

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)
			1.2 Powers and Duties of the Development Officer	1.2 Powers and Duties of the Development Officer	
		Part 1D - Administration – Officers And Boards	(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 <i>The Planning and Development Act, 2007</i> , including those respecting the following:	(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 <i>The Planning and Development Act, 2007</i> , including those respecting the following:	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.
		1D.1 Development Officer			
1	1.2	Section 1.2 Powers And Duties of the Development Officer Subsection (2) be amended by deleting clause (a) and renumbering the subsequent clauses accordingly.	(a) discretionary use applications; (b) approval of plans and drawings in a Direct Control District; and (c) Architectural Control District development permits.	(a) approval of plans and drawings in a Direct Control District; and (b) Architectural Control District development permits.	

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2	1.6	<p>Part 1E - Administration – Requirements And Procedures</p> <p>1E.1 Development Permit</p> <p>Section 1.3 – Performance Security be removed and update the numbering of the following sections accordingly.</p>	<p>1.3 PERFORMANCE SECURITY</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(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</p>		<p>This is being removed to give Administration and the development industry time to develop a framework for the application of performance securities.</p>

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			<p>to or retained by the City for its own use absolutely.</p> <p>(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.</p>		
3	1.10	<p>Part 1E – Administration – Requirements and Procedures</p> <p>1E.1 Development Permits</p> <p>Subsection 1.7 Specific Development Permit Requirements For The Brownfield Sites</p> <p>Be amended by deleting the word “The” from the subsection title and by replacing the word “Ministers” with “Ministry” in clause (1).</p>	<p>1.7 Specific Development Permit Requirements for the Brownfield Sites</p> <p>(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</p>	<p>1.7 Specific Development Permit Requirements for Brownfield Sites</p> <p>(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</p>	<p>This is to correct an error in the wording.</p>

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	1.14	Part 1E - Administration – Requirements And Procedures	(1) Any land use, land use intensity, development, structure or activity is considered.....	(1) Any land use, land use intensity, development, structure or activity is considered.....	This is to correct the subsection numbering.
4		1E.3 Discretionary Use Section 3.1 – Application be updated to correct numbering	(1) The City is authorized to specify a time limit on a discretionary use.	(2) The City is authorized to specify a time limit on a discretionary use.	
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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8	1.19	<p>Part 1E - Administration – Requirements And Procedures</p> <p>1E.3 Discretionary Use Be amended by adding section 3.10 Review and Action By City Council</p>		<p>3.10 REVIEW AND ACTION BY CITY COUNCIL</p> <p>City Council shall review the recommendation of the Regina Planning Commission and may:</p> <p>(a) request further information from the Planning Commission, the Development Officer, or the applicant;</p> <p>(b) approve the proposal as originally proposed;</p> <p>(c) approve the proposal with modifications as recommended by the Planning Commission or the Development Officer; or</p> <p>(d) deny the proposal.</p>	<p>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.</p>
9	2.2	<p>Part 2B – Definition</p> <p>The definition for “abut” be updated to correct the numbering.</p>	<p>Part 2B – Definition</p> <p>“abut,” means either:</p> <p>(a) touching or sharing a common point, line or boundary; or</p> <p>(b) separated from any common point, line, or boundary measured from the two closest points on the property by only:</p> <p>(i) an existing or planned lane;</p> <p>(ii) an existing or planned easement less than 9 metres in width;</p> <p>(iii) an undeveloped lot or portion of a lot less than 9 metres in width;</p> <p>(iii) an existing or planned road right-of-way less than 9 metres in width.</p>	<p>Part 2B - Definition</p> <p>“abut,” means either:</p> <p>(a) touching or sharing a common point, line or boundary; or</p> <p>(b) separated from any common point, line, or boundary measured from the two closest points on the property by only:</p> <p>(i) an existing or planned lane;</p> <p>(ii) an existing or planned easement less than 9 metres in width;</p> <p>(iii) an undeveloped lot or portion of a lot less than 9 metres in width;</p> <p>(iv) an existing or planned road right-of-way less than 9 metres in width.</p>	<p>This is to correct the subclause numbering.</p>

