

BYLAW NO. 2016-13

THE REGINA ZONING AMENDMENT BYLAW, 2016 (No. 2)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 19 – Zoning Maps (Map No. 2088 and 2089) is amended by rezoning the lands in Regina, Saskatchewan:

Legal Address: **Park of N ½ Sec 21-17-20, W2M**

Civic Address: **N/A**

Current Zoning: **R5(H) – Residential Medium Density (Holding Overlay Zone)**

Proposed Zoning: **R5 – Residential Medium Density**

- 3 Chapter 2, Part 2C is amended by repealing the definition of "**BUSINESS VEHICLE (RESIDENTIAL BUSINESS)**" and substituting the following:

“**BUSINESS VEHICLE (RESIDENTIAL BUSINESS AND LIVE/WORK UNIT)**" – any vehicle utilized to service either a residential business or a live/work unit which vehicle is in conformance with Chapter 6 of this Bylaw, and the Gross Vehicle Weight Rating (GVWR) which does not exceed 4,500 kilograms.”

- 4 Chapter 2, Part 2C is amended by adding the following in alphabetical order:

“**LIVE/WORK UNIT**" – a self-contained unit within a residential building that allows for employment (business) uses.”

- 5 Chapter 5, Part 5B, Table 5.1 is amended by adding, in alphabetical order, the following row under the section "SERVICES":

“

Live/Work Unit ¹⁹								D				
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- 6 Chapter 5, Part 5B, Table 5.1 is amended by adding, in sequential order, the following under the section "**Notes**":

“19 Only in locations designated, through secondary or concept plans, as “live/work” areas.”

7 Chapter 6, Part 6D is amended by adding the following after Section 6D.6:

“6D.7 LIVE/WORK UNIT

7.1 INTENT

- (1) This residential land use facilitates a connection between residential and commercial areas while still protecting the integrity of the residential area from adverse impacts of commercial activities.
- (2) Live/Work Unit is provided as an alternative to a Residential Business for those areas identified as live/work in City of Regina policy.
- (3) All Live/Work Units are subject to all City of Regina policy and regulations including, but not limited to, the *Licensing Bylaw, 2007* and the *Building Bylaw 2003-7*.

7.2 LOCATION

through A Live/Work Unit will only be considered in locations designated, secondary or concept plans, as “live/work” areas.

7.3 BUILDING REQUIREMENTS

- (1) The Dwelling Unit and the Live/Work Unit on a property shall not be legally separated through a subdivision or condominium conversion.
- (2) The Live/Work Unit shall not occupy more than 40 percent of the gross floor area of a building on any one site, including the area of the basement.
- (3) Any building containing a Live/Work Unit must adhere to the requirements of the 2010 National Building Code for Mixed Use Buildings, or equivalent.
- (4) No mechanical or electrical equipment that could change the fire rating of the building or cause fluctuation in line voltage shall be used.

- (5) No solid or liquid wastes shall be created that are incompatible or unacceptable for discharge into the municipal waste and wastewater service or are considered a risk to the neighbourhood.

7.4 EMPLOYEES

resident The Live/Work Unit may employ up to 3 employees, including any of the Dwelling Unit on the site.

7.5 MERCHANDISE STORAGE AND DISPLAY

- (1) Merchandise created, assembled or designed on-site may be stored, displayed and sold from the Live/Work Unit.
- (2) Merchandise incidental to the use may be displayed and sold on the premise but at no time shall the Live/Work Unit constitute a retail store as defined by this Bylaw.
- (3) There shall be no exterior storage on site related to the Live/Work Unit.

7.6 PARKING

- (1) Onsite parking shall be in accordance with Section 14.B.4, with the following exceptions:
 - (a) One on-site parking space is required for the Dwelling Unit and one on-site parking space is required for the Live/Work Unit;
 - (b) There shall be no parking in the front yard; and
 - (c) Required on-site parking spaces may be provided as tandem parking.

7.7 SIGN

- (1) Notwithstanding Chapter 16, Section 16C.3.1 and Table 16.1 one projecting sign may be displayed at street level which shall be no larger than 0.4m² in size for a Live/Work Unit.
- (2) One wall sign may be displayed on the entrance to the Live/Work Unit and shall be no larger than 0.6m² in size.

7.8 PROCEDURAL REQUIREMENTS

- (1) A development permit must be issued pursuant to Chapter 18 of this Bylaw prior to the residential use/commercial use being combined.
- (2) An application for a Live/Work Unit shall be made to the Development Officer on a form required by him pursuant to the requirements specified in Chapter 18 of this Bylaw.

7.9 PERMITTED BUSINESS USES WITH A LIVE/WORK UNIT

- (1) Subject to the regulations of this Bylaw, permitted uses within the Live/Work Unit include:
 - (a) Personal services including barbershops, estheticians, hair stylists, physiotherapy, alternative health care, electrolysis, and massage therapy;
 - (b) Professional offices including architects, draftspersons, lawyers, accountants, engineers, editors, journalists, psychologists, graphic designers, web designers, and consultants;
 - (c) Day Care Homes and Nursery Schools;
 - (d) Typing services;
 - (e) Pet grooming services;
 - (f) Catering;
 - (g) Instructional services, including music, dance, art and craft classes, and tutoring;
 - (h) Repair services for small personal items including small appliances, electronic devices and personal items;
 - (i) Tailors, seamstresses, dressmakers, milliners and craft persons, including weaving, jewelry making, and wood working;
 - (j) Studios for artists, sculptors, musicians, photographers and authors;

- (k) Administrative offices for businesses conducted off-site, including construction, contractors, mobile service businesses, salespersons and manufacturer’s representatives;
- (l) Any unlisted use which is similar to a use listed above which meets the intent of the regulations of this Bylaw, at the discretion of the Development Officer; and
- (m) Where more than one use is proposed on a property, all uses together shall not exceed the requirement in 7.3(2).

7.10 OTHER USES PERMITTED WITHIN A LIVE/WORK UNIT

Subject to the regulations of this Bylaw, other uses within the Live/Work Unit include:

- (1) A dwelling unit used for monetary gain in the following building forms:
 - (a) Townhouse Building
 - (b) Semi-detached Building ”

8 This Bylaw comes into force on the day of passage

READ A FIRST TIME THIS 29th DAY OF March 2016.

READ A SECOND TIME THIS 29th DAY OF March 2016.

READ A THIRD TIME AND PASSED THIS 29th DAY OF March 2016.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2016-13

THE REGINA ZONING AMENDMENT BYLAW, 2016 (No. 2)

PURPOSE: To amend *Regina Zoning Bylaw No. 9250*.

ABSTRACT: The purpose of this amendment is to introduce regulations for Live/Work Units as a new land use classification in residential zones.

STATUTORY AUTHORITY: Section 46 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: Required, pursuant to section 207 of *The Planning and Development Act, 2007*.

REFERENCE: Regina Planning Commission, March 9, 2016, RPC16-11.

AMENDS/REPEALS: Amends *Regina Zoning Bylaw No. 9250*.

CLASSIFICATION: Regulatory

INITIATING DIVISION: City Planning and Development
INITIATING DEPARTMENT: Planning