

TABLE OF CONTENTS

<u>Chapter</u>	<u>Page</u>
1	AUTHORITY AND ADMINISTRATION1.1
PART 1A	TITLE AND AUTHORITY1.1
1A.1	Citation.....1.1
1A.2	Legislative Authority1.1
PART 1B	PURPOSE AND APPLICATION1.2
1B.1	Purpose of the Zoning Bylaw1.2
1B.2	Severability1.2
1B.3	Application.....1.2
PART 1C	SCOPE, JURISDICTION AND TRANSITION1.3
1C.1	Scope.....1.3
1C.2	Coming into Force1.3
PART 1D	ADMINISTRATION – OFFICERS AND BOARDS1.4
1D.1	Development Officer1.4
1D.2	Development Appeals Board1.4
PART 1E	ADMINISTRATION – REQUIREMENTS AND PROCEDURES.....1.6
1E.1	Development Permits.....1.6
1E.2	Accessory Uses, Buildings, and Structures.....1.11
1E.3	Discretionary Use.....1.12
1E.4	Information Standards.....1.19
PART 1F	EXCEPTIONS TO STANDARDS.....1.20
1F.1	Minor Variance1.20
1F.2	Exceptions to Development Standards and Parking Requirements.....1.22
1F.3	Shared and Caveated Parking and Maneuvering 1.27
1F.4	Zoning Amendments.....1.29
PART 1G	PUBLIC NOTICE SIGNAGE1.31
1G.1	Public Notice Sign1.31
PART 1H	NON-CONFORMITIES1.32
1H.1	Regulations for All Non-conformities1.32
1H.2	Regulations for Specific Non-conformities1.32
PART 1I	ENFORCEMENT1.33
1I.1	Violation and Penalty.....1.33
1I.2	Zoning Bylaw Enforcement.....1.33

<u>Chapter</u>	<u>Page</u>
2	INTERPRETATION.....2.1
PART 2A	PURPOSE OF CHAPTER.....2.1
PART 2B	DEFINITION2.2
3	RESIDENTIAL ZONES.....
PART 3A	RN – RESIDENTIAL NEIGHBOURHOOD ZONE3.1
3A.1	Intent3.1
3A.2	Application.....3.1
3A.3	Building and Land Use Requirements3.1
3A.4	Development Standards in the Residential Neighbourhood Zone3.6
3A.5	Accessory Use, Building and Structure3.11
3A.6	Parking and Loading3.15
3A.7	Landscaping and Aesthetic Screening3.22
PART 3B	RU – RESIDENTIAL URBAN ZONE3.26
3B.1	Intent3.26
3B.2	Application.....3.26
3B.3	Building and Land Use Requirements3.26
3B.4	Development Standards in the Residential Urban Zone3.31
3B.5	Accessory Use, Building and Structure3.37
3B.6	Parking and Loading3.41
3B.7	Landscaping and Aesthetic Screening3.48
PART 3C	RL – RESIDENTIAL LOW-RISE ZONE.....3.52
3C.1	Intent3.52
3C.2	Application.....3.52
3C.3	Building and Land Use Requirements3.52
3C.4	Development Standards3.58
3C.5	Accessory Use, Building and Structure3.63
3C.6	Parking and Loading3.67
3C.7	Landscaping and Aesthetic Screening3.74
PART 3D	RH – RESIDENTIAL HIGH-RISE ZONE3.78
3D.1	Intent3.78
3D.2	Application.....3.78
3D.3	Land Use Requirements3.78
3D.4	Development Standards3.84
3D.5	Accessory Use, Building and Structure3.89
3D.6	Parking and Loading3.93
3D.7	Landscaping and Aesthetic Screening3.100

