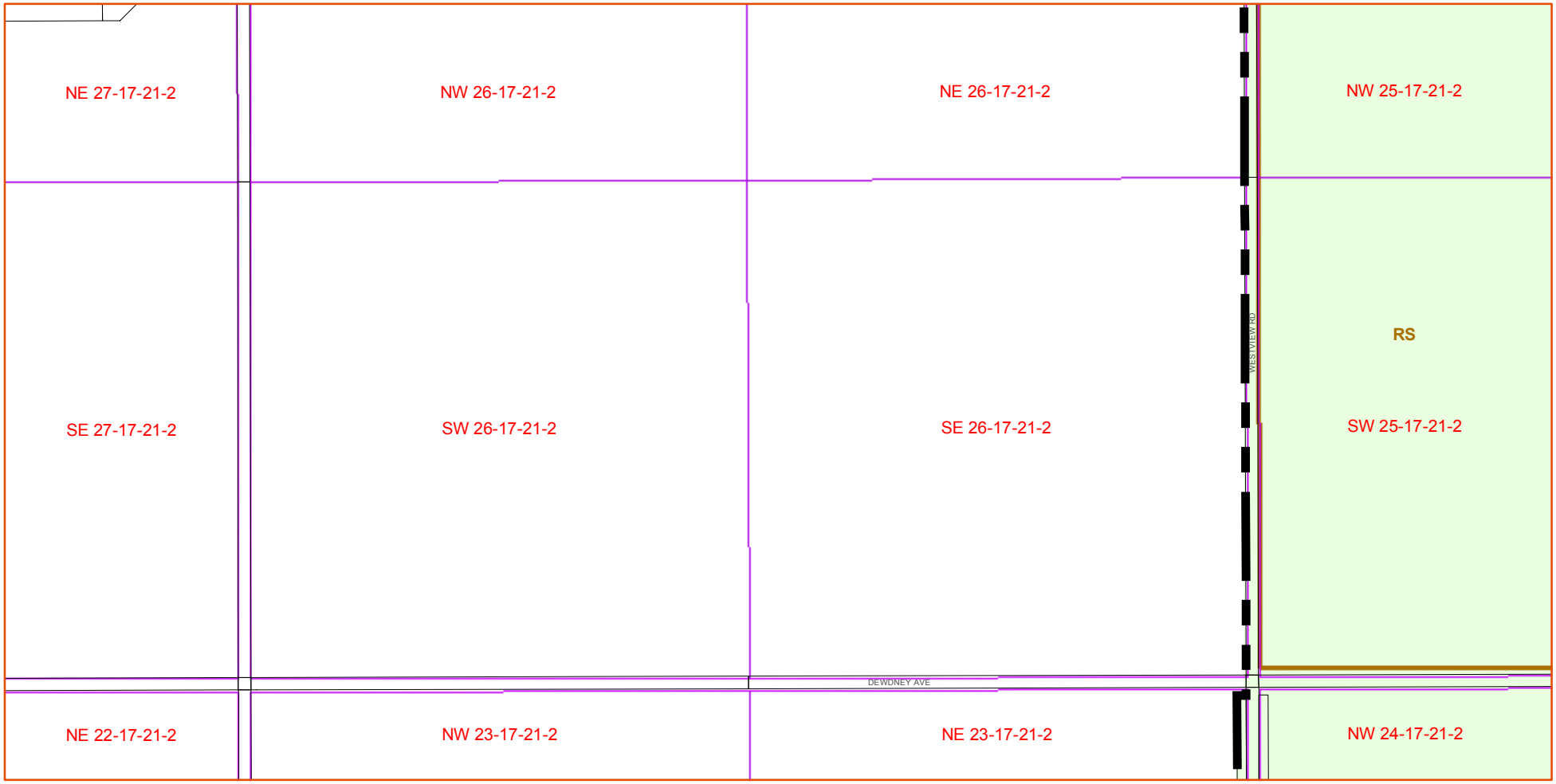
OVERLAY ZONING MAP 1488 (B)



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City of Regina | REGINA Infinite Horizons

SCALE:

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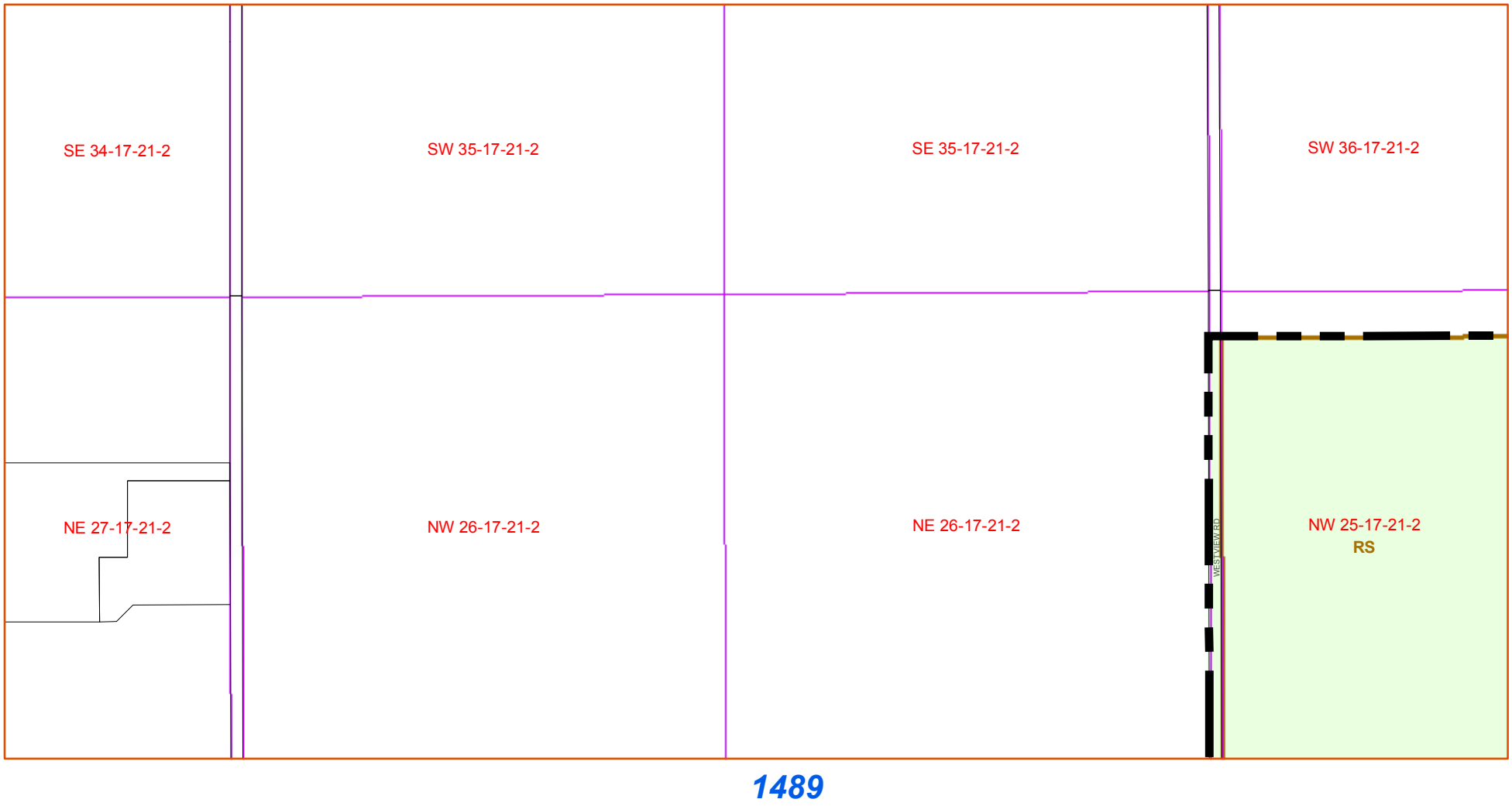
The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 1489 (B)



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Bylaw No. 2019-19

City of Regina | REGINA Infinite Horizons

SCALE:

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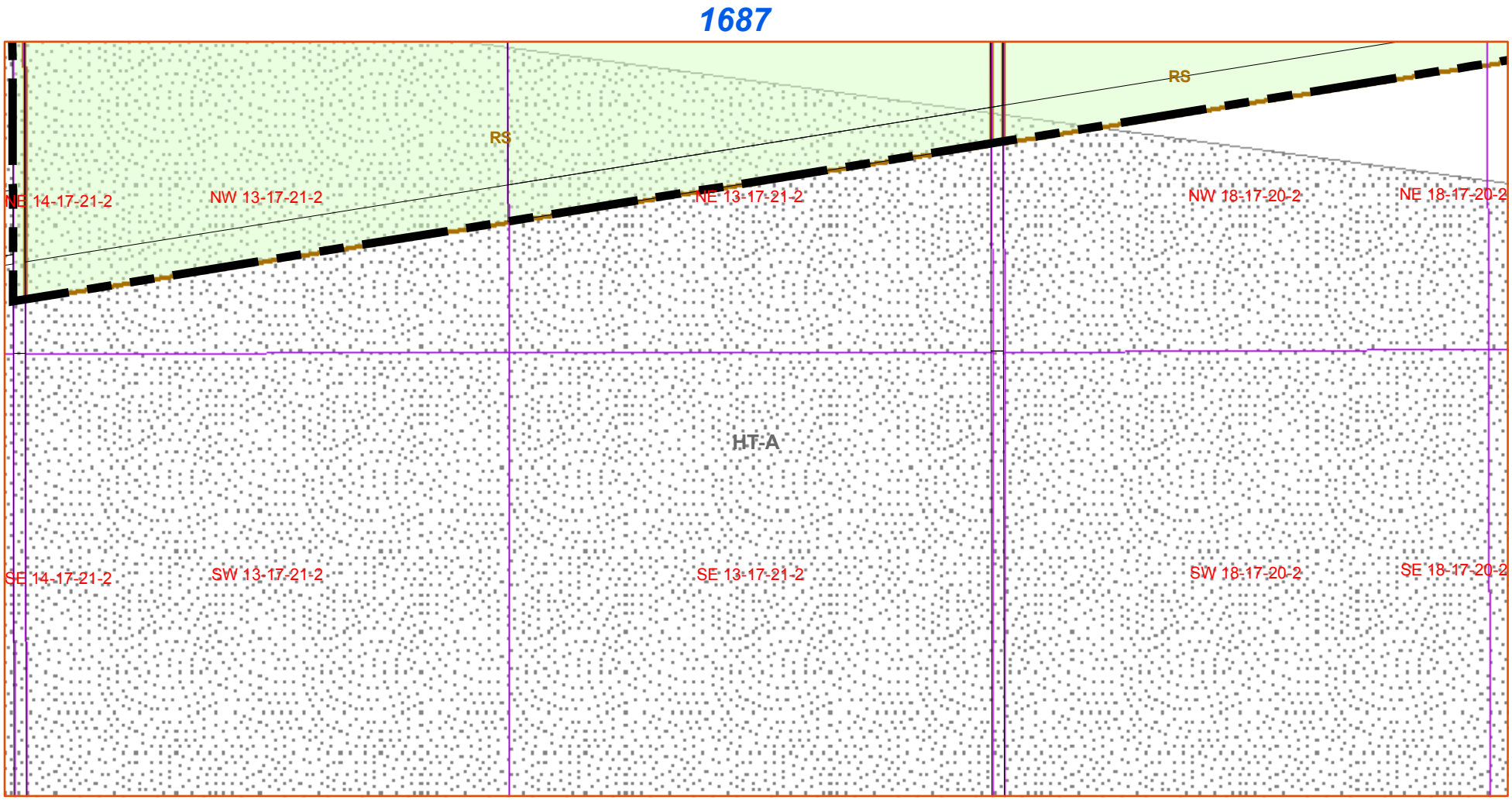
OVERLAY ZONING MAP 1490 (B)



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Bylaw No. 2019-19

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City of Regina | REGINA Infinite Horizons

SCALE:

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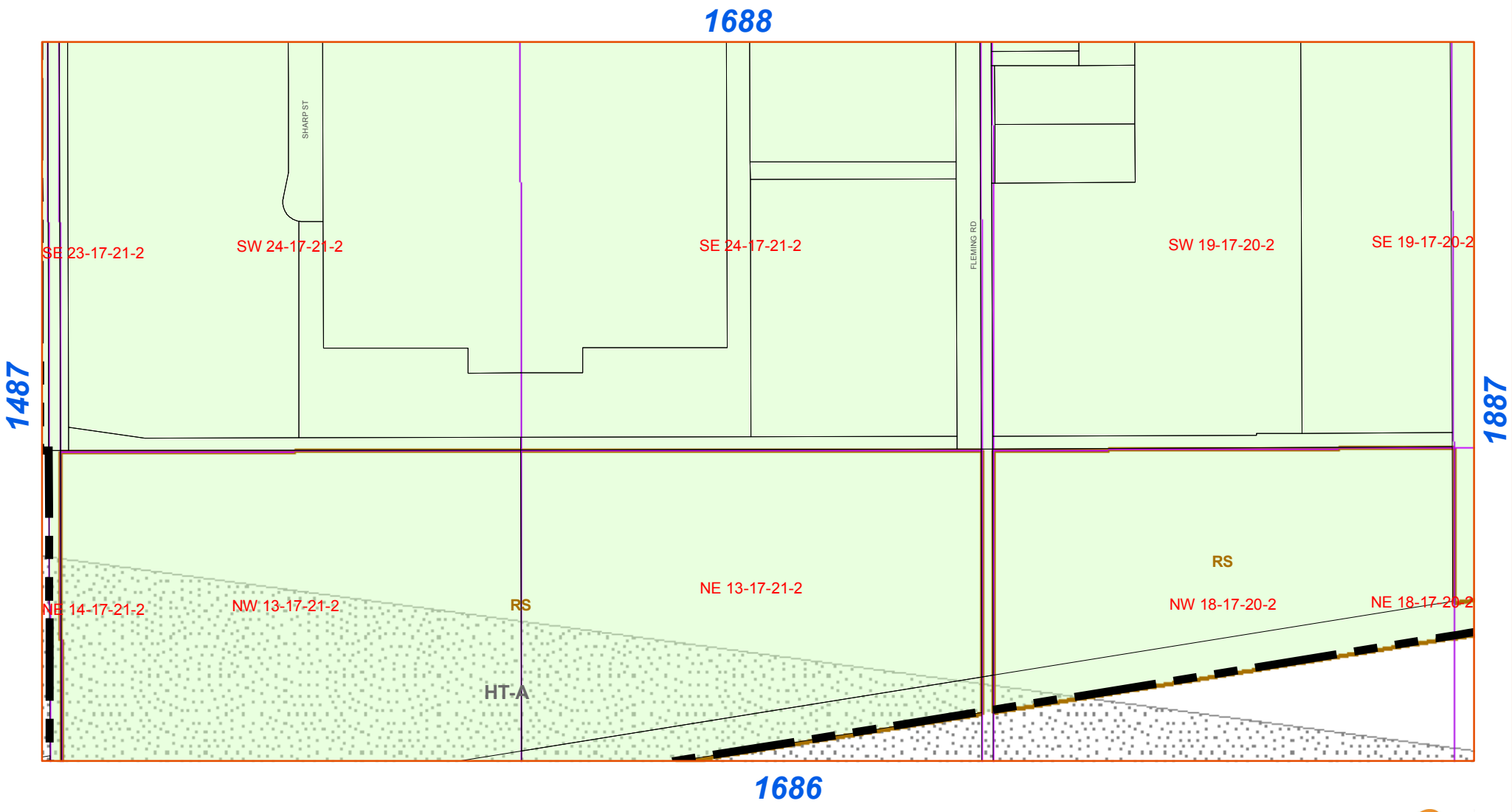
OVERLAY ZONING MAP 1686 (B)



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SCALE:

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City of Regina | REGINA Infinite Horizons

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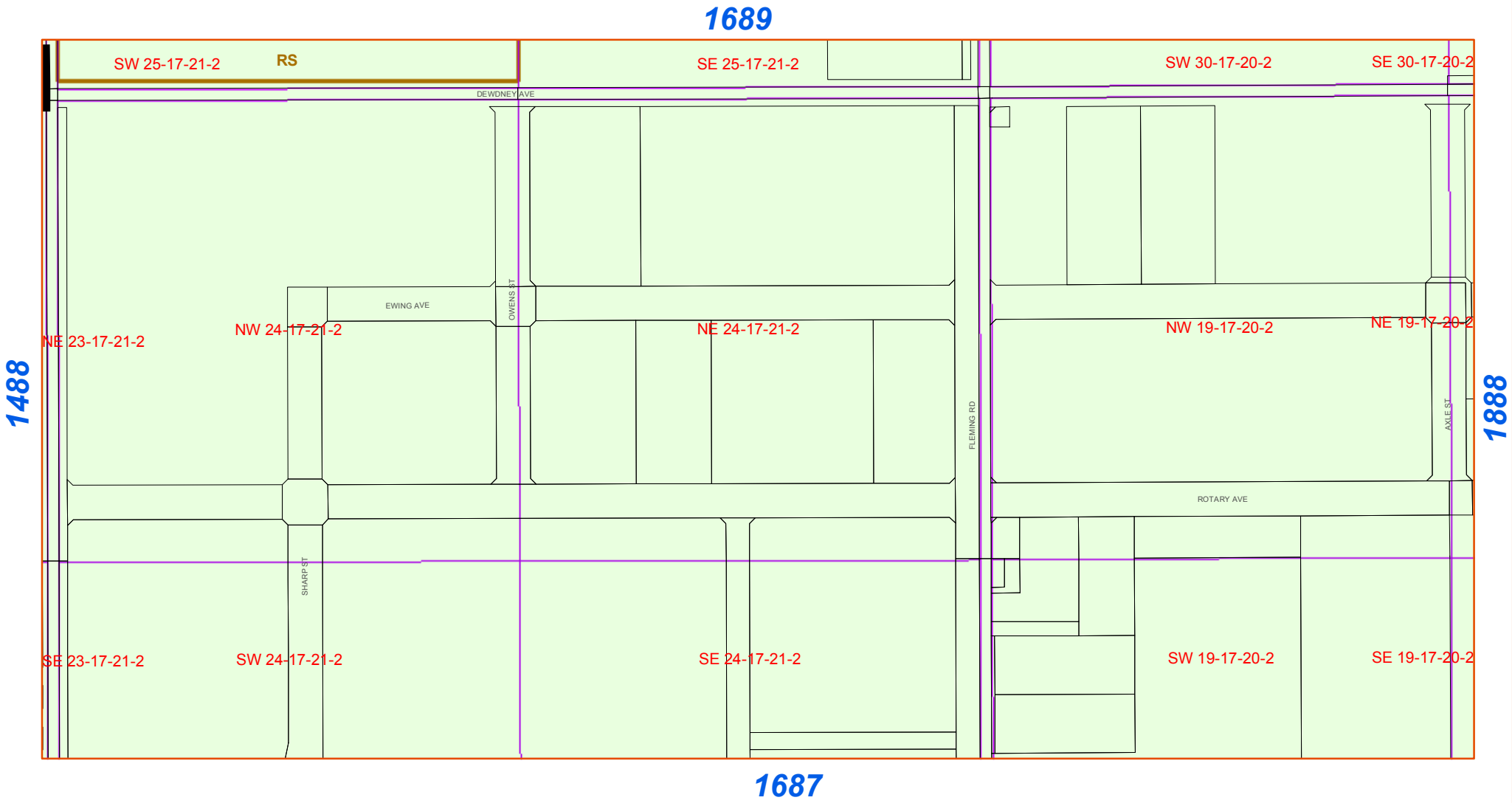
OVERLAY ZONING MAP 1687 (B)



REVISED: 08/07/2019

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City of Regina | REGINA Infinite Horizons

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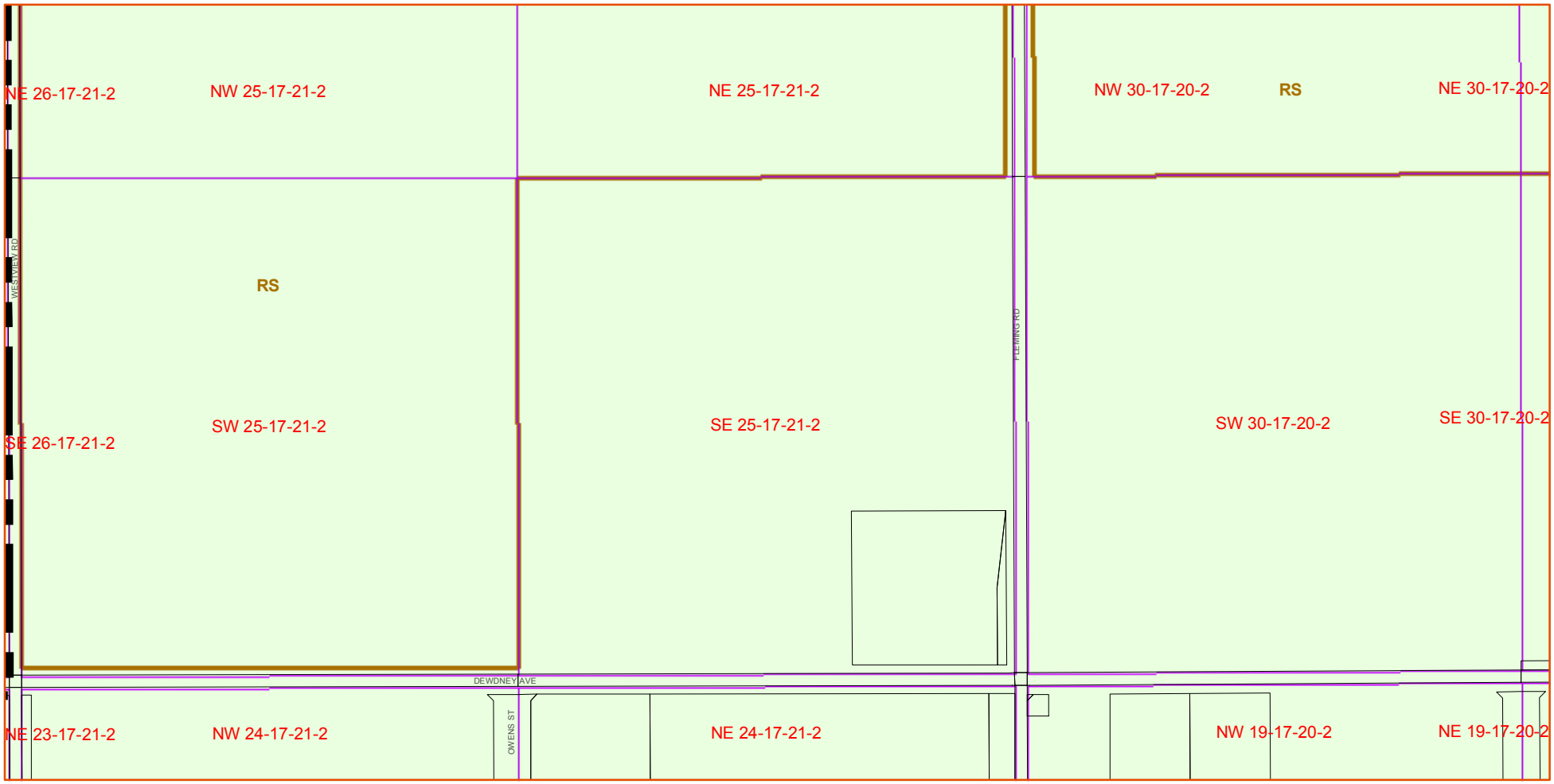

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Bylaw No. 2019-19

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City of Regina | REGINA Infinite Horizons

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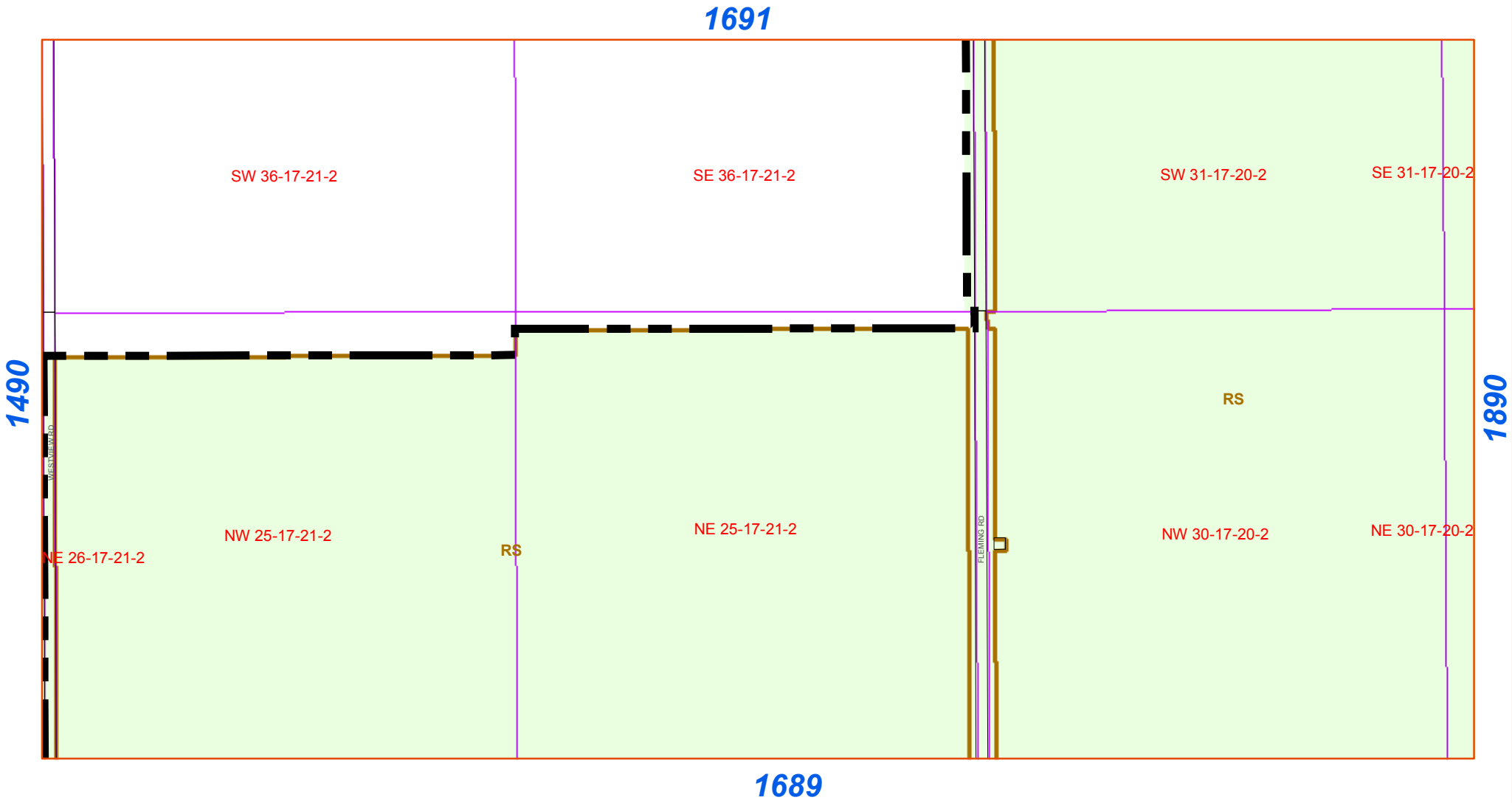
OVERLAY ZONING MAP 1689 (B)



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City of Regina | REGINA Infinite Horizons

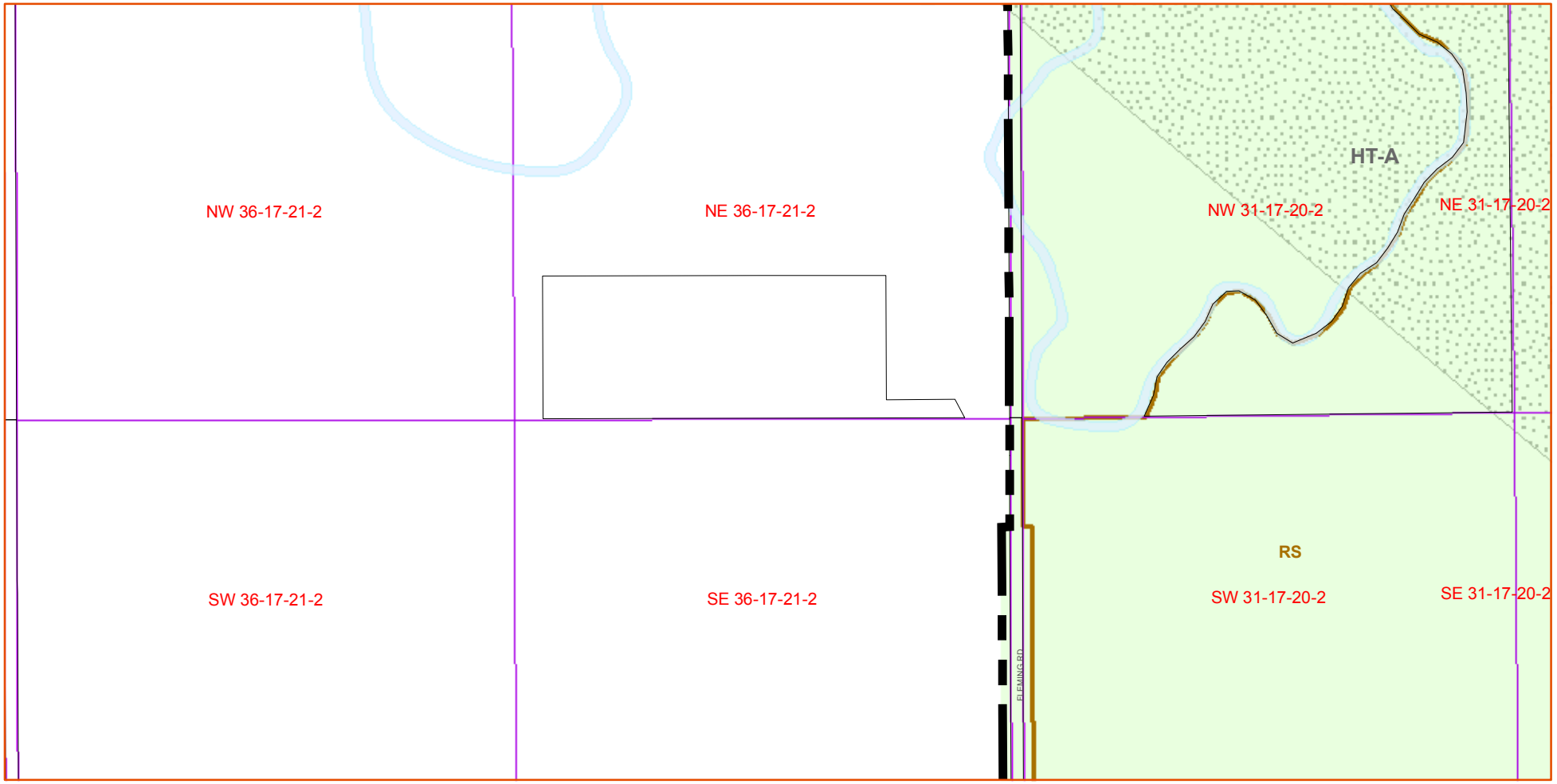
SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 1690 (B)

1692



1891

1690

REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
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City of Regina | REGINA Infinite Horizons

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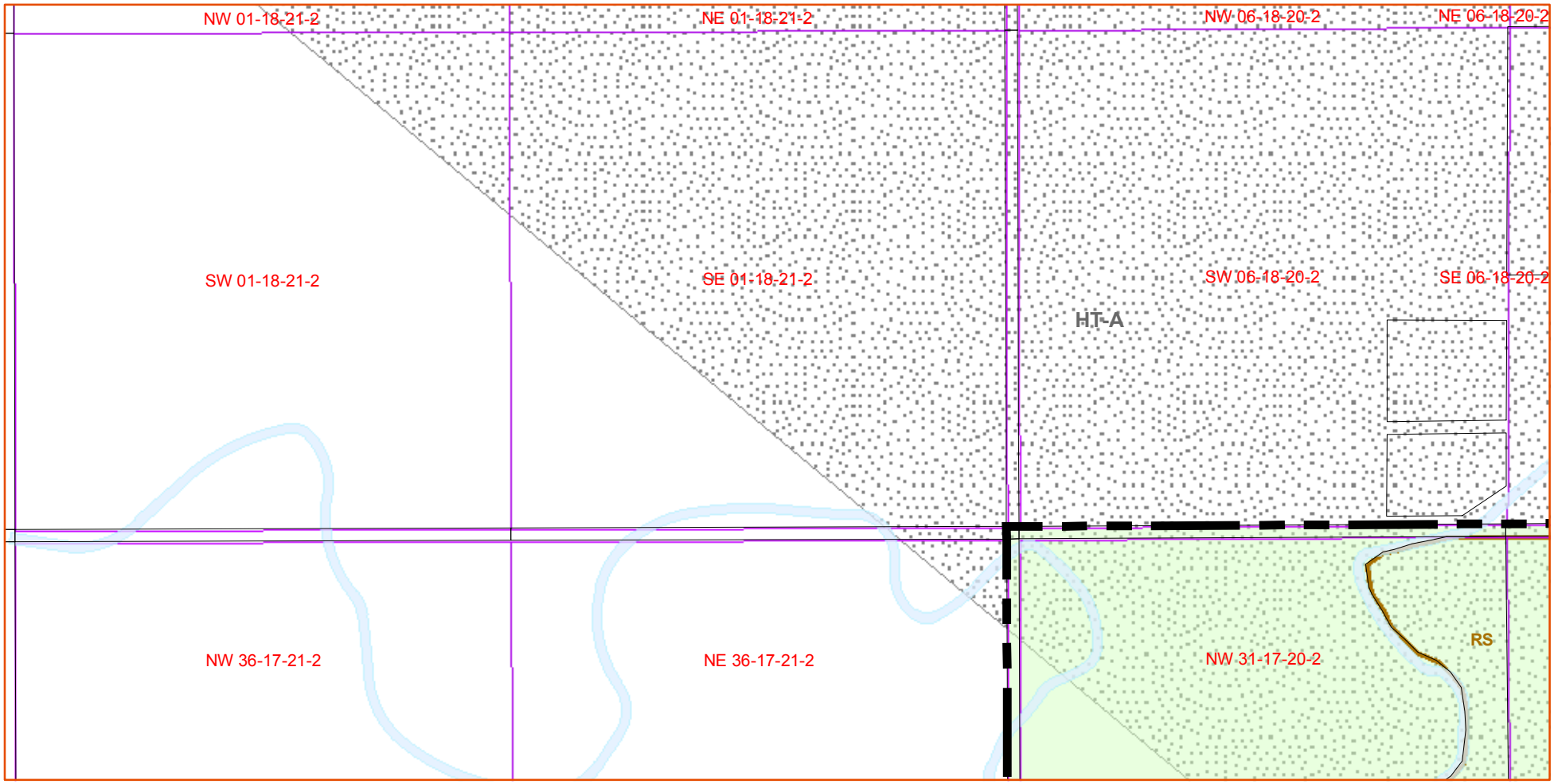
0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 1691 (B)



LEGEND:

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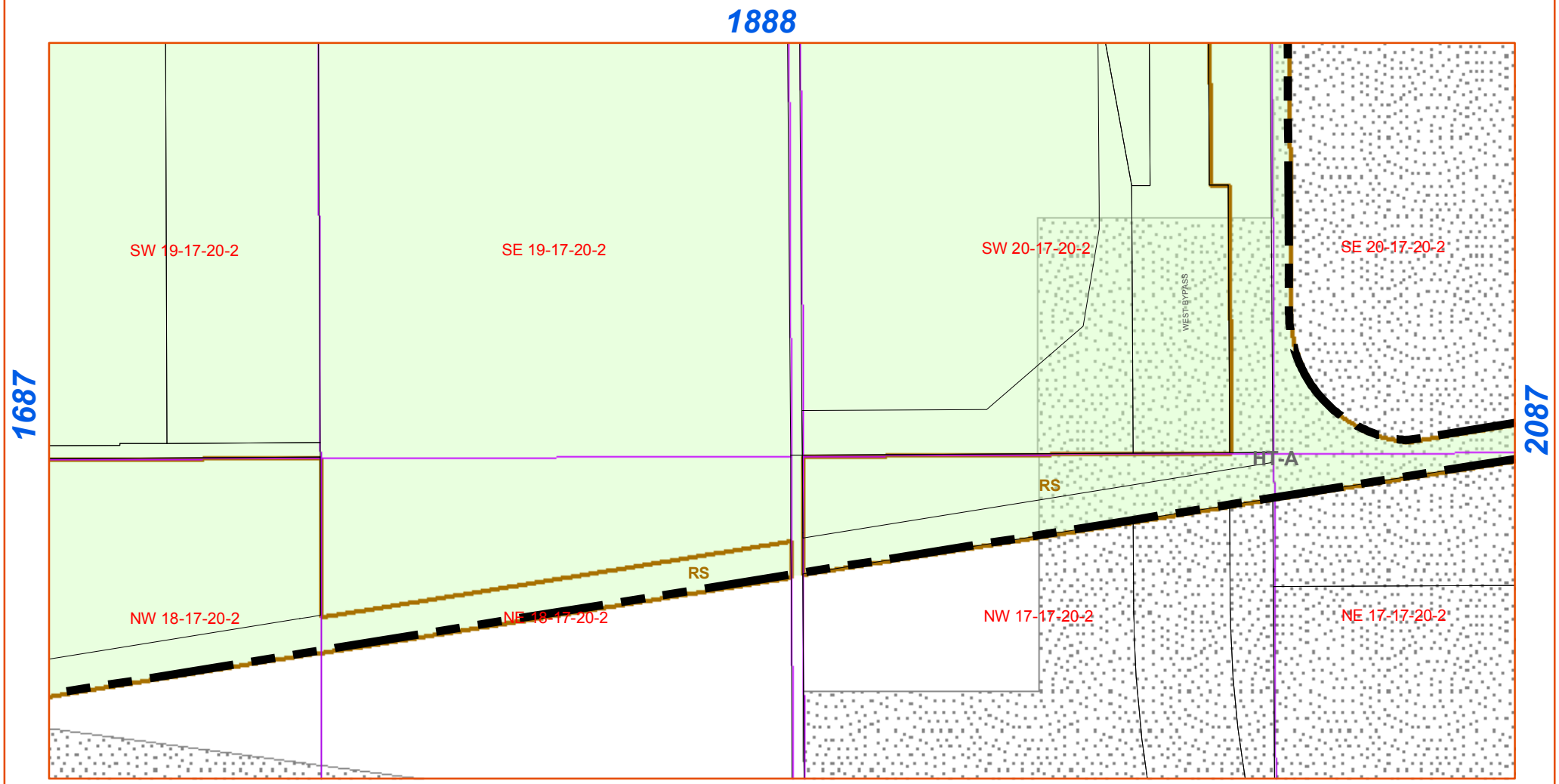
OVERLAY ZONING MAP 1692 (B)



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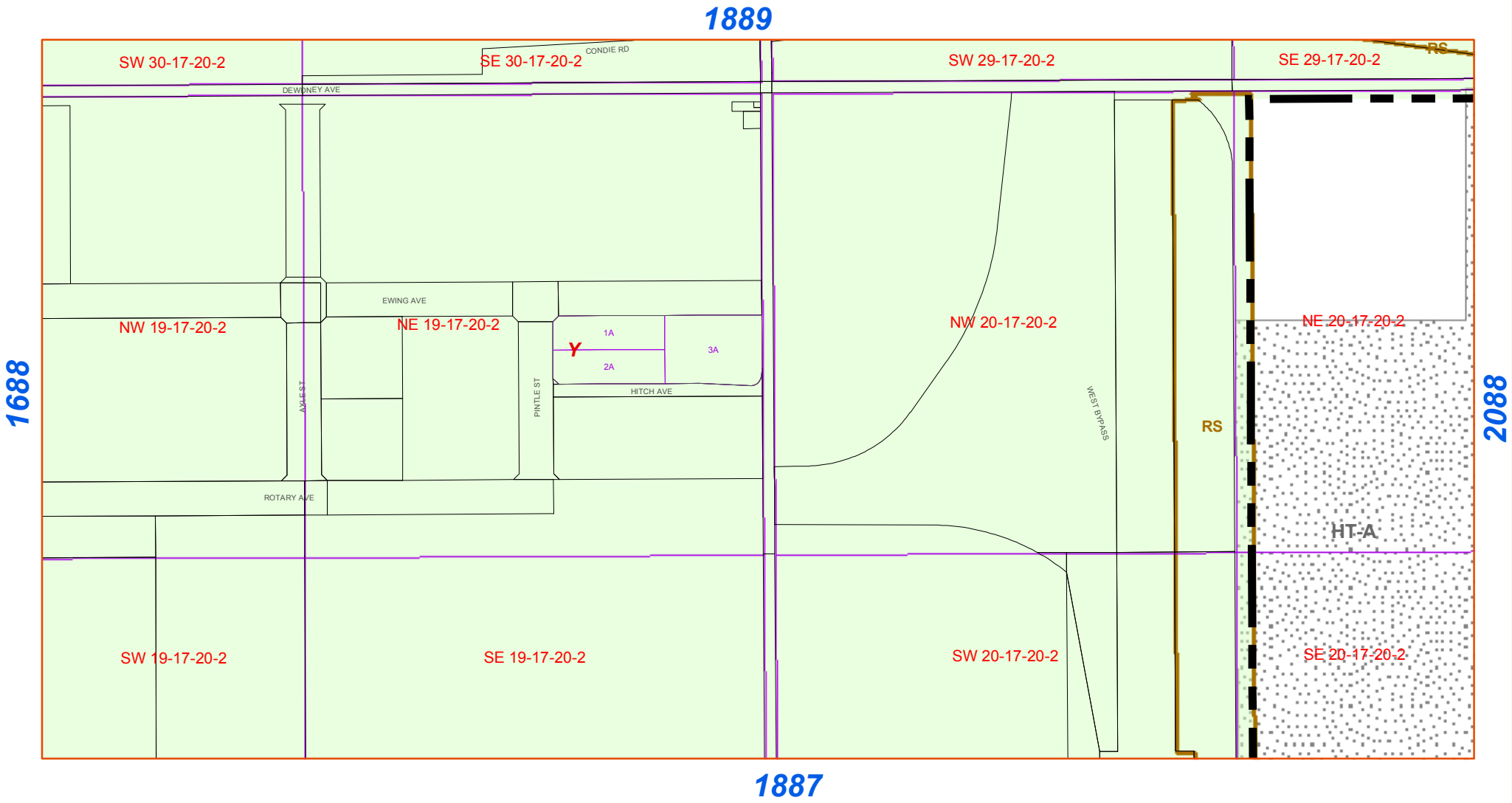
0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 1887 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
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- H-Holding Overlay
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- HT-O-Height Overlay Other
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- HT-W-Wascana Height Overlay
- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

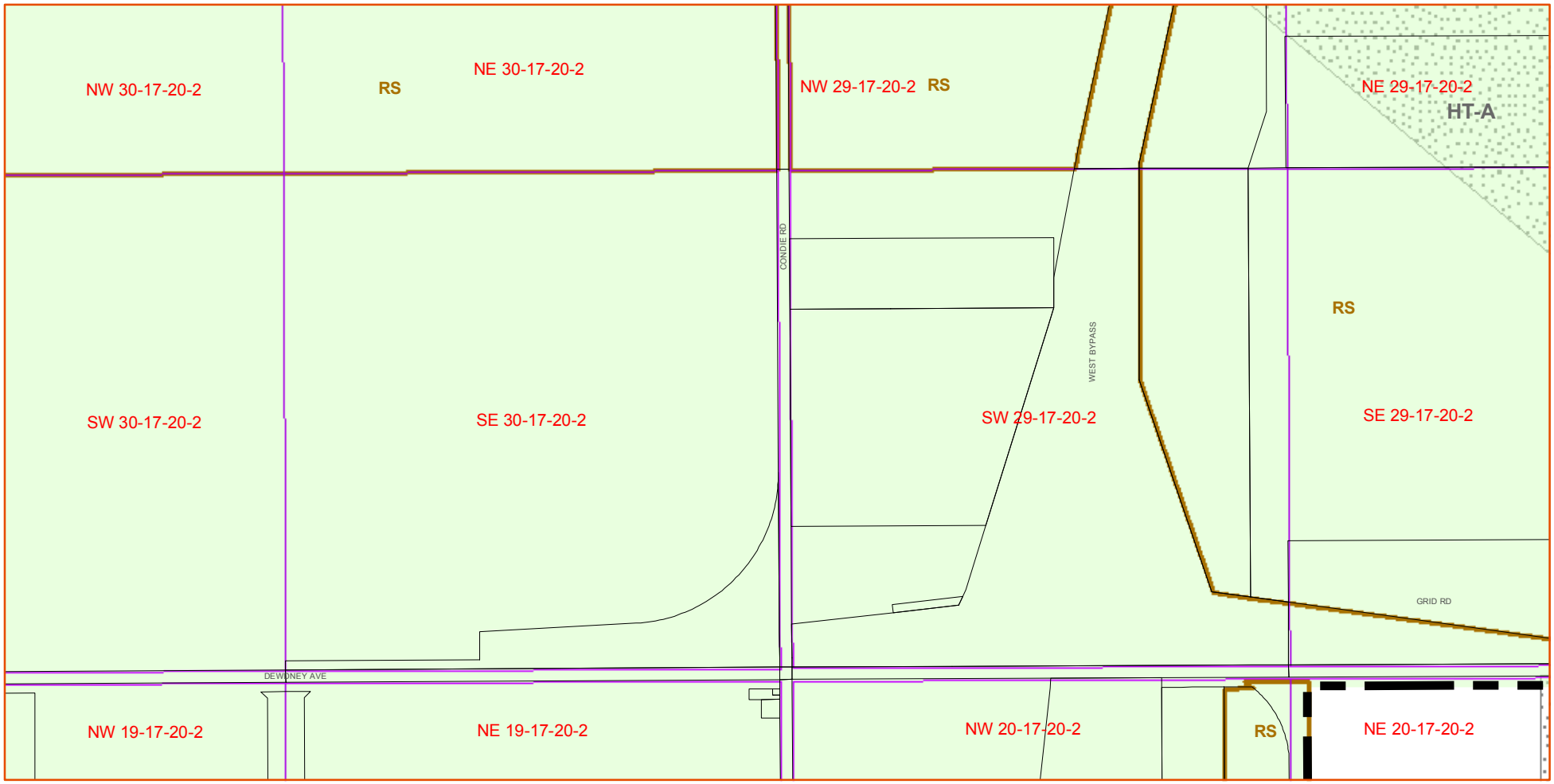
SCALE:

0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 1888 (B)



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Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

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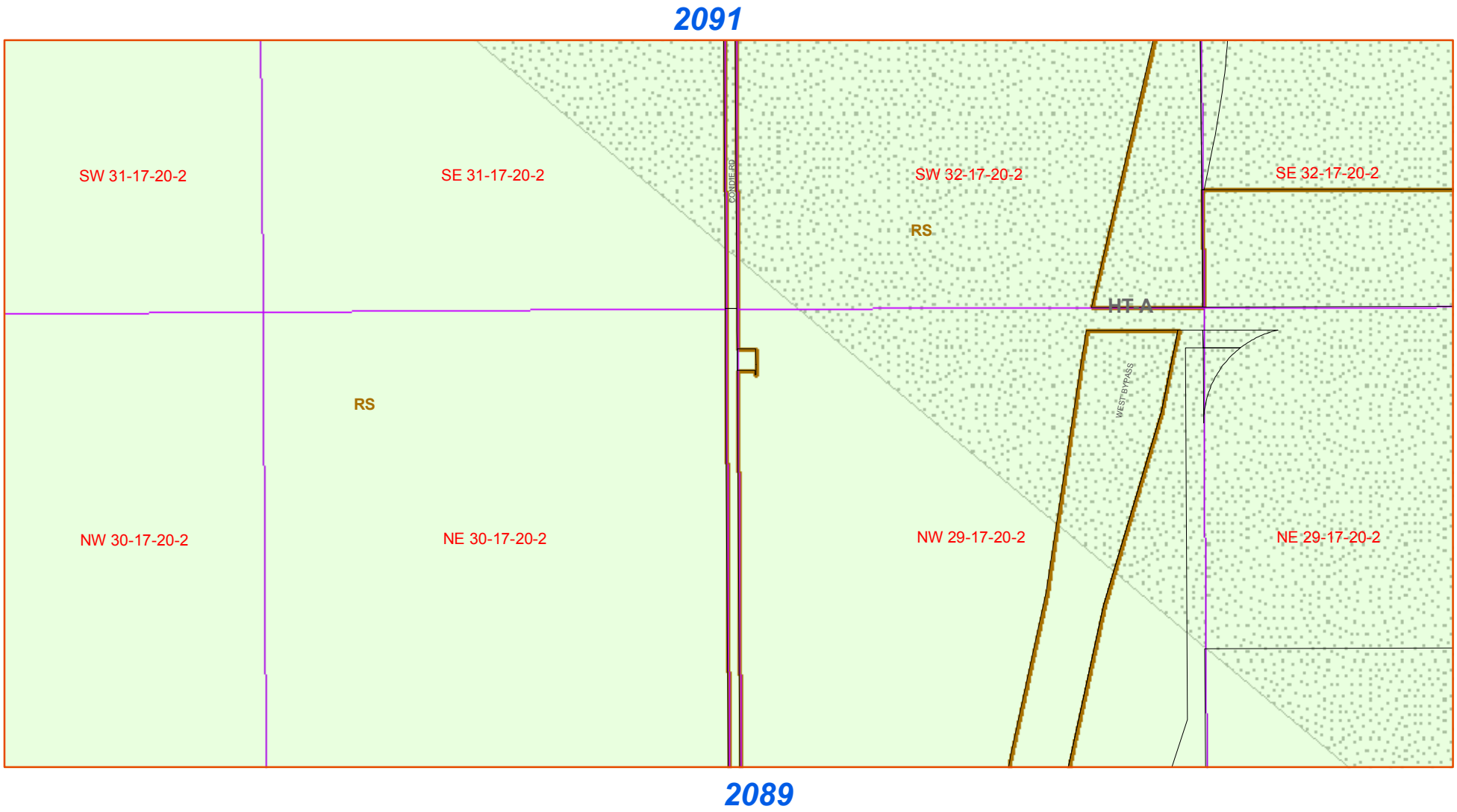
OVERLAY ZONING MAP 1889 (B)



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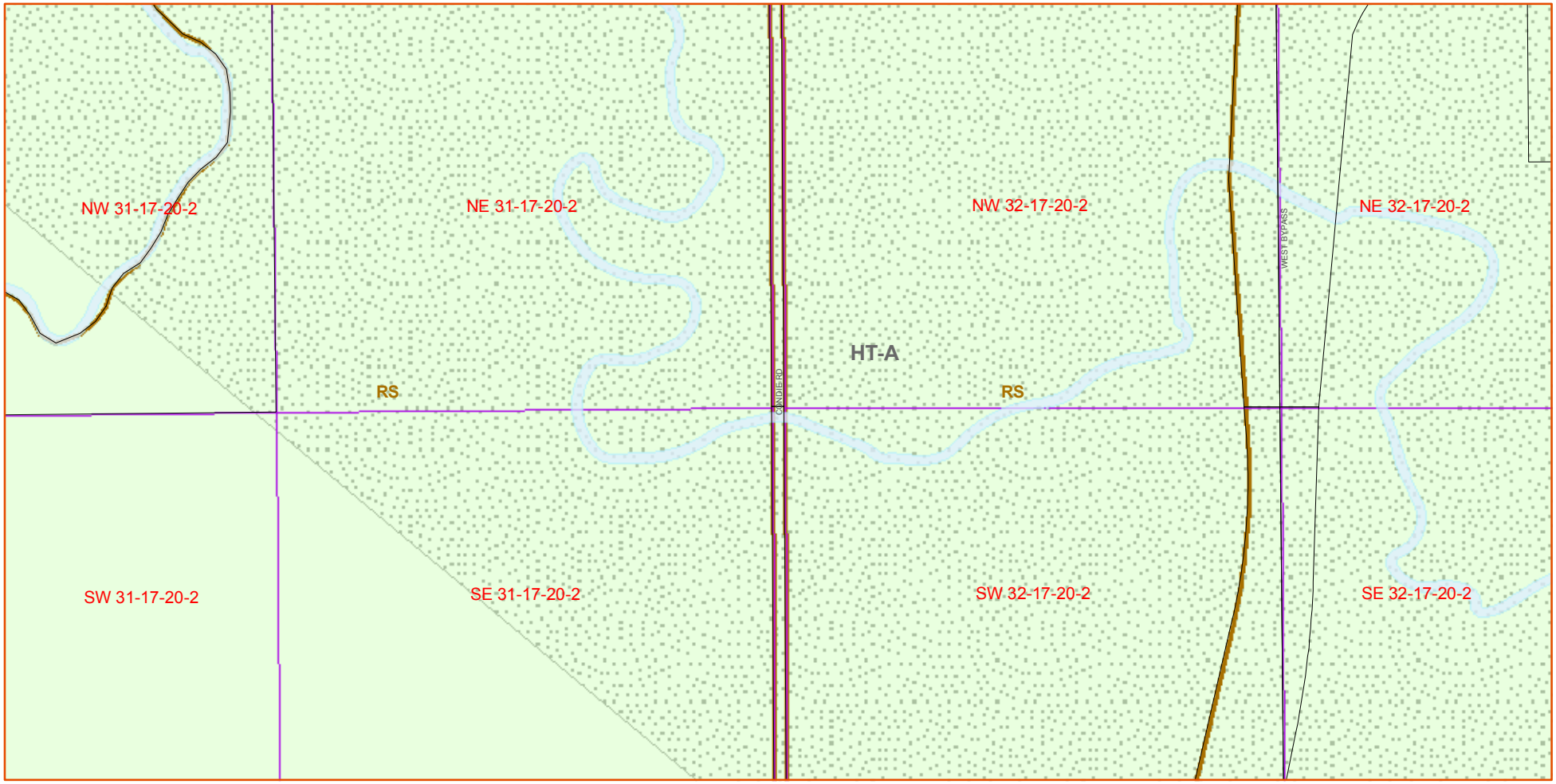

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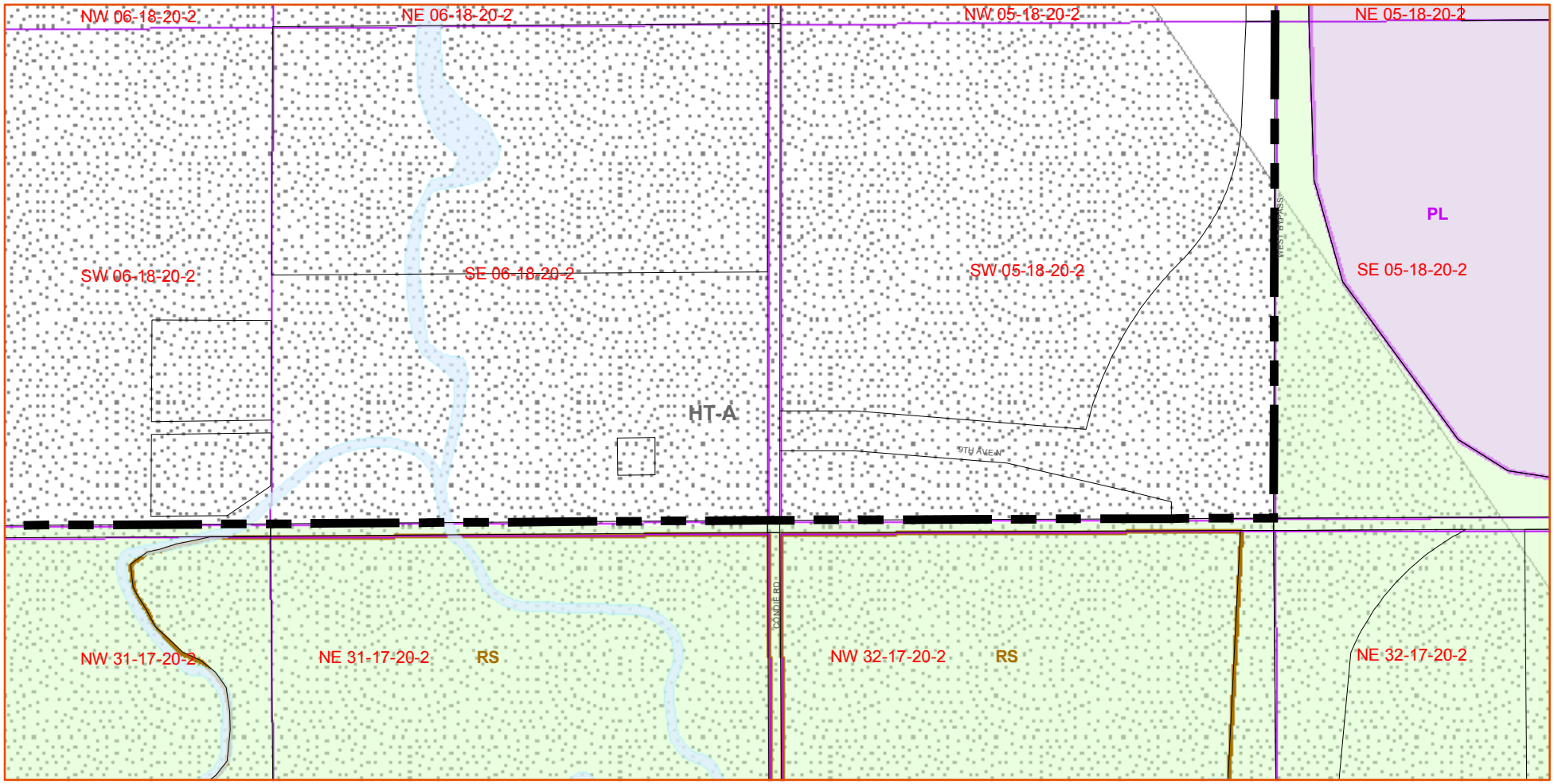

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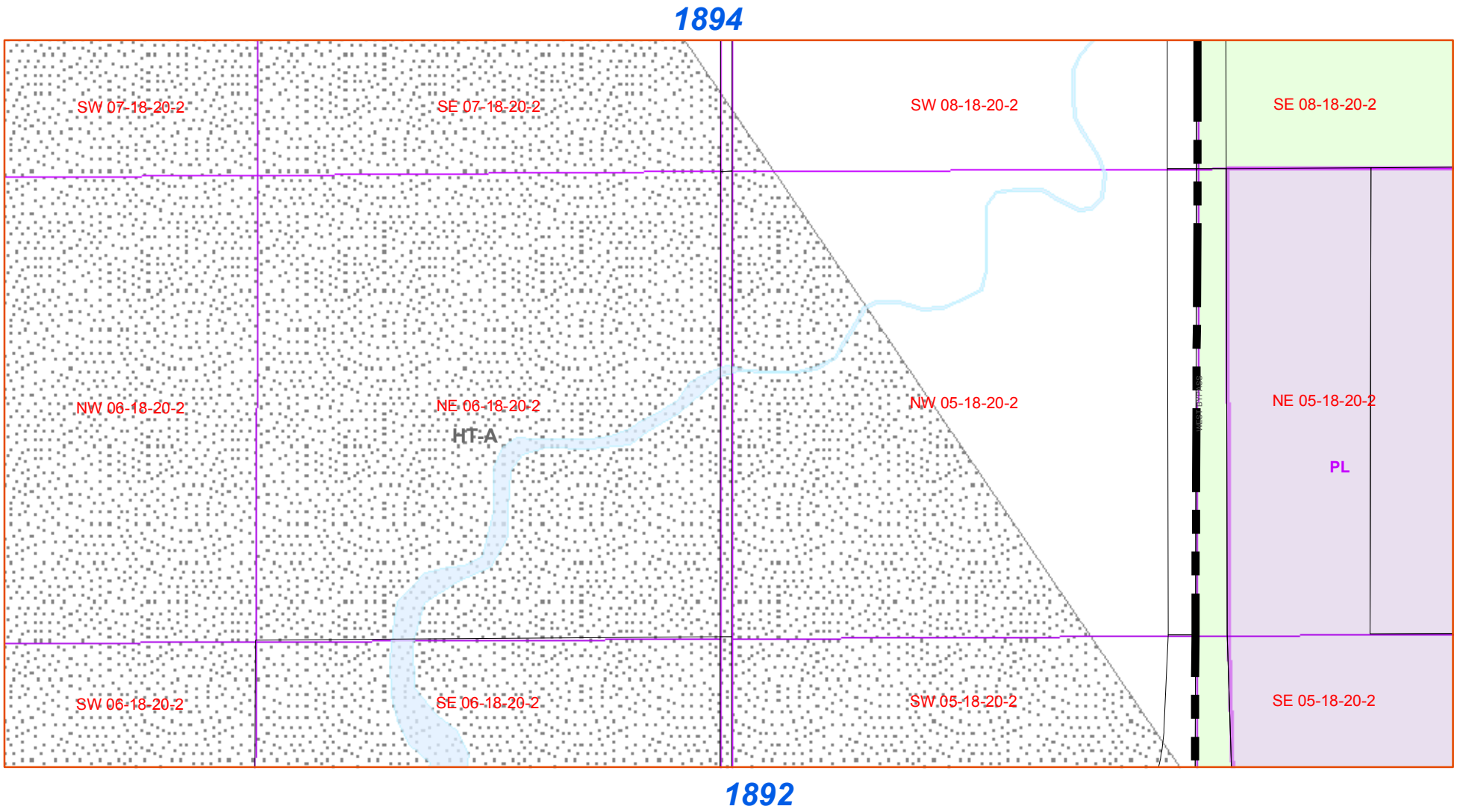

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City of Regina | REGINA Infinite Horizons

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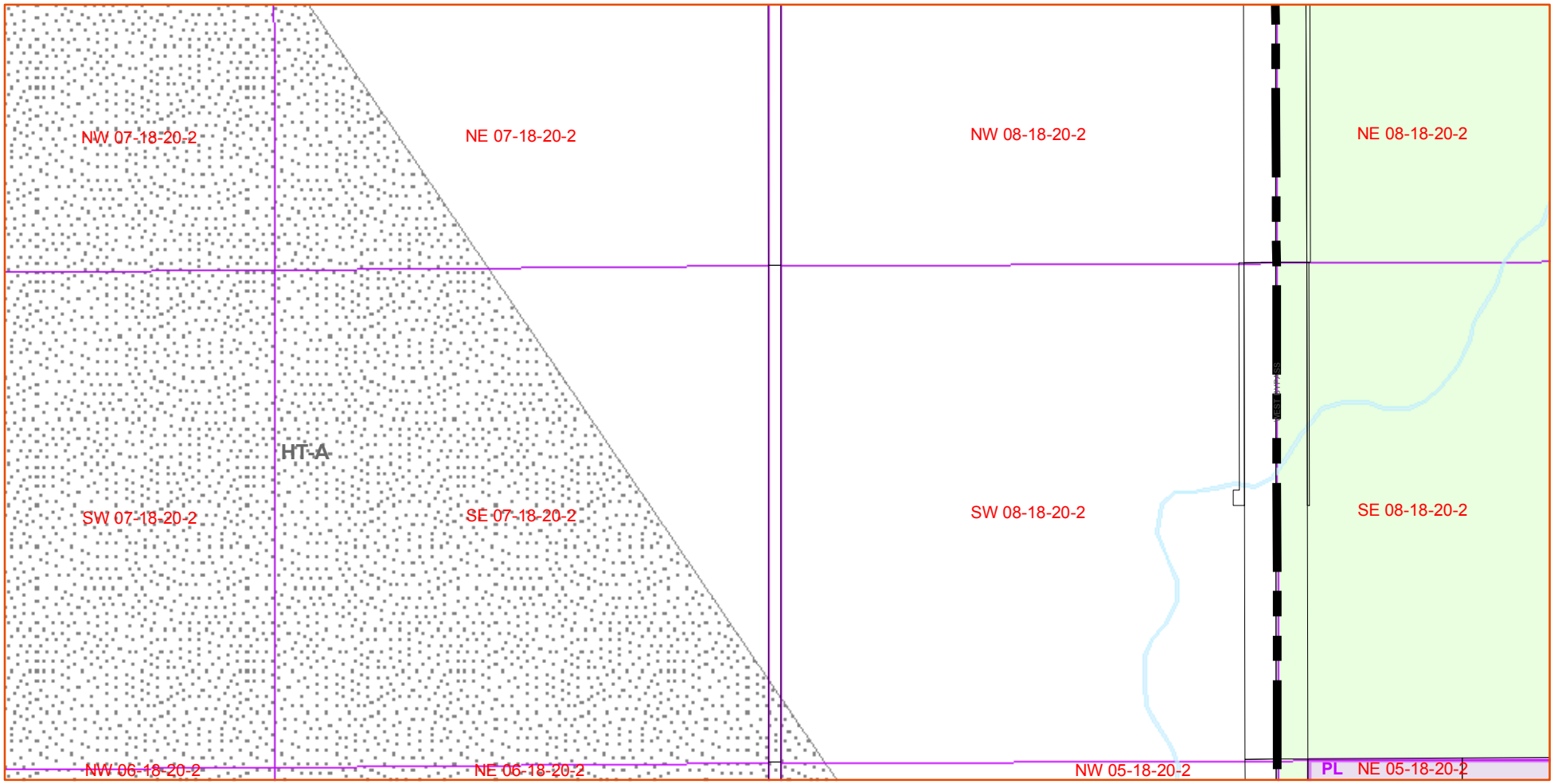
OVERLAY ZONING MAP 1893 (B)



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City of Regina | REGINA Infinite Horizons

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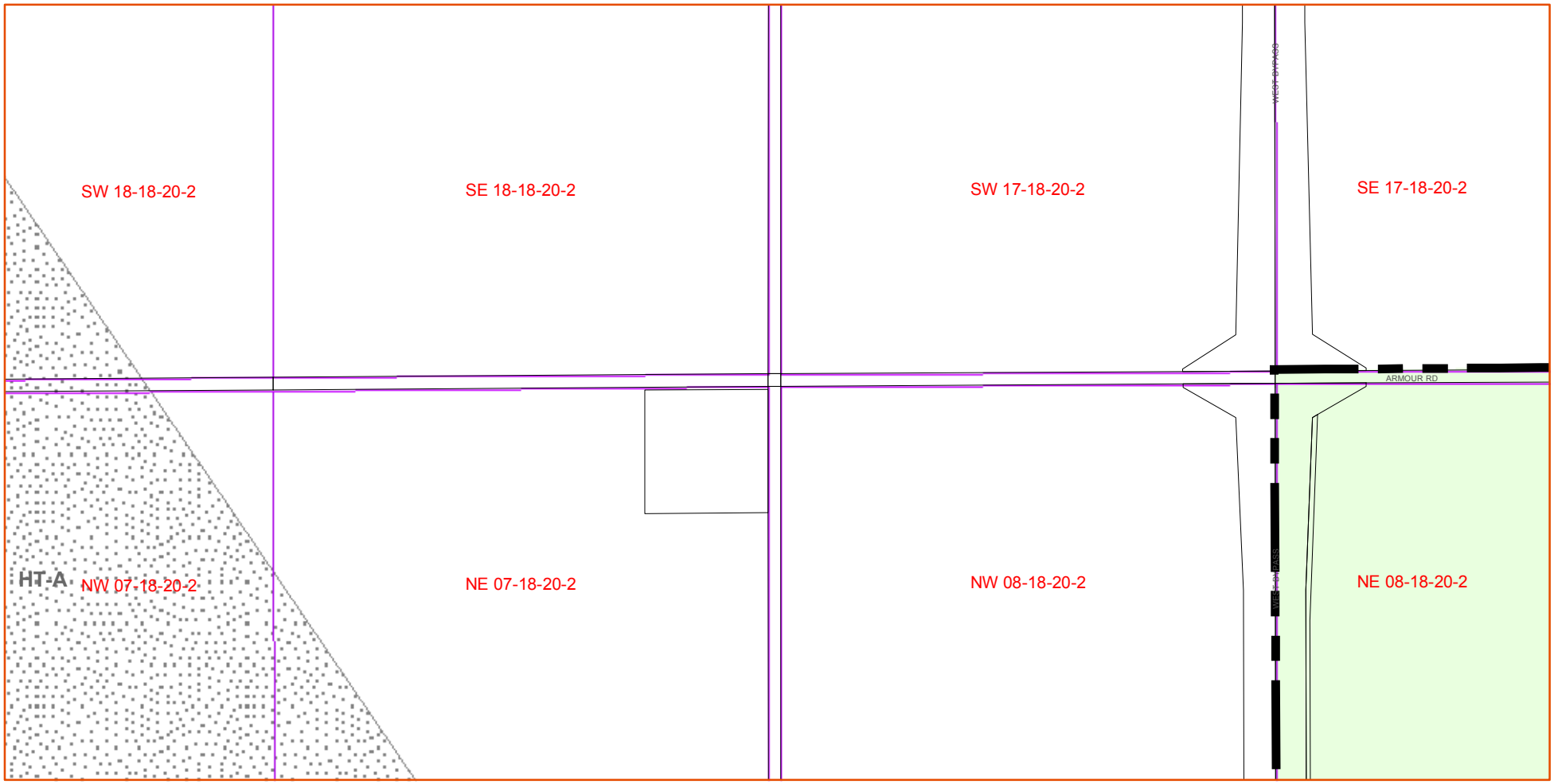
OVERLAY ZONING MAP 1894 (B)



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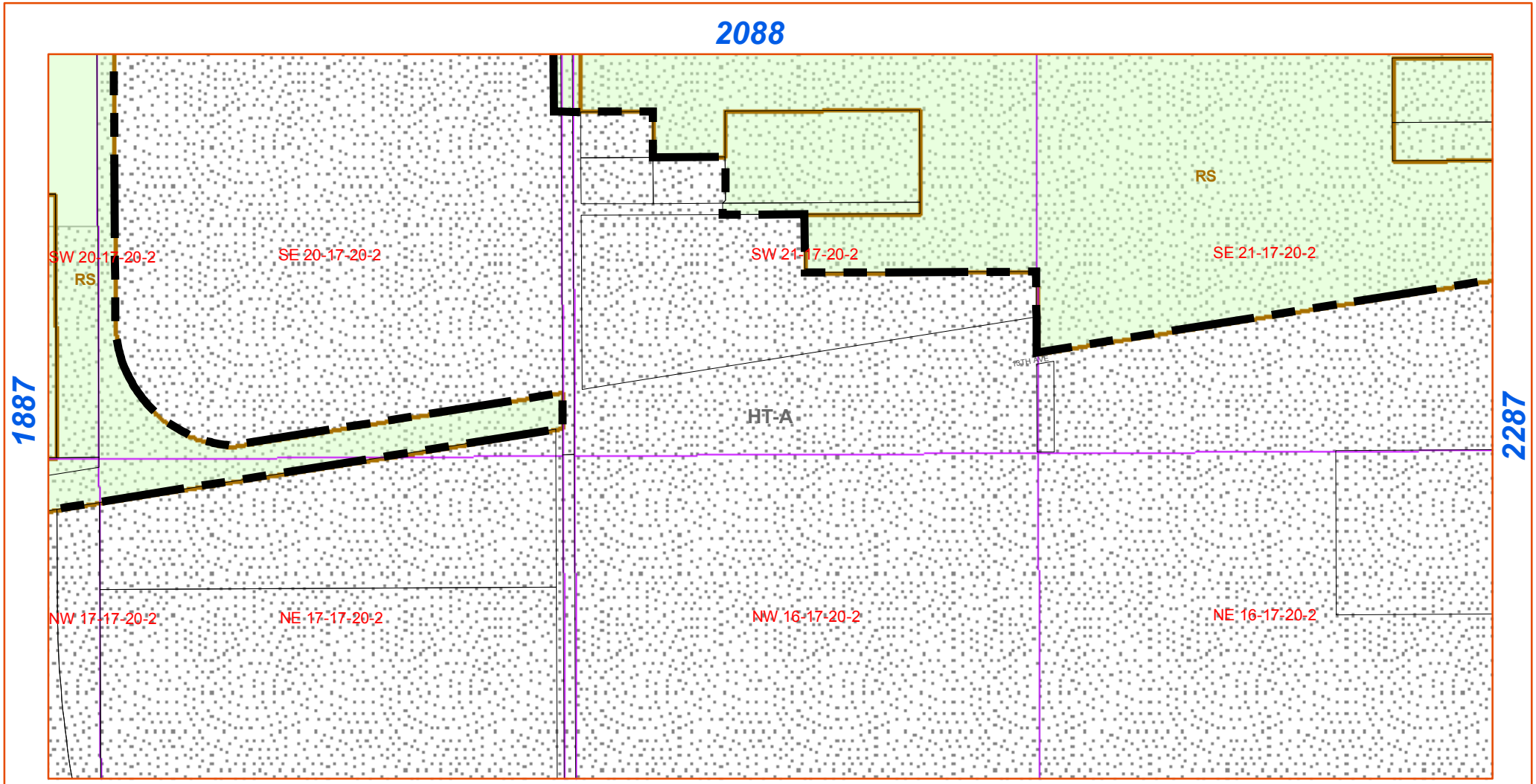
OVERLAY ZONING MAP 1895 (B)



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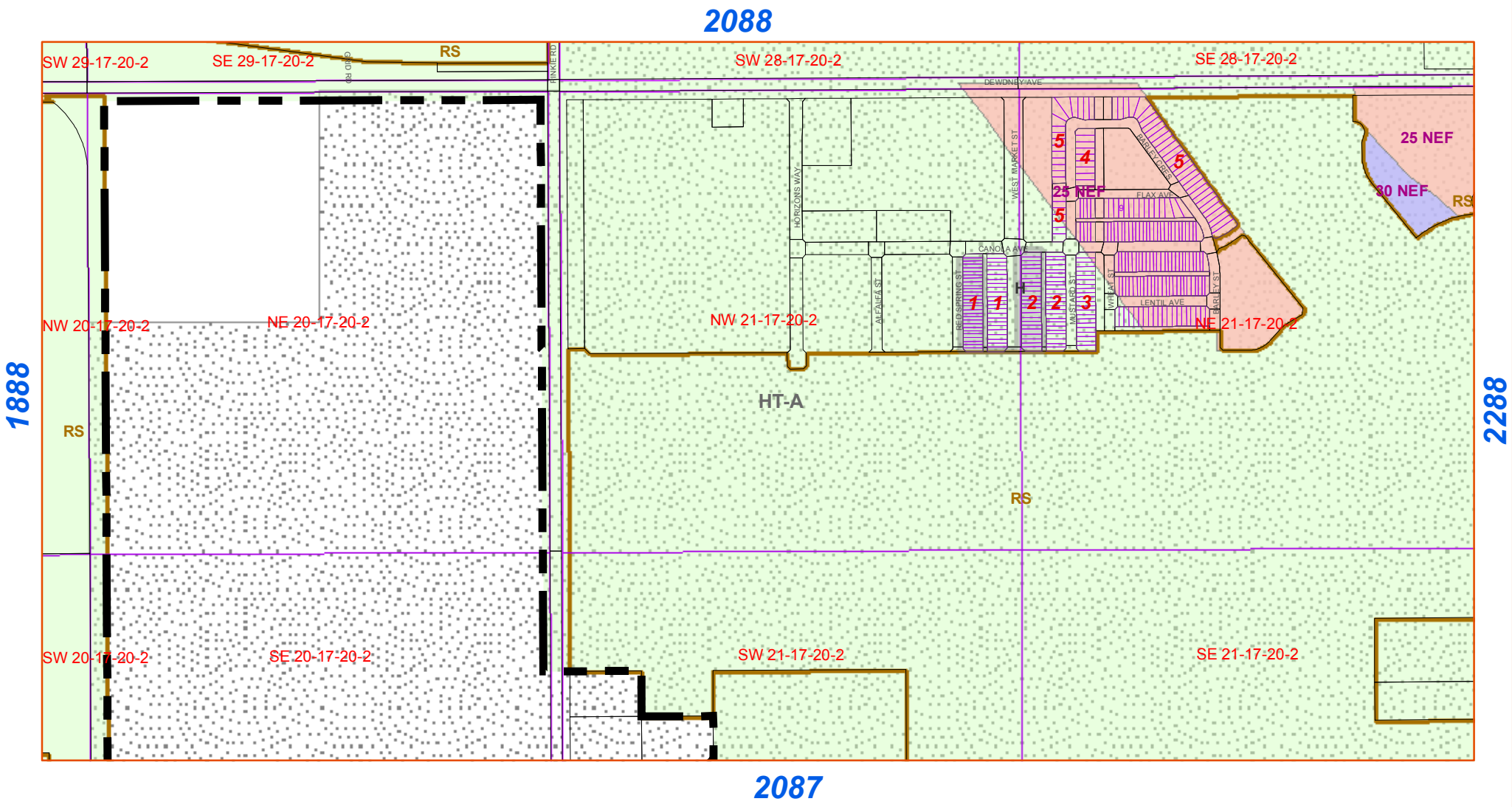
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2087 (B)



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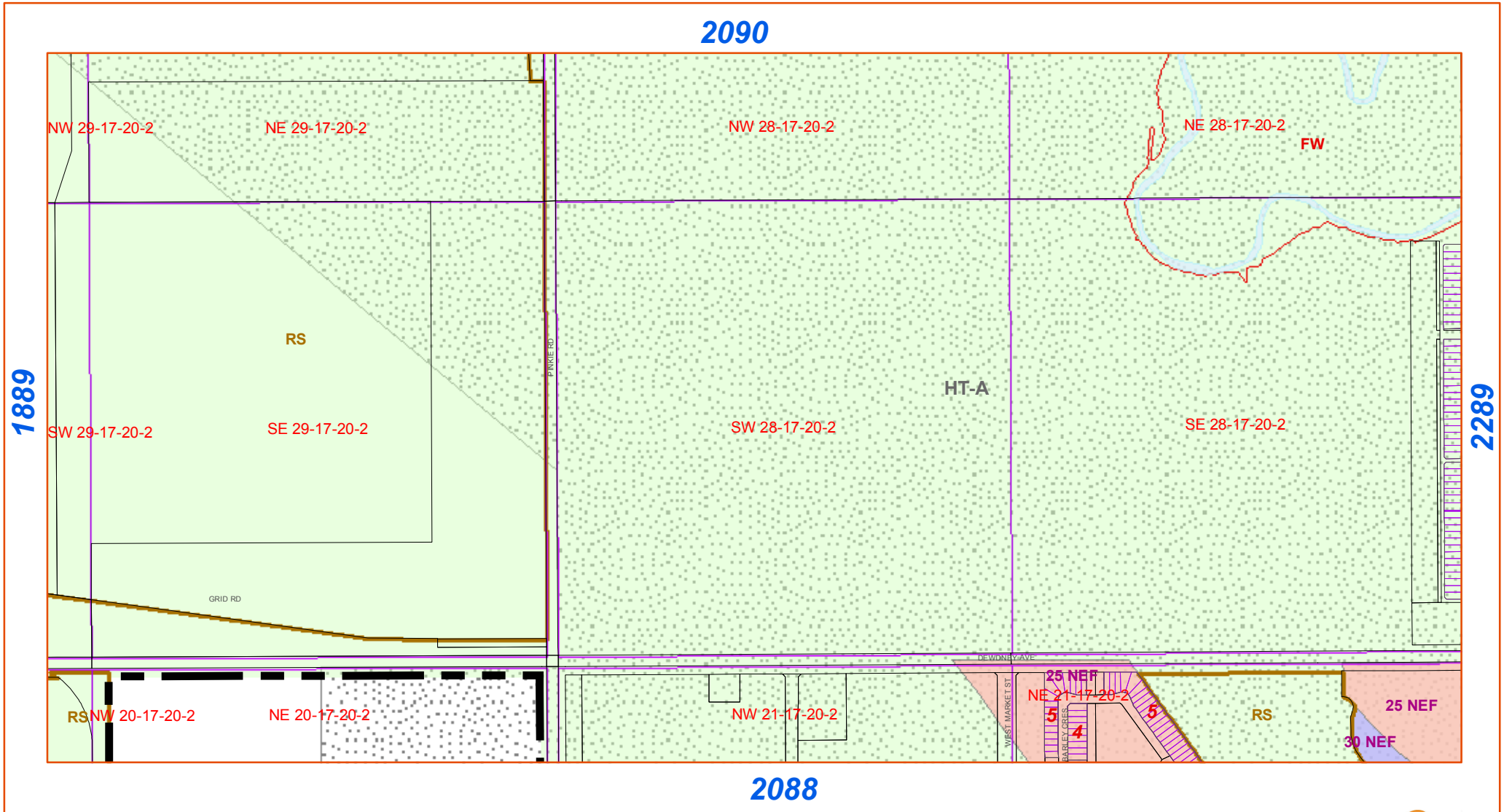
Bylaw No. 2019-19

SCALE: 0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2088 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

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City of Regina | REGINA Infinite Horizons

SCALE:

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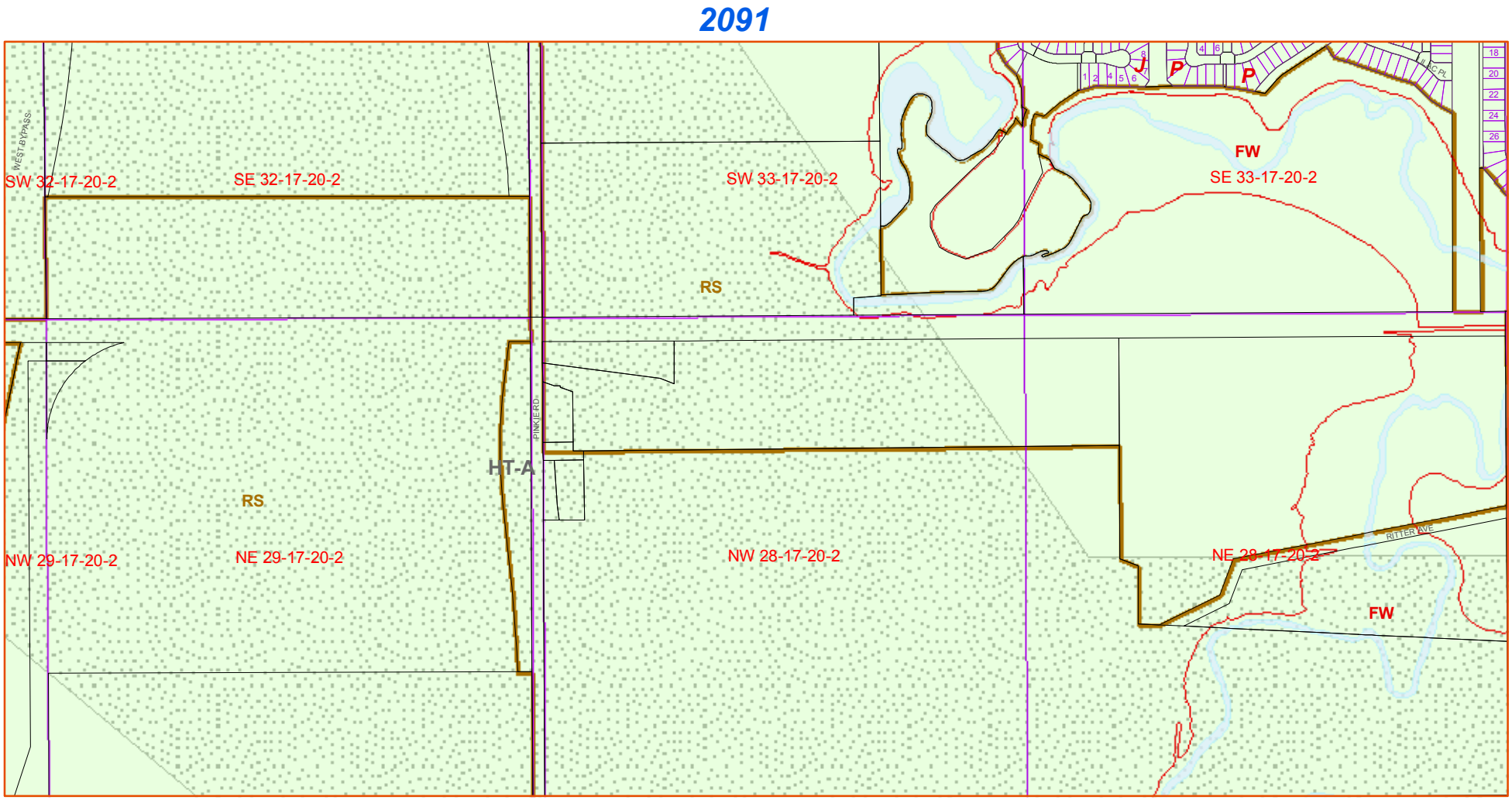
The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2089 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

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City of Regina | REGINA Infinite Horizons

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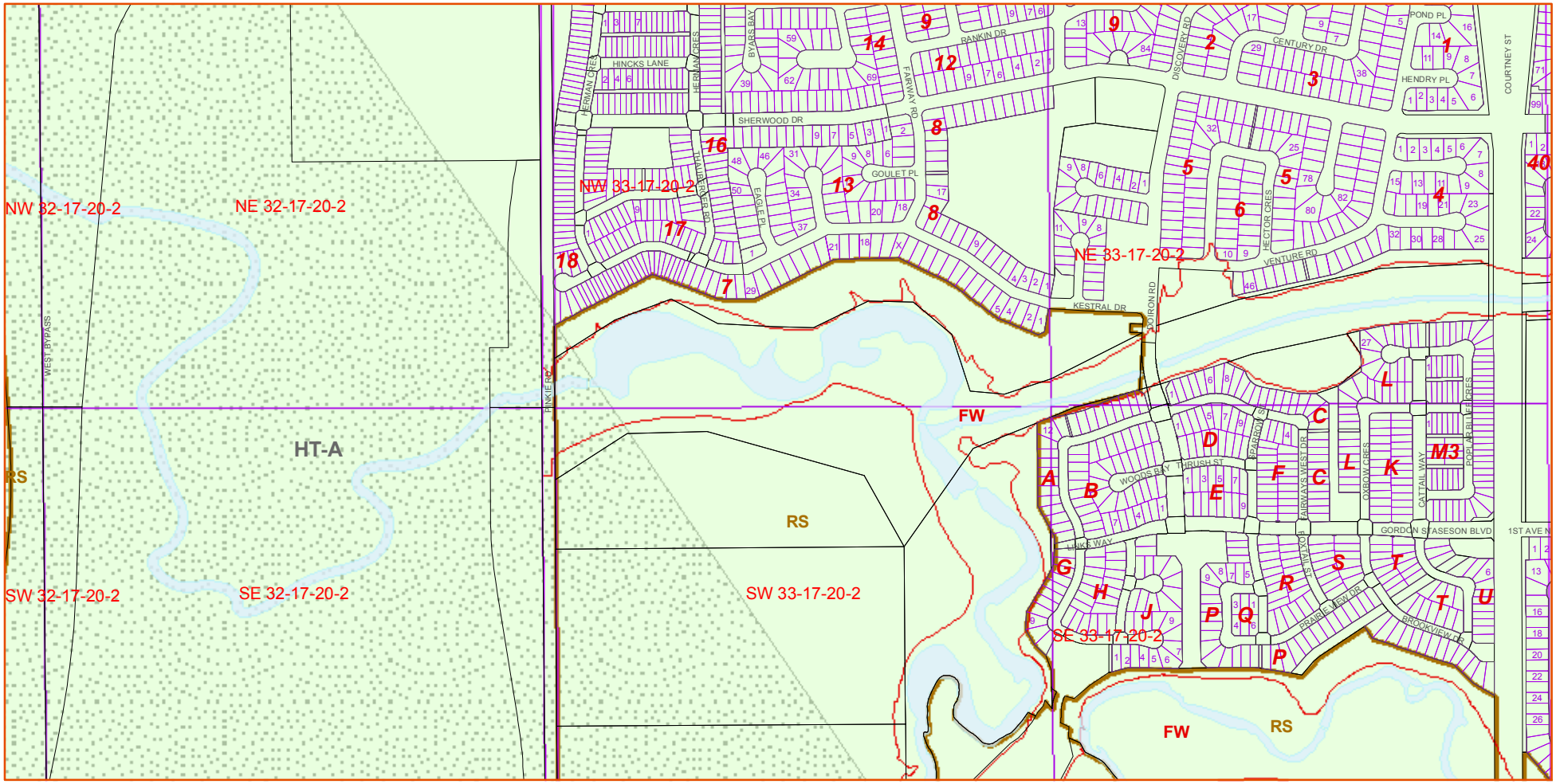
The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2090 (B)



LEGEND:

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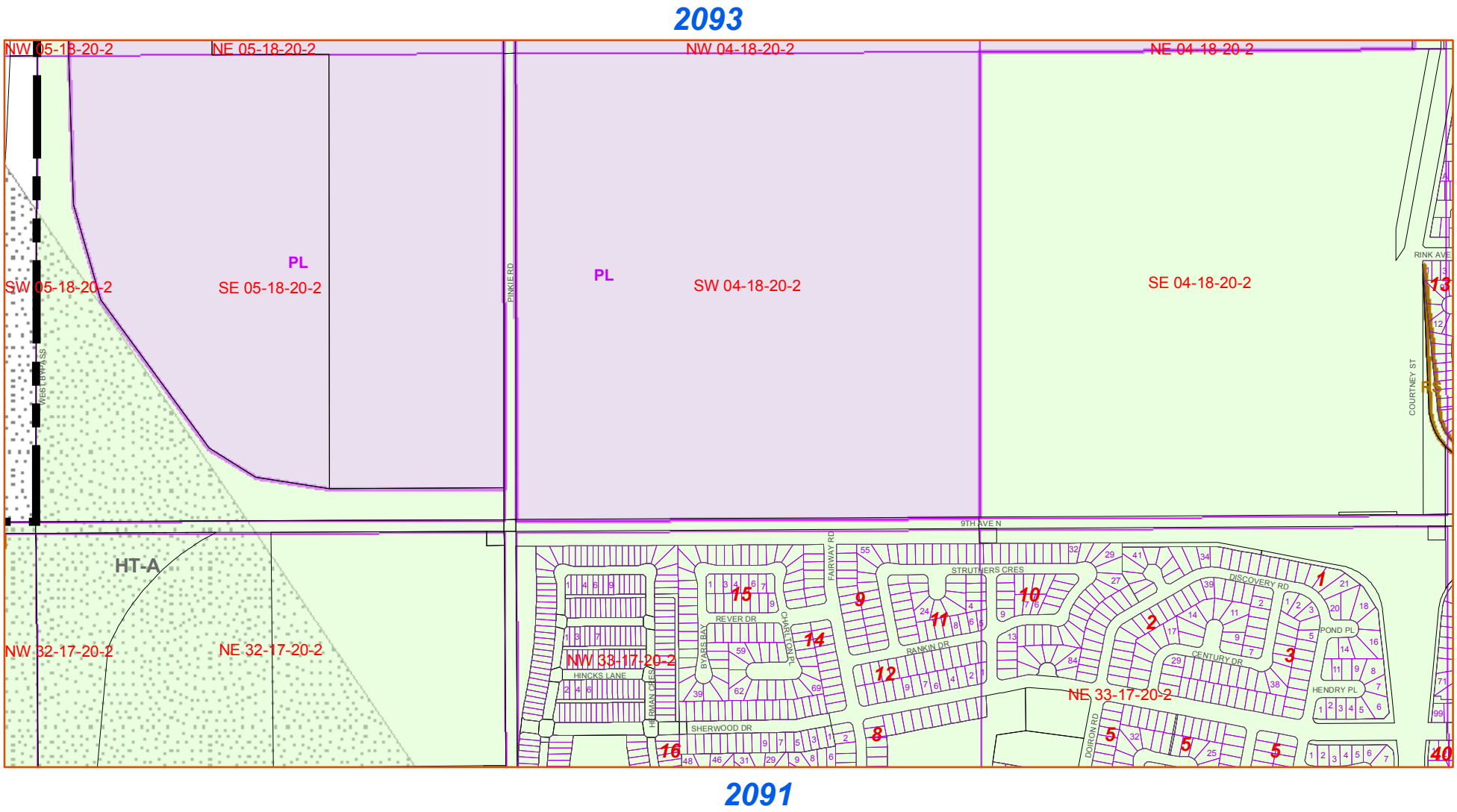
City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2091 (B)