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
10	2.5	<p>Part 2B – Interpretation</p> <p>be amend by replacing the words “activities includes” with the words “activities. This is restricted to” in the “Assembly, Community” definition.</p>	<p>“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.</p>	<p>“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.</p>	<p>This change is necessary to clearly differentiate the “Assembly, Community” land use from other land uses within the Assembly land use class.</p>
11	2.7	<p>Part 2B – Interpretation</p> <p>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.</p>			<p>This change is necessary to correct a formatting inconsistency.</p>
12	2.8	<p>Part 2B – Interpretation</p> <p>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”</p>	<p>“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.</p>	<p>“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.</p>	<p>Removes construction standards from the definition as these are regulated under the Building Bylaw.</p>

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13	2.17	<p>Part 2B – Interpretation</p> <p>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</p>	<p>“height” means the vertical distance measured from grade level to the higher of:</p> <p>(a) the highest point to the top of the flat roof structure; or</p> <p>(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</p> <p>(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.</p>	<p>“height” means the vertical distance measured from grade level to the higher of:</p> <p>(a) the highest point to the top of the flat roof structure; or</p> <p>(b) the mean level between the top of the highest exterior wall plate and the ridge of a pitched roof (see figure 2B.F10).</p>	This change is necessary to correct an error.
14	2.33	<p>Part 2B – Interpretation</p> <p>Be amended by deleting existing definition and replacing it with the words “means a dwelling unit where short-term accommodation is provided.”</p>	<p>“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.</p>	<p>“Service Trade, Homestay” means a dwelling unit where short-term accommodation is provided.</p>	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	<p>Part 2B – Interpretation</p> <p>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.”</p>	N/A	<p>“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.</p>	Included to provide a definition of this term which is used in the definition of “Service Trade, Homestay”.
16	3.15	<p>Part 3A – RN – Residential Neighbourhood zone</p>	<p>Section 6.1 – No Obstruction</p> <p>Parking stalls required by this Bylaw shall not be obstructed in any way by garbage</p>	<p>Section 6.1 – No Obstruction</p> <p>For a building containing non-dwelling land uses, parking stalls required by this Bylaw</p>	This change is necessary to clarify that requirements of section

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		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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		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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		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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25	3.59	<p>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”.</p>	<table border="1"> <tr> <th colspan="3">Minimum Lot Area</th> </tr> <tr> <td>T3.2</td> <td>(2) Lots without rear lane access</td> <td>233 square metres</td> </tr> </table>	Minimum Lot Area			T3.2	(2) Lots without rear lane access	233 square metres	<table border="1"> <tr> <th colspan="3">Minimum Lot Area</th> </tr> <tr> <td>T3.2</td> <td>(2) Lots without rear lane access</td> <td>200 square metres</td> </tr> </table>	Minimum Lot Area			T3.2	(2) Lots without rear lane access	200 square metres	<p>This change is a result of the reduction in minimum lot frontage in amendment number 26.</p>
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															
26	3.59	<p>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”..</p>	<table border="1"> <tr> <th colspan="3">Minimum Lot Frontage</th> </tr> <tr> <td>T3.2</td> <td>(2) Lots without rear lane access</td> <td>End Unit: 8.5 metres Interior Unit: 8.5 metres</td> </tr> </table>	Minimum Lot Frontage			T3.2	(2) Lots without rear lane access	End Unit: 8.5 metres Interior Unit: 8.5 metres	<table border="1"> <tr> <th colspan="3">Minimum Lot Frontage</th> </tr> <tr> <td>T3.2</td> <td>(2) Lots without rear lane access</td> <td>End Unit: 7.3 metres Interior Unit: 6.1 metres</td> </tr> </table>	Minimum Lot Frontage			T3.2	(2) Lots without rear lane access	End Unit: 7.3 metres Interior Unit: 6.1 metres	<p>This change is to allow for the continued sale of existing product that is being provided by some developers.</p>
Minimum Lot Frontage																	
T3.2	(2) Lots without rear lane access	End Unit: 8.5 metres Interior Unit: 8.5 metres															
Minimum Lot Frontage																	
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27	3.67	<p>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...”</p>	<p>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.”</p>	<p>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.”</p>	<p>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.</p>
28	3.70	<p>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.</p>	<p>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.</p>	<p>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.</p>	<p>This change is necessary to make the regulation consistent with the change in amendment number 26.</p>
29	3.71	<p>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</p>	<p>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.</p>	<p>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.</p>	<p>This change is necessary to clarify that requirements only applies to apartment styled buildings.</p>

