

Regina Zoning Bylaw No. 9250

| Amendment Number | Page | Proposed Amendment (C) | Existing Regulation (D) | Proposed Regulation (E) | Rationale (F) |
|------------------|------|--|--|--|---|
| 1 | 9.47 | Regulation 9C.3.15(5)(a): Be amended by replacing the existing with the proposed regulation. | The Policy Area applies to the area as shown in Figure 9.7, and shall provide for low-density, ground-oriented detached and semidetached dwelling units. [2013-64] | The Policy Area applies to the area as shown in Figure 9.7, and shall provide for low-density, ground-oriented detached, semidetached dwelling units; or a standalone commercial building as a discretionary use; | This will allow the development of standalone commercial building as discretionary use. |
| 2 | 9.47 | Regulation 9C.3.15(5)(c) : Be amended by adding “ Medical Clinic ” as discretionary use | | | This will allow development of standalone medical clinic as discretionary use. |
| 3 | 9.48 | Regulation 9C.3.15(5)(e) : Be added outlining the site development standards for Signs. | | <p>Commercial Signage</p> <ul style="list-style-type: none"> i. Signage may only be lit externally, except within shopfront glazing or a canopy. ii. A wall sign or canopy may be applied to each façade within the sign band at the first story, and shall not exceed 0.9 metres in height along any length. iii. Freestanding sign shall be a maximum Surface area of 1.2 m² and 1.2 metres in height. | |
| 4 | 9.54 | Regulation 9C.3.15(8)(b) : Be replaced with: | In the Low-Density Residential Area, garages may accommodate a maximum of 2 vehicles. | (b) In the Low-Density Residential Area: <ul style="list-style-type: none"> i. Garages may accommodate a maximum of 2 vehicles for residential development; | This amendment will provide direction for at-grade onsite parking for commercial development. Service-oriented commercial uses typically do not provide enclosed parking. |

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| | | | | <ul style="list-style-type: none">ii. At-grade off street parking shall be allowed within Low-Density Residential Policy Area for commercial development;iii. At-grade parking for commercial development shall be located at the rear of the building and appropriately screened from major street; andiv. Maximum of 20% of the total surface parking shall be allowed as Compact Space; | |
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