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Bylaw No. 2019-19

City of Regina | REGINA Infinite Horizons

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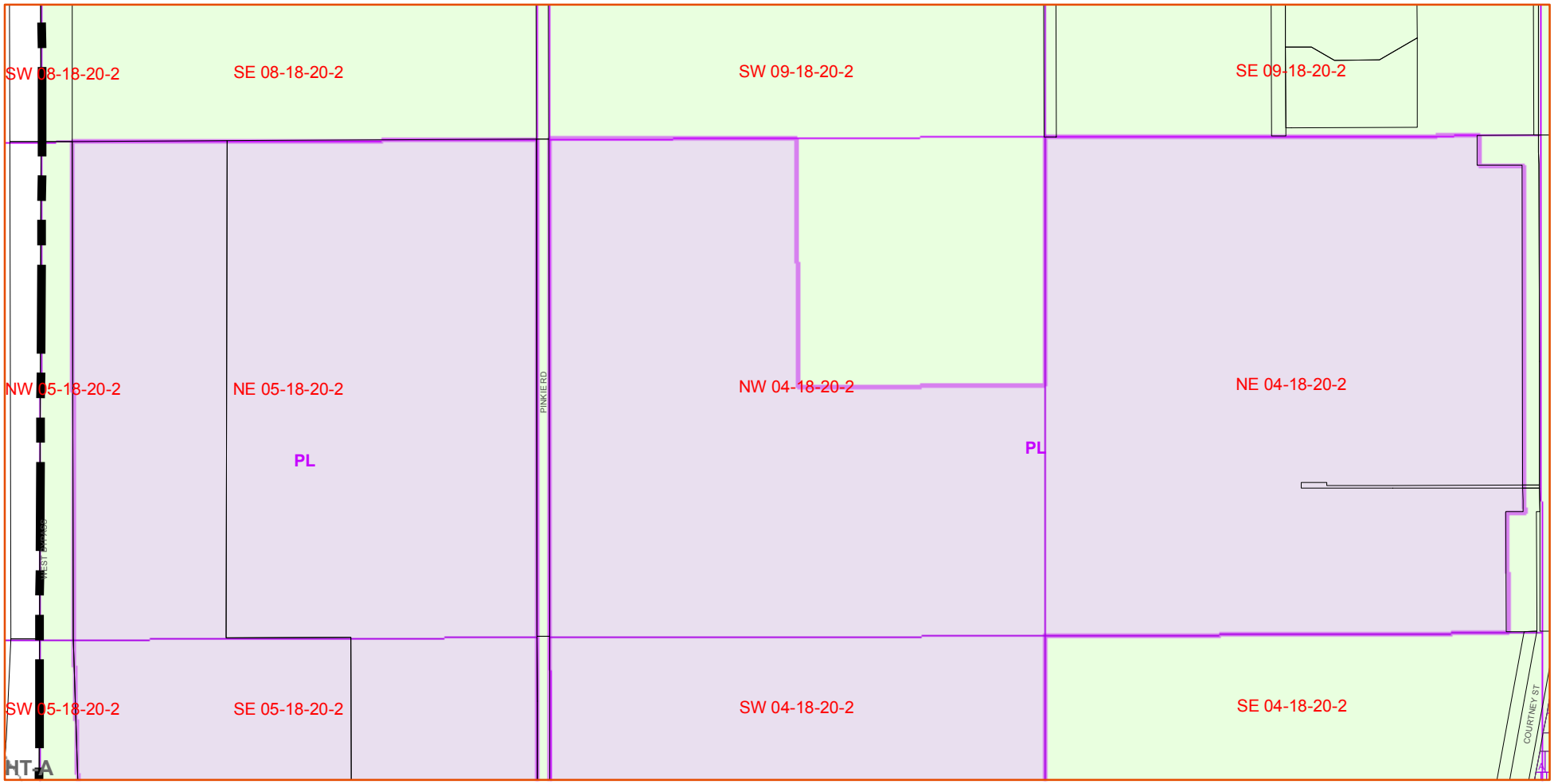
The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2092 (B)



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City of Regina | REGINA Infinite Horizons

SCALE:

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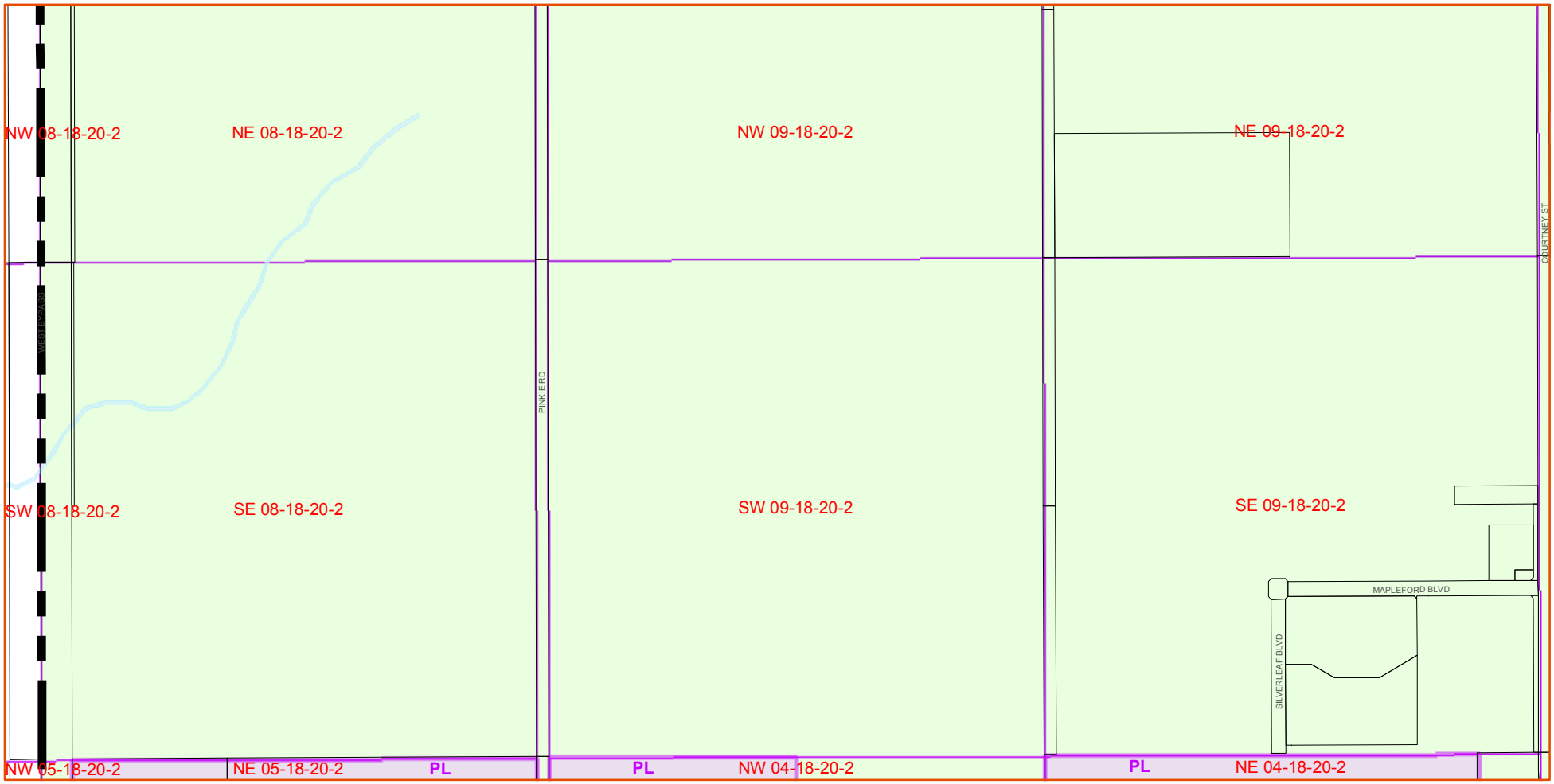
The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2093 (B)



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City of Regina | REGINA Infinite Horizons

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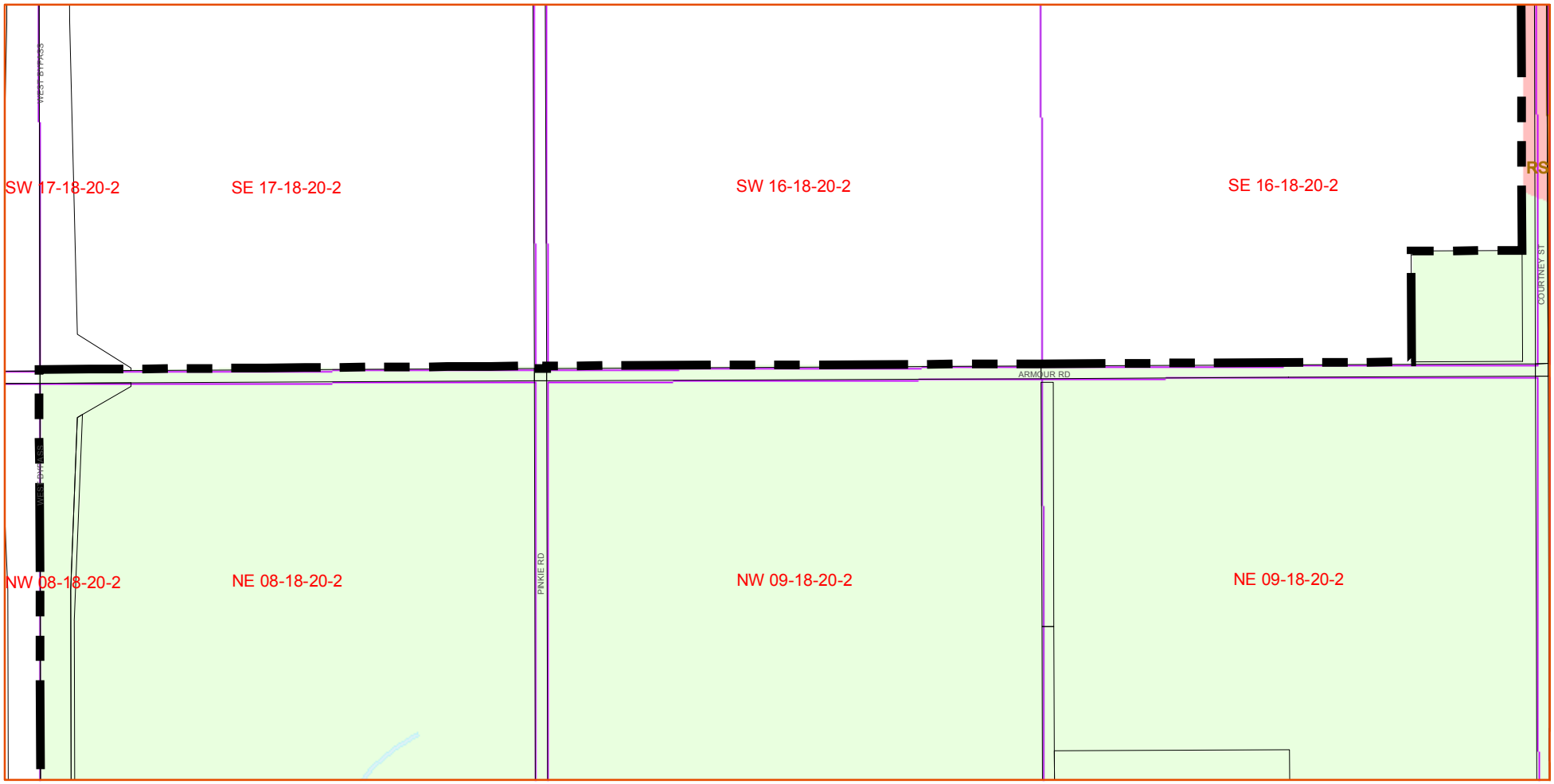
OVERLAY ZONING MAP 2094 (B)



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City of Regina | REGINA Infinite Horizons

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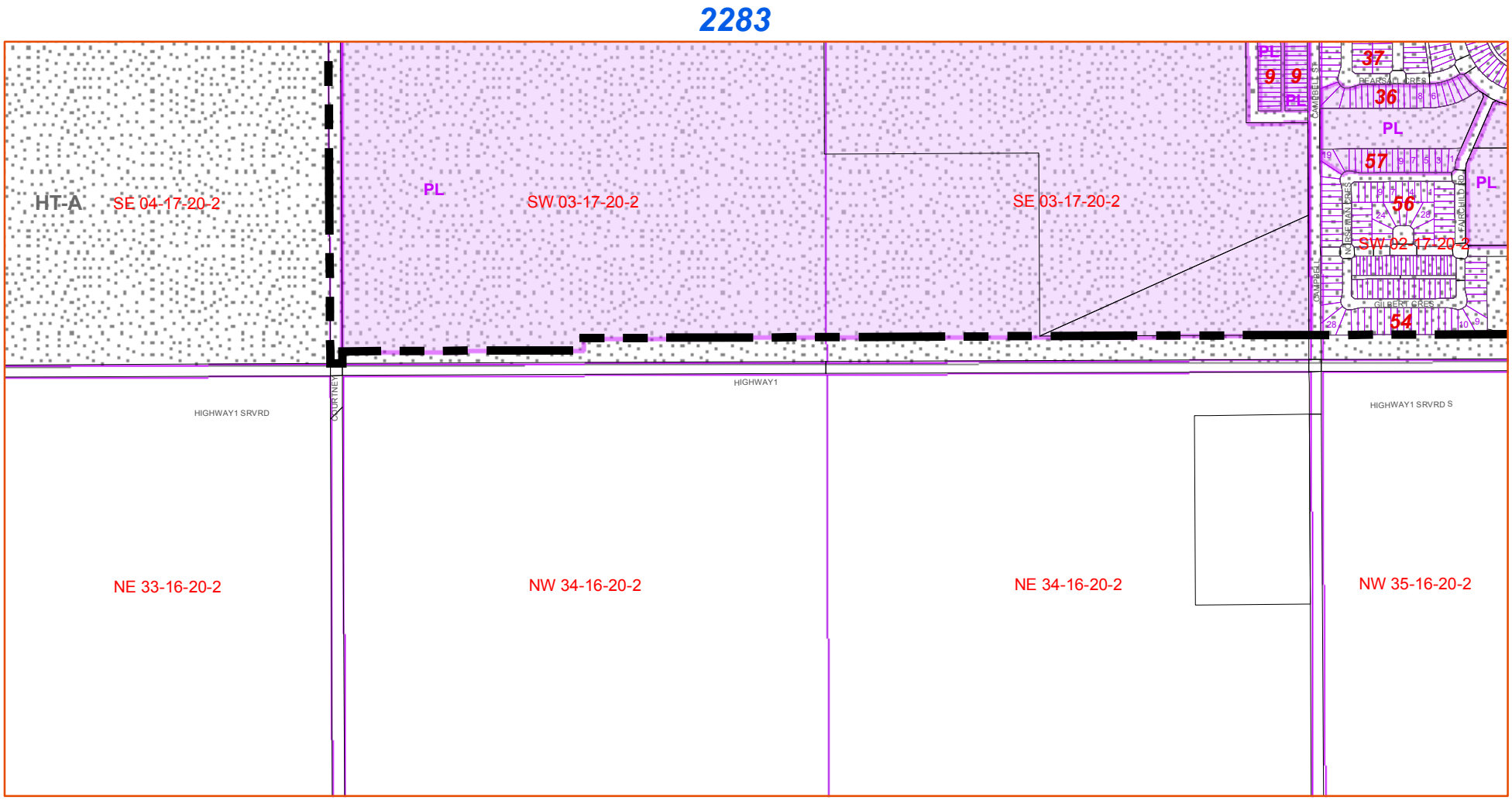
OVERLAY ZONING MAP 2095 (B)



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Bylaw No. 2019-19

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City of Regina | REGINA Infinite Horizons

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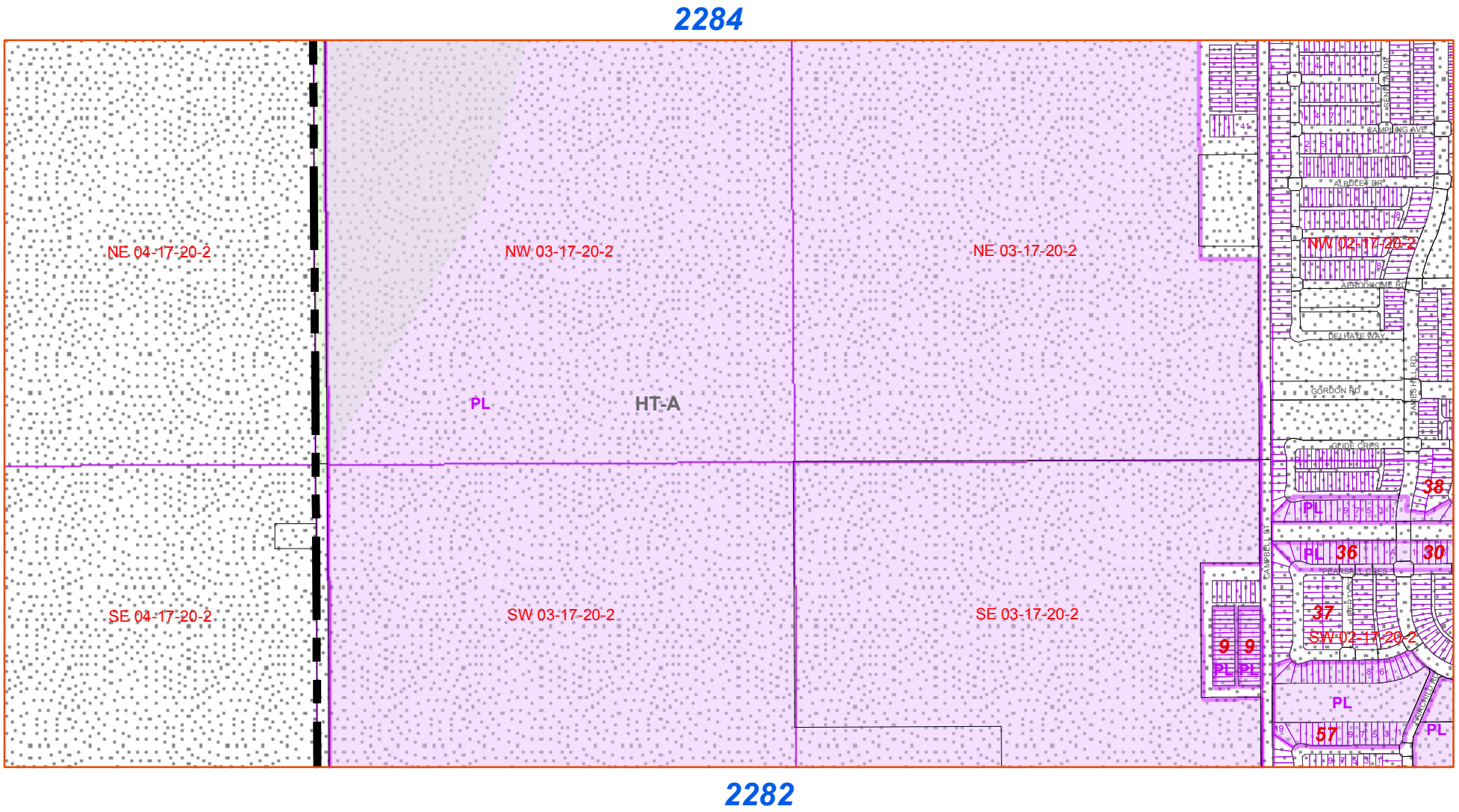
OVERLAY ZONING MAP 2282 (B)



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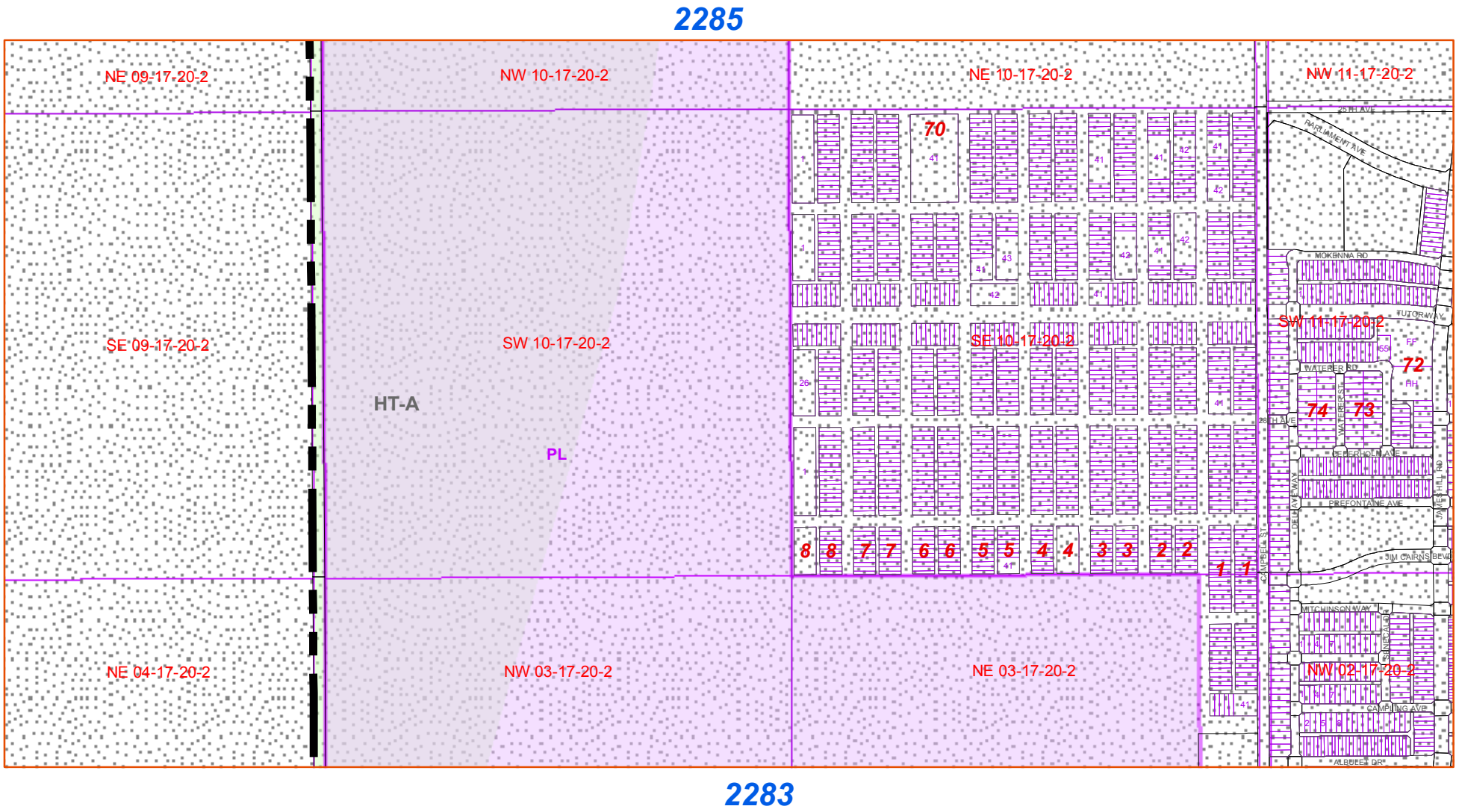
The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2283 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
- HT_A-Airport Height Overlay
- HT-O-Height Overlay Other
- LGS-Laneway and Garden Suite Overlay
- RID – Residential Infill Development Overlay
- HT-W-Wascana Height Overlay
- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

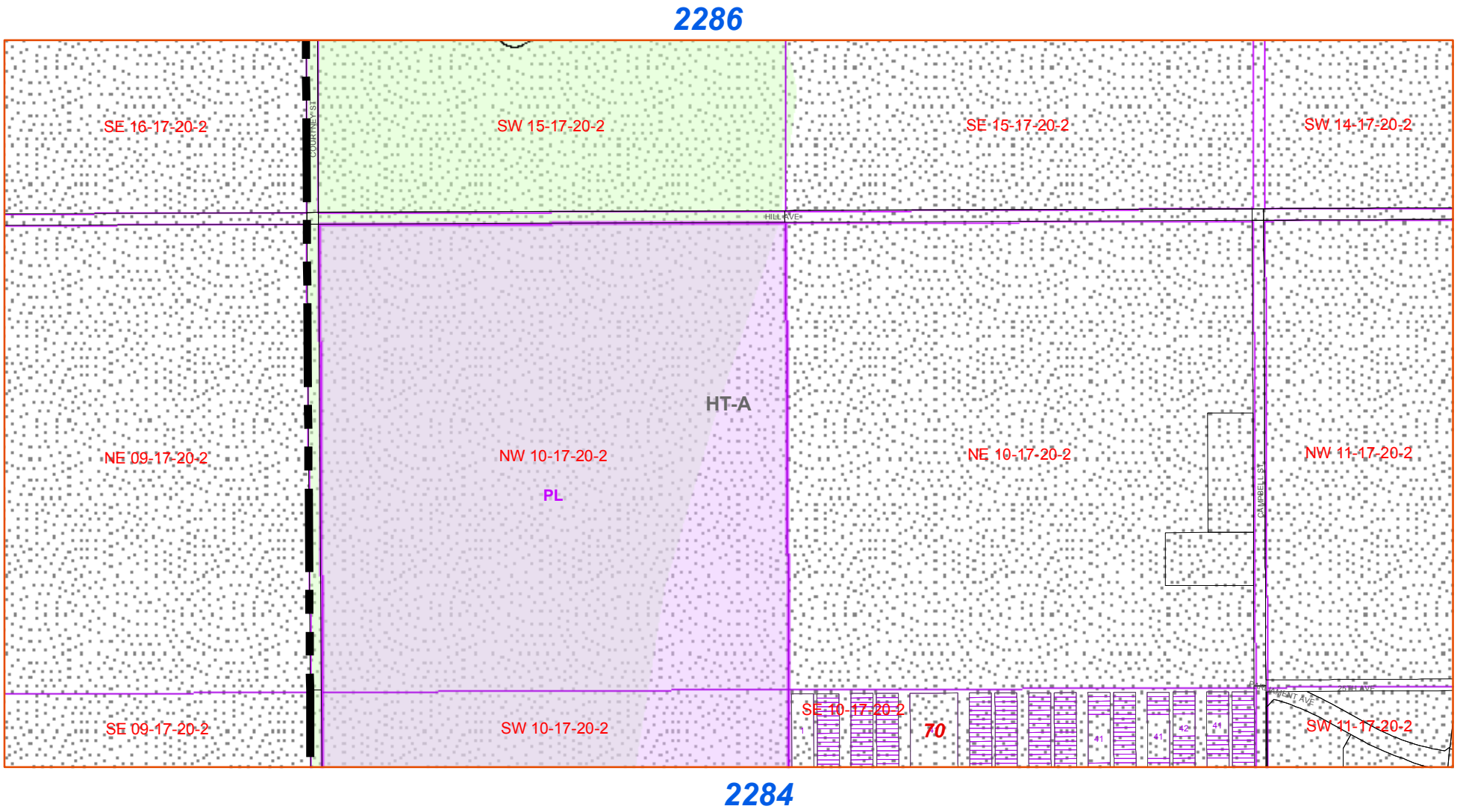
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2284 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
- HT_A-Airport Height Overlay
- HT-O-Height Overlay Other
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- RID – Residential Infill Development Overlay
- HT-W-Wascana Height Overlay
- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

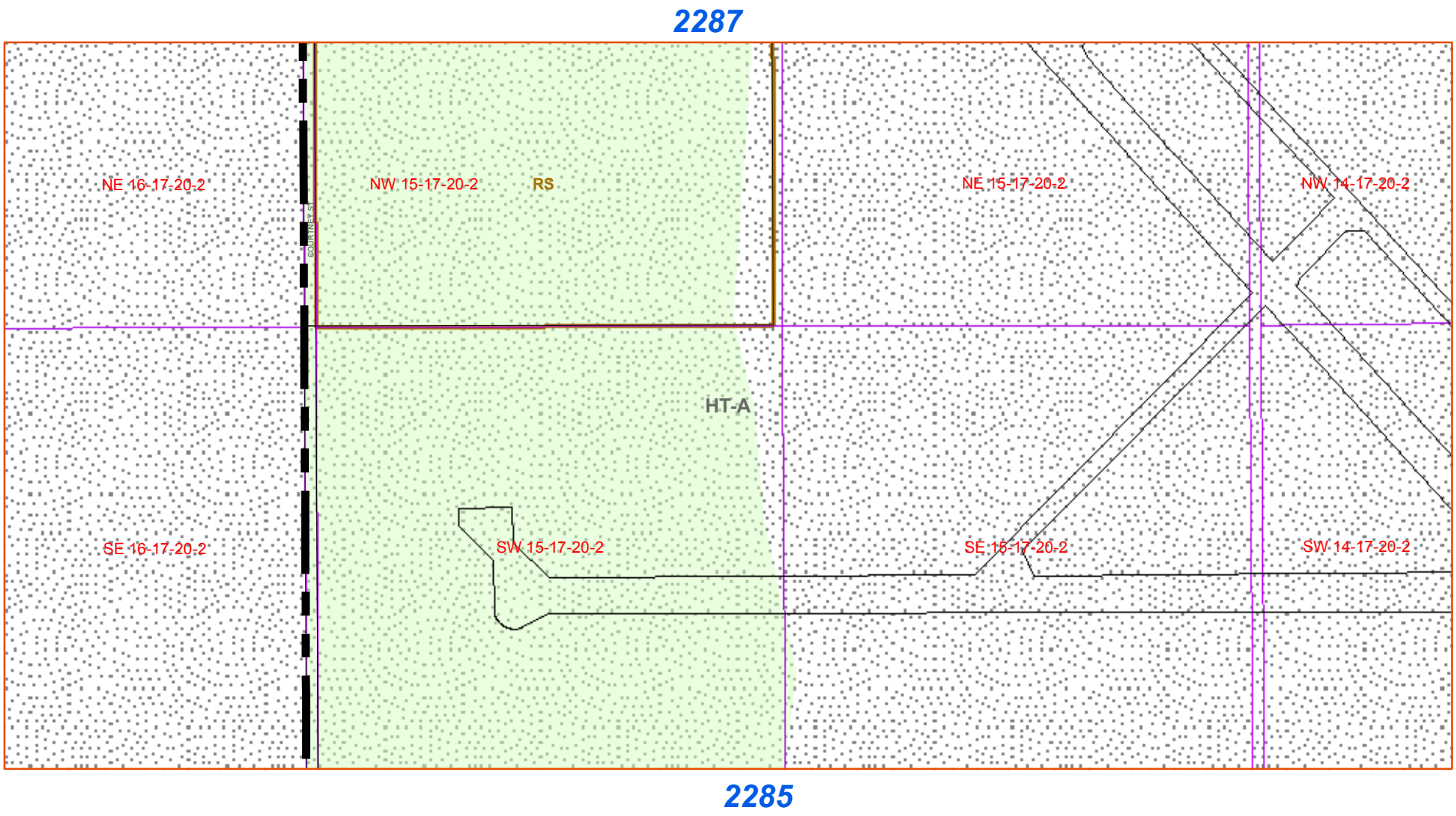
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2285 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
- HT_A-Airport Height Overlay
- HT-O-Height Overlay Other
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- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

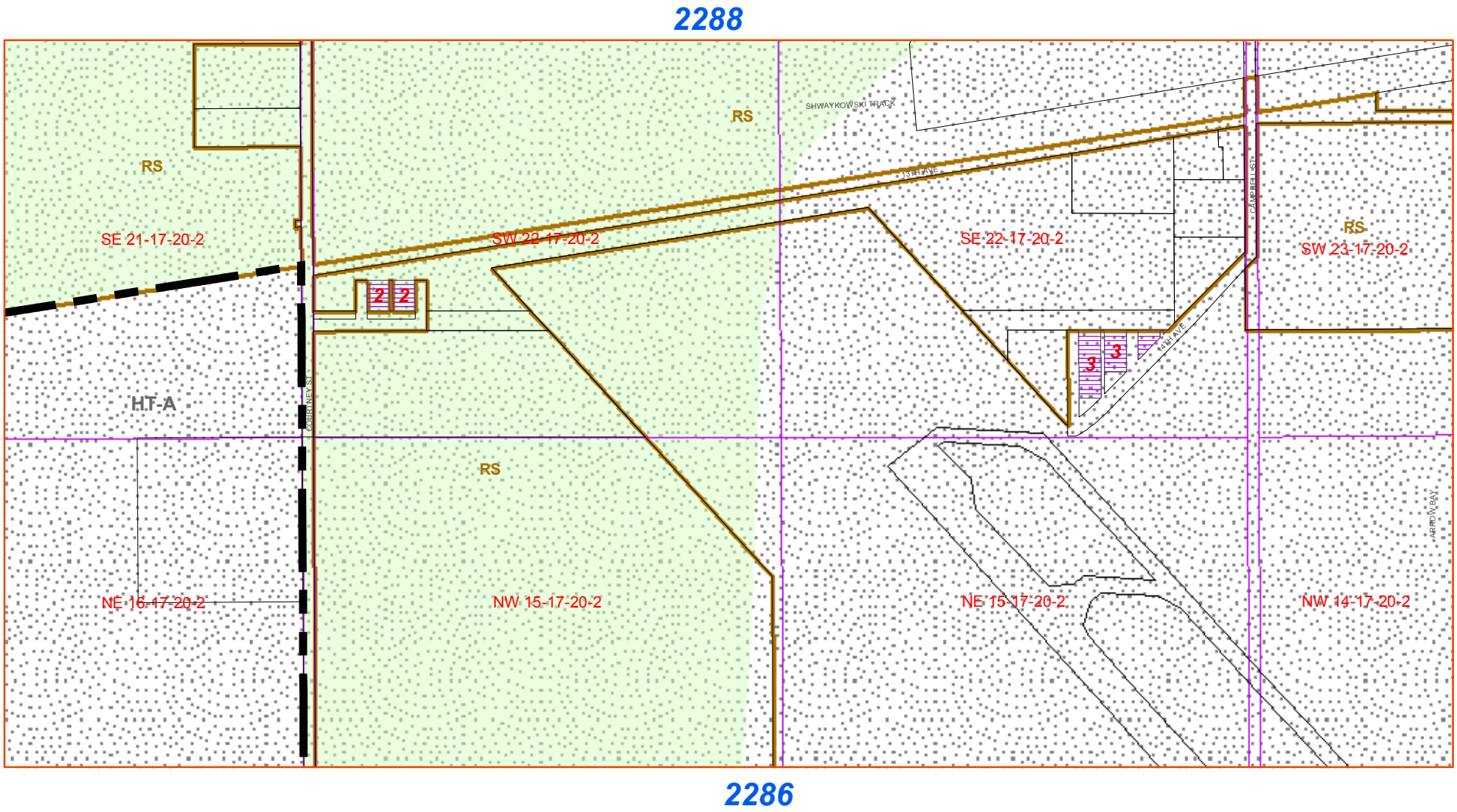
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2286 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
- HT_A-Airport Height Overlay
- HT-O-Height Overlay Other
- LGS-Laneway and Garden Suite Overlay
- RID – Residential Infill Development Overlay
- HT-W-Wascana Height Overlay
- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
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AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

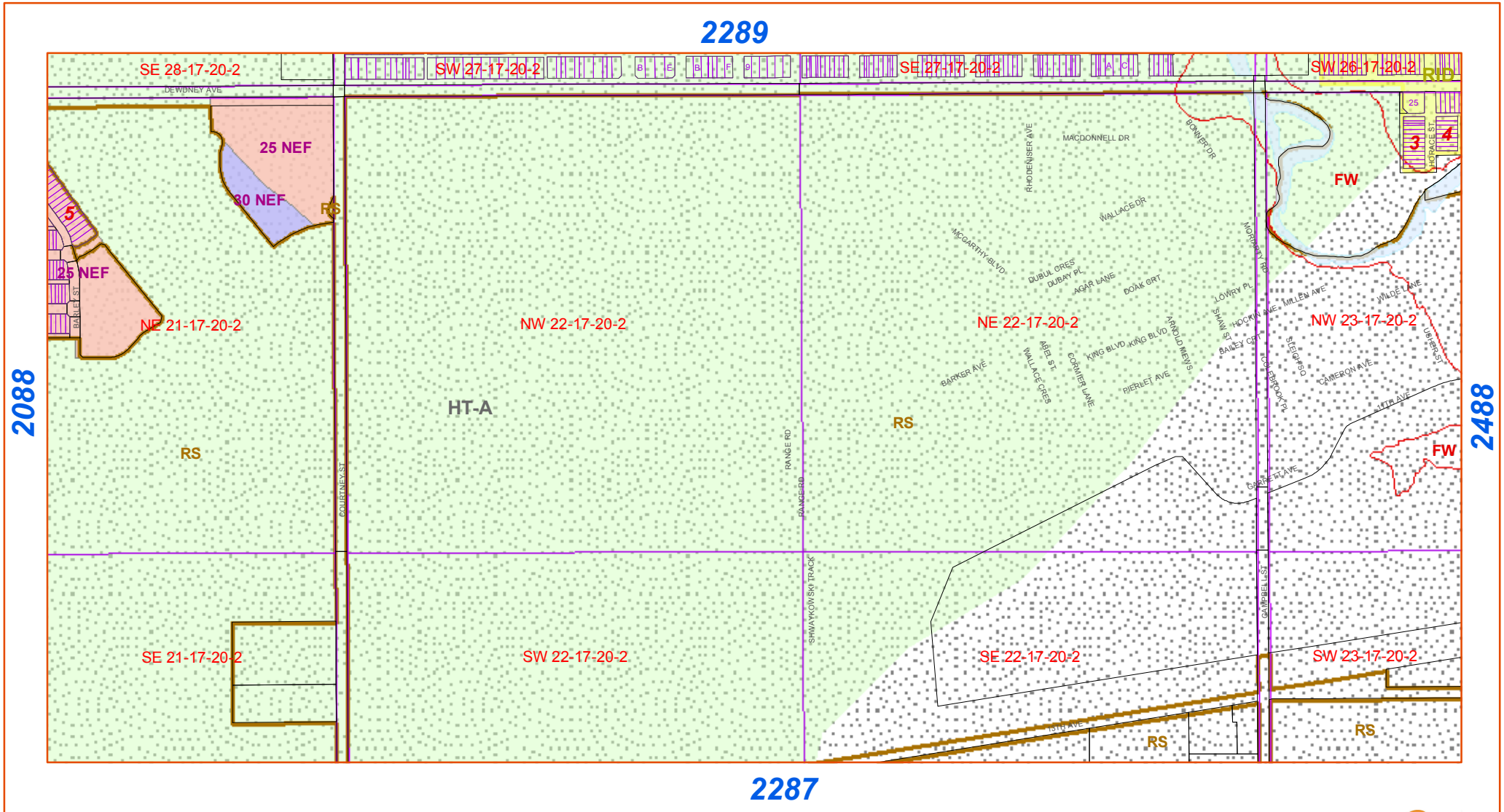
SCALE:

0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2287 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
- HT_A-Airport Height Overlay
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- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

REVISED: 08/07/2019

Date: 08/07/2019

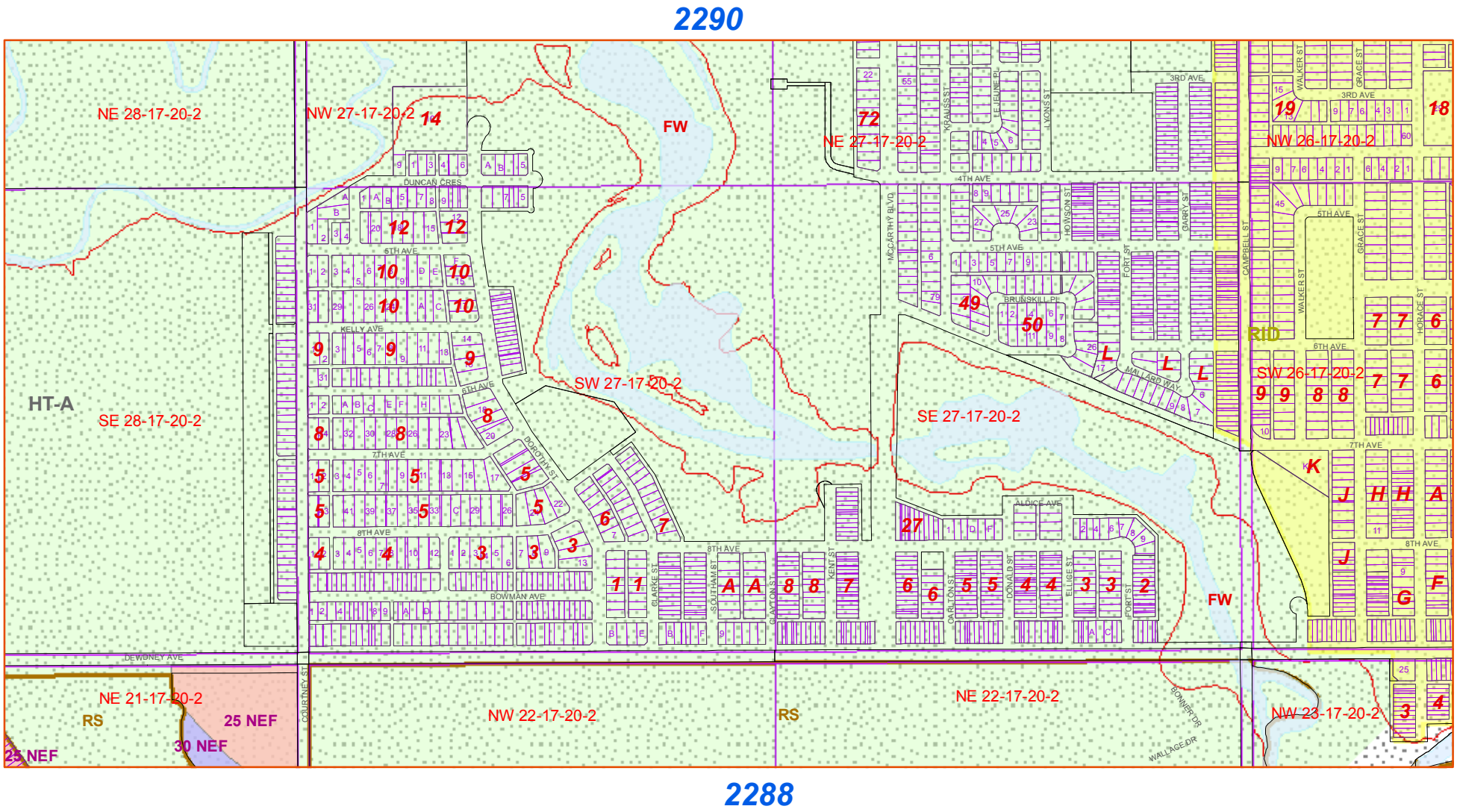
Bylaw No. 2019-19

SCALE: 0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2288 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
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AP - Aquifer Protection Overlay

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REVISED: 08/07/2019

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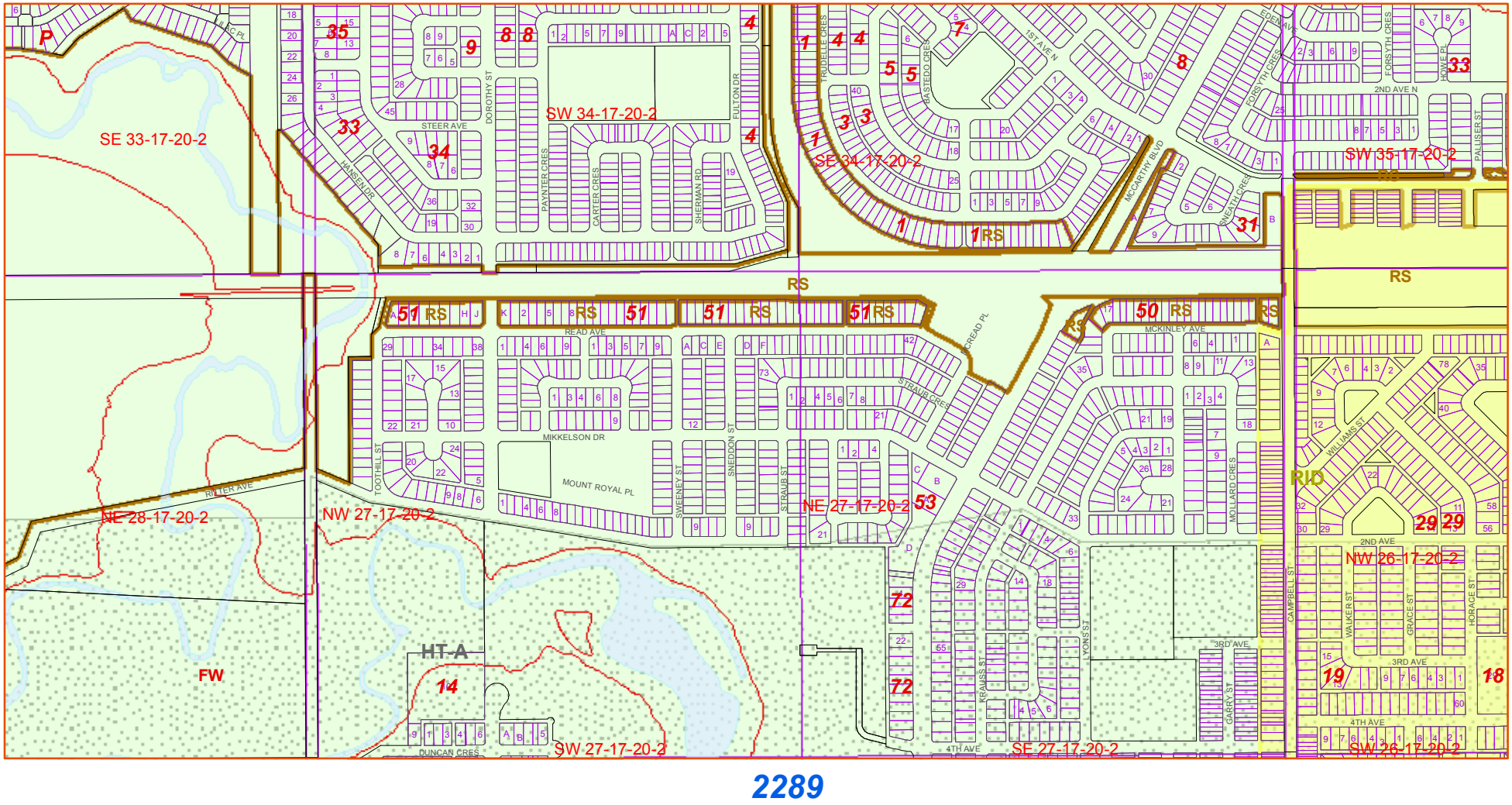
Bylaw No. 2019-19

SCALE: 0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2289 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
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REVISED: 08/07/2019

Date: 08/07/2019

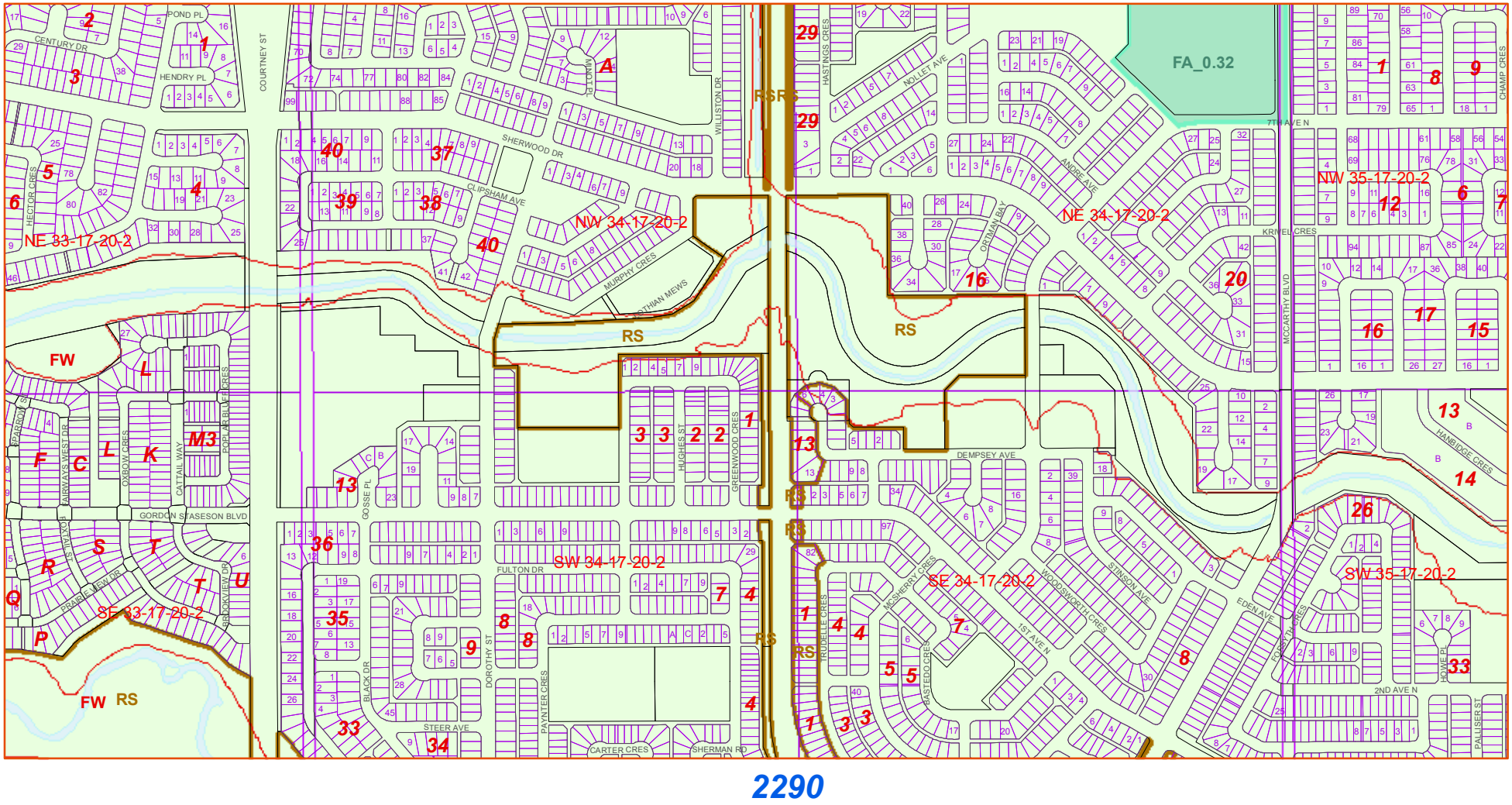
Bylaw No. 2019-19

SCALE: 0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2290 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
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- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

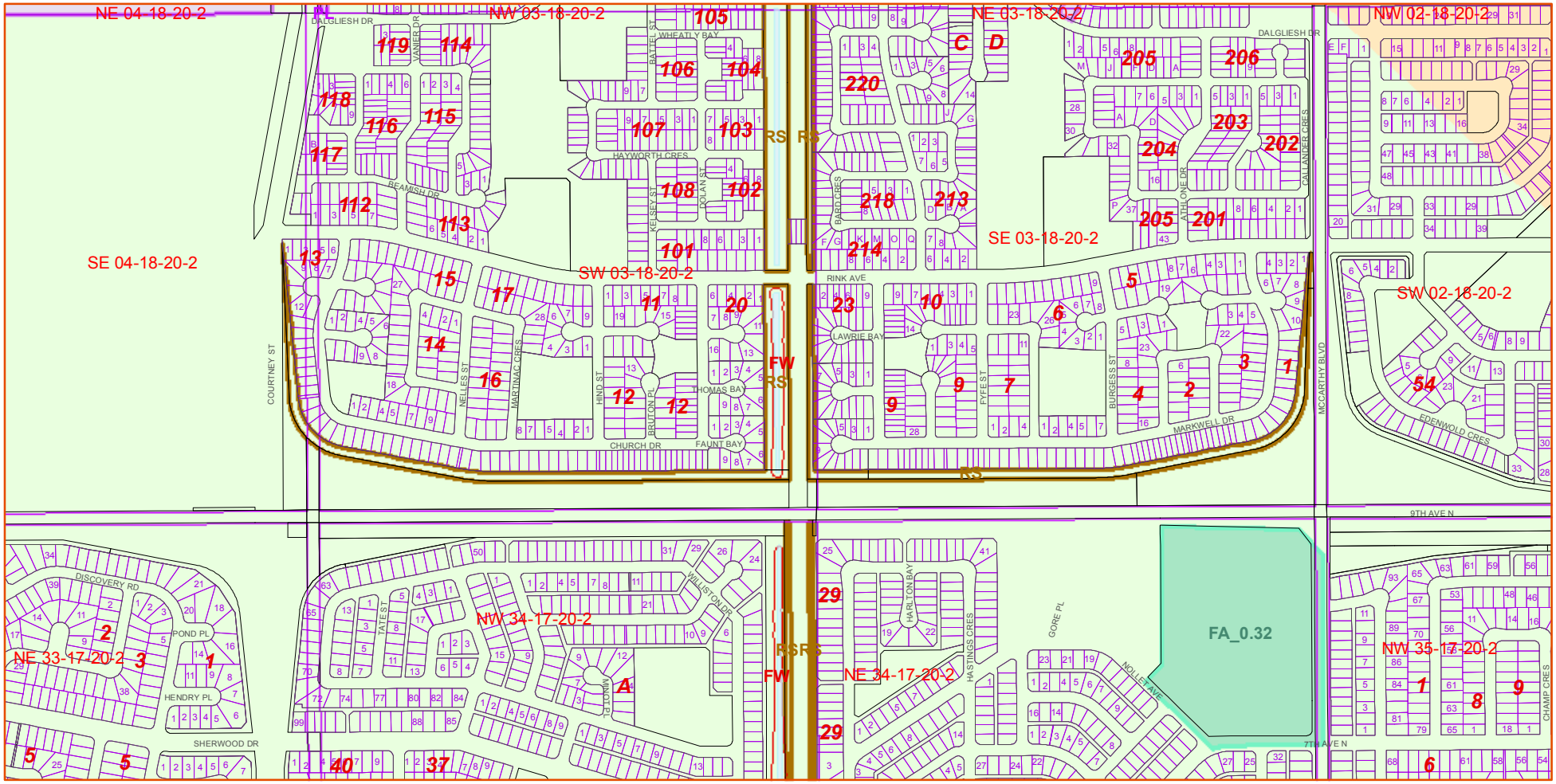
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2291 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
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- HT-O-Height Overlay Other
- LGS-Laneway and Garden Suite Overlay
- RID – Residential Infill Development Overlay
- HT-W-Wascana Height Overlay
- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

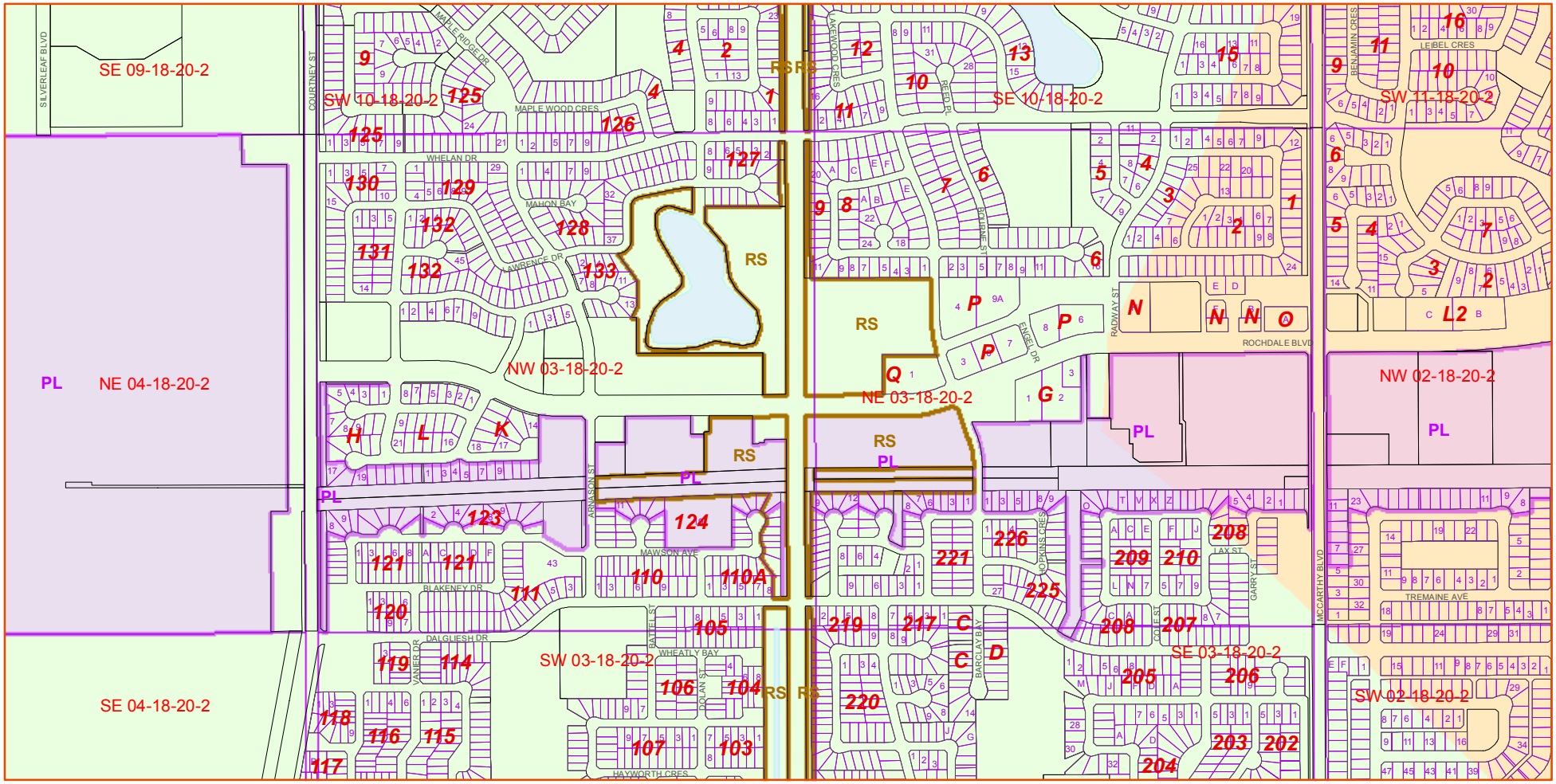
- HIGH
- MODERATE
- LOW

City of Regina | REGINA Infinite Horizons

SCALE: 0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2292 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
- HT_A-Airport Height Overlay
- HT-O-Height Overlay Other
- LGS-Laneway and Garden Suite Overlay
- RID – Residential Infill Development Overlay
- HT-W-Wascana Height Overlay
- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

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Date: 08/07/2019

Bylaw No. 2019-19

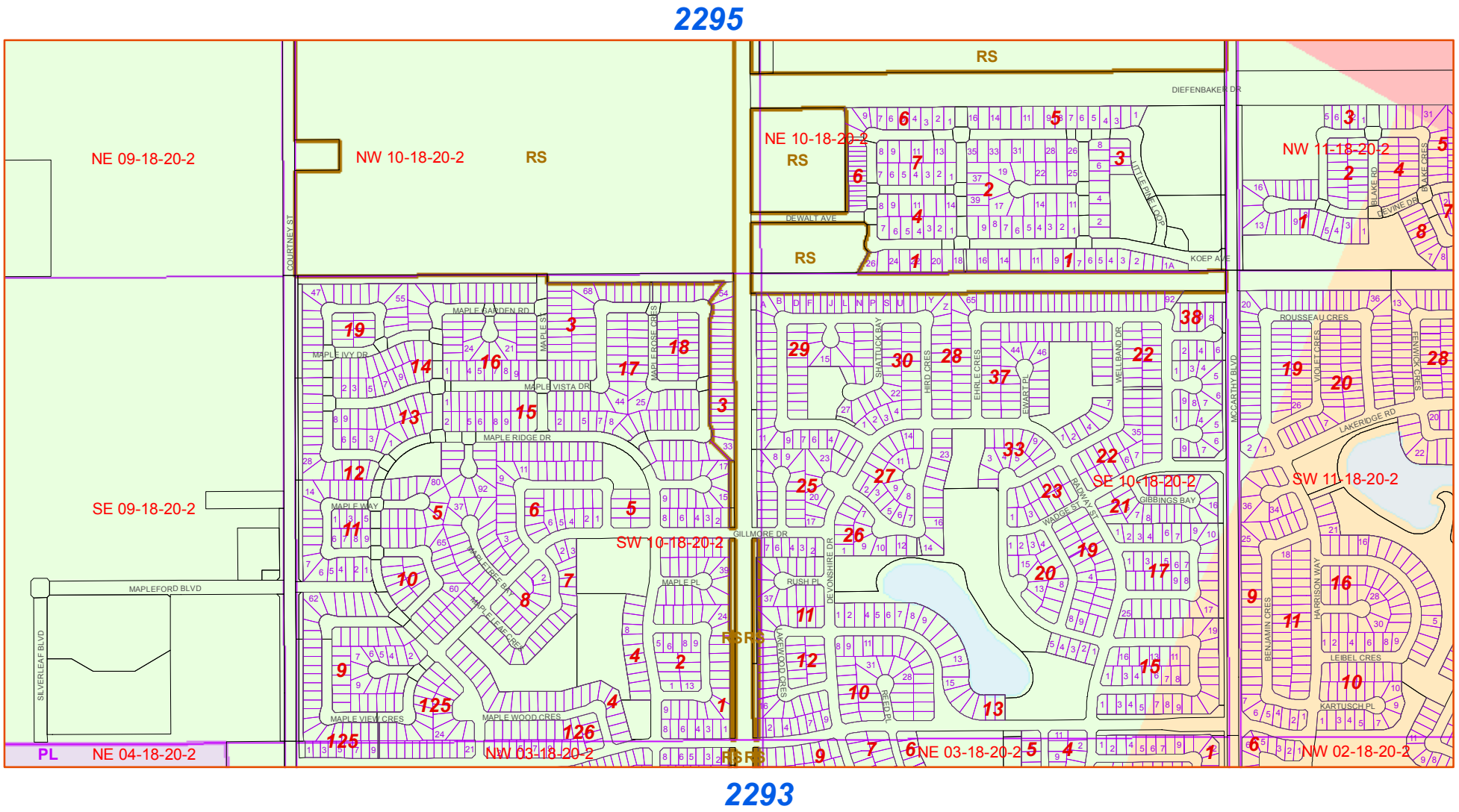
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2293 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
- HT_A-Airport Height Overlay
- HT-O-Height Overlay Other
- LGS-Laneway and Garden Suite Overlay
- RID – Residential Infill Development Overlay
- HT-W-Wascana Height Overlay
- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

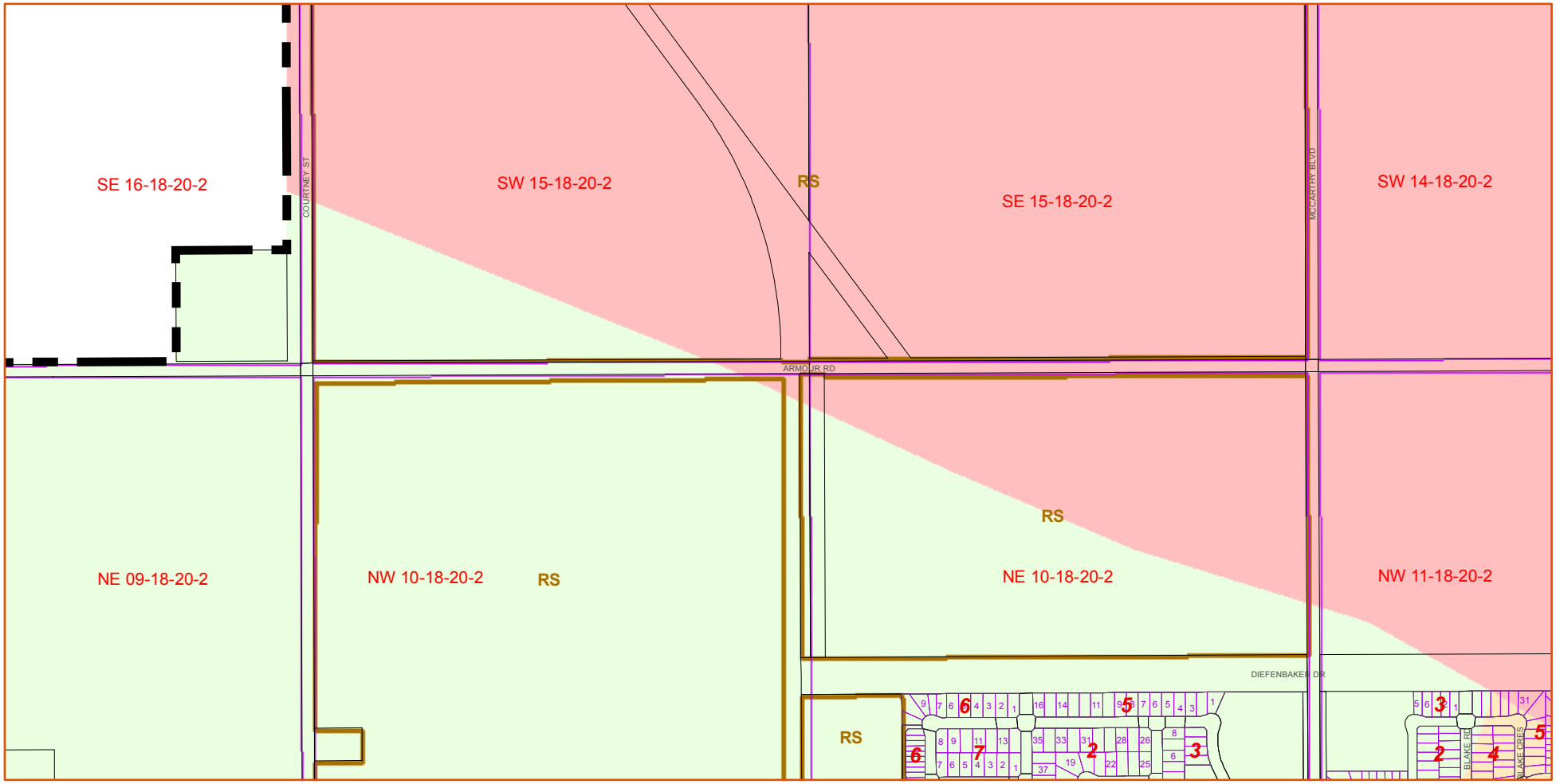
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2294 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
- HT_A-Airport Height Overlay
- HT-O-Height Overlay Other
- LGS-Laneway and Garden Suite Overlay
- RID – Residential Infill Development Overlay
- HT-W-Wascana Height Overlay
- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

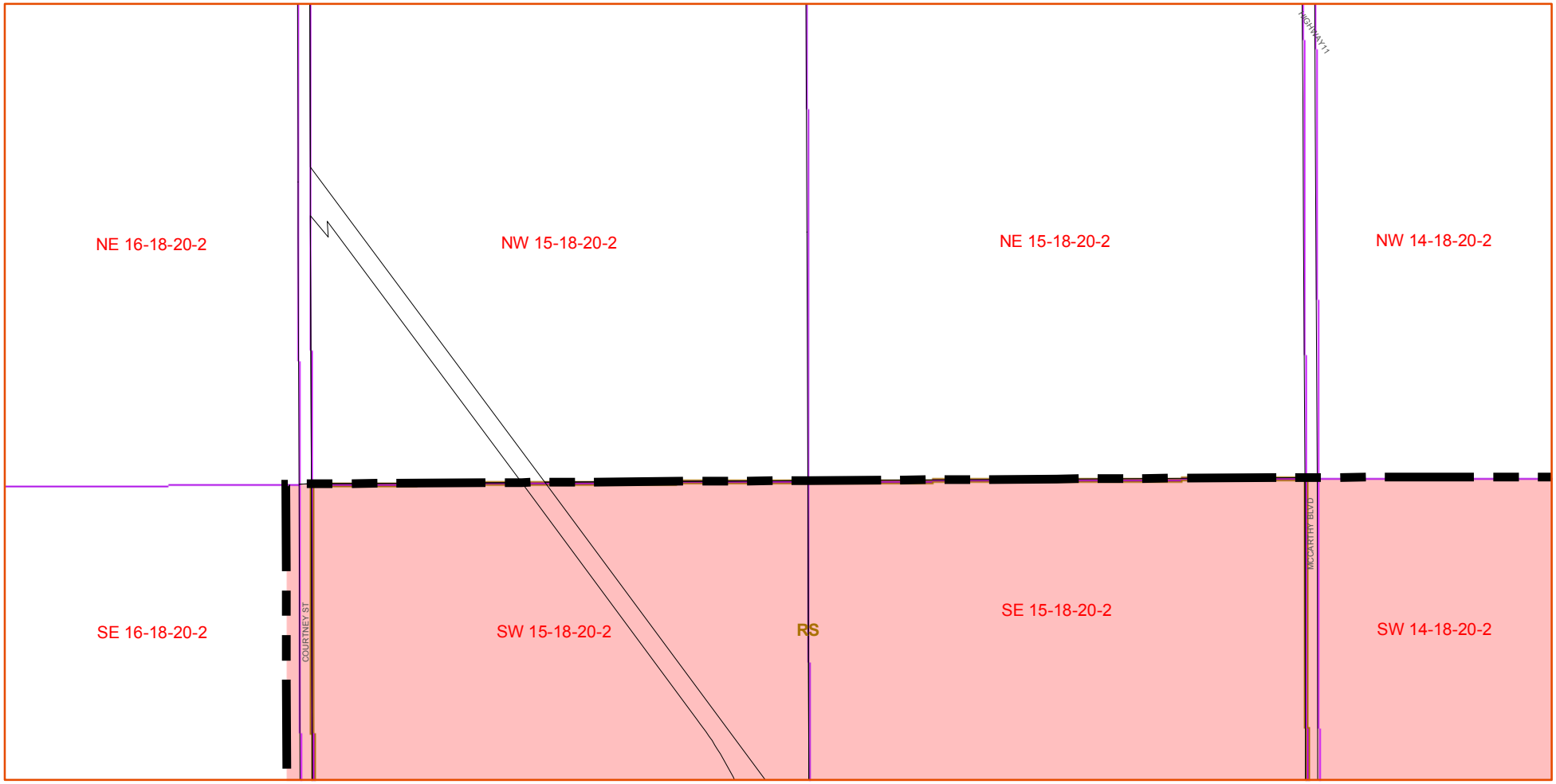
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2295 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
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- HT-O-Height Overlay Other
- LGS-Laneway and Garden Suite Overlay
- RID – Residential Infill Development Overlay
- HT-W-Wascana Height Overlay
- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

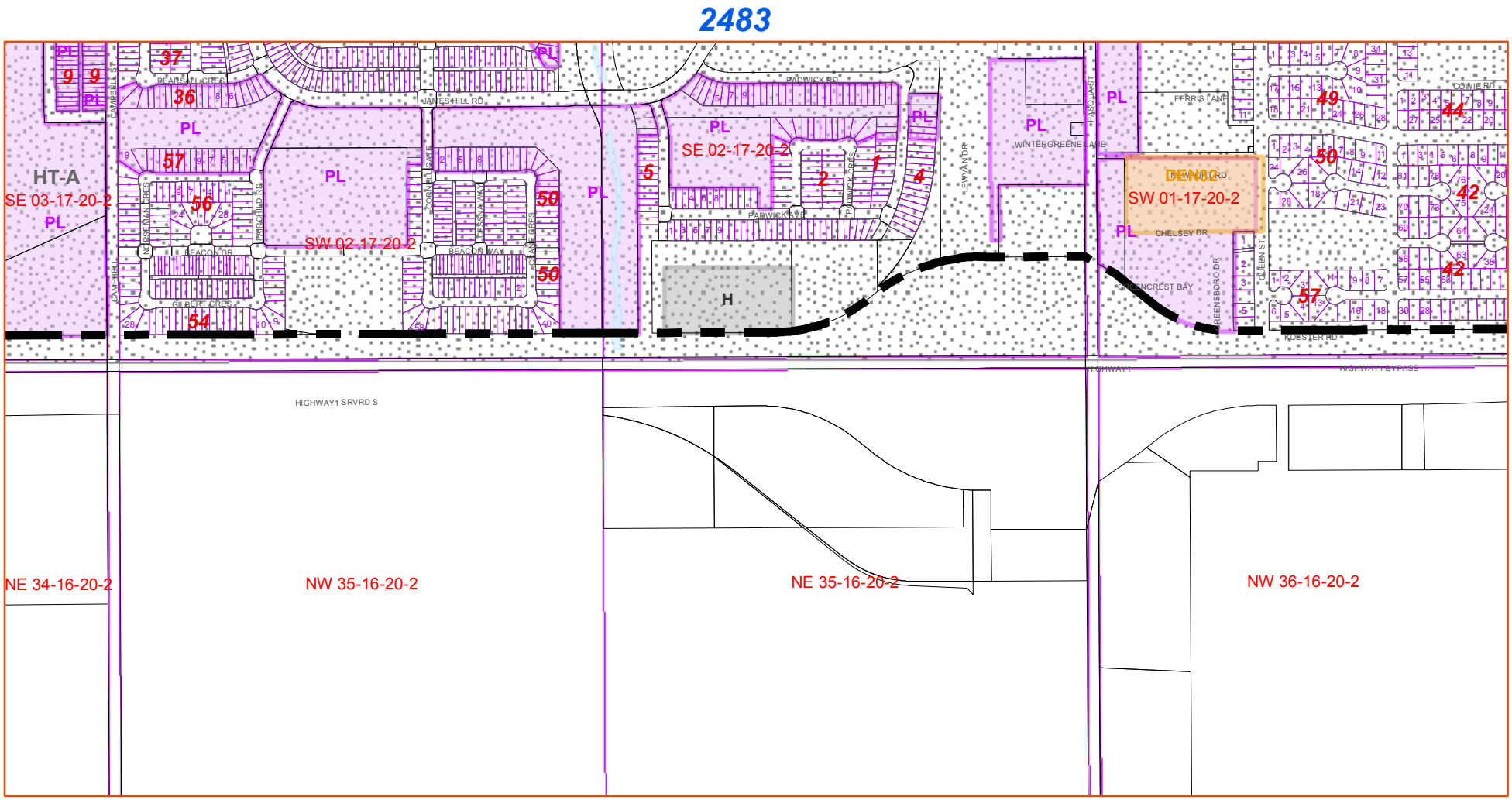
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2296 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
- HT_A-Airport Height Overlay
- HT-O-Height Overlay Other
- LGS-Laneway and Garden Suite Overlay
- RID – Residential Infill Development Overlay
- HT-W-Wascana Height Overlay
- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

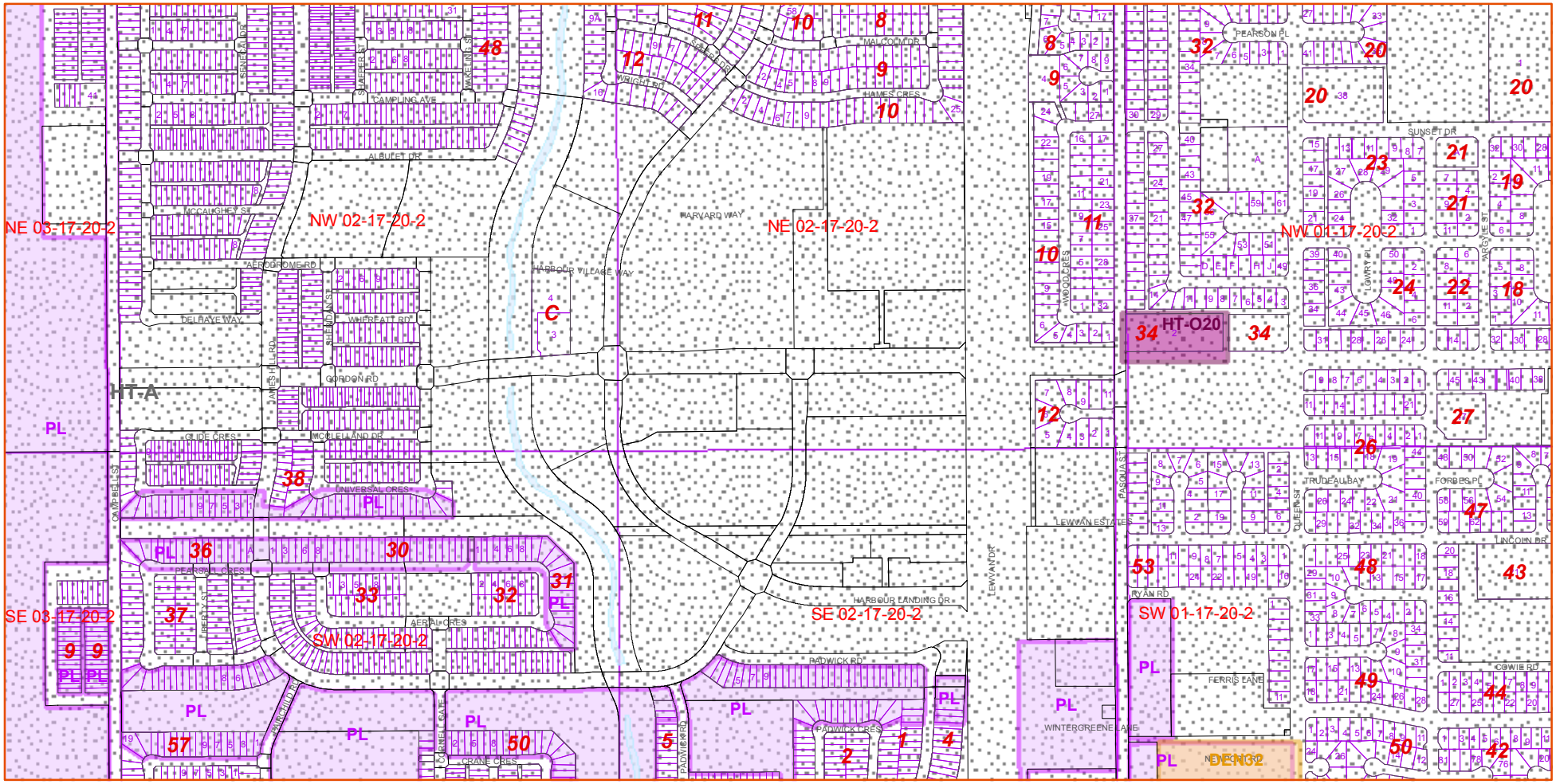
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2482 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
- HT_A-Airport Height Overlay
- HT-O-Height Overlay Other
- LGS-Laneway and Garden Suite Overlay
- RID – Residential Infill Development Overlay
- HT-W-Wascana Height Overlay
- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

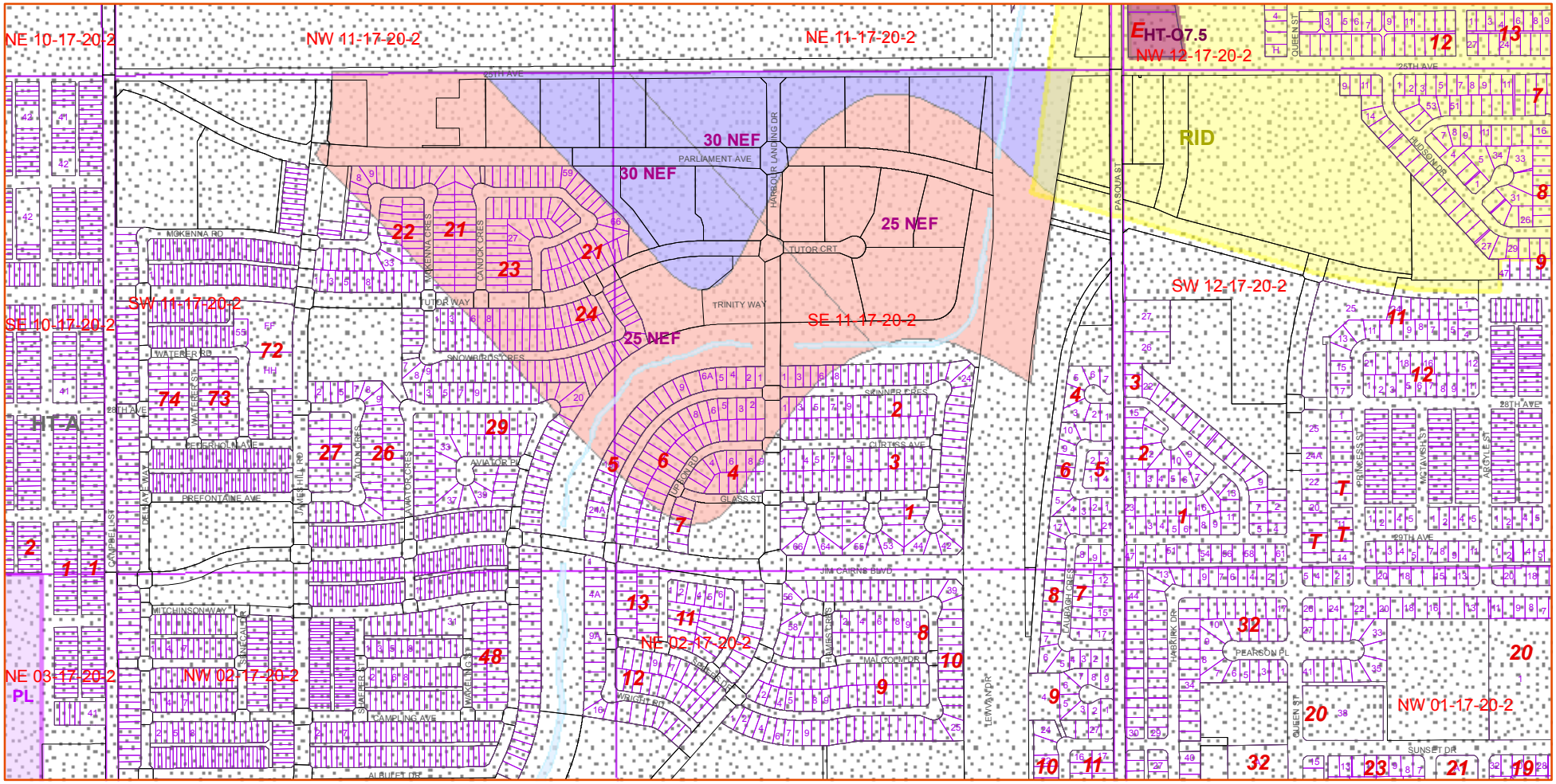
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2483 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
- HT_A-Airport Height Overlay
- HT-O-Height Overlay Other
- LGS-Laneway and Garden Suite Overlay
- RID – Residential Infill Development Overlay
- HT-W-Wascana Height Overlay
- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

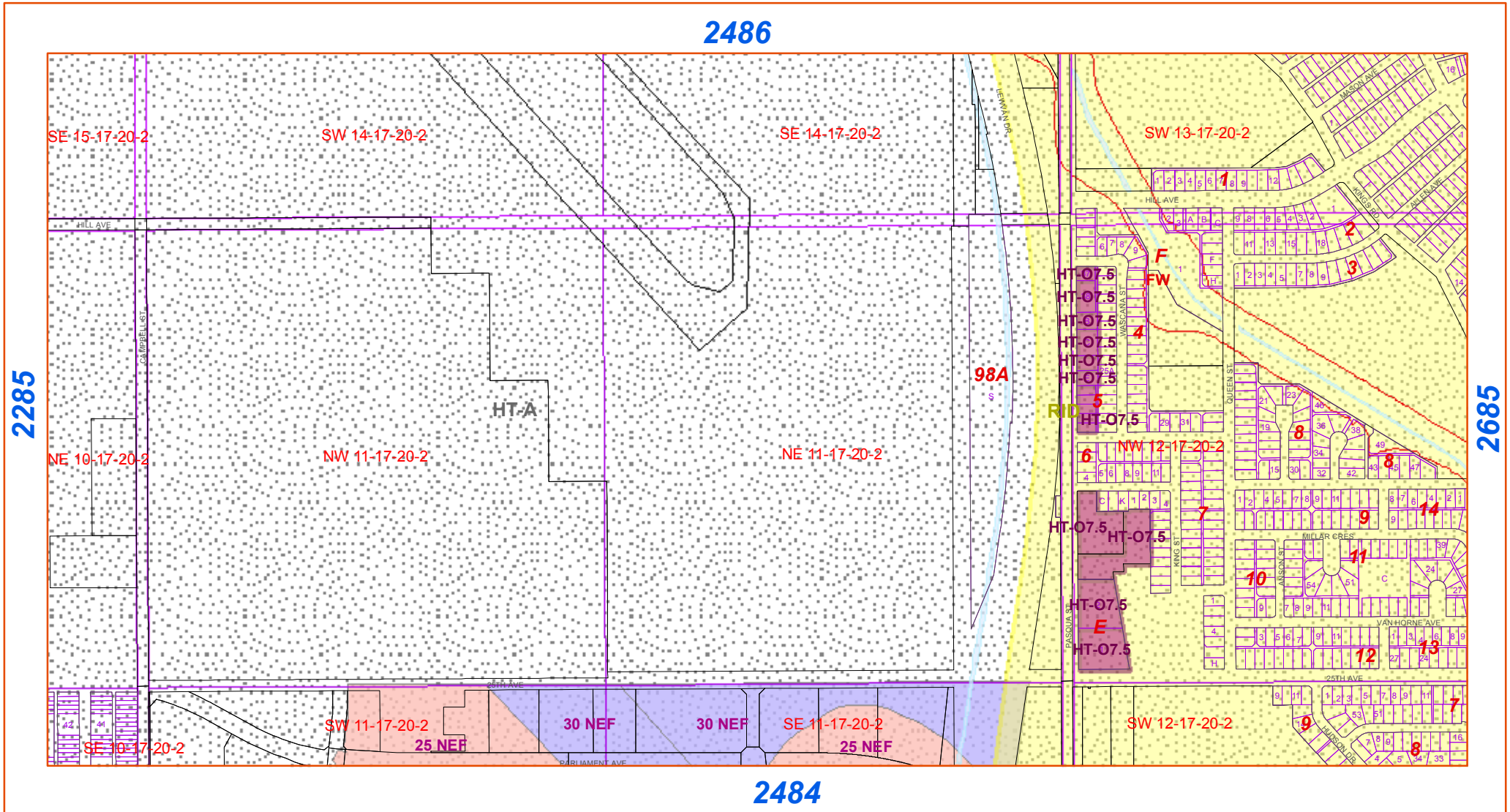
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2484 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
- HT_A-Airport Height Overlay
- HT-O-Height Overlay Other
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- RID – Residential Infill Development Overlay
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NEF - Noise Exposure Forecast Overlay

- 25NEF
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AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

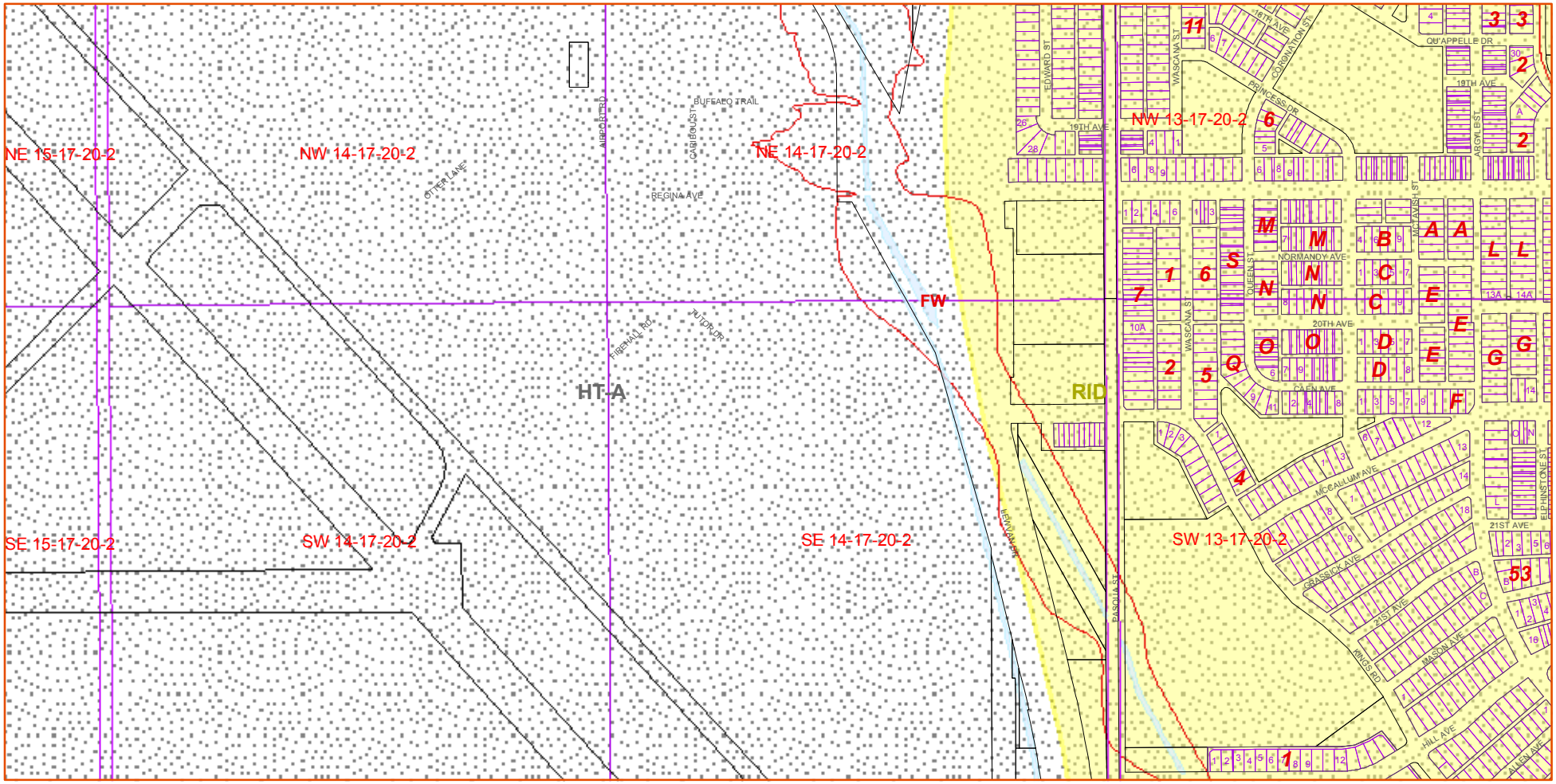
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2485 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
- HT_A-Airport Height Overlay
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NEF - Noise Exposure Forecast Overlay

- 25NEF
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AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