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		more units” after the words “Building, Stacked”			
30	3.73	<p>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:</p> <ul style="list-style-type: none"> (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).” 	<p>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).</p>	<p>Section 6.6 – Bicycle Parking Requirements (1) “Where a development consists of one or more Building, Stacked containing five or more Dwelling Units:</p> <ul style="list-style-type: none"> (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). 	<p>This change is necessary to clarify that requirements of section 6.6 apply to Stacked Buildings containing 20 or more units per lot.</p>

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31	3.85	<p>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</p>	(2) Where the lot frontage is more than 10 metres				(2) Where the lot frontage is more than 10 metres				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.
			(b) interior side yard				(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	(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	(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 15.0 metres but up to 20 metres in height	N/A	5.0 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				

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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)																												
32	3.86	<p>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 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</p>	<p>(2) Where the lot frontage is more than 10 metres</p> <table border="1"> <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 15.0 metres but up to 20 metres in height</td> <td>N/A</td> <td>5.0 metres</td> <td>N/A</td> </tr> </table>	(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	<p>(2) Where the lot frontage is more than 10 metres</p> <table border="1"> <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 17.5 metres in height</td> <td>N/A</td> <td>4.4 metres</td> <td>N/A</td> </tr> <tr> <td>(d) 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>	(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	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.
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(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																														
33	3.93	<p>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</p>	<p>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.”</p>	<p>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.”</p>	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.																												

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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)
34	3.99	<p>the words “Parking stalls required...”</p> <p>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).</p>	<p>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).</p>	<p>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).</p>	<p>This change is necessary to clarify that requirements of section 6.6 apply to Stacked Buildings containing 20 or more units per lot.</p>

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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)
35	3.117	<p>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...”</p>	<p>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.”</p>	<p>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.”</p>	<p>This change is necessary to clarify that requirements of section 6.1 do not apply to Building, Manufactured Home containing dwelling uses only.</p>
36	3.123	<p>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.</p>	<p>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).</p>		<p>This change is necessary to clarify that requirements of section 6.6 do not apply to planned group of dwellings.</p>
37	3.123	<p>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,”</p>	<p>(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).</p>	<p>(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).</p>	<p>This change is necessary to clarify that requirements of section 6.6 do not apply to planned group of dwellings.</p>

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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)
38	4.69	<p>Part 4C – MLM – Mixed Large Market Zone</p> <p>4C.6 Parking and Loading</p> <p>Subsection 6.3 Motor Vehicle Regulations</p> <p>Clause (3) be amended by replacing the words “lot frontage” with the words “property line”.</p>	<p>6.3 Motor Vehicle Regulations</p> <p>(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.</p>	<p>6.3 Motor Vehicle Regulations</p> <p>(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.</p>	<p>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.</p>
39	4.75	<p>Part 4C – MLM – Mixed Large Market Zone</p> <p>4C.7 Landscaping and Aesthetic Screening</p> <p>Subsection 7.5 Aesthetic Screening of Incompatible Uses</p> <p>Clause (2) be amended by replacing the word “and” with the word “or” after the word “metre”</p>	<p>7.5 Aesthetic Screening of Incompatible Uses</p> <p>(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:</p>	<p>7.5 Aesthetic Screening of Incompatible Uses</p> <p>(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:</p>	<p>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.</p>

