

BYLAW NO. 2020-64

THE REGINA ZONING AMENDMENT BYLAW, 2020 (No. 20)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to permit residential short term accommodation, subject to a licensing requirement.
- 2 The authority for this Bylaw is sections 46 and 49 of *The Planning and Development Act, 2007*.
- 3 Schedule “A” of Bylaw 2019-19, being *The Regina Zoning Bylaw, 2019* is amended in the matter set forth in this Bylaw.

Chapter 1, Part 1E

- 4 Chapter 1 is amended by adding the following section after section 1E.1.6A:

“1.6B SPECIFIC DEVELOPMENT PERMIT REQUIREMENTS FOR SERVICE TRADE, RESIDENTIAL SHORT TERM ACCOMMODATION

(1) In addition to the requirements of section 1.2, the Short Term Accommodation Licence application shall be deemed to be the development permit application for both the Service Trade, Residential Short Term Accommodation use and the Residential Business use, as it relates to the short term accommodation, for the purposes of this Chapter.

(2) The Development Officer may waive the requirement to provide any information set out in section 1.2.”

Chapter 2, Part 2B

- 5 Chapter 2 is amended by deleting the definition “Service Trade, Homestay”.
- 6 Chapter 2 is amended by adding the following definition after the definition “Service Trade, Personal”:

“**“Service Trade, Residential Short Term Accommodation”** means a dwelling unit where short-term accommodation is provided.”
- 7 In Chapter 2, the definition “short term accommodation” is amended by striking out “and where a daily or weekly rate is charged” and substituting “for a fee”.

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

City Solicitor

Chapter 3, Part 3A

8 Section T2.4 in table 3A.T2 is amended by striking out “• Service Trade, Homestay”.

9 Clause T2.7(b) in table 3A.T2 is repealed and the following clauses (b) and (c) substituted:

“(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, 2014*; or

(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

10 Table 3A.T2 is amended to add the following section after section T2.7:

Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.8	• Service Trade, Residential Short Term Accommodation	Permitted	---	

11 Section T6.6 in table 3A.T6 is amended to add the following subsection:

“(3) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.5 shall apply.”

12 Section T7.2 in table 3A.T7 is amended by striking out “• Service Trade, Homestay”.

13 Section T7.4 in table 3A.T7 is amended by adding “• Service Trade, Residential Short Term Accommodation”.

Chapter 3, Part 3B

14 Section T2.4 in table 3B.T2 is amended by striking out “• Service Trade, Homestay”.

15 Clause T2.7(b) in table 3B.T2 is repealed and the following clauses (b) and (c) substituted:

“(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, 2014*; or

(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

16 Table 3B.T2 is amended to add the following section after section T2.7:

Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.8	• Service Trade, Residential Short Term Accommodation	Permitted	---	

17 Section T6.6 in table 3B.T6 is amended to add the following subsection:

“(3) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.5 shall apply.”

18 Section T7.2 in table 3B.T7 is amended by striking out “• Service Trade, Homestay”.

19 Section T7.4 in table 3B.T7 is amended by adding “• Service Trade, Residential Short Term Accommodation”.

Chapter 3, Part 3C

20 Section T2.4 in table 3C.T2 is amended by striking out “• Service Trade, Homestay”.

21 Clause T2.7(b) in table 3C.T2 is repealed and the following clauses (b) and (c) substituted:

“(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, 2014*; or

(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

22 Table 3C.T2 is amended to add the following section after section T2.7:

Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.8	• Service Trade, Residential Short Term Accommodation	Permitted	---	

23 Section T6.6 in table 3C.T6 is amended to add the following subsection:

“(3) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.5 shall apply.”

24 Section T7.3 in table 3C.T7 is amended by striking out “• Service Trade, Homestay”.

25 Section T7.4 in table 3C.T7 is amended by adding “• Service Trade, Residential Short Term Accommodation”.

Chapter 3, Part 3D

26 Section T2.4 in table 3D.T2 is amended by striking out “• Service Trade, Homestay”.

27 Clause T2.7(b) in table 3D.T2 is repealed and the following clauses (b) and (c) substituted:

“(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, 2014*; or

(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

28 Table 3D.T2 is amended to add the following section after section T2.7:

Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.8	• Service Trade, Residential Short Term Accommodation	Permitted	---	

29 Section T6.6 in table 3D.T6 is amended to add the following subsection:

“(3) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.5 shall apply.”

30 Section T7.2 in table 3D.T7 is amended by striking out “• Service Trade, Homestay”.

31 Section T7.3 in table 3D.T7 is amended by adding “• Service Trade, Residential Short Term Accommodation”.

Chapter 3, Part 3E

32 Section T2.3 in table 3E.T2 is amended by striking out “• Service Trade, Homestay”.

33 Clause T2.7(b) in table 3E.T2 is repealed and the following clauses (b) and (c) substituted:

“(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, 2014*; or

(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

34 Table 3E.T2 is amended to add the following section after section T2.7:

Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.8	• Service Trade, Residential Short Term Accommodation	Permitted	---	

35 Section T6.4 in table 3E.T6 is amended to add the following subsection:

“(3) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.3 shall apply.”