REVISED: 08/07/2019

Date: 08/07/2019

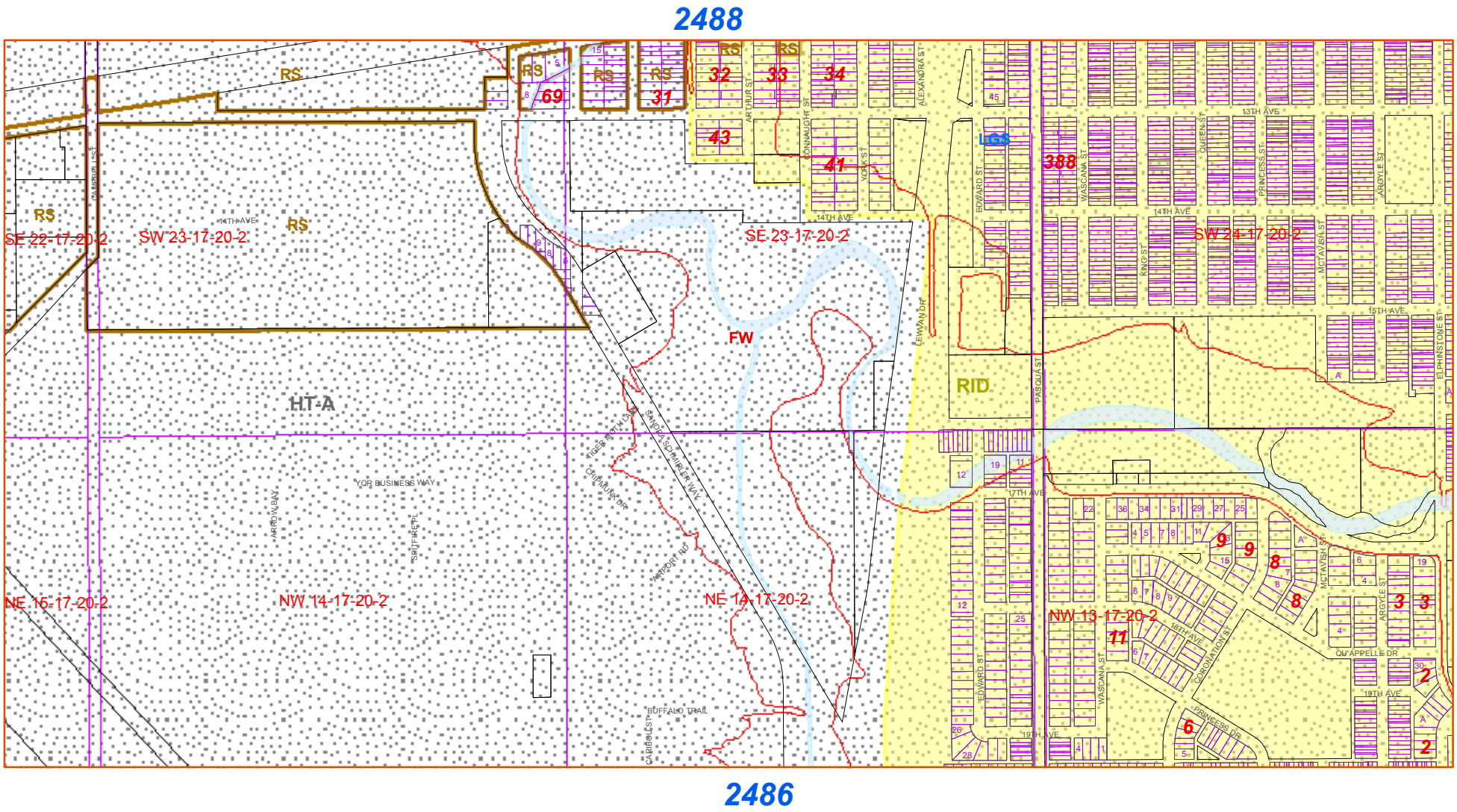
Bylaw No. 2019-19

SCALE: 0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2486 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
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- HT-W-Wascana Height Overlay
- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

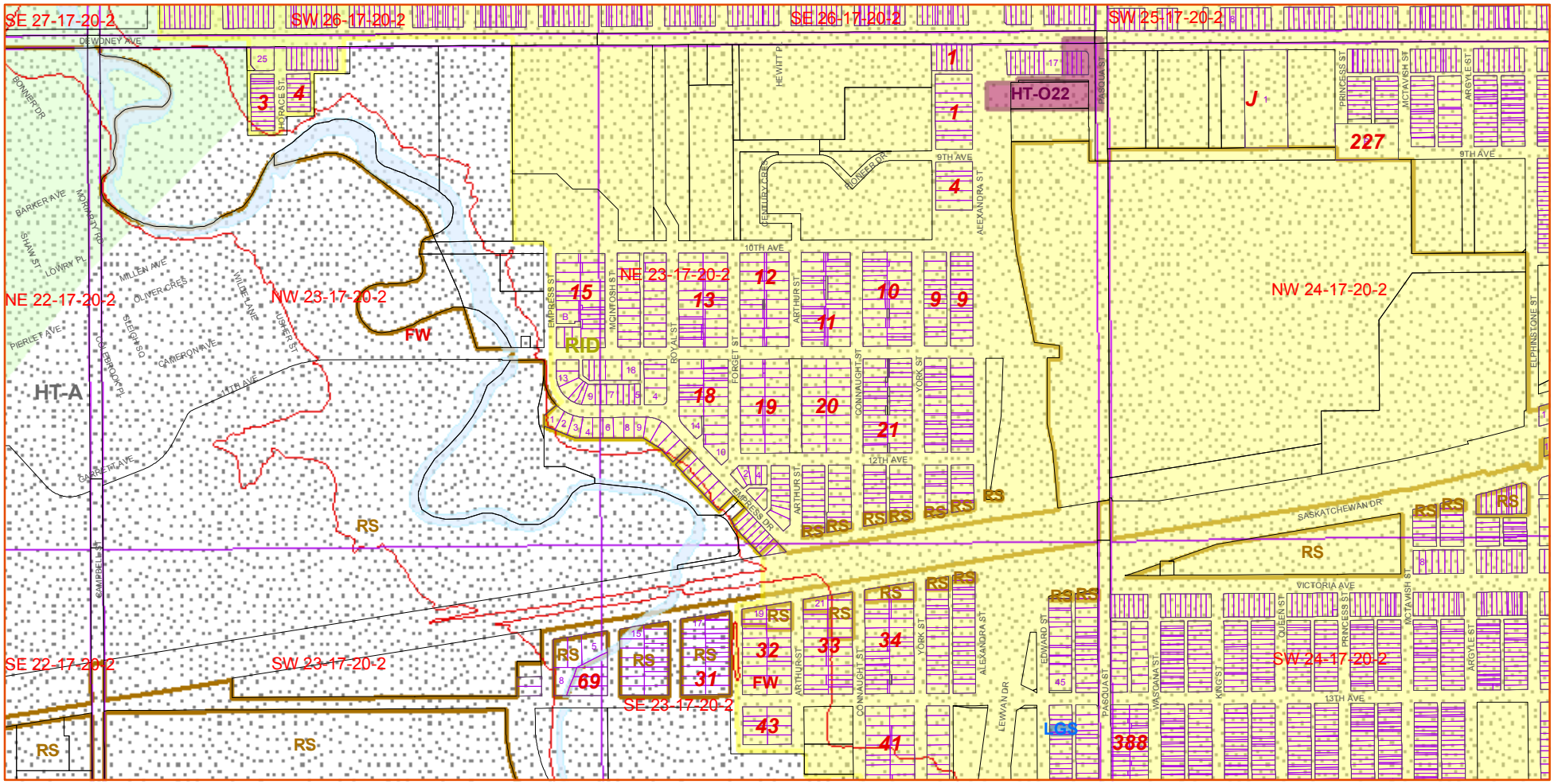
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2487 (B)



REVISED: 08/07/2019

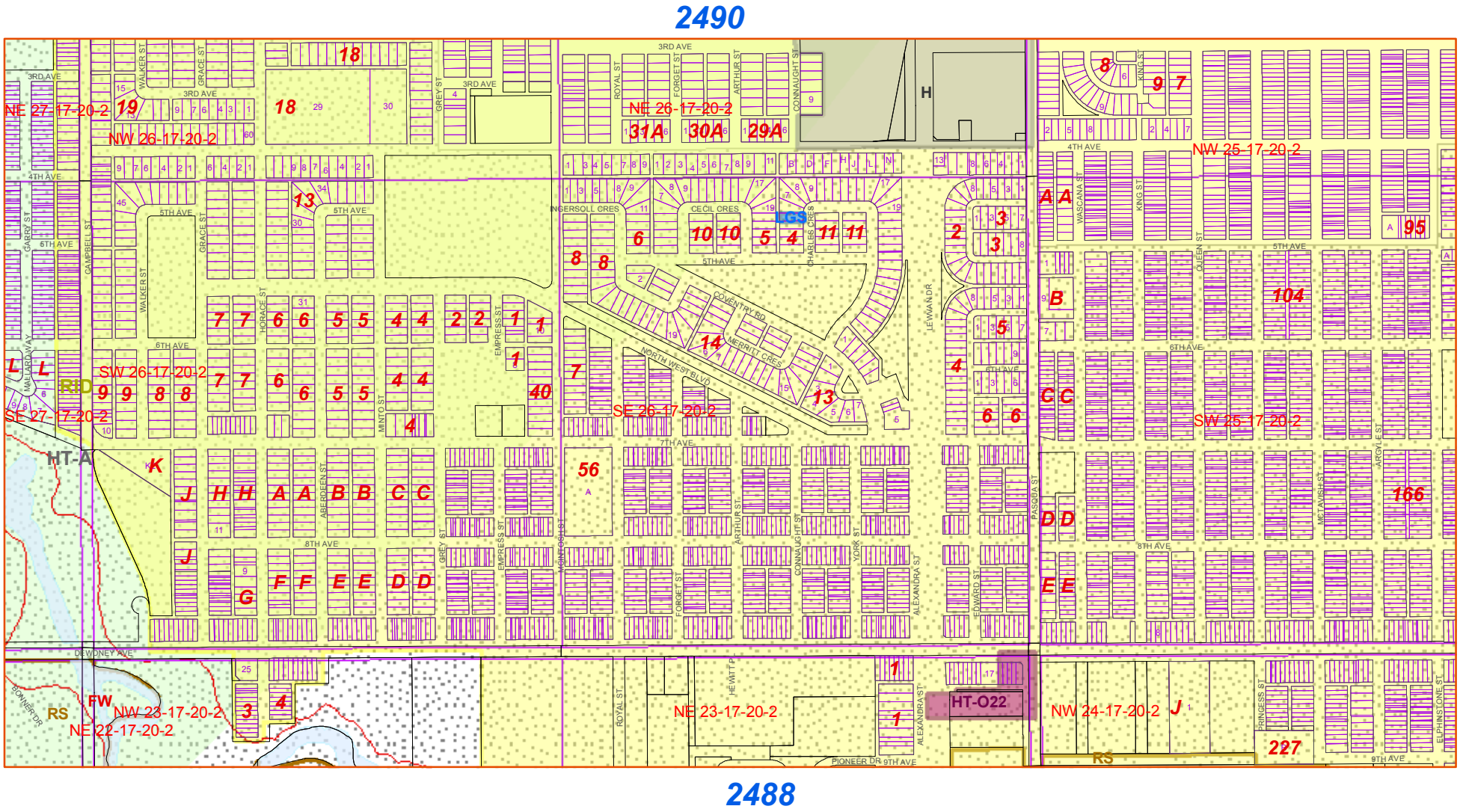
Date: 08/07/2019

Bylaw No. 2019-19

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2488 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
- HT_A-Airport Height Overlay
- HT-O-Height Overlay Other
- LGS-Laneway and Garden Suite Overlay
- RID – Residential Infill Development Overlay
- HT-W-Wascana Height Overlay
- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

REVISED: 08/07/2019

Date: 08/07/2019

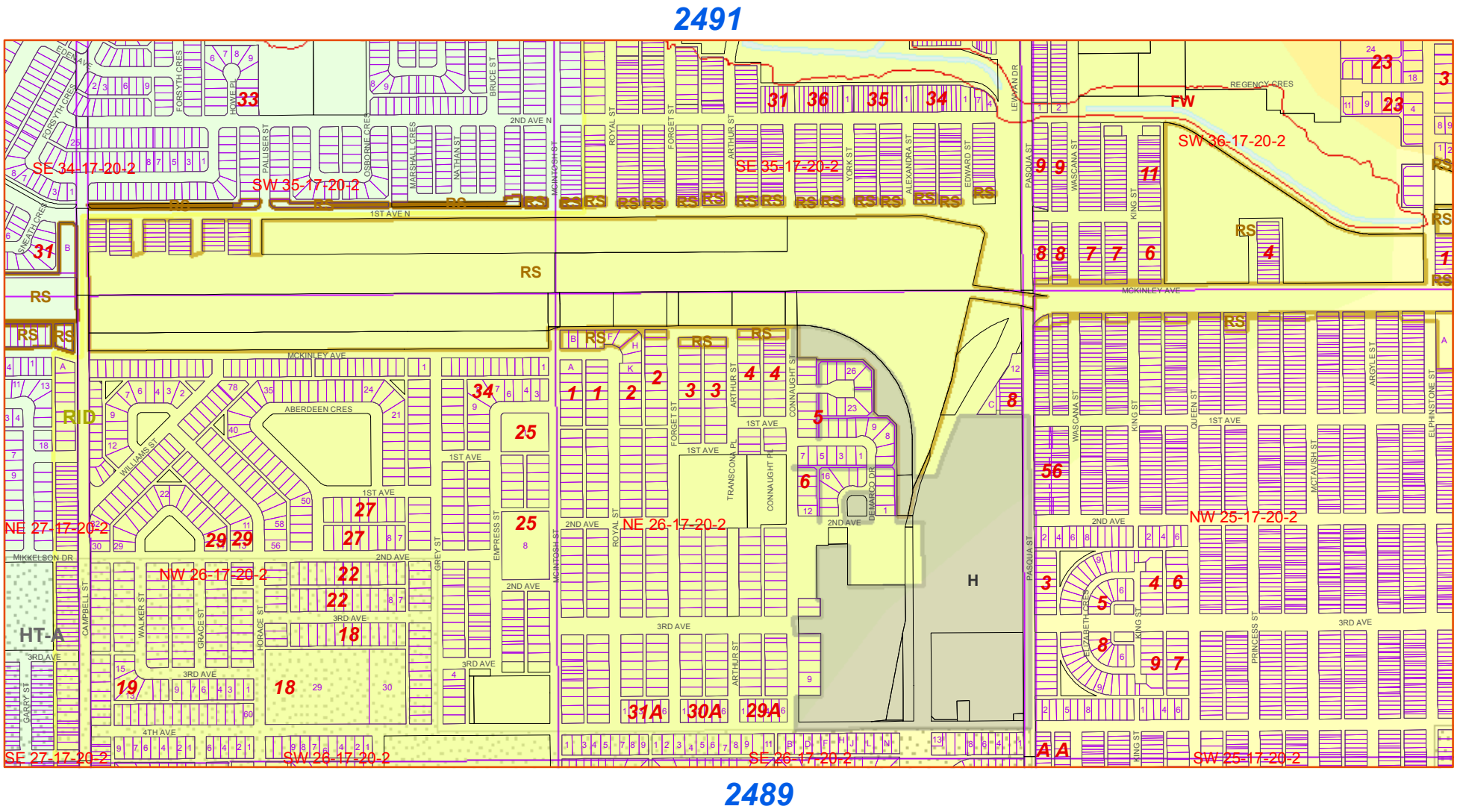
Bylaw No. 2019-19

SCALE: 0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2489 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
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- H-Holding Overlay
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- HT-O-Height Overlay Other
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- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

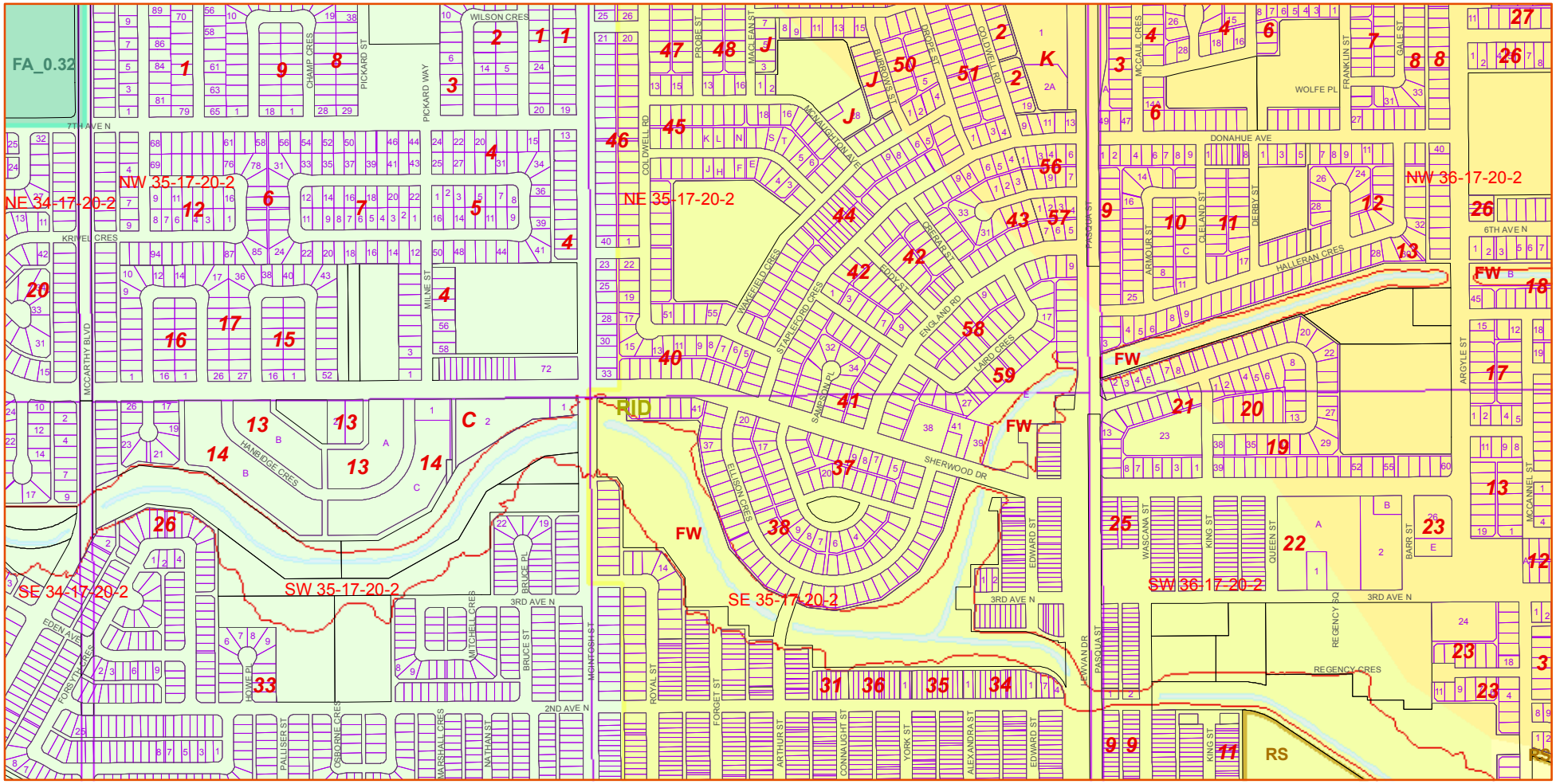
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2490 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
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NEF - Noise Exposure Forecast Overlay

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AP - Aquifer Protection Overlay

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- LOW

REVISED: 08/07/2019

Date: 08/07/2019

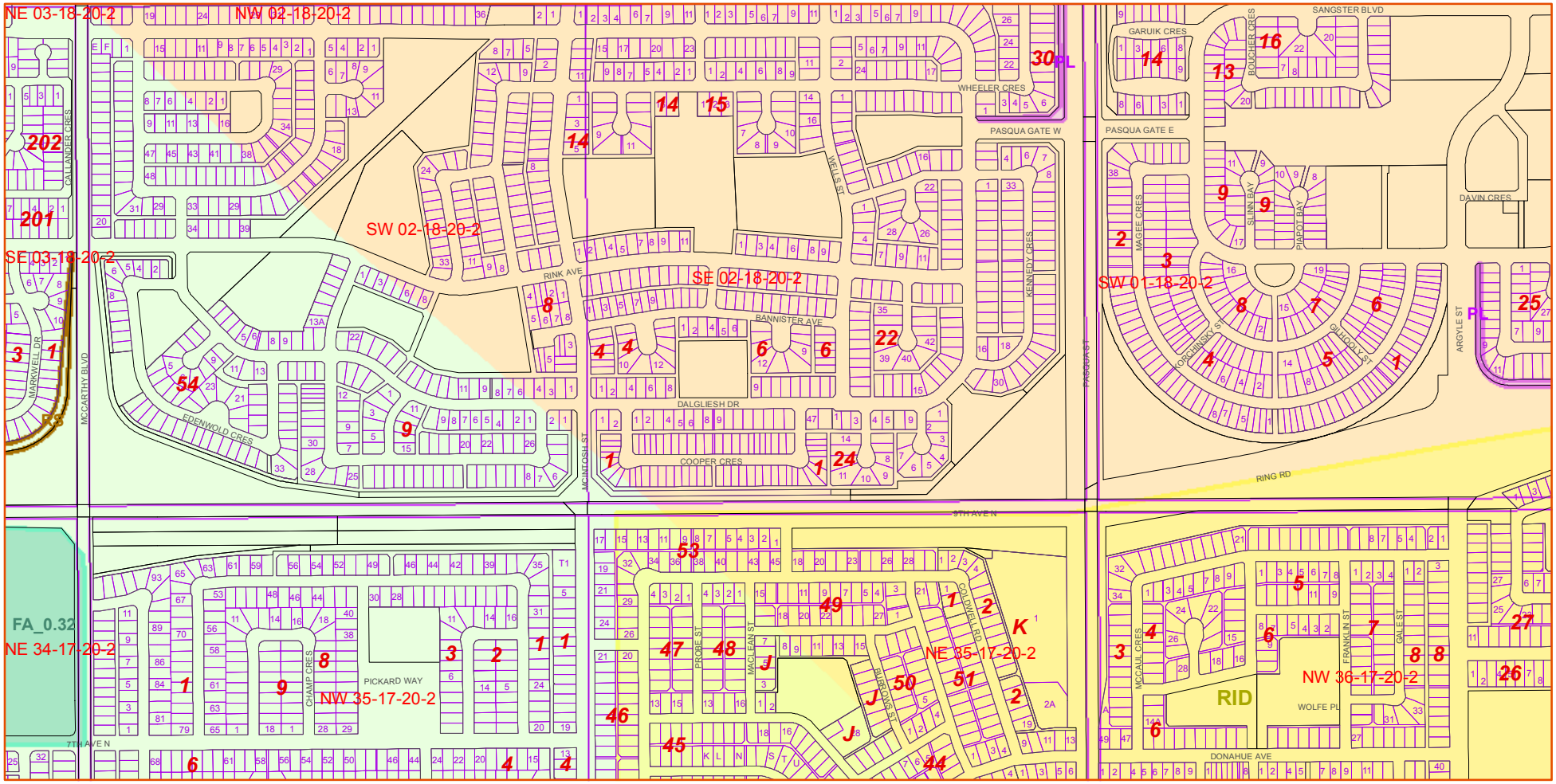
Bylaw No. 2019-19

SCALE: 0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2491 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
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- DEN-Residential Density Overlay
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AP - Aquifer Protection Overlay

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REVISED: 08/07/2019

Date: 08/07/2019

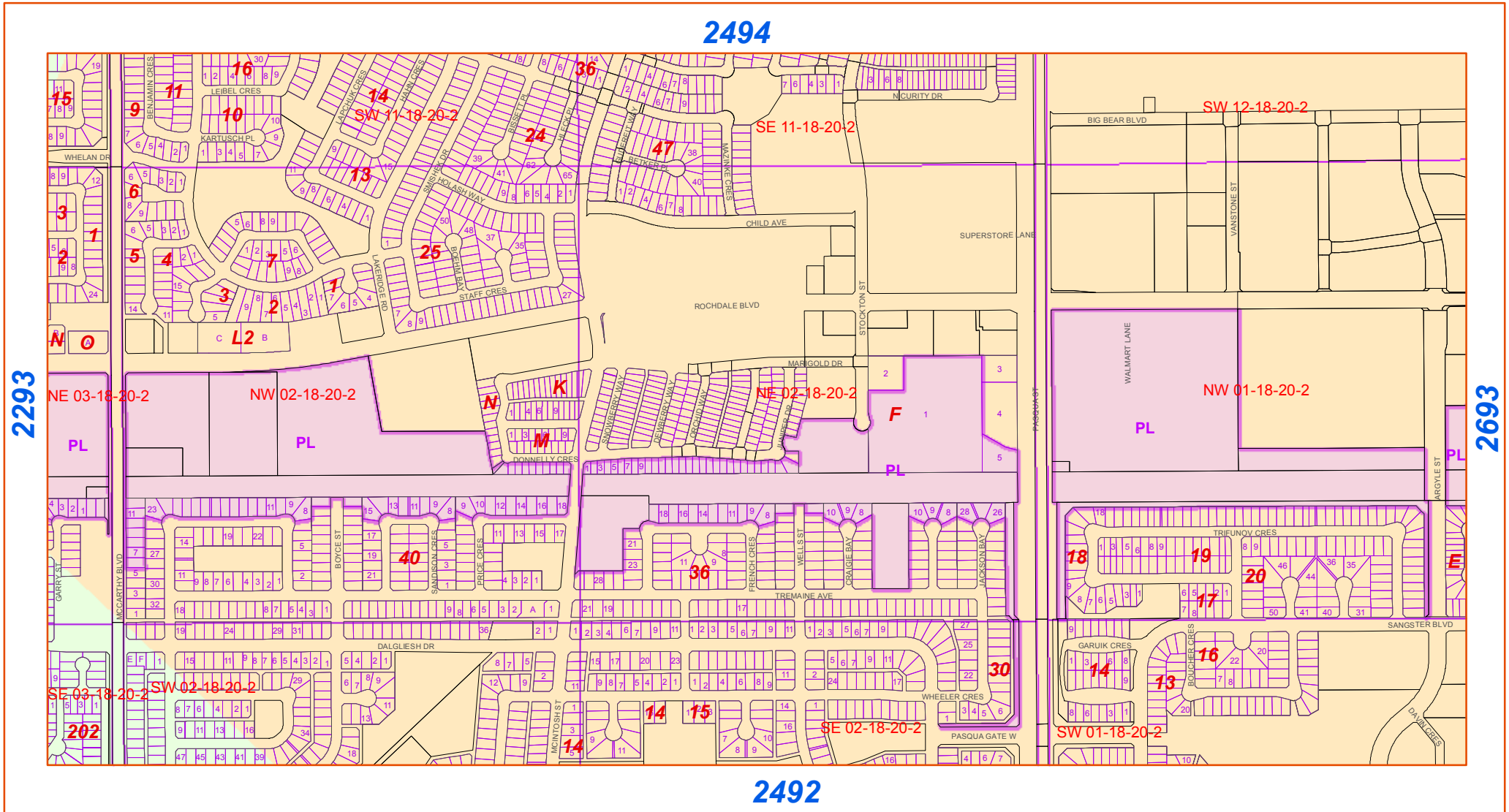
Bylaw No. 2019-19

SCALE: 0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2492 (B)



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Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
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NEF - Noise Exposure Forecast Overlay

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- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

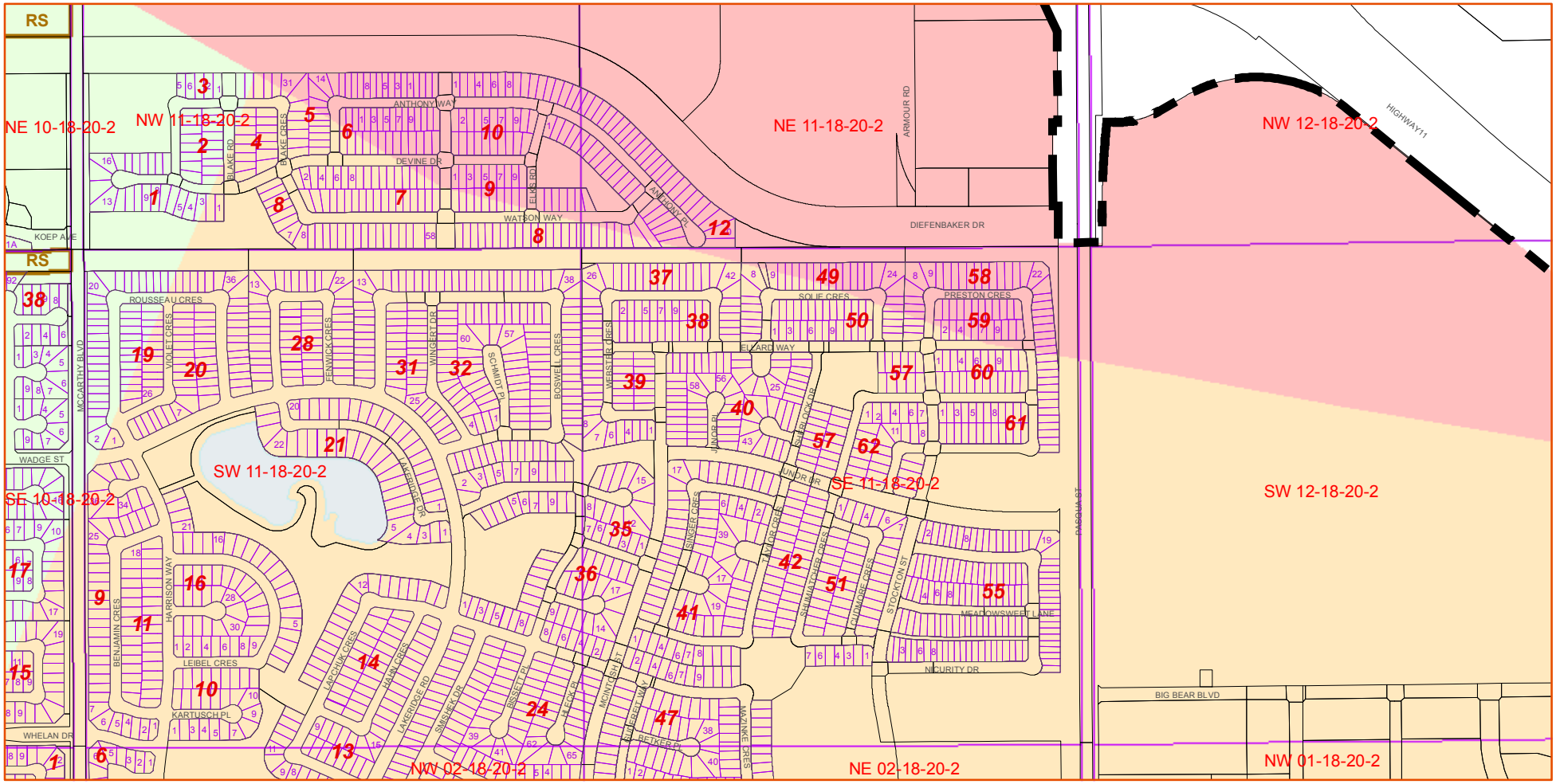
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2493 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
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- AC-Architectural Control District Overlay
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NEF - Noise Exposure Forecast Overlay

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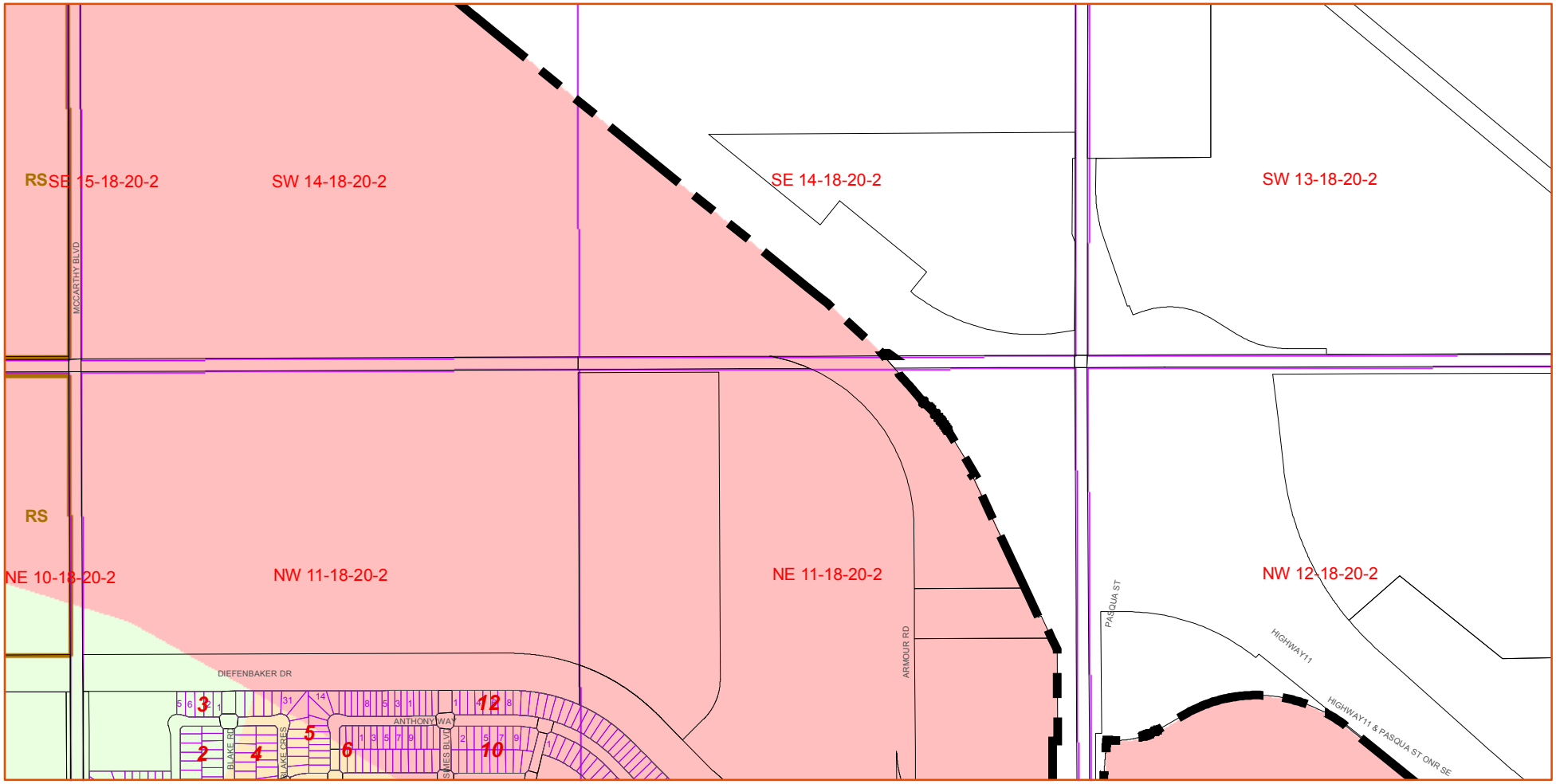
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2494 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
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AP - Aquifer Protection Overlay

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Date: 08/07/2019

Bylaw No. 2019-19

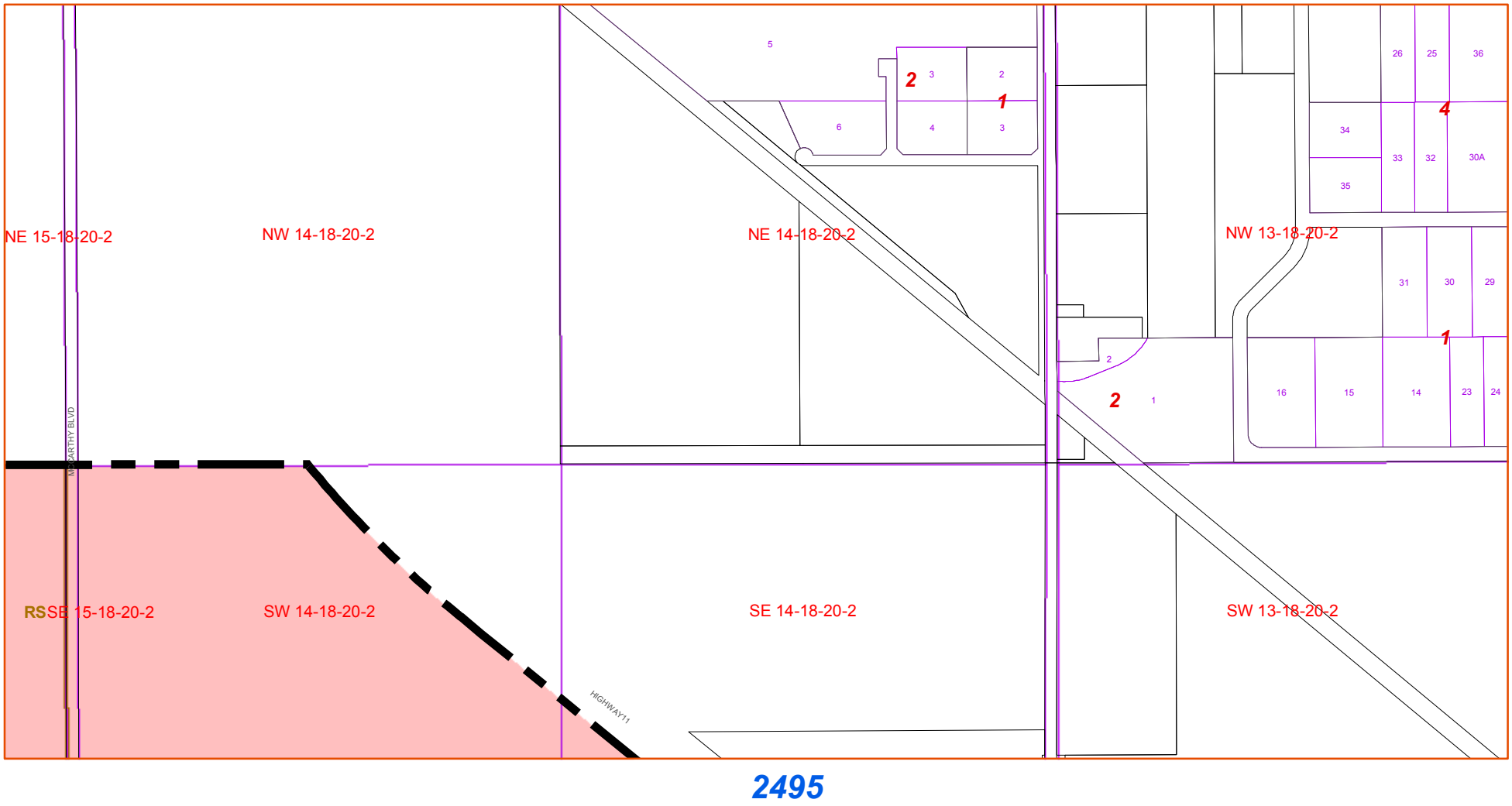
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2495 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
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- FA-Floor Area Overlay
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NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

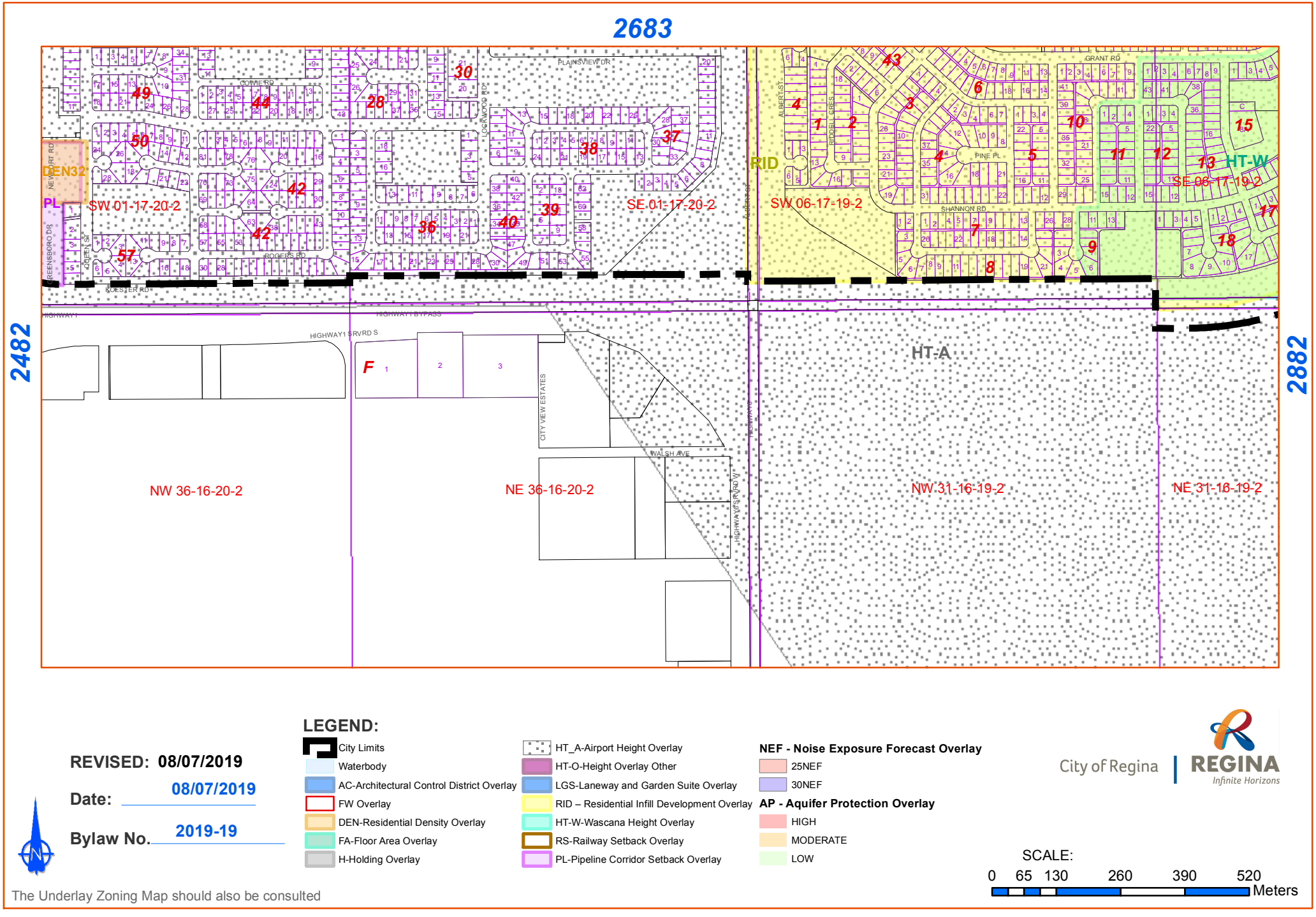
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2496 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
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AP - Aquifer Protection Overlay

- HIGH
- MODERATE
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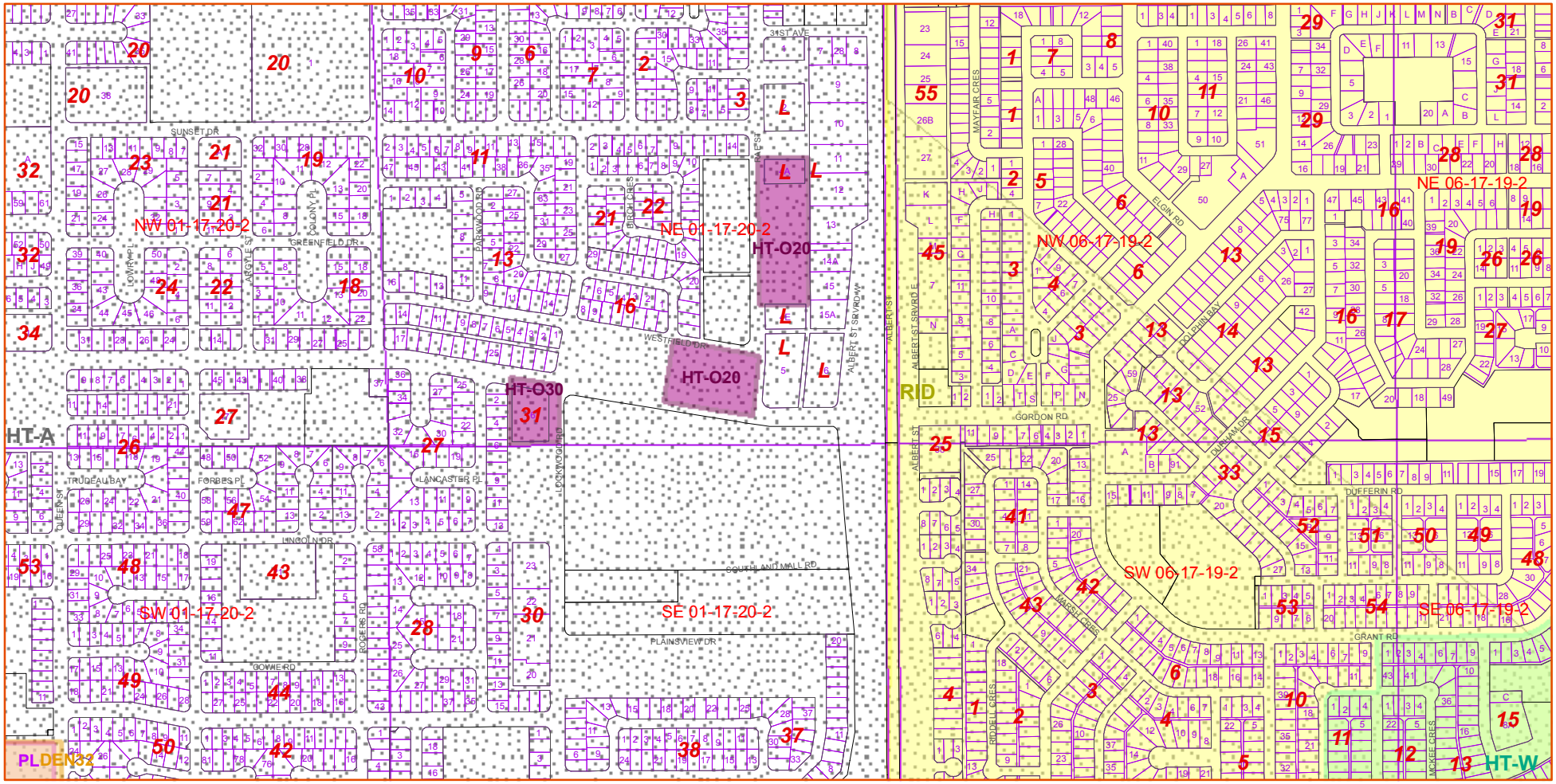
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2682 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
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- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

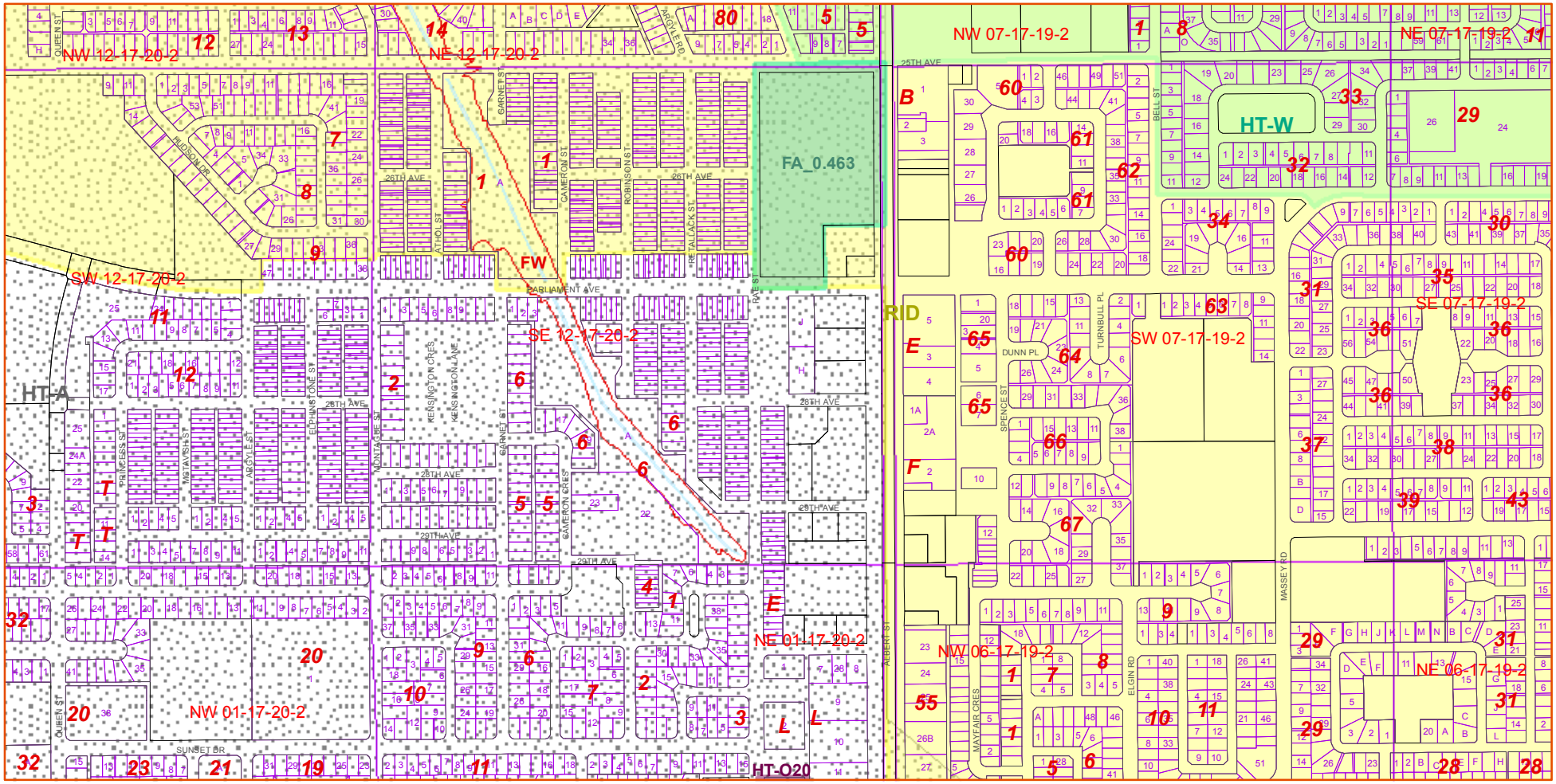
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2683 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
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NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

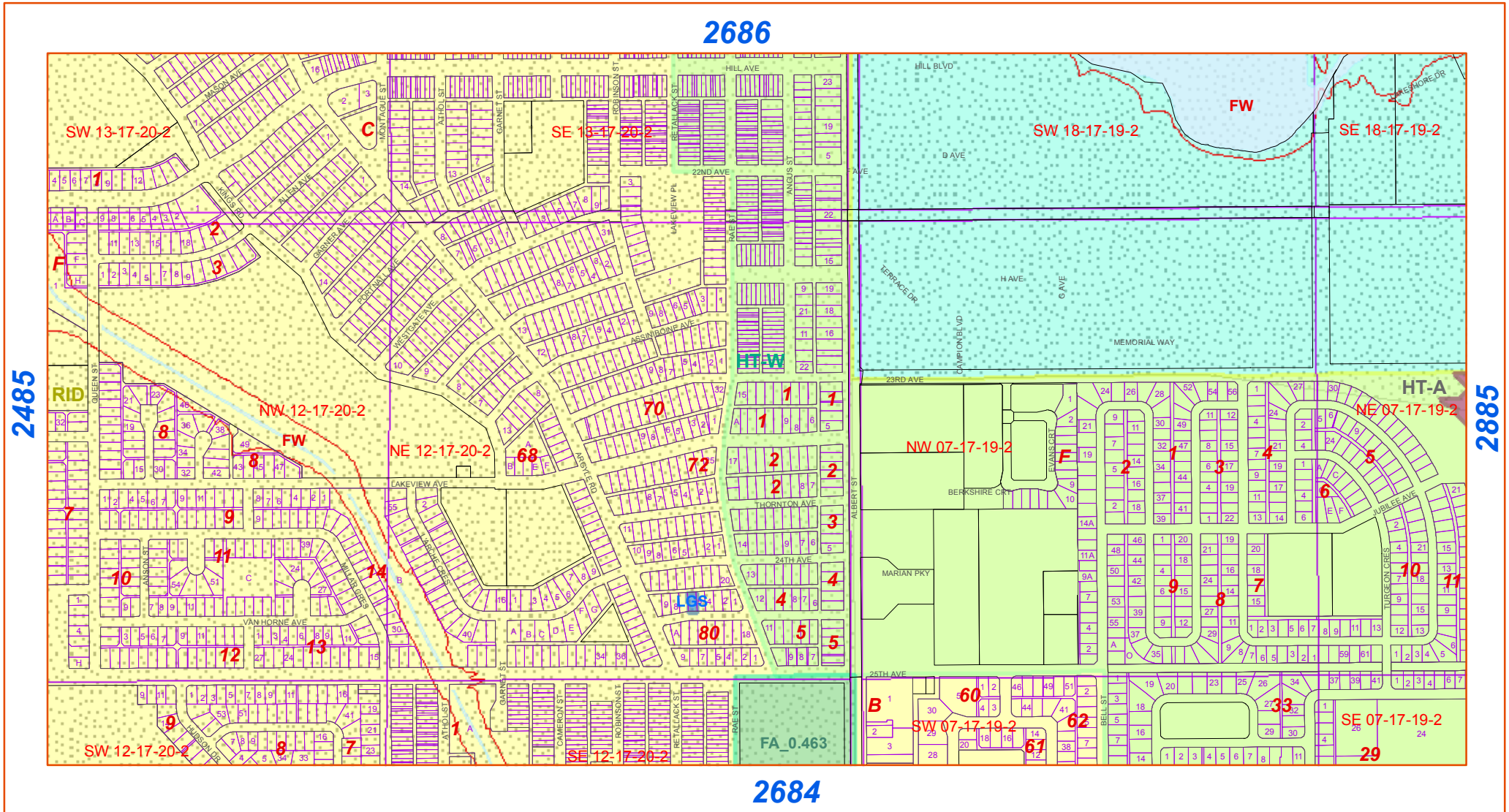
- HIGH
- MODERATE
- LOW

City of Regina | REGINA Infinite Horizons

SCALE: 0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2684 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
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NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

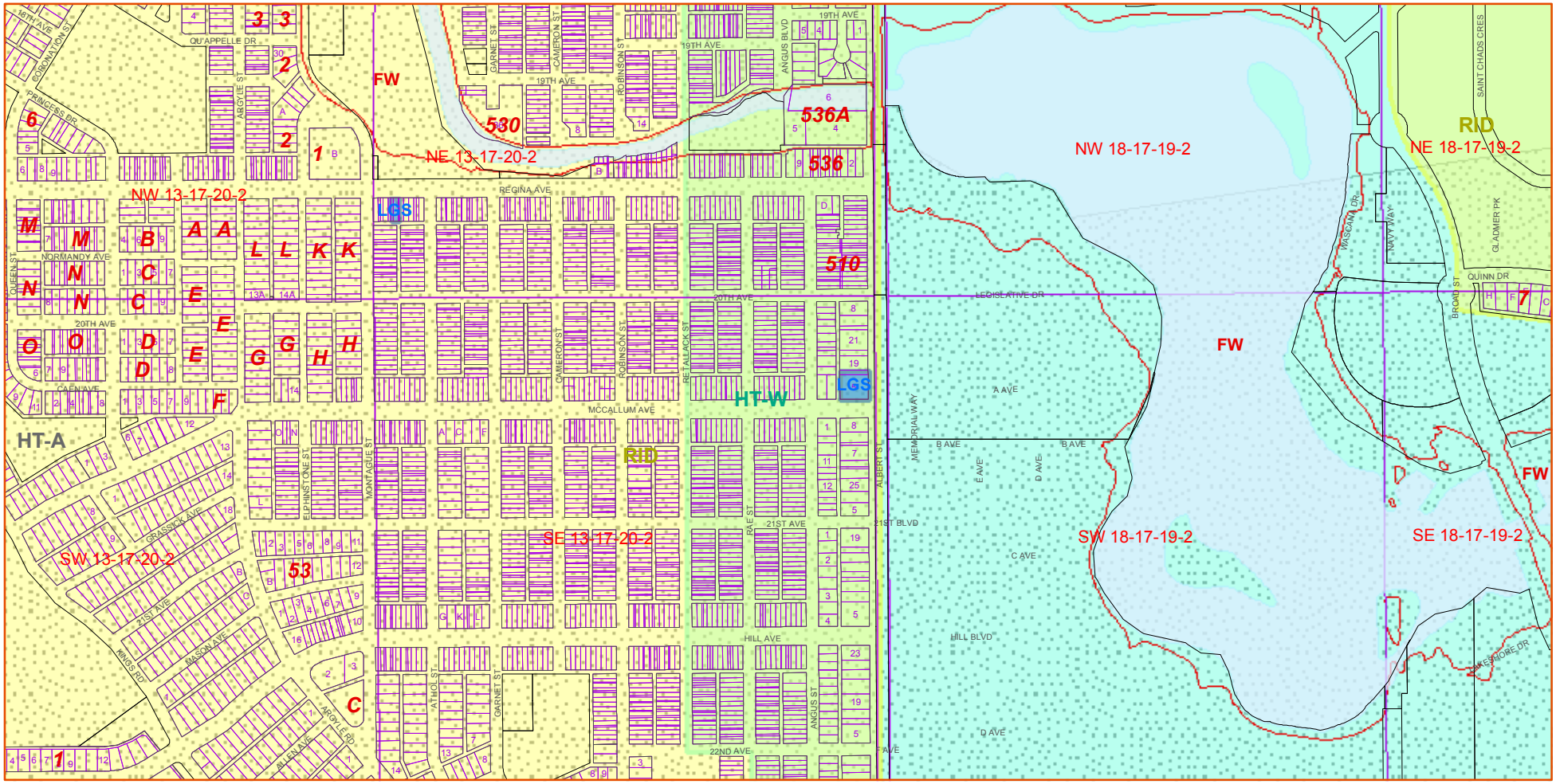
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2685 (B)



LEGEND:

- City Limits
- Waterbody
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NEF - Noise Exposure Forecast Overlay

- 25NEF
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AP - Aquifer Protection Overlay

- HIGH
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- LOW

REVISED: 08/07/2019

Date: 08/07/2019

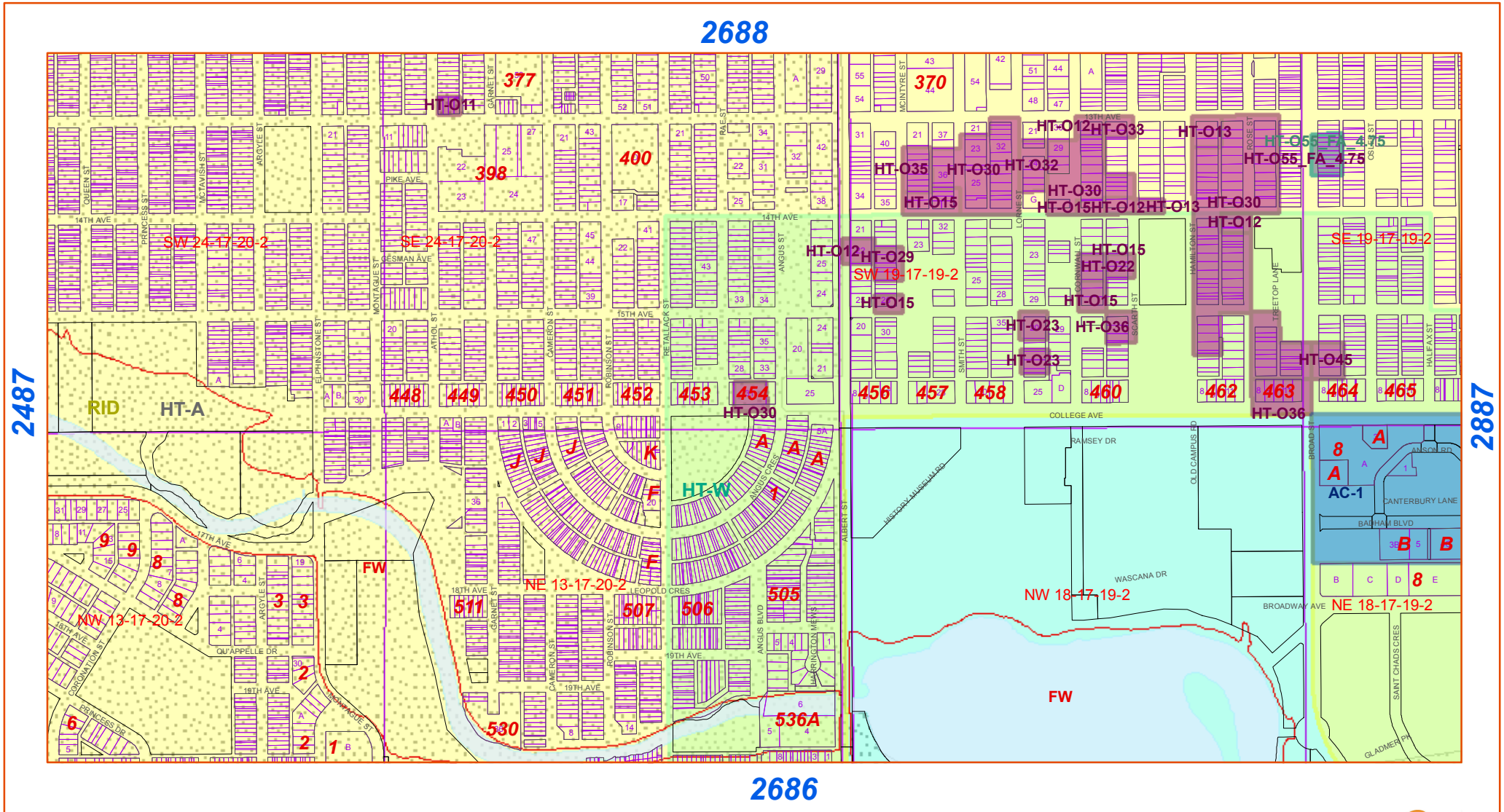
Bylaw No. 2019-19

SCALE: 0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2686 (B)



LEGEND:

- City Limits
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REVISED: 08/07/2019

Date: 08/07/2019

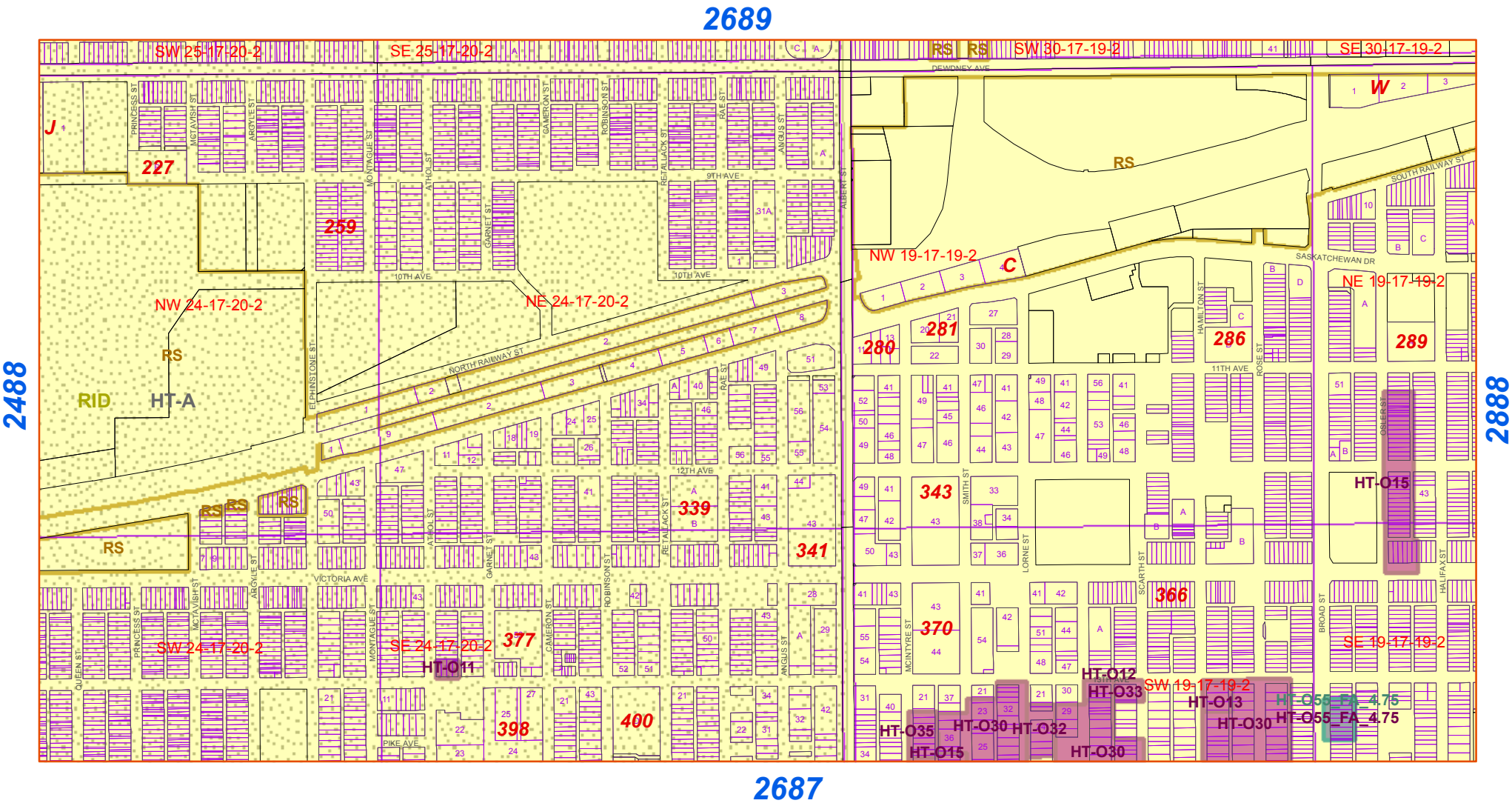
Bylaw No. 2019-19

SCALE: 0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2687 (B)



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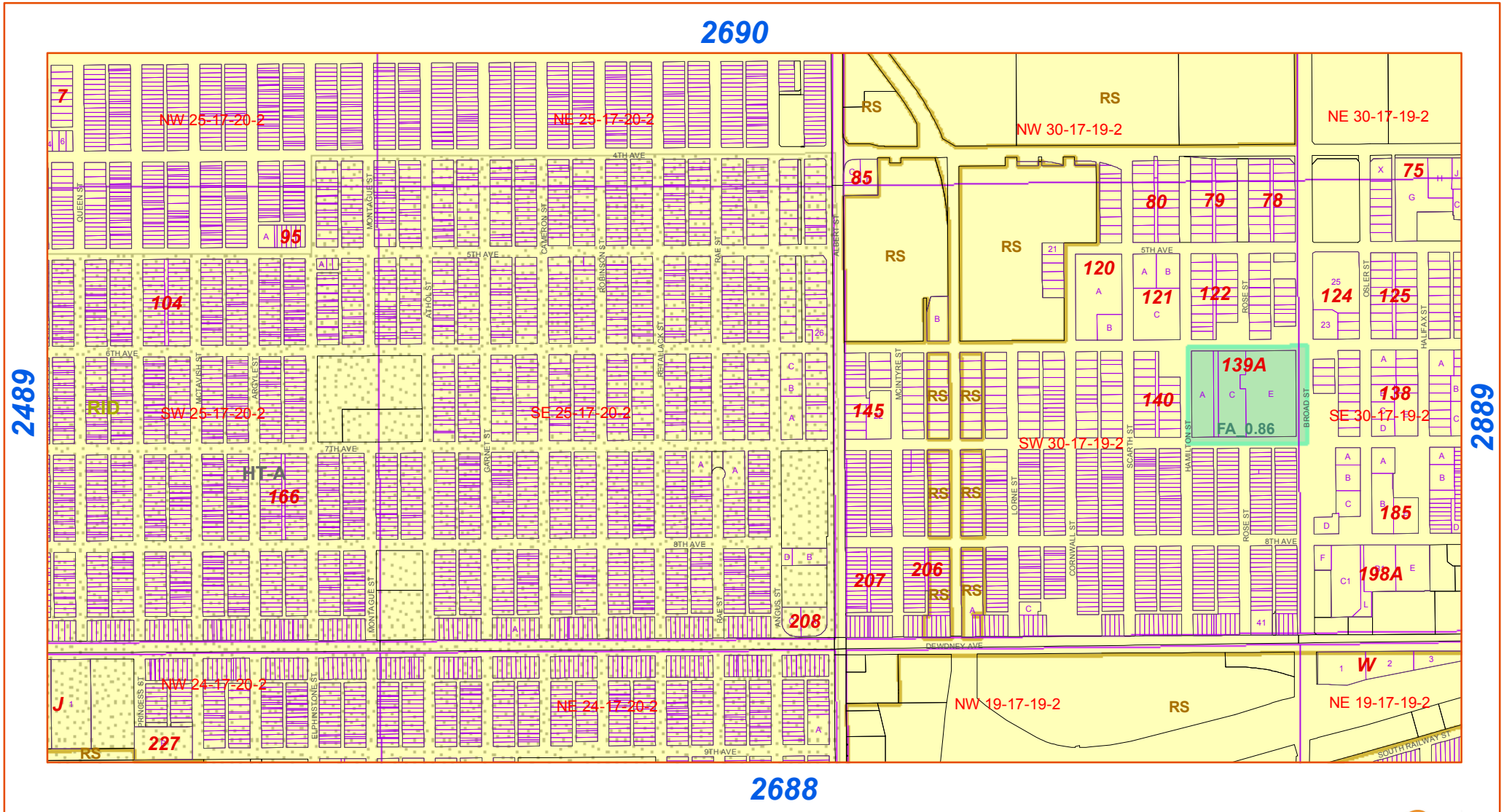
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2688 (B)



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LEGEND:

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NEF - Noise Exposure Forecast Overlay

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AP - Aquifer Protection Overlay

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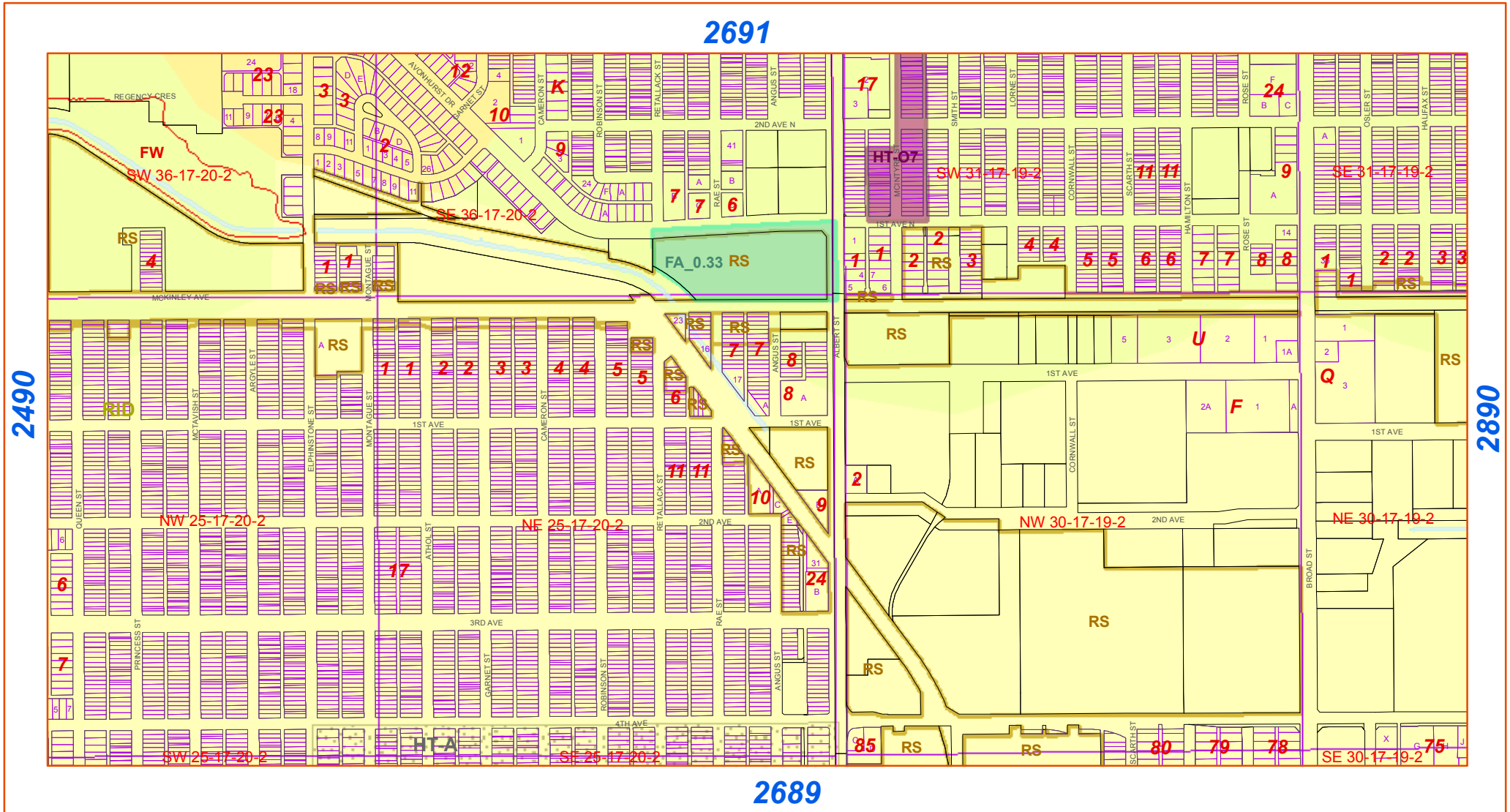
City of Regina | REGINA Infinite Horizons

SCALE: 0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2689 (B)



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Date: 08/07/2019

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LEGEND:

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NEF - Noise Exposure Forecast Overlay

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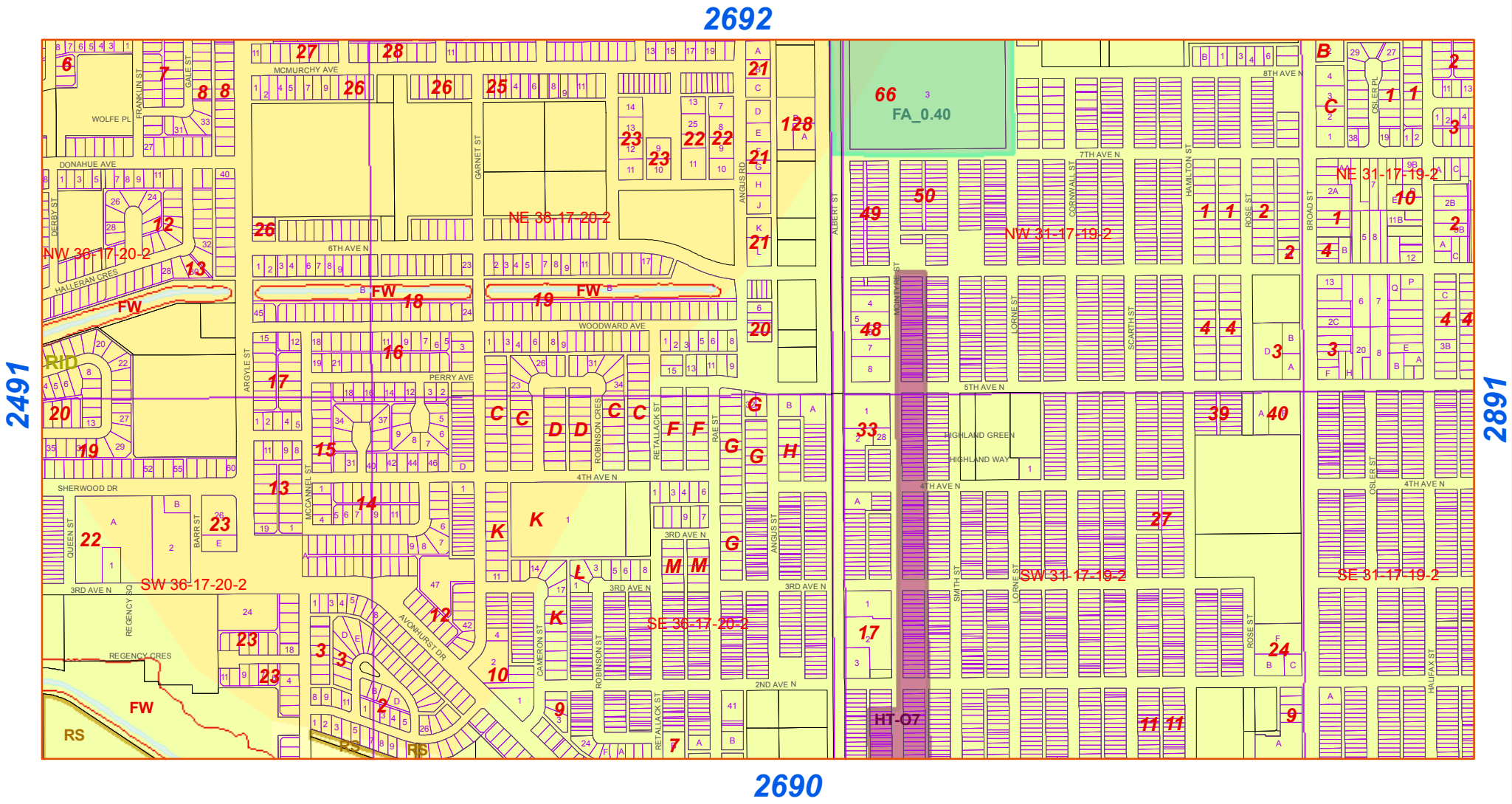
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2690 (B)



REVISED: 08/07/2019

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Bylaw No. 2019-19

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AP - Aquifer Protection Overlay

- HIGH
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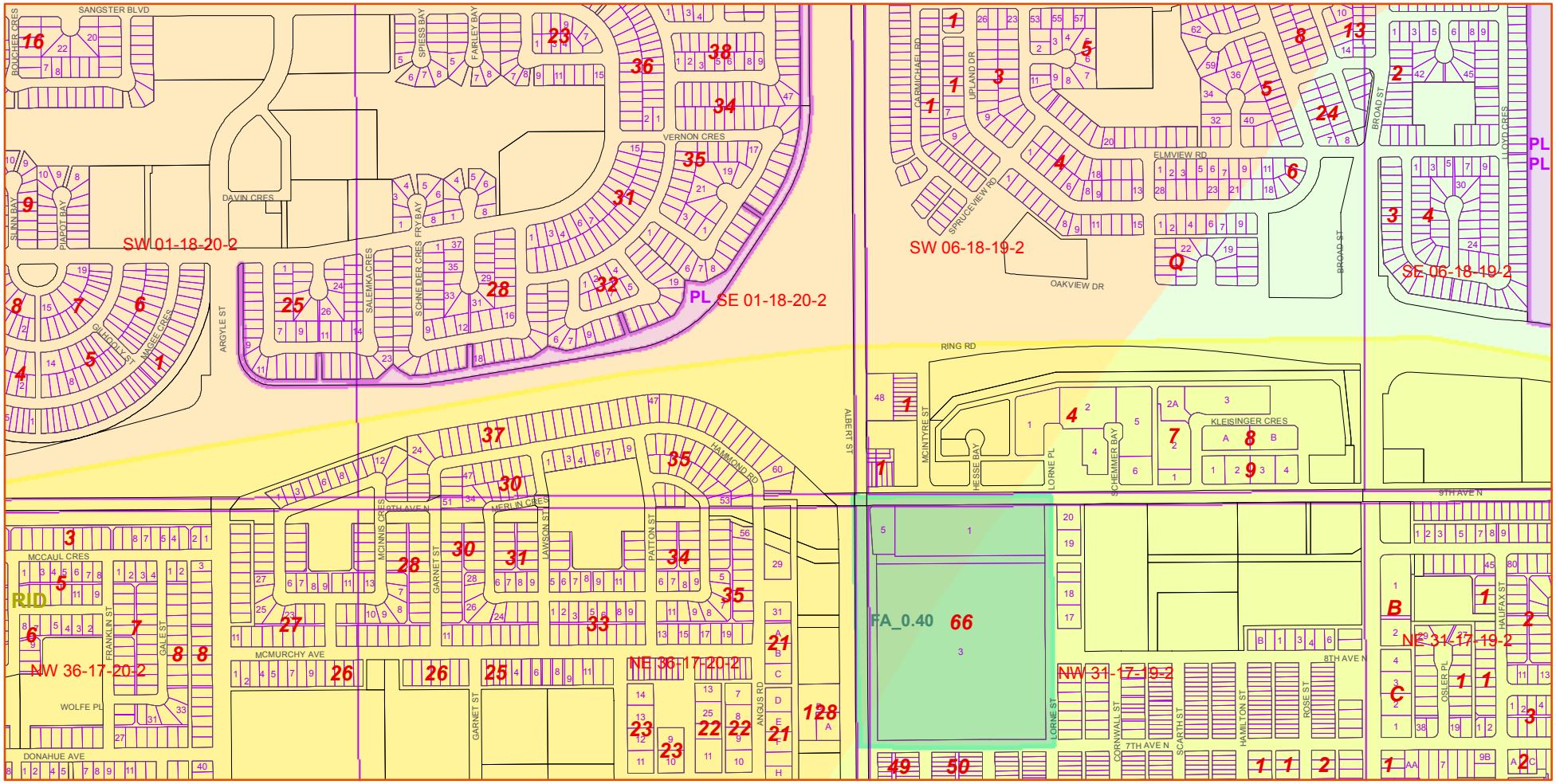
SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

City of Regina | REGINA Infinite Horizons

OVERLAY ZONING MAP 2691 (B)



LEGEND:

- City Limits
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- RID – Residential Infill Development Overlay
- HT-W-Wascana Height Overlay
- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

REVISED: 08/07/2019

Date: 08/07/2019

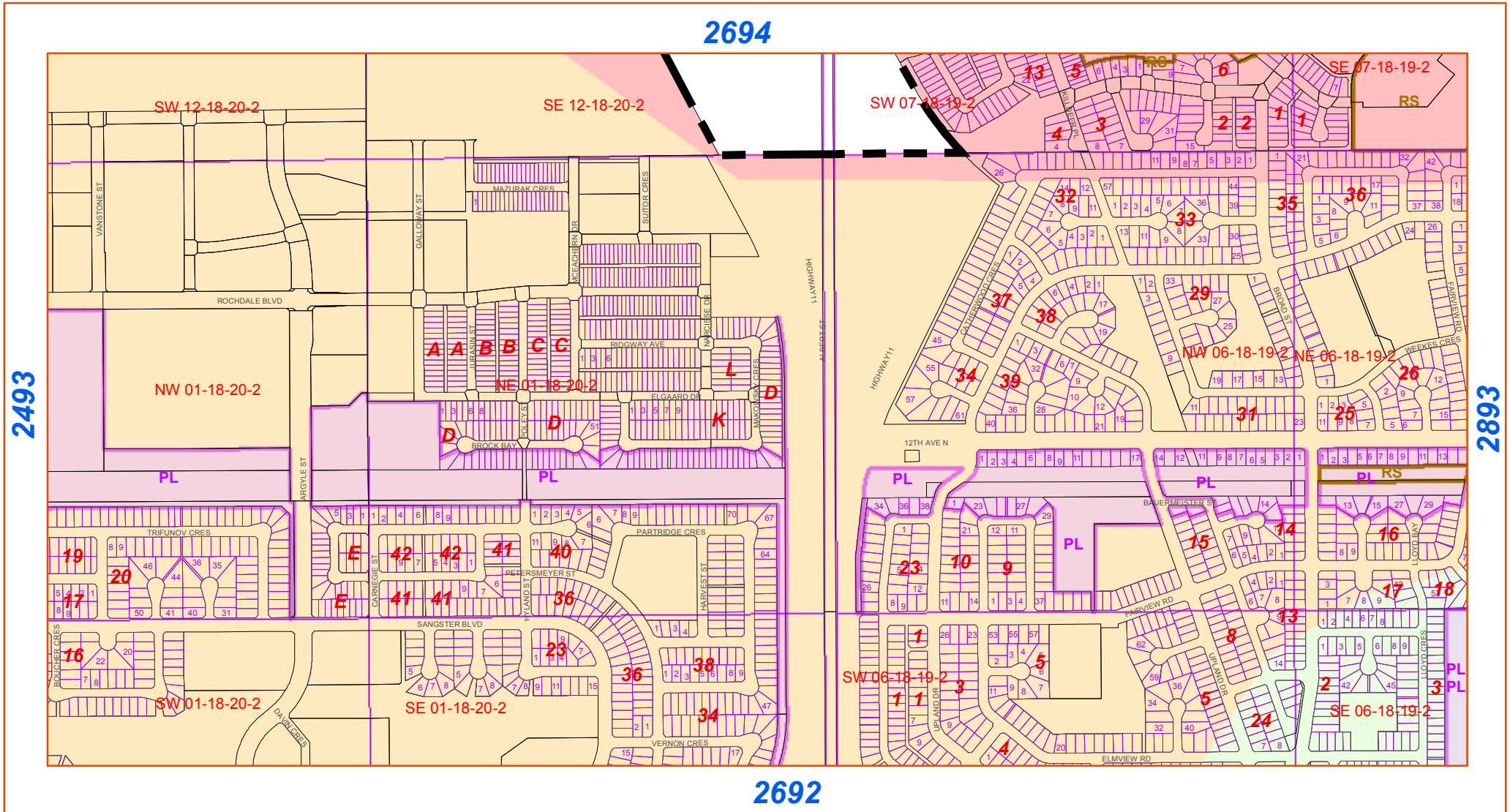
Bylaw No. 2019-19

SCALE: 0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2692 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
- HT_A-Airport Height Overlay
- HT-O-Height Overlay Other
- LGS-Laneway and Garden Suite Overlay
- RID – Residential Infill Development Overlay
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- PL-Pipeline Corridor Setback Overlay

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- 30NEF

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- LOW

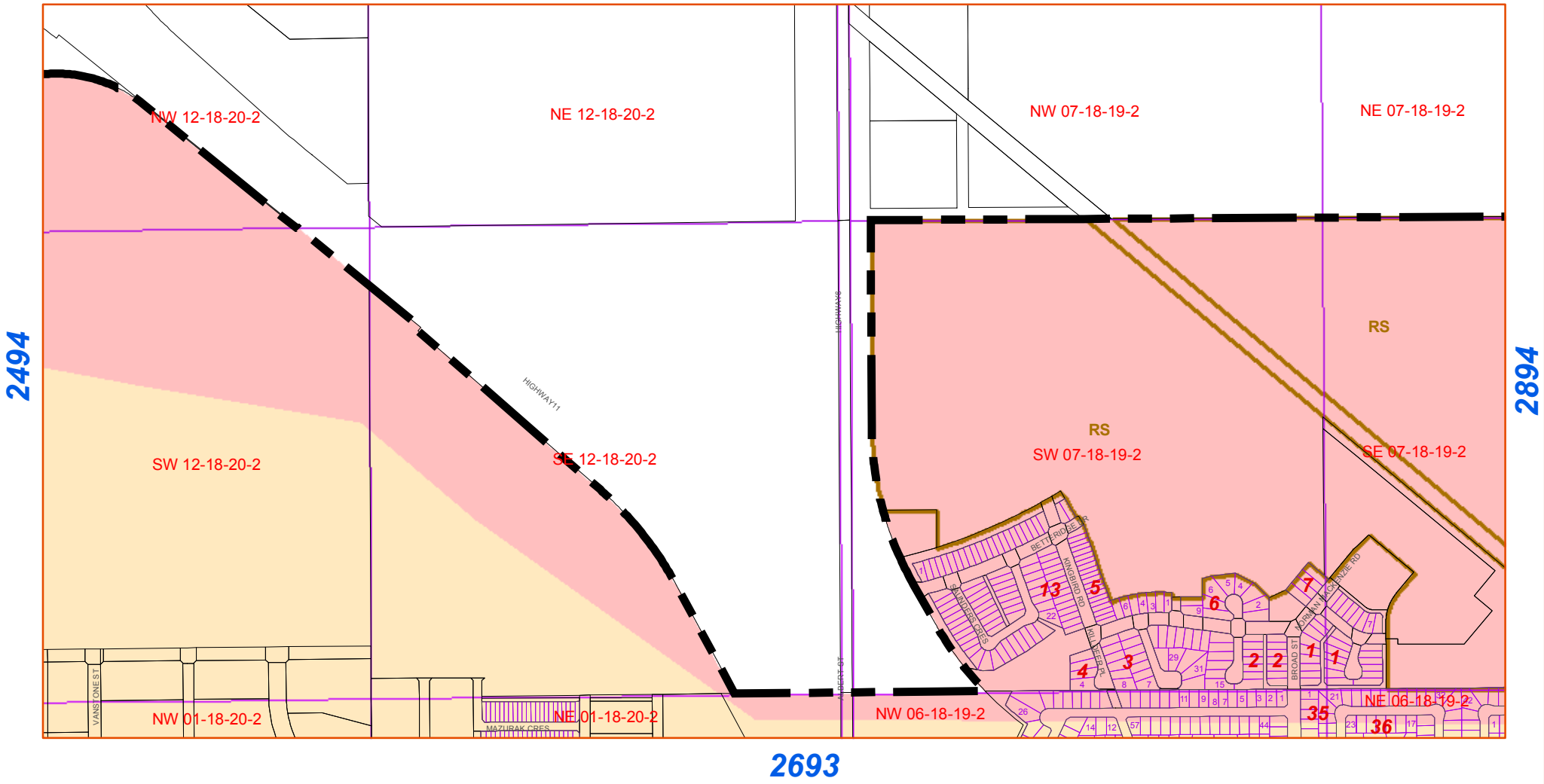
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2693 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
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- H-Holding Overlay
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REVISED: 08/07/2019