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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)												
40	5.5	<p>Part 5A – IP - Industrial Prestige Zone</p> <p>5A.3 Building and Land Use Requirements</p> <p>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</p>		<table border="1" data-bbox="1234 418 1696 581"> <thead> <tr> <th colspan="4" data-bbox="1234 418 1696 467">TABLE 5A.T2: INDUSTRIAL PRESTIGE ZONE LAND USES</th> </tr> <tr> <th data-bbox="1234 467 1297 500">Sec.</th> <th data-bbox="1297 467 1430 500">Land Use</th> <th data-bbox="1430 467 1562 500">Permitted</th> <th data-bbox="1562 467 1696 500">Discretionary</th> </tr> </thead> <tbody> <tr> <td data-bbox="1234 500 1297 581">T2.8</td> <td data-bbox="1297 500 1430 581">• Assembly, Recreation</td> <td data-bbox="1430 500 1562 581">---</td> <td data-bbox="1562 500 1696 581">Discretionary</td> </tr> </tbody> </table>	TABLE 5A.T2: INDUSTRIAL PRESTIGE ZONE LAND USES				Sec.	Land Use	Permitted	Discretionary	T2.8	• Assembly, Recreation	---	Discretionary	<p>This change is necessary to make recreational facilities discretionary in the IP –Industrial Prestige zone.</p>
TABLE 5A.T2: INDUSTRIAL PRESTIGE ZONE LAND USES																	
Sec.	Land Use	Permitted	Discretionary														
T2.8	• Assembly, Recreation	---	Discretionary														
41	5.16	<p>Part 5A – IP – Industrial Prestige Zone</p> <p>5A.7 Landscaping and Aesthetic Screening</p> <p>Subsection 7.5 Aesthetic Screening of Incompatible Uses</p> <p>Clause (2) be amended by replacing the word “and” with the word “or” after the word “metre”</p>	<p>7.5 Aesthetic Screening of Incompatible Uses</p> <p>(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:</p>	<p>7.5 Aesthetic Screening of Incompatible Uses</p> <p>(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:</p>	<p>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.</p>												

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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)																																			
42	5.25	<p>Part 5B – IL - Industrial Light Zone</p> <p>5B.3 Building and Land Use Requirements</p> <p>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</p>	<table border="1"> <thead> <tr> <th colspan="2">TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES</th> </tr> <tr> <th>Sec.</th> <th>Land Use</th> </tr> </thead> <tbody> <tr> <td rowspan="13">T2.8</td> <td>• Assembly, Adult</td> </tr> <tr> <td>• Drive-Through,</td> </tr> <tr> <td>• Accessory</td> </tr> <tr> <td>• Industry, Salvaging – Heavy</td> </tr> <tr> <td>• Retail Trade, Adult</td> </tr> <tr> <td>• Retail Trade, Outdoor Lot</td> </tr> <tr> <td>• Service Trade, Adult</td> </tr> <tr> <td>• Storage, Hazardous</td> </tr> <tr> <td>• Material</td> </tr> <tr> <td>• Transportation, Parking Lot</td> </tr> <tr> <td>• Wholesale Trade,</td> </tr> <tr> <td>• Outdoor</td> </tr> </tbody> </table>	TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES		Sec.	Land Use	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	<table border="1"> <thead> <tr> <th colspan="2">TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES</th> </tr> <tr> <th>Sec.</th> <th>Land Use</th> </tr> </thead> <tbody> <tr> <td rowspan="13">T2.8</td> <td>• Assembly, Adult</td> </tr> <tr> <td>• Assembly, Recreation</td> </tr> <tr> <td>• Drive-Through,</td> </tr> <tr> <td>• Accessory</td> </tr> <tr> <td>• Industry, Salvaging – Heavy</td> </tr> <tr> <td>• Retail Trade, Adult</td> </tr> <tr> <td>• Retail Trade, Outdoor Lot</td> </tr> <tr> <td>• Service Trade, Adult</td> </tr> <tr> <td>• Storage, Hazardous</td> </tr> <tr> <td>• Material</td> </tr> <tr> <td>• Transportation, Parking Lot</td> </tr> <tr> <td>• Wholesale Trade,</td> </tr> <tr> <td>• Outdoor</td> </tr> </tbody> </table>	TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES		Sec.	Land Use	T2.8	• 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	<p>This change is necessary to make recreational facilities discretionary in the IL –Industrial Light zone.</p>
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43	5.29	<p>Part 5B – IL – Industrial Light Zone</p> <p>5B.4 Development Standards in the Industrial Light Zone</p> <p>Table 5B.T3.3</p> <p>Maximum Front Yard Setback</p> <p>Replace the word “Maximum” with the word “Minimum”.</p>	<p>Maximum Front Yard Setback</p>	<p>Minimum Front Yard Setback</p>	<p>This is to correct an error.</p>																																			