36 Section T7.3 in table 3E.T7 is amended by striking out “• Service Trade, Homestay”.

37 Section T7.4 in table 3E.T7 is amended by adding “• Service Trade, Residential Short Term Accommodation”.

Chapter 3, Part 3F

38 Section T2.4 in table 3F.T2 is amended by striking out “• Service Trade, Homestay”.

39 Clause T2.7(b) in table 3F.T2 is repealed and the following clauses (b) and (c) substituted:

“(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, 2014*; or

(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

40 Table 3F.T2 is amended to add the following section after section T2.7:

Sec.	Land Uses	Permitted	Discretionary	Land Use Specific Regulations
T2.8	• Service Trade, Residential Short Term Accommodation	Permitted	---	

41 Section T6.6 in table 3F.T6 is amended to add the following subsection:

“(3) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.5 shall apply.”

42 Section T7.2 in table 3F.T7 is amended by striking out “• Service Trade, Homestay”.

- 43 Section T7.4 in table 3F.T7 is amended by adding “• Service Trade, Residential Short Term Accommodation”.

Chapter 4, Part 4A

- 44 Clause T2.10(b) in table 4A.T2 is repealed and the following clauses (b) and (c) substituted:

“(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, 2014*; or

(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

- 45 Section T5.5 in table 4A.T5 is amended to add the following subsection:

“(4) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T5.4 shall apply.”

Chapter 4, Part 4B

- 46 Clause T2.16(b) in table 4B.T2 is repealed and the following clauses (b) and (c) substituted:

“(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, 2014*; or

(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

- 47 Section T5.5 in table 4B.T5 is amended to add the following subsection:

“(4) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T5.4 shall apply.”

Chapter 4, Part 4C

- 48 Clause T2.16(b) in table 4C.T2 is repealed and the following clauses (b) and (c) substituted:

“(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, 2014*; or

(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

49 Section T5.6 in table 4C.T5 is amended to add the following subsection:

“(4) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T5.4 shall apply.”

Chapter 4, Part 4D

50 Clause T2.6(b) in table 4D.T2 is repealed and the following clauses (b) and (c) substituted:

“(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, 2014*; or

(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

51 The following section is added after section T5.2:

Sec.	Land Use	Motor Vehicle
T5.2.1	Service Trade, Residential Short Term Accommodation	0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.

Chapter 5, Part 5B

52 Clause T2.13(b) in table 5B.T2 is repealed and the following clauses (b) and (c) substituted:

“(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, 2014*; or

(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

Chapter 6, Part 6A

53 Clause T2.8(b) in table 6A.T2 is repealed and the following clauses (b) and (c) substituted:

“(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, 2014*; or

(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

Chapter 6, Part 6B

- 54 Section T2.1 in table 6B.T2 is amended by adding “• Service Trade, Residential Short Term Accommodation”.
- 55 Section T2.4 in table 6B.T2 is amended by striking out “• Service Trade, Homestay”.
- 56 Clause T2.5(b) in table 6B.T2 is repealed and the following clauses (b) and (c) substituted:
- “(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, 2014*; or
- (c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”
- 57 Section T6.4 in table 6B.T6 is amended to add the following subsection:
- “(4) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.2 shall apply.”
- 58 Section T7.2 in table 6B.T7 is amended by striking out “• Service Trade, Homestay”.
- 59 Section T7.3 in table 6B.T7 is amended by adding “• Service Trade, Residential Short Term Accommodation”.

Chapter 6, Part 6C

- 60 Clause T2(b).7(b) in table 6C.T2(b) is repealed and the following clauses (b) and (c) substituted:
- “(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, 2014*; or
- (c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”
- 61 Clause T2(b).7(5)(j) in table 6C.T2(b) is amended by adding “Service Trade, Residential Short Term Accommodation,” after ““Service Trade, Clinic”, ”
- 62 Section T2(c).4 in table 6C.T2(c) is amended by adding “• Service Trade, Residential Short Term Accommodation”.
- 63 Section T2(c).6 in table 6C.T2(c) is amended by striking out “• Service Trade, Homestay”.

64 Clause T2(c).7(b) in table 6C.T2(c) is repealed and the following clauses (b) and (c) substituted:

“(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, 2014*; or

(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

65 Clause T2(d).7(b) in table 6C.T2(d) is repealed and the following clauses (b) and (c) substituted:

“(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, 2014*; or

(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

66 Section T6.6 in table 6C.T6 is amended to add the following subsection:

“(4) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T6.4 shall apply.”