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Bylaw No. 2019-19

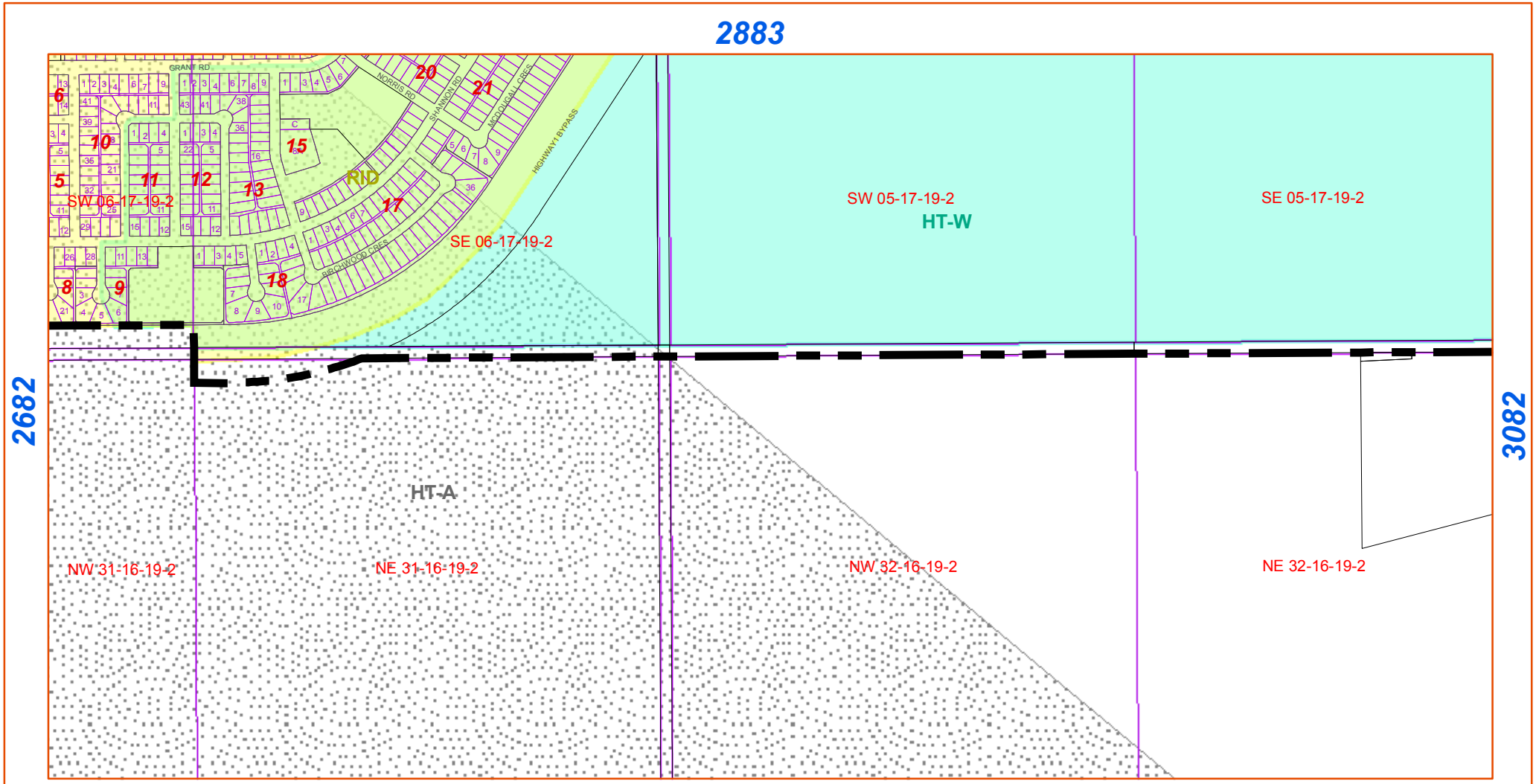
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2694 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
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Bylaw No. 2019-19

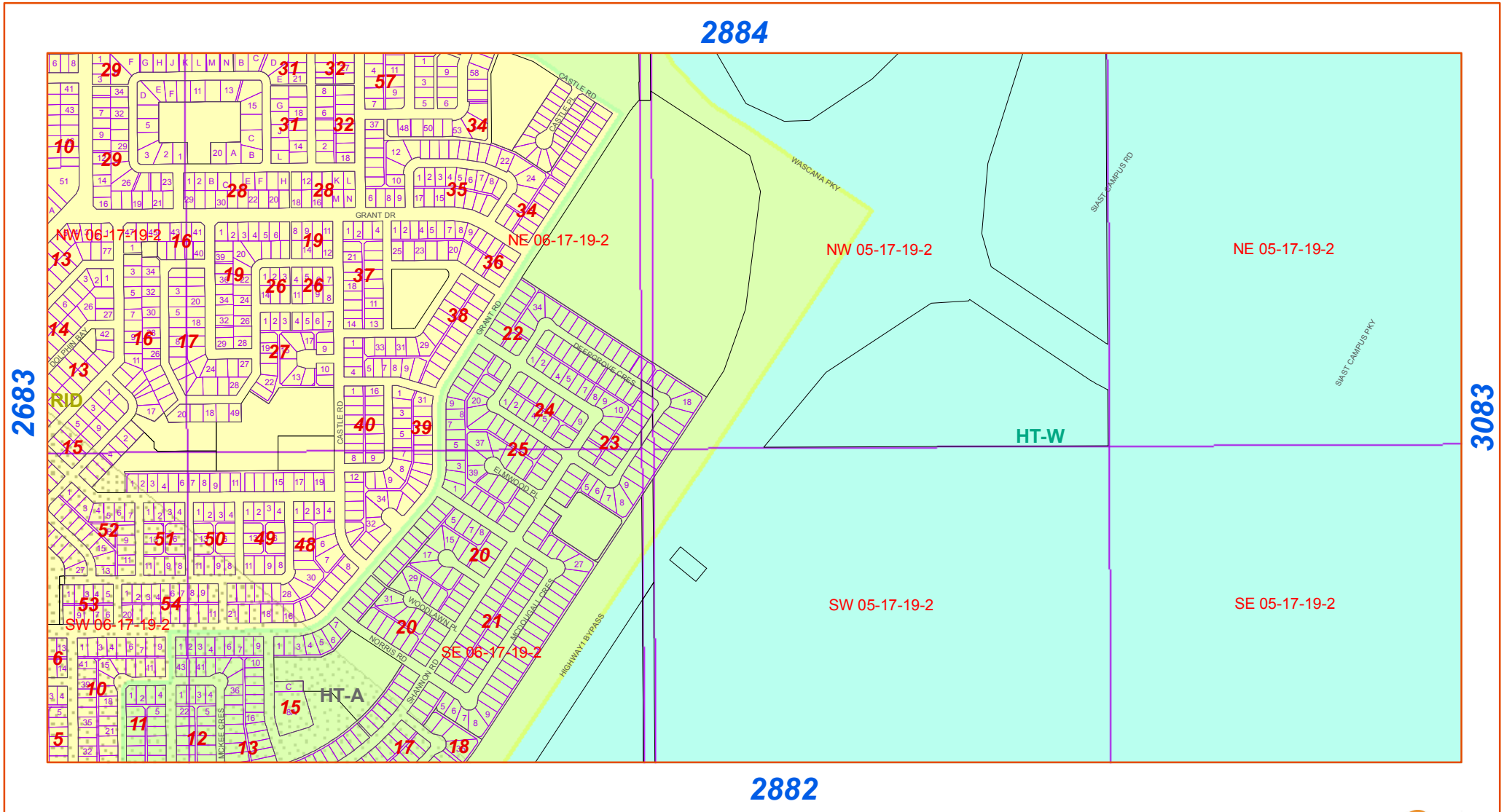
SCALE:

0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2882 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
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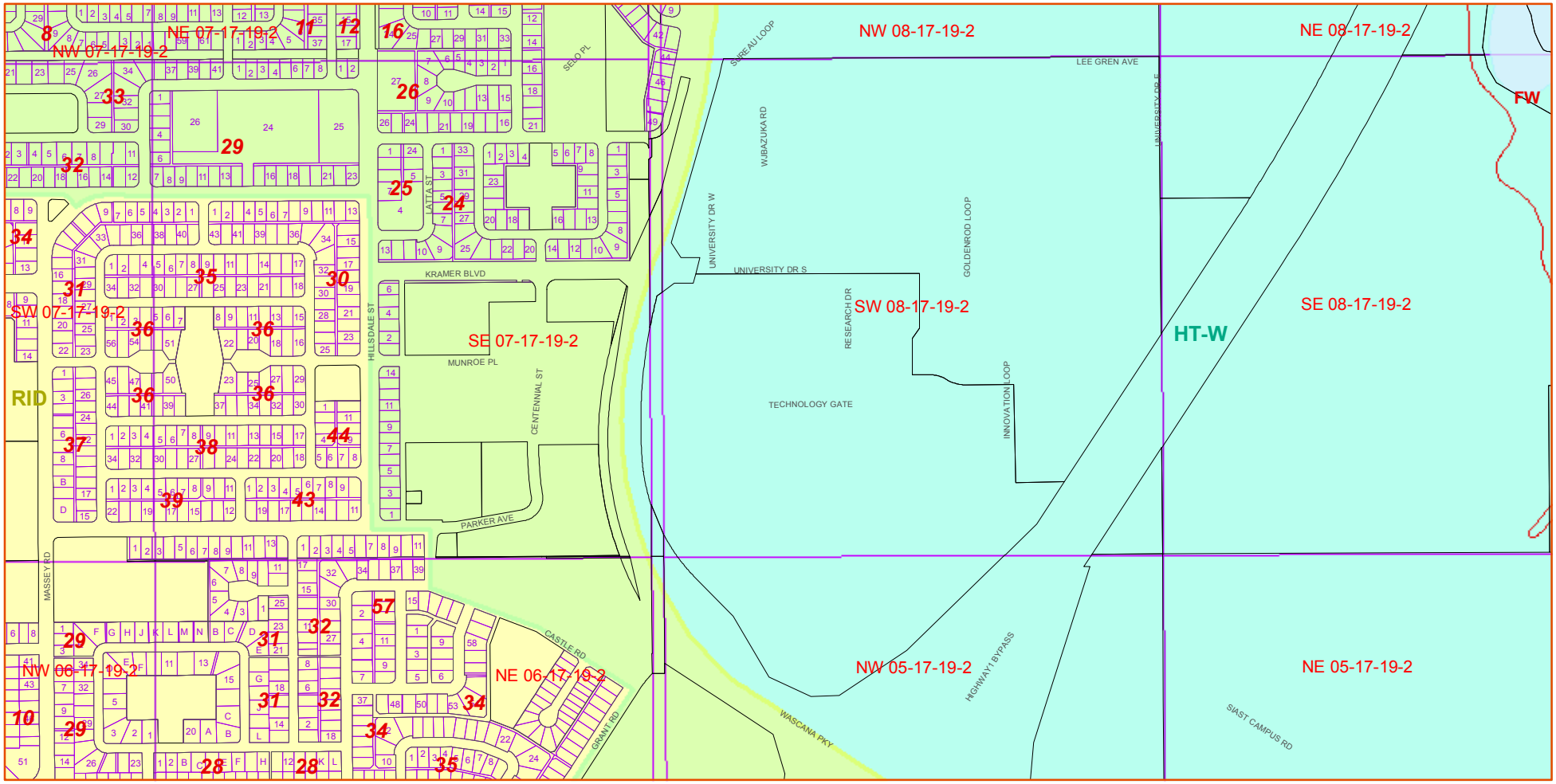
Bylaw No. 2019-19

SCALE: 0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2883 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
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- H-Holding Overlay
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AP - Aquifer Protection Overlay

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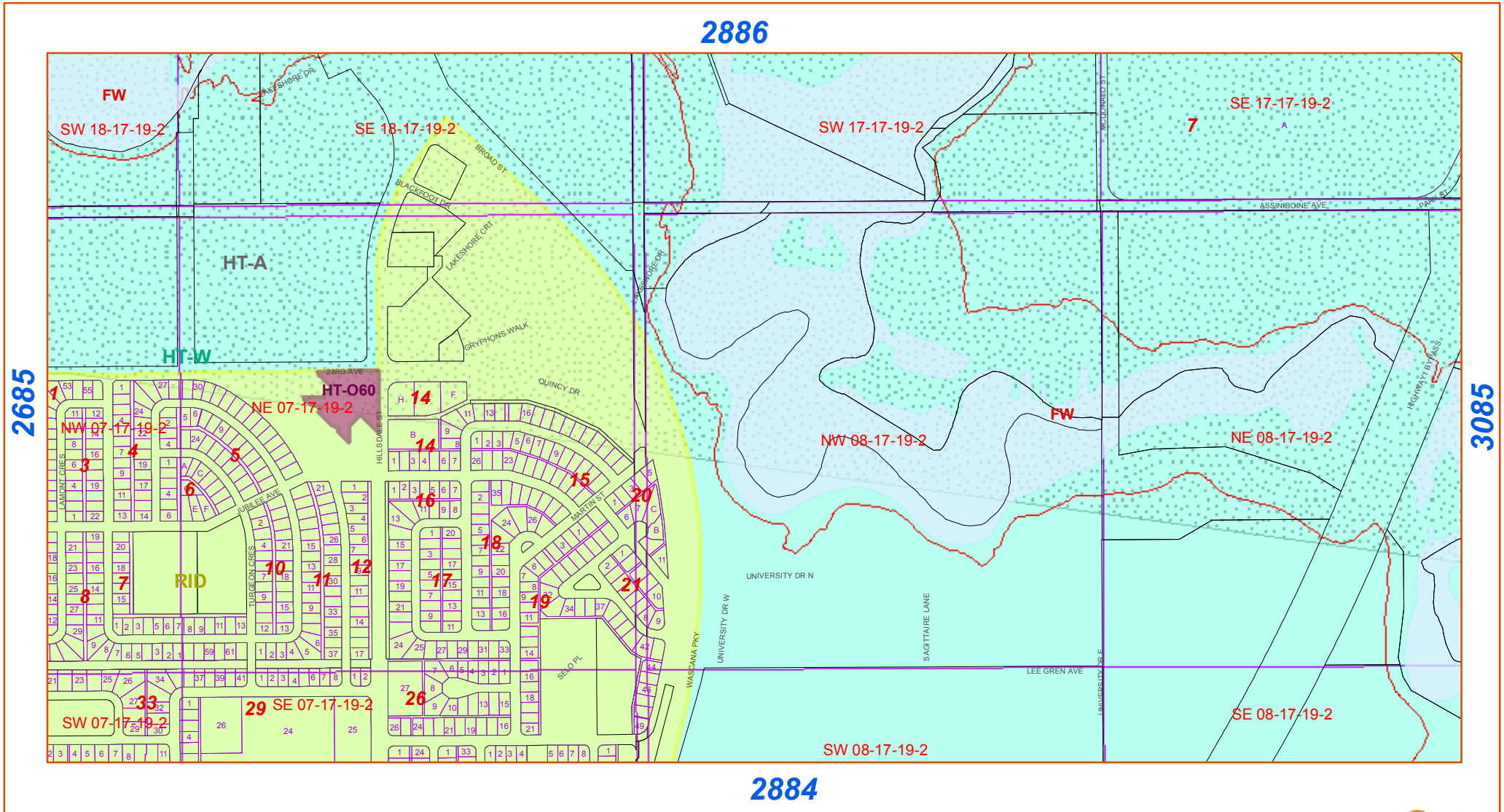
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2884 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
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AP - Aquifer Protection Overlay

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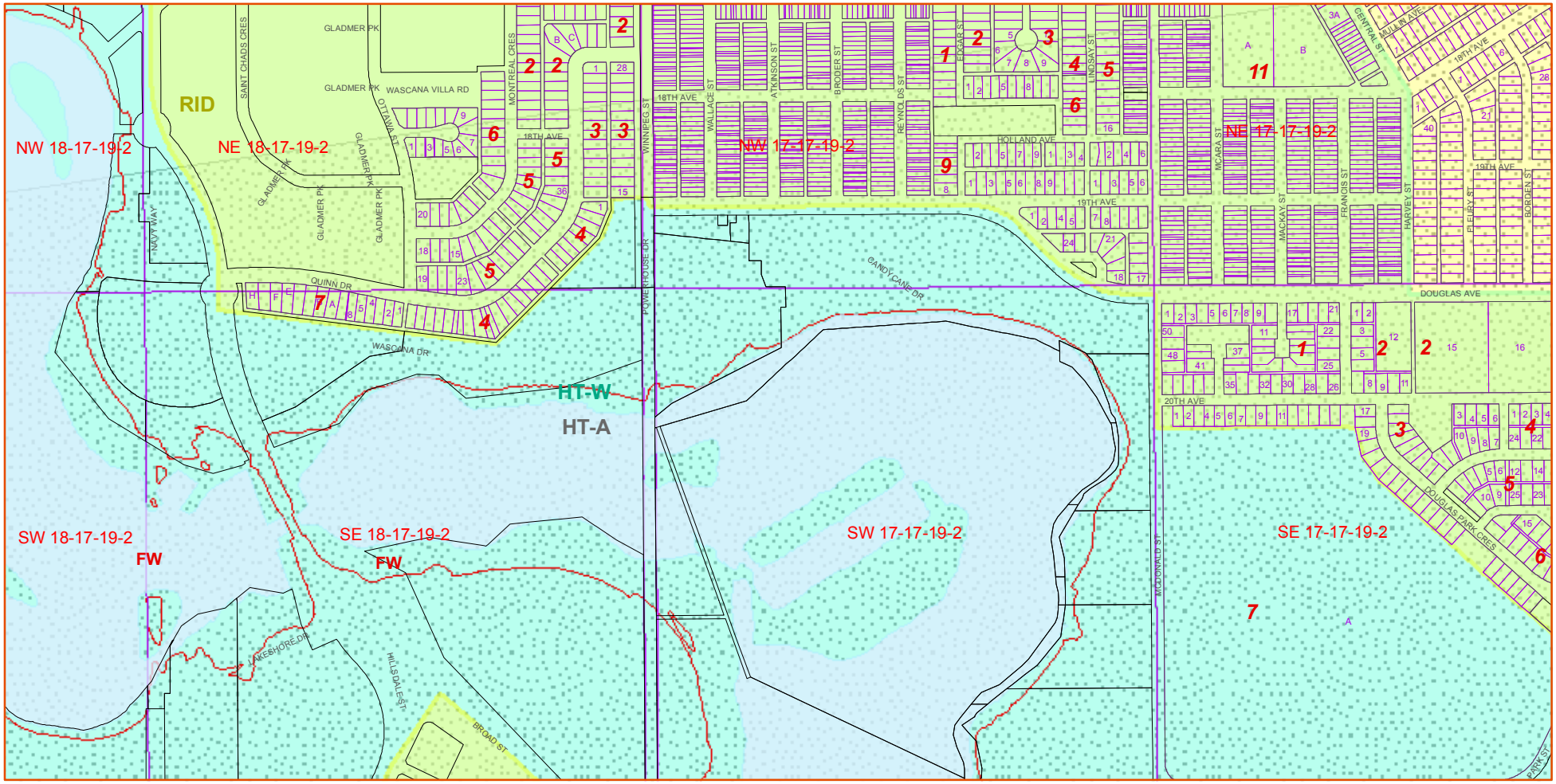
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2885 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
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NEF - Noise Exposure Forecast Overlay

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- 30NEF

AP - Aquifer Protection Overlay

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- MODERATE
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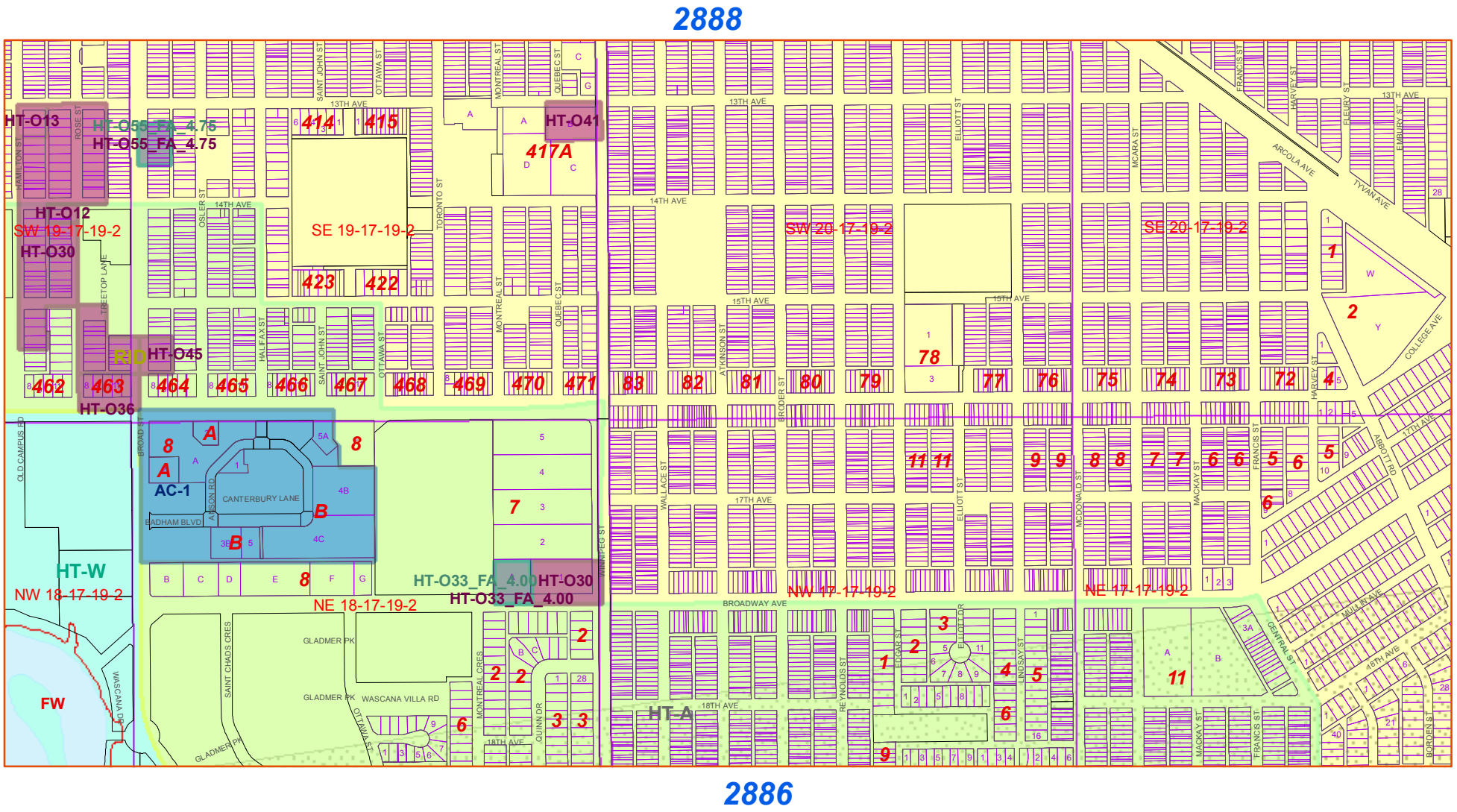
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2886 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
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NEF - Noise Exposure Forecast Overlay

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AP - Aquifer Protection Overlay

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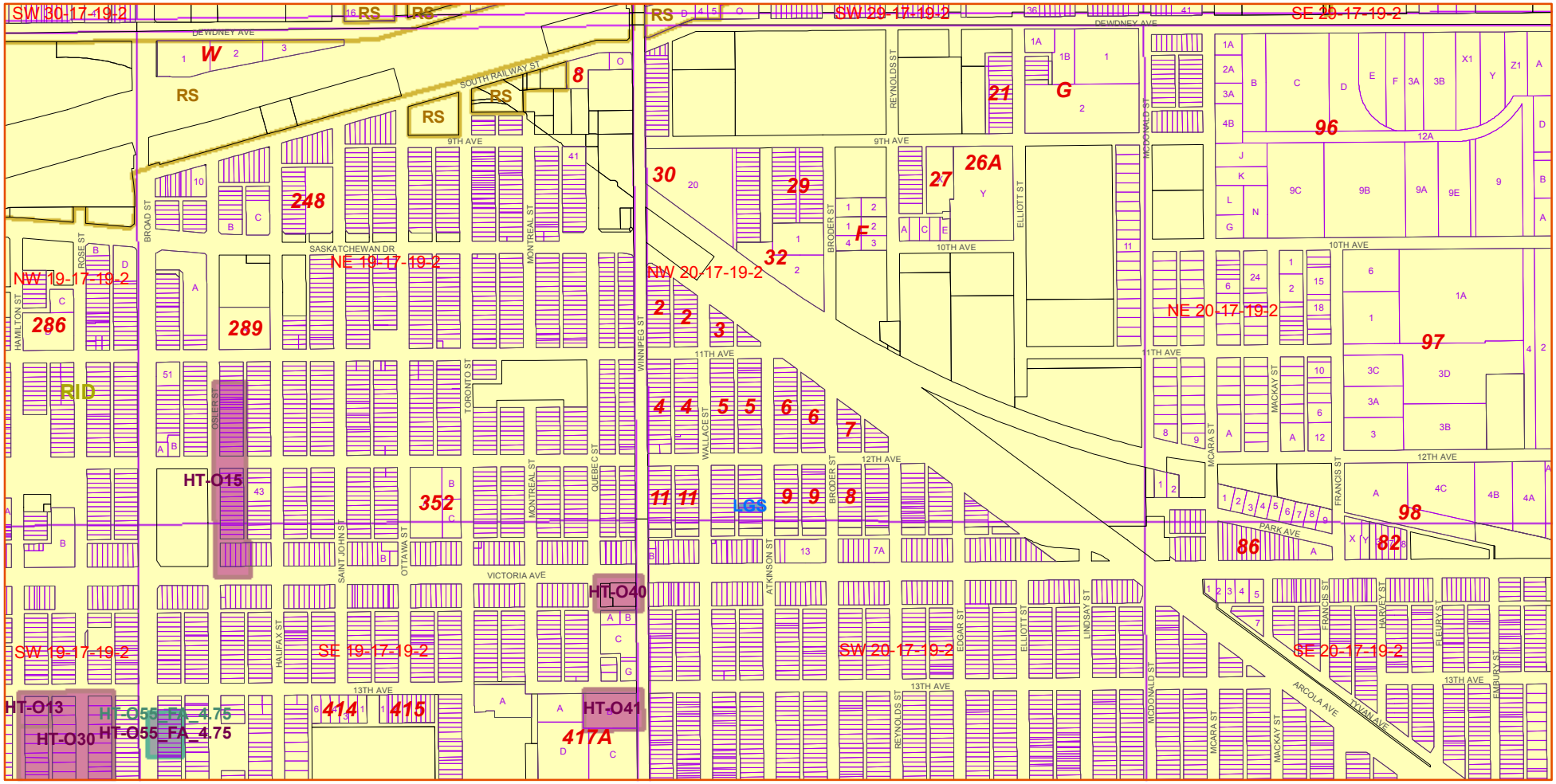
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2887 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
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NEF - Noise Exposure Forecast Overlay

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AP - Aquifer Protection Overlay

- HIGH
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REVISED: 08/07/2019

Date: 08/07/2019

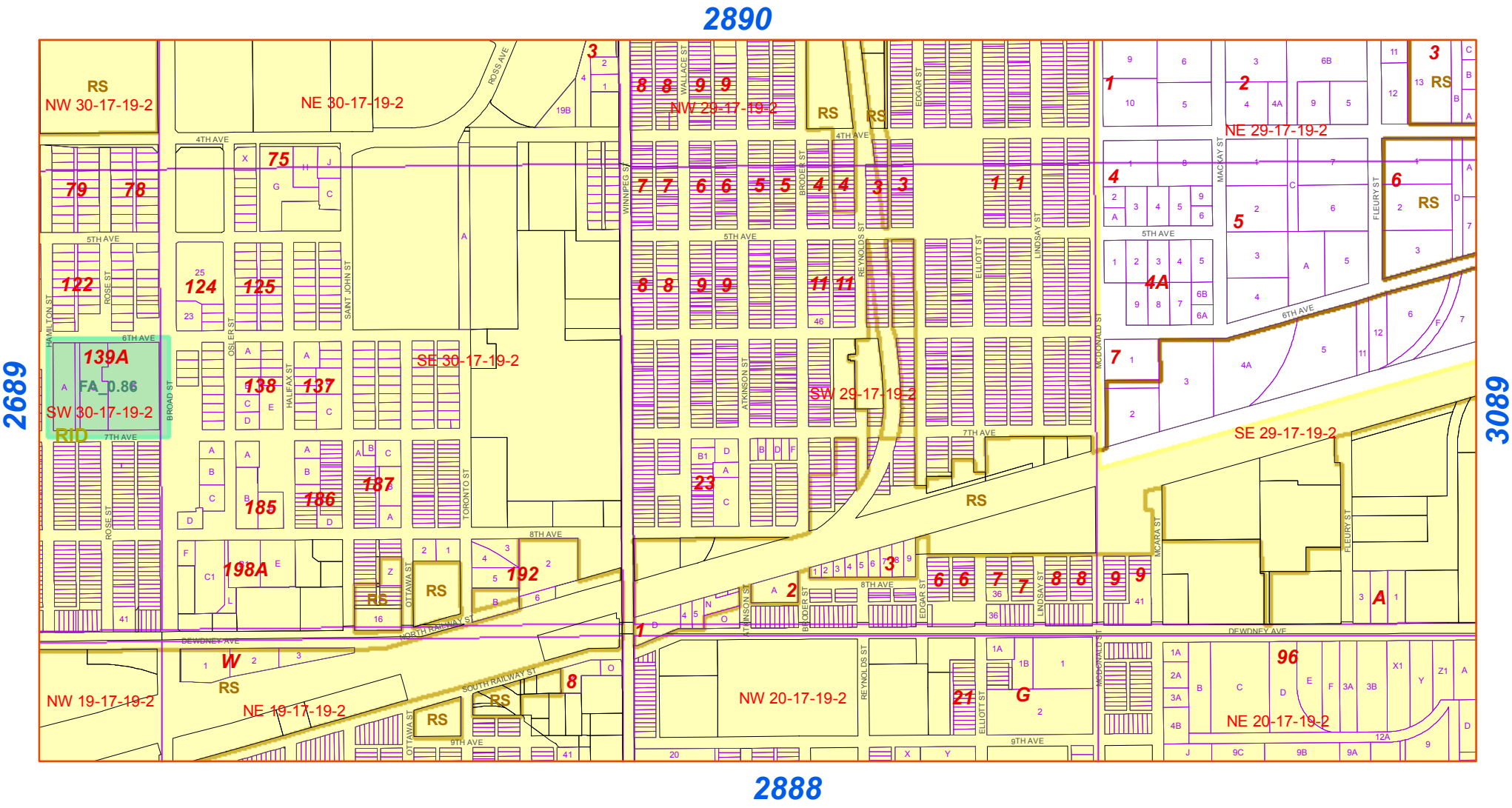
Bylaw No. 2019-19

SCALE: 0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2888 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
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NEF - Noise Exposure Forecast Overlay

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AP - Aquifer Protection Overlay

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REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

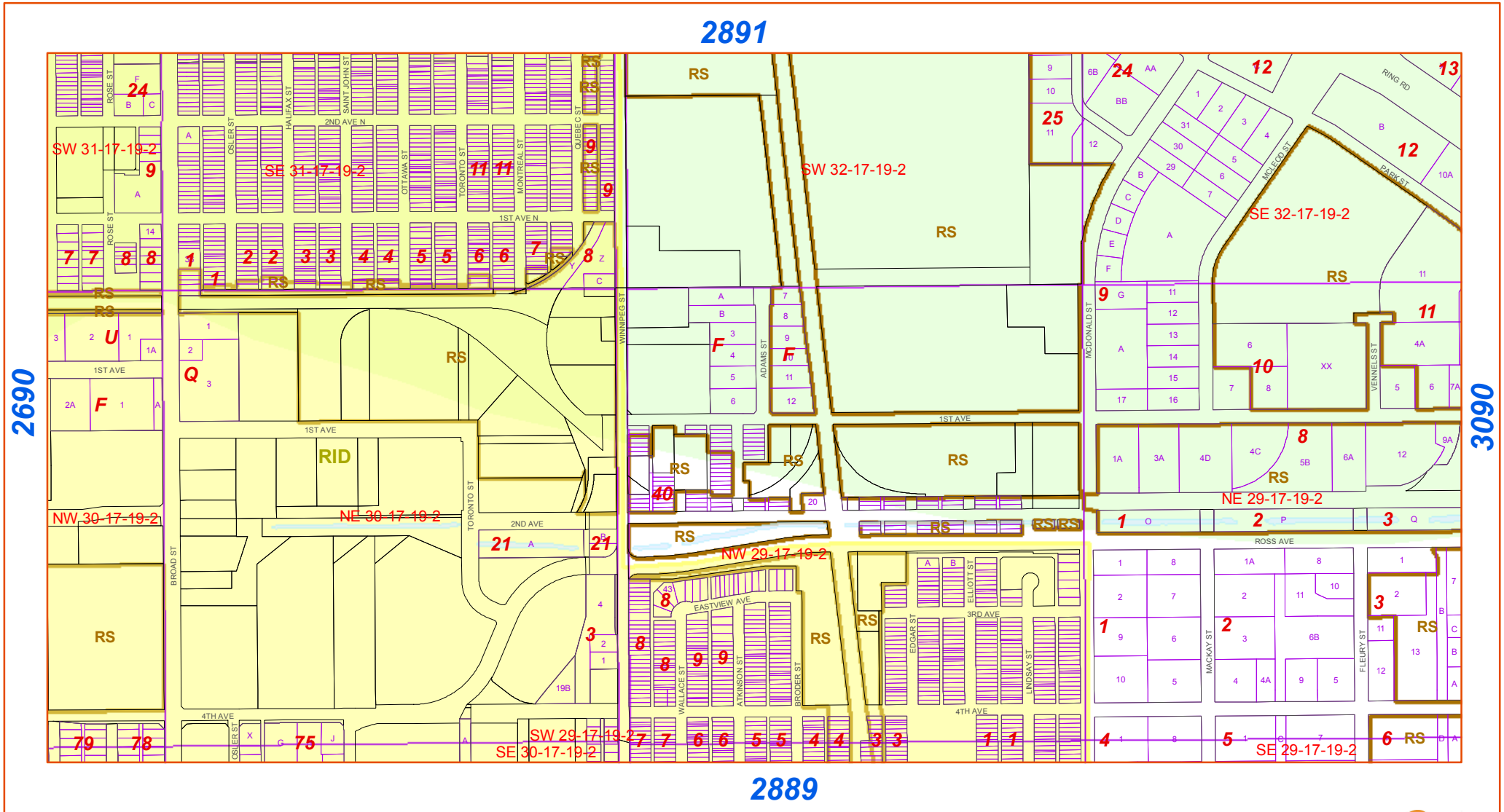
SCALE:

0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2889 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
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NEF - Noise Exposure Forecast Overlay

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AP - Aquifer Protection Overlay

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REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

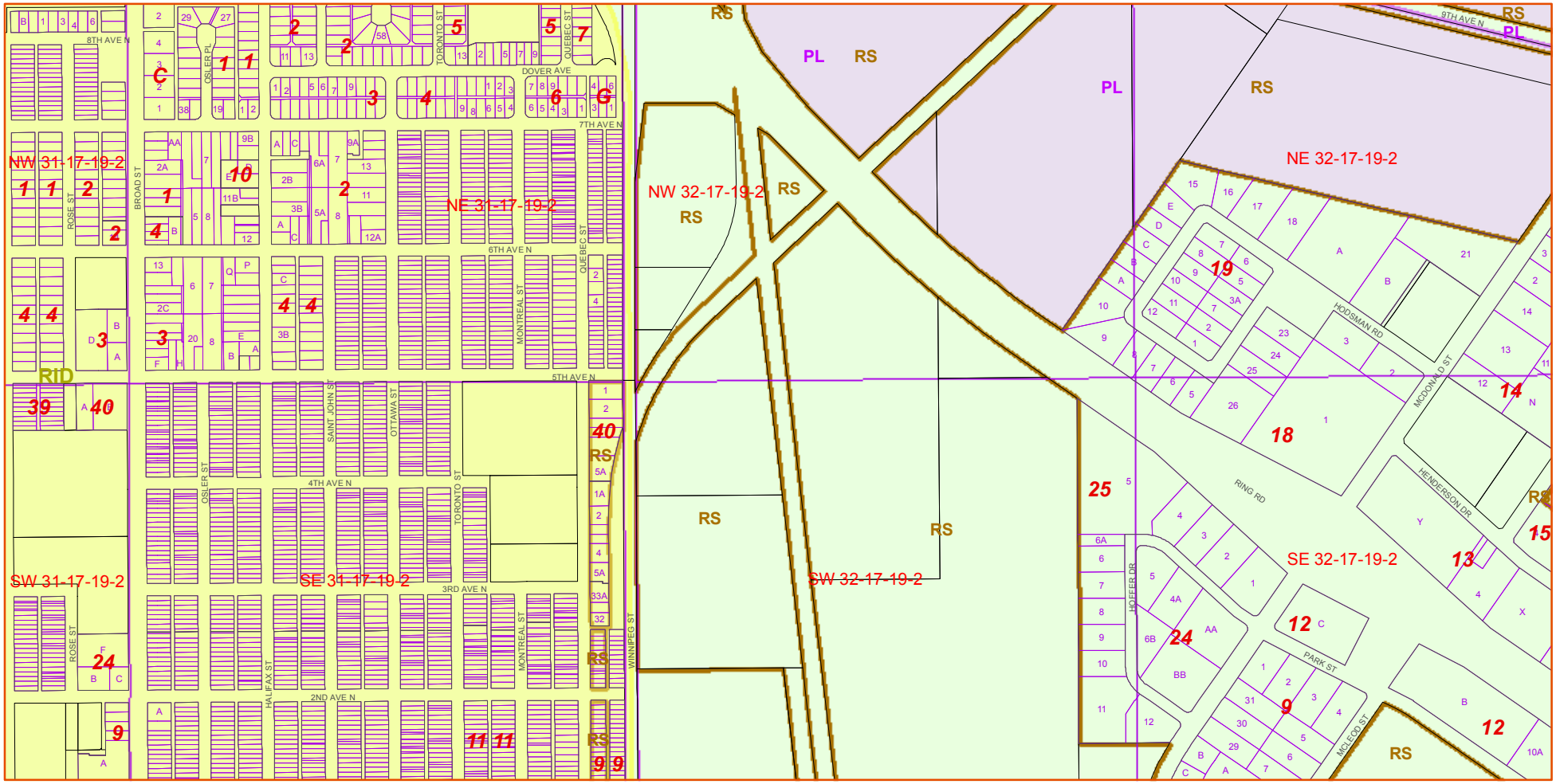
SCALE:

0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2890 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
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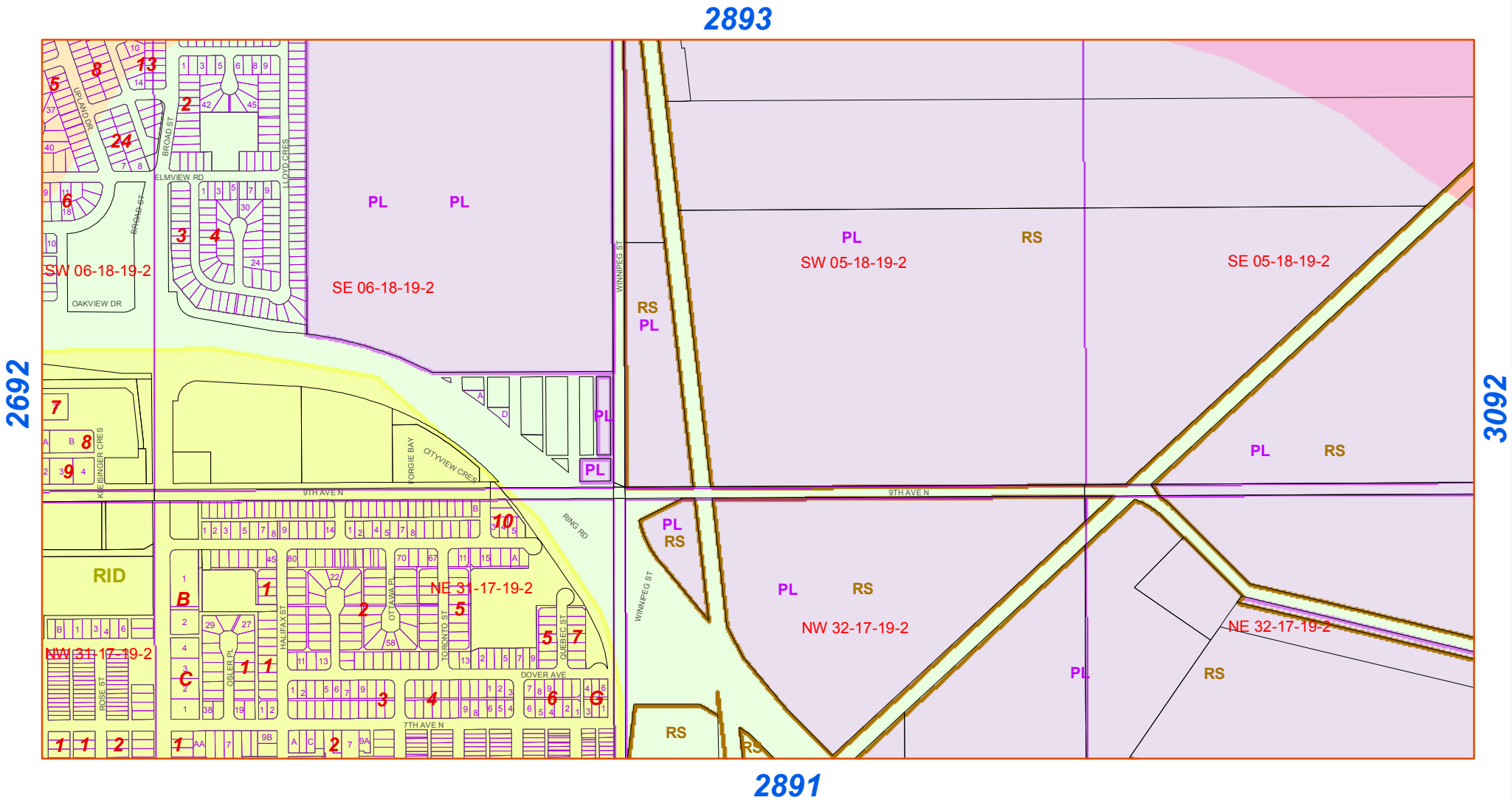
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2891 (B)



LEGEND:

- City Limits
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Bylaw No. 2019-19

City of Regina | REGINA Infinite Horizons

SCALE:

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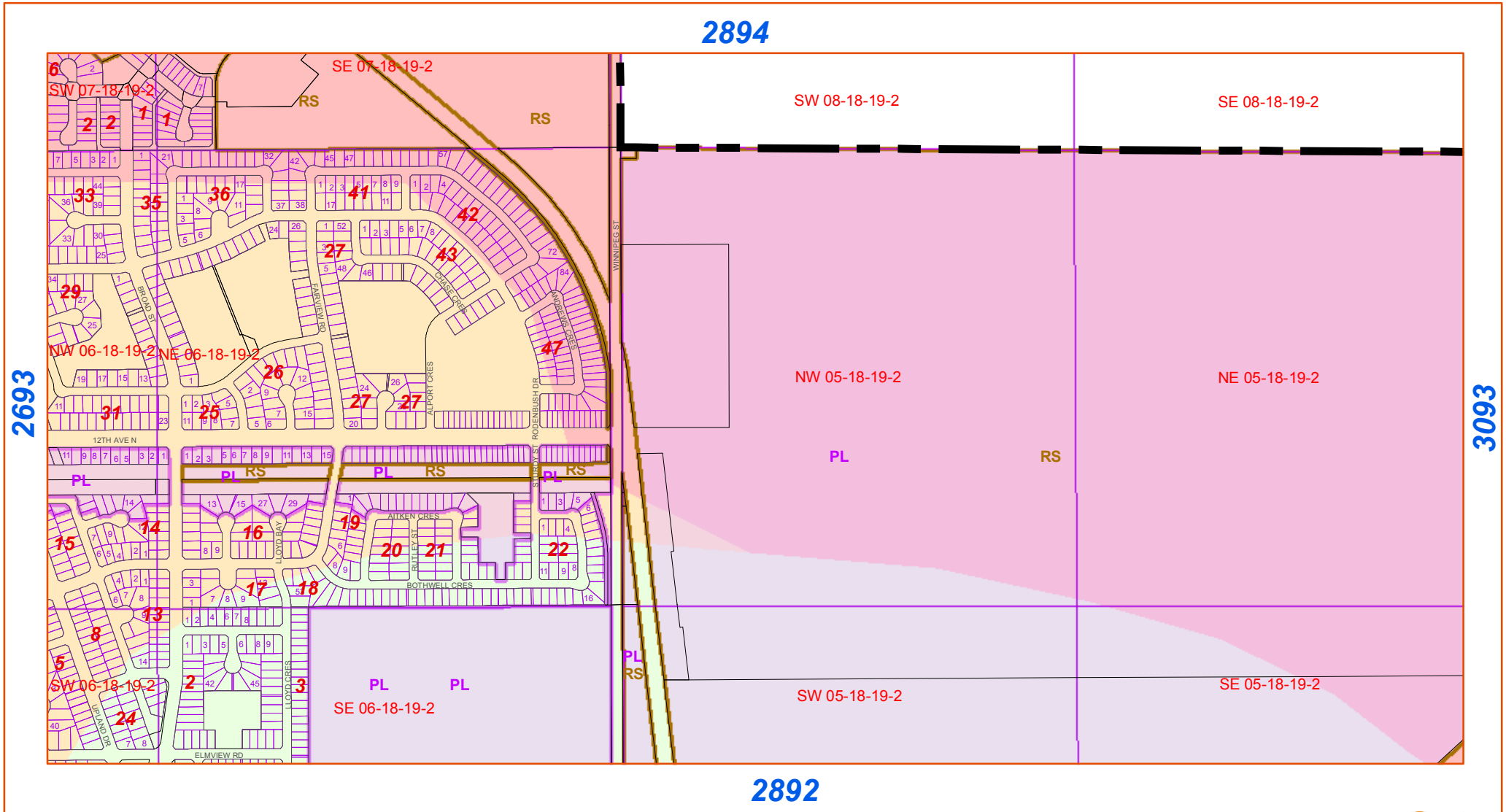
The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2892 (B)



LEGEND:

- City Limits
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Bylaw No. 2019-19

SCALE:

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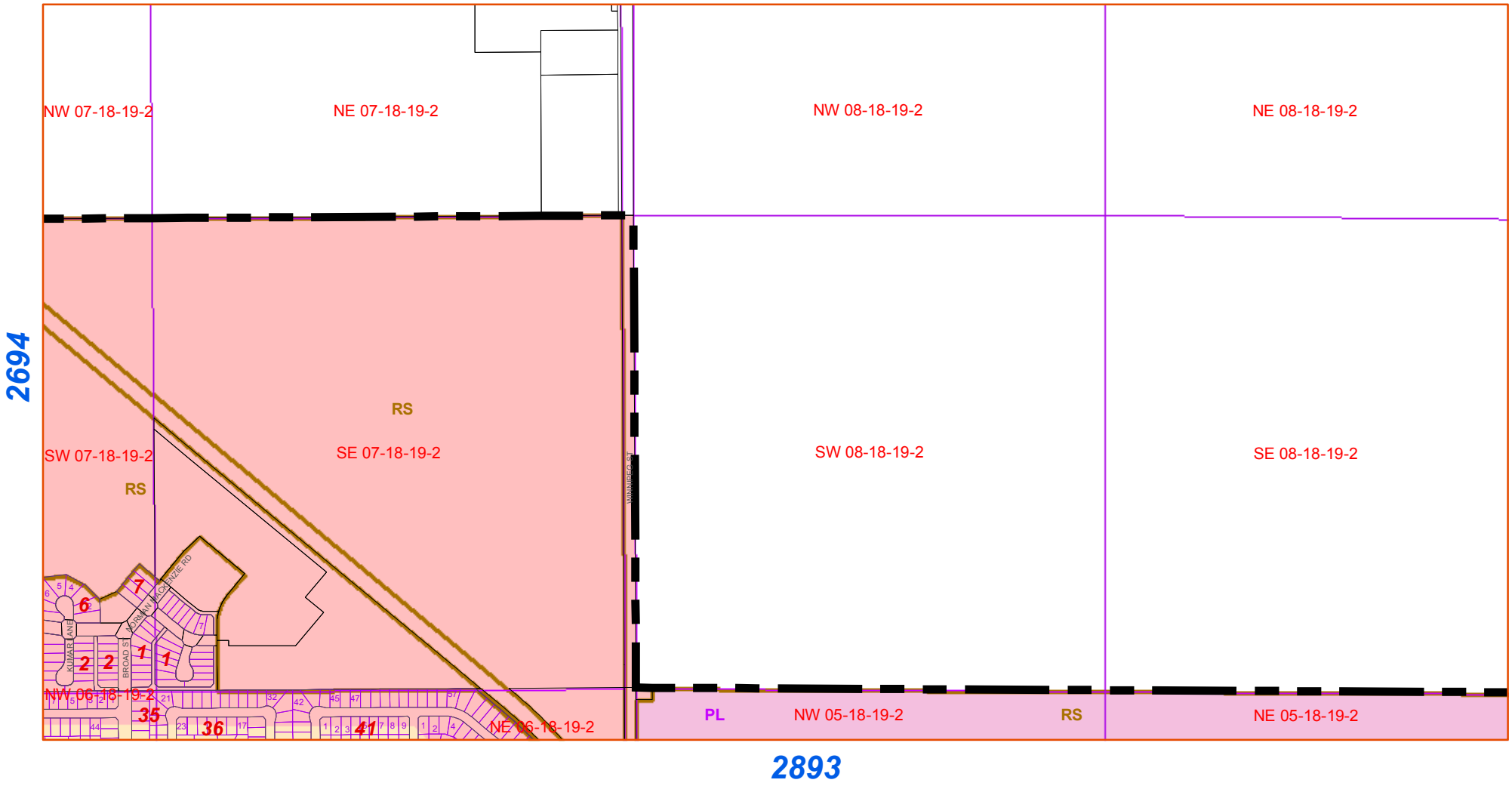
City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2893 (B)



LEGEND:

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City of Regina | REGINA Infinite Horizons

SCALE:

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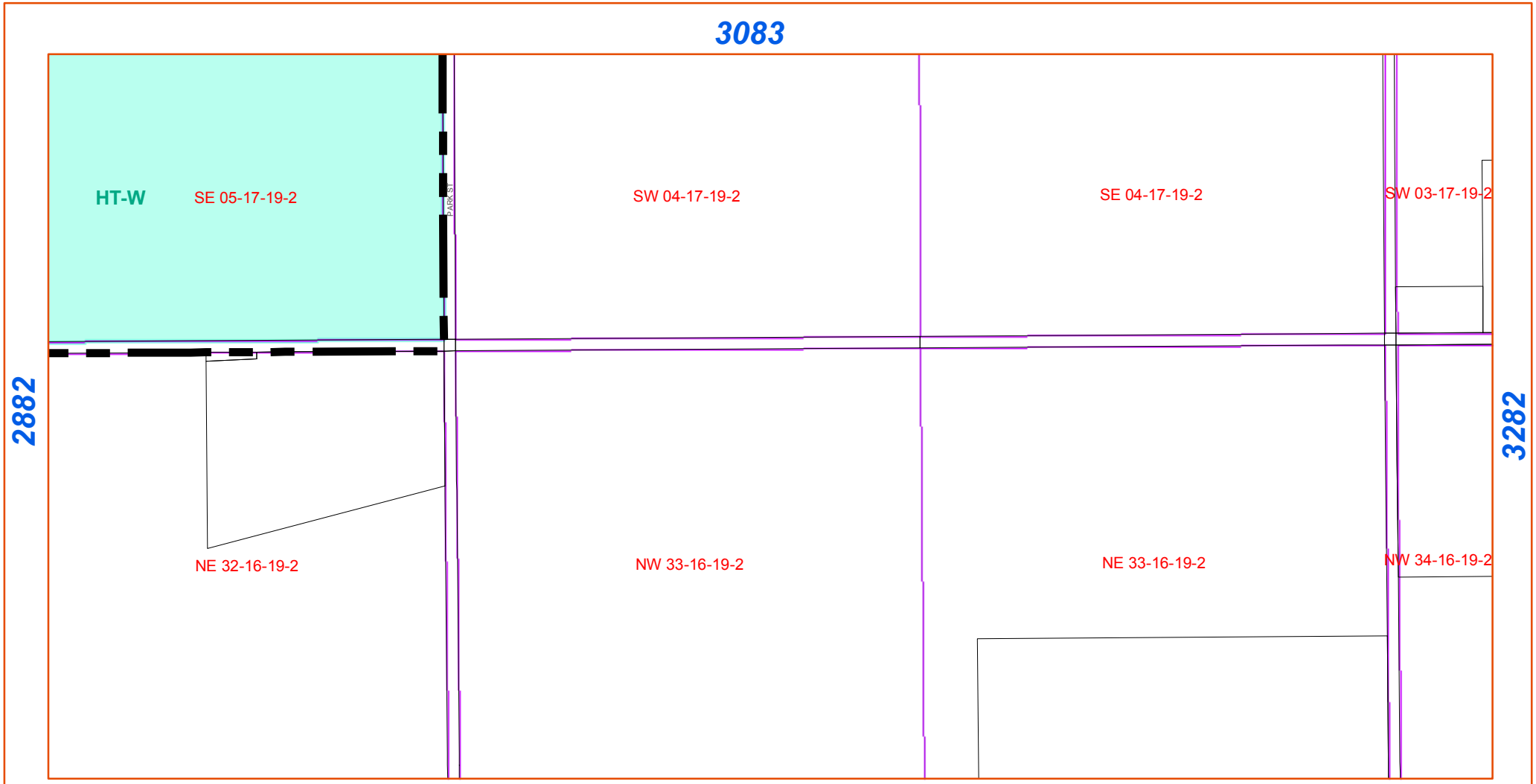
The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 2894 (B)



REVISED: 08/07/2019

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Bylaw No. 2019-19

LEGEND:

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City of Regina | REGINA Infinite Horizons

SCALE:

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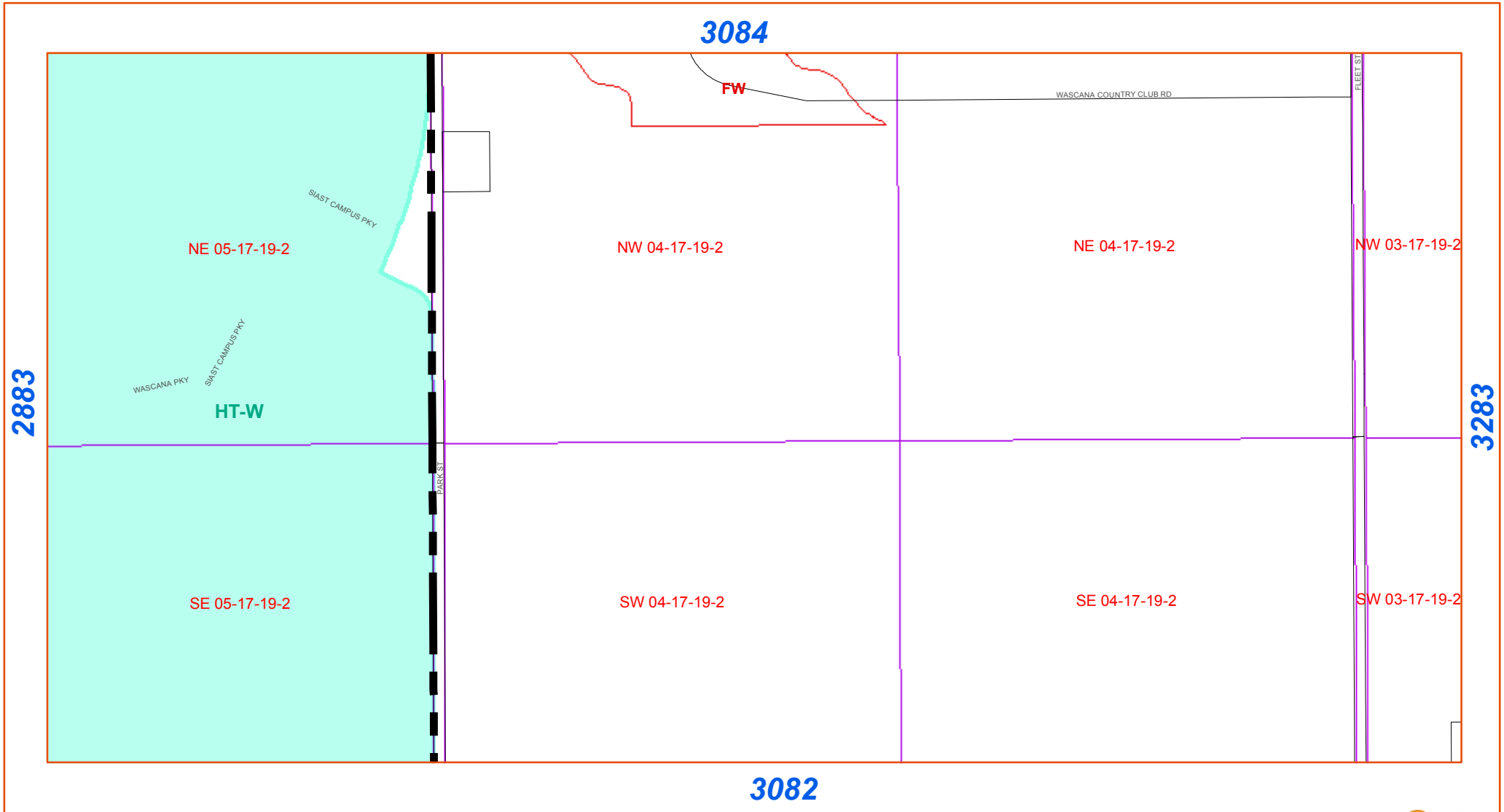
The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3082 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
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AP - Aquifer Protection Overlay

- HIGH
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Bylaw No. 2019-19

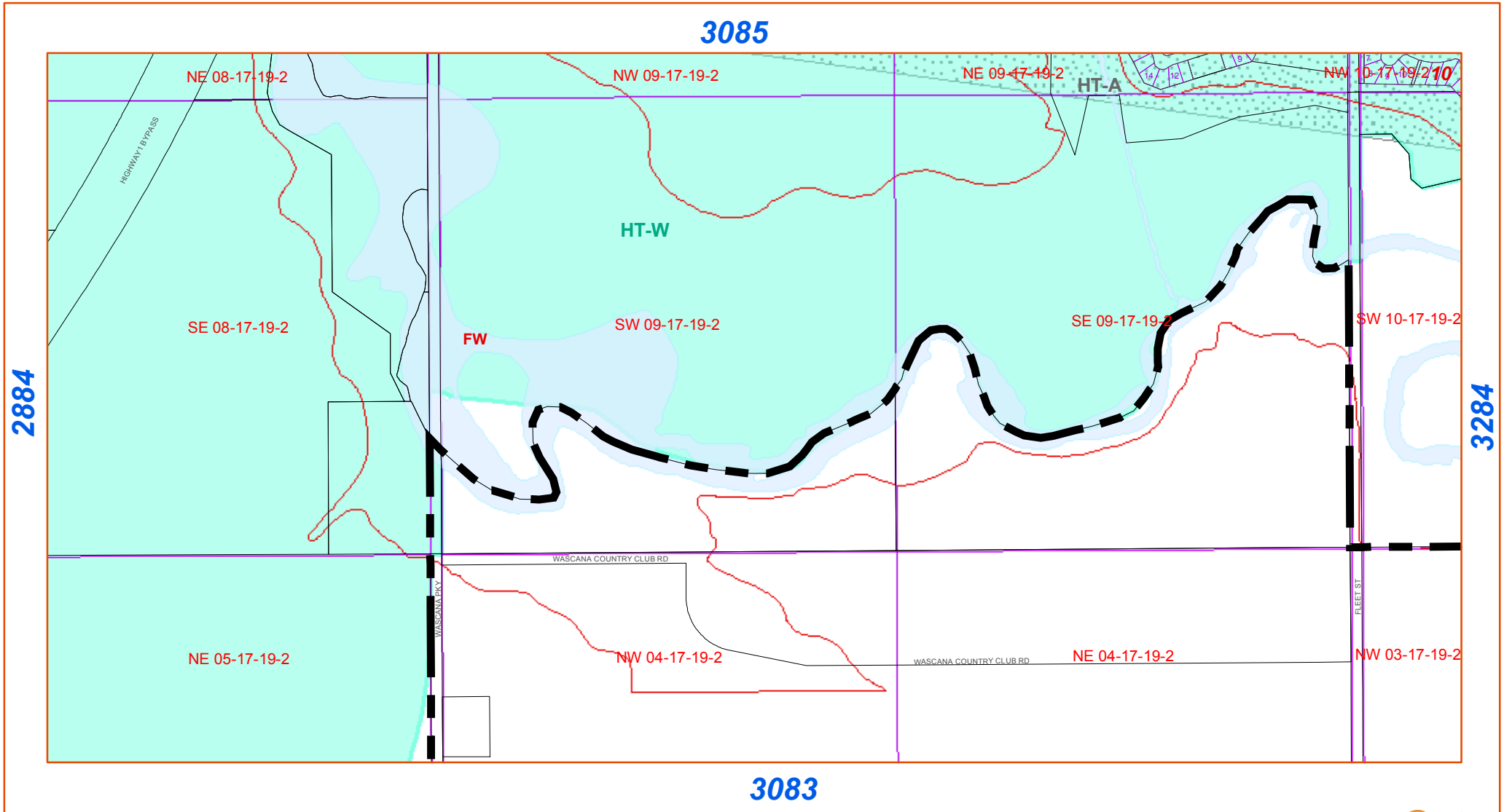
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3083 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
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Bylaw No. 2019-19

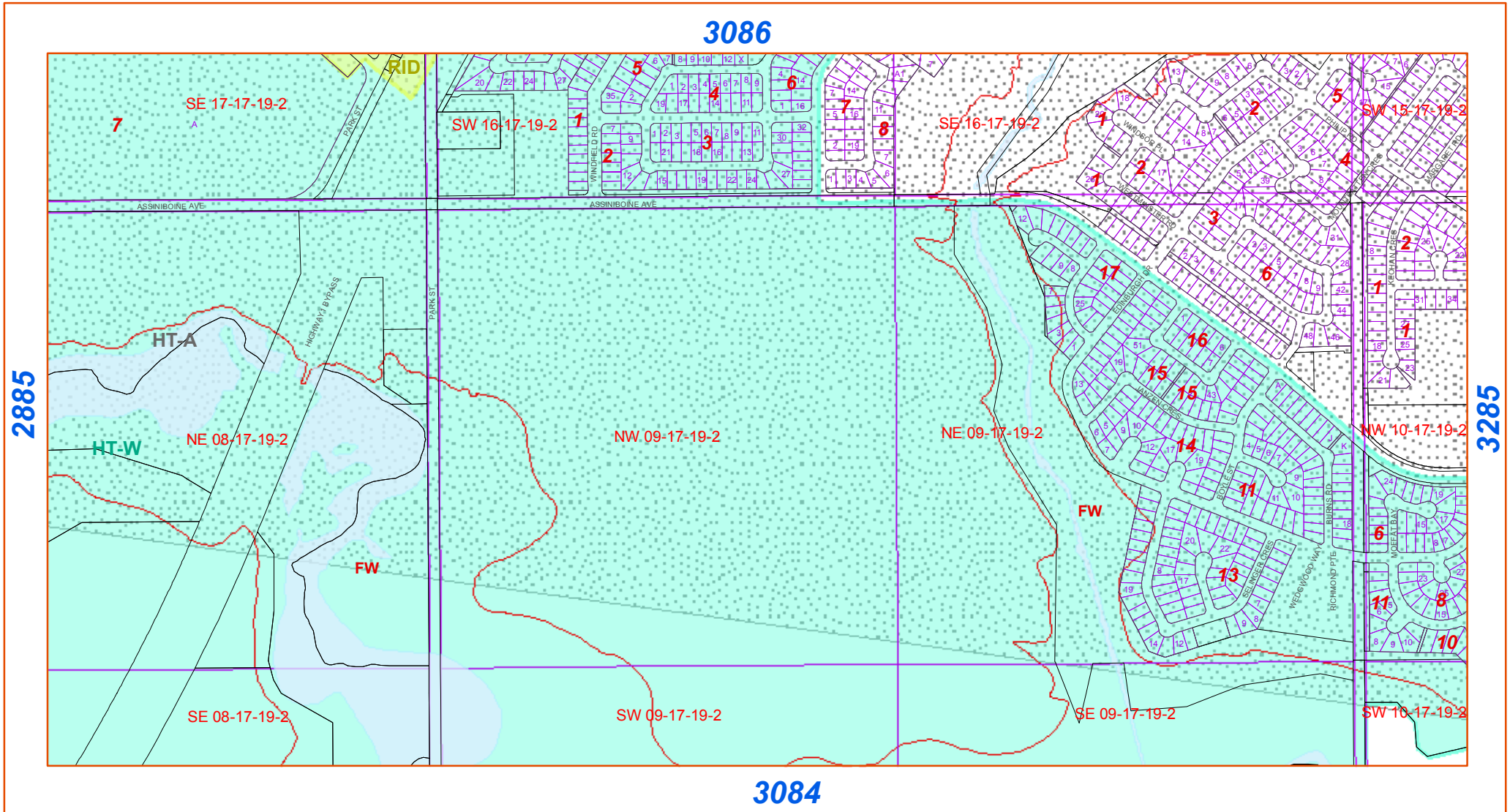
SCALE:

0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3084 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
- HT_A-Airport Height Overlay
- HT-O-Height Overlay Other
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AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

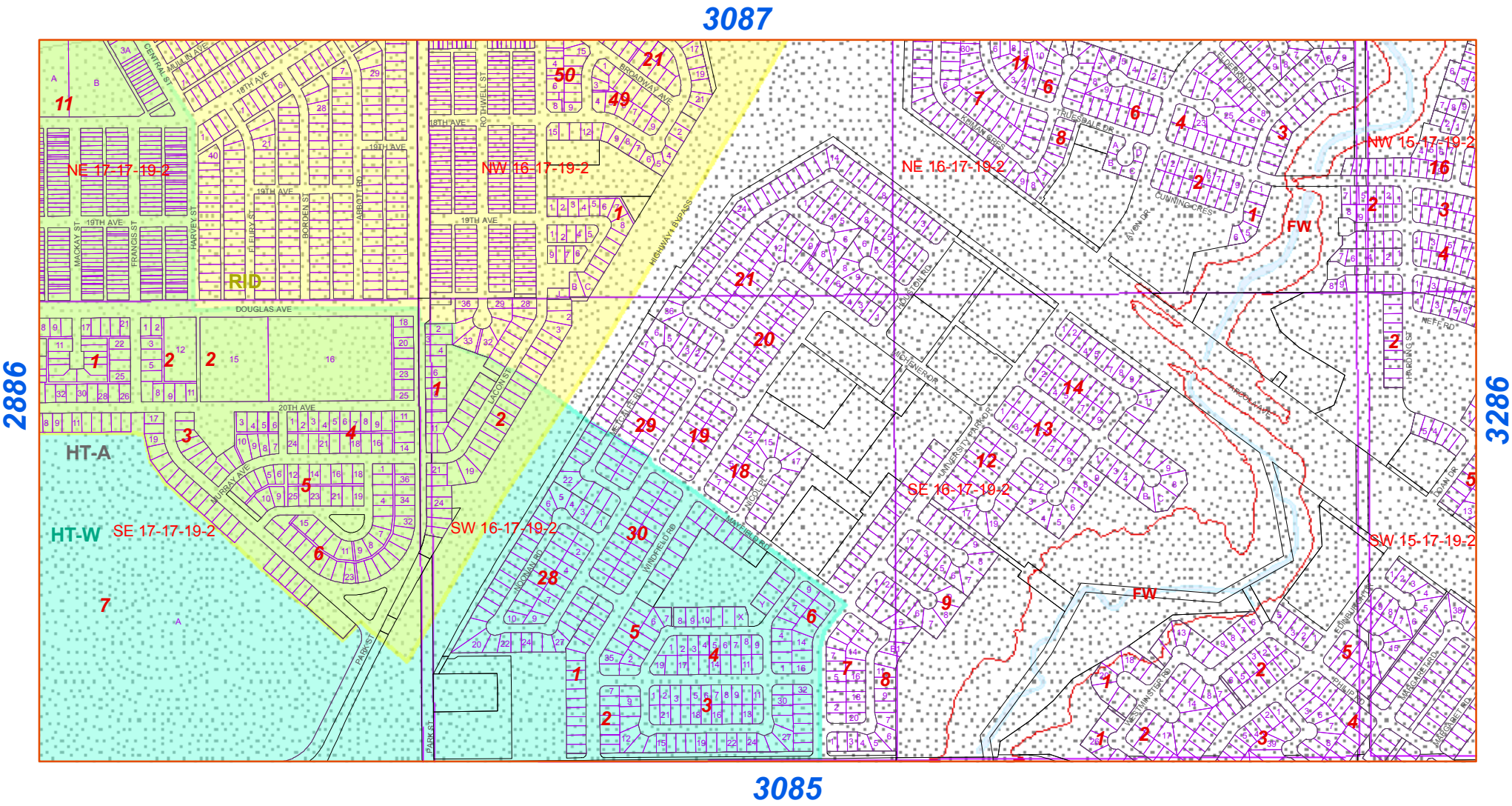
SCALE:

0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3085 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
- HT_A-Airport Height Overlay
- HT-O-Height Overlay Other
- LGS-Laneway and Garden Suite Overlay
- RID – Residential Infill Development Overlay
- HT-W-Wascana Height Overlay
- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

REVISED: 08/07/2019

Date: 08/07/2019

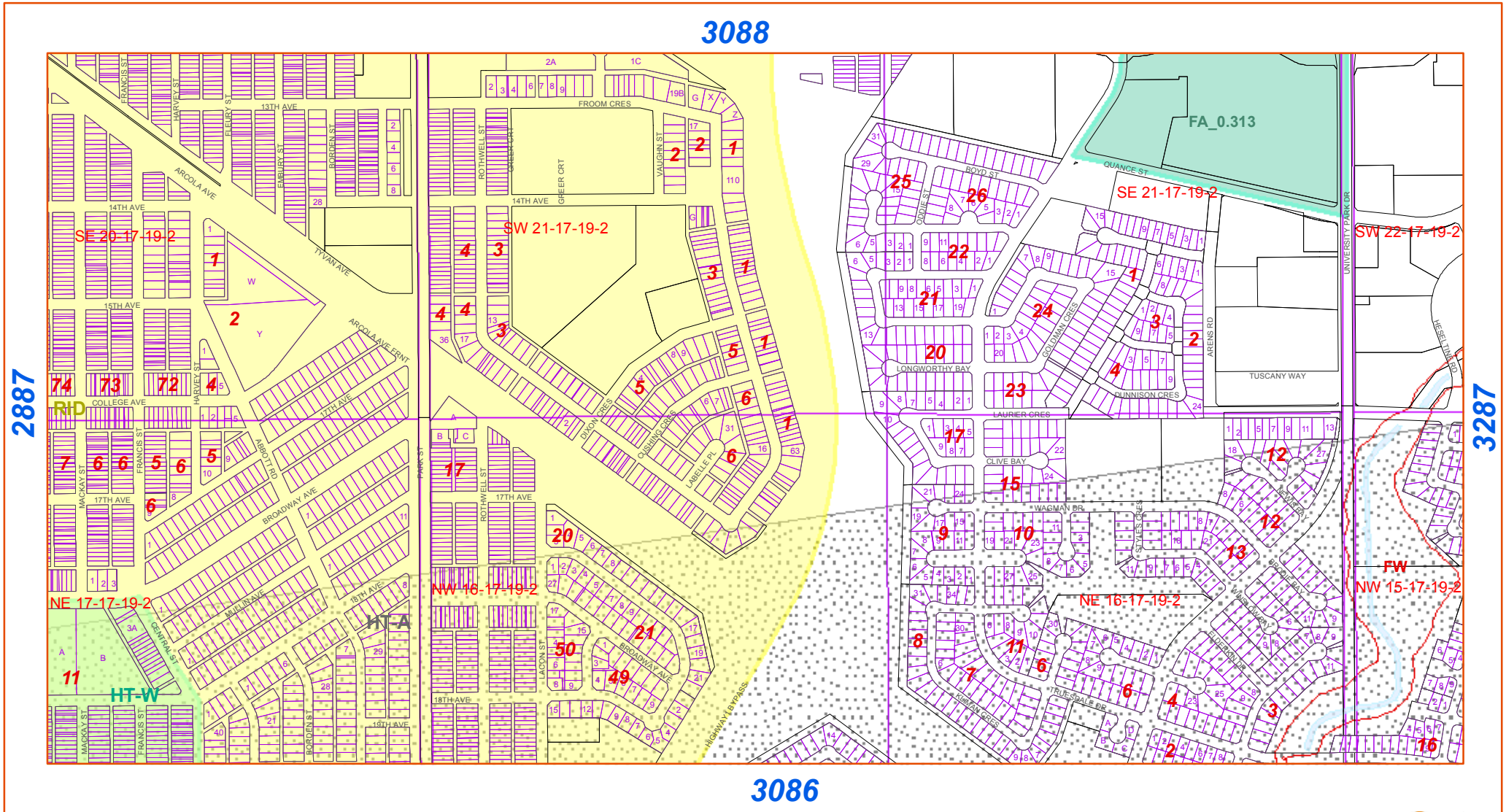
Bylaw No. 2019-19

SCALE: 0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3086 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
- HT_A-Airport Height Overlay
- HT-O-Height Overlay Other
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- HT-W-Wascana Height Overlay
- RS-Railway Setback Overlay
- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

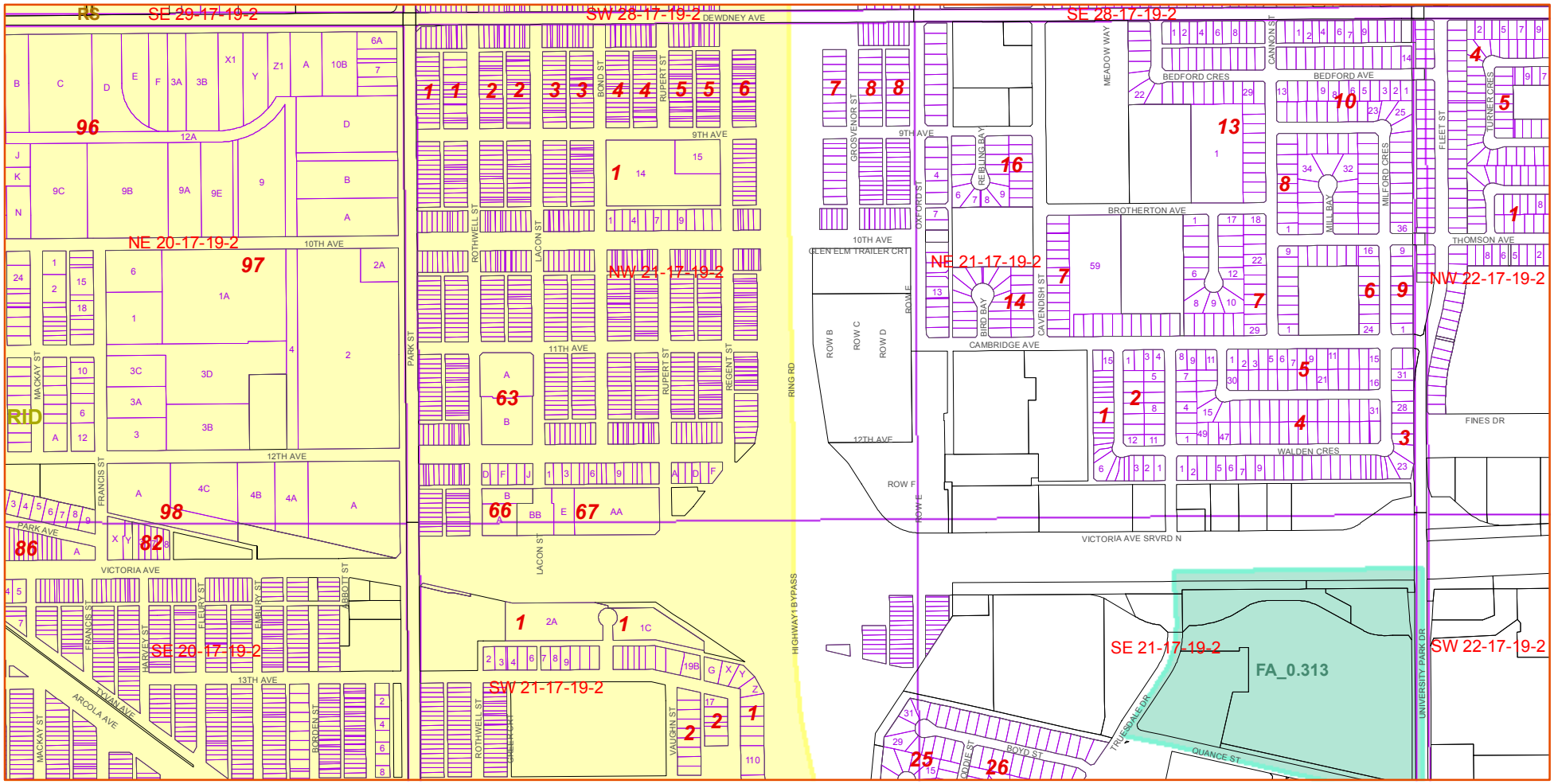
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3087 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
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- FA-Floor Area Overlay
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NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

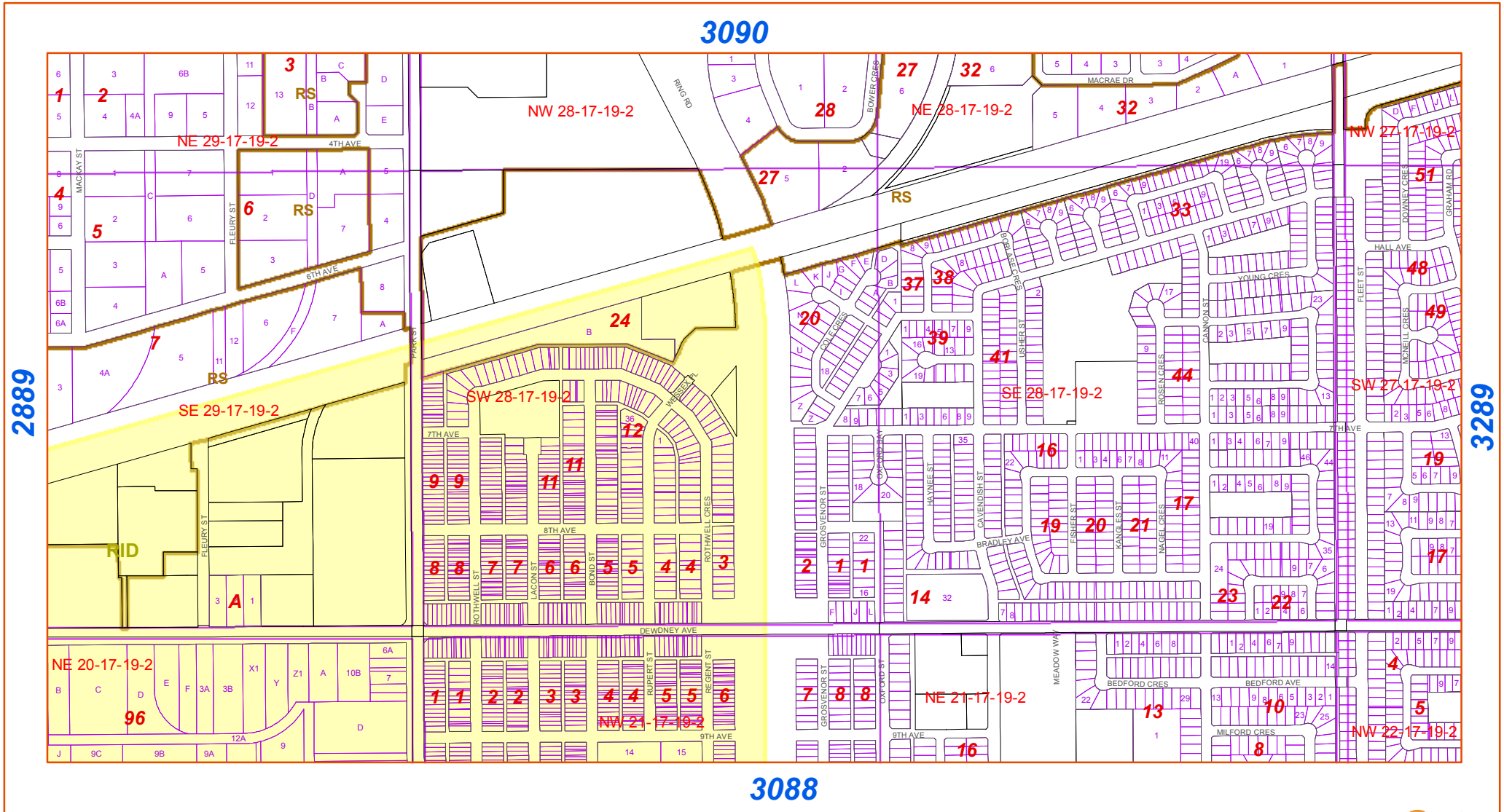
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3088 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
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NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

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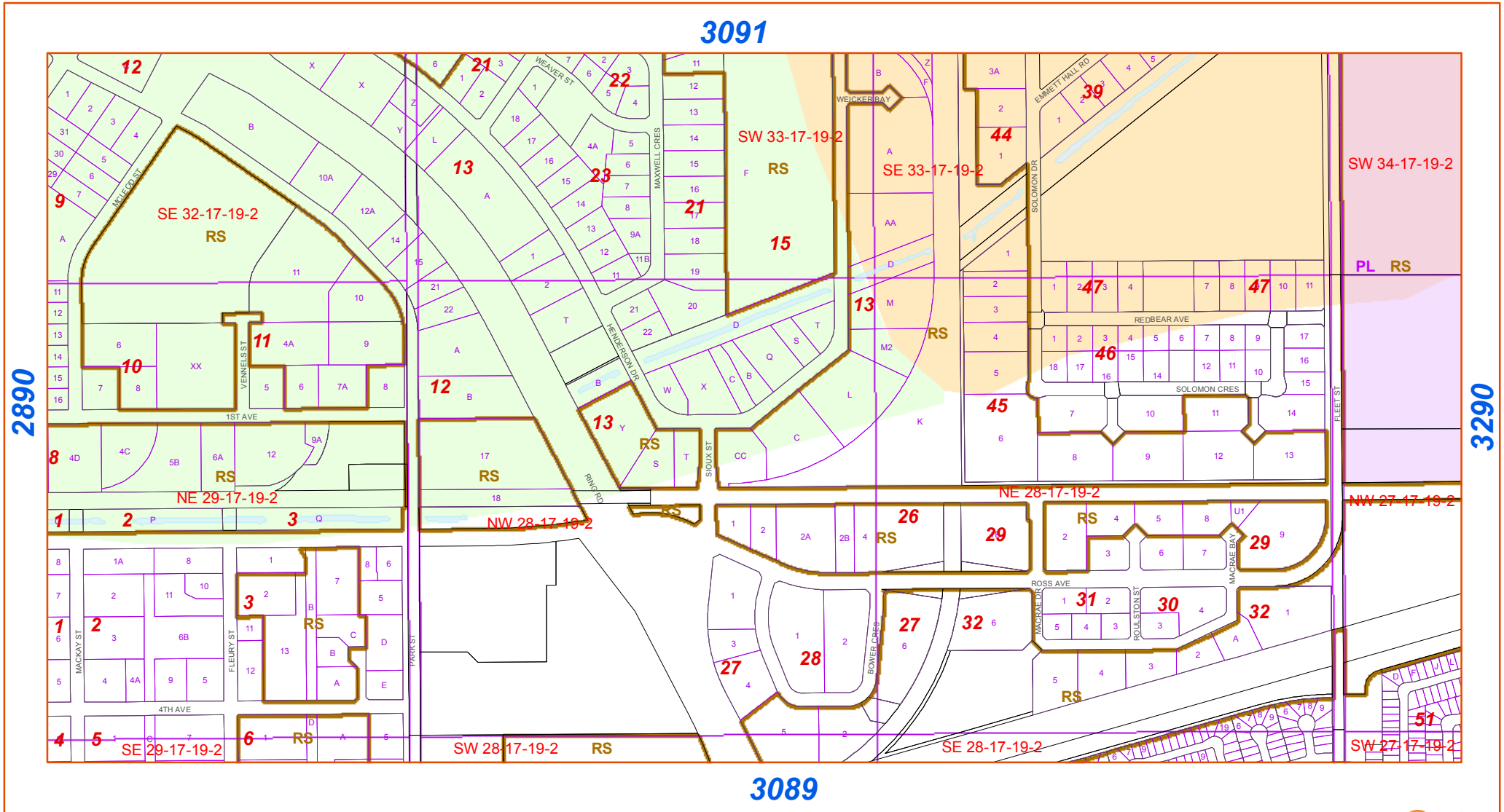
- MODERATE
- LOW

City of Regina | REGINA Infinite Horizons

SCALE: 0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3089 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
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NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

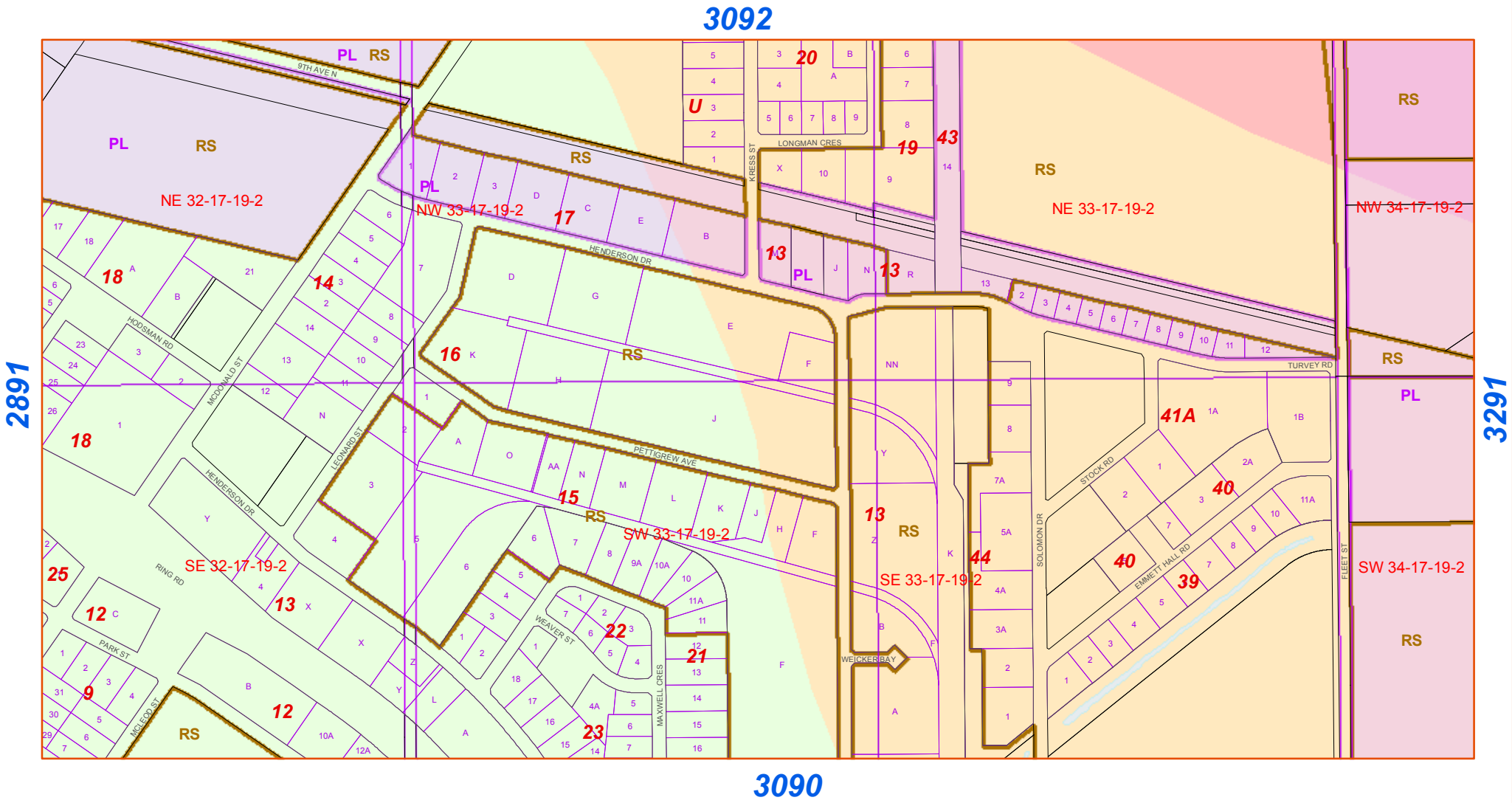
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3090 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
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NEF - Noise Exposure Forecast Overlay

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AP - Aquifer Protection Overlay

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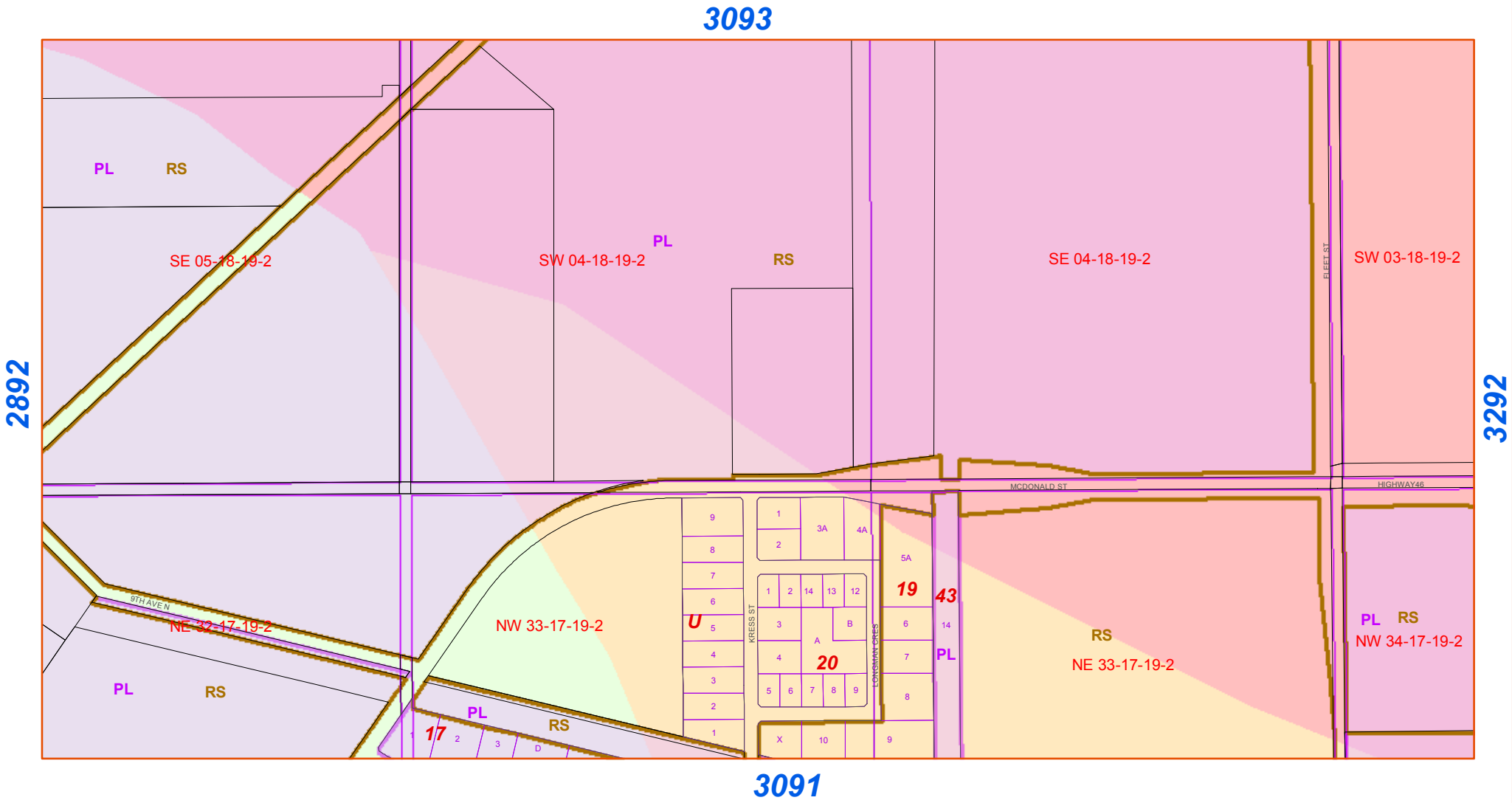
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3091 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

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NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