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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)												
44	5.34	<p>Part 5B – IL – Industrial Light Zone</p> <p>5B.6 Parking and Loading</p> <p>Subsection 6.3 Motor Vehicle Regulations</p> <p>Be amended by deleting clause (2)(b).</p>	<p>6.3 Motor Vehicle Regulations</p> <p>(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:</p> <p>(a) any area provided to meet the total site landscaping area; or</p> <p>(b) the front yard.</p>	<p>6.3 Motor Vehicle Regulations</p> <p>(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:</p> <p>(a) any area provided to meet the total site landscaping area;</p>	<p>This is to allow for parking in the front yard, which was allowed under the Regina Zoning Bylaw No. 9250.</p>												
45	5.39	<p>Part 5B – IL – Industrial Light Zone</p> <p>5B.7 Landscaping and Aesthetic Screening</p> <p>Subsection 7.5 Aesthetic Screening of Incompatible Uses</p> <p>Clause (2) be amended by replacing the word “and” with the word “or” after the word “metre”</p>	<p>7.5 Aesthetic Screening of Incompatible Uses</p> <p>(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:</p>	<p>7.5 Aesthetic Screening of Incompatible Uses</p> <p>(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:</p>	<p>This allows for some measure of flexibility in the application of the regulation as there are instances where screening is not necessary or may not be practical.</p>												
46	5.45	<p>Part 5C – IH - Industrial Heavy Zone</p> <p>5C.3 Building and Land Use Requirements</p> <p>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</p>	<table border="1"> <thead> <tr> <th colspan="2">TABLE 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES</th> </tr> <tr> <th>Sec.</th> <th>Land Use</th> </tr> </thead> <tbody> <tr> <td>T2.7</td> <td> <ul style="list-style-type: none"> • Assembly, Range • Drive-Through, Accessory • Institution, Day Care • Retail Trade, Outdoor Lot • Wholesale Trade, Outdoor </td> </tr> </tbody> </table>	TABLE 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES		Sec.	Land Use	T2.7	<ul style="list-style-type: none"> • Assembly, Range • Drive-Through, Accessory • Institution, Day Care • Retail Trade, Outdoor Lot • Wholesale Trade, Outdoor 	<table border="1"> <thead> <tr> <th colspan="2">TABLE 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES</th> </tr> <tr> <th>Sec.</th> <th>Land Use</th> </tr> </thead> <tbody> <tr> <td>T2.7</td> <td> <ul style="list-style-type: none"> • Assembly, Range • Assembly, Recreation • Drive-Through, Accessory • Institution, Day Care • Retail Trade, Outdoor Lot • Wholesale Trade, Outdoor </td> </tr> </tbody> </table>	TABLE 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES		Sec.	Land Use	T2.7	<ul style="list-style-type: none"> • Assembly, Range • Assembly, Recreation • Drive-Through, Accessory • Institution, Day Care • Retail Trade, Outdoor Lot • Wholesale Trade, Outdoor 	<p>This change is necessary to make recreational facilities discretionary in the IH –Industrial Heavy zone.</p>
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Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
47	5.46	<p>Part 5C – IH – Industrial Heavy Zone</p> <p>5C.4 Development Standards in the Industrial Heavy Zone</p> <p>Table 5C.T3.3</p> <p>Maximum Front Yard Setback</p> <p>Replace the word “Maximum” with the word “Minimum”.</p>	<p>Maximum Front Yard Setback</p>	<p>Minimum Front Yard Setback</p>	<p>This is to correct an error.</p>
48	5.51	<p>Part 5C – IH – Industrial Heavy Zone</p> <p>5B.6 Parking and Loading</p> <p>Subsection 6.3 Motor Vehicle Regulations</p> <p>Be amended by deleting clause (2)(b).</p>	<p>6.3 Motor Vehicle Regulations</p> <p>(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:</p> <p>(a) any area provided to meet the total site landscaping area; or</p> <p>(b) the front yard.</p>	<p>6.3 Motor Vehicle Regulations</p> <p>(2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:</p> <p>(a) any area provided to meet the total site landscaping area;</p>	<p>This is to allow for parking in the front yard, which was allowed under the Regina Zoning Bylaw No. 9250.</p>
49	5.56	<p>Part 5C – IH – Industrial Heavy Zone</p> <p>5C.7 Landscaping and Aesthetic Screening</p> <p>Subsection 7.5 Aesthetic Screening of Incompatible Uses</p> <p>Clause (2) be amended by replacing the word “and” with the word “or” after the word “metre”</p>	<p>7.5 Aesthetic Screening of Incompatible Uses</p> <p>(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:</p>	<p>7.5 Aesthetic Screening of Incompatible Uses</p> <p>(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:</p>	<p>This allows for some measure of flexibility in the application of the regulation as there are instances where screening is not necessary or may not be practical.</p>