<u>Chapter</u>	<u>Page</u>
PART 3E	RMH – RESIDENTIAL MANUFACTURED HOME ZONE.3.104
3E.1	Intent3.104
3E.2	Application.....3.104
3E.3	Land Use Requirements3.104
3E.4	Development Standards3.109
3E.5	Accessory Use, Building and Structure3.114
3E.6	Parking and Loading3.117
3E.7	Landscaping and Aesthetic Screening3.123
PART 3F	R1 – RESIDENTIAL DETACHED ZONE.....3.128
3F.1	Intent3.128
3F.2	Application.....3.128
3F.3	Land Use Requirements3.128
3F.4	Development Standards3.134
3F.5	Accessory Use, Building and Structure3.139
3F.6	Parking and Loading3.142
3F.7	Landscaping and Aesthetic Screening3.149
4	MIXED-USE ZONES.....
PART 4A	ML – MIXED LOW-RISE ZONE.....4.1
4A.1	Intent4.1
4A.2	Application.....4.1
4A.3	Building and Land Use Requirements4.1
4A.4	Development Standards in the Mixed Low-rise Zone4.9
4A.5	Accessory Use, Building and Structure4.15
4A.6	Parking and Loading4.16
4A.7	Landscaping and Aesthetic Screening4.19
PART 4B	MH – MIXED HIGH-RISE ZONE4.23
4B.1	Intent4.23
4B.2	Application.....4.23
4B.3	Building and Land Use Requirements4.23
4B.4	Development Standards in the Mixed High-rise Zone4.35
4B.5	Accessory Use, Building and Structure4.41
4B.6	Parking and Loading4.42
4B.7	Landscaping and Aesthetic Screening4.45
PART 4C	MLM – MIXED LARGE MARKET ZONE4.49
4C.1	Intent4.49
4C.2	Application.....4.49
4C.3	Building and Land Use Requirements4.49

<u>Chapter</u>	<u>Page</u>
4C.4	Development Standards in the Mixed Large Market Zone.....4.61
4C.5	Accessory Use, Building and Structure4.68
4C.6	Parking and Loading4.68
4C.7	Landscaping and Aesthetic Screening4.72
PART 4D	OA – OFFICE AREA ZONE4.76
4D.1	Intent4.76
4D.2	Application.....4.76
4D.3	Land Use Requirements4.76
4D.4	Development Standards in the Office Area Zone4.84
4D.5	Accessory Use, Building and Structure4.88
4D.6	Parking and Loading4.89
4D.7	Landscaping and Aesthetic Screening4.93
5	INDUSTRIAL ZONES4.93
PART 5A	IP – INDUSTRIAL PRESTIGE ZONE.....5.1
5A.1	Intent5.1
5A.2	Application.....5.1
5A.3	Building and Land Use Requirements5.1
5A.4	Development Standards in the Industrial Prestige Zone5.6
5A.5	Accessory Use, Building and Structure5.10
5A.6	Parking and Loading5.11
5A.7	Landscaping and Aesthetic Screening5.13
PART 5B	IL – INDUSTRIAL LIGHT ZONE5.17
5B.1	Intent5.17
5B.2	Application.....5.17
5B.3	Building and Land Use Requirements5.18
5B.4	Development Standards in the Industrial Light Zone5.29
5B.5	Accessory Use, Building and Structure5.33
5B.6	Access, Parking and Loading.....5.34
5B.7	Landscaping and Aesthetic Screening5.36
PART 5C	IH – INDUSTRIAL HEAVY ZONE.....5.40
5C.1	Intent5.40
5C.2	Application.....5.40
5C.3	Building and Land Use Requirements5.41
5C.4	Development Standards in the Industrial Heavy Zone5.46
5C.5	Accessory Use, Building and Structure5.50

<u>Chapter</u>	<u>Page</u>
5C.6	Parking and Loading5.51
5C.7	Landscaping and Aesthetic Screening5.53
6	DIRECT CONTROL DISTRICTS.....
PART 6A	DCD-D – DOWNTOWN DIRECT CONTROL DISTRICT6.1
6A.1	Intent6.1
6A.2	Application.....6.1
6A.3	Building and Land Use Requirements6.2
6A.4	Development Regulations and Standards in Downtown Direct Control District.....6.9
6A.5	Accessory Use, Building and Structure6.26
6A.6	Parking and Loading6.26
6A.7	Landscaping and Aesthetic Screening6.30
6A.8	Exceptions to Development Standards6.30
6A.9	Analysis Guidelines6.35
6A.10	Heritage Regulations and Design Standards.....6.44
PART 6B	DCD-LHP – LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT.....6.51
6B.1	Intent6.51
6B.2	Application.....6.51
6B.3	Building and Land Use Requirements6.51
6B.4	Development Standards in the Laneway Housing Pilot Direct Control District.....6.57
6B.5	Accessory Use, Building and Structure6.61
6B.6	Parking and Loading6.64
6B.7	Landscaping and Aesthetic Screening6.66
PART 6C	DCD-QP – FORMER DIOCESE OF QU’APPELLE LANDS DIRECT CONTROL DISTRICT6.70
6C.1	Intent6.70
6C.2	Application.....6.70
6C.3	Building and Land Use Requirements6.71
6C.4	Development Standards6.98
6C.5	Accessory Use, Building and Structure6.109
6C.6	Parking and Loading6.112
6C.7	Landscaping and Aesthetic Screening6.117
6C.8	Exceptions to Development Standards6.121
PART 6D	DCD-SD – SASKATCHEWAN DRIVE/NORTH RAILWAY DIRECT CONTROL DISTRICT6.126
6D.1	Intent6.126
6D.2	Application.....6.126
6D.3	Building and Land Use Requirements6.126