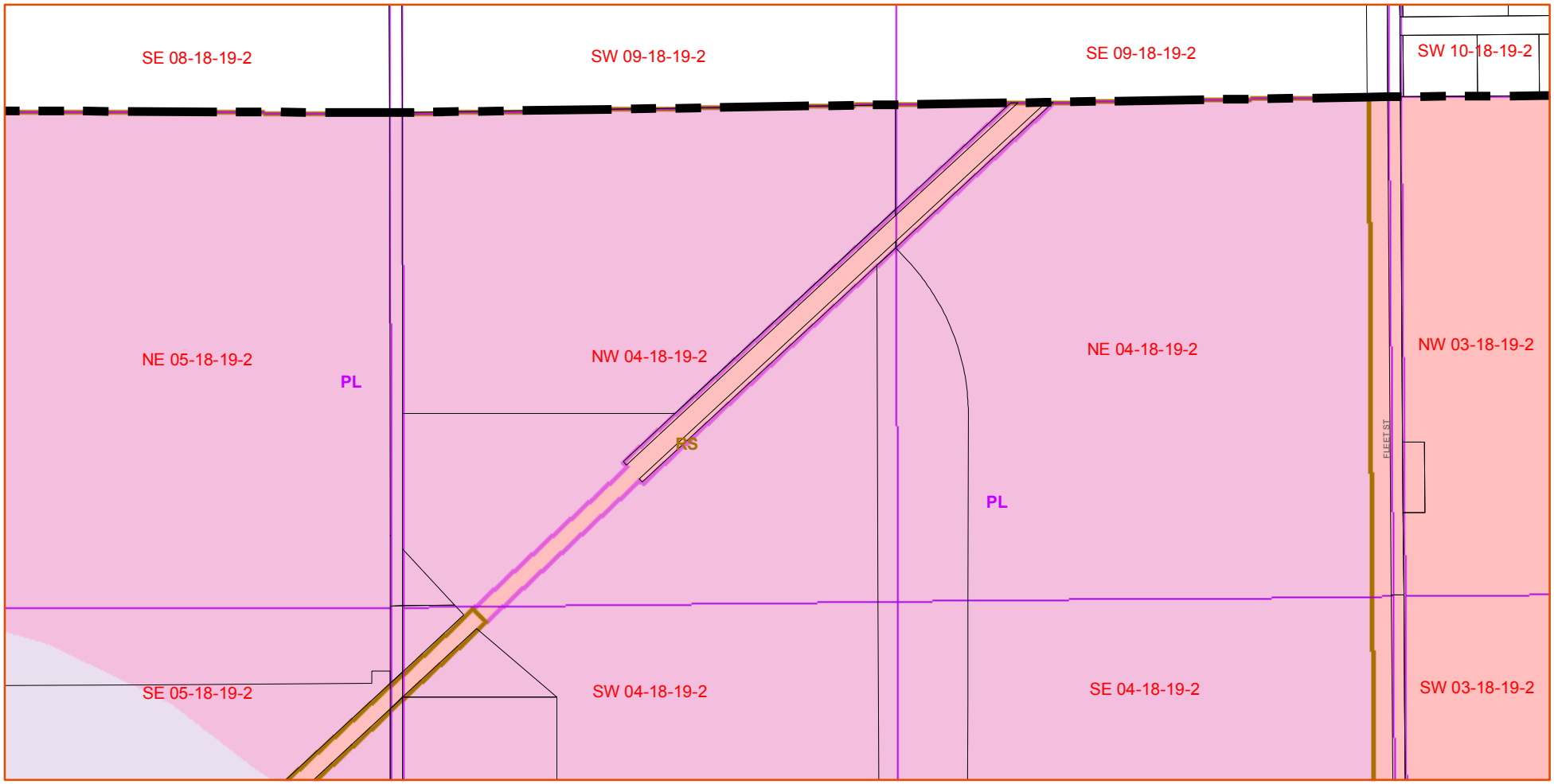
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3092 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
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NEF - Noise Exposure Forecast Overlay

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AP - Aquifer Protection Overlay

- HIGH
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REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

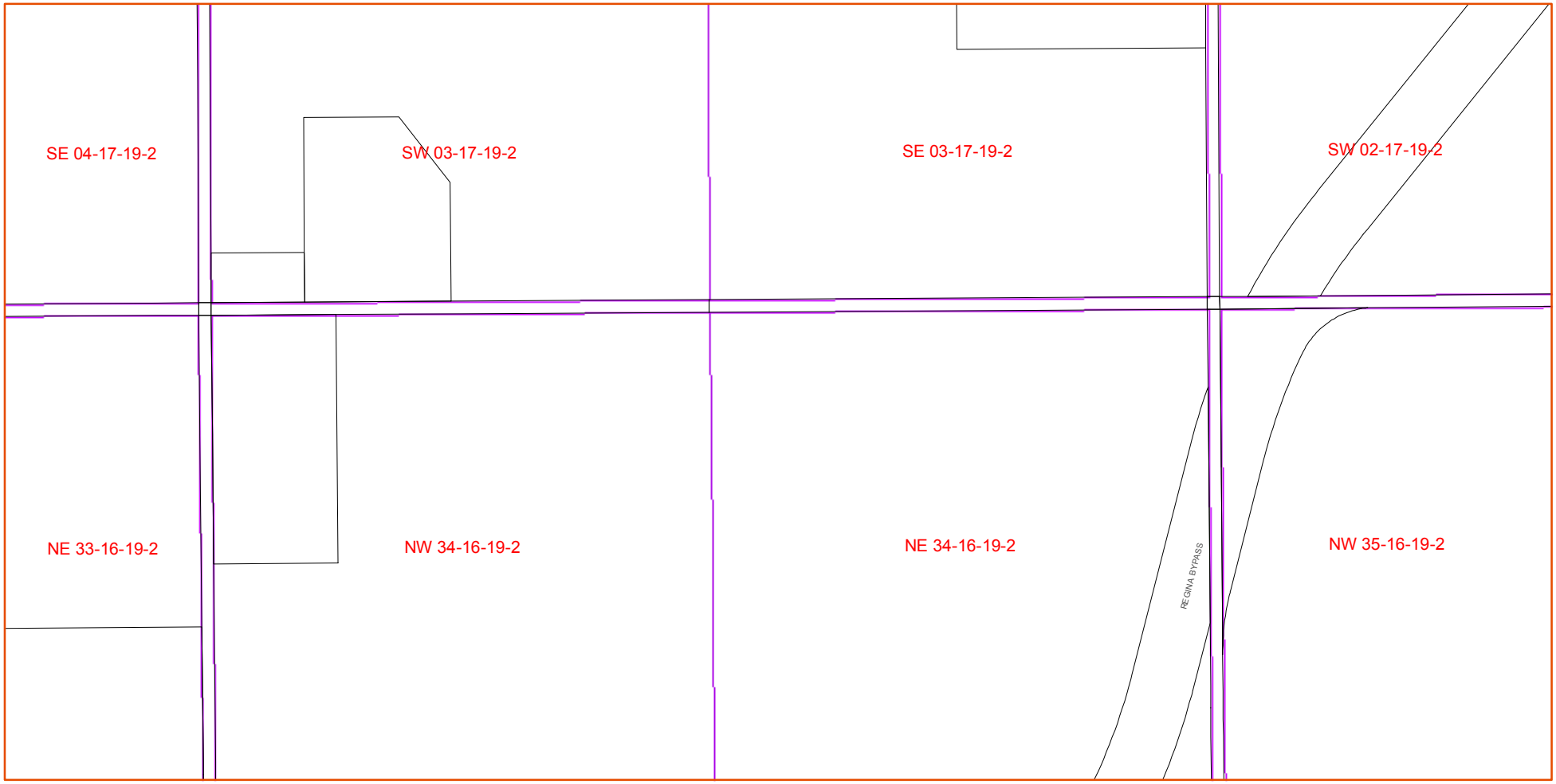
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3093 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
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NEF - Noise Exposure Forecast Overlay

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- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

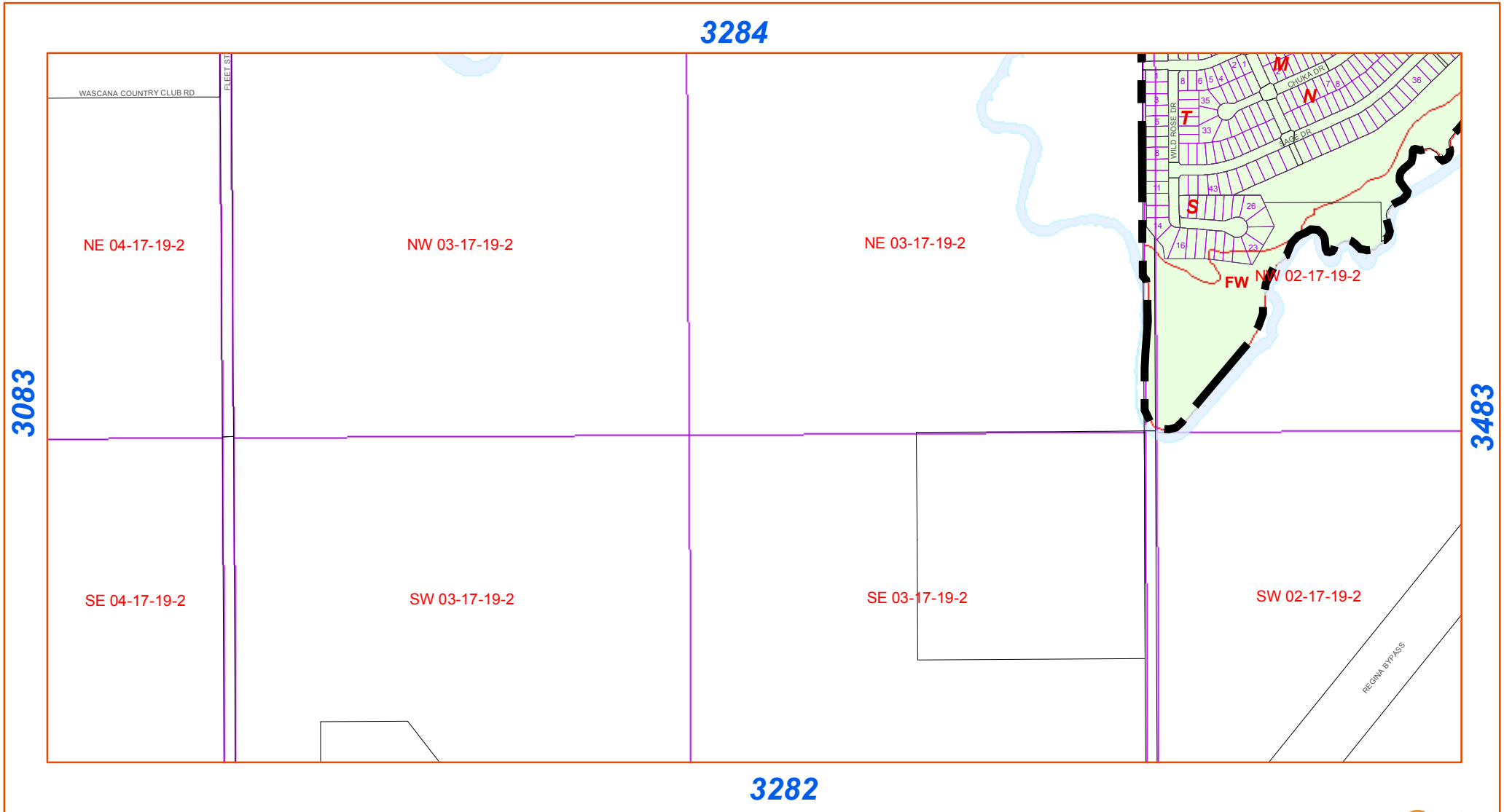
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3282 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
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NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

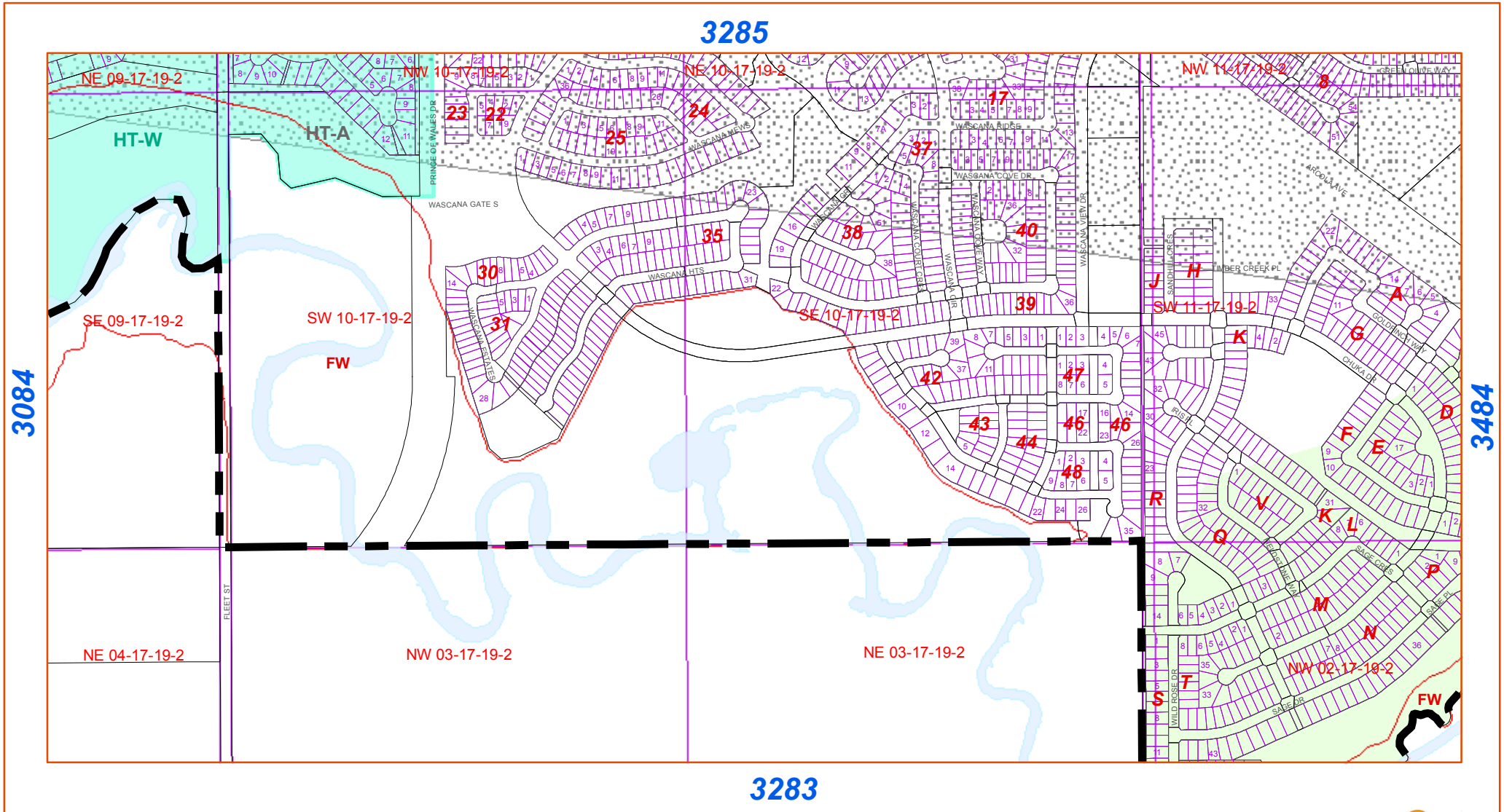
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3283 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
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NEF - Noise Exposure Forecast Overlay

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AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

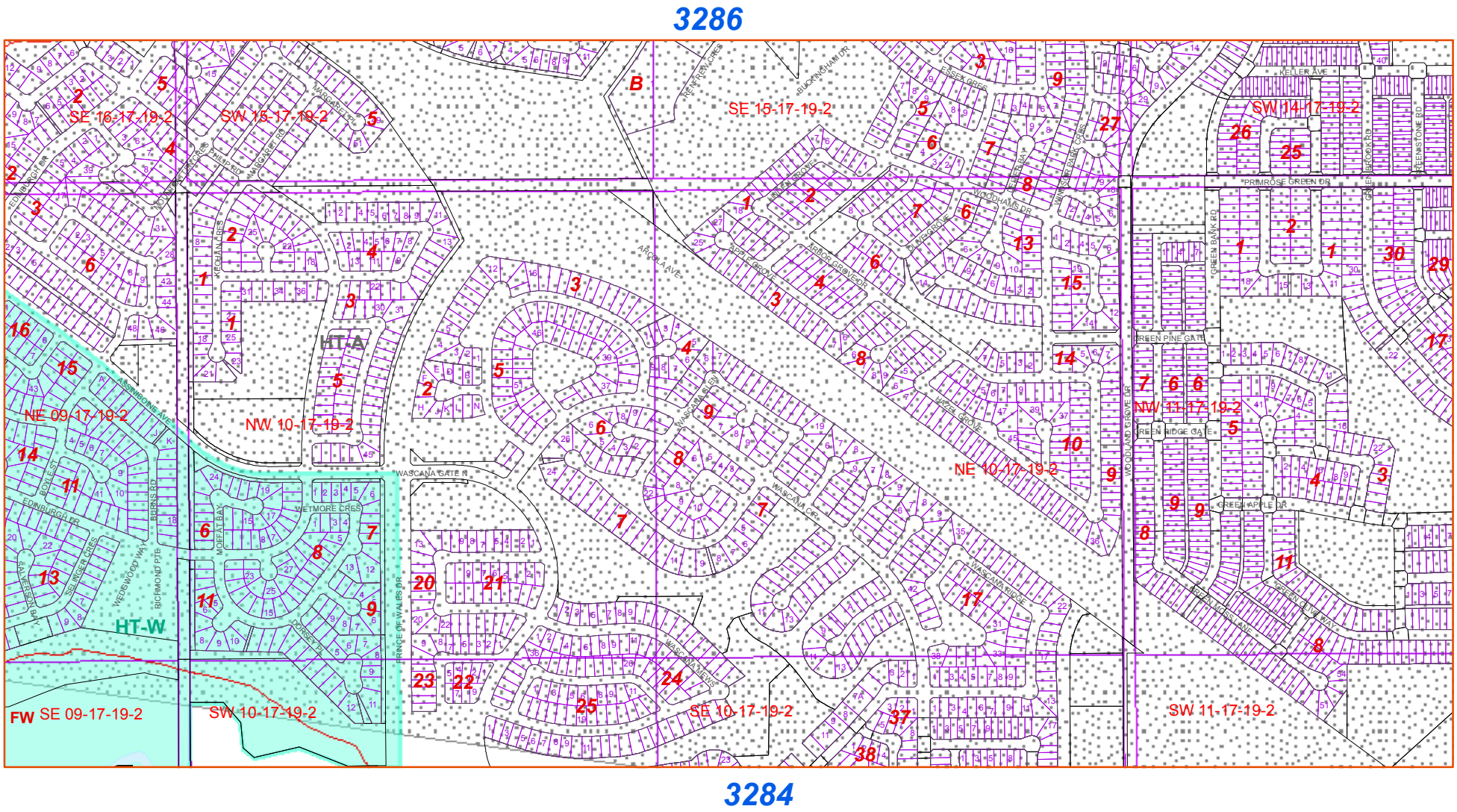
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3284 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
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NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
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- LOW

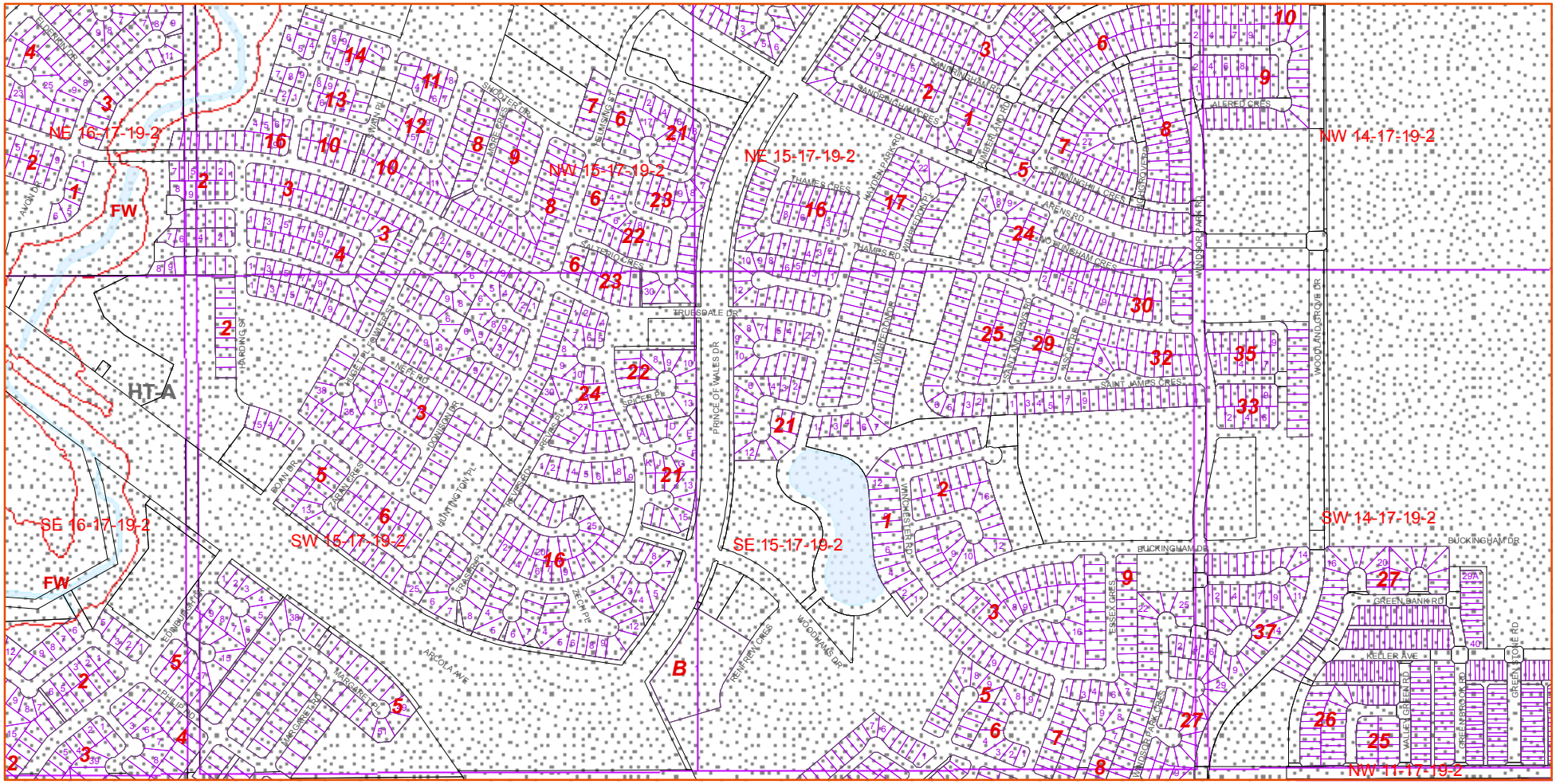
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3285 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
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NEF - Noise Exposure Forecast Overlay

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AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

REVISED: 08/07/2019

Date: 08/07/2019

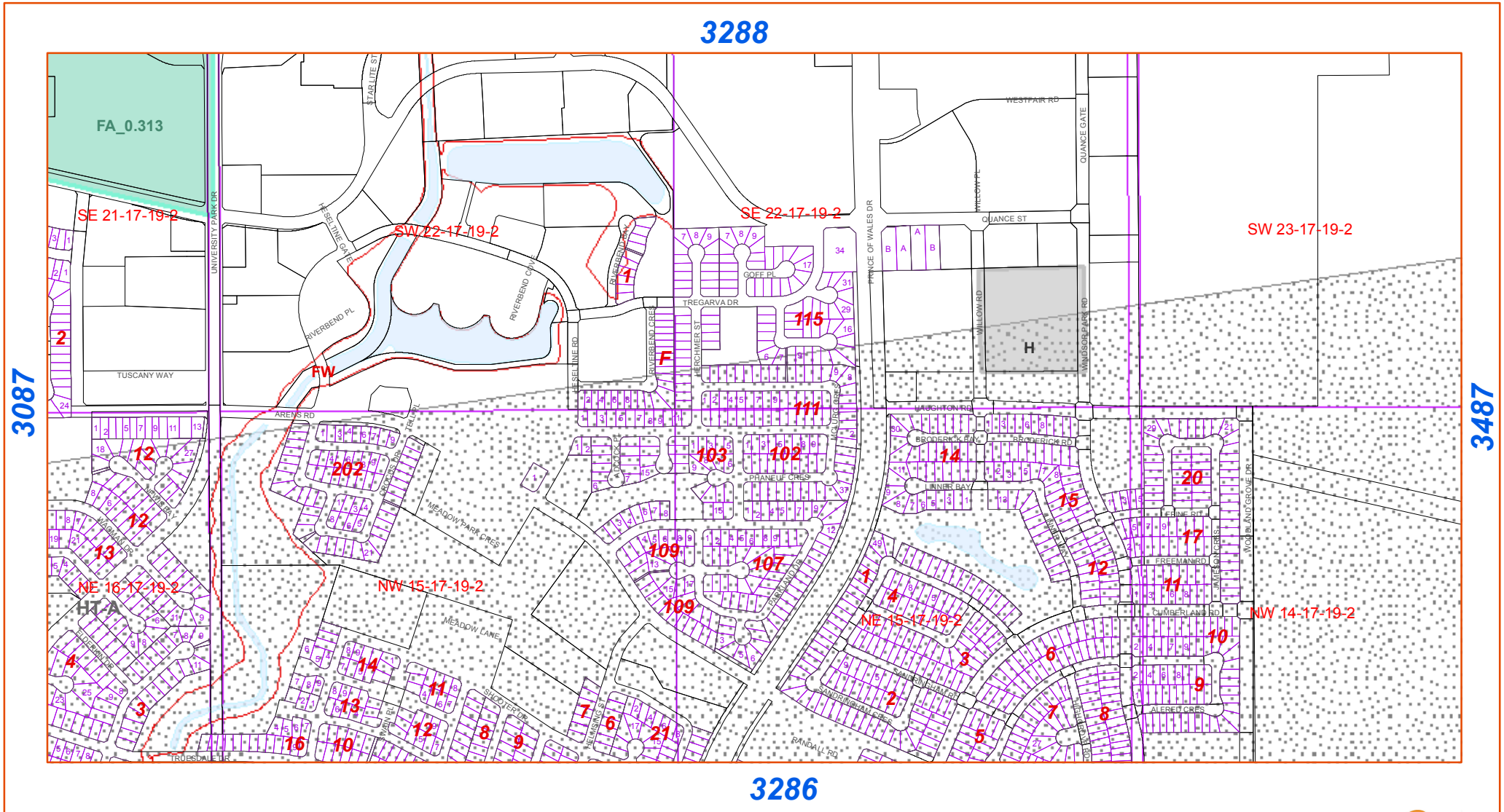
Bylaw No. 2019-19

SCALE: 0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3286 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
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NEF - Noise Exposure Forecast Overlay

- 25NEF
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AP - Aquifer Protection Overlay

- HIGH
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- LOW

REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

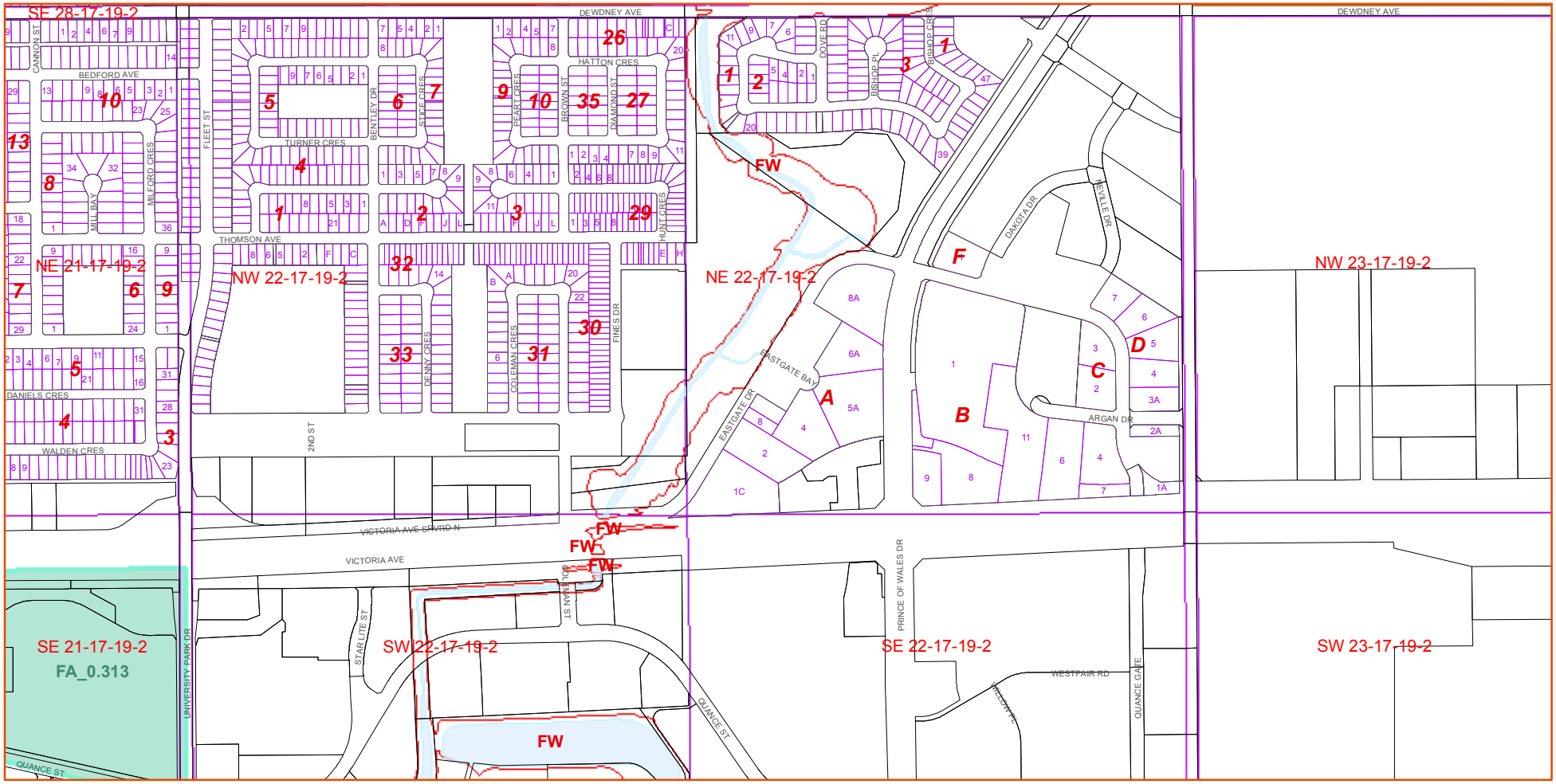
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3287 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
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NEF - Noise Exposure Forecast Overlay

- 25NEF
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AP - Aquifer Protection Overlay

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REVISED: 08/07/2019

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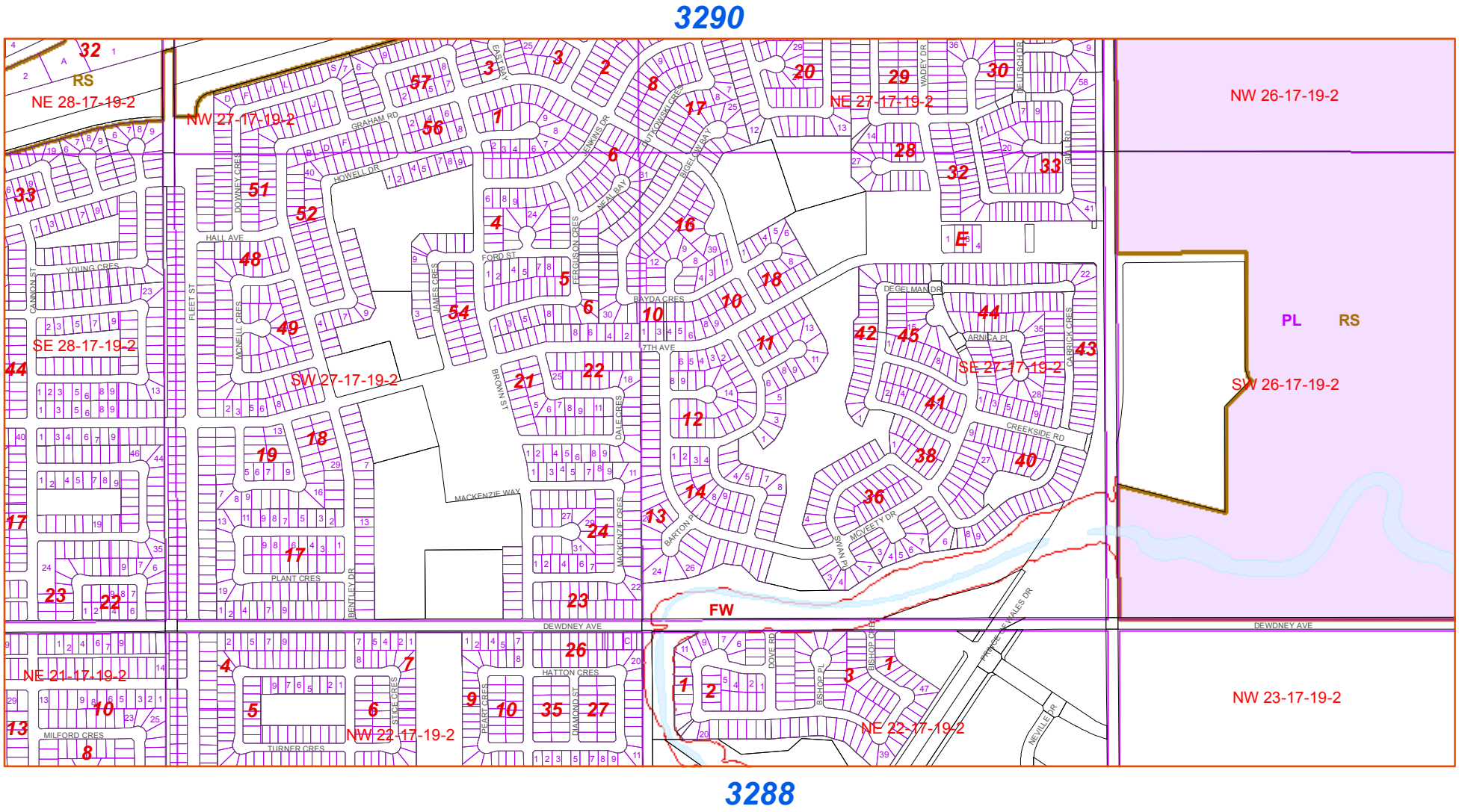
Bylaw No. 2019-19

SCALE: 0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3288 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
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- DEN-Residential Density Overlay
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- H-Holding Overlay
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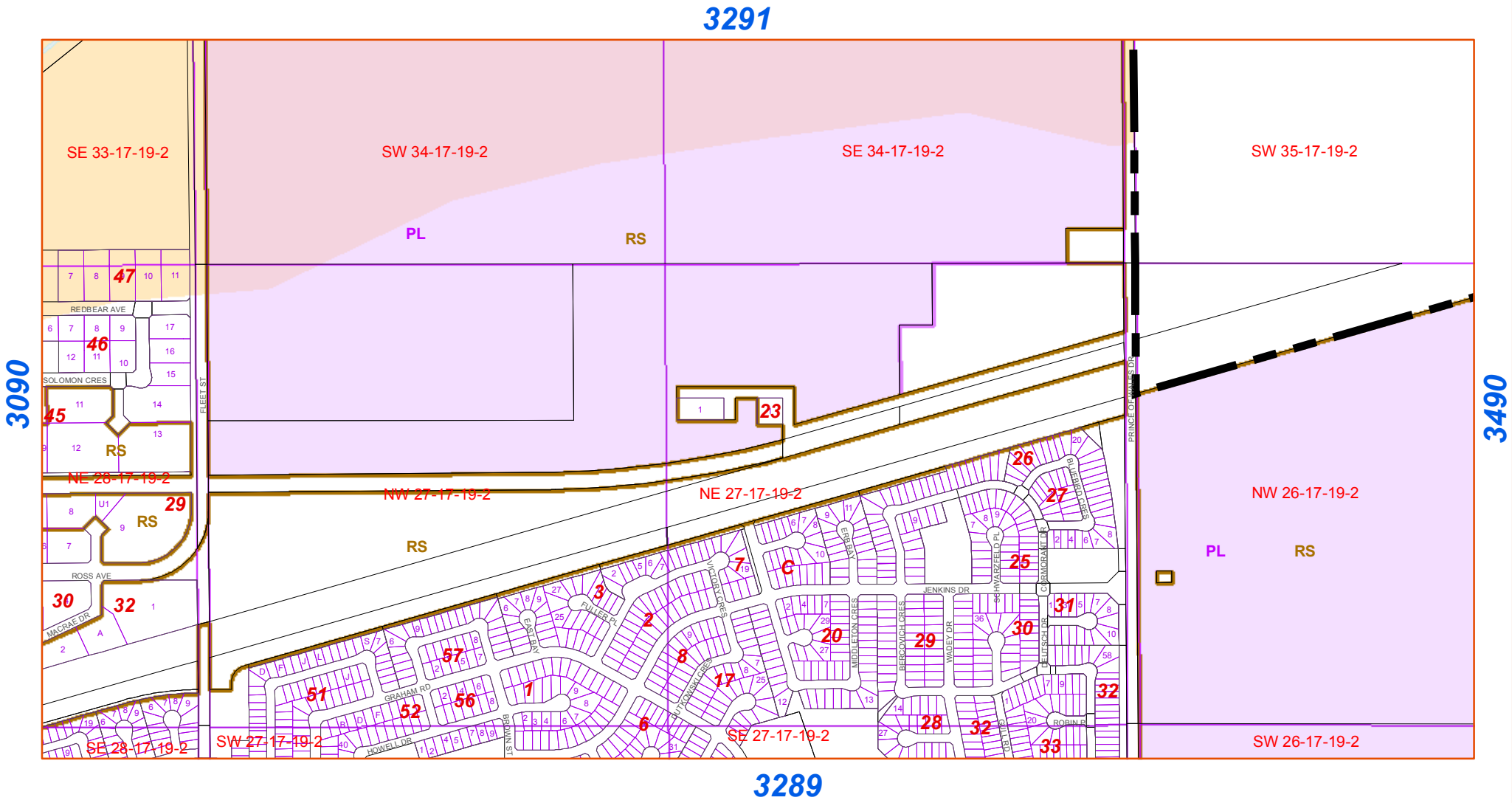
City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3289 (B)



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Bylaw No. 2019-19

LEGEND:

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NEF - Noise Exposure Forecast Overlay

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AP - Aquifer Protection Overlay

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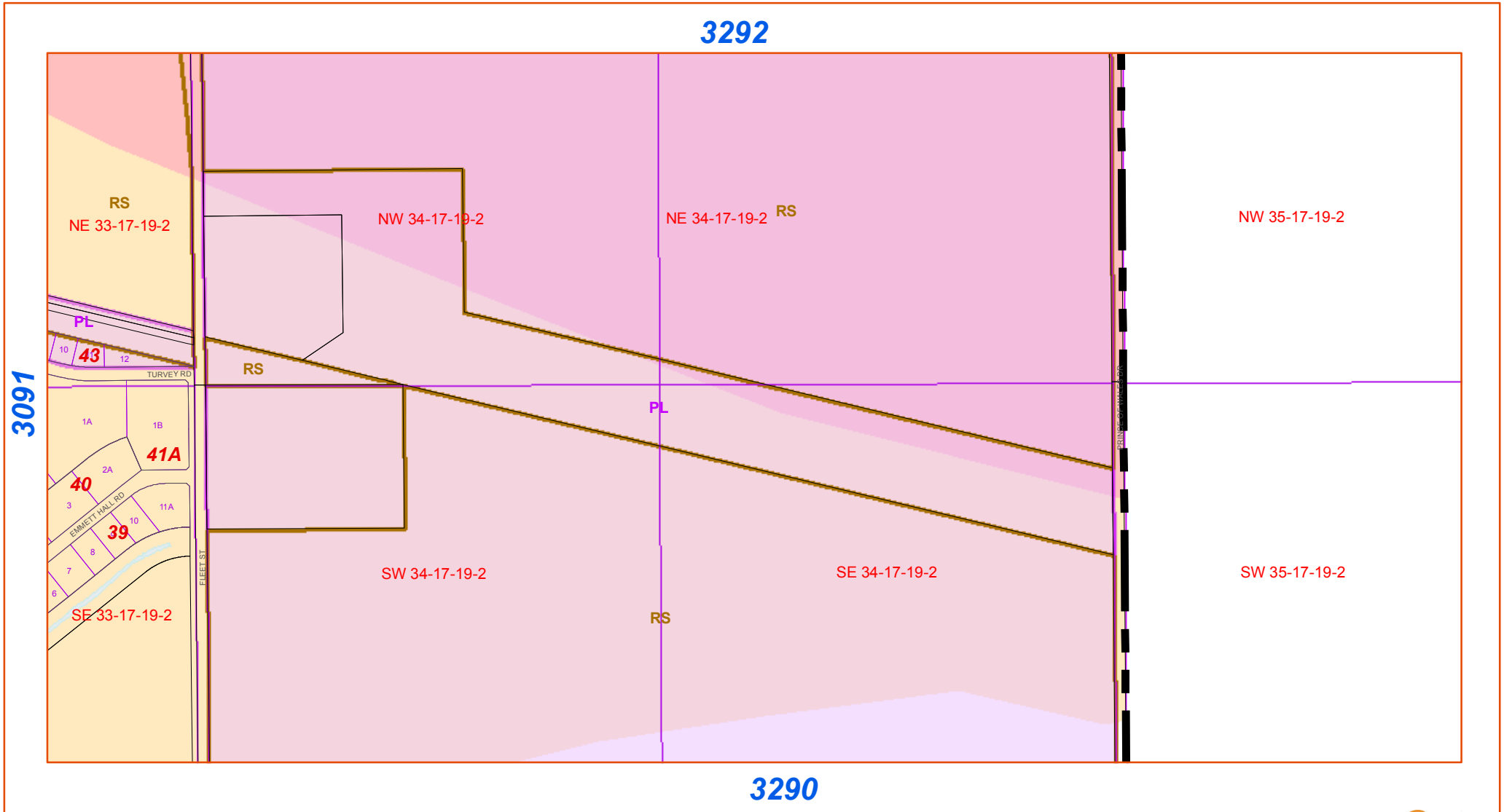
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3290 (B)



LEGEND:

- City Limits
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- AC-Architectural Control District Overlay
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City of Regina | REGINA Infinite Horizons

SCALE:

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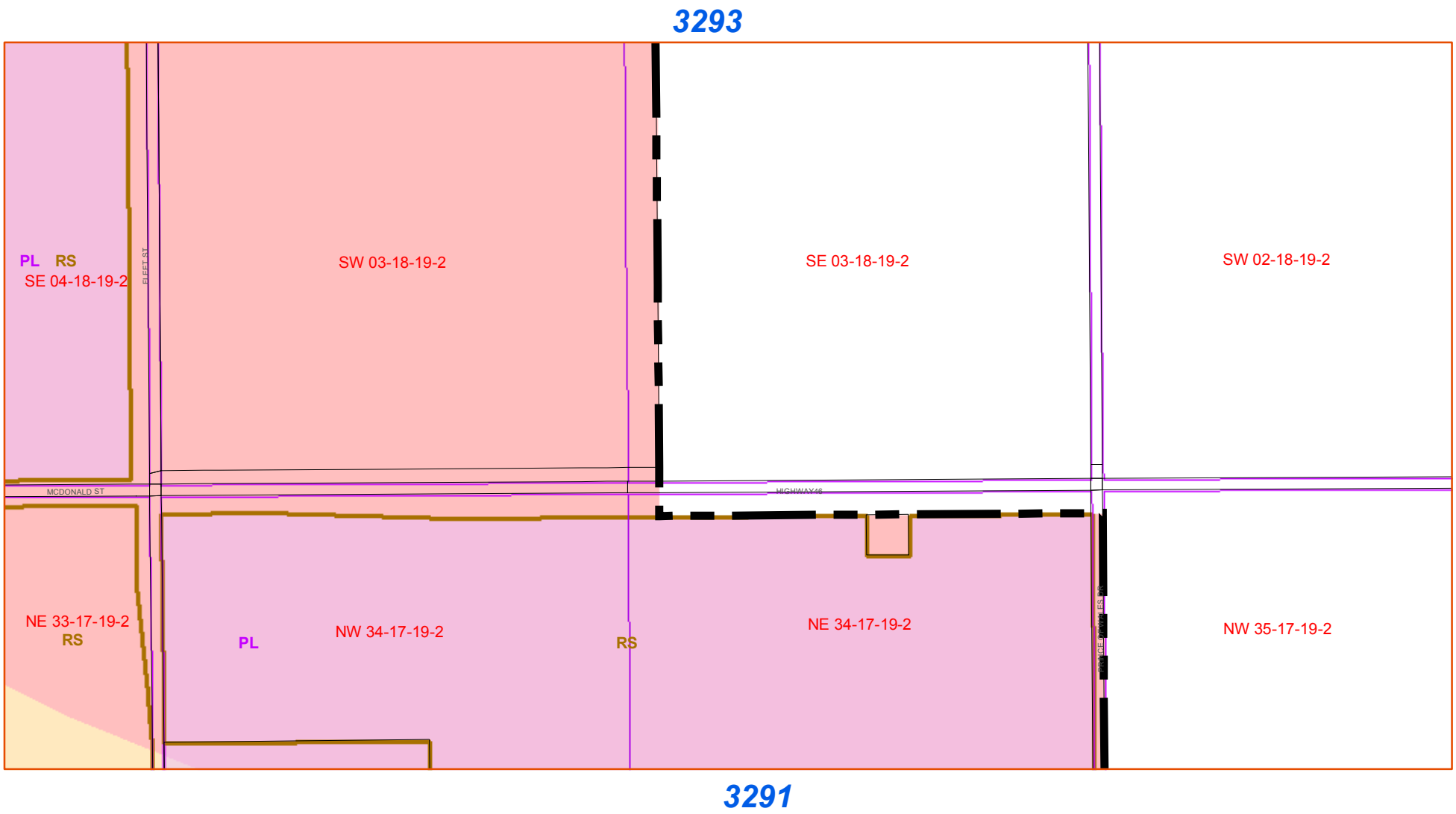
OVERLAY ZONING MAP 3291 (B)



LEGEND:

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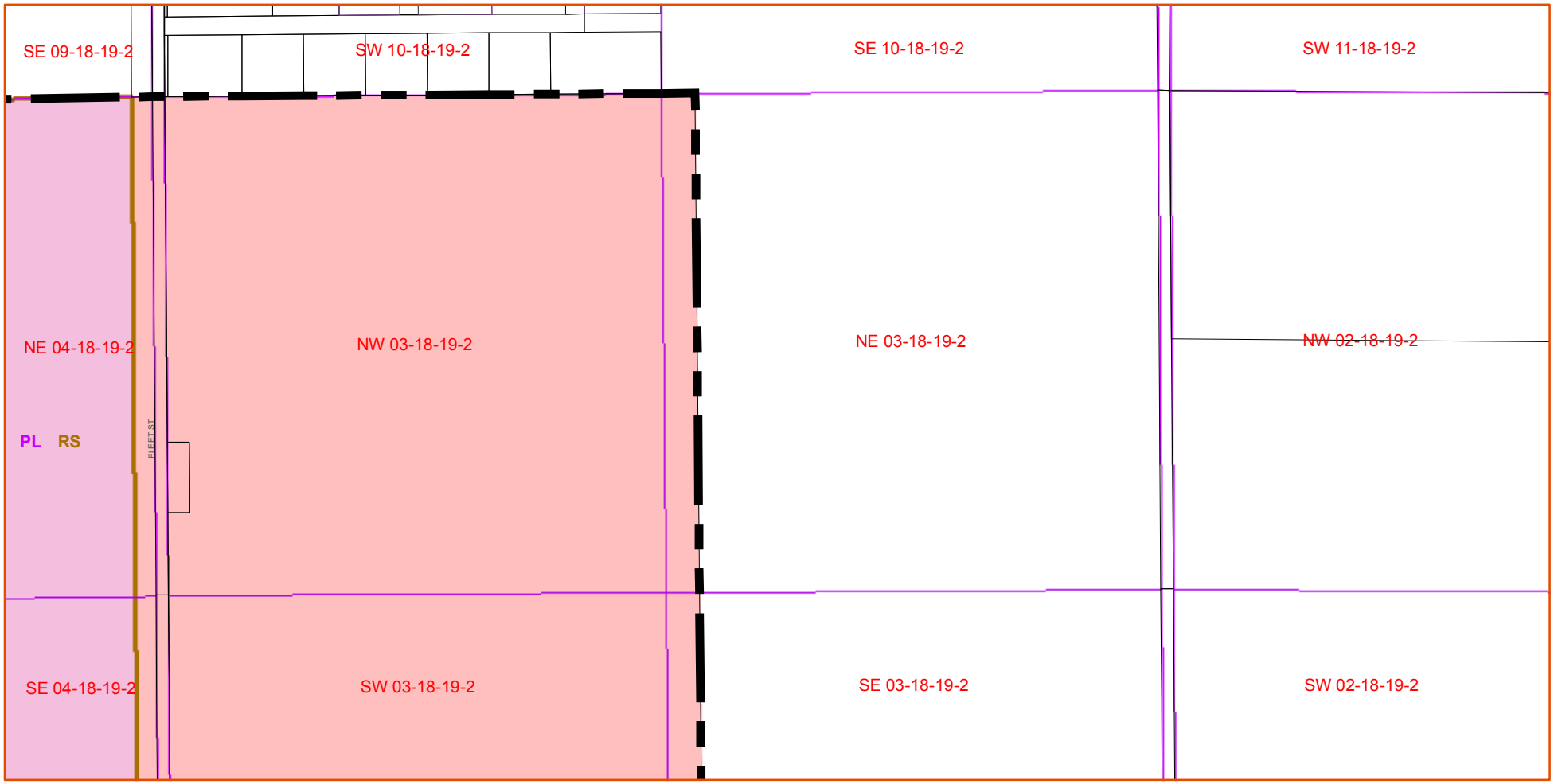
0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3292 (B)



LEGEND:

- City Limits
- Waterbody
- AC-Architectural Control District Overlay
- FW Overlay
- DEN-Residential Density Overlay
- FA-Floor Area Overlay
- H-Holding Overlay
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- PL-Pipeline Corridor Setback Overlay

NEF - Noise Exposure Forecast Overlay

- 25NEF
- 30NEF

AP - Aquifer Protection Overlay

- HIGH
- MODERATE
- LOW

REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

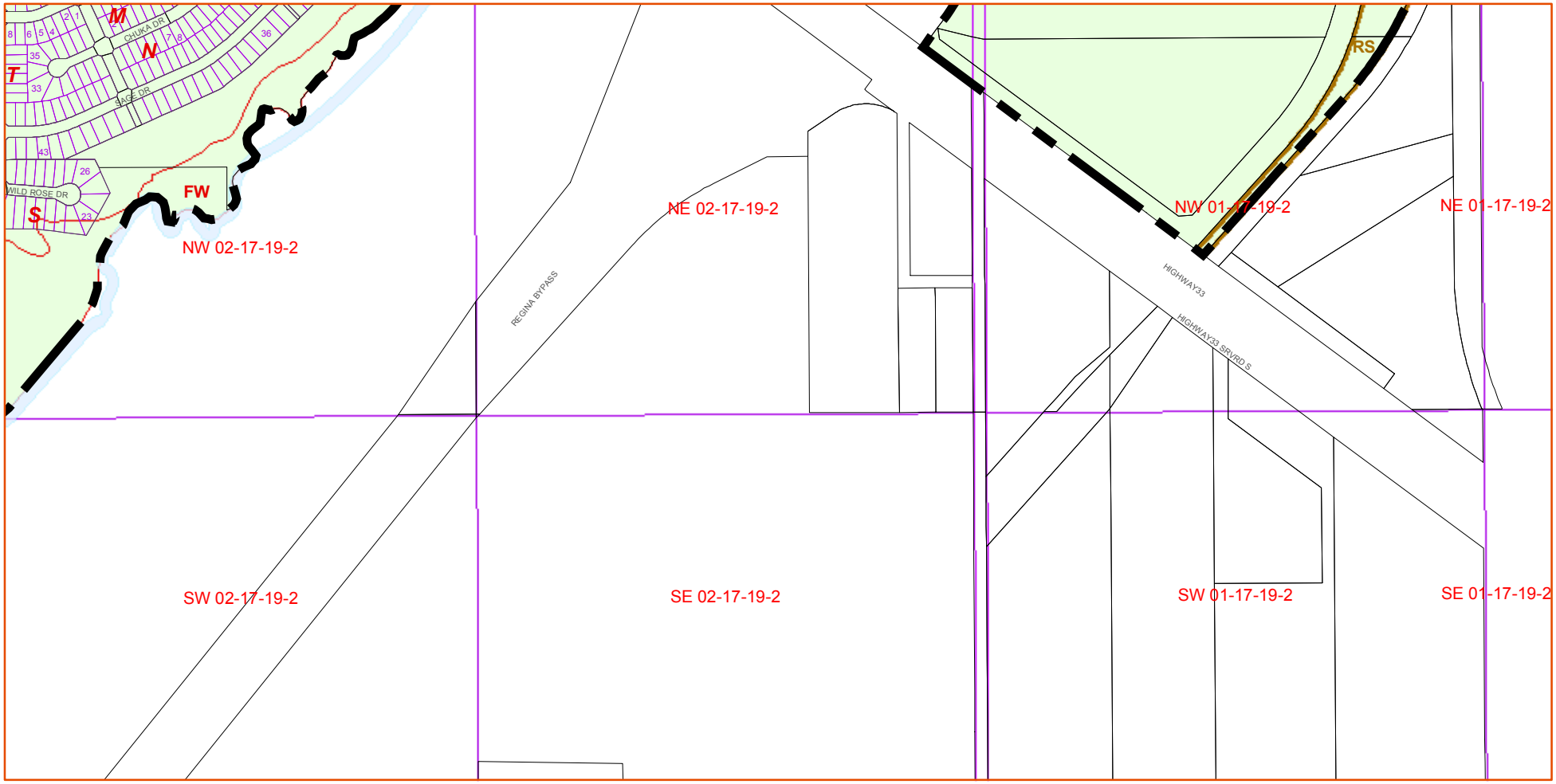
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3293 (B)



REVISED: 08/07/2019

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Bylaw No. 2019-19

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City of Regina | REGINA Infinite Horizons

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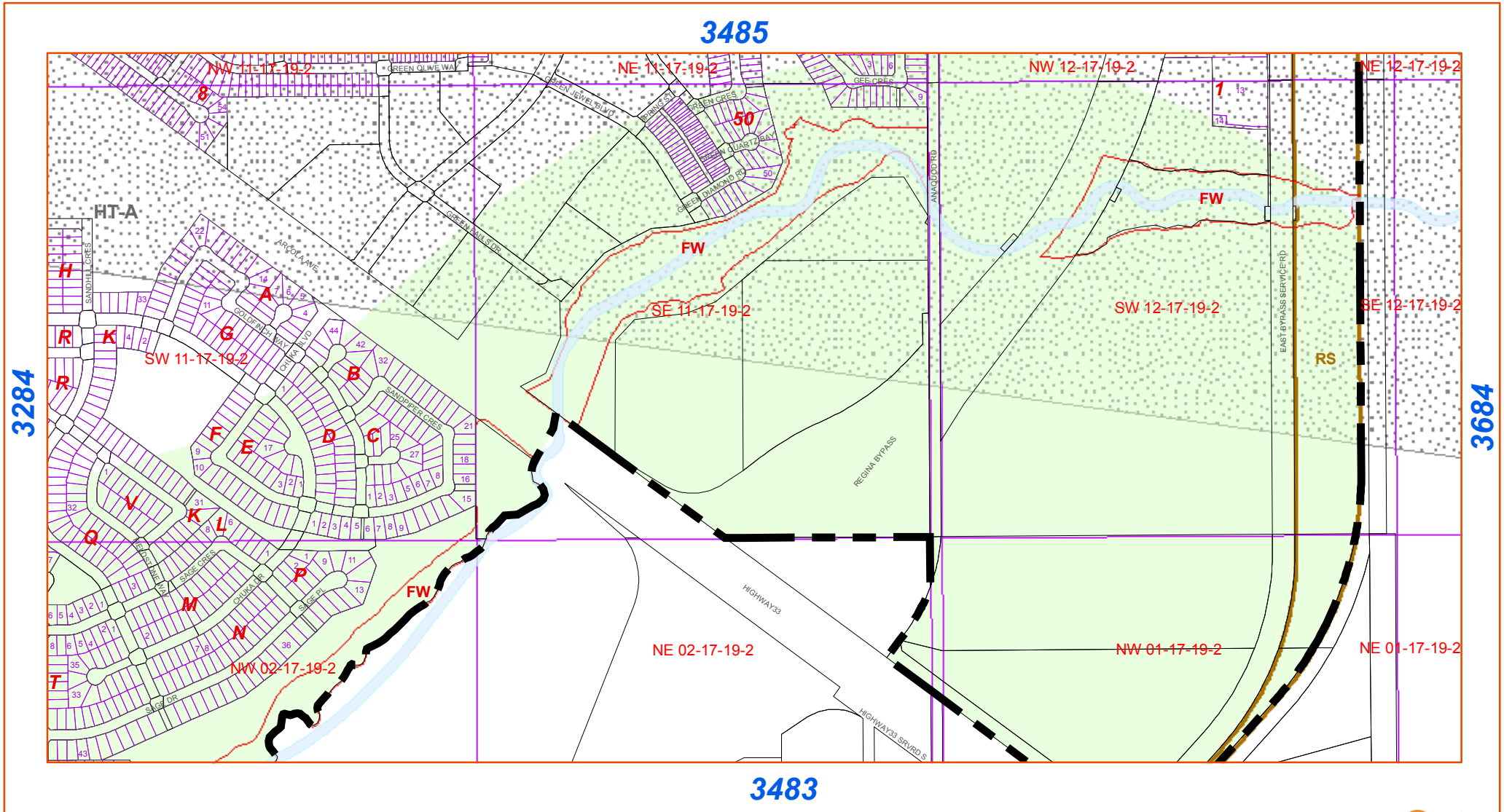
OVERLAY ZONING MAP 3483 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

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City of Regina | REGINA Infinite Horizons

SCALE:

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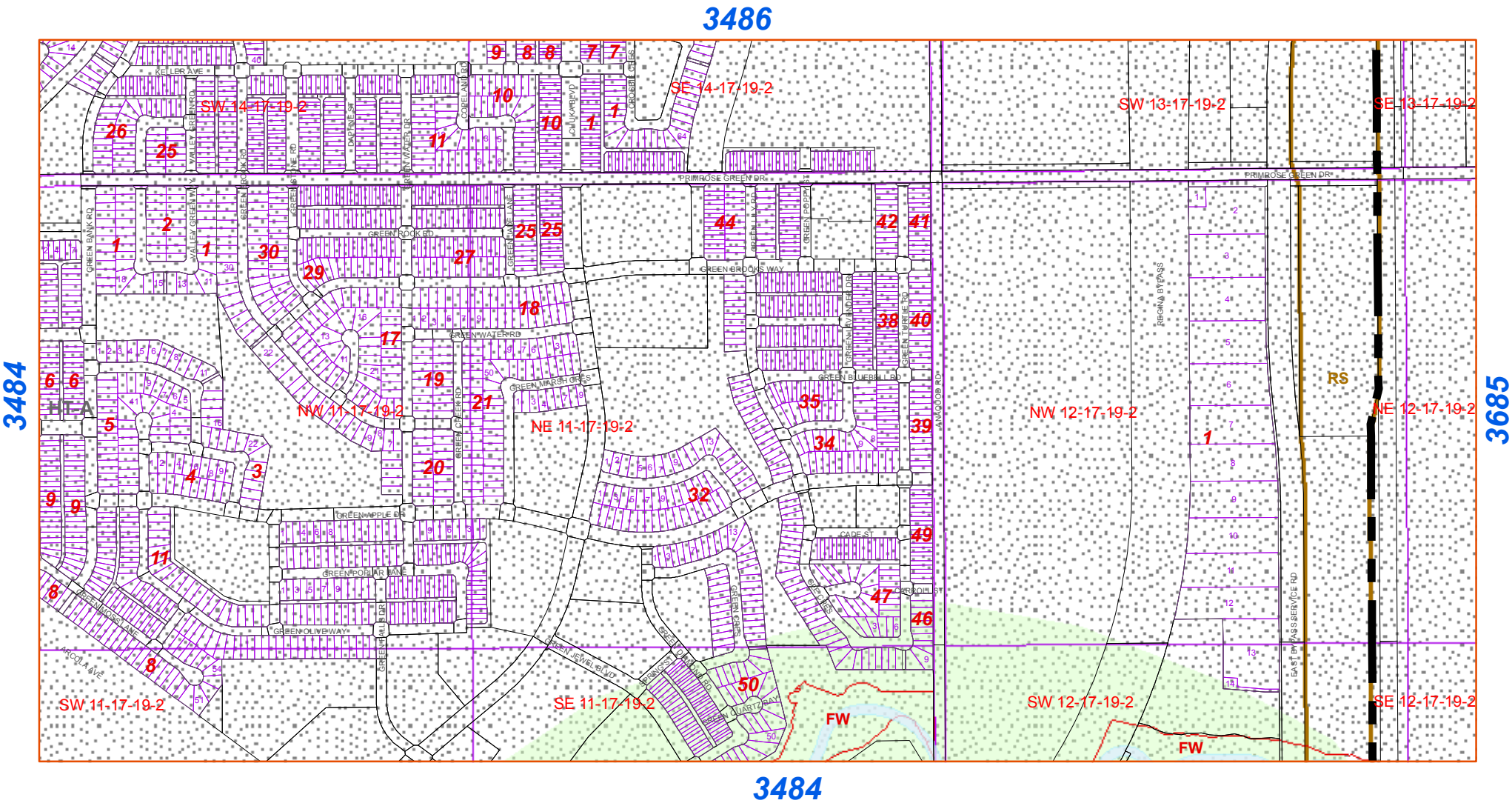
OVERLAY ZONING MAP 3484 (B)



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City of Regina | REGINA Infinite Horizons

SCALE:

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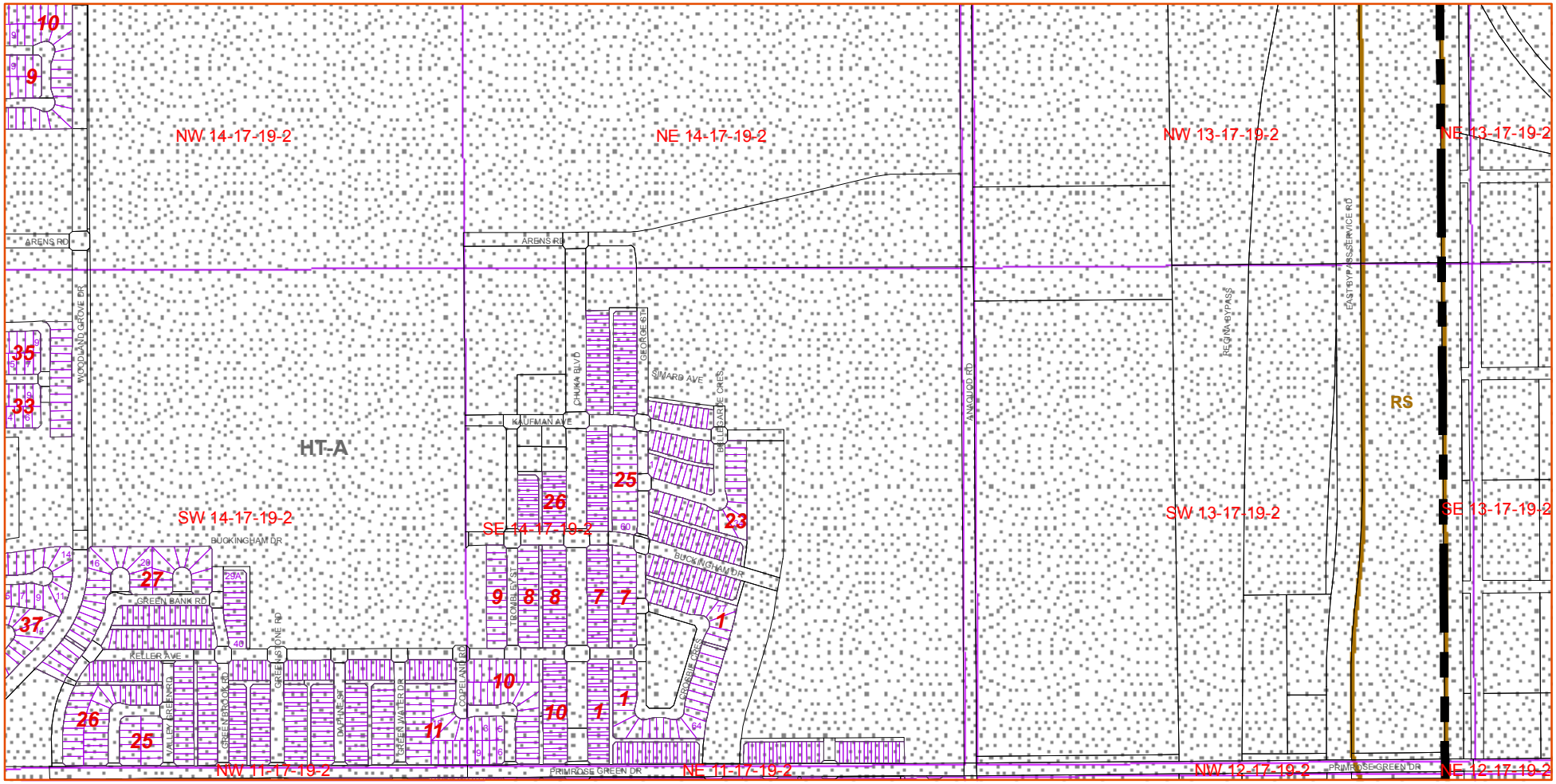
The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3485 (B)



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REVISED: 08/07/2019

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Bylaw No. 2019-19

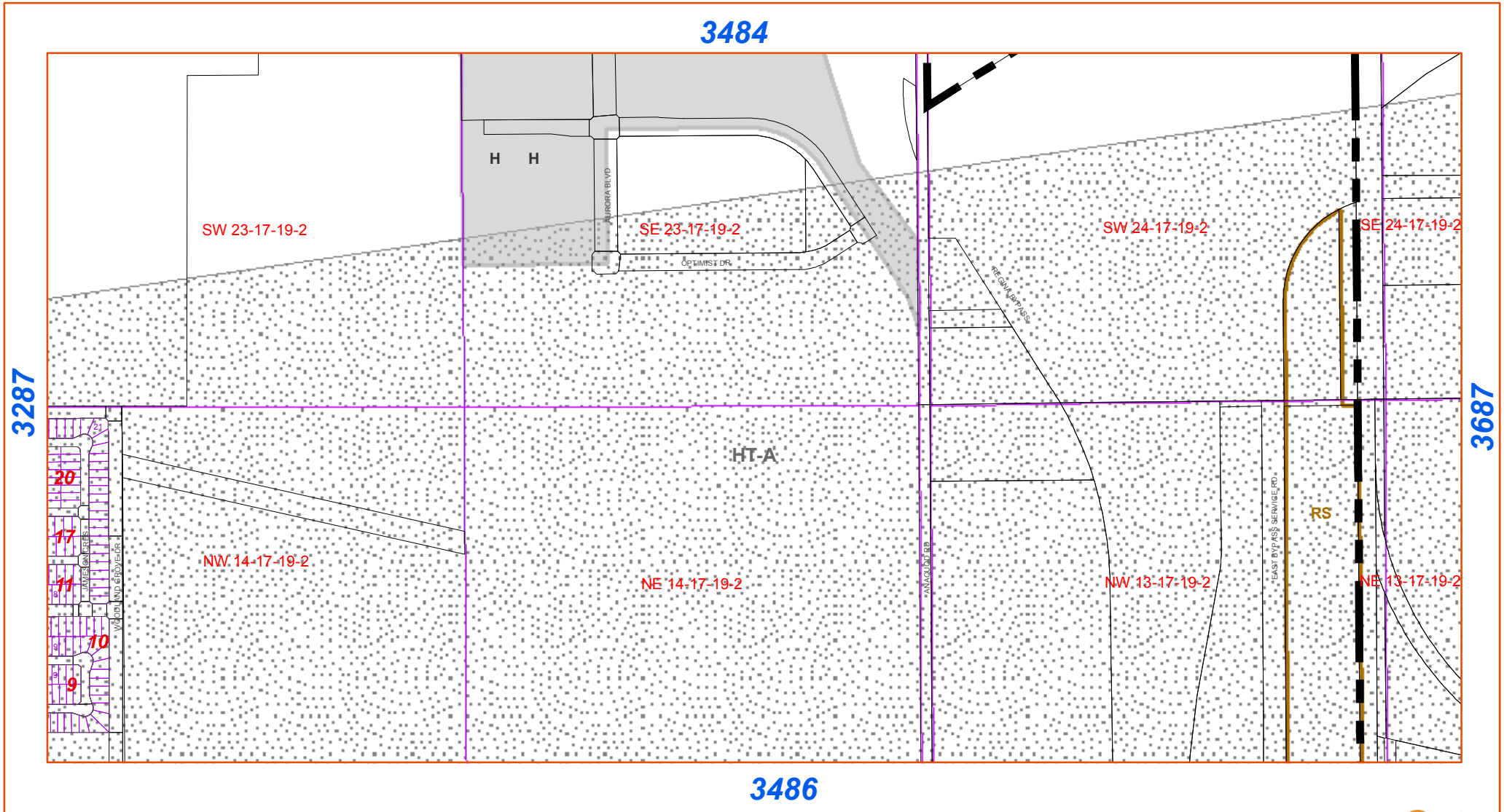
SCALE:

0 65 130 260 390 520 Meters

City of Regina | REGINA Infinite Horizons

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3486 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

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City of Regina | REGINA Infinite Horizons

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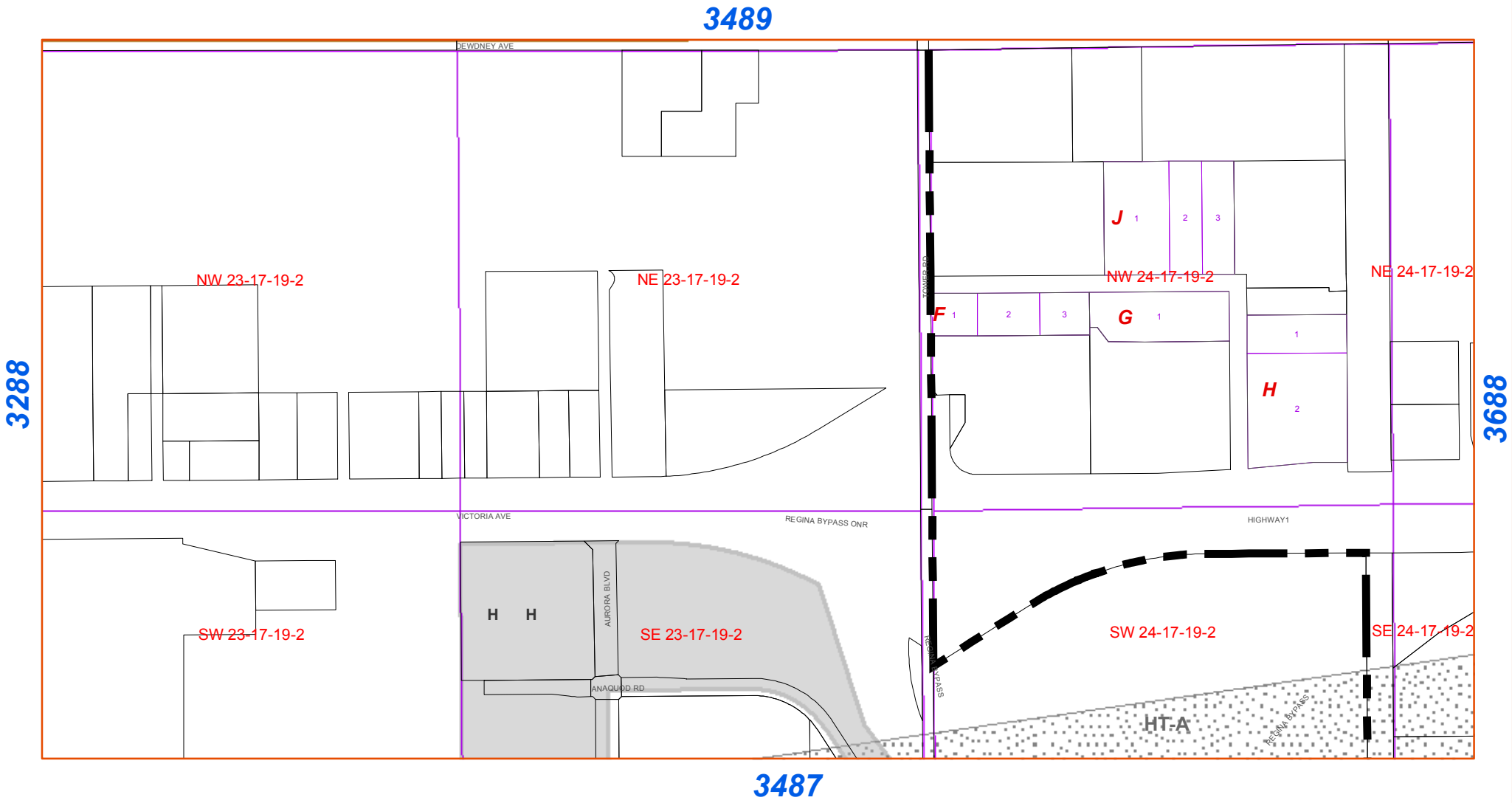
The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3487 (B)



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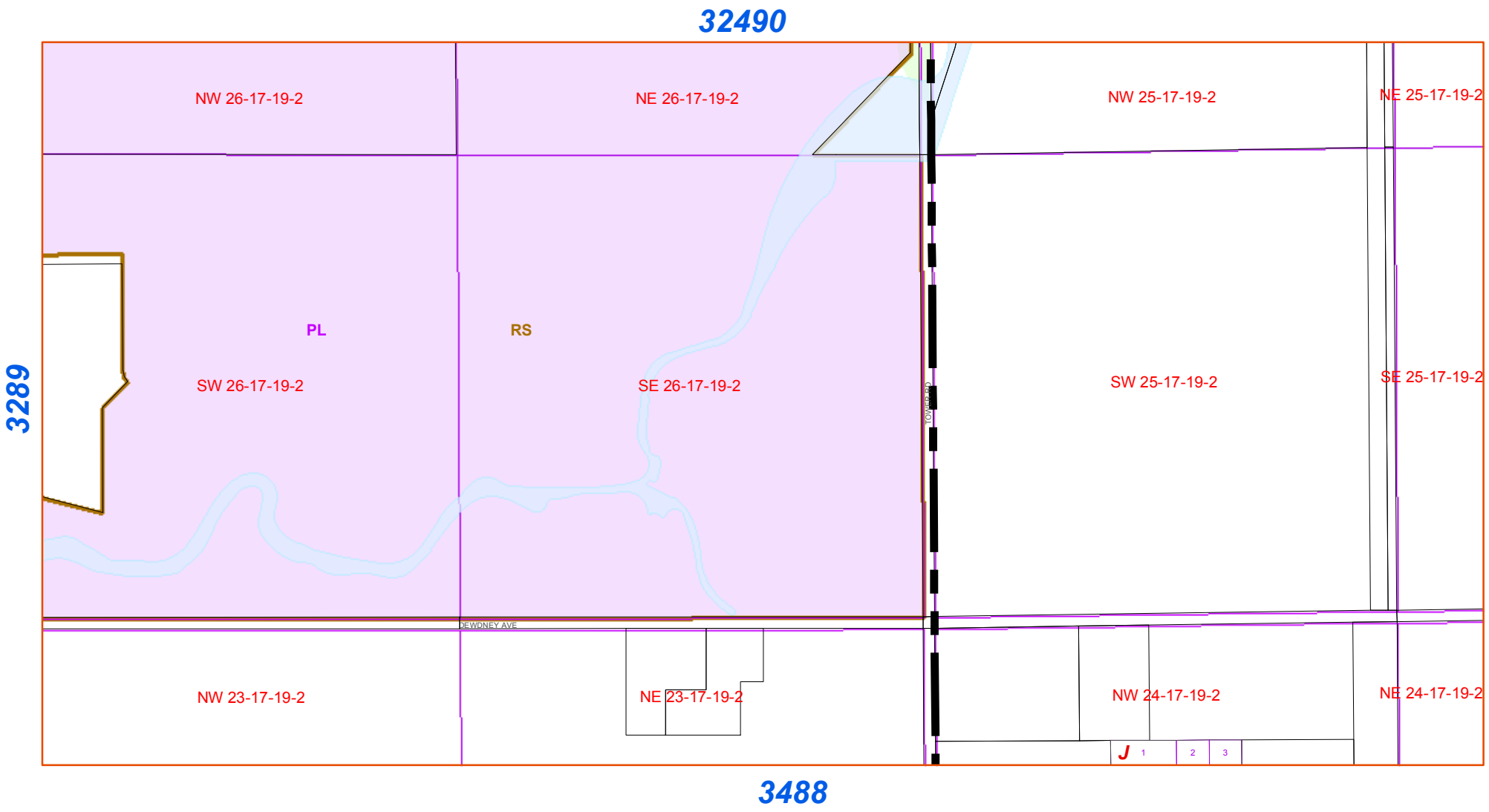
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3488 (B)



LEGEND:

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REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

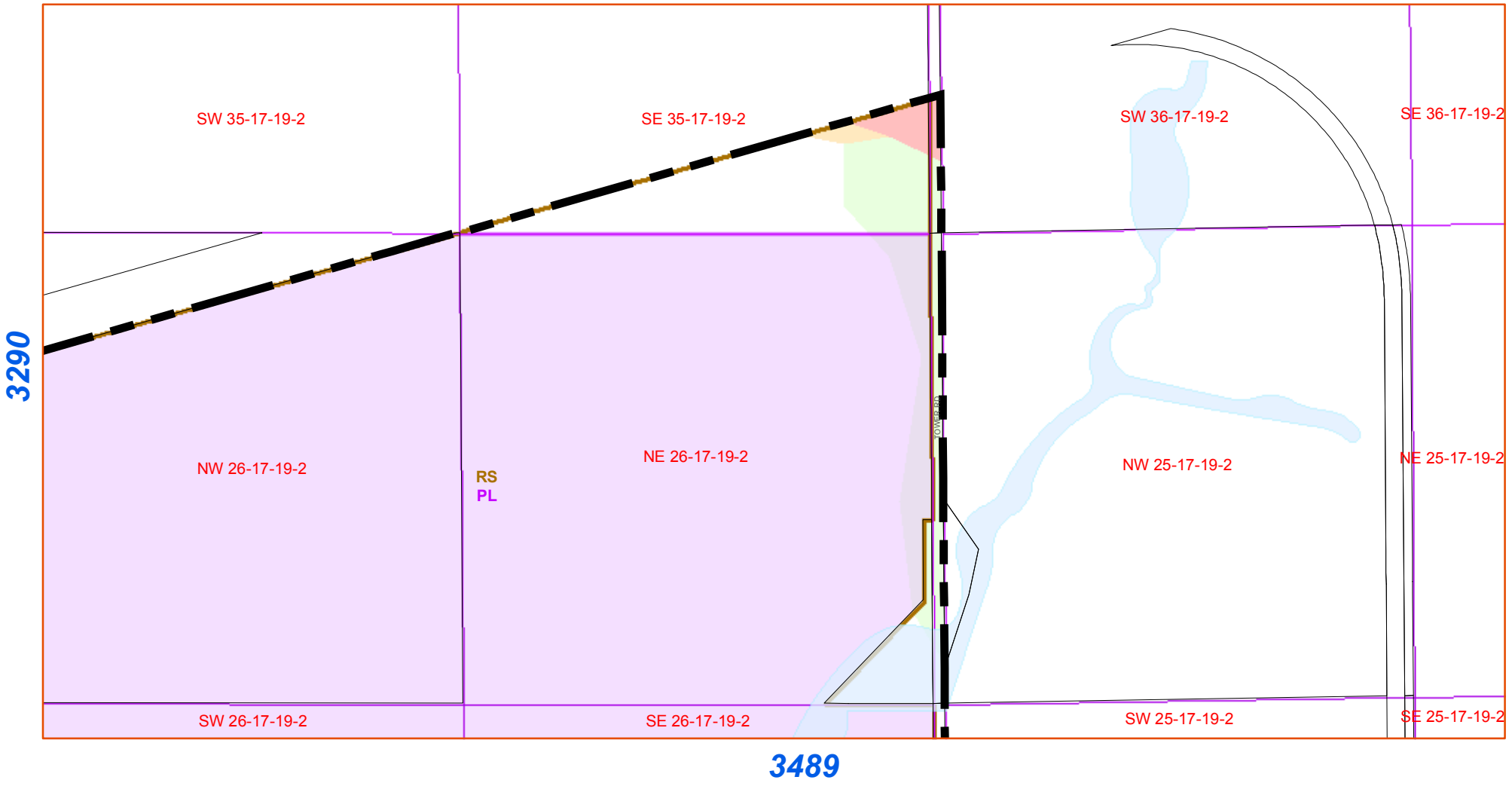
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3489 (B)



LEGEND:

- City Limits
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REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

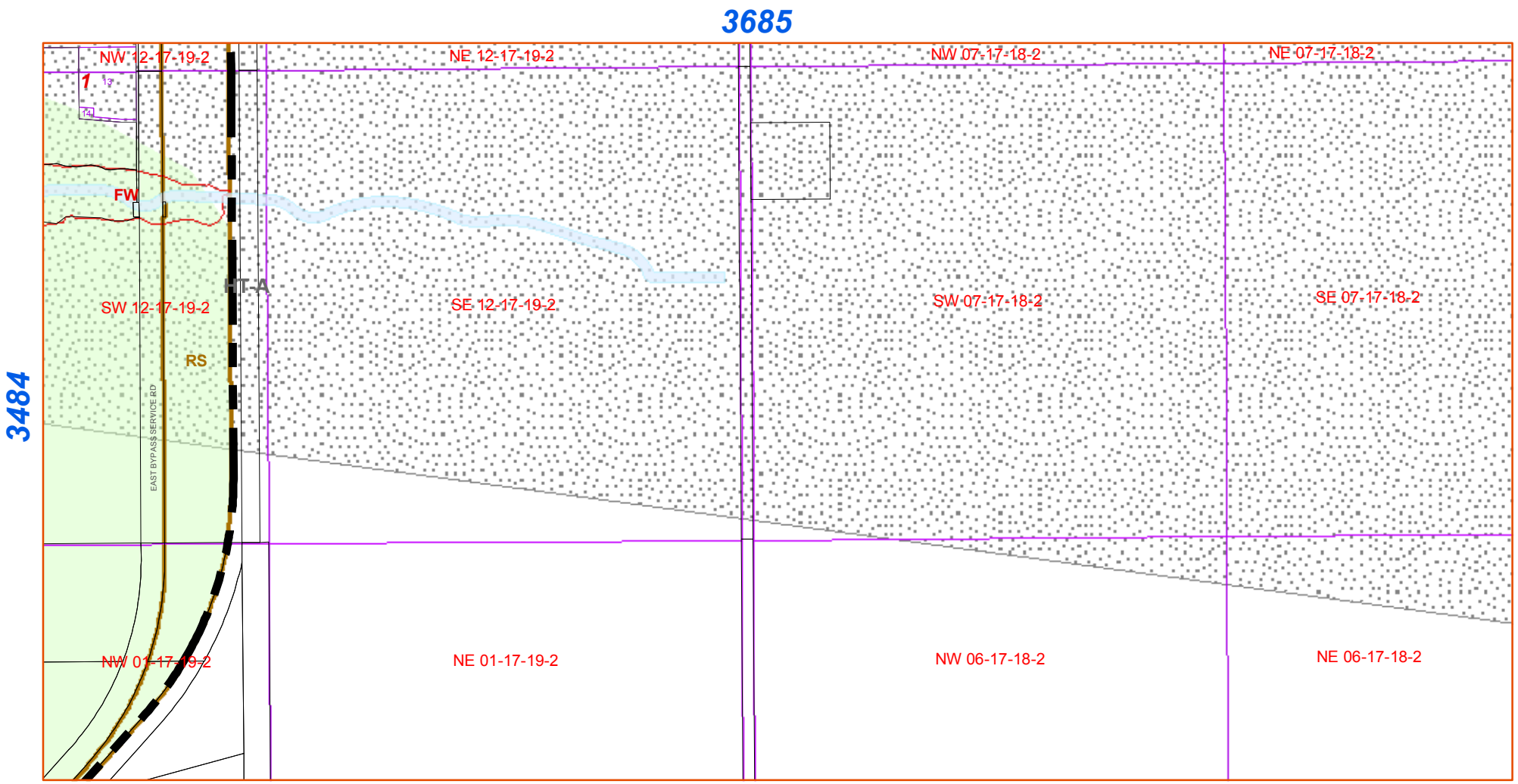
City of Regina | REGINA Infinite Horizons

SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3490 (B)



REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

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City of Regina | REGINA Infinite Horizons

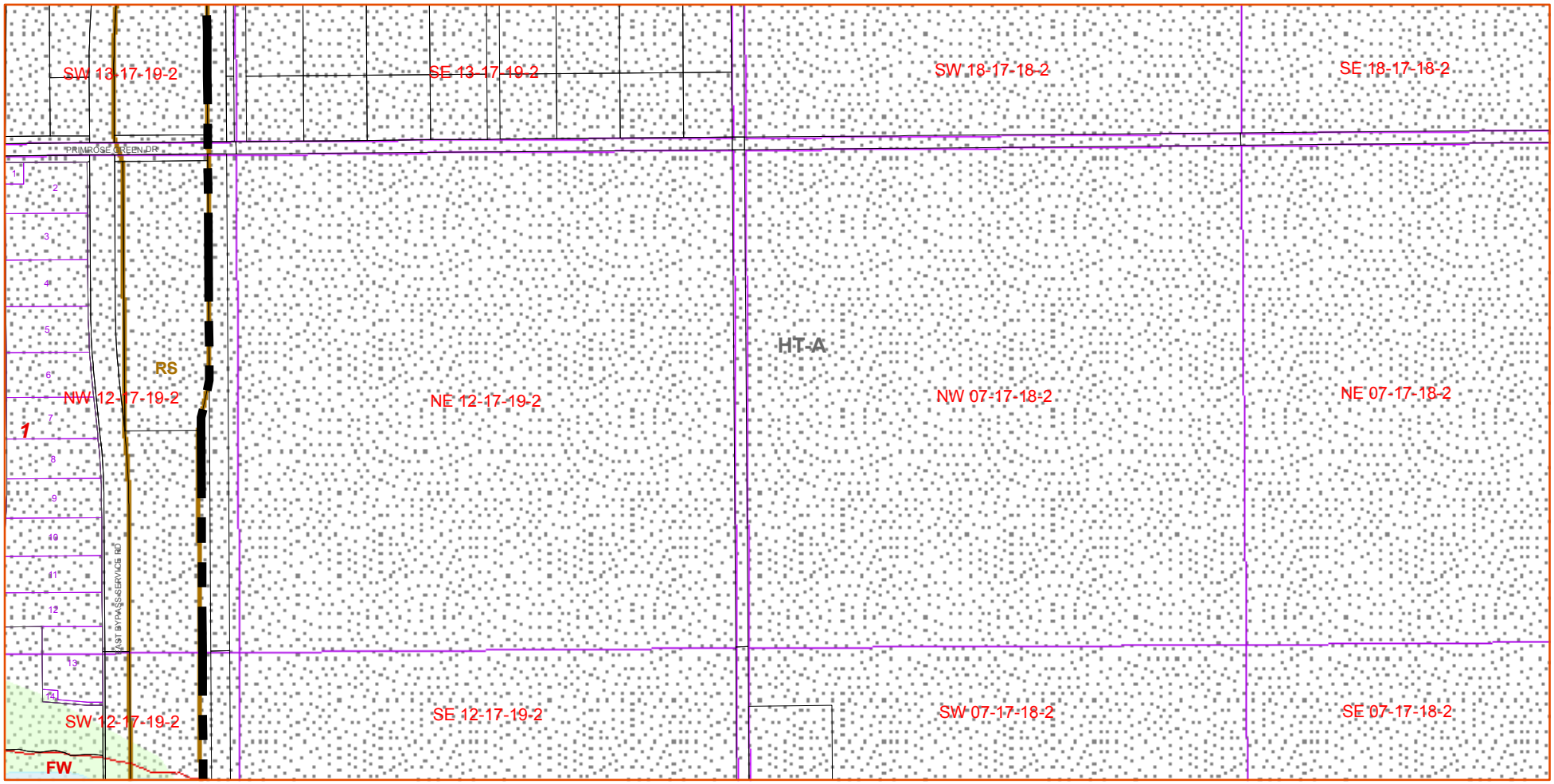
SCALE:

0 65 130 260 390 520 Meters

The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3684 (B)

3686



3485

3684

REVISED: 08/07/2019

Date: 08/07/2019

Bylaw No. 2019-19

LEGEND:

- City Limits
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City of Regina | REGINA Infinite Horizons

SCALE:

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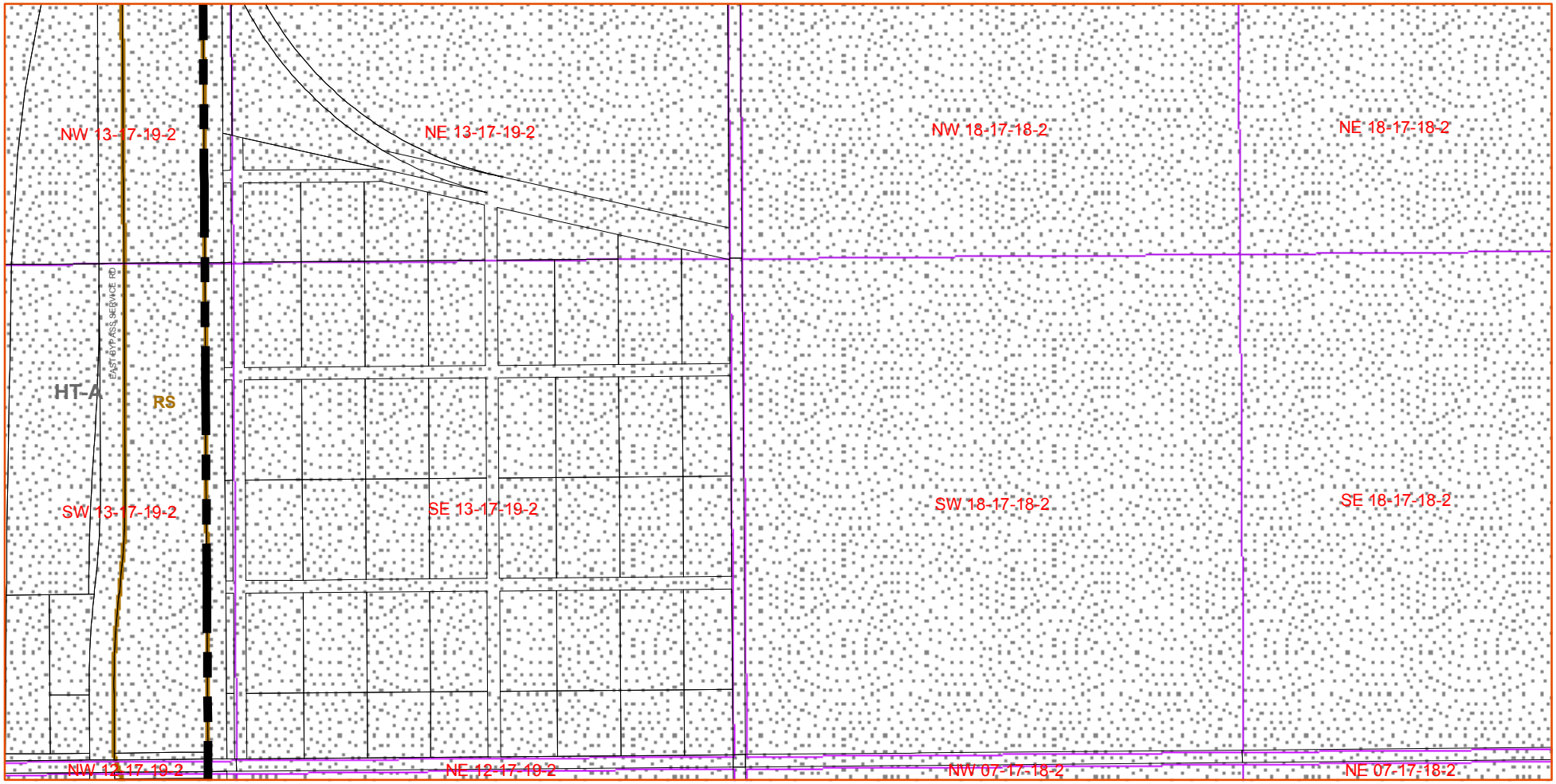
The Underlay Zoning Map should also be consulted

OVERLAY ZONING MAP 3685 (B)

3687



3486

3685

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City of Regina | REGINA Infinite Horizons

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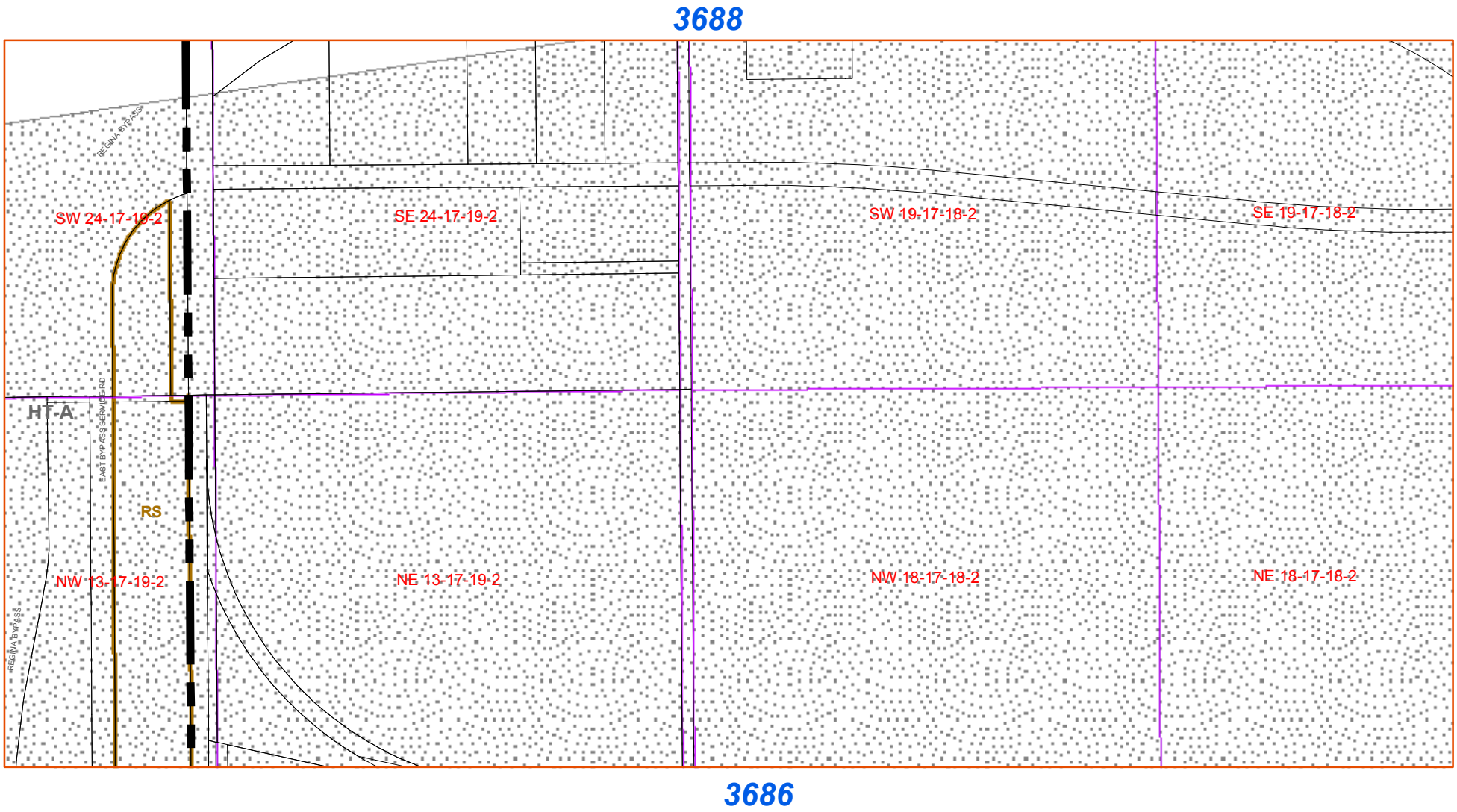
OVERLAY ZONING MAP 3686 (B)



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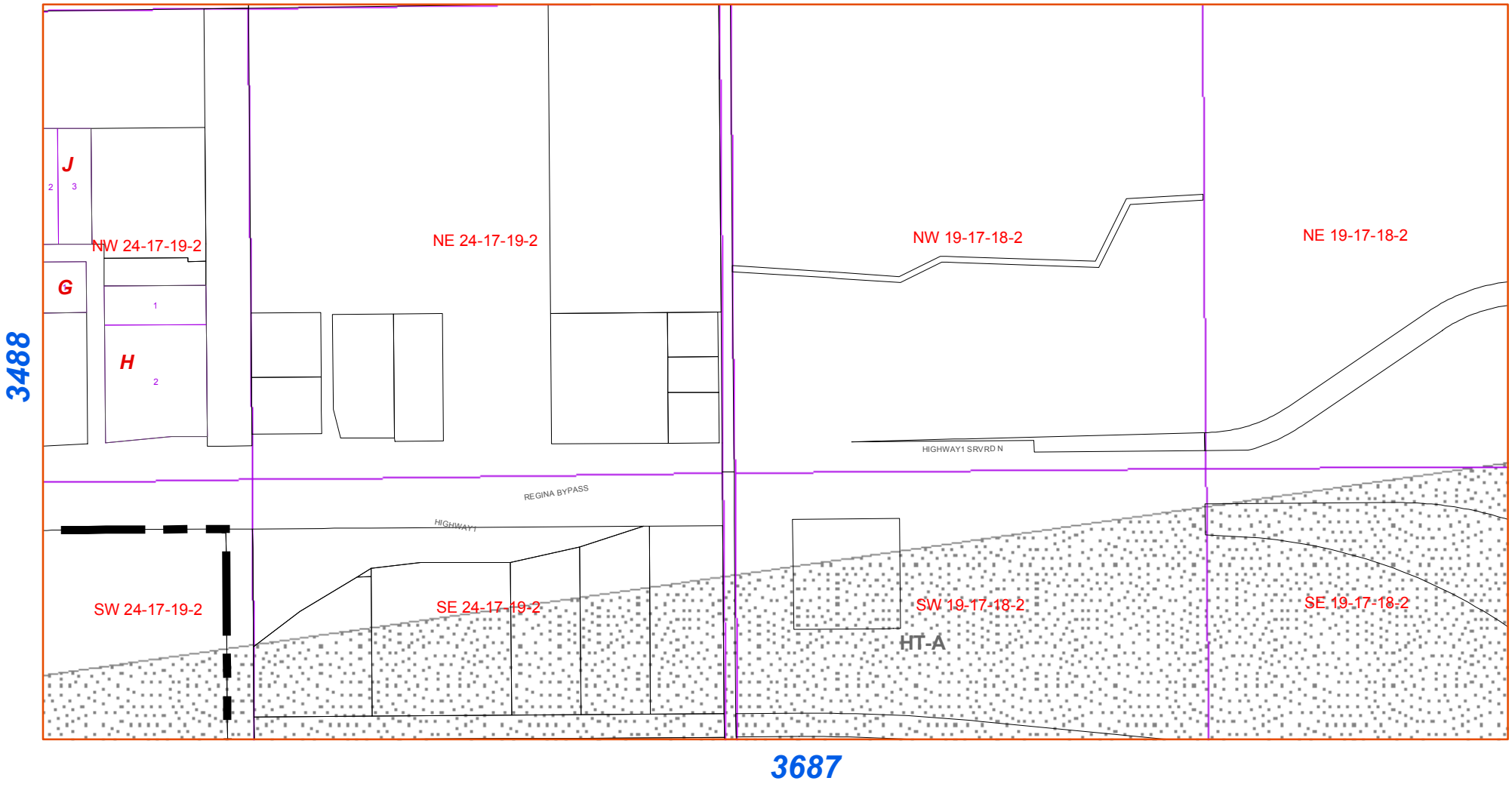
OVERLAY ZONING MAP 3687 (B)



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City of Regina | REGINA Infinite Horizons

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OVERLAY ZONING MAP 3688 (B)

PART 10 A

THE

DIOCESE PROPERTY

ARCHITECTURAL CODES

prepared for

THE

CITY OF REGINA

by

JENKINS & ASSOCIATES
ARCHITECTURE & TOWN PLANNING LTD.