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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)
50	6.30	<p>Part 6A – DCD-D – Downtown Direct Control District</p> <p>6A.7 Landscaping and Aesthetic Screening</p> <p>Subsection 7.2 Aesthetic Screening of Incompatible Uses be amended by replacing the word “and” with the word “or” after the word “metre”</p>	<p>7.2 Aesthetic Screening of Incompatible Uses</p> <p>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:</p>	<p>7.2 Aesthetic Screening of Incompatible Uses</p> <p>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:</p>	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	<p>Part 6D – DCD-SD – Saskatchewan Drive/ North Railway Direct Control District</p> <p>6D.7 Landscaping and Aesthetic Screening</p> <p>Subsection 7.5 Aesthetic Screening of Incompatible Uses</p> <p>Clause (2) be amended by replacing the word “and” with the word “or” after the word “metre”</p>	<p>7.5 Aesthetic Screening of Incompatible Uses</p> <p>(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:</p>	<p>7.5 Aesthetic Screening of Incompatible Uses</p> <p>(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:</p>	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	<p>Part 7B – I – Institutional Zone</p> <p>7B.6 Parking and Loading</p> <p>Subsection 6.3 Motor Vehicle Regulations</p>	<p>6.3 Motor Vehicle Regulations</p> <p>(2)No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:</p> <p>(a) any area provided to meet the total site landscaping area; or</p>	<p>6.3 Motor Vehicle Regulations</p> <p>(2)No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:</p> <p>(a) any area provided to meet the total site landscaping area;</p>	This is to allow for parking is the front yard, which was allowed under the Regina Zoning Bylaw No. 9250.

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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)
		Be amended by deleting clause (2)(b).	(b) the front yard.		
53	7.18	<p>Part 7B – I – Institutional Zone</p> <p>7B.7 Landscaping and Aesthetic Screening</p> <p>Subsection 7.5 Aesthetic Screening of Incompatible Uses</p> <p>Clause (2) be amended by replacing the word “and” with the word “or” after the word “metre”</p>	<p>7.5 Aesthetic Screening of Incompatible Uses</p> <p>(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:</p>	<p>7.5 Aesthetic Screening of Incompatible Uses</p> <p>(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:</p>	<p>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.</p>
54	7.32	<p>Part 7C – UH – Urban Holding Zone</p> <p>7C.7 Landscaping and Aesthetic Screening</p> <p>Subsection 7.5 Aesthetic Screening of Incompatible Uses</p> <p>Clause (2) be amended by replacing the word “and” with the word “or” after the word “metre”</p>	<p>7.5 Aesthetic Screening of Incompatible Uses</p> <p>(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:</p>	<p>7.5 Aesthetic Screening of Incompatible Uses</p> <p>(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:</p>	<p>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.</p>