<u>Chapter</u>	<u>Page</u>
6D.4	Development Standards in the Saskatchewan Drive/North Railway Direct Control District ...6.130
6D.5	Accessory Use, Building and Structure6.134
6D.6	Parking and Loading6.134
6D.7	Landscaping and Aesthetic Screening6.138
PART 6E	DCD-CS – CENTRE SQUARE DIRECT CONTROL DISTRICT.....6.142
6E.1	Intent6.142
6E.2	Application.....6.142
6E.3	Building and Land Use Requirements6.143
6E.4	Development Standards in the Centre Square Direct Control District6.183
6E.5	Accessory Use, Building and Structure6.189
6E.6	Parking and Loading6.190
6E.7	Landscaping and Aesthetic Screening6.195
PART 6F	DCD-WH – DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT.....6.198
6F.1	Intent6.198
6F.2	Application.....6.198
6F.3	Building and Land Use Requirements6.199
6F.4	Development Standards6.205
6F.5	Accessory Use, Building and Structure6.209
6F.6	Parking and Loading6.210
6F.7	Landscaping and Aesthetic Screening6.213
PART 6G	DCD-CBM – CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT.....6.218
6G.1	Intent6.218
6G.2	Application.....6.218
6G.3	Building and Land Use Requirements6.218
6G.4	Development Standards in the Chuka Boulevard Mixed Direct Control District.....6.228
6G.5	Accessory Use, Building and Structure6.235
6G.6	Parking and Loading6.236
6G.7	Landscaping and Aesthetic Screening6.240
7	SPECIAL ZONES
PART 7A	C - CONTRACT ZONE7.1
7A.1	Intent7.1
7A.2	Application.....7.1
7A.3	Building and Land Use Requirements7.2
7A.4	Development Standards7.2

<u>Chapter</u>	<u>Page</u>
7A.5	Reference7.2
PART 7B	I - INSTITUTIONAL ZONE.....7.4
7B.1	Intent7.4
7B.2	Application.....7.4
7B.3	Building and Land Use Requirements7.4
7B.4	Development Standards7.8
7B.5	Accessory Use, Building and Structure7.11
7B.6	Parking and Loading7.11
7B.7	Landscaping and Aesthetic Screening7.15
PART 7C	UH – URBAN HOLDING ZONE.....7.19
7C.1	Intent7.19
7C.2	Application.....7.19
7C.3	Building and Land Use Requirements7.19
7C.4	Development Standards7.23
7C.5	Accessory Use, Building and Structure7.26
7C.6	Parking and Loading7.27
7C.7	Landscaping and Aesthetic Screening7.29
PART 7D	RW – RAILWAY ZONE.....7.33
7D.1	Intent7.33
7D.2	Application.....7.33
7D.3	Building and Land Use Requirements7.33
7D.4	Development Standards in the Railway Zone.....7.36
7D.5	Accessory Use, Building and Structure7.39
7D.6	Parking and Loading7.40
7D.7	Landscaping and Aesthetic Screening7.42
PART 7E	PS – PUBLIC SERVICE ZONE7.46
7E.1	Intent7.46
7E.2	Application.....7.46
7E.3	Building and Land Use Requirements7.46
7E.4	Development Standards7.49
7E.5	Accessory Use, Building and Structure7.52
7E.6	Parking and Loading7.52
7E.7	Landscaping and Aesthetic Screening7.55
7E.8	Mosaic Stadium Regulations and Design Standards7.58
8	OVERLAY ZONES.....
PART 8A	AC – ARCHITECTURAL CONTRACT DISTRICT OVERLAY ZONE.....8.1
8A.1	Intent8.1