DIOCESE PROPERTY
ARCHITECTURAL, MATERIALS & COLOUR CODES

Architect's Overview

Architectural Codes

The intent of the Architectural Codes is to develop an architectural character for the Diocese Property that is appropriate to the inner city neighbourhoods of Regina. The Codes are designed to encourage a range of variety and richness to develop with individual buildings, while creating an underlying order to the community.

When Codes are too restrictive, excessively limiting building form, colour, finish, or detailing, the result can be a monotonous community where all the buildings have the same character. If the Codes are not restrictive enough, there will exist no visual continuity of style within the community, or even on the elevations of each individual building. If styles that are unrelated to the vernacular of a city are imported into a community, the resultant building forms may appear alien and uncomfortable to the neighbourhood.

Through historical research and the photographic documentation of existing Regina neighborhoods, three predominant architectural styles have been identified – Tudor, Craftsman and Colonial, as being appropriate for the Diocese Property. Architectural Codes have been developed to define how to create good buildings in each style. The copyrighted Jenkins and Associates Architectural Codes encourage the development of unique buildings and diverse streetscapes, utilizing this style based "kit of parts" approach to Architectural Codes. The Kit of Parts approach allows for a virtually infinite number of combinations of building elements, materials, and building forms.

The Architectural Codes, in conjunction with the Colour and Material Codes, are intended to assist Homeowners and/or Builders in the design of all buildings in the Diocese Property. The Diocese Architectural Codes are unlike most design guidelines, as they are based on traditional architectural styles found in neighborhoods throughout Regina. The Codes are intended to lead to quick and conflict-free approvals by describing a wide range of specific details, materials, proportions and building elements that can be combined in a number of ways for Designers, Builders and Architects to use in the design of each building.

Building a great community is the best way to enhance and preserve economic values of real estate within a new community. If all the buildings are well designed within the framework of the Codes, the sum becomes much greater than the parts. Well-designed traditional buildings in well-designed communities have been shown empirically to retain 15-20% higher values than in unplanned communities.

Materials & Colours Codes

The intent of the Materials & Colours Codes are to assist builders in identifying materials and colours suitable for each of the three historically based styles – Tudor, Craftsman and Colonial. The materials and colours are the result of research of the historical residential styles particular to Regina. It is the combination of the architectural style, and the appropriate materials and colours to that particular style, that will result in a historically accurate representation for the neighborhood of the Diocese Property.

Provided are Approved Colours and Materials to be used in conjunction with the Diocese Architectural Codes. The Material Specifications represent the quality of materials to be used in the Diocese Property. Paints and Materials of the same colour and quality, but produced by different manufacturers, may be substituted.

To ensure a diverse streetscape, houses of the same wall-cladding colour shall be separated by at least two other houses of different colours.

DIOCESE PROPERTY

ARCHITECTURAL CODES

G

GENERAL NOTES

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1.1 General

1.1.1 These codes have been established to provide a clear idea of the design intent for residential developments within the Diocese Property.

1.1.2 Every design proposal must be reviewed by the City of Regina, or their Consultant, to determine the appropriateness of the submission for the given site.

1.1.3 The City of Regina, or their Consultant, reserves the right to limit the repetition of details, materials, and colours between adjacent projects.

1.1.4 These codes shall apply to houses and their outbuildings, as well as townhouses and apartment buildings up to a maximum height of four storeys.

1.1.5 The requirements of the Diocese Property Architectural Codes exist in addition to the zoning requirements of the City of Regina Urban Planning Division and associated approvals that deal which such matters as building height restrictions and setbacks.

1.2 Elevations

1.2.1 Rules governing the composition of the front elevations shall be followed for each specific style.

1.2.2 Buildings occupying corner lots, or having elevations which face public spaces such as parks or pedestrian walkways, shall be considered to have two principal elevations. The flanking street or park elevation shall be composed and detailed with equal care and attention to detail to that of the front elevation.
- A building base is required on these elevations.
- On side elevations, a box-out element or chimney is encouraged to end changes of materials.

1.2.3 Buildings on interior lots having elevations that face public spaces, such as parks:
- Shall be considered to have two principle elevations.
- Rear elevations shall be composed and detailed with the same level of care and attention to detail as the front elevation.
- Building bases are required on Front and Rear elevations.

1.2.4 Rear elevations on interior lots:
1. Rear elevations shall be executed in the same architectural style as the front elevation.
2. Rules governing the composition of the rear elevation shall be followed for each specific style in accordance with the Architectural Codes; specifically noting the following:
   - Massing composition (roof and walls).
   - Alignment of elements.
   - Dormers and Bays.
   - Window proportions and alignment (where possible).
   - Window types.
   - Window surrounds.
   - Decorative elements (shingles, trusses, brackets, battens, etc.).

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1.2 Elevations - continued

3. Cantilevers are not permitted.
4. A building base is not required.
5. Variations between adjacent lots are required as per Codes.

1.2.5 Side elevations on interior lots:
1. Roof massing composition shall be consistent with the style of the front elevation.
2. Details on gables as per front and rear elevations are required (shingles, brackets, battens, etc.).
3. Window types as per Codes.
4. Window surrounds as per Codes.
5. Window proportion and alignment (where possible) as per Codes.

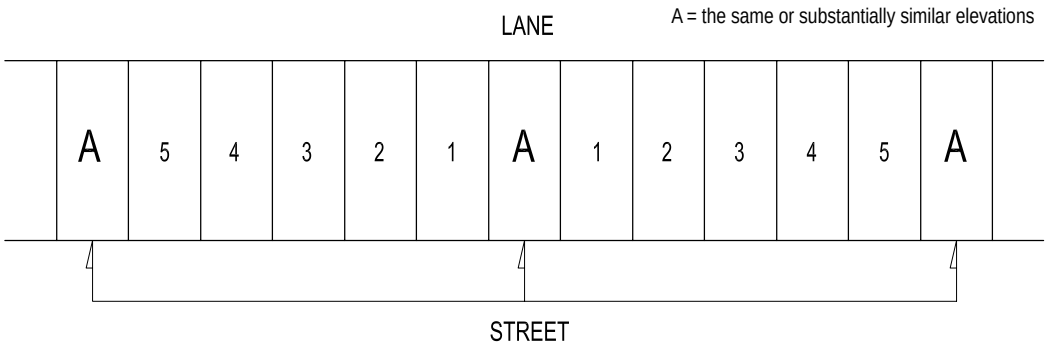
1.2.6 Townhouses of different styles shall have a change in roof line, and/or the front elevation must be stepped either forward or behind the front elevation of adjacent units.

1.2.7 Skylights are to be flat ONLY, and shall not be visible from the street.

1.2.8 Vent stacks, roof vents and other mechanical protrusions shall not be visible from the street.

1.2.9 Cantilevers are not permitted.

1.2.10 No two buildings on the same frontage shall have the same or substantially similar elevations within five lots of each other. See the sketch below.



1.2.11 Buildings on the same frontage with the same wall cladding color must be separated from one another by a minimum of TWO lots.

1.2.12 Buildings with the exact same elevations, materials, and colour composition may not be on the same block, street frontage, or on the facing street frontage.

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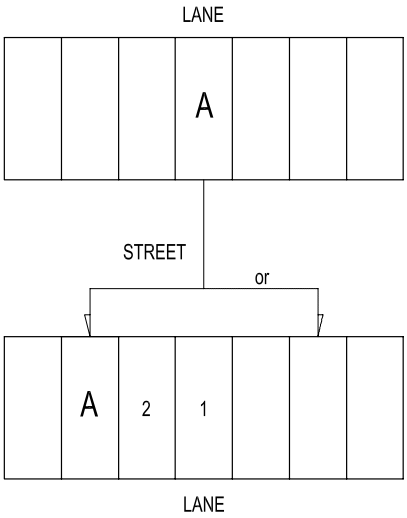
1.2 Elevations - continued

1.2.13 Buildings with the same or similar elevations on facing frontages must be separated by a minimum of 2 lots in both directions as shown in the sketch below.



A = the same or substantially similar elevations

1.2.14 Brick or stone base material on the front elevation are to continue along the side elevations, ending at an inside corner of a projection, or wrap a MIN. 8'-0".

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1.3 Wall Materials

1.3.1 STONE: approved local types and patterns of laying; approved local type and colours of grout.

1.3.2 BRICK: approved types, colours and local patterns of laying; approved local types and colours of grout.

1.3.3 STUCCO: cement or acrylic stucco; smooth or sprayed finish; textures finishes are NOT permitted.

1.3.4 Horizontal bevelled wood siding; painted or solid stained; 4" MAX. exposed. Approved horizontal wood fibre siding and fibre cement siding.

1.3.5 Panelled wood, painted, is suitable for bays, spandrels and base conditions.

1.3.6 Vinyl siding is NOT allowed.

1.3.7 Exposed foundation walls shall be clad in stone (real or simulated), brick, or smooth stucco (parging). On brick or stone clad buildings, the face of the foundation wall shall be built out a minimum of 2" beyond the face of the wall above and appropriately capped to emphasize the base of the building.

1.3.8 No wall material changes will be permitted to occur along vertical or diagonal lines except to differentiate towers,bay windows, and rear additions.

1.3.9 All elevations of the main body of the building shall be clad in the same material, or combinations of materials, similarly detailed. No changes in cladding are permitted on the rear and side elevations.

1.3.10 Gables on top of brick or stone walls may be finished in wood siding, wood shingles, brick, or stone depending on the style of the building. Stucco gables will be permitted in Craftsman and Tudor style houses.

1.3.11 Mortar colour is to accent the wall mass of masonry/stone construction.

1.3.12 Base materials and heights are specified for each style. A building base is used to visually ground the building.

1.3.13 When a building base is used on a front elevation, it must be continuous across the entire facade, except for porches clad in different material.

1.3.14 Base material or brick/stone clad front elevations are to wrap the side elevations ending at an inside corner of a projection, or wrap a MIN. 2.5 m .

1.4 Roof Materials

1.4.1 Smooth sawn wood shingles, not split shakes.

1.4.2 Natural slate.

1.4.3 Natural standing seam copper or zinc.

1.4.4 Flat profile ("slate") concrete tiles, approved colours only.

1.4.5 Asphalt shingles, approved colours only.

1.4.6 Vent stacks, roof vents, and other mechanical protrusions shall be painted the colour of the roof.

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Section

G General Notes (All Styles)

Drawing Name

BUILDING FORM

Drawing No.

G4

February 2007

2.1 Bays

2.1.1 May extend 6' MAX. beyond the outside front face of the building and may be 8' MAX. in width if on the front elevation, 12' MAX. if on the side elevations.

2.1.2 Main floor bays may not be visibly cantilever on front elevations and must extend completely to grade; second floor bays must be supported by brackets, located above a porch, or as otherwise indicated in each Style Guideline.

2.1.3 Bays must project a minimum of 18" from the main wall of the building.

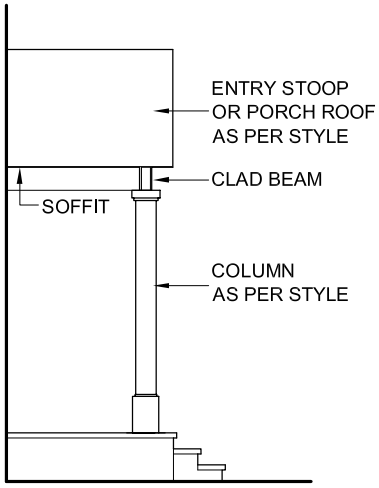
2.2 Porches and Stoops

A. SMALL PORCH: A small, highly detailed porch which highlights only the front entry; shall have a min. area of 25 sq.ft.; may have a hipped, gabled, barrel, or flat top roof if the flat roof is accessible as a balcony; roof types are dependant on the specific style.

B. PORCH ACROSS ENTIRE FRONT FACADE: Extends the full width of main body of the building.

C. L-PLAN PORCH (Cross Gable): This porch type is where its roof shall be set back 3' MIN. from the face of a front facing gable.

D. SIDE PORCH, SIDE ENTRY CONDITIONS ONLY: On lots having a 6' sideyard setback and greater, a porch may extend down the side of the building to access an entry located on that side. Side porches may not encroach into the sideyard setback EXCEPT on corner lots.



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2.2 Porches and Stoops - continued

2.2.1 The smallest usable porch depth dimension shall be 5' MIN., 6' is encouraged.

2.2.2 All porches must be detailed to include an entablature above columns. The Entablature (beam and fascia) is to continue on all exposed sides of the porch. See specifics under each style.

2.2.3 Pilasters are required at the intersections of the porch entablature and the main wall of the building.

2.2.4 Porch steps shall be detailed in the same material as the porch itself.

2.2.5 Where wood floors on porches are used, steps shall have closed risers and cut stringers with overhanging treads.

2.2.6 Porches may be left open, or may be enclosed by screened or glazed sections. If enclosed, it must be detailed carefully as a columned porch with infill screen or glazing panels to match the windows of the building.

2.2.7 Prefabricated concrete stoops are encouraged to be faced in brick, stone or coloured concrete to match the buildings base material.

2.2.8 Stoops may be roofed by a canopy supported by brackets, cables, or chains; the design of the canopy and its support system must be in keeping with the architecture of the building.

2.2.9 Commercial styled metal/fabric awnings are not permitted.

2.2.10 Porches and decks visible from the street shall be skirted in the same material as the building base (concrete parging is NOT acceptable); or skirting shall be wood lattice, horizontal bevelled wood siding, panelled wood, wood shingles (when used on plinths), brick or stone. Vinyl siding is NOT permitted.

2.2.11 When the porch and skirting is of wood, panelled wood detailing shall be used below columns. This creates visual base on which the column stands.

2.2.12 Decks shall use the same Balustrades and Railing styles as the front porch.

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2.3 Windows and Doors

2.3.1 Proportions of allowable front facade glazing is specific to each Style.

2.3.2 All windows are to have a vertical proportion, although they may be composed of square sections.

2.3.3 Casement, double-hung, and single hung are appropriate window types; accompanying non-opening windows must match the profile and detail of the adjacent windows.

2.3.4 No window facing the street shall have a sill height greater than 2'-8" above the floor of its respective room (excluding kitchen windows, "special shape dormers).

2.3.5 Windows shall be built of wood; and are to be painted, stained, or clad. Some vinyl window styles may be permitted.

2.3.6 Use of figured or frosted glass is NOT permitted.

2.3.7 Tinted glazing is not permitted in windows facing the street; except approved stained glass.

2.3.8 Muntin bars shall be of the same material and finish as the window sash and frame, and may occur on the outside of the glass only, or on both the inside and outside of the window.

2.3.9 All window lites created by muntins are to be square or vertically rectangular in proportion, including transoms.

2.3.10 Feature windows (ie. circular, elliptical, octagonal, gothic) may be used only ONCE on the front elevation of each unit. Locations for these windows are specific to each Style.

2.3.11 Shutters may be used, specific to each Style. Fully operational shutters are strongly encouraged. If shutters are decorative only, they must appear in the exact same proportions as if they were operational. Shutters are to be used consistently on all windows of the street elevation, except for feature windows.

2.3.12 Shutter styles shall be submitted for approval. Shutters are encouraged to be of wood.

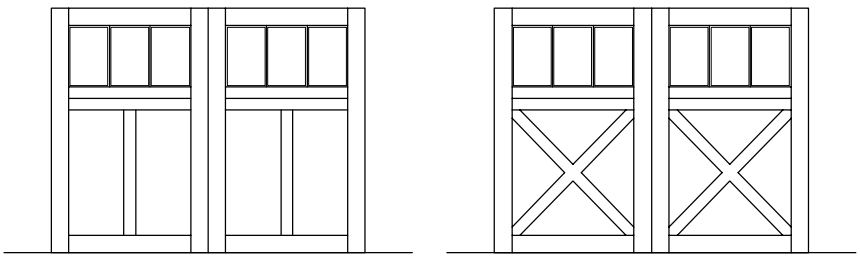
2.3.13 Double front entry doors are not permitted. Single front entry doors with or without transoms and/or sidelights are permitted ONLY.

2.3.14 Main entry doors shall have glass panels, glass sidelights, or both.

2.3.15 Metal sliding patio doors are NOT permitted on elevations visible from the street.

2.3.16 Screen doors shall be fully screened and without decorative trim; they shall be finished to match the door style they serve.

2.3.17 Garage doors facing a street shall be traditional style garage doors with vertically proportioned panels and glazing.



TRADITIONAL GARAGE DOORS

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2.3 Windows and Doors - continued

2.3.18 Garage doors shall not exceed 8' in height and 16' in width if facing the street.

2.3.19 Glass block may be used on side elevations of buildings not facing a street when fire code restrictions apply. The proportions of the glass block opening are to be vertically rectangular or square. NO stepped patterns will be permitted.

2.4 Chimneys

2.4.1 Chimneys as features on exterior walls are encouraged. A built-out fireplace "bay" will not be permitted unless appears as a traditional chimney form.

2.4.2 Chimneys must be brick or stone if the building is clad in brick or stone.

2.4.3 Chimneys may be brick, stone, or smooth stucco if the building is clad in wood siding or stucco.

2.4.4 Chimneys may be vinyl with appropriate trim boards, only if the building is clad in vinyl. Vinyl clad chimneys are not permitted on front elevations.

2.4.5 Chimneys an exterior walls shall have a minimum horizontal cross sectional area of 12 sq.ft. at the base of the chimney.

2.4.6 Visible cantilevers are NOT permitted; chimneys must extend completely to grade, or any cantilevered portion must be concealed. (ie. by a porch)

2.4.7 Vent stacks are not to be visible from the street.

2.4.8 Flashing on chimneys should match the colours of the capping used on the chimney.

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2.5 Columns

2.5.1 Column proportions and styles shall conform to the standards set out in each Architectural Style.

2.5.2 Half-columns (round columns cut in half and placed against a wall) are NOT permitted.

2.5.3 The use of pilasters (shallow pier or rectangular columns projecting only slightly from a wall) or buttresses are specific to each style, and are not to be confused with half columns.

A. CLASSICAL:	-fluted or unfluted; -Doric, Ionic, Tuscan styles; -Double Doric, Double Iconic, Double Tuscan; -Proportions according to classical principals (1:8 width:height)
B. VERNACULAR	-wood post, 6” MIN. square, corners chamfered, slightly grouped; -built-up, tapered wood columns, 8” MIN. square (as per local examples); -brick or stone (real or approved simulated) , continuous all sides.
C. COMPOSITE	-brick, stone, or shingle clad plinth with: -classical columns above, singly or grouped (most common); -wood posts, or wood columns above (as per local examples); -the plinth shall match the height of the porch balustrade.

2.6 Balustrades

2.6.1 Where the porch is less that 2’ above grade, balustrades shall function as a sitting rail, 18” min -24” max. in height above the floor of the porch.

2.6.2 Sitting rails shall be 6” MIN. - 12’ MAX. in depth. Balusters shall adjust to this required width.

2.6.3 May be wood, painted steel, or wrought iron. Vinyl will NOT be accepted.

2.6.4 Must be consistent in the design and materials with the architecture of the building.

2.6.5 Wood balustrades must have corner newel posts of 6” MIN. diameter/width when there are no columns at the corners.

2.6.6 Intermediate newel posts are required in balustrade lengths greater than 8’.

2.6.7 Newel posts are required where there is a turn (or corner) in the balustrade, and there is no column.

2.6.8 Newel posts shall be detailed similarly to the columns used. The skirting of the porch shall be detailed below the newel post the same as below the column.

2.6.9 Balusters shall be spaced to meet National Building Code minimum requirements.

2.6.10 May be solid shingled, sided, or bricked to handrail height to match the base in Tudor and Craftsman styles.

2.6.11 Wood balustrades shall have 2” X 2” wood spindles.

2.6.12 Metal balustrades shall have 3/4” dia. verticals MIN.

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2.7 Soffits and Trim

2.7.1 Trim shall be finished in wood ONLY on all Styles, stained or painted (see Material Codes for approved substitutes for wood). Trim shall include simple door and window surrounds, cornices and sills; corner-boards and horizontal batons; detailing; bargeboard; top trim plates on plinths.

2.7.2 Soffits shall be wood, pre-manufactured wood, or approved vinyl beadboard on the underside of porches or stoops. Aluminum is permitted on all other soffits.

2.7.3 Fascia shall be of wood, or approved aluminum. Vinyl fascia is not permitted.

2.7.4 Trim shall be 4” MIN. - 10” MAX. around all windows and doors.

2.7.5 Corner boards to be 4” MIN. - 10” MAX. Corner boards are to be wider than or equal to the profile of the siding.

2.7.6 Horizontal material changes shall be separated by 4” MIN. trim boards; in cases of brick or stone used below other materials; the brick or stone shall be topped by a brick, stone, or pre-cast concrete coping.

2.7.7 No stucco trim or raised stucco detailing of any kind will be permitted.

2.7.8 Bargeboard shall be 8” MIN in depth.

2.7.9 Cornice mouldings or trim boards shall always be used where a wall meets the underside of an eave.

2.7.10 Dentil block, or other similar trim detailing, shall be used ONLY with the cornice moulding.

2.7.11 Eavestrough and downpipes are to be minimized on front elevations, and are to be arranged symmetrically; ptd. to match trim. Flashings are to be minimized on front elevations, and to be painted to match trim.

2.7.12 Duplexes having non-symmetrical facade must be separated visually with 8” MIN. batten board, or downpipe.

2.7.13 Trim and batten boards must have a thickness 1/2” greater than adjacent wall cladding.

2.7.14 Manufactured wood or wood soffit ventilation strips are to be linear.

2.7.15 Trim is required around all openings, on all elevations.

2.7.16 On side and rear elevations with gabled roofs, a horizontal trim board is required to separate the gable from the main wall. This trim typically ties into the soffit trim of the adjacent elevations. The horizontal trim is not required on buildings with stone gables.

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3.1 General

3.1.1 Outbuildings, such as detached garages, shall be consistent in design and materials with the main building.

3.1.2 Roof pitch, windows, doors and trim details of outbuildings shall match those of main building.

3.1.3 Flat roofs will only be permitted on buildings in cases where the main building has a flat roof.

3.1.4 Outbuildings occupying corner lots shall be considered to have two principal elevations (lane and flanking the street) .

3.1.5 Outbuildings shall be separated from the main building by a distance of 8' MIN.

3.1.6 Connection to the main building may only occur in the form of an open breezeway or inclosed link, the eave height of either not exceeding one storey.

3.1.7 The roof of any outbuilding shall be separated and differentiated from both the roof of the link and the roof of the main house.

3.1.8 Front drive garages are NOT allowed, except where rear access is not possible.

3.1.9 On lots with two frontages the garage doors shall be turned 90 degrees from the street.

3.1.10 Where front drive garages are allowed, and where the dimensions of the site are adequate (55' min. lot width), garage doors must be turned 90 degrees from the street.

3.1.11 Where front drive garages are allowed on narrow lots:
- The garage should be incorporated into the form of the house.
- The wall of the garage door may not extend more than 6'-6" beyond the front wall of the house (does not include the porch).
- Paired single door garages are encouraged.
- Garage should not be located adjacent to a flanking road or a regional pathway wherever possible.
- A window is required on at least on side of the garage; window detail is to be consistent with the design guidelines for the main building.
- To minimize the impact of monotonous row of driveways, surface materials should alternate between adjacent lots.

3.1.12 The same style of garage doors shall NOT be used on adjacent lots for both front and rear drive garages.

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4.1 Fencing & Retaining Walls

4.1.1 Chain link fencing will not be permitted except for discrete enclosures within property lines (ie. dog runs, pool enclosures) as long as they are not visible from a street or lane.

4.1.2 Hedging, brick, stone, wrought iron, and picket fencing will be permitted.

4.1.3 In addition to the materials listed above, picket fencing will be permitted on detached single family lots.

4.1.4 In a front yard, side or rear yard flanking a street or public space (park,walkway) , retaining walls must be clad in brick, stone, or simulated stone, and have a finished cap. The cap must be pre-cast concrete or to match the retaining wall material. Where the height of the retaining wall is less than 2'-0" above grade, the wall may be concrete.

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DIOCESE PROPERTY

ARCHITECTURAL CODES

1

TUDOR STYLE

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Tudor Style Precedents

Provided is a selection of photographic examples of buildings in the Tudor style. The Tudor style is reflected in many of the features of the existing heritage buildings locate on the Diocese site, and should serve as a strong guiding influence for new development.

Tudor style is characterized by steeply pitched roofs, with side-gabled facades dominated by one or more prominent cross gables. The gable ends are typically finished with decorative half-timbering with stucco. Brick and stone are also found in gable ends of Tudor style, but half-timbering is the prevailing feature.

Windows are tall, narrow and often ganged in multiple groups. The windows are typically double hung with multi-pane glazing. The front doors are often identified on the front elevation by simple arches, or stone detailing creating a quoin surround. Stone trim is very common around windows and doors.

Large, elaborate chimneys are placed in prominent locations on front or side elevations. The chimneys are usually constructed of stone or brick with complex patterns. It is common to also see stone or brick used on the main body of the house.

Tudor style buildings are usually darker in appearance. The roof and trim colours are typically brown or black. Stone or brick are also usually darker in colour. The stucco on Tudor facades is usually light in colour to contrast with the dark half-timbering and trim.

Bishop's Court

Tudor style townhouses.

Multiple front gables are common.

Stone or brick is commonly used on the main body of the house.

Asymmetrical massing is a characteristic feature of the Tudor style.

Gable ends typically finished with decorative half-timbering.

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Section

I. Building Form

Drawing Name

HOUSE PRECEDENTS

Drawing No.

1.01

February 2007

Front façade dominated by one or more prominent cross gables, usually steeply pitched.

Bays with half-timbering are common to Tudor style.

Gable ends typically finished with decorative half-timbering.

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Section

I. Building Form

Drawing Name

HOUSE PRECEDENTS

Drawing No.

1.02

February 2007

Steeply pitched roof, usually side-gabled (less commonly hipped or front-gabled).

Tall, narrow windows, commonly in multiple groups, and with multi-pane glazing.

Chimneys are usually prominent features.

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Section

I. Building Form

Drawing Name

HOUSE PRECEDENTS

Drawing No.

1.03

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A picturesque roof line is created by the asymmetrical arrangement of towers, chimneys and dormers.

The entrance is marked by a prominent pointed arch with a stone surround.

Massive chimneys are typical, and may be crowned by decorative chimney pots.

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Section

I. Building Form

Drawing Name

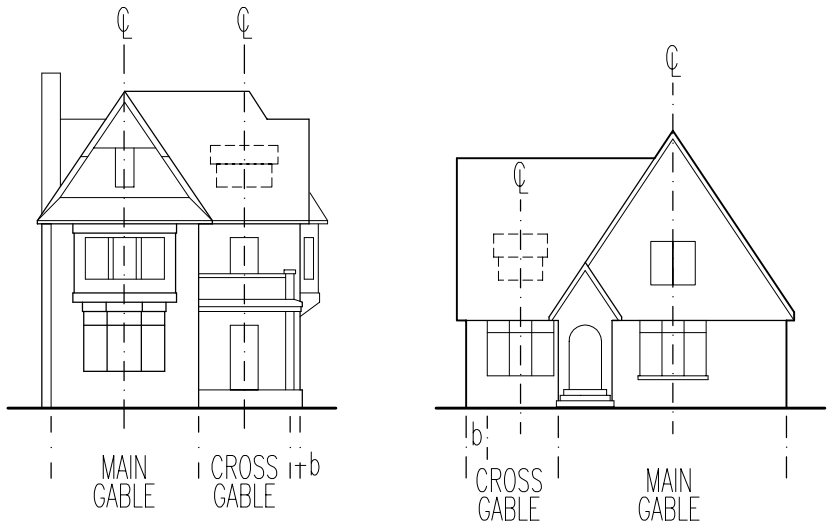
HOUSE PRECEDENTS

Drawing No.

1.04

February 2007

FRONT GABLE
Symmetrical



b = 12" MIN.

1. Bays, ganged windows, and feature windows shall always be centered in the main gable.
2. Windows in the main gable shall always be placed in groupings (gangs) of three or more on the main floor.
3. Entry doors and porches shall be centered in the cross gable or entry gable.
4. Windows placed on the main floor in the cross gable shall be grouped.
5. Entry doors are feature elements of Tudor style, and are typically located asymmetrically on the front elevation.

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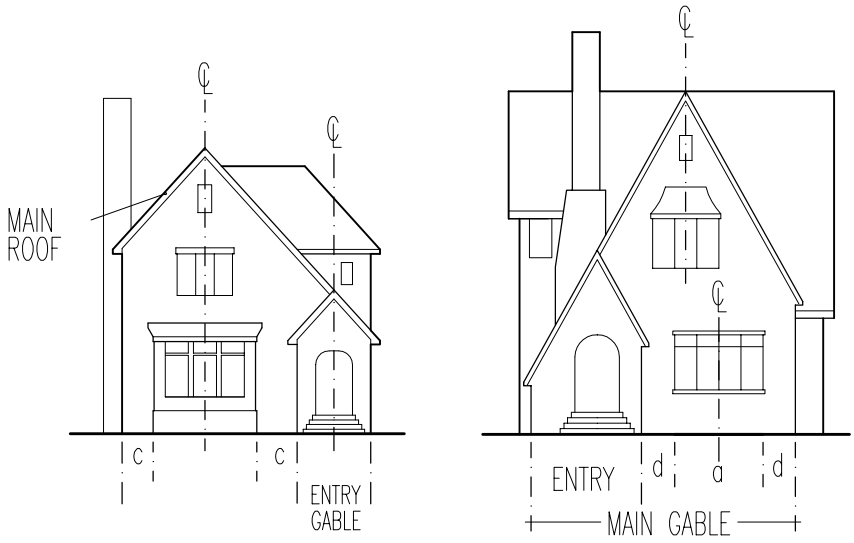
Section
I. Building Form

Drawing Name
STREET ELEVATION 1

Drawing No.
1.05

February 2007

FRONT GABLE
Asymmetrical



1. Upper floor windows, bays and feature windows shall be centered under the apex of the roof of the main gable.
2. Main floor windows in the main gable shall always be placed in groupings (gangs) of three or more.
3. Doors and entry features shall be centered below the apex of the entry gable.

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Section
I. Building Form

Drawing Name
STREET ELEVATION 2

Drawing No.
1.06

February 2007

NARROW LOT OR MULTI-FAMILY
FRONT GABLE

1. Bays, ganged windows, and feature windows shall always be centered in the main gable.
2. Windows in the main gable shall always be placed in groupings (gangs) of 3 or more on the main floor.

APARTMENT BUILDINGS

1. Asymmetrical massing and variations in roof heights are typical of the style.
2. Bays, ganged windows, and feature windows shall always be symmetrically arranged within a gabled bay.
3. Windows on the main floor shall always be placed in groupings (gangs) of 3 or more.
4. Variations in gable size and style between neighboring bays is allowed. Roof pitch shall always remain consistent.

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Section

I. Building Form

Drawing Name

STREET ELEVATION 3

Drawing No.

1.07

February 2007

STREET ELEVATION NOTES

1. MATERIALS: Main House
   - brick, stone, smooth or sprayed stucco.
   - Typically, materials are consistent on all elevations of the main body of the house, except material changes for gable ends and bases.

2. MATERIALS: Sidewings
   - to be panelled wood and detailed as a 'porch' with infill panels.

3. MATERIALS: Rearwings
   - may be wood siding if the main body of the house is in brick or stone.

4. MATERIALS: Building Base
   - stone, simulated stone, or brick, w/ smooth stucco or cedar shingles above.
   - smooth stucco w/ half timbering above.
   - base min. height - foundation wall to max. - underside of first floor windows.

5. Additions to the basic building are to be in the form of sidewings or rearwings. These additions are to be less than the main body of the house both in width and height.

6. HALF TIMBERING: is a common detail on the Tudor house, typically consisting of stucco infill panels between timber/wood patterning. This infill may also be brick layed in pattern.

7. Half timbering shall NOT be used on houses with parapeted gable ends. Typically, materials used on the main floor are carried into the gable parapet wall.

8. Half timbering is encouraged to be used above the main floor, most typically always appearing in main gables, including dormers, of the elevation.

9. Bays and ganged windows are interchangeable. Elevations may be composed with bays, or may be absent from the elevation in lieu of ganged windows. Both conditions are typical.

10. Ganged windows at the main floor usually are found in groupings of 3 - 5 windows.

11. Ganged windows at the second floor usually are found in groupings of 2 - 3 windows.

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Section

I. Building Form

Drawing Name

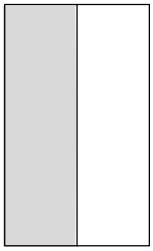
STREET ELEVATION 4

Drawing No.

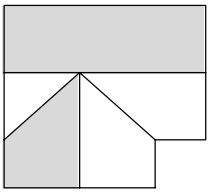
1.08

February 2007

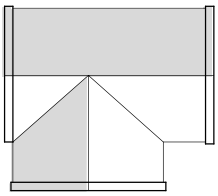
MAIN ROOF TYPES



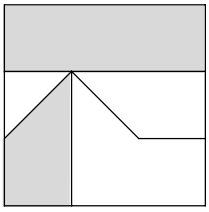
A. FRONT GABLE



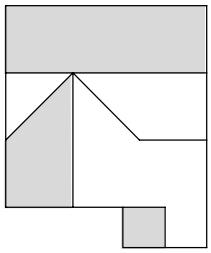
B. CROSS GABLE (Most Common)



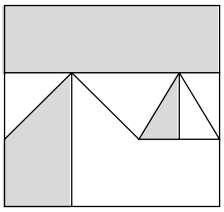
C. CROSS GABLE w/ PARAPETED GABLE ENDS



D. ASYMMETRICAL FRONT GABLE



E. OVERLAPPED GABLES



E. MULTIPLE FRONT GABLES

1. MATERIALS:
   - wood shingles, NOT split shakes.
   - flat profile ("slate") concrete tiles; approved profiles and colours ONLY.
   - natural slate, copper, zinc.
   - asphalt shingles; approved styles and colours only.
2. SLOPE:
   - 12:12 MIN.; steeper pitches are encouraged.
3. The eave shall overhang 6" MIN. - 12" MAX.
4. The eave shall overhang 6" MIN. - 12" MAX. on gable ends.
5. Parapeted gable ends are permitted on any roof configuration.
6. If used, parapeted gable ends must be used on all roof and dormer gable ends.
7. Parapet walls shall extend 8" MIN. - 12" MAX. above the roof.
8. Parapet walls shall be 8" MIN. - 12" MAX. when visible from the street.
9. The fascia board shall be 6" MIN. - 12" MAX.
10. Exposed rafter ends are NOT common on this style, but will be permitted with prior approval.
11. Bargeboard on gable ends shall be 4" MIN. - 12" MAX.

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Section

II. Building Form

Drawing Name

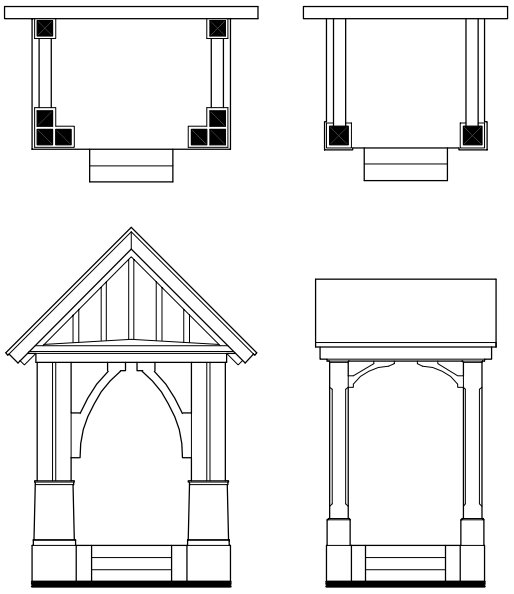
ROOFS

Drawing No.

1.09

February 2007

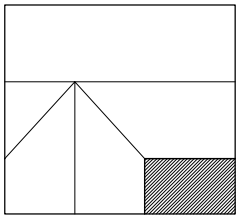
ENTRY PORCH



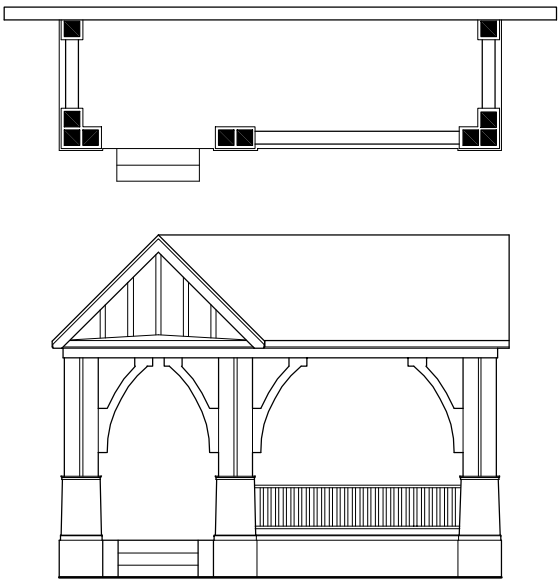
Gabled Shed

1. MATERIALS: Porch Floors
   - concrete faced in brick or stone is encouraged.
   - wood.
2. MATERIALS: Roofs, Columns, Balustrades
   - as specified in respective sections
3. MATERIALS: Gable Ends
   - panelled exterior plywood.
   - decorative wood shingles.
   - wood shingles.
   - smooth stucco.
   - smooth stucco with smooth / rough sawn timber detailing.
4. Porches are to be one-storey to the eave MAX.
5. Roof slopes, overhangs and fascia detailing as specified in ROOFS.
6. Porches may combine wood and stone detailing.
7. GABLE END detailing on porches shall be consistent in theme as elsewhere on the house.
8. Exposed rafters are encouraged above porches.
9. Steps to porches are encouraged to be concrete faced in brick or stone.
10. Porches which extend across the entire front elevation are not common in this style. Front porches shall be located beside extended front gables.

ex.



FRONT PORCH



w/ Entry Gable (Typical)

11. All porches are to have wooden brackets or stucco arches.
12. Knee braces are encouraged under all bays on elevations facing a street or public space.
13. Min. 2x4 material to be used on bracket and brace construction.
14. Beam and fascia together to measure 8" min.

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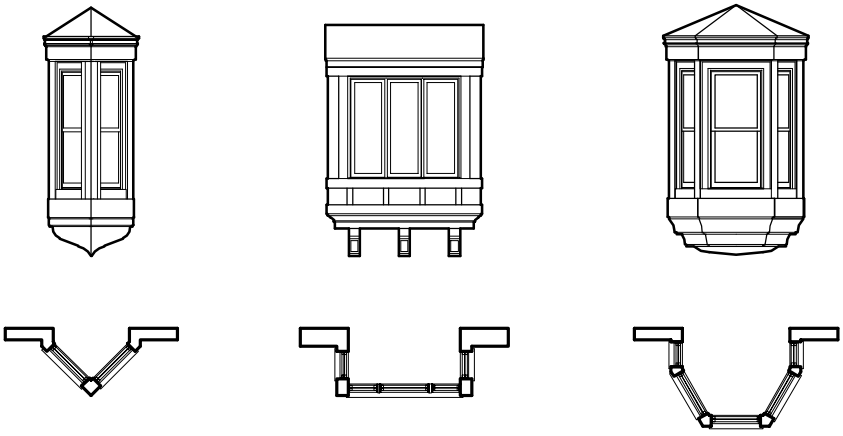
Section
II. Building Elements

Drawing Name
PORCHES

Drawing No.
1.10

February 2007

TRADITIONAL EXAMPLES



A.
TRIANGULAR
ORIEL

B.
BRACKETED
SQUARE BAY

C
FACETED
ORIEL

D.
SQUARE BAY

E.
FACETED BAY

1. MATERIALS: Roofs
   - shall be the same as indicated in ROOFS.
2. MATERIALS: Base
   - shall be the same as the main body of the house.
3. MATERIALS: Body
   - the main body of the bay shall be panelled wood. See Materials Code for approved alternatives for wood.
4. Cantilevered bays are permitted above the main floor, and shall be supported by brackets.
5. Bays are typically viewed as a feature element and are to be located under a main gable end.
6. Oriels do not require support by brackets.
7. The wall between the end of a bay and the nearest window of the bay shall be 12" MIN.
8. Single storey bays are also common in this style.

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Section

II. Building Elements

Drawing Name

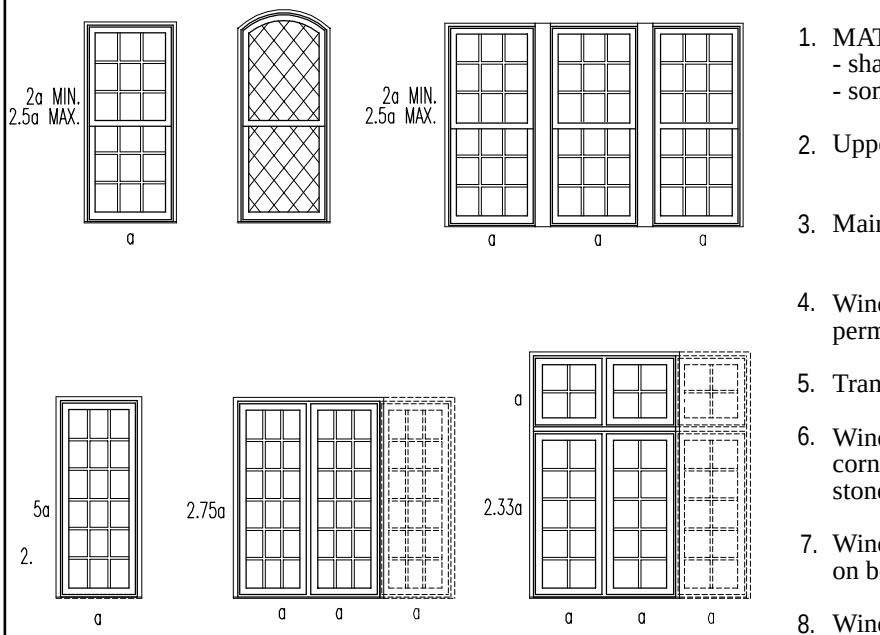
BAYS

Drawing No.

1.11

February 2007

WINDOW PROPORTIONS



FEATURE WINDOWS

1. MATERIALS: Windows
   - shall of wood; painted, stained or clad.
   - some vinyl styles with prior approval.
2. Upper floor windows are to have a proportion of:
   2a : a ONLY.
3. Main floor windows are to have a proportion of:
   2a : a TO 2.5a : a
4. Windows in gangs of three are common, and are permitted on all floors.
5. Transoms are permitted on all windows.
6. Windows with brick, stone, or precast conc. cornice and trim details may be used on stone/brick houses ONLY.
7. Windows with Gothic Drip mould may be used on both stone/brick and wood/stucco houses.
8. Windows in gangs of three or more are typical at the main floor below main gable ends.
9. Muntin bars are to be 1" MIN. in thickness.
10. Muntin bars are encouraged to be placed on the outside and inside of window glazing, however, muntin bars may be placed inside sealed units or, at a MIN., on the outside of window glazing.
11. MATERIALS: Muntin Bars
    - wood; painted, stained or clad
    - some vinyl styles with prior approval only.
12. Full grilles of muntin bars are encouraged on all windows.

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Section
II. Building Elements

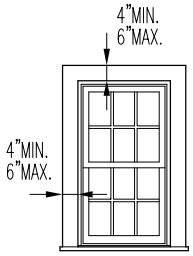
Drawing Name
WINDOW TYPES

Drawing No.
1.12

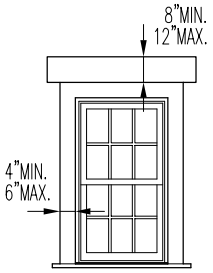
February 2007

WINDOW SURROUNDS EXAMPLES

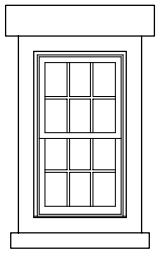
On Stone/Masonry Buildings



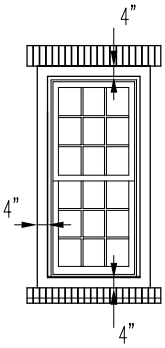
A.
WOOD TRIM



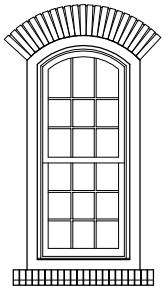
B.
STONE/TIMBER
LINTEL



C.
STONE/TIMBER
CORNICE AND SILL

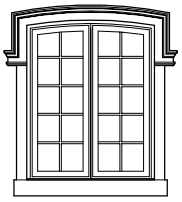


D.
BRICK
CORNICE AND SILL

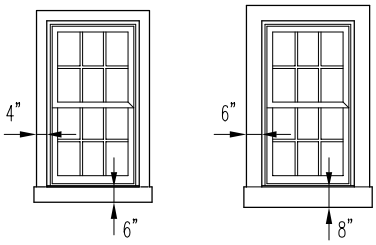


E.
ARCHED BRICK
CORNICE AND SILL

On Wood/Stucco Buildings



F.
WOOD TRIM w/
GOTHIC DRIP MOULD



G
WOOD TRIM
and SILL

1. MATERIALS: Surrounds
   - shall of wood; painted or stained.
   - rough or smooth sawn timber.
   - Smart Trim.
   - stone, brick, pre-cast concrete.
   - approved pre-manufactured cast/mouldings.

2. Shutters are not permitted in this style.

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Section

II. Building Elements

Drawing Name

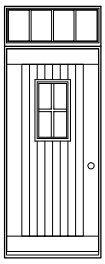
WINDOW SURROUNDS

Drawing No.

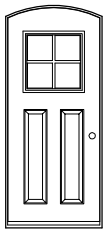
1.13

February 2007

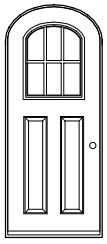
DOOR TYPES



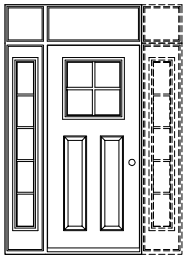
RECTANGULAR TRANSOM



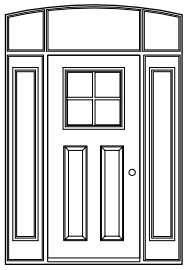
SPRUNG DOOR ARCH



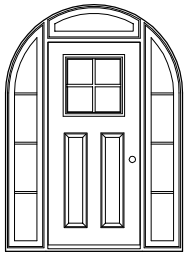
GOTHIC DOOR ARCH



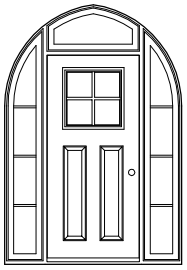
RECT. TRANSOM w/ SIDELIGHTS



SPRUNG TRANSOM w/ SIDELIGHTS



ARCHED TRANSOM & SIDELIGHTS



GOTHIC ARCH TRANSOM & SIDELIGHTS

1. MATERIALS: Doors
   - shall be wood; painted, stained, or clad.
   - insulated metal doors.
2. Door panel configurations may vary from those shown above.
3. Single sidelight, single sidelight with transom, are permitted on asymmetrically organized elevations ONLY.
4. Double sidelights, double sidelight with transom, are permitted on symmetrically organized elevations ONLY.
5. Arched transoms and sidelights must be used in symmetrical sidelight and door configurations ONLY.
6. Symmetrical sidelight and door configurations are to be used on larger houses (40'+) ONLY.

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Section

III. DETAILS

Drawing Name

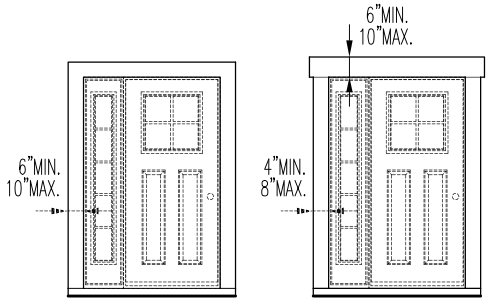
DOOR TYPES

Drawing No.

1.14

February 2007

TRADITIONAL DOOR SURROUND EXAMPLES



A.
CONTINUOUS TRIM

B.
TRIM w/ CORNICE

C.
PLAIN STONE/PRECAST SURROUND

D.
ARCHED BRICK CORNICE w/ kEYTONE

1. MATERIALS: Surrounds
   - shall of wood; painted, stained or clad.
   - rough/smooth sawn timber.
   - Smart Trim.
   - stone, brick, pre-cast concrete.

2. In this style, doors are typically recessed from the surround. Doors may be recessed 8" MIN. - 36" MAX.

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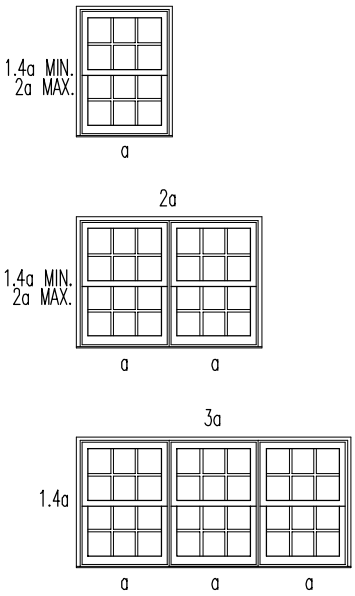
Section
II. DETAILS

Drawing Name
DOOR SURROUNDS

Drawing No.
1.15

February 2007

DORMER WINDOW PROPORTIONS



1. MATERIALS and NOTES as outlined for WINDOWS shall apply to all DORMERS.

2. MATERIALS: Front and Sides
   - panelled exterior plywood.
   - decorative wood shingles.
   - rough sawn wood shingles.
   - smooth stucco.
   - brick, stone (parapetted gable dormers ONLY).

3. SLOPE:
   - GABLED: the roof slope shall be the same as the MAIN ROOF.
   - SHED: 4:12 MIN.

4. Eave details shall be the same as the MAIN ROOF.

5. The fascia board shall be 12” MAX.

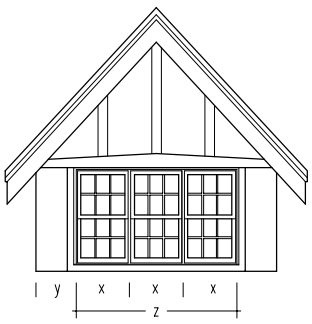
6. Exposed rafter ends shall be used when they are used on the MAIN ROOF.

7. SHED dormers shall have ganged windows ONLY.

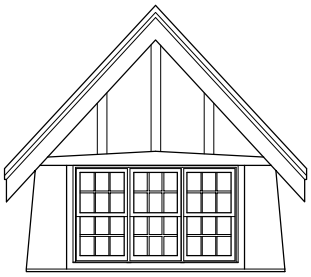
8. Parapeted gables shall ONLY be used when they are used elsewhere on the building.

9. Parapet walls shall extend 8” above the roof of the dormer.

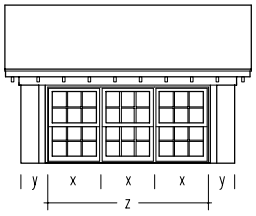
TRADITIONAL DORMER EXAMPLES



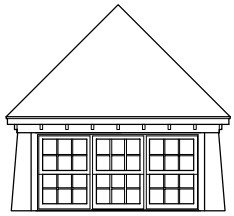
GABLE



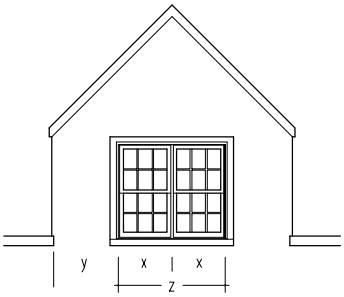
GABLE w/
TAPERED WALLS



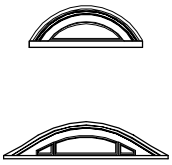
SHED



HIPPED w/
TAPERED WALLS



PARAPETTED GABLE



EYEBROW

10. Parapet walls on dormers shall be 10” thick.

11. Ganged windows are encouraged on GABLED dormers.

12. Gable end detailing in dormers shall conform to GABLE ENDS.

13. The wall between the end of a dormer and the nearest window (y) shall be 12” MIN.

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Section

Building Elements

Drawing Name

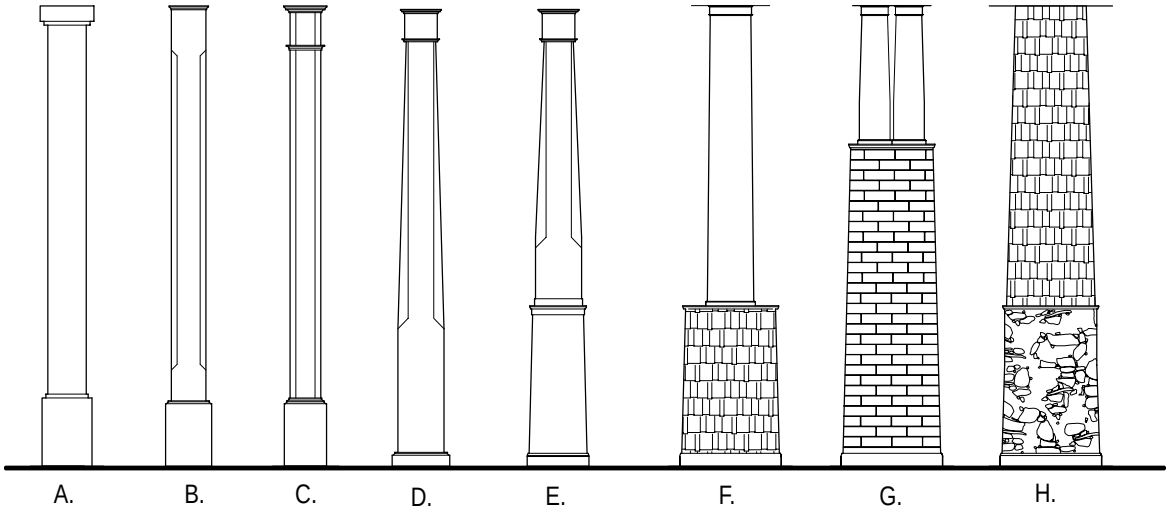
DORMERS

Drawing No.

1.16

February 2007

TRADITIONAL COLUMN EXAMPLES



A. BOX
B. CHAMFERED BOX
C. BOX (CHAMFERED)
D. TAPERED BOX
E. TAPERED BOX ON PLINTH
F. BROAD TAPERED SQ. on PEDESTAL
G. DBL. BROAD TAPERED SQ. on HIGH PEDESTAL
H. STONE or BRICK or CEDAR SHINGLE COLUMN

1. MATERIALS: Columns
   - wood; painted.
   - pre-formed glass fibre casts will be permitted with prior approval ONLY.
2. MATERIALS: Plinths
   - wood; painted.
   - panelled exterior plywood.
   - wood shingles.
   - stucco with timber detailing.
   - brick or stone.
3. Aluminum columns or plinths are NOT encouraged.
4. Wood columns are to be 10” MIN. wide.
5. Stone/brick columns shall be 18" MIN. wide.
6. Plinths are to be 12" MIN. in depth, and square in plan.
7. Columns are to have a proportion of 1:8 (width:height).
8. All column types may be double when either freestanding or on a plinth.
9. Plinths and rail-walls (below porch balustrades) are to be of the same material as the main floor of the house, EXCEPT where the columns and/or plinths and railwalls are cedar shingle, stone, or brick.

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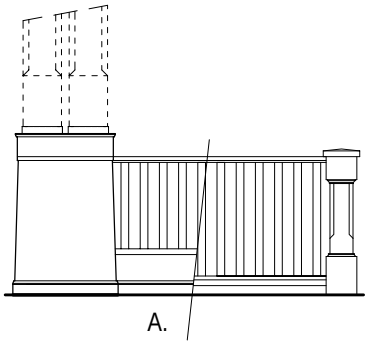
Section
III. DETAILS

Drawing Name
COLUMNS

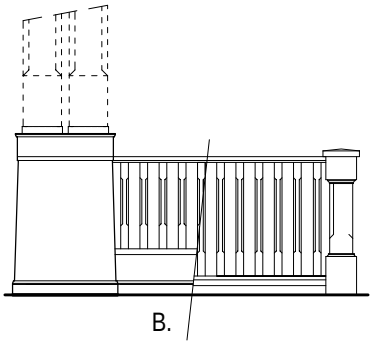
Drawing No.
1.17

February 2007

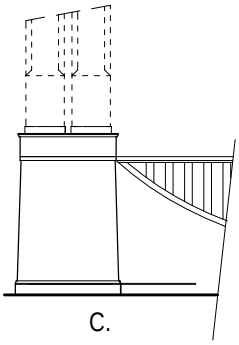
TRADITIONAL BALUSTRADE EXAMPLES



A.



B.



C.

A. 2x2 SQUARE BALUSTRADE
B. 2x2 CHAMFERED BALUSTRADE
C. CONTINUOUS PLINTH / BALUSTRADE WALL
D. CONTINUOUS COLUMN, PLINTH, BALUSTRADE WALL.

1. MATERIALS: Wood top and bottom rails with wood balusters; ptd. or stained.

2. MATERIALS: <u>Plinths and Balustrade Walls</u>
   - wood; painted.
   - panelled exterior plywood.
   - shingles, smooth or rough sawn.
   - smooth stucco with timber detailing.
   - brick, stone, masonry.

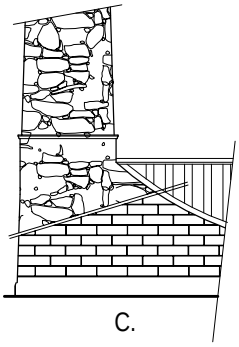
3. Plinths and rail walls are to be of the material same material.

4. Plinths and rail walls are to be of the same material as the main floor of the house, EXCEPT where the columns and/or plinths are stone/brick or cedar shingle.

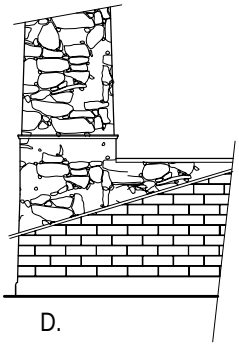
5. Wood balusters shall be 2" x 2".

6. Top and bottom rails shall be 2" x 4" MIN.

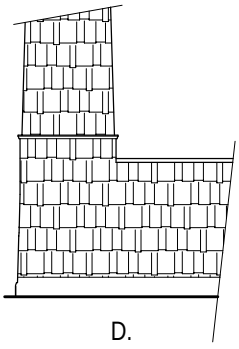
7. Balustrade walls shall be 6" MIN. in depth.



C.



D.



D.

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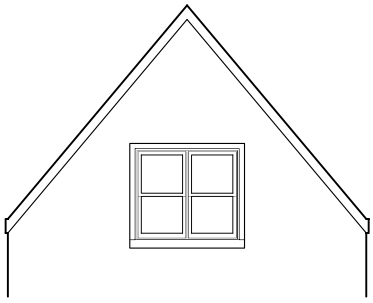
Section
III. DETAILS

Drawing Name
BALUSTRADES

Drawing No.
1.18

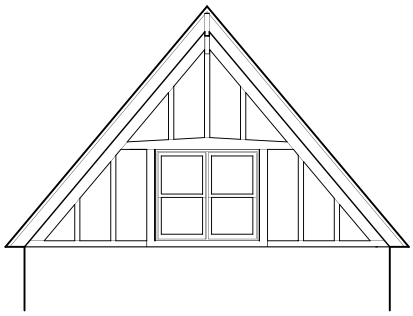
February 2007

TRADITIONAL GABLE ENDS



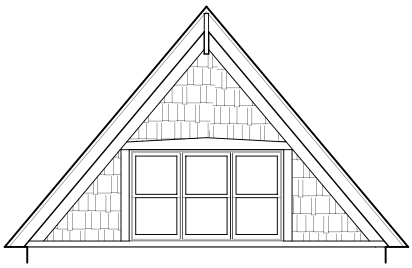
A. NO OVERHANG / PARAPETTED GABLE WALL

D. BAY TO UNDERSIDE OF EXTENDED GABLE END.



B. HALF TIMBERED - Smooth Stucco, Exterior Wood Panels between rough/smooth sawn timbers

E. MAIN FLOOR BAY.



C. Rough / Smooth Sawn Wood Shingles

1. MATERIALS:
   - panelled exterior plywood.
   - decorative wood shingles.
   - wood shingles.
   - stucco with timber detailing.
   - stone, brick.

2. Roof and fascia details shall conform to ROOFS.

3. Single windows are common in gable ends above main floor bays and window gangs of 3 or more.

Photo Credits:
P.1.01 Goff, Lee. Tudor Style: Tudor Revival Houses in America from 1890 to the Present. Universe Publishing, New York, 2002, p.64.

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Section
III. DETAILS

Drawing Name
GABLE ENDS

Drawing No.
1.19

February 2007

THE

DIOCESE PROPERTY

Tudor Style Materials & Colour Codes

The intent of the 'Tudor Style' Materials and Colour Specifications are to assist the builders in identifying materials and colours suitable for Tudor Style buildings in the Diocese Property. The approved materials and colours are the result of research of Tudor Style buildings particular to the City of Regina. It is the combination of architectural style, and the appropriate materials and colours to the Tudor Style that results in a historically accurate representation for the neighbourhood of the Diocese Property.

Tudor Style buildings typically are smooth stucco, brick, or stone. Windows and trim are typically dark in colour. Steep gabled roofs are a strong identifying feature of Tudor Style buildings. The main gable ends are usually stucco with decorative half-timbering, although masonry is also common. When using brick, rumbled bricks with a ½" slightly tooled mortar joint are most common. Smooth stucco is the most common wall finish seen in this style.

Using the Diocese Property Codes:

- The Diocese Property Architectural Codes define approved materials for Tudor Style buildings and where the materials may be used.
- The Materials Matrix defines the type and manufacturer of approved materials for Tudor Style Houses.
- The Colour Matrix defines approved paint and stain colours for Tudor Style buildings.
- The Materials & Colours Specifications printed in colour, are intended to act as a visual guide to the matrices noted above.

It is essential to use all Code references **concurrently** to provide a comprehensive understanding of the style. This is the intent of the Diocese Property Codes.

ROOFING:

● APPROVED ○ NOT APPROVED

DESCRIPTION	MANUFACTURER	CODE/MATERIAL	SIZE	WARRANTY	COLOUR	TUDOR	COMMENTS
ASPHALT SHINGLES	BP	ECLIPSE	N/A	LIFETIME	TWILIGHT GREY	●	
					STONEWOOD	●	
					WEATHERED ROCK	●	
					SHADOW BLACK	●	
					AUTUMN BROWN	●	
	IKO INDUSTRIES LTD.	CHATEAU	N/A	30 YEAR	HARVARD SLATE	●	
					WEATHERWOOD	●	
					DUAL BLACK	●	
					FOREST GREEN	●	
FIBREGLASS SHINGLES	BP	HARMONY	N/A	30 YEAR	TWILIGHT GREY	●	
					STONEWOOD	●	
					WEATHERED ROCK	●	
					SHADOW BLACK	●	
					AUTUMN BROWN	●	
	IKO INDUSTRIES LTD.	CAMBRIDGE	N/A	25 YEAR	HARVARD SLATE ULTRA	●	
					WEATHERWOOD ULTRA	●	
					DUAL BLACK ULTRA	●	
					FOREST GREEN ULTRA	●	
	TIMBERLINE	TIMBERLINE 35	N/A	35 YEAR	CHARCOAL BLEND	●	
					MISSION BROWN BLEND	●	
					PEWTER GRAY BLEND	●	
	ELK PREMIUM ROOFING	PRESTIQUE	N/A	30 YEAR	ANTIQUE SLATE	●	
					WEATHERWOOD	●	
					SABLEWOOD	●	
					FOREST GREEN	●	
CONCRETE TILE	UNICRETE PRODUCTS LTD.	3A (SLATE - STANDARD PROFILE)	N/A	N/A	NEW BARK 0342	●	PERMITED ON BUILDINGS WITH MIN. 50 FT. FRONTAGE
CONCRETE TILE	UNICRETE PRODUCTS LTD.	3A (SLATE - STANDARD PROFILE)	N/A	N/A	PARAMOUNT MOSS 0354	●	
CEMBRIT SLATE	UNICRETE PRODUCTS LTD.	DIAGONAL SLATE	400 X 400mm	N/A	BLACK	●	
CEMBRIT SLATE	UNICRETE PRODUCTS LTD.	DIAGONAL SLATE	600 X 600mm	N/A	BLACK	●	
NATURAL SLATE	UNIVERSAL SLATE INT.	SEMI-GAUGED	30 X 15cm	N/A	SUBMIT FOR APPROVAL	●	
NATURAL SLATE	UNIVERSAL SLATE INT.	SEMI-GAUGED	30 X 20cm	N/A	SUBMIT FOR APPROVAL	●	
NATURAL COPPER	SUBMIT FOR APPROVAL	N/A	N/A	N/A	N/A	●	
NATURAL ZINC	SUBMIT FOR APPROVAL	N/A	N/A	N/A	N/A	●	
CEDAR SHINGLES	SUBMIT FOR APPROVAL	N/A	N/A	N/A	REFER TO COLOR SCHEDULE	●	

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

TUDOR STYLE

M1

FEBRUARY 2007

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WALL CLADDING:

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DESCRIPTION	MANUFACTURER	CODE/MATERIAL	COLOUR	TUDOR	COMMENTS
WOOD FIBRE SIDING	CANEXEL	- 6"CED'R VUE	WHITE	○	
			ALMOND	○	
			SAND	○	
			COUNTRY RED	○	
			ACADIA	○	
			SIERRA	○	
			MIST GREY	○	
			PINE GREEN	○	
			SCOTIA BLUE	○	
	SMARTSYSTEM	SMARTLAP	REFER TO COLOUR SCHEDULE	○	
			PREFINISHING THROUGH		
			UNICRETE OR BARDON INDUSTRIES		
STUCCO	IMASCO MINERALS	PREMIX 1000 - SMOOTH OR SPRAYED SANDS - SMOOTH FINISH ACRYLIC - SMOOTH FINISH	LIGHT IVORY 6-53	●	NOTE: SMOOTH OR SAND FINISH ONLY
NOTE:			DARK IVORY 1-53	○	
-CRAFTSMAN & TUDOR: SMOOTH,			CANYON BRUSH 136 (1-6)	●	
SAND OR SPRAY FINISH			DARK HARVEST GOLD 1-46	○	
-COLONIAL: SMOOTH OR			LIGHT MOUNTAIN MIST 6-131	○	
SAND FINISH			DARK MOUNTAIN MIST 1-131	●	
			DARK VENETIAN YELLOW 1-855	○	
			SLATE 820 (1-6)	●	
			DARK FRENCH GREY	●	
			LIGHT SUEDE 6-830	●	
			MEDIUM SUEDE 3-830	●	
			DARK SUEDE 6-830	●	
STUCCO	RYNOTEX	SMOOTH SUBTRATE	REFER TO COLOUR SCHEDULE	●	
ACRYLIC STUCCO	ACRYLIC STUCCO	SMOOTH FINISH ACRYLIC	REFER TO COLOUR SCHEDULE	●	
HORIZ. BEVELLED WOOD SIDING	SUBMIT FOR APPROVAL	N/A	REFER TO COLOUR SCHEDULE	○	
WOOD SHINGLES	SUBMIT FOR APPROVAL	N/A	REFER TO COLOUR SCHEDULE	○	
HORIZ. BOARD & BATTEN	SUBMIT FOR APPROVAL	N/A	REFER TO COLOUR SCHEDULE	○	
HARDIPLANK	JAMES HARDIE SIDING	SUBMIT FOR APPROVAL	SUBMIT FOR APPROVAL	○	

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

TUDOR STYLE

M2

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WALL CLADDING:

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DESCRIPTION	MANUFACTURER	CODE/MATERIAL	SIZE	COLOUR	TUDOR	COMMENTS
HORIZONTAL	MITTEN VINYL INC.	OREGON PRIDE	D4.5 HORIZ.	FROST	○	
VINYL SIDING	↓	↓	↓	CLAY	○	
	↓	↓	↓	BONE WHITE	○	
	↓	↓	↓	ASH	○	
	↓	↓	↓	SANDALWOOD	○	
	GENTEK BUILDING PRODUCTS	CONCORD	D4 / T3	SNOW WHITE	○	
	↓	↓	↓	CANYON CLAY	○	
	↓	↓	↓	LINEN	○	
	↓	↓	↓	WICKER	○	
	↓	↓	↓	ALMOND	○	
	↓	↓	↓	ANTIQUE IVORY	○	
	↓	↓	↓	MAIZE	○	
	ROYAL BUILDING PRODUCTS	ROYAL WOODLAND	DOUBLE 4 1/2	WHITE	○	
	↓	↓	TRADITIONAL	CLAY	○	
	↓	↓		LINEN	○	
	↓	↓	↓	SAND	○	
	↓	↓	↓	BEIGE	○	
	↓	ARCHITECTURAL SERIES	DOUBLE 4 1/2	WHITE	○	
	↓	↓	TRIPLE 3 (T3D)	CLAY	○	
	↓	↓	↓	LINEN	○	
	↓	↓	↓	WICKER	○	
	↓	↓	↓	SAND	○	
	↓	↓	↓	BEIGE	○	

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

TUDOR STYLE

M3

FEBRUARY 2007

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WALL CLADDING:

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DESCRIPTION	MANUFACTURER	SIZE	COLOUR	TUDOR	COMMENTS
BRICK	ROBINSON	MOD: 3-5/8" X 7-5/8" X 2-1/4" NOM: 4" X 8" X 2-2/3"	CABERNET	●	
			CHESTNUT	●	
			OLD CHESTNUT	●	
			OLD GEORGETOWN	●	
			WATERLODGE	●	
			WATERTON	●	
			AUTUMN LEAF GRAIN	●	
	HEBRON	MOD: 3-5/8" X 7-5/8" X 2-1/4" NOM: 4" X 8" X 2-2/3"	BRANDYWINE	●	
	HEBRON		SAYELA	●	
	GENERAL SHALE		OSAGE TUDOR	●	
			GEGASO	●	
			WYNDHAM TUDOR	●	
	I-XL INDUSTRIES	MOD: 3-5/8" X 7-5/8" X 2-1/4" NOM: 4" X 8" X 2-2/3"	LAVA SAND	●	
		TITAN: 3-1/2" X 7-1/2"X 2-1/2" NOM: 4" X 8" X 3"	WILLIAMSBURG- RUMBLED #232	●	
			DARK TWEED RUMBLED #108	●	
			OLD SCONA - RUMBLED #245	●	
			SANDSTONE ROCKFACE #247	●	
			WILLIAMSBURG HAND MOULD #232	○	
			MONTEGO SMOOTH #116	○	
MORTAR	N/A	1/2"JOINTS	MIX: WHITE PORTLAND CEMENT, LIME AND SOUTHERN ALBERTA SAND	●	MORTAR JOINTS TO BE LIGHTLY TOOLED

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

TUDOR STYLE

M4

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BASE MATERIAL:

● APPROVED ○ NOT APPROVED

DESCRIPTION	MANUFACTURER	CODE/MATERIAL	COLOUR	TUDOR	COMMENTS
REINFORCED CEMENTITIOUS	STONETILE (CANADA)	RUSTIC TILE	ANTIQUE WHITE	○	
PANEL			SANDSTONE	○	
			ANTIQUE GREY	○	
		HERITAGE STONE	ANTIQUE WHITE	○	
			SANDSTONE	○	
			ANTIQUE GREY	○	
MANUFACTURED STONE	CULTURED STONE	RIVER ROCK	WHITEWATER	○	NOTE: CULTURED &NATURAL STONE MAY BE
		SPLIT FACE	GRANITE	○	USED FOR BASE, FIREPLACE OR MAIN
		COBBLEFIELD	OHIO	●	GABLE FOR TUDOR
		COBBLEFIELD	GRAY	●	
		COBBLEFIELD	SAN FRANCISCO	●	
		LIMESTONE	BUCKEYE	●	
		SOUTHERN LEDGESTONE	FOG	○	
		COUNTRY LEDGESTONE	CHARDONNAY	○	
		LIMESTONE	LAKE ERIE	●	
		SOUTHERN LEDGESTONE	WALNUT	○	
		SOUTHERN LEDGESTONE	CHARDONNAY	○	
		SOUTHERN LEDGESTONE	BLACK RUNDLE	○	
	SHOULDICE	SUBMIT FOR APPROVAL	SUBMIT FOR APPROVAL	●	
	CORONADO STONE	COUNTRY CASTLE	LOMPOC	●	
		COUNTRY RUBBLE	FRONTIER BLEND	●	
		COUNTRY CASTLE	GREY	●	
		COUNTRY RUBBLE	ANTIQUE CREAM	●	
	ELDORADO STONE	MOUNTAIN LEDGE	MESA VERDE	○	
		MOUNTAIN LEDGE	DARK RUNDLE	●	
		RUSTIC LEDGE	CASCADE	○	
		LIMESTONE	YORK	●	
		RIVER ROCK	RIO GRANDE	○	
NATURAL STONE	I-XL	RUNDLESTONE	BLACK	○	
		BLENDED	NATURAL 1" BLACK RUNDLE	○	
			W/ KOOTENAY BROWN (90/10)		
	SUBMIT FOR APPROVAL	SUBMIT FOR APPROVAL	SUBMIT FOR APPROVAL	●	

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

TUDOR STYLE

M5

FEBRUARY 2007

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WINDOWS AND DOORS:

● APPROVED ○ NOT APPROVED

DESCRIPTION	MANUFACTURER	CODE / MATERIAL	SIZE	COLOUR	TUDOR	COMMENTS
METAL CLAD UNITS	SUBMIT FOR APPROVAL	N/A	REFER TO ARCH. CODES	REFER TO COLOUR SCHEDULE	●	
	ALL WEATHER WINDOWS	N/A	REFER TO ARCH. CODES	WICKER	●	
				ARCHITECTURAL BROWN	●	
				CHOCOLATE BROWN	●	
	CWD	N/A		SANDLEWOOD	●	
				BRONZE METALLIC	●	
PVC UNITS	SUBMIT FOR APPROVAL	N/A	REFER TO ARCH. CODES	REFER TO COLOUR SCHEDULE	●	
	ALL WEATHER WINDOWS			WICKER	●	
	CWD			SANDLEWOOD	●	
WOOD UNITS	SUBMIT FOR APPROVAL	N/A	REFER TO ARCH. CODES	REFER TO COLOUR SCHEDULE	●	

EXTERIOR DETAILING:

● APPROVED ○ NOT APPROVED

DESCRIPTION	MANUFACTURER	CODE / MATERIAL	SIZE	COLOUR	TUDOR	COMMENTS
SHUTTERS	SUBMIT FOR APPROVAL	N/A	REFER TO ARCH. CODES	REFER TO COLOUR SCHEDULE	○	
TRIM	N/A	ROUGH OR SMOOTH SAWN WOOD*	REFER TO ARCH. CODES	REFER TO COLOUR SCHEDULE	●	
TRIM	SMARTSYSTEM / JAMES HARDIE	SMART TRIM / HARDIE TRIM	REFER TO ARCH. CODES	REFER TO COLOUR SCHEDULE	●	
CORNICE, FRIEZE DETAILS, SILL, HEADER	SUBMIT FOR APPROVAL	WOOD, MOLDED POLY	REFER TO ARCH. CODE	REFER TO COLOUR SCHEDULE	●	
CORNICE, FRIEZE DETAILS, SILL, HEADER	STONETILE (CANADA) LTD.	REINFORCED CAST CONC. MOULDING	REFER TO ARCH. CODE	SUBMIT FOR APPROVAL	●	OR APPROVED EQUAL
FASCIA	SUBMIT FOR APPROVAL	WOOD, ALUMINUM ONLY	REFER TO ARCH. CODE	REFER TO COLOUR SCHEDULE	●	
SOFFITS	SUBMIT FOR APPROVAL	WOOD, ALUMINUM, OR VINYL	N/A	REFER TO COLOUR SCHEDULE	●	
FASCIA / SOFFITS	GENTEK	ALUMINUM		NUTMEG	●	
				SLATE	●	
				SABLE	●	
				BLACK	●	
	MONARCH SIDING CENTRE	ALUMINUM		ROYAL LINEN #924	○	
				ROYAL CLAY #913	○	
				ROYAL BEIGE #902	○	
	CAN-ALUM BUILDING PRODUCTS	ALUMINUM		REYNOLDS ROYAL LINEN #924	○	
				REYNOLDS ROYAL CLAY #913	○	
				REYNOLDS IVORY #302	○	
CORNER BOARDS	N/A	WOOD, APPROVED VINYL	REFER TO ARCH. CODE	REFER TO COLOUR SCHEDULE	●	
EAVESTROUGHS AND DOWNSPOUTS	N/A	ALUMINUM	STANDARD RESIDENTIAL	MATCH TO TRIM COLOURS	●	
FENCING	SUBMIT FOR APPROVAL	WROUGHT IRON	REFER TO ARCH. CODES	BLACK ONLY	●	SUBMIT SHOP DRAWING
FENCING	SUBMIT FOR APPROVAL	WOOD	REFER TO ARCH. CODES	WHITE ONLY	●	

*UNLESS OTHERWISE SPECIFIED

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

TUDOR STYLE

M6

FEBRUARY 2007

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COLOUR SCHEDULE:

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MANUFACTURER	COLOUR (OLD #)	TUDOR: MAIN BODY OF HOUSE	TRIM	DOORS	WINDOWS	DOOR & WINDOW SURROUNDS	SHUTTERS	COLUMNS & BALUSTRADES	CORNICE & FRIEZE DETAILING	GABLE ENDS	SOFFITS AND FASCIA	COMMENTS
BENJAMIN MOORE	HC-26	○	○	○	○	○	○	○	○	○	○	
	HC-76	○	○	○	○	○	○	○	○	○	○	
	HC-79	○	○	○	○	○	○	○	○	○	○	
	HC-82	○	○	○	○	○	○	○	○	○	○	
	HC-85	○	○	○	○	○	○	○	○	○	○	
	HC-86	○	○	○	○	○	○	○	○	○	○	
	HC-88	○	○	○	○	○	○	○	○	○	○	
	HC-89	○	○	○	○	○	○	○	○	○	○	
	HC-95	○	○	○	○	○	○	○	○	○	○	
	HC-100	○	○	○	○	○	○	○	○	○	○	
	HC-101	○	○	○	○	○	○	○	○	○	○	
	HC-102	○	○	○	○	○	○	○	○	○	○	
	HC-103	○	○	○	○	○	○	○	○	○	○	
	HC-106	○	○	○	○	○	○	○	○	○	○	
	CC-480	○	●	○	●	●	○	●	○	○	●	To match CWD's Sandlewood windows
	2109-10	○	○	○	○	○	○	○	○	○	○	
	2114-10	○	○	○	○	○	○	○	○	○	○	
	2115-10	○	○	○	○	○	○	○	○	○	○	
	2128-10	○	○	○	○	○	○	○	○	○	○	
	2134-10	○	○	○	○	○	○	○	○	○	○	
	2134-20	○	○	○	○	○	○	○	○	○	○	
	2139-20	○	○	○	○	○	○	○	○	○	○	
	2089-20 (034)	○	○	○	○	○	○	○	○	○	○	
	2089-10 (035)	○	○	○	○	○	○	○	○	○	○	
	2085-10 (042)	○	○	○	○	○	○	○	○	○	○	
	R-9929 (063)	○	○	○	○	○	○	○	○	○	○	
	CC-180 (170)	○	○	○	○	○	○	○	○	○	○	
	HC-12 (171)	○	○	○	○	○	○	○	○	○	○	
	2154-40 (194)	○	○	○	○	○	○	○	○	○	○	
	R-9936 (195)	○	○	○	○	○	○	○	○	○	○	
	2148-10 (231)	○	○	○	○	○	○	○	○	○	○	
	2148-20 (251)	○	○	○	○	○	○	○	○	○	○	
	HC-22 (273)	○	○	○	○	○	○	○	○	○	○	
	HC-122 (441)	○	○	○	○	○	○	○	○	○	○	
	CC-630 (469)	○	○	○	○	○	○	○	○	○	○	
	R-9993	○	●	○	●	●	○	●	○	○	●	To match All Weather Windows Wicker windows

DIOCESE PROPERTY

ARCHITECTURAL GUIDELINES

COLOURS MATRIX

TUDOR STYLE

M7

FEBRUARY 2007

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COLOUR SCHEDULE:

● APPROVED ○ NOT APPROVED

MANUFACTURER	COLOUR (OLD #)	TUDOR: MAIN BODY OF HOUSE	TRIM	DOORS	WINDOWS	DOOR & WINDOW SURROUNDS	SHUTTERS	COLUMNS & BALUSTRADES	CORNICE & FRIEZE DETAILING	GABLE ENDS	SOFFITS AND FASCIA	COMMENTS
BENJAMIN MOORE	2142-30 (511)	●	○	○	○	○	○	○	○	○	○	
	2143-10 (517)	○	○	○	○	○	○	○	○	○	○	
	2143-20 (525)	○	○	○	○	○	○	○	○	○	○	
	HC-135 (644)	○	○	○	○	○	○	○	○	○	○	
	OC-120 (926)	●	○	○	○	○	○	○	○	●	○	
	OC-132 (927)	●	○	○	○	○	○	○	○	●	○	
	OC-108 (931)	●	○	○	○	○	○	○	○	●	○	
	OC-109 (932)	●	○	○	○	○	○	○	○	●	○	
	OC-130 (967)	●	○	○	○	○	○	○	○	●	○	
	HC-41 (1099)	○	○	○	○	○	○	○	○	○	○	
	CC-420 (1104)	○	○	○	○	○	○	○	○	○	○	
	2161-30 (1113)	○	○	○	○	○	○	○	○	○	○	
	2163-10 (1134)	○	○	○	○	○	○	○	○	○	○	
	HC-68 (1238)	○	●	●	●	●	○	●	●	○	●	
	2172-30 (1301)	○	○	○	○	○	○	○	○	○	○	
	HC-108 (1487)	●	○	○	○	○	○	○	○	●	○	
	HC-107 (1488)	●	○	○	○	○	○	○	○	●	○	
	HC-100 (1489)	●	○	○	○	○	○	○	○	●	○	
	2142-30 (1526)	●	○	○	○	○	○	○	○	●	○	
	2137-30 (1540)	●	○	○	○	○	○	○	○	●	○	
	R-9984 (1582)	●	●	●	●	●	○	●	●	●	●	
	WHITE	●	○	○	○	○	○	○	○	○	○	
	BLACK	○	●	●	●	●	○	●	●	○	●	
BEHR STAINS	704	○	○	○	○	○	○	○	○	○	○	
	708	○	●	●	●	●	○	●	●	●	●	
	710	○	●	●	●	●	○	●	●	●	●	
	712	○	●	●	●	●	○	●	●	●	●	
	720	○	○	○	○	○	○	○	○	○	○	
	723	○	○	○	○	○	○	○	○	○	○	
	724	○	○	○	○	○	○	○	○	○	○	
	725	○	●	●	●	●	○	●	●	●	●	
	728	○	○	○	○	○	○	○	○	○	○	
BEHR HI-GLOSS ENAMEL	CANDY APPLE	○	○	○	○	○	○	○	○	○	○	
	TEAL	○	○	○	○	○	○	○	○	○	○	
	BLACK BLACK	○	○	○	○	○	○	○	○	○	○	
COLOR YOUR WORLD	5519	○	○	○	○	○	○	○	○	○	○	
	5719	○	○	○	○	○	○	○	○	○	○	
	6519	○	○	○	○	○	○	○	○	○	○	

DIOCESE PROPERTY

ARCHITECTURAL GUIDELINES

TUDOR MATRIX

TUDOR STYLE

M8

FEBRUARY 2007

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ARCHITECTURAL CODES

2

COLONIAL STYLE

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Colonial Style Precedents

Provided is a selection of photographic examples of buildings in the Colonial style. These represent good examples of the Colonial style for the Diocese Property.

