

The Regina Zoning Bylaw (No. 2019-19) Alterations

Amend No.	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
1	1.6	<p>Part 1E – Administration – Requirements and Procedures</p> <p>Subsection 1E.1.1(2) be amended by deleting “or sign permit”.</p>	<p>1.1 NO DEVELOPMENT WITHOUT DEVELOPMENT PERMIT</p> <p>(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.</p>	<p>1.1 NO DEVELOPMENT WITHOUT DEVELOPMENT PERMIT</p> <p>(2) No building permit is valid unless a subsisting development permit where such permit is required by this Bylaw, has been issued and remains valid.</p>	Reference to sign permit deleted as a there is no longer a sign permit, a sign permit is a development permit.
2	1.6	<p>Part 1E – Administration – Requirements and Procedures</p> <p>Subsection 1E.1.1 be amended by adding (3), which states “Development permits for signs shall be administered pursuant to the Application requirements as set out in Chapter 11.”</p>	N/A	<p>1.1 NO DEVELOPMENT WITHOUT DEVELOPMENT PERMIT</p> <p>(3) Development permits for signs shall be administered pursuant to the Application requirements as set out in Chapter 11.</p>	The new subsection notifies users that sign permits will be administered consistent with the requirements outlined in the new Chapter 11 of <i>The Regina Zoning Bylaw, 2019 (2019-19)</i> .
3	1.9	<p>Part 1E – Administration – Requirements and Procedures</p> <p>Subsection 1E. 1.7(1) be amended by adding “and (3)” after “Subject to subsection (2)”.</p>	<p>1.7 VALIDITY</p> <p>(1) Subject to subsection (2), a development permit shall be valid for a period of two years from the date it is issued.</p>	<p>1.7 VALIDITY</p> <p>(1) Subject to subsection (2) and (3), a development permit shall be valid for a period of two years from the date it is issued.</p>	This amendment is necessary in order to differentiate between a development permit for building development and a development permit for a sign.
4	1.10	<p>Part 1E – Administration – Requirements and Procedures</p> <p>Section 1E. 1.7 be amended by adding subsection (3), which states “a development permit for a sign issued pursuant to Chapter 11 shall be subject to any periods of validity as set out in that Chapter and if no validity period is</p>	N/A	<p>1.7 VALIDITY</p> <p>(3) A development permit for a sign issued pursuant to Chapter 11 shall be subject to any periods of validity as set out in that Chapter and if no validity period is indicated the permit shall not expire.</p>	This amendment helps to clarify that the validity period for signs is different from that for a development permit that isn’t for a sign.

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		indicated the permit shall not expire.”			
5	1.10	<p>Part 1E – Administration – Requirements and Procedures</p> <p>Subsection 1E.1.8(1) be amended by deleting clause (vi) and renumbering the subsequent clauses accordingly.</p>	<p>1.8 EXEMPTIONS FROM DEVELOPMENT PERMIT</p> <p>(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:</p> <p>(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;</p> <p>(b) any of the following as an accessory use, building or structure:</p> <p>(i) a building or structure that is:</p> <p>(A) 10 square metres or less in area;</p> <p>(B) 4 metres or less in height;</p> <p>(C) not connected to water, sewer or natural gas;</p> <p>(D) not used for human habitation; and</p> <p>(E) not on a permanent foundation.</p>	<p>1.8 EXEMPTIONS FROM DEVELOPMENT PERMIT</p> <p>(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:</p> <p>(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;</p> <p>(b) any of the following as an accessory use, building or structure:</p> <p>(i) a building or structure that is:</p> <p>(A) 10 square metres or less in area;</p> <p>(B) 4 metres or less in height;</p> <p>(C) not connected to water, sewer or natural gas;</p> <p>(D) not used for human habitation; and</p> <p>(E) not on a permanent foundation.</p>	<p>Without amendment, this clause would contradict the permit requirements outlined in Chapter 11 as it would exclude signs from requiring a development permit, even though they do require a development permit.</p>

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			<ul style="list-style-type: none"> (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. 	<ul style="list-style-type: none"> (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 single clothesline or other device for drying laundry without electricity or fuel; (vii) a household recreational activity structure, provided that it is moveable; or (viii) a private swimming pool. 	
6	1.11	<p>Part 1E – Administration – Requirements and Procedures</p> <p>Subsection 1E.1.8(2) be amended by deleting “and a sign” after “except for a fence”.</p>	<p>1.8 EXEMPTIONS FROM DEVELOPMENT PERMIT</p> <p>(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.</p>	<p>1.8 EXEMPTIONS FROM DEVELOPMENT PERMIT</p> <p>(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.</p>	Without amendment, this clause would contradict the permit requirements outlined in Chapter 11 as it would exclude signs from requiring a development permit, even though they do require a development permit.
7	N/A	<p>Add <i>The Regina Sign Bylaw (2019-20)</i> into <i>The Regina Zoning Bylaw, 2019 (2019-19)</i> as Chapter 11.</p>	N/A	Chapter 11 will regulate the use of signs on public property.	This amendment follows the recommendation received from the Minister of Government Relations whereby they are not approving <i>The Regina Sign Bylaw (2019-20)</i> and directing us to incorporate it into <i>The Regina Zoning Bylaw, 2019 (2019-19)</i> .

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8	N/A	Add Part 8N-FF – Floodway Fringe Overlay Zone into <i>The Regina Zoning Bylaw, 2019 (2019-19)</i> after Part 8M	N/A	Part 8N will designate areas in the Floodway Fringe.	This amendment follows direction received from the Minister of Government Relations whereby <i>The Regina Zoning Bylaw, 2019 (2019-19)</i> has only been conditionally approved on the basis that the Floodway Fringe regulations are added back into it.
9	9.1	Repeal Chapter 9 – Maps and the replace it with new Chapter 9 – Maps showing Floodway Fringe	N/A	N/A	This amendment follows the addition of Part 8N-FF – Floodway Fringe.
10	Zoning Map 2484 (A)	Rezone 4700 Parliament Avenue from ML – Mixed Low-Rise to MH Mixed High-Rise			MH – Mixed High-Rise was the intended zone, but was mislabelled due to a mapping error.