<u>Chapter</u>	<u>Page</u>
8A.2	Application.....8.1
8A.3	Architectural Control District Overlay Zone For Former Diocese of Qu’Appelle (AC1.DCD-QP)..8.2
PART 8B	AP – AQUIFER PROTECTION OVERLAY ZONE8.3
8B.1	Intent8.3
8B.2	Application.....8.3
8B.3	Land Use Requirements for the Aquifer Protection Overlay Zone8.4
8B.4	Development Standards for the Aquifer Protection Overlay Zone8.4
8B.5	Additional Development Regulations.....8.4
PART 8C	DEN – RESIDENTIAL DENSITY OVERLAY ZONE8.21
8C.1	Intent8.21
8C.2	Application.....8.21
8C.3	Land Use Requirements8.21
8C.4	Development Standards8.22
PART 8D	FA – FLOOR AREA OVERLAY ZONE.....8.23
8D.1	Intent8.23
8D.2	Application.....8.23
8D.3	Land Use Requirements for the Floor Area Overlay Zone8.23
8D.4	Development Standards for the Floor Area Overlay Zone8.24
PART 8E	FW – FLOODWAY OVERLAY ZONE.....8.25
8E.1	Intent8.25
8E.2	Application.....8.25
8E.3	Land Use Requirements8.26
8E.4	Development Standards8.27
PART 8F	H – HOLDING OVERLAY ZONE.....8.28
8F.1	Intent8.28
8F.2	Application.....8.28
8F.3	Land Use Requirements8.29
PART 8G	HT – HEIGHT OVERLAY ZONE.....8.30
8G.1	Intent8.30
8G.2	Application.....8.30
8G.3	Land Use Requirements8.33
8G.4	Development Standards8.33
8G.5	Additional Development Standards8.33

<u>Chapter</u>	<u>Page</u>
PART 8H	LGS – LANEWAY AND GARDEN SUITE PILOT PROJECT
	OVERLAY ZONE.....8.35
8H.1	Intent8.35
8H.2	Application.....8.35
8H.3	Land Use Requirements8.35
8H.4	Development Standards8.37
8H.5	Exceptions.....8.39
8H.6	Permitted Yard Encroachments8.39
8H.7	Additional Development Standards8.39
8H.8	Parking8.40
8H.9	Landscaping Regulations8.41
PART 8I	NEF – NOISE EXPOSURE FORECAST OVERLAY ZONE ..8.42
8I.1	Intent8.42
8I.2	Application.....8.42
8I.3	Land Use Requirements8.43
8I.4	Development Standards8.44
PART 8J	PL – PIPELINE CORRIDOR SETBACK OVERLAY ZONE..8.45
8J.1	Intent8.45
8J.2	Application.....8.45
8J.3	Land Use Requirements8.46
8J.4	Development Standards8.46
8J.5	Fence Requirements.....8.46
PART 8K	RID – RESIDENTIAL INFILL DEVELOPMENT OVERLAY ZONE.....8.47
8K.1	Intent8.47
8K.2	Application.....8.47
8K.3	Land Use Requirements8.48
8K.4	Development Standards8.48
8K.5	Design Guidelines 8.53
PART 8L	RS – RAILWAY SETBACK OVERLAY ZONE.....8.54
8L.1	Intent8.54
8L.2	Application.....8.54
8L.3	Land Use Requirements8.54
8L.4	Development Standards8.55
PART 8M	LA – LANE ACCESS OVERLAY ZONE.....8.56
8M.1	Intent8.56
8M.2	Application.....8.56
8M.3	Land Use Requirements8.56
8M.4	Development Standards8.57
8M.5	Parking and Loading8.57

<u>Chapter</u>		<u>Page</u>
9	ZONING MAPS	
	PART 9A ZONING MAPS	9.1
10	APPENDICES	
	PART 10A THE DIOCESE PROPERTY ARCHITECTURAL CODES	