Colonial style buildings are typically symmetrical in elevation with the central focus being the front door. The most common type of Colonial house is a two-storey dwelling with a simple rectangular footprint; bungalows are rarely seen in the Colonial style. The same symmetrical configuration is prevalent on larger apartment buildings. Asymmetrical facades with an off-center door are also seen in the style on narrow lot houses or townhouses, however, they are not as common as symmetrical facades.

A decorative crown pediment supported by pilasters or a gabled entry porch typically accentuates the front door of Colonial style buildings. The gabled entry is usually centered on the front door and supported by columns. Windows and window bays (on the main floor only) are symmetrically balanced around the central front entry.

The windows are typically double hung sashes, with multi-pane glazing in one or both sashes. Windows are not doubled in pairs, although 3-ganged windows are commonly found on the main floor. The roof overhang is minimal, usually a maximum of 12”. A decorative cornice is usually located where the wall meets the eave.

Roof forms are typically a simple gable or hipped roof, often with symmetrically organized dormers.

The main body of a Colonial style building is commonly clad in brick (with cream coloured grout with struck joints), or with cream or white siding with dark green or black shutters and door. Trim colours and window frame colours are always white on Colonial style buildings.

Entry porches identify individual units in townhouse developments.

The roof overhang is minimal, usually a maximum of 12".

A decorative cornice is usually located where the wall meets the eave.

Roofs are typically gabled or hipped, often with symmetrically organized dormers.

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Section

I. Building Form

Drawing Name

HOUSE PRECEDENTS

Drawing No.

2.01

February 2007

Bays may be used in place of ganged windows on main floor.

Cornice is emphasized with tooth-like dentils or other decorative moldings.

Flush entries with stoops are common: paneled door, with decorative crown, supported by decorative pilasters.

Trim colours and window frames are always white or off-white on Colonial style buildings.

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Section

I. Building Form

Drawing Name

HOUSE PRECEDENTS

Drawing No.

2.02

February 2007

Colonial style townhouses.

Symmetrical facades are typical in the Colonial style.

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Section

I. Building Form

Drawing Name

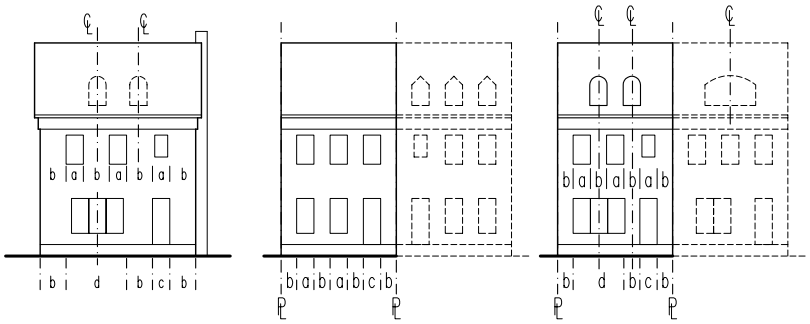
HOUSE PRECEDENTS

Drawing No.

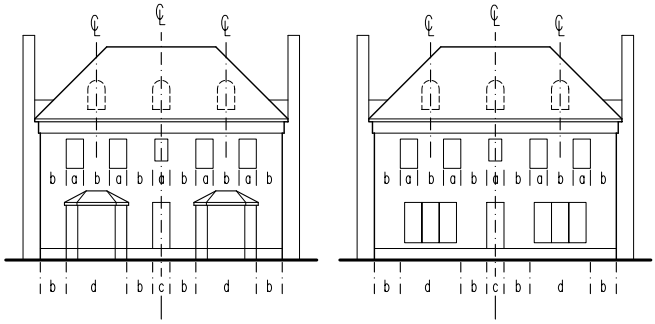
2.03

February 2007

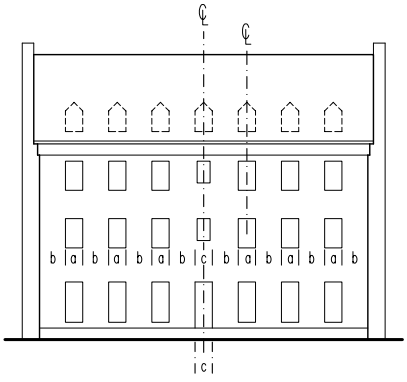
3-BAY



5-BAY



7-BAY APARTMENT



1. MATERIALS: Main House
   - brick, stone, horizontal wood siding, wood fibre siding, fibre cement siding.
   - materials shall be the same over all elevations of the main body of the house.

2. MATERIALS: Side Wings
   - to be panelled wood and detailed as a "porch" with infill panels.

3. MATERIALS: Rear Wings
   - may be wood siding (real or pre-formed panels) if the main body of the house is in brick or stone. Vinyl siding will NOT be permitted in this application.

4. MATERIALS: Building Base
   - to be brick, stone, or simulated stone.
   - typically the base is the height of the foundation.

5. Additions to the basic building are to be in the form of side or rear wings. These additions are to be less than the main body of the house in both width and height.

6. Side wings may be flat-roofed (with parapet or balustrade), side gabled, or hipped.

7. Bays may be used in place of ganged windows on the main floor.

8. Apartments are to be three storeys to the eave.

9. Porches and Bays are not permitted on apartment buildings.

10. Chimneys shall appear on side elevations only. Chimneys shall never appear on front elevations.

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Section

I. Building Form

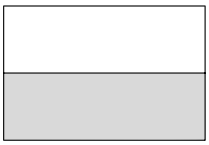
Drawing Name

STREET ELEVATION

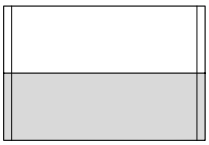
Drawing No.

2.04

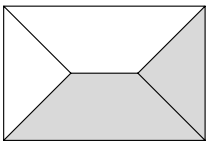
February 2007



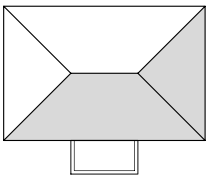
A. SIDE GABLE



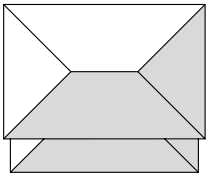
B. SIDE GABLE w/ END PARAPET WALL



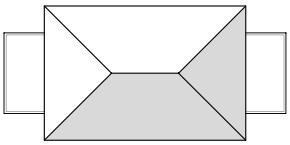
C. HIPPED



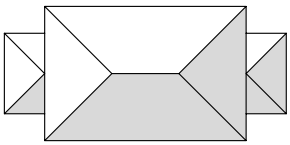
D. FRONT ENTRY PORCH w/ FLAT ROOF



E. FULL FRONT PORCH w/ HIPPED ROOF



F. SIDE WINGS w/ FLAT ROOF



G. SIDE WINGS w/ HIPPED ROOF

1. MATERIALS:
   - smooth sawn wood shingles, NOT split shakes.
   - flat profile (”slate”) concrete tiles; approved colours only.
   - natural slate, copper, zinc.
   - asphalt shingles; approved styles and colours only.
2. SLOPE:
   - 8:12 MIN.; steeper slopes are encouraged.
3. The eave shall overhang 12” MAX.
4. The eave shall overhang 12” MAX. on gable ends.
5. Parapet walls shall extend 8” MIN. - 12” MAX. above the roof.
6. Parapet walls shall be 8” MIN. - 12” MAX. thick when visible from the street.
7. The fascia board shall be 8” MIN. - 12” MAX.
8. Bargeboard on gable ends shall be 8” MIN. - 12” MAX.
9. Smaller houses are encouraged to have side gable roofs.

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Section

I. Building Form

Drawing Name

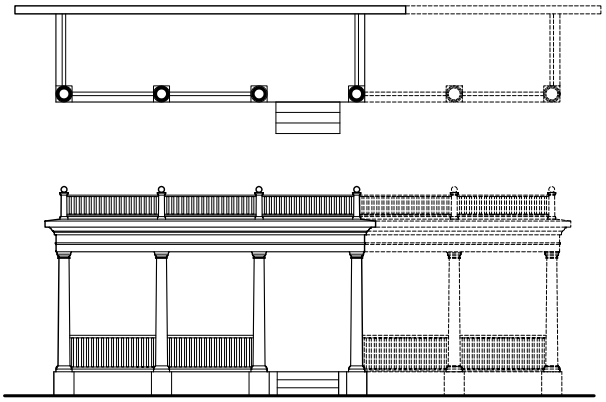
ROOFS

Drawing No.

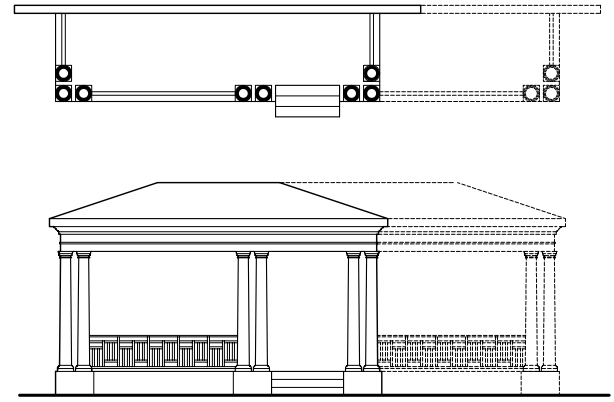
2.05

February 2007

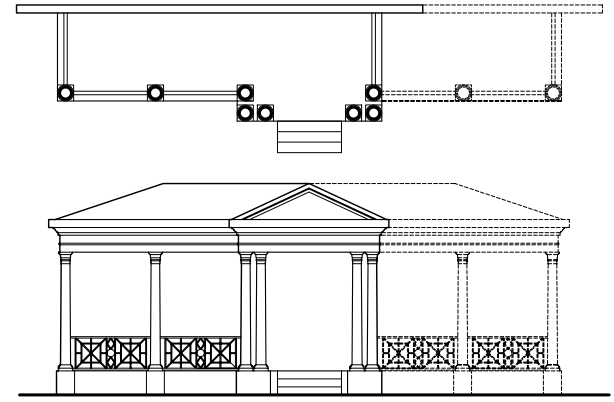
A. FULL FRONT PORCH w/ FLAT ROOF



B. FULL FRONT PORCH w/ DOUBLE COLUMNS & HIPPED ROOF



C. FULL FRONT PORCH w/ GABLED PEDIMENT OVER ENTRY



1. MATERIALS:
   - concrete faced in brick or stone is encouraged.
   - wood, painted.
   - pediment/cornice/frieze may be approved pre-manufactured casts or moulds.
   - Smart Trim
2. Flat or pent (hipped) roofs ONLY are permitted on porches.
3. Roofs over porches may have a slope of 6:12 MIN. - 8:12 MAX.
4. Porches are to be one-storey to the eave MAX.
5. Porches shall be 36 sq.ft. MIN. in area.
6. Porches shall be symmetrically organized on elevations of 5-bays or greater.
7. Porches may be used where there are bays.
8. A 12” MIN. entablature is required, and is typically detailed in a similar manner to the eave details of the house.
9. Brackets are not permitted on Colonial houses.
10. Porches are typically organized with an odd number of bays and an even number of columns.

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Section

II. Building Elements

Drawing Name

PORCHES

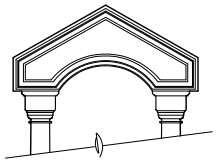
Drawing No.

2.06

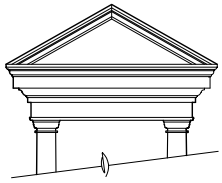
February 2007

STOOPS WITH COLUMNS

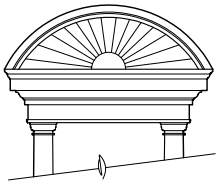
ARCHED PEDIMENT



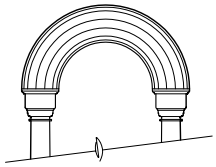
GABLED PEDIMENT



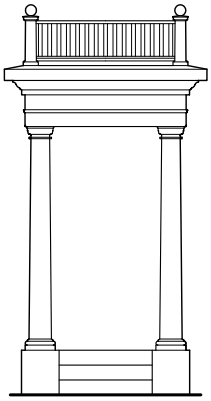
SUNBURST PEDIMENT



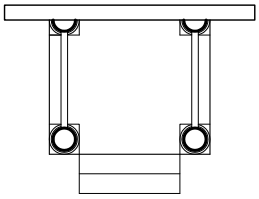
ARCHED CORNICE



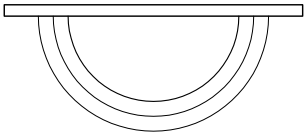
FLAT ROOF w/ BALUSTRADE

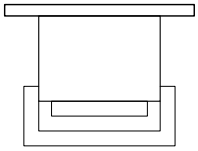


PLAN



FLUSH ENTRIES WITH PILASTERS





PLAN

1. Stoops may or may not have canopies.
2. MATERIALS: Steps
   - concrete; faced in brick or stone is encouraged.
3. MATERIALS: Stoop
   - wood; painted (see Materials Code for approved alternatives for wood).
   - approved pre-manufactured casts or moulds.
4. All pediments and cornices are to be finished with trim.
5. Refer to 1.08 for approved DOOR SURROUNDS.

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Section

II. Building Elements

Drawing Name

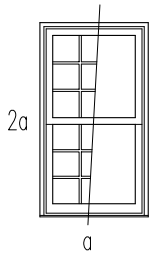
ENTRY PORCHES & STOOPS

Drawing No.

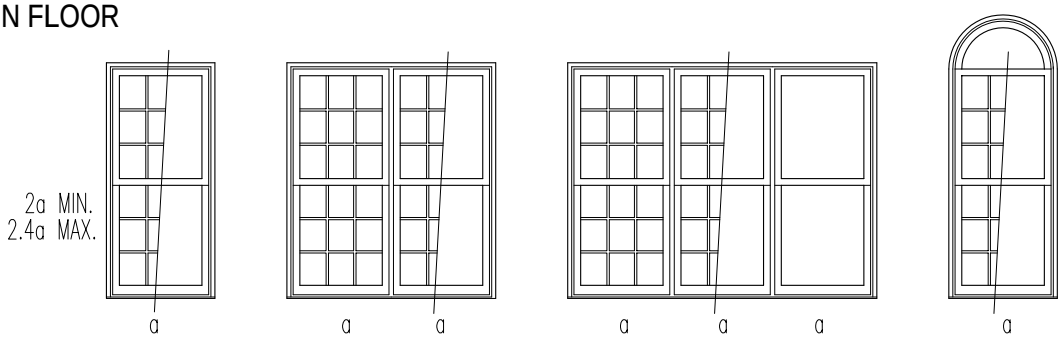
2.07

February 2007

UPPER FLOORS



MAIN FLOOR



1. MATERIALS: <u>Windows</u>
   - wood; painted, stained, or clad.
   - some vinyl styles with prior approval ONLY.

2. Upper floor windows are to have a proportion of:
   2a : a ONLY.

3. Main floor windows are to have a proportion of:
   2a : a TO 2.4a : a.

4. Windows are typically five-ranked and symmetrically balanced with a central door.
   - Less commonly three-ranked and seven-ranked.

5. Ganged windows are not permitted above the main floor.

6. Transoms are permitted on main floor windows ONLY.

7. Muntin bars are to be 3/4” MIN. in thickness.

8. Muntin bars are encouraged to be placed on both the outside and inside of window glazing. However, muntin bars may be placed inside sealed units or, at a MIN., on the outside of the window glazing.

9. MATERIALS: <u>Muntin Bars</u>
   - wood; painted, stained, or clad
   - some vinyl styles with prior approval ONLY.

10. A 9 pattern grid is encouraged in each window pane.

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Section

II. Building Elements

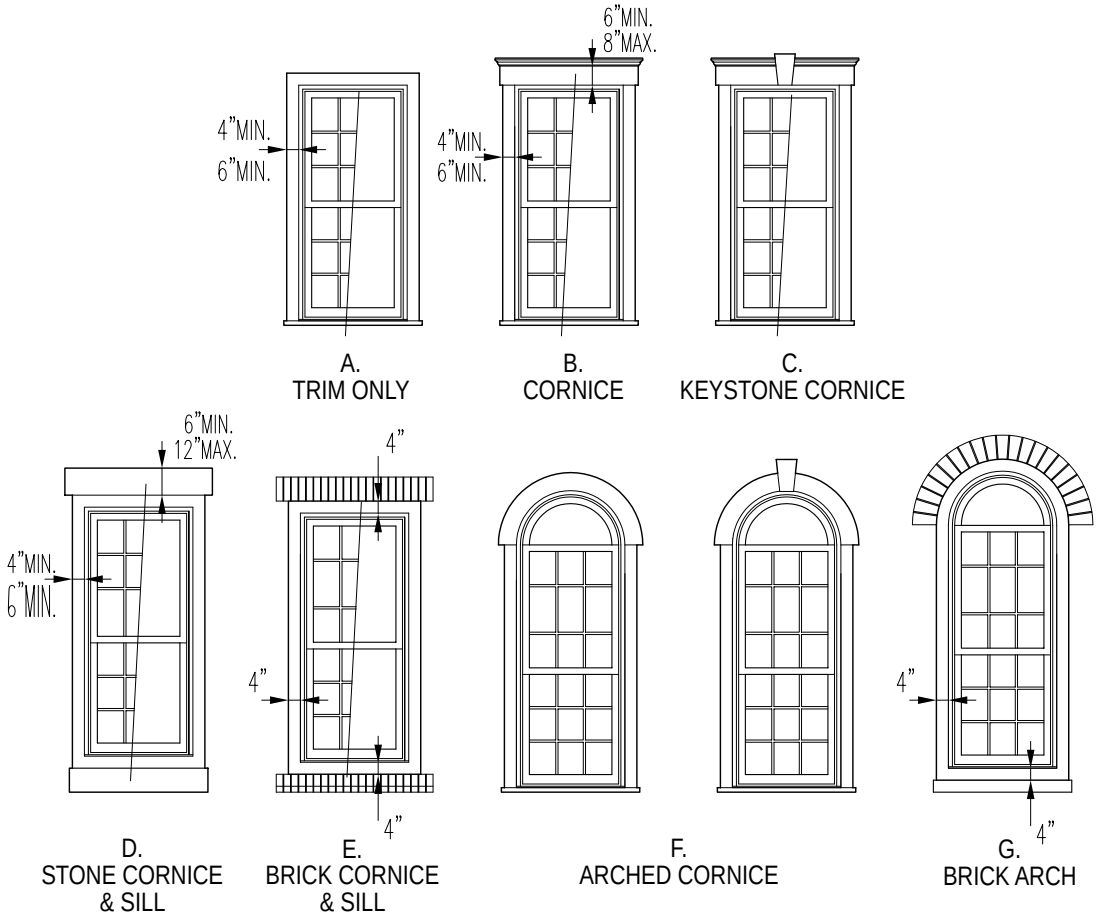
Drawing Name

WINDOW TYPES

Drawing No.

2.08

February 2007



1. MATERIALS: Surrounds
   - wood; painted or stained (see Material Codes for approved alternative for wood).
   - approved pre-manufactured cast/mouldings.
   - masonry, stone, precast concrete.
2. Window shutters are permitted in this style.
3. Shutters shall be used on both sides of the window.
4. Shutter style shall be submitted for approval. Wood shutters are encouraged.
5. Shutters used on single windows shall have a proportion of 1/2 the width of the window.
6. Shutters used on double or triple grouped windows shall have the same proportion as one (1) window width.
7. Shutters are not to be used on bays.
8. Panelled shutters are recommended for this style.
9. On brick buildings, wood trim is encouraged in addition to stone or brick headers, as shown in drawings D, E, and G above.

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Section

II. Building Elements

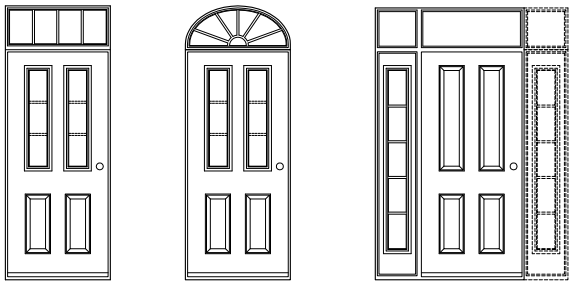
Drawing Name

WINDOW SURROUNDS

Drawing No.

2.09

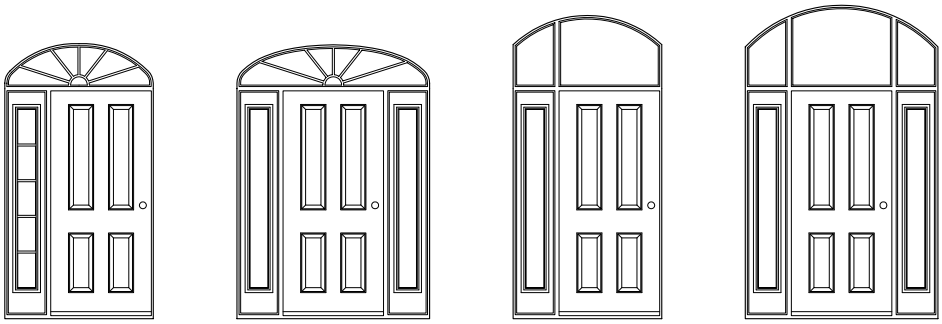
February 2007



RECTANGULAR TRANSOM

ELLIPTICAL TRANSOM

RECT. TRANSOM w/ SIDELIGHT



ELLIPTICAL TRANSOM w/ SIDELIGHTS

EXTENDED ELLIPTICAL TRANSOM w/ SIDELIGHTS

1. MATERIALS: Doors
   - wood; painted, stained, or clad.
   - insulated, panelled metal doors.
2. Door panel configurations may vary from those shown above.
3. Double sidelights, double sidelight with transoms, are permitted on symmetrically organized elevations ONLY.
4. Single sidelight, double sidelight with transom, are permitted with prior approval only.
5. Glazed panels are recommended where there is no sidelight or transom.

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Section

II. Building Elements

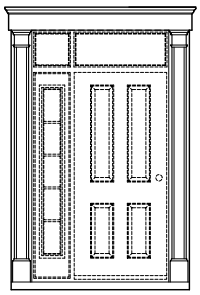
Drawing Name

DOOR TYPES

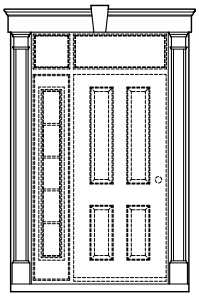
Drawing No.

2.10

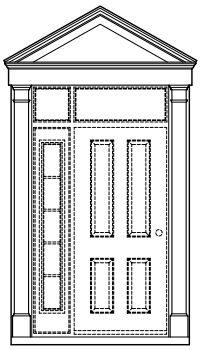
February 2007



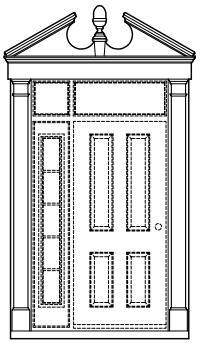
CORNICE
w/ Side Pilasters



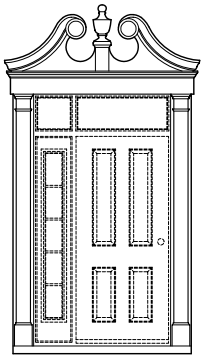
KEYSTONE CORNICE
w/ Pilasters



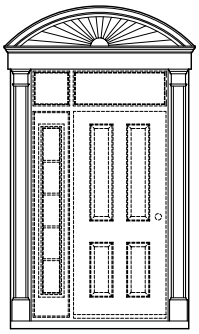
PEDIMENT
w/ Pilasters



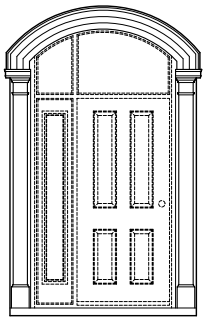
BROKEN PEDIMENT
w/ Pilasters



RAMSHEAD PEDIMENT
w/ Pilasters



SUNBURST PEDIMENT
w/ Pilasters



ARCHED CORNICE
w/ Pilasters

1. MATERIALS: <u>Surrounds</u>
   - wood; painted or stained.
   - approved pre-manufactured cast/mouldings.
   - aluminum or vinyl surrounds are NOT permitted.
2. Door panel configurations may vary from those shown above.
3. All surround styles may apply to all door and transom configurations.
4. Where there are PORCHES or ENTRY PORCHES, the door surround shall be 4” MIN. - 10” MAX. trim board ONLY, with no cornice or pediment.
5. Where there is a pediment, there shall always be side pilasters.
6. Where there are no pilasters below a cornice, the trim below the cornice shall be 6” MIN. - 10” MAX..

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Section

II. Building Elements

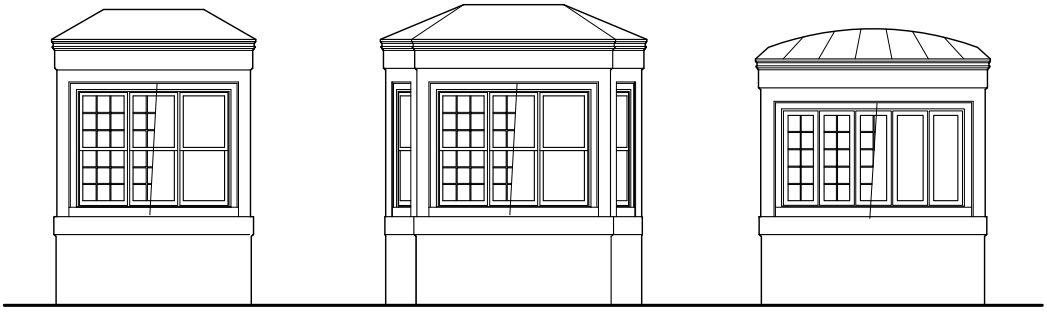
Drawing Name

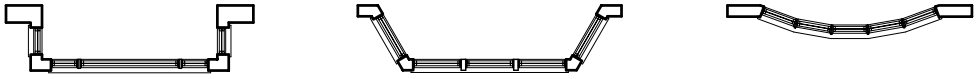
DOOR SURROUNDS

Drawing No.

2.11

February 2007





SQUARE BAY

FACETED BAY

BOW BAY

1. MATERIALS: Base
   - shall be of stone or brick.
   - panelled wood; painted or stained.
   - Crezone panels, Smart Trim.

2. MATERIALS: Roof
   - natural zinc or copper.
   - composite zinc or copper.
   - approved asphalt or fibreglass architectural shingles.

3. Cantilevered bays are NOT permitted.

4. Bays are to be one-storey MAX. in height.

5. Roof slopes over bays may be 6:12 MIN.

6. Shed roofs are NOT permitted on bays.

7. The wall between windows in a bay are to be wood trim and/or wood panelling. Brick, masonry, or stone will not be permitted. Cement fibre and prefinished hardboard trim will be permitted.

8. Bays are not permitted above the first storey.

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Section

II. Building Elements

Drawing Name

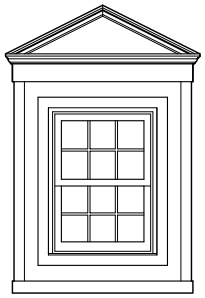
BAYS

Drawing No.

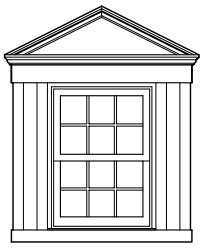
2.12

February 2007

TRADITIONAL DORMER EXAMPLES



GABLED PEDIMENT



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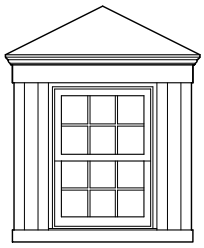
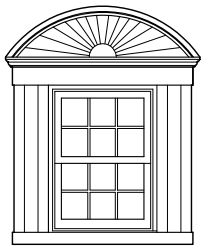
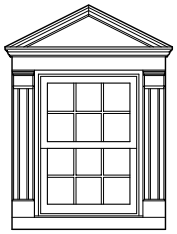


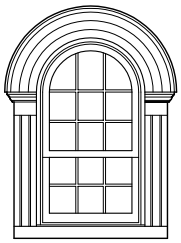
HIPPED



SUNBURST PEDIMENT

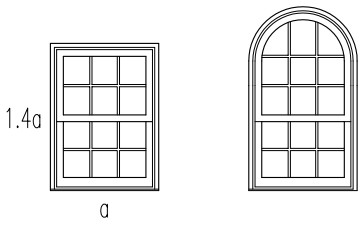


all types w/ SIDE PILASTERS



ARCHED CORNICE

TRADITIONAL DORMER WINDOW PROPORTIONS



1. MATERIALS: Windows
   - wood; painted, stained, or clad.
   - some vinyl styles, with prior approval only.
2. Muntin bars are to be used consistently with the other windows of the front elevation.
3. Wood finishes ONLY are permitted in Gable Pediment dormers (see Materials Code for approved alternatives for wood).
4. Sides of all dormers are to be wood siding, wood fibre siding, fibre cement siding, or approved vinyl siding.
5. The distance between the edge of the dormer and the window shall be 12” MIN. - 18” MAX.
6. All dormer types may use pilasters flanking the window.
7. The cornice board above the window shall be 12” MIN.
8. Ganged windows forms in dormers are not permitted in this style.
9. Dormers are to have corner boards and trim at the windows.

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Section

II. Building Elements

Drawing Name

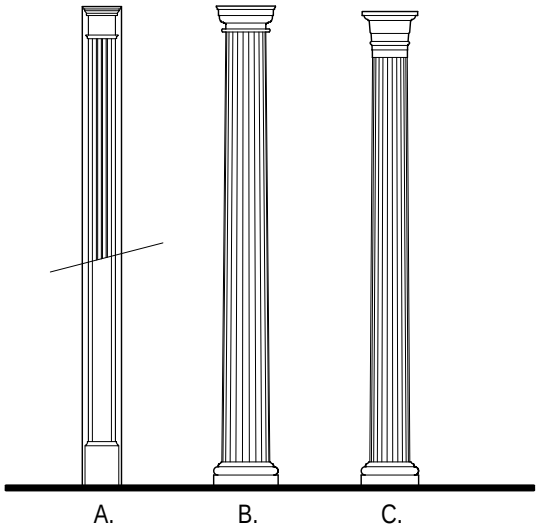
DORMERS

Drawing No.

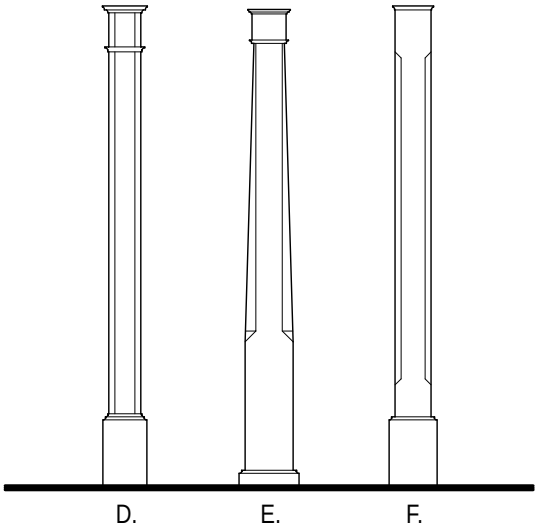
2.13

February 2007

TRADITIONAL EXAMPLES



CLASSICAL COLUMNS



VERNACULAR COLUMNS

1. MATERIALS: <u>Columns</u>
   - wood; painted.
   - stone, concrete.
   - preformed glass fibre casts will be permitted with prior approval ONLY.
2. Aluminum columns or pilasters are NOT encouraged.
3. Columns and pilasters may be fluted or unfluted.
4. Columns and pilasters are to have a proportion of 1:8 (width:height).
5. Pilasters shall be 10” MIN. wide when they are applied as door surrounds.
6. Pilasters shall be 12“ MIN. wide where they are applied to the building elevation.
7. Pilasters may be applied to the elevation as corner details.
8. Pilasters may be placed between window bays.
9. Pilasters shall extend the full height of the wall to the underside of the trim at the top of the wall.

A. PILASTER
B. DORIC
C. TUSCAN
D. SQUARE
E. TAPERED BOX
F. CHAMFERED BOX

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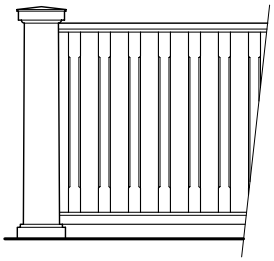
Section
II. Building Elements

Drawing Name
COLUMNS

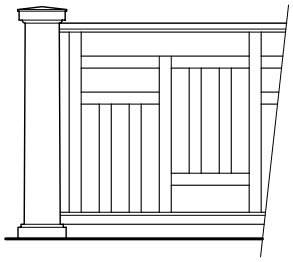
Drawing No.
2.14

February 2007

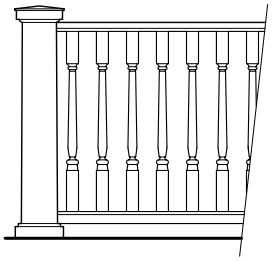
TRADITIONAL BALUSTRADE EXAMPLES



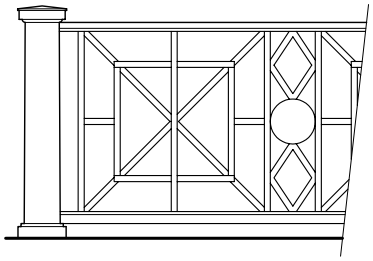
A.



B.



C.



D.

A. Top and bottom wood rails with 2x2 CHAMFERED SQUARE balusters.
B. Top and bottom wood rails with 2x2 SQUARE balusters in traditional Colonial pattern.
C. Top and bottom wood rails with 2" dia. wood SPINDLES.
D. Top and bottom wood rails with 1" dia. metal COLONIAL CROSS pattern.

1. MATERIALS: Wood top and bottom rails with wood balusters; painted or stained.
2. MATERIALS: Wood top and bottom rails with steel balusters; painted.
3. Wood balusters shall be 2" x 2".
4. Wood spindles shall be 2" dia. MIN.
5. Metal balusters shall be MIN. 3/4" dia.; painted.
6. Newel posts, where required, shall be 8" x 8" MIN.
7. Top and bottom rails shall be 2" x 4" MIN., 2" x 6" recommended.

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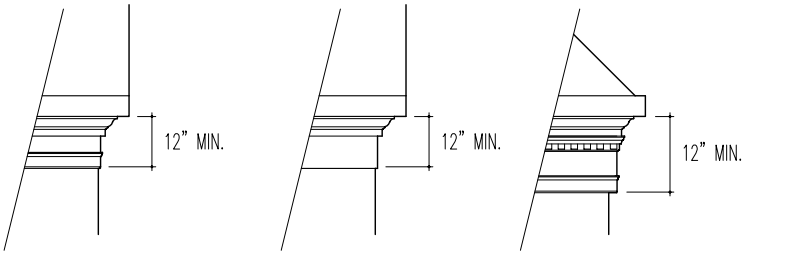
Section
II. Building Elements

Drawing Name
BALUSTRADES

Drawing No.
2.15

February 2007

APPROVED EAVE DETAILS



A.
FRIEZE &
CORNICE 1

B.
FRIEZE &
CORNICE 2

C.
DENTIL BLOCK FRIEZE &
EXPANDED CORNICE

1. MATERIALS: Eave Detailing
   - wood; painted.
   - approved pre-manufactured mouldings or casts.

2. Dentil block trim or similar detailing is to occur ONLY where there is an eave.

Photo Credits:
P. 2.01 Baker, William T. New Classicists, Victoria, The Images Publishing Group Pty Ltd., 2004, p.319

P. 2.03 Lockwood, Charles. Bricks and Brownstone: The New York Row House 1783-1929, New York, Rizzoli International Publications, 2003, p. CP6

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Section
III. Details

Drawing Name
EAVE DETAILS

Drawing No.
2.16

February 2007

THE

DIOCESE PROPERTY

Colonial Style Materials & Colour Codes

The intent of the 'Colonial Style' Materials and Colour Specifications are to assist the builders in identifying materials and colours suitable for Colonial Style buildings in the Diocese Property. The approved materials and colours are the result of research of Colonial Style buildings particular to the City of Regina. It is the combination of architectural style, and the appropriate materials and colours to the Colonial Style that results in a historically accurate representation for the Diocese Property neighbourhood.

Colonial Style buildings typically are brick or siding,. Windows and trim are typically white or off-white. Shutters and front doors are usually stained wood, or are painted in a high-gloss black, dark green, or red. When using brick, rumbled bricks with a ½" slightly tooled mortar joint are most common. Beveled horizontal siding is the most common wall cladding seen in this style.

Using the Diocese Property Codes:

- The Diocese Property Architectural Codes define approved materials for Colonial Style buildings and where the materials may be used.

- The Materials Matrix defines the type and manufacturer of approved materials for Colonial Style buildings.

- The Colour Matrix defines approved paint and stain colours for Colonial Style buildings.

- The Materials & Colours Specifications printed in colour, are intended to act as a visual guide to the matrices noted above.

It is essential to use all Code references **concurrently** to provide a comprehensive understanding of the style. This is the intent of the Diocese Property Codes.

ROOFING:

● APPROVED ○ NOT APPROVED

DESCRIPTION	MANUFACTURER	CODE/MATERIAL	SIZE	WARRANTY	COLOUR	COLONIAL	COMMENTS
ASPHALT SHINGLES	BP	ECLIPSE	N/A	LIFETIME	TWILIGHT GREY	●	
					STONEWOOD	○	
					WEATHERED ROCK	○	
					SHADOW BLACK	●	
					AUTUMN BROWN	○	
	IKO INDUSTRIES LTD.	CHATEAU	N/A	30 YEAR	HARVARD SLATE	●	
					WEATHERWOOD	○	
					DUAL BLACK	●	
					FOREST GREEN	●	
FIBREGLASS SHINGLES	BP	HARMONY	N/A	30 YEAR	TWILIGHT GREY	●	
					STONEWOOD	○	
					WEATHERED ROCK	○	
					SHADOW BLACK	●	
					AUTUMN BROWN	○	
	IKO INDUSTRIES LTD.	CAMBRIDGE	N/A	25 YEAR	HARVARD SLATE ULTRA	●	
					WEATHERWOOD ULTRA	○	
					DUAL BLACK ULTRA	●	
					FOREST GREEN ULTRA	●	
	TIMBERLINE	TIMBERLINE 35	N/A	35 YEAR	CHARCOAL BLEND	●	
					MISSION BROWN BLEND	○	
					PEWTER GRAY BLEND	●	
	ELK PREMIUM ROOFING	PRESTIQUE	N/A	30 YEAR	ANTIQUE SLATE	●	
					WEATHERWOOD	○	
					SABLEWOOD	●	
					FOREST GREEN	●	
CONCRETE TILE	UNICRETE PRODUCTS LTD.	3A (SLATE - STANDARD PROFILE)	N/A	N/A	NEW BARK 0342	●	PERMITED ON BUILDINGS WITH MIN. 50 FT. FRONTAGE
CONCRETE TILE	UNICRETE PRODUCTS LTD.	3A (SLATE - STANDARD PROFILE)	N/A	N/A	PARAMOUNT MOSS 0354	●	
CEMBRIT SLATE	UNICRETE PRODUCTS LTD.	DIAGONAL SLATE	400 X 400mm	N/A	BLACK	●	
CEMBRIT SLATE	UNICRETE PRODUCTS LTD.	DIAGONAL SLATE	600 X 600mm	N/A	BLACK	●	
NATURAL SLATE	UNIVERSAL SLATE INT.	SEMI-GAUGED	30 X 15cm	N/A	SUBMIT FOR APPROVAL	●	
NATURAL SLATE	UNIVERSAL SLATE INT.	SEMI-GAUGED	30 X 20cm	N/A	SUBMIT FOR APPROVAL	●	
NATURAL COPPER	SUBMIT FOR APPROVAL	N/A	N/A	N/A	N/A	●	
NATURAL ZINC	SUBMIT FOR APPROVAL	N/A	N/A	N/A	N/A	●	
CEDAR SHINGLES	SUBMIT FOR APPROVAL	N/A	N/A	N/A	REFER TO COLOR SCHEDULE	○	

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

COLONIAL STYLE

M1

FEBRUARY 2007

The Owner reserves the right to adjust the guidelines as necessary.
All building plans and elevations must be submitted to the Site Architect for conformity to all standards. These Guidelines are to be adhered to in addition to requirements of the Master Site Plan.
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CALGARY, ALBERTA, CANADA

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WALL CLADDING:

● APPROVED ○ NOT APPROVED

DESCRIPTION	MANUFACTURER	CODE/MATERIAL	COLOUR	COLONIAL	COMMENTS
WOOD FIBRE SIDING	CANEXEL	- 6"CED'R VUE	WHITE	●	
			ALMOND	●	
			SAND	●	
			COUNTRY RED	○	
			ACADIA	●	
			SIERRA	○	
			MIST GREY	●	
			PINE GREEN	○	
			SCOTIA BLUE	○	
	SMARTSYSTEM	SMARTLAP	REFER TO COLOUR SCHEDULE	●	
			PREFINISHING THROUGH		
			UNICRETE OR BARDON INDUSTRIES		
STUCCO	IMASCO MINERALS	PREMIX 1000 - SMOOTH OR SPRAYED SANDS - SMOOTH FINISH ACRYLIC - SMOOTH FINISH	LIGHT IVORY 6-53	○	NOTE: SMOOTH OR SAND FINISH ONLY
NOTE:			DARK IVORY 1-53	○	
-CRAFTSMAN & TUDOR: SMOOTH,			CANYON BRUSH 136 (1-6)	○	
SAND OR SPRAY FINISH			DARK HARVEST GOLD 1-46	○	
-COLONIAL: SMOOTH OR			LIGHT MOUNTAIN MIST 6-131	○	
SAND FINISH			DARK MOUNTAIN MIST 1-131	○	
			DARK VENETIAN YELLOW 1-855	○	
			SLATE 820 (1-6)	○	
			DARK FRENCH GREY	○	
			LIGHT SUEDE 6-830	○	
			MEDIUM SUEDE 3-830	○	
			DARK SUEDE 6-830	○	
STUCCO	RYNOTEX	SMOOTH SUBTRATE	REFER TO COLOUR SCHEDULE	○	
ACRYLIC STUCCO	ACRYLIC STUCCO	SMOOTH FINISH ACRYLIC	REFER TO COLOUR SCHEDULE	○	
HORIZ. BEVELLED WOOD SIDING	SUBMIT FOR APPROVAL	N/A	REFER TO COLOUR SCHEDULE	●	
WOOD SHINGLES	SUBMIT FOR APPROVAL	N/A	REFER TO COLOUR SCHEDULE	○	
HORIZ. BOARD & BATTEN	SUBMIT FOR APPROVAL	N/A	REFER TO COLOUR SCHEDULE	○	

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

COLONIAL STYLE

M2

FEBRUARY 2007

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WALL CLADDING:

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DESCRIPTION	MANUFACTURER	CODE/MATERIAL	SIZE	COLOUR	COLONIAL	COMMENTS
HORIZONTAL	MITTEN VINYL INC.	OREGON PRIDE	D4.5 HORIZ.	FROST	○	
VINYL SIDING				CLAY	○	
				BONE WHITE	○	
				ASH	○	
				SANDALWOOD	○	
	GENTEK BUILDING PRODUCTS	CONCORD	D4 / T3	SNOW WHITE	○	
				CANYON CLAY	○	
				LINEN	○	
				WICKER	○	
				ALMOND	○	
				ANTIQUE IVORY	○	
				MAIZE	○	
	ROYAL BUILDING PRODUCTS	ROYAL WOODLAND	DOUBLE 4 1/2	WHITE	○	
			TRADITIONAL	CLAY	○	
				LINEN	○	
				SAND	○	
				BEIGE	○	
		ARCHITECTURAL SERIES	DOUBLE 4 1/2	WHITE	○	
			TRIPLE 3 (T3D)	CLAY	○	
				LINEN	○	
				WICKER	○	
				SAND	○	
				BEIGE	○	
FIBRE CEMENT SIDING	JAMES HARDIE	HARDIPLANK	5" EXPOSURE	ARCTIC WHITE	●	
			SMOOTH	NAVAJO WHITE	●	
				MONTEREY GRAY	●	
				COLONIAL GRAY	○	
				SKY GRAY	○	
				KHAKI BROWN	○	
				REDWOOD	○	
				NAVAJO BEIGE	●	
				MONTEREY TAUPE	●	
				SANDSTONE BEIGE	●	
				WOODLAND CREAM	●	
				AUTUMN TAN	●	
				COBBLE STONE	●	

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

COLONIAL STYLE

M3

FEBRUARY 2007

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DESCRIPTION	MANUFACTURER	SIZE	COLOUR	COLONIAL	COMMENTS
BRICK	ROBINSON	MOD: 3-5/8" X 7-5/8" X 2-1/4" NOM: 4" X 8" X 2-2/3"	CABERNET	●	
			CHESTNUT	●	
			OLD CHESTNUT	●	
			OLD GEORGETOWN	●	
			WATERLODGE	●	
			WATERTON	●	
			AUTUMN LEAF GRAIN	●	
	HEBRON	MOD: 3-5/8" X 7-5/8" X 2-1/4" NOM: 4" X 8" X 2-2/3"	BRANDYWINE	●	
	HEBRON		SAYELA	●	
	GENERAL SHALE		OSAGE TUDOR	●	
			GEGASO	●	
			WYNDHAM TUDOR	●	
	I-XL INDUSTRIES	MOD: 3-5/8" X 7-5/8" X 2-1/4" NOM: 4" X 8" X 2-2/3"	LAVA SAND	●	
		TITAN: 3-1/2" X 7-1/2"X 2-1/2" NOM: 4" X 8" X 3"	WILLIAMSBURG- RUMBLED #232	●	
			DARK TWEED FLASHED - RUMBLED #108	●	
			OLD SCONA - RUMBLED #245	●	
			SANDSTONE ROCKFACE #247	●	
			WILLIAMSBURG HAND MOULD #232	○	
			MONTEGO SMOOTH #116	○	
			LAVA SAND RUMBLED	●	
MORTAR	N/A	1/2" JOINTS	MIX: WHITE PORTLAND CEMENT, LIME AND SOUTHERN ALBERTA SAND	●	MORTAR JOINTS TO BE LIGHTLY TOOLED

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

COLONIAL STYLE

M4

FEBRUARY 2007

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BASE MATERIAL:

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DESCRIPTION	MANUFACTURER	CODE/MATERIAL	COLOUR	COLONIAL	COMMENTS
REINFORCED CEMENTITIOUS	STONETILE (CANADA)	RUSTIC TILE	ANTIQUE WHITE	●	OR APPROVED EQUAL
PANEL			SANDSTONE	●	
			ANTIQUE GREY	●	
		HERITAGE STONE	ANTIQUE WHITE	●	
			SANDSTONE	●	
			ANTIQUE GREY	●	
MANUFACTURED STONE	CULTURED STONE	RIVER ROCK	WHITEWATER	○	
		SPLIT FACE	GRANITE	○	
		COBBLEFIELD	OHIO	○	
		COBBLEFIELD	GRAY	○	
		COBBLEFIELD	SAN FRANCISCO	○	
		LIMESTONE	BUCKEYE	○	
		SOUTHERN LEDGESTONE	FOG	○	
		COUNTRY LEDGESTONE	CHARDONNAY	○	
		LIMESTONE	LAKE ERIE	○	
		SOUTHERN LEDGESTONE	WALNUT	○	
		SOUTHERN LEDGESTONE	CHARDONNAY	○	
		SOUTHERN LEDGESTONE	BLACK RUNDLE	○	
	SHOULDICE	SUBMIT FOR APPROVAL	SUBMIT FOR APPROVAL	●	
	CORONADO STONE	SUBMIT FOR APPROVAL	SUBMIT FOR APPROVAL	●	
NATURAL STONE	I-XL	RUNDLESTONE	BLACK	○	
		BLENDED	NATURAL 1" BLACK RUNDLE	○	
			W/ KOOTENAY BROWN (90/10)		
	SUBMIT FOR APPROVAL	SUBMIT FOR APPROVAL	SUBMIT FOR APPROVAL	●	

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

COLONIAL STYLE

M5

FEBRUARY 2007

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WINDOWS AND DOORS:

● APPROVED ○ NOT APPROVED

DESCRIPTION	MANUFACTURER	CODE / MATERIAL	SIZE	COLOUR	COLONIAL	COMMENTS
METAL CLAD UNITS	SUBMIT FOR APPROVAL	N/A	REFER TO ARCH. CODES	REFER TO COLOUR SCHEDULE	●	
	ALL WEATHER WINDOWS	N/A	REFER TO ARCH. CODES	WICKER	○	
				ARCHITECTURAL BROWN	○	
				CHOCOLATE BROWN	○	
	CWD	N/A		SANDLEWOOD	○	
				BRONZE METALLIC	○	
PVC UNITS	SUBMIT FOR APPROVAL	N/A	REFER TO ARCH. CODES	REFER TO COLOUR SCHEDULE	●	
	ALL WEATHER WINDOWS			WICKER	○	
	CWD			SANDLEWOOD	○	
WOOD UNITS	SUBMIT FOR APPROVAL	N/A	REFER TO ARCH. CODES	REFER TO COLOUR SCHEDULE	●	

EXTERIOR DETAILING:

● APPROVED ○ NOT APPROVED

DESCRIPTION	MANUFACTURER	CODE / MATERIAL	SIZE	COLOUR	COLONIAL	COMMENTS
SHUTTERS	SUBMIT FOR APPROVAL	N/A	REFER TO ARCH. CODES	REFER TO COLOUR SCHEDULE	●	
TRIM	N/A	ROUGH OR SMOOTH SAWN WOOD*	REFER TO ARCH. CODES	REFER TO COLOUR SCHEDULE	●	
TRIM	SMARTSYSTEM/JAMES HARDIE	SMART TRIM/HARDIETRIM	REFER TO ARCH. CODES	REFER TO COLOUR SCHEDULE	●	
CORNICE, FRIEZE DETAILS, SILL, HEADER	SUBMIT FOR APPROVAL	WOOD, MOLDED POLY	REFER TO ARCH. CODE	REFER TO COLOUR SCHEDULE	●	
CORNICE, FRIEZE DETAILS, SILL, HEADER	STONETILE (CANADA) LTD.	REINFORCED CAST CONC. MOULDING	REFER TO ARCH. CODE	SUBMIT FOR APPROVAL	●	OR APPROVED EQUAL
FASCIA	SUBMIT FOR APPROVAL	WOOD, ALUMINUM ONLY	REFER TO ARCH. CODE	REFER TO COLOUR SCHEDULE	●	
SOFFITS	SUBMIT FOR APPROVAL	WOOD, ALUMINUM, OR VINYL	N/A	REFER TO COLOUR SCHEDULE	●	
FASCIA / SOFFITS	GENTEK	ALUMINUM		NUTMEG	○	
				SLATE	○	
				SABLE	○	
				BLACK	○	
	MONARCH SIDING CENTRE	ALUMINUM		ROYAL LINEN #902	●	
				ROYAL CLAY #913	○	
				ROYAL BEIGE #924	●	
	CAN-ALUM BUILDING PRODUCTS	ALUMINUM		REYNOLDS ROYAL LINEN #924	●	
				REYNOLDS ROYAL CLAY #913	○	
				REYNOLDS IVORY #302	○	
CORNER BOARDS	N/A	WOOD, APPROVED VINYL	REFER TO ARCH. CODE	REFER TO COLOUR SCHEDULE	●	
EAVESTROUGHS AND DOWNSPOUTS	N/A	ALUMINUM	STANDARD RESIDENTIAL	MATCH TO TRIM COLOURS	●	
FENCING	SUBMIT FOR APPROVAL	WROUGHT IRON	REFER TO ARCH. CODES	BLACK ONLY	●	SUBMIT SHOP DRAWING
FENCING	SUBMIT FOR APPROVAL	WOOD	REFER TO ARCH. CODES	WHITE ONLY	●	

*UNLESS OTHERWISE SPECIFIED

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

COLONIAL STYLE

M6

FEBRUARY 2007

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COLOUR SCHEDULE:

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		COLONIAL										
MANUFAC-TURER	COLOUR (OLD #)	MAIN BODY OF HOUSE	TRIM	DOORS	WINDOWS	DOOR & WINDOW SURROUNDS	SHUTTERS	COLUMNS & BALUSTRADES	CORNICE & FRIEZE DETAILING	GABLE ENDS	SOFFITS AND FASCIA	COMMENTS
BENJAMIN MOORE	HC-26	○	○	○	○	○	○	○	○	○	○	
	HC-76	○	○	○	○	○	○	○	○	○	○	
	HC-79	○	○	○	○	○	○	○	○	○	○	
	HC-82	○	○	○	○	○	○	○	○	○	○	
	HC-85	○	○	○	○	○	○	○	○	○	○	
	HC-86	○	○	○	○	○	○	○	○	○	○	
	HC-88	○	○	○	○	○	○	○	○	○	○	
	HC-89	○	○	○	○	○	○	○	○	○	○	
	HC-95	○	○	○	○	○	○	○	○	○	○	
	HC-100	○	○	○	○	○	○	○	○	○	○	
	HC-101	○	○	○	○	○	○	○	○	○	○	
	HC-102	○	○	○	○	○	○	○	○	○	○	
	HC-103	○	○	○	○	○	○	○	○	○	○	
	HC-106	○	○	○	○	○	○	○	○	○	○	
	CC-480	○	○	○	○	○	○	○	○	○	○	
	2109-10	○	○	○	○	○	○	○	○	○	○	
	2114-10	○	○	○	○	○	○	○	○	○	○	
	2115-10	○	○	○	○	○	○	○	○	○	○	
	2128-10	○	○	○	○	○	○	○	○	○	○	
	2134-10	○	○	○	○	○	○	○	○	○	○	
	2134-20	○	○	○	○	○	○	○	○	○	○	
	2139-20	○	○	○	○	○	○	○	○	○	○	
	2089-20 (034)	○	○	○	○	○	○	○	○	○	○	
	2089-10 (035)	○	○	○	○	○	○	○	○	○	○	
	2085-10 (042)	○	○	○	○	○	○	○	○	○	○	
	R-9929 (063)	○	○	○	○	○	○	○	○	○	○	
	CC-180 (170)	○	○	○	○	○	○	○	○	○	○	
	HC-12 (171)	○	○	○	○	○	○	○	○	○	○	
	2154-40 (194)	○	○	○	○	○	○	○	○	○	○	
	R-9936 (195)	○	○	○	○	○	○	○	○	○	○	
	2148-10 (231)	○	○	○	○	○	○	○	○	○	○	
	2148-20 (251)	○	○	○	○	○	○	○	○	○	○	
	HC-22 (273)	○	○	○	○	○	○	○	○	○	○	
	HC-122 (441)	○	○	○	○	○	○	○	○	○	○	
	CC-630 (469)	○	○	○	○	○	○	○	○	○	○	
	2144-10 (490)	○	○	○	○	○	○	○	○	○	○	
	2144-20 (497)	○	○	○	○	○	○	○	○	○	○	

DIOCESE PROPERTY

ARCHITECTURAL GUIDELINES

COLOURS MATRIX

COLONIAL STYLE

M7

FEBRUARY 2007

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COLOUR SCHEDULE:

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MANUFAC-TURER	COLOUR (OLD #)	COLONIAL: MAIN BODY OF HOUSE	TRIM	DOORS	WINDOWS	DOOR & WINDOW SURROUNDS	SHUTTERS	COLUMNS & BALUSTRADES	CORNICE & FRIEZE DETAILING	GABLE ENDS	SOFFITS AND FASCIA	COMMENTS
BENJAMIN MOORE	2142-30 (511)	○	○	○	○	○	○	○	○	○	○	
	2143-10 (517)	○	○	○	○	○	○	○	○	○	○	
	2143-20 (525)	○	○	○	○	○	○	○	○	○	○	
	HC-135 (644)	○	○	●	○	○	●	○	○	○	○	
	OC-120 (926)	●	●	○	●	●	○	●	●	●	●	
	OC-132 (927)	●	○	○	○	○	○	○	○	●	○	
	OC-108 (931)	●	○	○	○	○	○	○	○	●	○	
	OC-109 (932)	●	○	○	○	○	○	○	○	●	○	
	OC-130 (967)	●	○	○	○	○	○	○	○	●	○	
	HC-41 (1099)	○	○	○	○	○	○	○	○	○	○	
	CC-420 (1104)	○	○	○	○	○	○	○	○	○	○	
	2161-30 (1113)	○	○	○	○	○	○	○	○	○	○	
	2163-10 (1134)	○	○	○	○	○	○	○	○	○	○	
	HC-68 (1238)	○	○	○	○	○	○	○	○	○	○	
	2172-30 (1301)	○	○	○	○	○	○	○	○	○	○	
	HC-108 (1487)	○	○	○	○	○	○	○	○	○	○	
	HC-107 (1488)	○	○	○	○	○	○	○	○	○	○	
	HC-100 (1489)	○	○	○	○	○	○	○	○	○	○	
	2142-30 (1526)	○	○	○	○	○	○	○	○	○	○	
	2137-30 (1540)	○	○	○	○	○	○	○	○	○	○	
	R-9984 (1582)	○	○	●	○	○	●	○	○	○	○	
	WHITE	●	●	○	●	●	○	●	●	●	●	
	BLACK	○	○	●	○	○	●	○	○	○	○	
BEHR STAINS	704	○	○	●	○	○	○	○	○	○	○	
	708	○	○	○	○	○	○	○	○	○	○	
	710	○	○	○	○	○	○	○	○	○	○	
	712	○	○	○	○	○	○	○	○	○	○	
	720	○	○	●	○	○	○	○	○	○	○	
	723	○	○	●	○	○	○	○	○	○	○	
	724	○	○	●	○	○	○	○	○	○	○	
	725	○	○	○	○	○	○	○	○	○	○	
	728	○	○	●	○	○	○	○	○	○	○	
BEHR HI-GLOSS ENAMEL	CANDY APPLE	○	○	●	○	○	○	○	○	○	○	
	TEAL	○	○	●	○	○	○	○	○	○	○	
	BLACK BLACK	○	○	●	○	○	○	○	○	○	○	
COLOR YOUR WORLD	5519	○	○	●	○	○	○	○	○	○	○	
	5719	○	○	●	○	○	○	○	○	○	○	
	6519	○	○	●	○	○	○	○	○	○	○	

DIOCESE PROPERTY

ARCHITECTURAL GUIDELINES

COLONIAL MATRIX

COLONIAL STYLE

M8

MARCH 2003

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DIOCESE PROPERTY

ARCHITECTURAL CODES

3

CRAFTSMAN STYLE

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Craftsman Style Precedents

Provided is a selection of photographic examples of buildings in the Craftsman style. These represent good examples of the Craftsman style for the Diocese Property.

The Craftsman style is characterized by low-pitched roofs accentuated by wide overhangs and exposed roof rafters. Upper floors typically feature dormers, which allow the roof to remain the dominant feature of the building.

Partial or full-width porches are usually supported by tapered square columns, although a variety of column configurations are used. The columns are usually extended to grade without a break at the porch level. The columns and plinths are usually massive in appearance; the tapering of porch sides and column piers emphasizes this. Also, the base material of the porch and column plinths is often a different material from the main body of the building. This divides the facade horizontally, emphasizing the grounded, solid appearance of the style. Decorative false beams or braces are often added in the gables.

The windows typically have geometric patterns of small pane glazing. The most common exterior cladding material is wood horizontal siding and shingles. Craftsman style colours are usually earth tones. Rich umbers, greens, and ochres can be found on traditional examples of this style.

Craftsman buildings have porches, either full or partial width, with a roof supported by square columns.

Columns or column bases frequently continue to ground level (without a break at the level of the porch floor.

Extra stickwork is common in gables and porches.

Triangular knee braces under gables and porch roofs are common.

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Section

I. Building Form

Drawing Name

HOUSE PRECEDENTS

Drawing No.

3.01

February 2007

Decorative (false) beams or braces under the eaves in the gable.

Windows are typically double hung with wooden muntins in upper sash.

Wall cladding in the gable is often different from the main body of the house.

Low-pitched gabled roofs with wide, unenclosed eave overhangs are common.

Rafter ends are commonly extended and/or elaborated.

Curved shape between porch supports is not uncommon.

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Section

I. Building Form

Drawing Name

HOUSE PRECEDENTS

Drawing No.

3.02

February 2007

Multiple front gables.

Windows are usually ganged in groups of 3 or more.

A shed roof may be used to break up flat wall and gable.

Side gable roof with a prominent central dormer is a characteristic Craftsman feature.

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Section

I. Building Form

Drawing Name

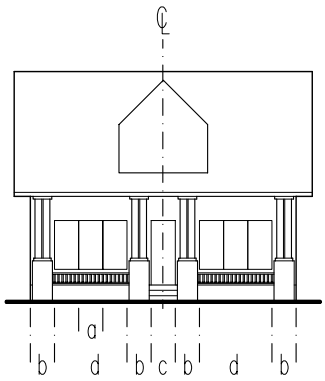
HOUSE PRECEDENTS

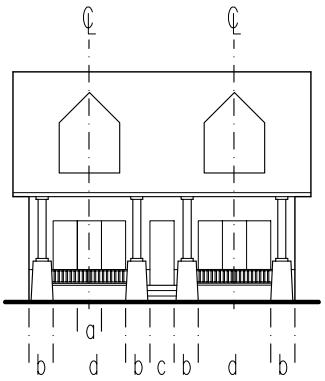
Drawing No.

3.03

February 2007

SIDE GABLE

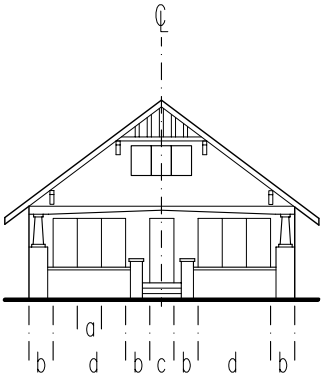




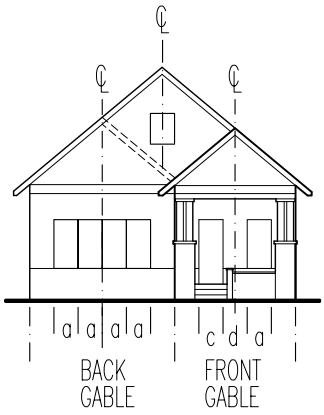
b = 12" MIN.

1. Windows in groups (gangs) of three or more are encouraged.
2. Dormers shall always be centered in the roof, or shall symmetrically appear centered above the window bays below.
3. The main roof shall extend to cover the porch.

FRONT GABLE - *Single Gable*



- *Multiple Gables*



b = 12" MIN.

1. Windows in groups (gangs) of three or more are permitted in the BACK gable.
2. Windows in groups (gangs) of three or more ONLY are permitted in the SINGLE gable.
3. The main roof of the SINGLE gable shall extend to cover the porch.
4. The main roof of the FRONT gable shall extend to cover the entry porch.
5. Feature windows shall be centered in the gable end of the MULTIPLE form.
6. The BACK gable may or may not be used.

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Section

I. Building Form

Drawing Name

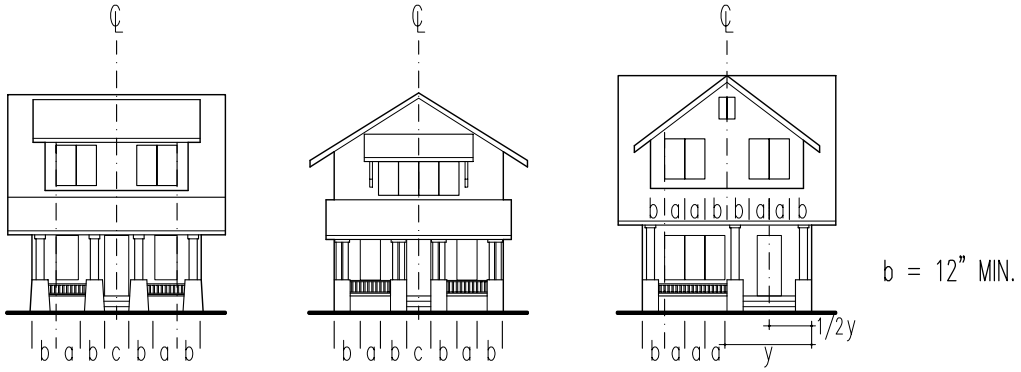
STREET ELEVATION

Drawing No.

3.04

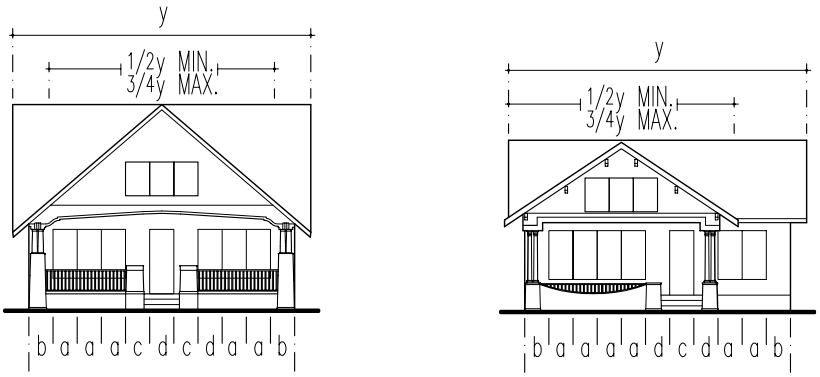
February 2007

TWO STOREY



1. Roof forms may be either gabled or side gabled for all window / door configurations.
2. Dormers are encouraged in all side gabled roofs.
3. Feature windows may be used if they are centered in the elevation, and used at the second floor.
4. Porches shall always be used, and shall extend across the first floor only. Flat roofed porches will be permitted ONLY when the roof is used as a verandah for the second floor.

CROSS GABLES



1. Windows in groups (gangs) of three or more are encouraged on the front elevation.
2. Entry door and window may be in either symmetrical or asymmetrical configurations on side cross gables. Symmetrical configurations may ONLY be used in Center Cross Gables.
3. The front gable forms the main roof over the porch, and is to extend 1/2 to 2/3 across the front elevation.
4. Feature windows in the front gable shall be centered in the gable.

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Section

I. Building Form

Drawing Name

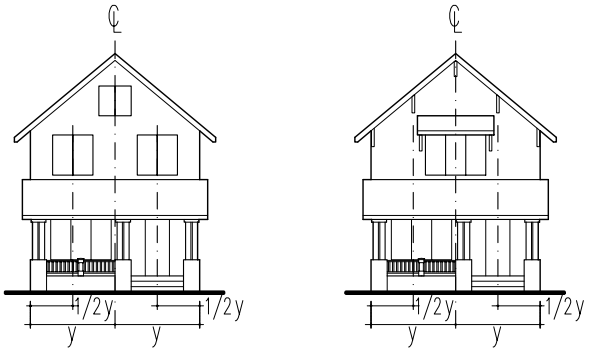
STREET ELEVATION

Drawing No.

3.05

February 2007

NARROW LOT TWO STOREY



1. Roof forms are front gabled only.
2. Windows in groups (gangs) of three or more are encouraged on the front elevation.
3. Feature windows may be used if they are centered in the elevation, and used at the front gable.
4. Porches shall always be used, and shall extend across the first floor only. Flat roofed porches will be permitted ONLY when the roof is used as a verandah for the second floor.
5. A material change, separated by a continuous 8" MIN. trim board, is encouraged at the upper floor line, separating the main and upper floors, on all elevations.

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Section

I. Building Form

Drawing Name

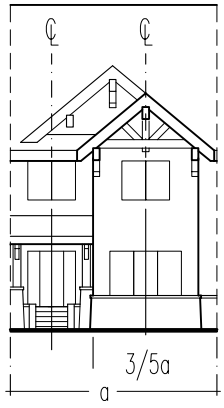
STREET ELEVATION

Drawing No.

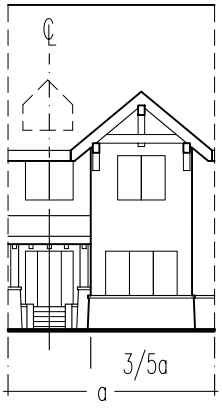
3.06

February 2007

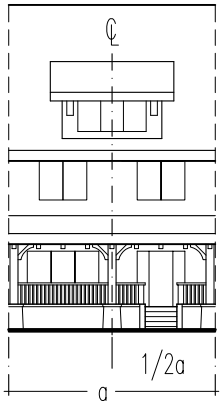
TOWNHOUSE / MULTI-FAMILY



A.
ENTRY PORCH
w/ MULTIPLE GABLES



B.
ENTRY PORCH
w/ SINGLE GABLE



C.
FULL PORCH
w/ DORMER

D.
ENTRY PORCH
w/ MULTIPLE GABLES

1. Bays, ganged windows, and feature elements shall always be centered in the gable. In side gable elevations, dormers and windows shall be arranged symmetrically

2. Windows in groupings (gangs) of three or more are encouraged on the main floor.

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Section
I. Building Form

Drawing Name
STREET ELEVATION

Drawing No.
3.07

February 2007

STREET ELEVATION NOTES

1. MATERIALS: Main House
   - smooth stucco, spayed or sand finish, with wood trim.
   - horizontal bevelled wood siding.
   - wood fibre siding.
   - fibre cement siding.
   - wood shingles.
   - all materials in combination, with prior approval only.

2. Materials shall be the same over all elevations of the main body of the house.

3. MATERIALS: Rear & Sidewings
   - to be the same as the main body of the house.

4. MATERIALS: Building Base
   - a building base is required for this style.
   - stone is encouraged.
   - simulated stone (approval styles and colours ONLY).
   - cedar shingles.

5. HALF TIMBERING is not an uncommon detail in the Craftsman house, typically consisting of wood shingle, horizontal wood siding, or stucco between timber/wood patterning.

6. Craftsman Houses shall have a base of 12” MIN. - 60” MAX.

7. The base may taper away from the building at grade. This type of battered base is common in this style.

8. Porches and gables are the identifying features of this style. Porches most commonly appear as part of the main body of the house, and are sheltered by the main roof.

9. 6” or 8” trim boards may be used above the window continuously around the house. This detail is common and emphasizes the main roof and gables.

10. 4” or 6” corner boards are common in this style.

11. All trim shall be wood ONLY. See Materials Code for approved alternative materials for wood.

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Section

I. Building Form

Drawing Name

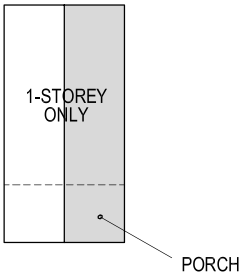
STREET ELEVATION

Drawing No.

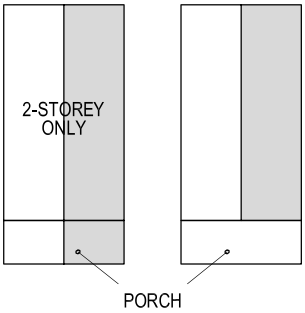
3.08

February 2007

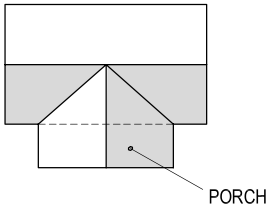
MAIN ROOF TYPES



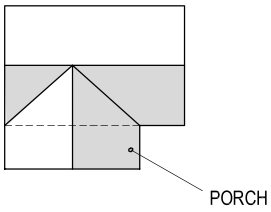
A. FRONT GABLE
SIDE GABLE is also acceptable.



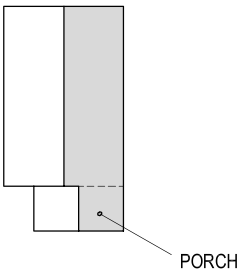
B. FRONT GABLE w/ PORCH



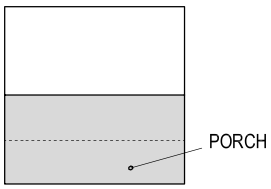
C. CENTER CROSS GABLE



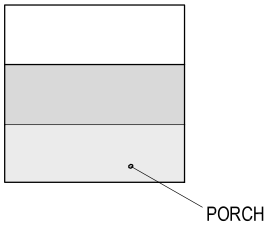
D. CROSS GABLE



E. ENTRY PORCH GABLE



F. FULL FRONT PORCH
under MAIN ROOF



G. FLARED SHED ROOF over
FULL FRONT PORCH

1. MATERIALS:
   - smooth sawn wood shingles. NOT split shakes.
   - asphalt shingles; approved styles and colours only.
2. SLOPE:
   - On gable roofs.
     6:12 MIN. to 12:12 MAX.
3. SLOPE:
   - On shed roofs and/or roofs over porches:
     4:12 MIN. to 10:12 MAX.
4. The eave shall overhang 24” MIN. - 36“ MAX.
5. The eave shall overhang 24” MIN. - 36“ MAX. on gable ends.
6. Parapeted gable ends are NOT permitted.
7. Rafters are to be exposed with no soffits.
8. The fascia board shall be 8” MIN. - 12“ MAX.
9. The fascia board shall end as an exposed rafter end.
10. Bargeboard on gable ends shall be 8” MIN. - 12” MAX.

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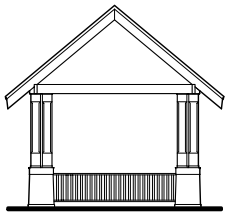
Section
I. Building Form

Drawing Name
ROOFS

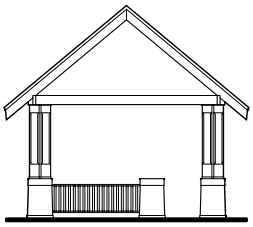
Drawing No.
3.09

February 2007

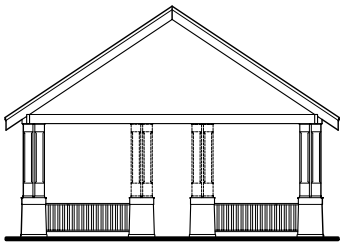
TRADITIONAL PORCH CONFIGURATIONS



A.
SIDE ENTRY, or
FRONT ENTRY PORCH



B.
OFFSET ENTRY



C.
CENTER ENTRY

All porch types may have SHED roof forms

1. MATERIALS: Porch Floors
   - concrete faced in brick or stone.
   - wood.
2. MATERIALS: Roofs, Columns, Balustrades
   - as specified in respective sections.
3. MATERIALS: Gable Ends
   - as specified in GABLE ENDS.
4. Porches are to be one-storey to the eave MAX.
5. Roof slopes, overhangs, and fascia as specified in ROOFS.
6. Windows in gable ends of FRONT gable porches are typical of this style.
7. Gable window proportions shall conform to DORMER window proportions.
8. Gable end detailing shall conform to GABLE ENDS.
9. Porches shall have a usable depth of 5’ MIN.
10. Porches shall have exposed rafters.
11. Brackets are encouraged on all porches.
12. Knee braces are encouraged to be used on all bays and gable ends.
13. Min. 2x4 material to be used on bracket and brace construction.
14. Beam and fascia together are to measure 10” MIN.

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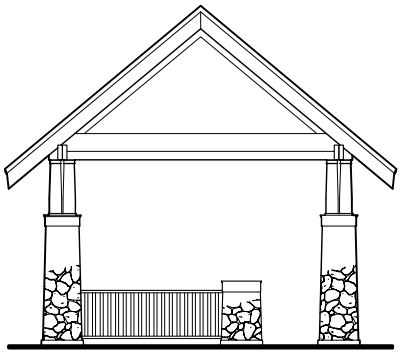
Section
II. Building Elements

Drawing Name
PORCHES

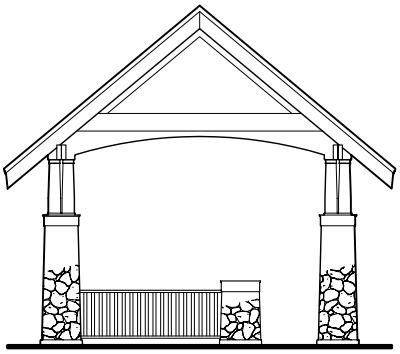
Drawing No.
3.10

February 2007

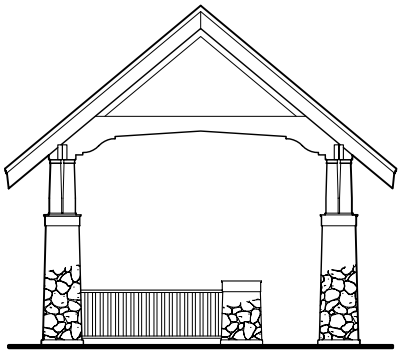
FRONT GABLE



A. w/ PLAIN TRANSOM

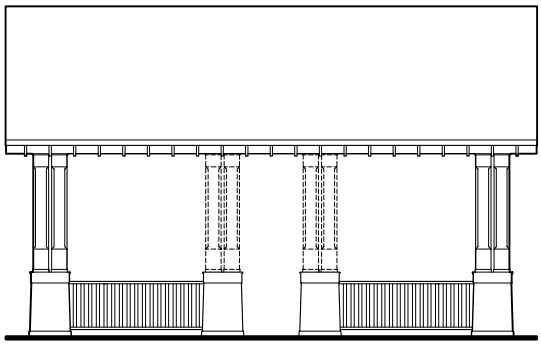


B. w/ SPRUNG TRANSOM

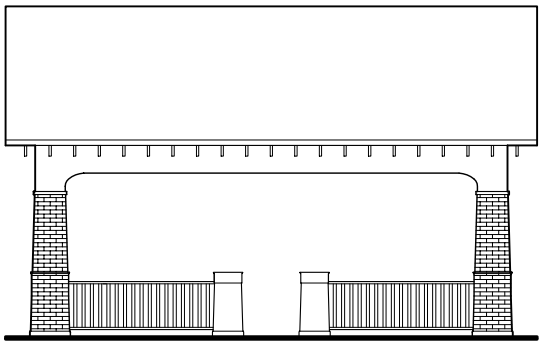


C. w/ ORNATE TRANSOM

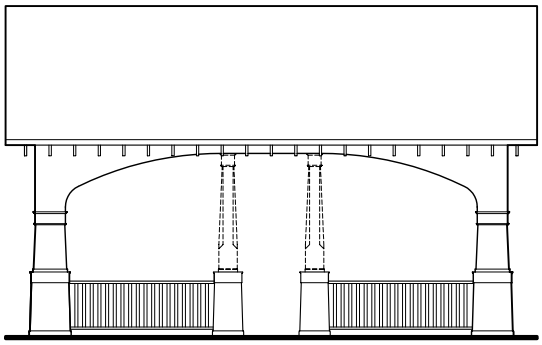
SIDE GABLE



D. w/ PARTIALLY EXPOSED TRANSOM BEAM



E. w/ BUILT-UP TRANSOM WALL
Transom wall may be Ornate Transom Wall (as in 'C')



F. w/ SPRUNG TRANSOM and VERNACULAR COLUMNS
More than one style of column is typical of this porch type.

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Section

II. Building Elements

Drawing Name

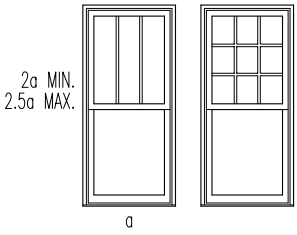
PORCHES

Drawing No.

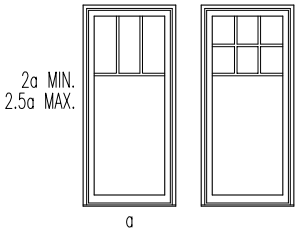
3.11

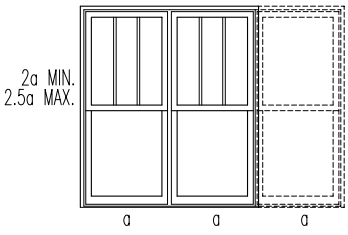
February 2007

WINDOW PROPORTIONS

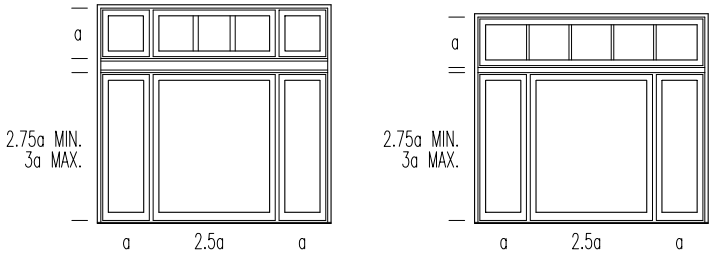


HUNG WINDOWS





CASEMENT WINDOWS



FEATURE WINDOW w/ TRANSOM

1. MATERIALS: <u>Windows</u>
   - shall be of wood; painted, stained, or clad.
   - some vinyl styles with prior approval.

2. Upper floor windows are to have a proportion of:
   2a : a ONLY.

3. Main floor windows are to have a proportion of:
   2a : a TO 2.4a : a

4. Transoms are permitted on main floor windows ONLY.

5. Transom windows are to have a square or vertically rectangular proportion.

6. Muntin bars are typically found in the upper sash of hung windows, or the upper third of casement windows.

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Section
II. Building Elements

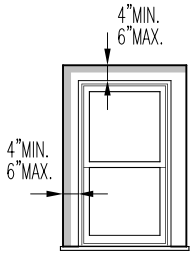
Drawing Name
WINDOW TYPES

Drawing No.
3.12

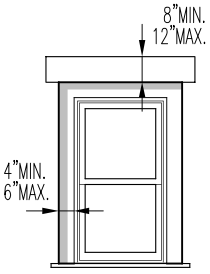
February 2007

WINDOW SURROUND EXAMPLES

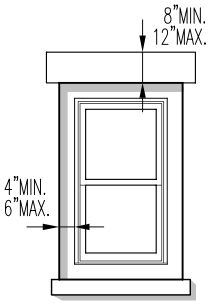
On Stone/Masonry Buildings



A.
WOOD TRIM

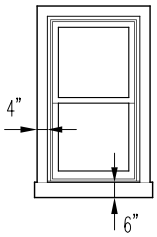


B.
WOOD TRIM w/
STONE CORNICE

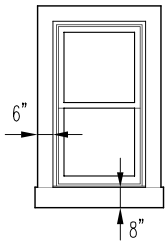


C.
WOOD TRIM w/ STONE
CORNICE & STONE SILL

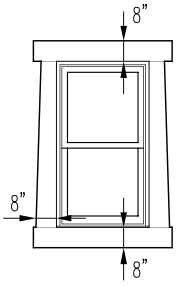
On Wood/Stucco Buildings



D.
WOOD TRIM w/
6" WOOD SILL



E.
WOOD TRIM w/
8" WOOD SILL



F.
TAPERED TRIM w/
SILL & CORNICE

1. MATERIALS: Surrounds
   - shall be of wood; painted or stained.
   - rough or smooth sawn timber.
   - see Materials Code for approved alternatives for wood.

2. Shutters are not permitted in this style.

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Section
II. Building Elements

Drawing Name
WINDOW SURROUNDS

Drawing No.
3.13

February 2007

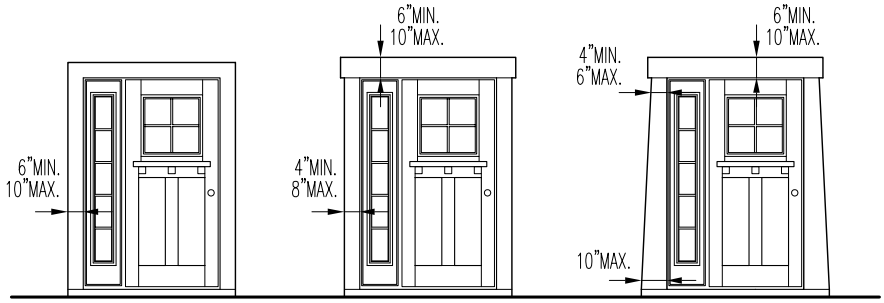
DOOR TYPES

CRAFTSMAN STYLE w/ GLAZING | CRAFTSMAN STYLE w/ GLAZING | RECTANGULAR TRANSOM | RECT. TRANSOM w/ SIDELIGHTS

1. MATERIALS: Doors
   - shall be of wood; painted, stained, or clad.
   - insulated doors.

2. MATERIALS: Surrounds
   - shall be of wood; painted or stained.
   - rough or smooth sawn timber.
   - Smart Trim.
   - approved pre-manufactured cast/ mouldings.
   - vinyl or aluminum trim is not permitted.

TRADITIONAL DOOR SURROUND EXAMPLES



WOOD TRIM | WOOD TRIM w/ CORNICE | TAPERED WOOD TRIM w/ CORNICE

3. Door panel configurations may vary from those shown above.

4. Single sidelight, single sidelight with transom, are permitted on asymmetrically organized elevations ONLY.

5. Double sidelights, double sidelights with transom, are permitted on symmetrically organized elevations ONLY.

6. All surround styles may apply to all door and transom configurations.

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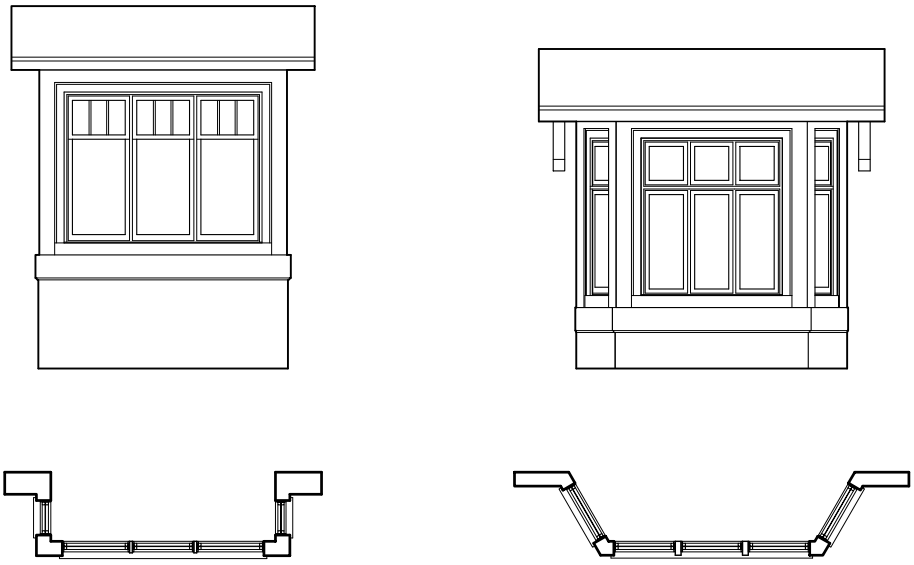
Section
II. Building Elements

Drawing Name
DOORS & SURROUNDS

Drawing No.
3.14

February 2007

TRADITIONAL EXAMPLES



1. MATERIALS: Roofs
   - shall be the same as indicated in ROOFS.
2. MATERIALS: Base
   - shall be the same as the main body of the house.
3. MATERIALS: Body
   - the main body of the bay shall be panelled wood, Crezone panels, smooth or sprayed stucco, wood shingles, or horizontal bevelled wood siding.
4. Cantilevered bays are not permitted.
5. Single storey bays are common in this style.
6. The wall between the end bay and the nearest window of the bay shall be 12” MIN.
7. The main roof overhang often provides the roof for a bay on a bungalow.

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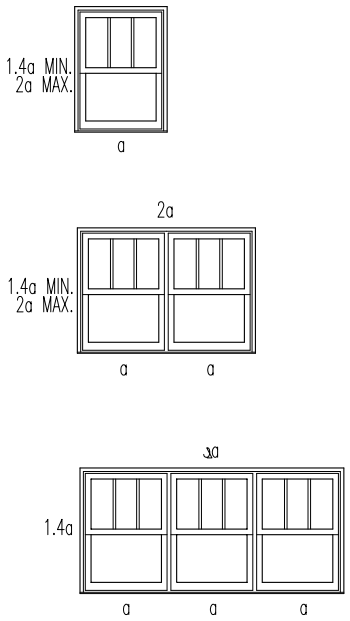
Section
II. Building Elements

Drawing Name
BAYS

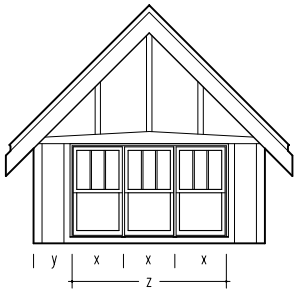
Drawing No.
3.15

February 2007

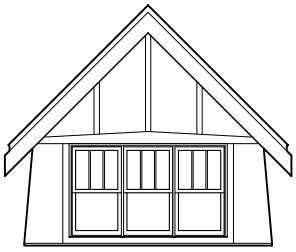
DORMER WINDOW PROPORTIONS



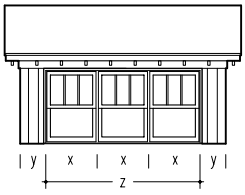
TRADITIONAL DORMER EXAMPLES



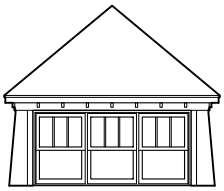
GABLE



GABLE w/
TAPERED WALLS



SHED



HIPPED w/
TAPERED WALLS

1. MATERIALS and NOTES as outlined for WINDOWS shall apply to all DORMERS.

2. MATERIALS: <u>Front & Sides</u>
   - horizontal bevelled wood siding
   - panelled exterior plywood.
   - decorative wood shingles.
   - wood shingles.
   - stucco with timber detailing.