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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)
55	7.36	<p>Part 7D – RW – Railway Zone</p> <p>7D.3 Building and Land Use Requirements</p> <p>Table 7D.T2</p> <p>Section T1.1 be amended by replacing “Transportation, Railway” land use with “Transportation, Terminal” land use</p>	<p>T1.1</p> <ul style="list-style-type: none"> • Open Space, Active • Public Use, General • Transportation, Railway • Utility, General 	<p>T1.1</p> <ul style="list-style-type: none"> • Open Space, Active • Public Use, General • Transportation, Terminal • Utility, General 	This is to correct an error.
56	7.45	<p>Part 7D – RW – Railway Zone</p> <p>7D.7 Landscaping and Aesthetic Screening</p> <p>Subsection 7.5 Aesthetic Screening of Incompatible Uses</p> <p>Clause (2) be amended by replacing the word “and” with the word “or” after the word “metre”</p>	<p>7.5 Aesthetic Screening of Incompatible Uses</p> <p>(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:</p>	<p>7.5 Aesthetic Screening of Incompatible Uses</p> <p>(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:</p>	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	<p>Part 7E – PS – Public Service Zone</p> <p>7E.7 Landscaping and Aesthetic Screening</p> <p>Subsection 7.5 Aesthetic Screening of Incompatible Uses</p>	<p>7.5 Aesthetic Screening of Incompatible Uses</p> <p>(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:</p>	<p>7.5 Aesthetic Screening of Incompatible Uses</p> <p>(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:</p>	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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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)
		Clause (2) be amended by replacing the word “and” with the word “or” after the word “metre”			
58	N/A	<p>Part 9A – Zoning Maps</p> <p>Be amended by changing the zoning on the property at 20 Sheppard Street from “PS” to “I”.</p>	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	<p>Part 9A – Zoning Maps</p> <p>Be amended by changing the zoning on the property at 1636 College Avenue “RL” to “ML”.</p>	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	<p>Chapter 10B – Hazardous Materials Characterization</p> <p>Be amended by deleting this Appendix.</p>			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)*