67 Section T7.2 in table 6C.T7 is amended by striking out “• Service Trade, Homestay”.

68 Section T7.4 in table 6C.T7 is amended by adding “• Service Trade, Residential Short Term Accommodation”.

Chapter 6, Part 6E

69 Section T2(a).2 in table 6E.T2(a) is amended by striking out “• Service Trade, Homestay”.

70 Section T2(a).5 in table 6E.T2(a) is amended by adding “• Service Trade, Residential Short Term Accommodation”.

71 Clause T2(a).8(b) in table 6E.T2(a) is repealed and the following clauses (b) and (c) substituted:

“(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, 2014*; or

(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

- 72 Section T2(b).2 in table 6E.T2(b) is amended by adding “• Service Trade, Residential Short Term Accommodation”.
- 73 Section T2(b).3 in table 6E.T2(b) is amended by striking out “• Service Trade, Homestay”.
- 74 Clause T2(b).10(b) in table 6E.T2(b) is repealed and the following clauses (b) and (c) substituted:
- “(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, 2014*; or
- (c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”
- 75 Section T2(c).2 in table 6E.T2(c) is amended by striking out “• Service Trade, Homestay”.
- 76 Section T2(c).5 in table 6E.T2(c) is amended by adding “• Service Trade, Residential Short Term Accommodation”.
- 77 Clause T2(c).9(b) in table 6E.T2(c) is repealed and the following clauses (b) and (c) substituted:
- “(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, 2014*; or
- (c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”
- 78 Section T2(d).2 in table 6E.T2(d) is amended by striking out “• Service Trade, Homestay”.
- 79 Section T2(d).6 in table 6E.T2(d) is amended by adding “• Service Trade, Residential Short Term Accommodation”.
- 80 Clause T2(d).8(b) in table 6E.T2(d) is repealed and the following clauses (b) and (c) substituted:
- “(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, 2014*; or

(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

81 Section T2(e).4 in table 6E.T2(e) is amended by adding “• Service Trade, Residential Short Term Accommodation”.

82 Section T2(e).5 in table 6E.T2(e) is amended by striking out “• Service Trade, Homestay”.

83 Section T2(e).8 in table 6E.T2(e) is amended by adding the following clause:

“Permitted if: (c) the Residential Business is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

84 Section T5.7 in table 6E.T6 is amended to add the following subsection:
“(4) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T5.5 shall apply.”

85 Section T6.2 in table 6E.T7 is amended by striking out “• Service Trade, Homestay”.

86 Section T6.4 in table 6E.T7 is amended by adding “• Service Trade, Residential Short Term Accommodation”.

Chapter 6, Part 6F

87 Clause T2.7(b) in table 6F.T2 is repealed and the following clauses (b) and (c) substituted:

“(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, 2014*; or

(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

88 Section T5.2.6 in table 6F.T5 is amended to add the following subsection:

“(4) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T5.2.4 shall apply.”

Chapter 6, Part 6G

89 Clause T2.10(b) in table 6G.T2 is repealed and the following clauses (b) and (c) substituted:

“(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, 2014*; or

(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of *The Residential Short Term Accommodation Licensing Bylaw*.”

90 Section T5.5 in table 6G.T5 is amended to add the following subsection:

“(4) Where the Residential Business is a Service Trade, Residential Short Term Accommodation, parking requirements listed under T5.6.1 shall apply.”

91 The following section is added after section T5.:

Sec.	Land Use	Motor Vehicle
T5.6.1	Service Trade, Residential Short Term Accommodation	0.5 stall per Service Trade, Homestay is required in addition to the parking requirement for the Dwelling Unit.

92 Section T6.3 in table 6G.T6 is amended by adding “• Service Trade, Residential Short Term Accommodation”.

Additional Amendments

93 “Homestay” is struck out and “Residential Short Term Accommodation” substituted, wherever it appears.

Coming into Force

94 This Bylaw comes into force on January 1, 2021.

READ A FIRST TIME THIS 28th DAY OF October 2020.

READ A SECOND TIME THIS 28th DAY OF October 2020.

READ A THIRD TIME AND PASSED THIS 28th DAY OF October 2020.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2020-64

THE REGINA ZONING AMENDMENT BYLAW, 2020 (No. 20)

PURPOSE: To permit residential short term accommodation.

ABSTRACT: This bylaw changes the name of the use Service Trade, Homestay to Service Trade, Residential Short Term Accommodation; amends the residential business sections to allow the rental of the entire home; and changes the status of Service Trade, Homestay from discretionary to permitted where applicable.

STATUTORY AUTHORITY: Sections 46 and 49 of *The Planning and Development Act, 2007*.

MINISTER'S APPROVAL: n/a

PUBLIC HEARING: Required pursuant to section 207 of *The Planning and Development Act, 2007*.

PUBLIC NOTICE: Advertised in the Leader Post October 10, 2020.

REFERENCE: Executive Committee, September 16, 2020, EX20-27; City Council, October 28, 2020, CR20-79 and CM20-76.

AMENDS/REPEALS: *The Regina Zoning Bylaw, 2019* No. 2019-19

CLASSIFICATION: Regulatory/Administrative

INITIATING DIVISION: Office of the City Solicitor
INITIATING DEPARTMENT: Licensing and Parking Services