3. SLOPE:
   - GABLED / HIPPED: the roof slope shall be the same as the MAIN ROOF.
   - SHED: 4:12 MIN. - 10:12 MAX.

4. The eaves shall overhang 12” MIN. - 24” MAX.

5. The fascia board shall be 6” MIN. - 12“ MAX.

6. Fascia boards shall end as an exposed rafter end.

7. Exposed rafter ends are encouraged.

8. SHED dormers are to have ganged windows ONLY.

9. Ganged windows are encouraged on GABLED / HIPPED dormers.

10. Gable end detailing in dormers shall conform to GABLE ENDS.

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Section

II. Building Elements

Drawing Name

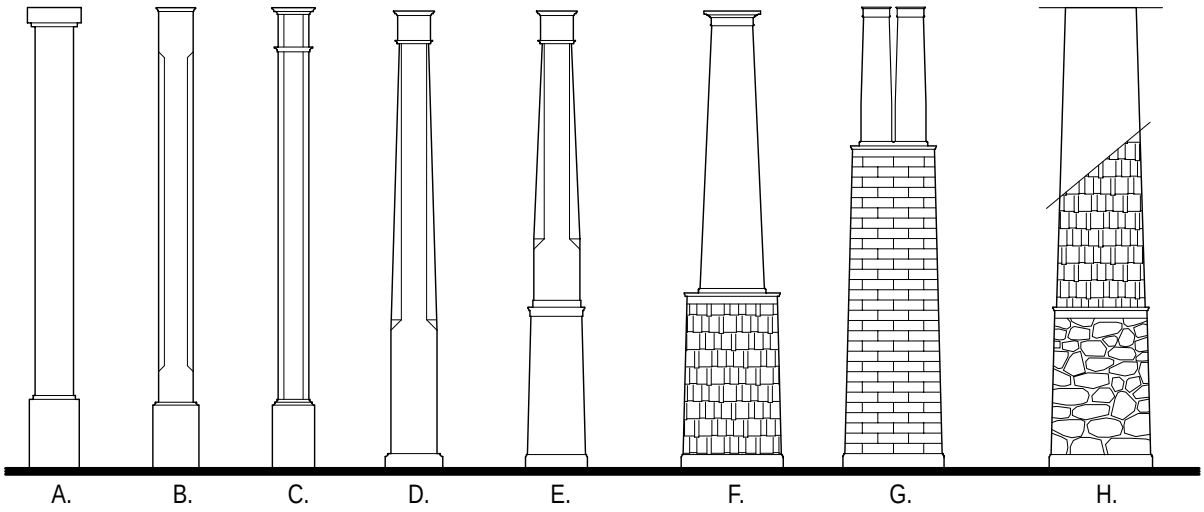
DORMERS

Drawing No.

3.16

February 2007

TRADITIONAL COLUMN EXAMPLES



A. BOX
B. CHAMFERED BOX
C. SQUARE (CHAMFERED)
D. TAPERED BOX
E. TAPERED BOX on PLINTH
F. BROAD TAPERED SQ. on PLINTH
G. DBL. BROAD TAPERED SQ. on HIGH PEDESTAL
H. STONE / CEDAR SHINGLE COLUMN

1. MATERIALS: <u>Columns</u>
   - wood; painted.
   - pre-formed glass fibre casts will be permitted with prior approval only.

2. MATERIALS: <u>Plinths & Balustrade Walls</u>
   - wood; painted.
   - horizontal bevelled wood siding.
   - panelled exterior plywood.
   - wood shingles.
   - stucco with timber detailing.
   - stone.
   - vinyl siding is not permitted.

3. Aluminum columns or plinths are NOT encouraged.

4. Wood columns are to be 10” MIN. wide.

5. Stone columns shall be 18” MIN wide.

6. Plinths are to be 18” MIN. in depth, and square in plan.

7. All column types may be double when either freestanding or on a plinth.

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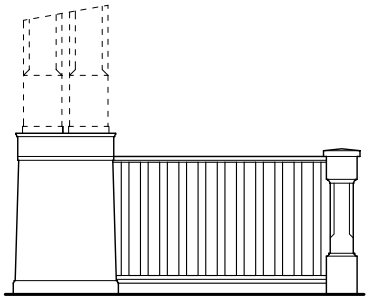
Section
III. Details

Drawing Name
COLUMNS

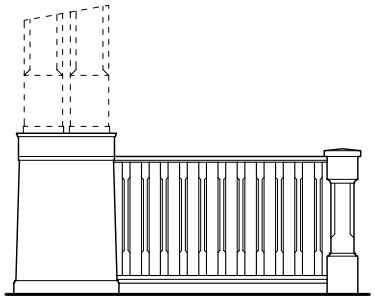
Drawing No.
3.17

February 2007

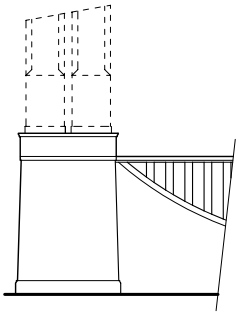
TRADITIONAL BALUSTRADE EXAMPLES



A.

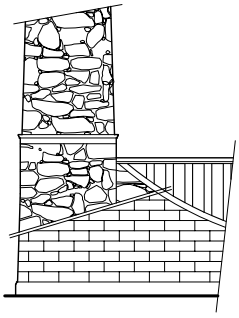


B.

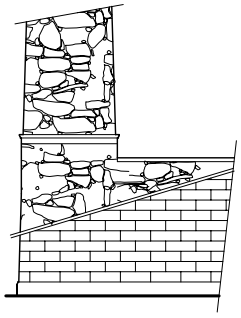


C.

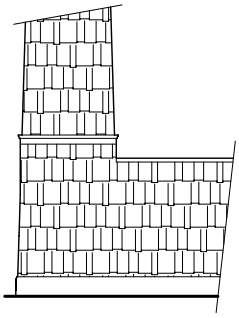
A. 2x2 SQUARE balustrade.
B. 2x2 CHAMFERED square balustrade.
C. COMPOSITE balustrade wall.
D. CONTINUOUS stone column and plinth with balustrade wall.
E. CONTINUOUS cedar shingle column and plinth with balustrade wall.



C.



D.



E.

1. MATERIALS: Wood top and bottom rails with wood balusters, painted or stained.

2. MATERIALS: <u>Plinths & Balustrade Walls</u>
   - wood; painted.
   - horizontal bevelled wood siding.
   - wood fibre siding.
   - fibre cement siding.
   - panelled exterior plywood.
   - wood shingles.
   - stucco with timber detailing.
   - stone.
   - vinyl siding is not permitted.

3. Balustrade walls may be clad with either the same or different materials than the columns or plinths.

4. Wood balusters shall be 2” x 2” MIN.

5. Top and bottom rails shall be 2” x 4” MIN.

6. Balustrade walls shall be 6” MIN. in depth.

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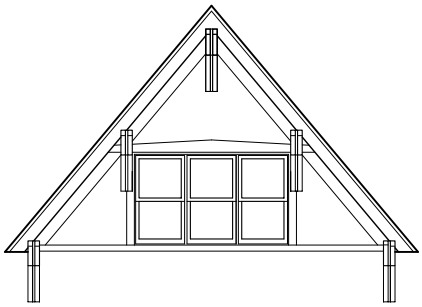
Section
III. Details

Drawing Name
BALUSTRADES

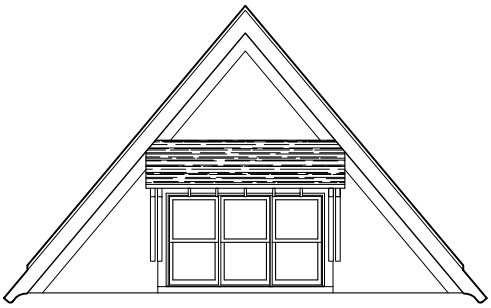
Drawing No.
3.18

February 2007

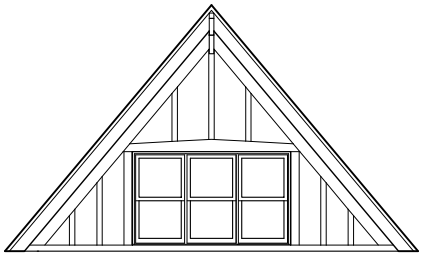
TRADITIONAL EXAMPLES



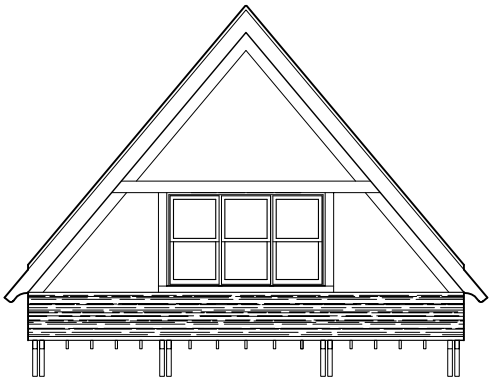
A. TRIANGULAR KNEE BRACES or EXPOSED BEAM ENDS



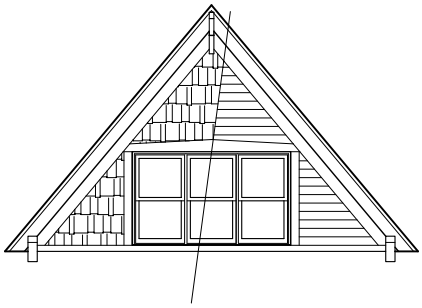
D. PENT ROOF on TRIANGULAR KNEE BRACES



B. SMOOTH STUCCO and TIMBER PATTERNING



E. PENT ROOF on KNEE BRACES BELOW GABLE END



C. WOOD SHINGLES or HORIZONTAL WOOD SIDING

1. MATERIALS:
   - horizontal bevelled wood siding.
   - wood fibre siding.
   - fibre cement siding.
   - panelled exterior plywood.
   - decorative wood shingles.
   - wood shingles.
   - stucco with timber detailing.
2. Roof and fascia details shall conform to ROOFS.
3. Windows in gangs of two or more will ONLY be permitted in GABLE ENDS; gangs of two are encouraged.
4. Braces and/or exposed rafters are typical for all gable end variations.
5. Gable ends are to use a different exterior cladding than the main body of the house.
6. Where the main body is clad in stucco, half timbering is sufficient to separate the gable from the main wall.

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Section

III. Details

Drawing Name

GABLE ENDS

Drawing No.

3.19

February 2007

THE

DIOCESE PROPERTY

Craftsman Style Materials & Colour Codes

The intent of the 'Craftsman Style' Materials and Colour Specifications are to assist the builders in identifying materials and colours suitable for Craftsman Style buildings on the Diocese Property. The approved materials and colours are the result of research of Craftsman Style houses particular to the City of Regina. It is the combination of architectural style, and the appropriate materials and colours to the Craftsman Style that results in a historically accurate representation for the neighbourhood of the Diocese Property.

Craftsman Style buildings typically are smooth stucco, siding, or brick. The main body of the structure is usually an earth-tone colour with white windows and trim. Extended eaves, exposed rafters and extended fascia ends are features of Craftsman Style buildings. Craftsman buildings usually have front porches. A building base is almost always present in the Craftsman Style. Base materials include cedar shingles, stone, brick, or bevelled siding. When using brick, rumbled brick with a ½" slightly tooled mortar joint are most common.

Using the Diocese Property Codes:

- The Diocese Property Architectural Codes define approved materials for Craftsman Style buildings and where the materials may be used.
- The Materials Matrix defines the type and manufacturer of approved materials for Craftsman Style buildings.
- The Colour Matrix defines approved paint and stain colours for Craftsman Style buildings.
- The Materials & Colours Specifications printed in colour, are intended to act as a visual guide to the matrices noted above.

It is essential to use all Code references **concurrently** to provide a comprehensive understanding of the style. This is the intent of the Diocese Property Codes.

ROOFING:

● APPROVED ○ NOT APPROVED

DESCRIPTION	MANUFACTURER	CODE/MATERIAL	SIZE	WARRANTY	COLOUR	CRAFTSMAN	COMMENTS
ASPHALT SHINGLES	BP	ECLIPSE	N/A	LIFETIME	TWILIGHT GREY	●	
					STONEWOOD	●	
					WEATHERED ROCK	●	
					SHADOW BLACK	●	
					AUTUMN BROWN	●	
	IKO INDUSTRIES LTD.	CHATEAU	N/A	30 YEAR	HARVARD SLATE	●	
					WEATHERWOOD	●	
					DUAL BLACK	●	
					FOREST GREEN	●	
FIBREGLASS SHINGLES	BP	HARMONY	N/A	30 YEAR	TWILIGHT GREY	●	
					STONEWOOD	●	
					WEATHERED ROCK	●	
					SHADOW BLACK	●	
					AUTUMN BROWN	●	
	IKO INDUSTRIES LTD.	CAMBRIDGE	N/A	25 YEAR	HARVARD SLATE ULTRA	●	
					WEATHERWOOD ULTRA	●	
					DUAL BLACK ULTRA	●	
					FOREST GREEN ULTRA	●	
	TIMBERLINE	TIMBERLINE 35	N/A	35 YEAR	CHARCOAL BLEND	●	
					MISSION BROWN BLEND	●	
					PEWTER GRAY BLEND	●	
	ELK PREMIUM ROOFING	PRESTIQUE	N/A	30 YEAR	ANTIQUE SLATE	●	
					WEATHERWOOD	●	
					SABLEWOOD	●	
					FOREST GREEN	●	
CONCRETE TILE	UNICRETE PRODUCTS LTD.	3A (SLATE - STANDARD PROFILE)	N/A	N/A	NEW BARK 0342	●	PERMITED ON BUILDINGS WITH MIN. 50 FT. FRONTAGE
CONCRETE TILE	UNICRETE PRODUCTS LTD.	3A (SLATE - STANDARD PROFILE)	N/A	N/A	PARAMOUNT MOSS 0354	●	
CEMBRIT SLATE	UNICRETE PRODUCTS LTD.	DIAGONAL SLATE	400 X 400mm	N/A	BLACK	●	
CEMBRIT SLATE	UNICRETE PRODUCTS LTD.	DIAGONAL SLATE	600 X 600mm	N/A	BLACK	●	
NATURAL SLATE	UNIVERSAL SLATE INT.	SEMI-GAUGED	30 X 15cm	N/A	SUBMIT FOR APPROVAL	●	
NATURAL SLATE	UNIVERSAL SLATE INT.	SEMI-GAUGED	30 X 20cm	N/A	SUBMIT FOR APPROVAL	●	
NATURAL COPPER	SUBMIT FOR APPROVAL	N/A	N/A	N/A	N/A	●	
NATURAL ZINC	SUBMIT FOR APPROVAL	N/A	N/A	N/A	N/A	●	
CEDAR SHINGLES	SUBMIT FOR APPROVAL	N/A	N/A	N/A	REFER TO COLOR SCHEDULE	●	

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

CRAFTSMAN STYLE

M1

FEBRUARY 2007

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All building plans and elevations must be submitted to the Site Architect for conformity to all standards.
These Guidelines are to be adhered to in addition to requirements of the Master Site Plan.
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WALL CLADDING:

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DESCRIPTION	MANUFACTURER	CODE/MATERIAL	COLOUR	CRAFTSMAN	COMMENTS
WOOD FIBRE SIDING	CANEXEL	- 6"CED'R VUE	WHITE	●	
			ALMOND	●	
			SAND	●	
			COUNTRY RED	●	
			ACADIA	●	
			SIERRA	●	
			MIST GREY	●	
			PINE GREEN	●	
			SCOTIA BLUE	●	
	SMARTSYSTEM	SMARTLAP	REFER TO COLOUR SCHEDULE	●	
			PREFINISHING THROUGH		
			UNICRETE OR BARDON INDUSTRIES		
STUCCO	IMASCO MINERALS	PREMIX 1000 - SMOOTH OR SPRAYED SANDS - SMOOTH FINISH ACRYLIC - SMOOTH FINISH	LIGHT IVORY 6-53	●	NOTE: SMOOTH OR SAND FINISH ONLY
NOTE:			DARK IVORY 1-53	○	
-CRAFTSMAN & TUDOR: SMOOTH,			CANYON BRUSH 136 (1-6)	●	
SAND OR SPRAY FINISH			DARK HARVEST GOLD 1-46	●	
-COLONIAL: SMOOTH OR			LIGHT MOUNTAIN MIST 6-131	●	
SAND FINISH			DARK MOUNTAIN MIST 1-131	○	
			DARK VENETIAN YELLOW 1-855	●	
			SLATE 820 (1-6)	●	
			DARK FRENCH GREY	●	
			LIGHT SUEDE 6-830	●	
			MEDIUM SUEDE 3-830	●	
			DARK SUEDE 6-830	●	
STUCCO	RYNOTEX	SMOOTH SUBTRATE	REFER TO COLOUR SCHEDULE	●	
ACRYLIC STUCCO	ACRYLIC STUCCO	SMOOTH FINISH ACRYLIC	REFER TO COLOUR SCHEDULE	●	
HORIZ. BEVELLED WOOD SIDING	SUBMIT FOR APPROVAL	N/A	REFER TO COLOUR SCHEDULE	●	
WOOD SHINGLES	SUBMIT FOR APPROVAL	N/A	REFER TO COLOUR SCHEDULE	●	
HORIZ. BOARD & BATTEN	SUBMIT FOR APPROVAL	N/A	REFER TO COLOUR SCHEDULE	○	

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

CRAFTSMAN STYLE

M2

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WALL CLADDING:

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DESCRIPTION	MANUFACTURER	CODE/MATERIAL	SIZE	COLOUR	CRAFTSMAN	COMMENTS
HORIZONTAL	MITTEN VINYL INC.	OREGON PRIDE	D4.5 HORIZ.	FROST	○	
VINYL SIDING	↓	↓	↓	CLAY	○	
				BONE WHITE	○	
				ASH	○	
				SANDALWOOD	○	
				BROWNSTONE	○	
		↓	↓	LITE MAPLE	○	
		SENTRY A.C.T.	D4" HORIZ.	RICHMOND RED	○	
		↓	↓	GRENADIER GREEN	○	
				KHAKI BROWN	○	
				HERITAGE	○	
				ANNAPOLIS BLUE	○	
	↓	↓	↓	ACADEMY GREY	○	
	GENTEK BUILDING PRODUCTS	CONCORD	D4 / T3	SNOW WHITE	○	
	↓	↓	↓	CANYON CLAY	○	
				LINEN	○	
				WICKER	○	
				ALMOND	○	
				ANTIQUE IVORY	○	
				MAIZE	○	
		↓	↓	PEBBLE	○	
		SEQUOIA SELECT - PREMIUM	D4	SAGE	○	
		↓	↓	AUTUMN RED	○	
				WALNUT	○	
				FLANNEL	○	
				COLONIAL	○	
				ARCADIAN	○	
	↓	↓	↓	BROWNSTONE	○	
	ROYAL BUILDING PRODUCTS	ROYAL WOODLAND	DOUBLE 4 1/2	WHITE	○	
	↓	↓	TRADITIONAL	CLAY	○	
				LINEN	○	
			↓	SAND	○	
		↓	↓	BEIGE	○	
		ARCHITECTURAL SERIES	DOUBLE 4 1/2	WHITE	○	
		↓	TRIPLE 3 (T3D)	CLAY	○	
			↓	LINEN	○	
				WICKER	○	
	↓	↓	↓	SAND	○	

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

CRAFTSMAN STYLE

M3

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WALL CLADDING:

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DESCRIPTION	MANUFACTURER	CODE/MATERIAL	SIZE	COLOUR	CRAFTSMAN	COMMENTS
DECORATIVE VINYL	NAILITE INTERNATIONAL	HAND-SPLIT SHAKE		COTTAGE WHITE	○	
SHINGLES FOR GABLES				BIRCHWOOD	○	
				DRIFTWOOD GRAY	○	
				GRANITE GRAY	○	
				POTTER'S CLAY	○	
				WEATHERED WHITE	○	
				TRADITIONAL CEDAR	○	
				NATURAL CEDAR	○	
FIBRE CEMENT SIDING	JAMES HARDIE	HARDIPLANK	5" EXPOSURE SMOOTH OR CEDARMILL	ARCTIC WHITE	●	
				NAVAJO WHITE	●	
				MONTEREY GRAY	●	
				COLONIAL GRAY	●	
				KHAKI BROWN	●	
				REDWOOD	●	
				FRENCH VANILLA	●	
				WHITE SAND	○	
				SILVER MIST	○	
				OUTBACK	○	
				DUNE	○	
				SATIN BEIGE	○	
				JUNGLE PALM	○	
				EXCALIBER	○	
				NAVAJO BEIGE	●	
				MONTEREY TAUPE	●	
				BOOTHBAY BLUE	●	
				WOODSTOCK BROWN	●	
				AUTUMN TAN	●	
				SANDSTONE BEIGE	●	
				HEATHERED MOSS	●	
				TIMBER BARK	●	
				MOUNTAIN SAGE	●	
				COUNTRYLANE RED	●	

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

CRAFTSMAN STYLE

M4

FEBRUARY 2007

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WALL CLADDING:

● APPROVED ○ NOT APPROVED

DESCRIPTION	MANUFACTURER	SIZE	COLOUR	CRAFTSMAN	COMMENTS
BRICK	ROBINSON	MOD: 3-5/8" X 7-5/8" X 2-1/4" NOM: 4" X 8" X 2-2/3"	CABERNET	●	
			CHESTNUT	●	
			OLD CHESTNUT	●	
			OLD GEORGETOWN	●	
			WATERLODGE	●	
			WATERTON	●	
			AUTUMN LEAF GRAIN	●	
	HEBRON	MOD: 3-5/8" X 7-5/8" X 2-1/4" NOM: 4" X 8" X 2-2/3"	BRANDYWINE	●	
	HEBRON		SAYELA	●	
	GENERAL SHALE		OSAGE TUDOR	●	
			GEGASO	●	
			WYNDHAM TUDOR	●	
	I-XL INDUSTRIES	MOD: 3-5/8" X 7-5/8" X 2-1/4" NOM: 4" X 8" X 2-2/3"	LAVA SAND	●	
		TITAN: 3-1/2" X 7-1/2"X 2-1/2" NOM: 4" X 8" X 3"	WILLIAMSBURG- RUMBLED #232	●	
			DARK TWEED RUMBLED #108	●	
			OLD SCONA - RUMBLED #245	●	
			SANDSTONE ROCKFACE #247	●	
			WILLIAMSBURG HAND MOULD #232	○	
			MONTEGO SMOOTH #116	○	
			FIREROCK RUMBLED	●	
MORTAR	N/A	1/2"JOINTS	MIX: WHITE PORTLAND CEMENT, LIME AND SOUTHERN ALBERTA SAND	●	MORTAR JOINTS TO BE LIGHTLY TOOLED

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

CRAFTSMAN STYLE

M5

FEBRUARY 2007

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BASE MATERIAL:

● APPROVED ○ NOT APPROVED

DESCRIPTION	MANUFACTURER	CODE/MATERIAL	COLOUR	CRAFTSMAN	COMMENTS
REINFORCED CEMENTITIOUS	STONETILE (CANADA)	RUSTIC TILE	ANTIQUE WHITE	○	
PANEL			SANDSTONE	○	
			ANTIQUE GREY	○	
		HERITAGE STONE	ANTIQUE WHITE	○	
			SANDSTONE	○	
			ANTIQUE GREY	○	
MANUFACTURED STONE	CULTURED STONE	RIVER ROCK	WHITEWATER	●	NOTE: CULTURED &NATURAL STONE MAY BE
		SPLIT FACE	GRANITE	●	USED FOR BASE AND FIREPLACE ONLY
		COBBLEFIELD	OHIO	○	FOR CRAFTSMAN STYLE HOMES
		COBBLEFIELD	GRAY	○	
		COBBLEFIELD	SAN FRANCISCO	○	
		LIMESTONE	BUCKEYE	○	
		SOUTHERN LEDGESTONE	FOG	●	
		COUNTRY LEDGESTONE	CHARDONNAY	●	
		LIMESTONE	LAKE ERIE	○	
		SOUTHERN LEDGESTONE	WALNUT	●	
		SOUTHERN LEDGESTONE	CHARDONNAY	○	
		SOUTHERN LEDGESTONE	BLACK RUNDLE	●	
		COUNTRY LEDGESTONE	EUCALYPTUS	●	
		SOUTHERN LEDGESTONE	BUCKS COUNTY	●	
		SOUTHERN LEDGESTONE	RUSTIC	●	
	SHOULDICE	SUBMIT FOR APPROVAL	SUBMIT FOR APPROVAL	●	
	CORONADO STONE	APALACHIAN FIELDSTONE	ANCHORAGE GRAY	●	
		OLD WORLD LEDGE	RIO VERDE	●	
		VIRGINIA LEDGE	STORM BROWN	●	
		MOUNTAIN LEDGE	RUNDLE	●	
		IDAHO DRYSTACK	SMOKEY GREY	●	
		RIVER ROCK	GREY GRANITE	●	
		QUICK STACK	CARMEL MOUNTAIN	●	
	ELDORADO STONE	MOUNTAIN LEDGE	MESA VERDE	●	
		MOUNTAIN LEDGE	DARK RUNDLE	●	
		RUSTIC LEDGE	CASCADE	●	
		LIMESTONE	YORK	○	
		RIVER ROCK	RIO GRANDE	●	
NATURAL STONE	I-XL	RUNDLESTONE	BLACK	●	
		BLENDED	NATURAL 1" BLACK RUNDLE	●	
			W/ KOOTENAY BROWN (90/10)		
	SUBMIT FOR APPROVAL	SUBMIT FOR APPROVAL	SUBMIT FOR APPROVAL	●	

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

CRAFTSMAN STYLE

M6

FEBRUARY 2007

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WINDOWS AND DOORS:

● APPROVED ○ NOT APPROVED

DESCRIPTION	MANUFACTURER	CODE / MATERIAL	SIZE	COLOUR	CRAFTSMAN	COMMENTS
METAL CLAD UNITS	SUBMIT FOR APPROVAL	N/A	REFER TO ARCH. CODES	REFER TO COLOUR SCHEDULE	●	
	ALL WEATHER WINDOWS	N/A	REFER TO ARCH. CODES	WICKER	●	
				ARCHITECTURAL BROWN	○	
				CHOCOLATE BROWN	○	
	CWD	N/A		SANDLEWOOD	●	
				BRONZE METALLIC	○	
PVC UNITS	SUBMIT FOR APPROVAL	N/A	REFER TO ARCH. CODES	REFER TO COLOUR SCHEDULE	●	
	ALL WEATHER WINDOWS			WICKER	○	
	CWD			SANDLEWOOD	○	
WOOD UNITS	SUBMIT FOR APPROVAL	N/A	REFER TO ARCH. CODES	REFER TO COLOUR SCHEDULE	●	

EXTERIOR DETAILING:

● APPROVED ○ NOT APPROVED

DESCRIPTION	MANUFACTURER	CODE / MATERIAL	SIZE	COLOUR	CRAFTSMAN	COMMENTS
SHUTTERS	SUBMIT FOR APPROVAL	N/A	REFER TO ARCH. CODES	REFER TO COLOUR SCHEDULE	○	
TRIM	N/A	ROUGH OR SMOOTH SAWN WOOD*	REFER TO ARCH. CODES	REFER TO COLOUR SCHEDULE	●	
TRIM	SMARTSYSTEM / JAMES HARDIE	SMART TRIM / HARDIETRIM	REFER TO ARCH. CODES	REFER TO COLOUR SCHEDULE	●	
CORNICE, FRIEZE DETAILS, SILL, HEADER	SUBMIT FOR APPROVAL	WOOD, MOLDED POLY	REFER TO ARCH. CODE	REFER TO COLOUR SCHEDULE	●	
CORNICE, FRIEZE DETAILS, SILL, HEADER	STONETILE (CANADA) LTD.	REINFORCED CAST CONC. MOULDING	REFER TO ARCH. CODE	SUBMIT FOR APPROVAL	●	OR APPROVED EQUAL
FASCIA	SUBMIT FOR APPROVAL	WOOD, ALUMINUM ONLY	REFER TO ARCH. CODE	REFER TO COLOUR SCHEDULE	●	
SOFFITS	SUBMIT FOR APPROVAL	WOOD, ALUMINUM, OR VINYL	N/A	REFER TO COLOUR SCHEDULE	●	
FASCIA / SOFFITS	GENTEK	ALUMINUM		NUTMEG	○	
				SLATE	○	
				SABLE	○	
				BLACK	○	
	MONARCH SIDING CENTRE	ALUMINUM		ROYAL LINEN #924	●	MATCHES OC-120 (BENJAMIN MOORE)
				ROYAL CLAY #913	●	MATCHES R-9993 (BENJAMIN MOORE)
				ROYAL BEIGE #902	●	MATCHES OC-120 (BENJAMIN MOORE)
	CAN-ALUM BUILDING PRODUCTS	ALUMINUM		REYNOLDS ROYAL LINEN #924	●	MATCHES OC-120 (BENJAMIN MOORE)
				REYNOLDS ROYAL CLAY #913	●	MATCHES R-9993 (BENJAMIN MOORE)
				REYNOLDS IVORY #302	○	
CORNER BOARDS	N/A	WOOD, APPROVED VINYL	REFER TO ARCH. CODE	REFER TO COLOUR SCHEDULE	●	
EAVESTROUGHS AND DOWNSPOUTS	N/A	ALUMINUM	STANDARD RESIDENTIAL	MATCH TO TRIM COLOURS	●	
FENCING	SUBMIT FOR APPROVAL	WROUGHT IRON	REFER TO ARCH. CODES	BLACK ONLY	●	SUBMIT SHOP DRAWING
FENCING	SUBMIT FOR APPROVAL	WOOD	REFER TO ARCH. CODES	WHITE ONLY	●	

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

MATERIALS & COLOURS MATRIX

CRAFTSMAN STYLE

M7

FEBRUARY 2007

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COLOUR SCHEDULE:

● APPROVED ○ NOT APPROVED

		CRAFTSMAN										
MANUFAC-TURER	COLOUR (OLD #)	MAIN BODY OF HOUSE	TRIM	DOORS	WINDOWS	DOOR & WINDOW SURROUNDS	SHUTTERS	COLUMNS & BALUSTRADES	CORNICE & FRIEZE DETAILING	GABLE ENDS	SOFFITS AND FASCIA	COMMENTS
BENJAMIN MOORE	HC-26	○	○	○	○	○	○	○	○	○	○	
	HC-76	○	○	○	○	○	○	○	○	○	○	
	HC-79	○	○	○	○	○	○	○	○	○	○	
	HC-82	○	○	○	○	○	○	○	○	○	○	
	HC-85	○	○	○	○	○	○	○	○	○	○	
	HC-86	○	○	○	○	○	○	○	○	○	○	
	HC-88	○	○	○	○	○	○	○	○	○	○	
	HC-89	○	○	○	○	○	○	○	○	○	○	
	HC-95	○	○	○	○	○	○	○	○	○	○	
	HC-100	○	○	○	○	○	○	○	○	○	○	
	HC-101	○	○	○	○	○	○	○	○	○	○	
	HC-102	○	○	○	○	○	○	○	○	○	○	
	HC-103	○	○	○	○	○	○	○	○	○	○	
	HC-106	○	○	○	○	○	○	○	○	○	○	
	CC-480	○	●	○	●	●	○	●	○	○	●	To match CWD's Sandlewood windows
	2109-10	○	○	○	○	○	○	○	○	○	○	
	2114-10	○	○	○	○	○	○	○	○	○	○	
	2115-10	○	○	○	○	○	○	○	○	○	○	
	2128-10	○	○	○	○	○	○	○	○	○	○	
	2134-10	○	○	○	○	○	○	○	○	○	○	
	2134-20	○	○	○	○	○	○	○	○	○	○	
	2139-20	○	○	○	○	○	○	○	○	○	○	
	2089-20 (034)	●	○	●	●	○	○	○	○	●	○	
	2089-10 (035)	●	○	●	●	○	○	○	○	●	○	
	2085-10 (042)	●	○	●	●	○	○	○	○	●	○	
	R-9929 (063)	●	○	●	●	○	○	○	○	●	○	
	CC-180 (170)	●	○	●	●	○	○	○	○	●	○	
	HC-12 (171)	●	○	●	●	○	○	○	○	●	○	
	2154-40 (194)	●	○	●	●	○	○	○	○	●	○	
	R-9936 (195)	●	○	●	●	○	○	○	○	●	○	
	2148-10 (231)	●	○	●	●	○	○	○	○	●	○	
	2148-20 (251)	●	○	●	●	○	○	○	○	●	○	
	HC-22 (273)	●	○	●	●	○	○	○	○	●	○	
	HC-122 (441)	●	○	●	●	○	○	○	○	●	○	
	CC-630 (469)	●	○	●	●	○	○	○	○	●	○	
	2144-10 (490)	●	○	●	●	○	○	○	○	●	○	
	2144-20 (497)	●	○	●	●	○	○	○	○	●	○	
	R-9993	○	●	○	●	●	○	●	○	○	●	To match All Weather Windows Wicker windows

DIOCESE PROPERTY

ARCHITECTURAL GUIDELINES

COLOURS MATRIX

CRAFTSMAN STYLE

M8

FEBRUARY 2007

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COLOUR SCHEDULE:

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MANUFACTURER	COLOUR (OLD #)	CRAFTSMAN: MAIN BODY OF HOUSE	TRIM	DOORS	WINDOWS	DOOR & WINDOW SURROUNDS	SHUTTERS	COLUMNS & BALUSTRADES	CORNICE & FRIEZE DETAILING	GABLE ENDS	SOFFITS AND FASCIA	COMMENTS
BENJAMIN MOORE	2142-30 (511)	●	○	●	●	○	○	○	○	●	○	
	2143-10 (517)	●	○	●	●	○	○	○	○	●	○	
	2143-20 (525)	●	○	●	●	○	○	○	○	●	○	
	HC-135 (644)	●	○	●	●	○	○	○	○	●	○	
	OC-120 (926)	●	●	●	●	●	○	●	●	●	●	
	OC-132 (927)	●	○	●	●	○	○	○	○	●	○	
	OC-108 (931)	●	○	●	●	○	○	○	○	●	○	
	OC-109 (932)	●	○	●	●	○	○	○	○	●	○	
	OC-130 (967)	●	○	●	●	○	○	○	○	●	○	
	HC-41 (1099)	●	○	●	●	○	○	○	○	●	○	
	CC-420 (1104)	●	○	●	●	○	○	○	○	●	○	
	2161-30 (1113)	●	○	●	●	○	○	○	○	●	○	
	2163-10 (1134)	●	○	●	●	○	○	○	○	●	○	
	HC-68 (1238)	○	○	●	●	○	○	○	○	●	○	
	2172-30 (1301)	●	○	●	●	○	○	○	○	●	○	
	HC-108 (1487)	●	○	●	●	○	○	○	○	●	○	
	HC-107 (1488)	●	○	●	●	○	○	○	○	●	○	
	HC-100 (1489)	●	○	●	●	○	○	○	○	●	○	
	2142-30 (1526)	●	○	●	●	○	○	○	○	●	○	
	2137-30 (1540)	●	○	●	●	○	○	○	○	●	○	
	R-9984 (1582)	●	○	●	●	○	○	○	○	●	○	
	WHITE	●	●	●	●	●	○	●	●	●	●	
	BLACK	○	○	●	●	○	○	○	○	○	○	
BEHR STAINS	704	●	○	●	●	○	○	○	○	●	○	
	708	●	○	●	●	○	○	○	○	●	○	
	710	●	○	●	●	○	○	○	○	●	○	
	712	●	○	●	●	○	○	○	○	●	○	
	720	●	○	●	●	○	○	○	○	●	○	
	723	●	○	●	●	○	○	○	○	●	○	
	724	●	○	●	●	○	○	○	○	●	○	
	725	●	○	●	●	○	○	○	○	●	○	
	728	●	○	●	●	○	○	○	○	●	○	
BEHR HI-GLOSS ENAMEL	CANDY APPLE	○	○	○	○	○	○	○	○	○	○	
	TEAL	○	○	○	○	○	○	○	○	○	○	
	BLACK BLACK	○	○	○	○	○	○	○	○	○	○	
COLOR YOUR WORLD	5519	○	○	○	○	○	○	○	○	○	○	
	5719	○	○	○	○	○	○	○	○	○	○	
	6519	○	○	○	○	○	○	○	○	○	○	

DIOCESE PROPERTY ARCHITECTURAL GUIDELINES

COLOURS MATRIX

CRAFTSMAN STYLE

M9

FEBRUARY 2007

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DIOCESE PROPERTY

ARCHITECTURAL CODES

4

TOWERS & PODIA

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MATERIALS & COLOURS

1. Refer to the Diocese Property Urban Design Codes for maximum podium heights and tower setback requirements.

2. The two to three-storey street focus of buildings within High Density Policy Areas is to be emphasized by providing a change in material and/or colour between the lower two or three storeys of the podium and the upper floors of the tower.

3. Visually “stronger” or heavier materials, such as stone and masonry, shall occur on the podium portion of the building. Visually “weaker” and lighter materials, such as metal and glass, should be used on the storeys above the podium level.

4. Darker coloured materials shall be used on the podium. Visually lighter colours shall be used on the storeys above the podium level.

5. MATERIALS: Podium
   - to be brick or stone.

6. MATERIALS: Tower
   - brick, prefinished metal panels, aluminum composite panels, glass/aluminum curtain wall systems, concrete or painted concrete.

7. Guardrails, cornices, or other similar horizontal features, are required at the top of the podium to accentuate the break between the two portions of the building.

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Section

I. Building Form

Drawing Name

STREET ELEVATION

Drawing No.

4.01

February 2007

BYLAW NO. 2019-20

THE SIGN BYLAW

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Part I – Interpretation

Purpose

1 The purpose of this Bylaw is to create a system of permits for signs and to regulate the location and construction of signs for the purposes of safety, amenity of neighborhoods and the use of public places.

Authority

2 The authority for this Bylaw is section 8 of *The Cities Act* and section 46, clause 49(k), section 51, and clause 52(3)(k) of *The Planning and Development Act, 2007*.

Severability

3 If any section, subsection, sentence, clause, phrase or other portion of this Bylaw is for any reason held invalid or unconstitutional by any court of competent jurisdiction, that position shall be deemed a separate, distinct and independent provision and the holding of the Court shall not affect the validity of the remaining portions of the Bylaw.

Interpretation

4 Unless otherwise stipulated, any reference to legislation, bylaw, code or standard shall mean the most recent version of the code or standard having effect at the time at which it is applied.

Definitions

5 In this Bylaw:

(a) "**address designation sign**" means an address designation for any building or structure which does not exceed 0.6m^2 and denotes only the building name, civic address and/or occupant;

(b) **"alteration"** means a change or extension to any structural aspect of a sign, but does not include changes to the sign copy;

(c) **"animation"** means actual motion, the illusion of motion, or light and/or colour changes achieved through mechanical, electrical or electronic means;

Approved as to form this _____ day of _____, 20___.

City Solicitor

(d) **"arterial street"** has the same meaning as defined in *Regina Zoning Bylaw, 2019 (No. 2019-19)*;

(e) **"awning sign"** means a sign made from canvas-like, non-rigid material affixed to a frame and attached to a building wall;

(f) **"banner sign"** means a sign made of paper, fabric or other non-rigid material with no enclosing frame;

(g) **"billboard sign"** means any sign which directs persons to or advertises goods, products, services or facilities situated or provided at a different property from where the sign is installed, but does not include portable signs used for this purpose;

(h) **"building"** means a structure used or intended for supporting or sheltering any use or occupancy;

(i) **"canopy"** means a rigid, multi-sided structure supported by columns or posts embedded in the ground;

(j) **"canopy sign"** means a sign on a canopy;

(k) **"collector street"** has the same meaning as defined in *Regina Zoning Bylaw, 2019 (No. 2019-19)*;

(l) **"construction,"** means the installation of signs and their supporting members on any building or premises and includes all equipment installed in connection with the sign;

(m) "**construction sign**" means a sign displayed on a premises under development for the duration of time that the premises is under development;

(n) **"DCD-CBM"** means the Chukka Boulevard Mixed Direct Control District as defined in *Regina Zoning Bylaw, 2019 (No. 2019-19)*;

(o) **"DCD-CS"** means the Centre Square Direct Control District as defined in *Regina Zoning Bylaw, 2019 (No. 2019-19)*;

(p) **"DCD-D"** means the Downtown Direct Control District as defined in *Regina Zoning Bylaw, 2019 (No. 2019-19)*;

(q) **"DCD-QP"** means the Former Diocese of Qu-Appelle Lands Direct Control District as defined in *Regina Zoning Bylaw, 2019 (No. 2019-19)*;

(r) **"DCD-SD"** means the Saskatchewan Drive/North Railway Direct Control District as defined in *Regina Zoning Bylaw, 2019 (No. 2019-19)*;

(s) **"DCD-WH"** means the Dewdney Avenue Warehouse Direct Control District as defined in *Regina Zoning Bylaw, 2019 (No. 2019-19)*;

(t) **"development officer"** means the Executive Director or designate;

(u) **"digital sign"** means any sign where the sign copy can be altered by electric or electronic means;

(v) **"directional sign"** means a sign stating only safety or warning messages, traffic and/or parking directions or other instructions, directions or orders to persons making use of the premises;

(w) **"drive-thru menu sign"** means a sign used by a business providing drive-thru service to communicate to customers using the drive-thru located on the same premises as the sign;

(x) "**dwelling**" has the same meaning as defined in *Regina Zoning Bylaw, 2019 (No. 2019-19)*;

(y) "**election sign**" means a sign promoting the election of a political party or candidate for public office in a particular election called pursuant to the applicable provincial or federal legislation;

(z) **"engineer"** means a professional engineer, as defined in *The Engineering and Geoscience Professions Act*, and includes the holder of a certificate of authorization granted pursuant to section 22 of that Act;

(aa) "**Executive Director**" means the Executive Director of City Planning and Community Development for the City of Regina or designate;

(bb) **"freestanding sign"** means a sign supported by one or more up-rights or braces placed in the ground and not attached to any building;

(cc) **"gateway design area"** means the area surrounding a street intersection at a main entrance point to Regina and includes the intersections of Albert Street, Victoria Avenue, Pasqua Street, Lewvan Drive and Arcola Avenue with a major arterial street;

(dd) **"government sign"** means any sign erected by or on behalf of the City, its controlled corporations, a body established by Council or any other government body solely for the purpose of:

i. public service of the City;
ii. any public undertaking of a public utility;
iii. the Province of Saskatchewan exercising authority under any general or specific statute of Saskatchewan; or
iv. the Government of Canada exercising authority under any general or specific statute of Canada;

(ee) **"height"** means the height of a sign measured from grade level to the highest point of the sign, including any supporting structure extending beyond the top of the sign surface area;

(ff) **"historic marker"** means a sign intended to identify a heritage property or structure of historical significance;

(gg) **"hoarding"** means a temporary fence erected around a construction site;

(hh) **"identification sign"** means a sign which is limited to the name, address and telephone number of a building, institution or person and to the activity carried on in the building or in the institution, or the occupation of the occupant;

(ii) **"illuminated sign"** means a sign which the sign copy cannot be altered by electric or electronic means and is characterized by the use of artificial light, either projecting through its surface (i.e. internally illuminated) or reflecting off its surface (i.e. externally illuminated), but does not include signs unintentionally illuminated by external sources (i.e. sunlight or indirect lighting from other sources);

(jj) **"inflatable sign"** means a sign or advertising device designed to be inflated and tethered to the ground, a vehicle, or any other structure and shall include balloons and any other inflatable advertising device;

(kk) **"major arterial"** has the same meaning as defined in *Regina Zoning Bylaw, 2019 (No. 2019-19)*;

(ll) **"major arterial intersection"** means the intersection of two major arterial streets;

(mm) **"marquee"** means any roof-like structure constructed and erected as a part of the building over an entrance thereto, and projecting more than 305mm from the exterior wall of the building;

(nn) **"marquee sign"** means a sign attached to a building's marquee;

(oo) **"MH"** means the Mixed High-Rise zone as defined in *Regina Zoning Bylaw, 2019 (No. 2019-19)*;

(pp) **"ML"** means the Mixed Low-Rise zone as defined in *Regina Zoning Bylaw, 2019 (No. 2019-19)*;

(qq) **"MLM"** means the Mixed Large Market zone as defined in *Regina Zoning Bylaw, 2019 (No. 2019-19)*;

(rr) **"OA"** means the Office Area zone as defined in *Regina Zoning Bylaw, 2019 (No. 2019-19)*;

(ss) **"on-premise sign"** means any sign which directs persons to; or advertises goods, products, services or facilities situated or provided at the same premises where the sign is installed;

(tt) **"parapet"** means that portion of a building wall that rises above the roof level;

(uu) **"permanent sign"** means a sign affixed to a structure or the ground;

(vv) "**person**" means a corporation and the heirs, executors, administrators or other legal representatives of a person;

(ww) **"portable sign"** means a sign used for on-site or off-site advertising that is mounted on a trailer, stand or similar support structure which is designed in such a manner that the sign can be readily relocated to provide advertising at another location and does not include signs painted directly on motor vehicles;

(xx) "**premises**" means a lot or contiguous lots under the same ownership or control;

(yy) **"projecting sign"** means a sign other than a wall sign, which is attached to a building and extends beyond the line of the building or beyond the surface of that portion of the building to which it is attached by more than 300 millimetres;

(zz) "**public property**" means any real property owned or controlled by the City of Regina;

(aaa) "**real estate sign**" means a sign advertising the sale, lease or rental of a premises or building which is located on the premises to which it relates;

(bbb) **"roof sign"** means a sign erected upon and above the roof of a building that does not project beyond any edge of the roof;

(ccc) **"rotating sign"** means a sign or portion of a sign which moves in a revolving or similar manner;

(ddd) **"sandwich board sign"** means a portable A-frame style sign hinged at the apex to be folded into a sandwich position when transported or stored;

(eee) **"secondary sign"** means a freestanding sign or portable sign that is in addition to the principal sign on a lot;

(fff) **"sidewalk"** means the sidewalk where constructed on or adjacent to a part of a street or that portion of a street intended primarily for use by pedestrians or any structure in a park or other public place designed and intended for use by pedestrians;

(ggg) **"sign"** means any writing, number, image, picture, emblem, symbol, trademark, flag, banner, pennant, or any other figure of similar character which:

i. is a structure, or is attached to, displayed on, or in any manner represented on a building or structure;
ii. is used as a visual medium to announce, direct attention to, inform, identify or advertise; and
iii. is intended to be visible from outside a building.

(hhh) **"sign copy"** means the visual content displayed on the sign surface area;

(iii) **"sign owner"** means the person to whom a sign permit is issued by the City or if no permit is issued or required, the owner of the sign or the owner of the premises on which the sign is placed;

(jjj) **"sign surface area"** means the portion of a sign on which the sign copy is located and any framing around the sign copy;

(kkk) **"street"** means a street, alley or other road designed and intended for or used by the public for the passage of vehicles, but does not include any privately or publicly owned area primarily intended to be used for the parking of vehicles and the necessary passageways on that area;

(lll) **"structure"** has the same meaning as it is defined in *Regina Zoning Bylaw, 2019 (No. 2019-19)*;

(mmm) **"traffic control device"** means any sign, signal, parking meter, traffic island, pavement marking, barricade or other device erected, placed or marked on, at or above a public highway pursuant to *The Regina Traffic Bylaw* or any other applicable law for the purpose of regulating, warning or guiding the public;

(nnn) **"traffic signal light"** has the same meaning as defined in *Regina Traffic Bylaw No. 9900*;

(ooo) "**unsafe condition**" means a condition that, in the opinion of a designated officer or development officer, could cause undue hazard to life, limb, or health of any person who is authorized or expected to be on or about the premises;

(ppp) **"utility structure"** means any box or bin used for the storage of litter or garbage or any pole, line or kiosk intended for the transmission of a public utility service, including sewer, water, electrical power, natural gas, telephone or cable television;

(qqq) **"wall sign"** means a sign attached against the surface of, or within a recess in the wall, a column, a fence or a perpendicular portion of a building in a position parallel to the wall, column, fence or perpendicular portion and includes any sign attached to the walls of two or more buildings and spanning the space or spaces between the buildings;

(rrr) **"window sign"** means a sign either painted on or attached to, or installed inside a window for purposes of viewing from outside the premises, including televisions used to project images and not including merchandise displayed inside a window.

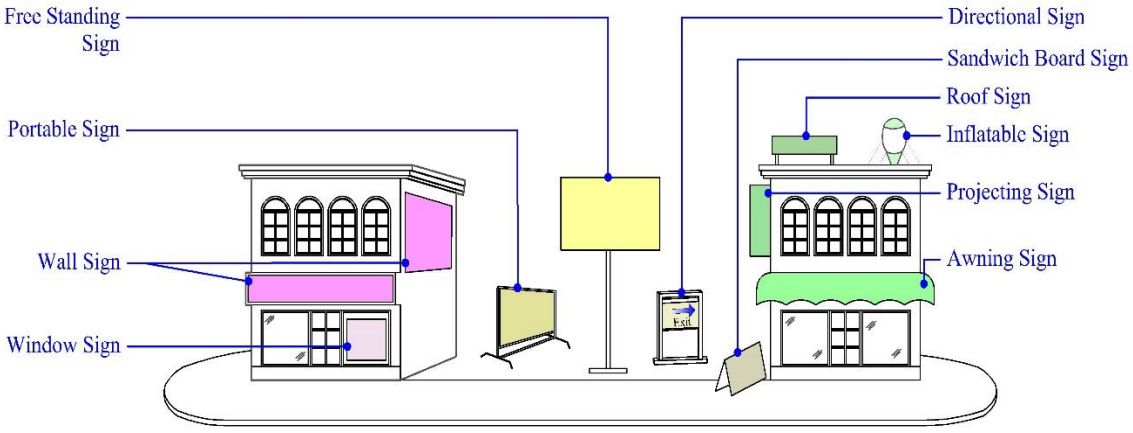

Figure 1: Examples of Sign Types

Application

6 No person shall erect, display, alter or allow or cause the erection, display, or alteration of any sign within the City on publicly or privately owned lands except as permitted under this Bylaw.

7 Without limiting the generality of section 6 no person shall erect, display, alter or allow or cause the erection display or alteration of any sign or part of a sign within the City on or above any public property or utility structure except as authorized by Part V of this Bylaw, or where prior written approval of the City is obtained and an agreement entered into with the City pursuant to any other Bylaw of the City, or approved by City Council or the City Manager or designate in accordance with *The Regina Administration Bylaw* No. 2003-69.

8 Every sign owner shall be responsible for compliance with this Bylaw.

9 No permit or license issued pursuant to this Bylaw, no approval of plans or specifications of work done or to be done in connection with a sign or any inspection of such work shall relieve the sign owner from responsibility for obtaining any other permit, the carrying out of the work, maintaining the sign in accordance with this Bylaw, or any other law, regulation or bylaw or compliance with any other law, regulation or bylaw.

10 Where any sign is affected by more than one requirement of this Bylaw, all requirements apply and where there is any inconsistency, the requirement(s) that are more restrictive shall prevail unless specifically stated otherwise.

Legally Non-conforming Signs

11 Signs which were legally erected, displayed or approved by the City at the time of the coming into force of this Bylaw shall be considered legally non-conforming signs and remain subject to the laws in force at the time of construction, or if altered, the most recent alteration unless:

(a) the sign is structurally altered, re-built, enlarged or re-located, including screen replacement on a digital sign;

(b) the sign is destroyed or damaged by fire with damage exceeding 75 percent of the value of the sign; or

(c) the building containing the use to which it is accessory is demolished or destroyed to an extent exceeding 50 percent of the value of the building.

12 If a sign is required to be removed pursuant to section 10 then it must be removed no later than 30 days following the damage to the sign or building which rendered the sign no longer legally non-conforming.

Part II – Sign Permit

Authority

13 The authority for this Bylaw is section 46, clause 49(k), section 51, clause 52(3)(k) of *The Planning and Development Act, 2007.*

Interpretation

14 A sign permit issued pursuant to this Part shall constitute a development permit, as defined by *The Planning and Development Act, 2007*.

15 Unless a sign permit is expressly not required pursuant to this Bylaw, and notwithstanding any provision of *Regina Zoning Bylaw, 2019 (No. 2019-19)* exempting signs from the application of that bylaw, no person shall erect, display, alter or allow or cause the erection display or alteration of any sign within the City of Regina without first obtaining a sign permit in accordance with this Part.

16 A sign permit is not required for the following signs as defined in this Bylaw, unless the sign has any of the characteristics listed in section 17:

(a) Election signs;
(b) Construction signs;
(c) Real estate signs;
(d) Garage/yard sale signs;
(e) Directional signs;
(f) Address designation signs;
(g) Government signs;
(h) Window signs;
(i) Sandwich board signs;
(j) Historic markers; and
(k) Banner signs.

17 Notwithstanding government signs, the signs noted in section 16 require a sign permit if they have any of the following characteristics:

(a) exceeds 3.0 m in height measured from grade to the top of the sign;

(b) exceeds 3.0 m^2 in area on any one side;

(c) exceeds 115kg in weight;

(d) project above the top of a roof or parapet;

(e) supported by or fastened to a parapet wall;

(f) sandwich board signs greater than 1.52 metres in height or 0.75 metres in width; or

(g) digital or illuminated signs.

18 Any sign type not listed in section 16 requires a sign permit.

Permit Application

19 Every application for a sign permit shall include the following:

(a) a completed permit application in the form as required by the development officer;

(b) a site plan showing the property lines or other boundaries of the lot upon which the sign will be erected, as well as the placement of the sign in relation to any buildings on the lot and/or adjacent lots;

(c) where a sign is required to be structurally designed by an engineer pursuant to the requirements of this Bylaw, the complete drawings and specifications covering the construction of the sign and its supporting framework and other information with respect to the building upon which the sign is proposed to be located, where applicable, so as to determine whether the structure of the building will carry the additional loads and stresses imposed by the sign;

(d) where the proposed sign is to be erected on public property a copy of the Applicant's written agreement with the City as required pursuant to section 7 of this Bylaw;

(e) any other information which the development officer may reasonably request in order to determine if the sign meets the requirements of this Bylaw;

(f) the applicable permit fees as set out in *Development Application Fee Bylaw No. 2008-66*.

20 All drawings submitted for permit shall have the dimensions and scales in metric (SI) units.

21 When an application for a sign permit has not been completed in conformance with the requirements of this Part within 6 months after the initial date of filing, the application may be deemed by the development officer to be abandoned.

22 Where an application has been made for a sign permit the development officer shall issue the sign permit if the application is complete and meets the requirements of this Bylaw.

23 The development officer may refuse to issue a sign permit if the proposed sign contravenes any bylaw of the City or any other applicable law.

Validity

24 The development officer shall have the authority to refuse or revoke a permit if:

(a) the sign or applicant does not comply with any provision of this Bylaw;

(b) it is determined that the applicant provided false, inaccurate or misleading information in order to obtain the permit; or

(c) the permit was issued in error.

25 A sign permit issued pursuant to this Bylaw for a portable sign shall be valid until June 30 of each year.

26 No person shall cause, allow, suffer or permit a sign to remain on property owned or controlled by that person without a valid sign permit.

27 A current registration sticker provided by the development officer must be displayed on all portable signs and must be affixed in the top one-third of the sign on the end or face closest to the street.

28 A permit or registration sticker may be transferred to a subsequent owner of the sign to which the permit relates provided that the City is notified in the form prescribed by the development officer.

Part III Construction Standards

Authority

29 The authority for this Part is clauses 8(1)(b) and (d) and subsection 8(3) of *The Cities Act.*

General

30 All signs shall be designed, constructed and maintained in accordance with the minimum standards as prescribed by this Part, whether or not a sign permit is required.

31 All signs shall be designed and constructed to resist live, dead and climactic loads. All bracing systems shall be designed and constructed to transfer lateral forces to the foundations. For signs on buildings, the load shall be transmitted through the structural frame of the building to the ground in such a manner that it does not to compromise the structural integrity of the building.

32 All signs shall be supported in an adequate manner by supports, braces, and guys of suitable size and strength, and properly fastened.

33 All signs and any of their supporting structures must be fastened with non-corrosive fasteners or otherwise have the fastening devices protected from corrosion.

34 Signs shall be structurally designed by an engineer and constructed in accordance with that design if they have any of the following characteristics:

(a) freestanding signs exceeding 3.0 metres in height, measured from grade to the top of the sign, or with a sign face area on one side greater than 3.0 square metres;

(b) exceeds 115 kg in weight;

(c) projecting signs weighing more than 115 kg or with a sign face area on one side greater than 3.0 square metres;

(d) roof signs with a sign face area on one side greater than 3.0 square metres; and

(e) signs projecting more than 1.52 metres above the top of the roof or parapet wall.

35 Notwithstanding section 34 where a real estate or construction sign will be located on a lot under development or on an active construction site where public access is limited, such signs are not required to be designed by an engineer.

36 There shall be a clearance of at least 1.2 metres between any portion of a sign in front of any required opening in the exterior wall face of a building erected on the same property.

37 All signs shall be kept in proper repair and appearance and in the case of illuminated or digital signs, the lamps and other electrical or electronic components connected thereto shall be maintained in efficient operative condition.

38 No sign structure shall be erected, constructed or maintained in any manner which will obstruct any fire escape or any window or door or opening used as a required means of egress or so as to prevent free passage from a roof to any opening for required light or ventilation.

39 No signs other than drive-thru menu signs shall be permitted to transmit sound(s).

Canopy and Awning Signs

40 A canopy sign or awning sign shall be maintained with a minimum clearance from the ground of 2.6 metres and no portion of the canopy or awning sign may be closer than 600 millimetres to a vertical line from the curb face.

Digital or Illuminated Signs

41 Every digital or illuminated sign shall:

(a) have all electrical components constructed in accordance with the provisions of *The Electrical Regulations* of the Province of Saskatchewan;

(b) be located not less than 1.8 metres horizontally or 3.6 metres vertically from overhead electrical conductors which are energized in excess of 750 volts;

(c) have a clearance of at least 1.0 metre between any power pole or other power utility fixture;

(d) be directed away from any adjacent residential use;

(e) not exceed a brightness level of 0.3 foot candles above ambient light as measured using a foot candle (Lux) meter at a preset distance depending on sign area, using the following formula:

Measurement distance = √(Sign face area x 100) (ex. For a 3.0m^2 sign, the measurement would be taken from 17.3 metres away);

(f) for digital signs, be equipped with an automatic dimmer function;

(g) not include a white background;

(h) on the sign copy area, not contain full-motion video or otherwise give the appearance of animation or movement, including flashing lights or lights programmed to change colours in a pattern or sequence;

(i) not resemble emergency lights in any way;

(j) not resemble, interfere with or obstruct the view to traffic signs, signals and warning devices, including at railway crossings;

(k) for digital billboards, have a static sign copy area for a minimum of six seconds;

(l) for on-premise signs, including window signs visible from a public right-of-way, have a static sign copy area for a minimum of 20 seconds;

(m) have an instantaneous transition time between digital images;

(n) not have sign copy shown in a manner that requires the copy to be viewed or read over a series of sequential messages on a single digital sign, or sequenced on multiple digital displays;

(o) if any component of the sign fails or malfunctions such a way that it impacts the image quality of the display, the sign shall be turned off until the display is operating as intended.

Inflatable Signs

42 Inflatable signs shall not exceed the maximum permitted height limit for a freestanding sign in the same zone in which the inflatable sign will be erected.

43 Inflatable signs shall be securely tethered.

Wall Signs

44 Where the wall on which a wall sign will be erected is constructed of non-combustible materials, the wall sign must also be constructed with non-combustible materials.

Roof Signs

45 Where the roof on which a roof sign will be erected is constructed of non-combustible materials, the roof sign, including uprights, supports, braces and display area must also be constructed with non-combustible materials.

46 No roof sign or any part thereof including any supports and braces shall project beyond the exterior surface of the exterior wall of the building to which it is attached.

47 Every roof sign shall be erected in such a manner that the support structure, guy wires, braces, and all other secondary supports are not visible from grade, so that the roof sign appears to be an architectural component of the building, unless otherwise approved by the Executive Director.

Projecting Signs

48 A projecting sign shall be maintained with a minimum clearance from the ground of 2.6 metres and no portion of the sign may be closer than 600 millimetres to a vertical line from the curb face.

49 Where the wall on which a projecting sign will be erected is constructed of non-combustible materials, the projecting sign must also be constructed with non-combustible materials.

Part IV: Sign Location

Authority

50 The authority for this Part is sections 45, 46, 49, of *The Planning and Development Act , 2007*.

Interpretation

51 All zones described in this Part shall have the meanings attributed to them in *Regina Zoning Bylaw, 2019 (No. 2019-19).*

Setback

52 Unless otherwise permitted in this Bylaw, no part of a sign shall encroach over any property line.

53 Notwithstanding section 52, no portion of a freestanding sign shall be erected within 1.2 metres of any property line or from any building which is on the same property, unless such sign is constructed entirely of non-combustible materials except for the display area and backing.

Prohibited Areas

54 In gateway design areas (see Figure 2) a visibility triangle of 40.0 metres, measured from the outside corner of the landscaped area, shall be maintained clear of commercial signage.

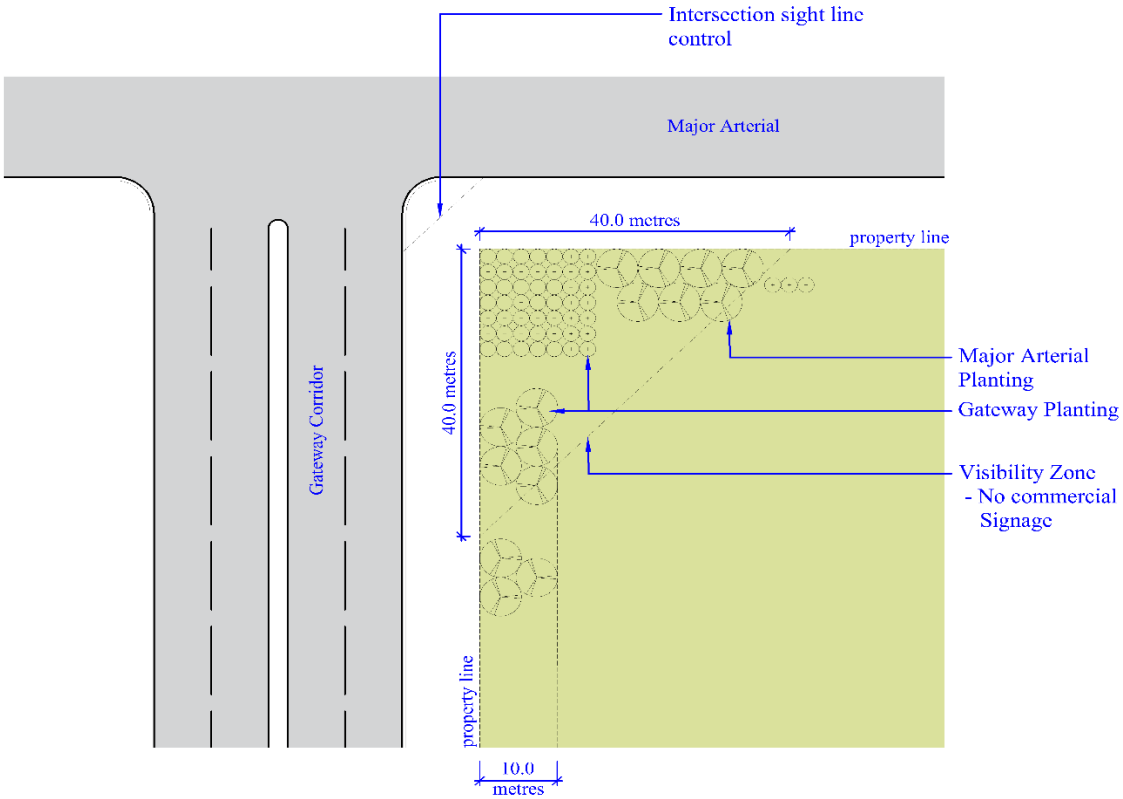

Figure 2: Gateway Design Areas

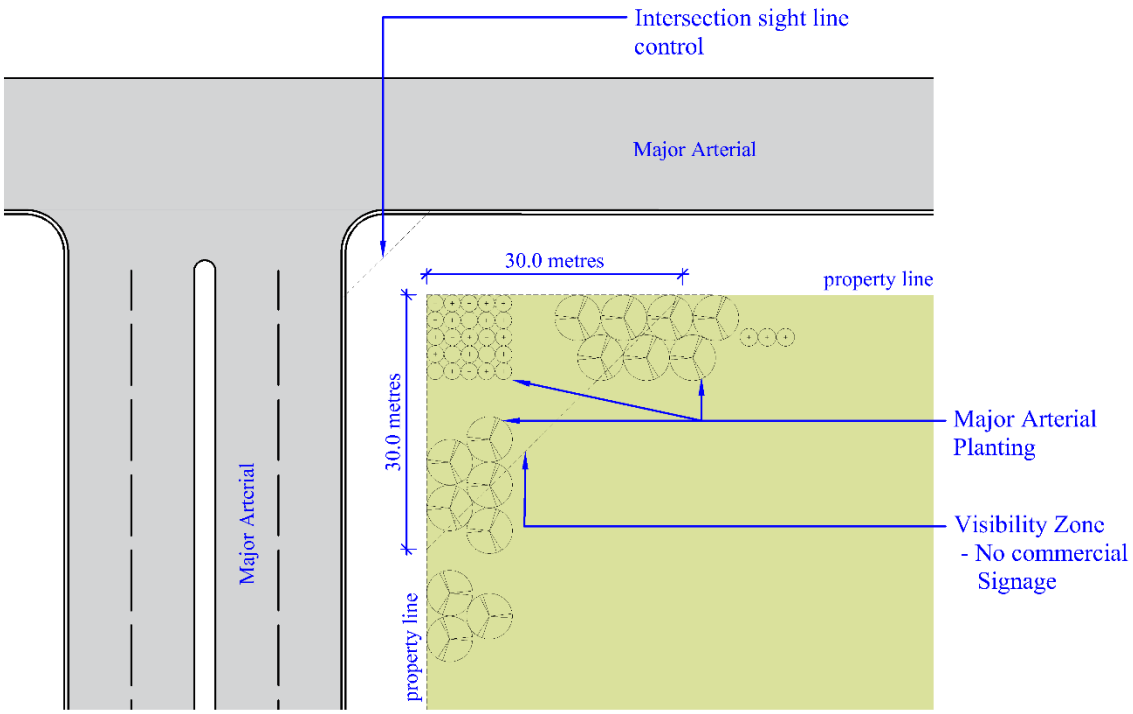

Figure 3: Major Arterial Intersections

55 At major arterial intersections (see Figure 3) a visibility triangle of 30.0 metres, measured from the outside corner of the landscaped area, shall be maintained clear of commercial signage.

56 No digital signs, other than those used for Service Trade, Motor Vehicle – Light and Service Trade Motor Vehicle – Heavy land uses as defined in *Regina Zoning Bylaw, 2019 (No. 2019-19)*; shall be permitted within 100.0 metres of any road with a permitted speed limit of 100 kilometres per hour or greater, measured from the closest point of the sign to the edge of the pavement.

Illuminated and Digital Signs

57 Digital and illuminated signs shall be permitted only in special, commercial, industrial and mixed-use zones, and in direct control districts where permitted by this Bylaw provided that there is at least 15.0 metres between the sign and any residential use.

58 (1) Digital signs, other than those used by Service Trade, Motor Vehicle – Light and Service Trade Motor Vehicle – Heavy as defined in *Regina Zoning*

Bylaw, 2019 (No. 2019-19) are prohibited within a driver's cone of vision or proximity circle as determined in accordance with this section.

(2) A cone of vision takes into account all driving lanes affected by a sign on a given street.

(3) The measurement for the cone of vision shall be a 10 degrees cone starting at 110.0 metres from the traffic signal light, projected in the direction facing the traffic signal light and extending a further 50.0 metres behind the traffic signal light. See Figure 4.

(4) Where a proposed digital sign is outside of the cone of vision but still within proximity to a signalized intersection, a proximity circle will be used to determine whether the sign may impact traffic safety. See Figure 5.

(5) The radius of the proximity circle shall be:

i. 75.0 metres for arterial streets; and
ii. 50.0 metres for collector streets.

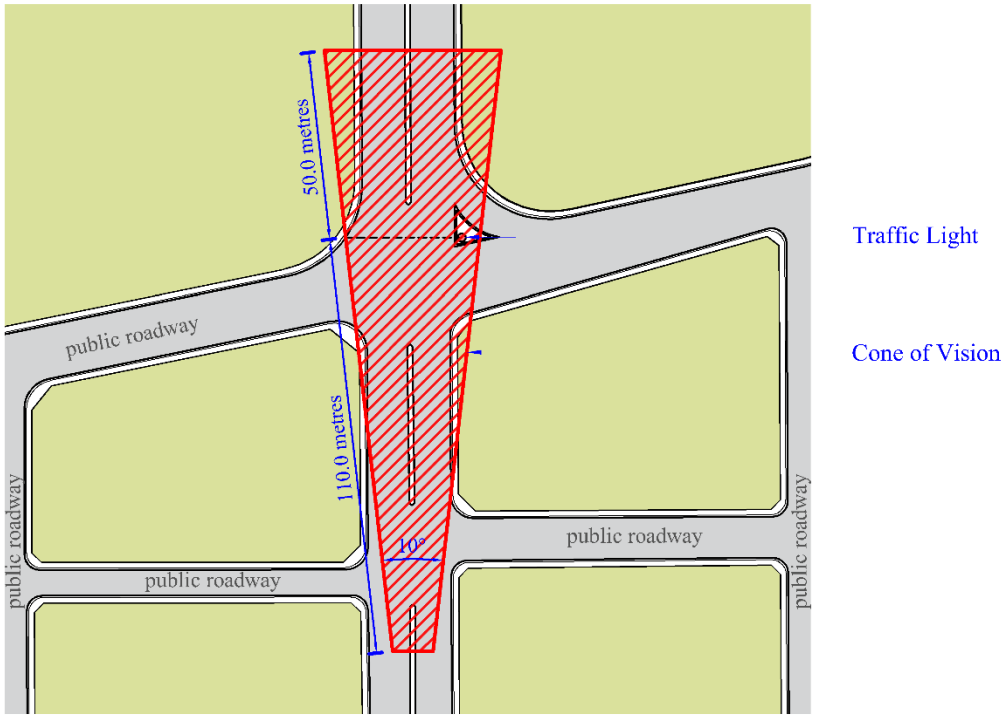

Figure 4: Cone of Vision

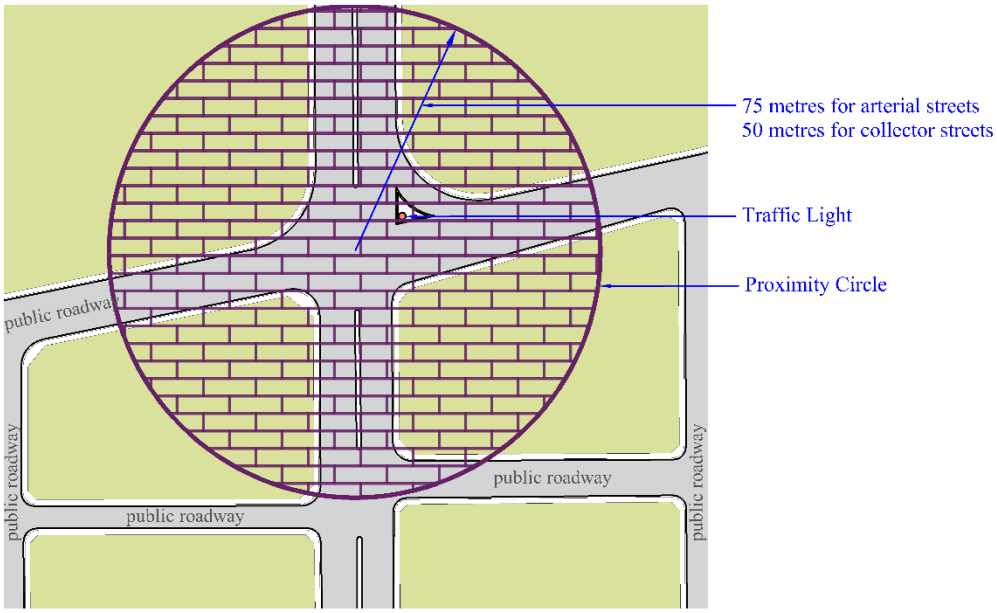

Figure 5: Proximity Circle

Inflatable Signs

59 A maximum of one inflatable sign per lot shall be permitted only in the ML, MH, MLM and industrial zones, provided that it is located at least 15.0 metres from any adjacent residential lots.

Portable Signs

60 Portable signs shall be permitted in the following zones subject to the following conditions:

Table 1.1: Portable Signs		
Land Use Zones	Sign Standards	
	Max. Sign Surface Area	Max. Height
ML, MH, MLM, DCD-D and all Special[1] and Industrial zones	6.0 m^2	3.2 m
Key: [1] = Excludes contract zones except as permitted within a contract zone agreement.		

61 Portable signs shall not be erected or displayed within any vehicle parking space required by *Regina Zoning Bylaw, 2019 (No. 2019-19).*

62 Where there is more than one portable sign on a lot, there must be a minimum 20.0 metres of separation distance between signs.

63 Notwithstanding section 62, where there are two or more portable signs:

(a) on a corner lot; and

(b) positioned at right angles to each other so they face traffic flows on separate streets

they may be placed closer together than 20.0 metres.

64 Portable signs must be located a minimum of 30.0 metres from any freestanding billboard sign.

65 Where a portable sign is multi-faced, each side shall be considered as facing traffic flowing in the opposite direction.

Freestanding Signs

66 Freestanding signs shall be permitted in the following zones subject to the following conditions:

Table 1.2: Freestanding Signs

Land Use Zones	Sign Standards	
	Max. Sign Surface Area (Per Side)	Max. Height
All Residential Zones	1.0 m^2	1.8 m
Special Zones[1]	5.0 m^2	4.0 m
ML	10.0 m^2	8.5 m
MH and DCD-D	10.0 m^2	10.0 m
MLM and all Industrial Zones	24.0 m^2	14.0 m

Key:
[1] = Excludes contract zones except as permitted within a contract zone agreement.

67 Freestanding signs exceeding 3.2 metres in height or 6.0 square metres in sign face area must be located a minimum of 15.0 metres from any residential property line.

68 Where a freestanding sign is multi-faced, each side shall be considered as facing traffic flowing in the opposite direction.

69 When a freestanding sign is located between two buildings, both within 30.0 metres of the sign structure, no part of the structure shall be erected closer to any street line than a line drawn from the corners of the two buildings nearest the street.

70 Excluding DCD-Downtown, where two or more freestanding signs are permitted (excluding secondary signs) the allowable surface area of the signs may be combined into one sign.

Billboard Signs

71 Billboard signs shall be permitted in the following zones subject to the following conditions:

Table 1.3: Billboard Signs		
Land Use Zones	Sign Standards	
	Max. Sign Surface Area	Max. Height
MH and DCD	Maximum height and sign surface area are the same as for the given sign type (i.e. wall, freestanding, roof).	
MLM and all Industrial Zones		

72 Where a portion of a Railway zone abuts any of the zones mentioned in Table 1.3, a billboard may be erected in that portion of the Railway zone. The sign shall be erected along the boundary between the Railway zone and the abutting zone, and shall follow the billboard standards for the abutting zone.

73 Where there are two or more billboard signs:

(a) on the same street; and

(b) facing the same traffic flow,

they shall not be placed closer together than 90.0 metres, measured from the closest point of each sign relative to the other.

74 Notwithstanding section 73, at the intersection of two streets, multi- or single-faced signs at right angles to traffic on one street may be situated closer than 90.0

metres to a similarly-positioned sign across the street at right angles to traffic on the other street.

Rotating Signs

75 Rotating signs are permitted in the following zones subject to the following conditions:

Table 1.4: Rotating Signs		
Land Use Zones	Sign Standards	
	Max. Sign Surface Area (Per Side)	Max. Height
ML and MH	10.0 m^2	10.0 m
DCD-D	10.0 m^2	10.0 m
MLM and all Industrial Zones	24.0 m^2	14.0 m

76 One rotating freestanding sign may be erected in place of an otherwise permitted freestanding sign, but not in addition to any permitted freestanding sign.

Wall Signs

77 Wall signs are permitted in the following zones subject to the following conditions:

Table 1.5: Wall Signs			
Land Use Zones	Sign Standards		
	Max. # per Lot	Max. Sign Surface Area	Max. Height
Residential Zones	1	1.0 m^2	N/A
Special Zones	1	5.0m^2	N/A
All Other Zones	Unrestricted		

Roof Signs

78 Roof signs are permitted in the following zones subject to the following conditions:

Table 1.6: Roof Signs		
Land Use Zones	Sign Standards	
	Max. Sign Surface Area	Max. Height
DCD-D, MLM and all Industrial Zones	24.0 m^2	7.5 metres*
Key: * = 7.5 metres above the highest point of the roof or parapet.		

79 Where the roof sign faces are back-to-back in a common structure, it shall be considered as a single sign.

Projecting Signs

80 Projecting signs are permitted in the following zones subject to the following conditions:

Table 1.7: Projecting Signs		
Land Use Zones	Sign Standards	
	Max. # per Lot Frontage	Min. Clearance Between Ground and Sign
ML, MH, MLM, DCD –D and all Industrial Zones[1]	1	2.6 metres

81 One projecting sign is permitted per street frontage, except where the frontage of the property along any one right-of-way exceeds 90.0 metres, in which case two projecting signs are permitted.

82 Where there is more than one business on a lot, one projecting sign is permitted per business.

83 A projecting sign may:

(a) project no more than 2.6 metres from the face of a building, but not closer to a vertical line from any curb face than 600 millimetres; and

(b) not rise more than two metres above the top of the parapet, or above the highest point of the roof on a sloped roof without a parapet.

Secondary Signs

84 In any zone except Residential and Special zones, where the longest lot line abutting a street exceeds 90 metres, one additional freestanding sign may be erected on the lot for each additional 90 metres, or portion thereof, of that lot line.

85 In any zone except Residential zones, one secondary sign is permitted per lot line abutting a street. Where the lot line abutting a street exceeds 90.0 metres in length, one additional secondary sign is permitted for each additional 90.0 metres, or part thereof, of that lot line.

86 Secondary signs shall not exceed 6.0 square metres in sign face area on any one side, or 3.2 metres in height.

87 Secondary signs meeting the definition of portable signs shall also conform to the regulations for portable signs contained in this Bylaw.

Additional provisions to the Zoning Bylaw

88 Unless provided elsewhere in this Bylaw signs shall be erected in the land use zones provided in *Regina Zoning Bylaw, 2019 (No. 2019-19)* in accordance with the standards specified for each sign type.

89 In the Office Area zone, the regulations applicable to signs in the Mixed Large Market zone shall apply, with the following exception: billboard, portable, rooftop, inflatable and rotating signs shall be prohibited in this zone.

90 In DCD-SD the regulations applicable to signs in industrial zones shall apply.

91 (1) In DCD-QP, signs in the Mixed Use Policy Area shall follow the regulations applicable to signs in the Mixed Low Rise zone, in addition to the following standards:

(a) a wall sign or canopy may be applied to each façade within the sign band (see Figure 1.6) at the first story, and shall not exceed 0.9 metres in height along any length;

(b) projecting signs are to be not more than 0.4 square metres in area;

(c) signs may only be illuminated externally, except within shopfront glazing or a canopy; and

(d) a maximum of one wall sign or canopy sign is permitted per store front.

(2) In all other policy areas, the regulations applicable to signs in residential zones shall apply.

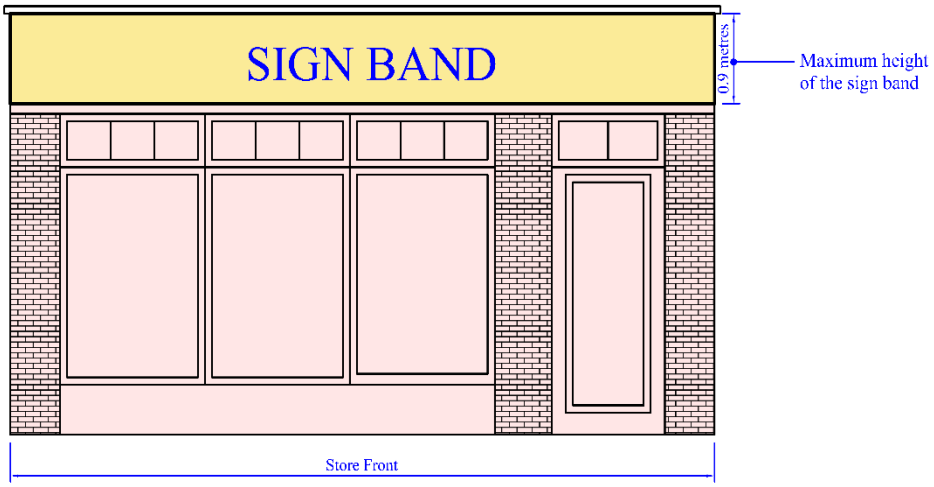

Figure 1.6: Sign Band

92 In DCD-D, in addition to all generally applicable regulations herein, the following regulations shall apply:

(a) signs should be integrated into the design of building facades by placing them within architectural bays or Datum Lines including coordinated proportions, materials and colours. See Figure 1.7.

(b) signs and awnings should not obscure windows, cornices or other architectural elements;

(c) sign scale should reinforce the Downtown's pedestrian environment, through means such as street level locations for viewing from sidewalks;

(d) signs on heritage buildings must be consistent with traditional sign placement such as on a sign band, through window lettering, or within architectural orders and in accordance with Heritage Conservation District requirements, where applicable.

(e) street addresses should be clearly visible from sidewalks.

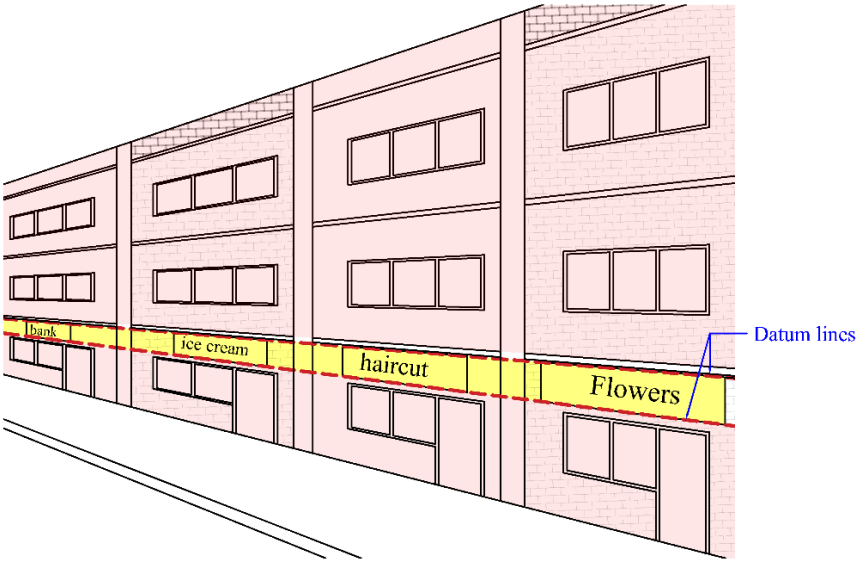

Figure 1.7: Datum Lines

93 In DCD-CS:

(a) signs in the following land use areas are subject to the regulations for signs in Residential Zones:
- i) Low-Rise and House-Form Mix;
- ii) Mid-Rise and House-Form Mix; and
- iii) High-Rise Mix.

(b) signs in the following land use areas are subject to the regulations for signs in the Mixed-Mid Rise zone:
- i) Transitional Area Mixed; and
- ii) Transitional Area Arterial.

94 In DCD-WH, the regulations applicable to signs in Industrial zones shall apply.

95 In DCD-CBM, the regulations applicable to signs in the ML – Mixed Low Rise zone shall apply.

96 On lots 41, 42, 43, 44 and 45, Block 37, Plan AV2705 on 13th Avenue the following regulations shall apply:

(a) a maximum of one wall sign not to exceed 1.0 square metres is permitted;

(b) a canopy or awning sign is permitted provided that the minimum clearance from the ground shall be 2.59 metres;

(c) ground signs shall be permitted to a maximum height of 1.8 metres;

(d) digital signs are not permitted;

(e) projecting, temporary, ground, rotating, billboard and roof signs are all prohibited.

97 On Lots 55, 56, 57 and 58, Block 378, Plan No. 99RA5074 on 13th Avenue, in addition to all generally applicable regulations herein, the following regulations shall apply:

(a) a maximum of one wall sign not to exceed 1.0 square metre in size is permitted;

(b) canopy or awning signs are permitted provided that the minimum clearance from the ground shall be 2.60 metres;

(c) ground signs shall be permitted to a maximum height of 1.80 metres;

(d) digital signs are not permitted;

(e) projecting, temporary, portable, rotating, billboard and roof signs are not permitted.

98 In Planned Unit Development zones, the regulations applicable to signs in residential zones shall apply.

Part V – Signs on Public Property

Authority

99 The authority for this Part is section 8 of *The Cities Act.*

Government Signs

100 Government signs may be erected on public property by or on behalf of the City or as required by any applicable law.

Public Notice Boards

101 (1) The City will provide public notice boards for the posting of notices, and shall locate public notice boards in visible locations as determined by the City Manager.

(a) a notice may be placed on a public notice board without requiring further permission from the City.

(2) Any designated officer may remove any notice from a public notice board:

(a) when the advertised event is past;

(b) when there is no space left on the public notice board for new notices, in which case the designated officer shall attempt to replace as many current notices as possible;

(c) when the notice is the subject of a criminal investigation by police or the Attorney General concerning false news, fraud, hate literature or obscenity, in which case the notices shall be turned over to the investigator, or is the subject of a civil action concerning libel; or

(d) where the notice is strictly a commercial advertisement and not related to a cultural event.

(3) No person shall pull down, damage or deface:

(a) a public notice board;

(b) notices lawfully affixed to a public notice board, except pursuant to this Bylaw.

Sandwich Board Signs

102 A business shall be permitted to erect a sandwich board sign without further permission from the City provided the requirements of sections 103 and 104 are met.

103 No business shall be permitted to erect more than one sandwich board sign.

104 All sandwich board signs shall:

(a) be placed directly in front of a business, and may only advertise products or services available for sale at that location, events at that location, or the business itself;

(b) only be placed on public property while the business is open to the public;

(c) be placed, where possible, on the private property where there is private property between the face of the business and the sidewalk;

(d) be portable and not affixed to the sidewalk in any manner;

(e) allow a minimum of 2.0 metres between the edge of the business face and either the curb face or any obstructions along the sidewalk – such as trees, tree pits (where a metal tree grate is not present), meters, light poles or other furnishings;

(f) be placed in line with other street infrastructure or obstructions to provide the most consistent 2.0 metre walkway;

(g) not be placed within 2.0 metres of a pedestrian ramp, an intersection, a driveway, or an alley crossing;

(h) not impede access to any entrance or emergency exit;

(i) not require electrical energy in any form and shall not display lights, be backlit, or contain moving parts;

(j) shall comply with *The Advertising Standards of Canada Act;*

(k) be removed during inclement weather or periods of high winds;

(l) be maintained and inspected on a regular basis to ensure it is clean, free of graffiti and defects, and remains stable and in a safe condition.

105 Notwithstanding section 104 or any other section of this Bylaw the designated officer may require removal of any sign located on City land for any purpose and without compensation to the sign owner.

Part VI – Administration and Enforcement

Authorization

106 The Executive Director is appointed as and authorized to carry out the duties of:

(a) the development officer pursuant to *The Planning and Development Act, 2007* for the purpose of administering and enforcing Parts II and IV of this Bylaw and sections 242, of The Planning and Development Act, 2007; and

(b) the designated officer pursuant to *The Cities Act* for the purposes of enforcing Parts III and V of this Bylaw and sections 324, 325, 326 and 328 of *The Cities Act*.

107 The Executive Director may, by written authorization, delegate the authority granted by this Bylaw or any portion thereof to any other person.

Enforcement

108 Any person who violates Parts II or IV of this Bylaw is guilty of an offence and is liable on summary conviction to the penalties specified in Section 243 of *The Planning and Development Act, 2007*.

Enforcement

109 Any person who violates Part III or V of this Bylaw is guilty of an offence and is liable on summary conviction to a fine in an amount not exceeding:

(a) two thousand dollars ($2,000) in the case of an individual;

(b) five thousand dollars ($5,000) in the case of a corporation;

or in default of payment by an individual, by imprisonment for a term of not more than thirty (30) days.

Part IV - Transitional

Repeal

110 The following sections, definitions, schedules and parts of schedules of Bylaw 2003-7, *A Bylaw of the City of Regina Pursuant To The Provisions of The Uniform Building and Accessibility Standards Act and The Cities Act*, are repealed effective upon coming into force of this bylaw or the date it receives Ministerial approval pursuant to section 23.1 of *The Uniform Building and Accessibility Standards Act*, whichever is later:

(a) in the heading of section 3, the word "signs,"

(b) in section 3.1.1.1 the words "signs and";

(c) in section 3.1.1.2 the definitions "awning collapsible", "awning fixed", "canopy", "Construction", "marquee", "Sign", "Sign, electric", "sign, ground", "sign, illuminated", "sign, projecting", "sign, roof", "sign, temporary", "sign, wall";

(d) subsection 3.2 including 3.2.1, 3.2.1.1, 3.2.1.2, 3.2.2, 3.2.2.1, 3.2.3, 3.2.3.1, 3.2.4, 3.2.4.1, 3.2.5, 3.2.5.1, 3.2.6, 3.2.6.1, 3.2.7, 3.2.7.1, 3.2.8, 3.2.8.1, 3.2.8.2,

3.2.8.3, 3.2.8.4, 3.2.8.5, 3.2.8.6, 3.2.9, 3.2.9.1, 3.2.9.2, 3.2.9.3, 3.2.9.4, 3.2.9.5, 3.2.9.6, 3.2.9.7, 3.2.9.8;

(e) clause 3.3.7.13; and

(f) subsection 4.6 including 4.6.1, 4.6.2, 4.6.3, 4.6.4.

111 The following are sections, definitions, schedules and parts of schedules of Bylaw 9881, *The Clean Property Bylaw*, are repealed upon coming into force of this bylaw:

(a) section 1, the definitions "utility structure" and "sign";

(b) sections 11, 12, 14, and 15;

(c) schedules H and I; and

(d) the lines pertaining to sections 11 and 12 in Schedule J.

Effective Date

112 This Bylaw comes into force upon coming into force of *Regina Zoning Bylaw, 2019 (No. 2019-19).*

READ A FIRST TIME THIS _____ DAY OF _____ 2019.

READ A SECOND TIME THIS ____ DAY OF _____ 2019.

READ A THIRD TIME AND PASSED THIS ____ DAY OF _____ 2019.

Mayor	City Clerk (SEAL)
	CERTIFIED A TRUE COPY
	City Clerk

ABSTRACT

BYLAW NO. 2019-20

THE SIGN BYLAW

PURPOSE:	To establish a system of development permits related to signs, to regulate the construction and location of signs and to regulate the placement of certain types of signs on public property.
ABSTRACT:	This establishes the requirement for a sign permit, sets out construction standards, prescribes location requirements and permits certain types of signs to be placed on public property.
STATUTORY AUTHORITY:	Section 8 of *The Cities Act* and section 46, clause 49(k), section 51, clause 52(3)(k) of *The Planning and Development Act.*
MINISTER'S APPROVAL:	Required pursuant to *The Planning and Development Act, 2007*
PUBLIC HEARING:	Required
PUBLIC NOTICE:	Required
REFERENCE:	Reports CM19-3 and CM19-7 from the Special Council Meetings on May 15, 2019, June 17, 2019 (Public Hearing) and June 18, 2019.
AMENDS/REPEALS:	Repeals portions of Bylaws 9881 and 2003-7
CLASSIFICATION:	Regulatory

INITIATING DIVISION: City Planning and Community Development
INITIATING DEPARTMENT: Planning and Development Services