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

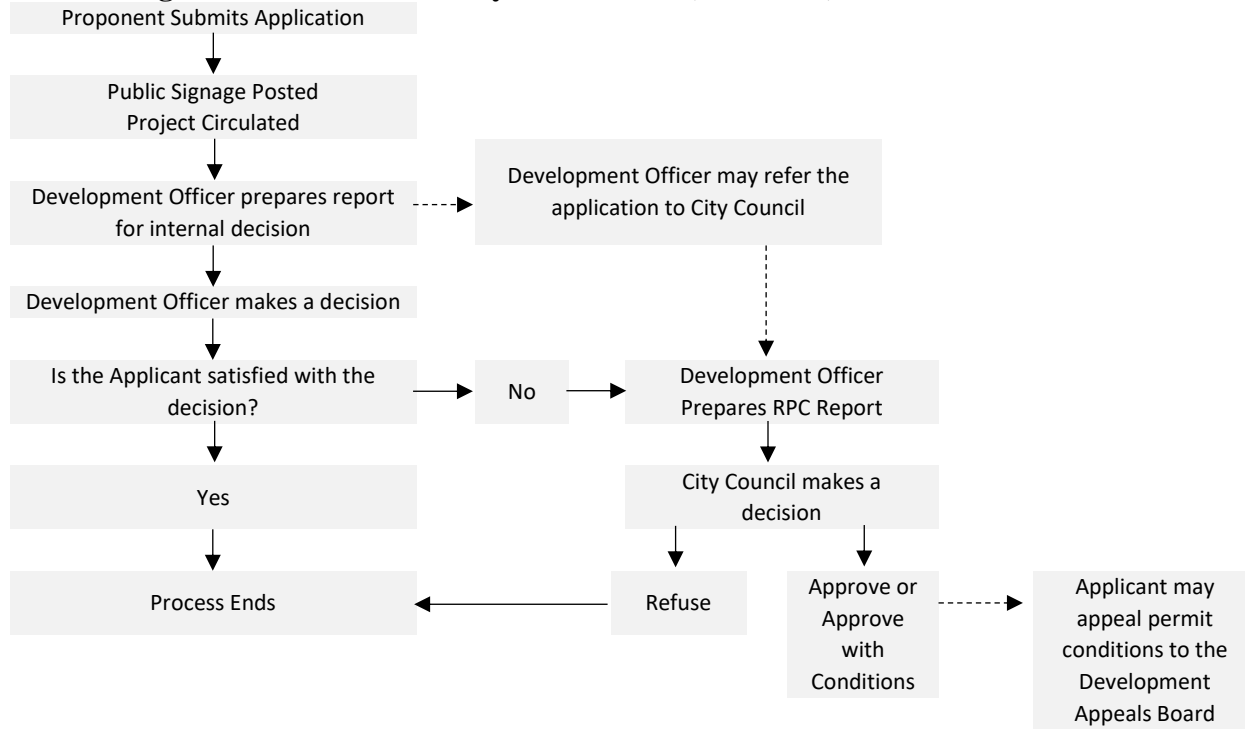
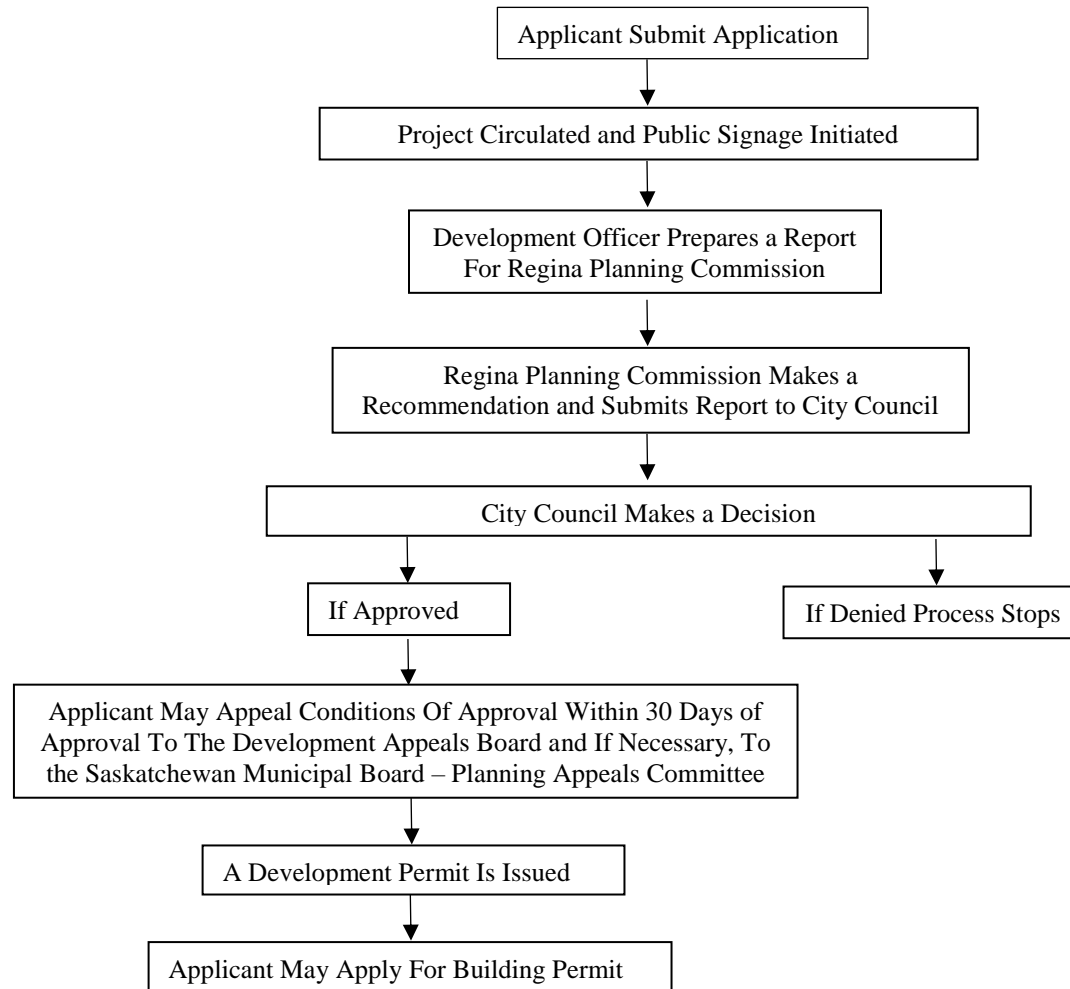


Figure 1.E1 – Discretionary Use Process (Overview)

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Proposed Amendments to Draft *Regina Zoning Bylaw, 2019 (No. 2019-19)***Proposed Figure 1.E1 – Discretionary Use Process (Overview)****Figure 1.E1 – Discretionary Use Process (Overview)**