

APPENDIX A - 1
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – May, 2014

Amend. Number	Page	Proposed Amendment (C)	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)
1	i	List of Tables, Figures and Appendices Chapter 2 Interpretation Be amended by adding: “Figure 2.6A Semi-Detached Dwelling Unit Types...Page 2.17”			This illustration, together with the amended definition, will clarify the interpretation of a front to back semi-detached building.
2	ii	List of Tables, Figures and Appendices Chapter 6 Residential Zone Regulations Be amended by adding: “Figure 6.0 Reduced Front Yard Setbacks on Lots with Rear Lane Access...Page 6.5”			This illustration will clarify the application of the regulation in subsection 6.3 Reduced Setbacks on Lots With Rear Lane Access.
3	2.3	2B.1 Word Usage Add a new subsection: 1.7 Dollar Amount References		1.7 Dollar Amount References Where a dollar amount is referenced to a particular year the amount shall be adjusted for inflation in accordance with the Bank of Canada Consumer Price Index.	This amendment will ensure that cash values referenced in the Zoning Bylaw will not decrease over time.
4	2.15	Part C – Definitions Be amended by deleting the references to ages in the definition of “Day Care Centre, Child.”	“Day Care Centre, Child” – any facility with the exception of a child day care home or school, where care, protection and supervision are provided: (a) on a regular schedule of at least twice a week (b) to children under 15 years of age, in the case of special needs children (c) to children under 13 years of age in any case other than that described in clause (b) (d) for more than two hours a day per any one child (e) for which a license is required or has been obtained under <i>The Child Protection Act</i> .	“Day Care Centre, Child” – any facility with the exception of a child day care home or school, where care, protection and supervision are provided: (a) on a regular schedule of at least twice per week (b) for more than two hours a day per any one child (c) for which a license is required or has been obtained under <i>The Child Protection Act</i> .	This amendment will ensure there is no gap in the ages between Day Care Centre, Child and Day Care Centre, Adult. The definition for Adult Day Care references person aged 18 or older while the definition for Child Day Care references under 13 and under 15 years of age.

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5	2.17	Part C – Definitions Definition for “Dwelling Unit, Semi-Detached” is amended by adding references to both side by side and front to back configurations.	“Dwelling Unit, Semi-Detached” – a dwelling unit is a building divided vertically into two dwelling units by a common wall extending from the base of the foundation to the roof line.	“Dwelling Unit, Semi-Detached” – a building divided vertically into two dwelling units by a common wall extending from the base of the foundation to the roof line. The configuration of the building can either be side to side units or front to back units. (see Figure 2.6A).	This amendment will clarify the interpretation of a front to back semi-detached building.
6	2.21	Part 2C – Definitions A NEW DEFINITION		“Gross Vehicle Weight Rating (GVWR)” – is the maximum number of kilograms that a vehicle may weigh, with or without load, as prescribed by the manufacturer.	This definition will better reflect a common form of measurement of the size of vehicles in common use today. The GVWR of a vehicle is also easily identifiable on the vehicle itself (typically displayed on the driver’s door or door-lock pillar label of the vehicle) which will aid in enforcement.
7	2.29	Part 2C – Definitions Delete the definition for “Mixed-Use” and it replace with the new definition in Column E.	“Mixed-Use” – a combination of a residential use and one or more of the following types of uses: (a) confectionary stores (b) retail stores (c) personal service establishments (d) repair shops (e) offices (f) banks or other financial institutions (g) restaurants (h) licensed restaurants (i) licensed dining rooms (j) bakery shops and (k) day care centres or nursery schools.	“Mixed-Use” – a combination of a residential use and one or more other permitted or discretionary uses in the zone.	This amendment will ensure that the uses developed in a mixed use building are in keeping with the intent of the zone.
8	2.38	Part 2C – Definitions Delete the definition for “Shopping Centre” and replace it with the new definition in Column E.	“Shopping Centre” – any group of more than five permitted or discretionary uses, designed developed and managed as a unit by a single owner or tenant or a group or owners or tenants.	“Shopping Centre” – a building or group of buildings on a single lot that is developed, owned and managed as a single entity and comprised of more than five commercial rental units each of which is occupied by a permitted or discretionary use and all of which share a common on-site parking area.	The current definition of Shopping Centre includes the word “uses” instead of the word “tenants” when identifying the minimum number of business that constitute a Shopping Centre. The proposed definition clarifies the original intent of the definition.

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9	2.40	Part 2C – Definitions Amend the definition for “Sign, Portable” by deleting the reference to “free-standing.”	Sign, Portable – a free-standing sign mounted on a trailer, stand or similar support structure which is designed in such a manner that the sign can be readily be relocated to provide advertising at another location, and may include copy that can be changed manually through the use of attachable characters.	Sign, Portable – a sign mounted on a trailer, stand or similar support structure which is designed in such a manner that the sign can be readily relocated to provide advertising at another location, and may include copy that can be changed manually through the use of attachable characters.	This amendment will clarify the meaning of the definition and avoid misinterpretation.
10	3.3	Part 3B Division of City into Land Use Zones Amend Table 3.1 Land Use Zones by adding “OA-Office Area Zone” to the list of Commercial Zones.			This amendment will correct an oversight that occurred when the OA-Office Area Zone was added to the Bylaw in 2012.
11	4.13	4B.9 Habitable Use NEW REGULATION		4B.9 – Habitable Use (1) Only buildings or structures designed for the purpose of year round human habitation; and that have been developed or constructed legally through the issuance of a building permit, may be used as a dwelling unit as defined in this bylaw and as allowed within the applicable zone designation. (2) The use of Fifth Wheel Trailers, Motor Homes-Class A, Motor Homes-Class C, Recreational Vehicles, Tents, Tent Trailers, and Travel Trailers, as defined in this bylaw, for commercial purposes or habitation shall be prohibited in all zones except where such use is expressly permitted by this bylaw. (3) No other form of trailer or vehicle shall be used for human habitation unless expressly permitted by this bylaw.	This regulation will define what can and cannot be used as dwelling units, or habitable dwellings within the city. This regulation will allow the timely enforcement of recreational vehicles illegally utilized as dwelling units.

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12	5.11	<p>Table 5.2: Table of Land Uses – Commercial Zones</p> <p>Table 5.2 be amended by:</p> <p>a) deleting the land uses “Day Care Centre, Adult” and “Day Care Centre, Child” as a discretionary use in the LC3 and NC zones; and</p> <p>b) adding the land uses “Day Care Centre, Adult” and “Day Care Centre, Child” as a permitted use in the LC3 and NC zones.</p>			This amendment will enable consistent application of these land uses across all of the local commercial zones, as they are currently permitted in all local commercial zones with the exception of the LC3 and NC zones.
13	5.12	<p>Table 5.2: Table of Land Uses – Commercial Zones</p> <p>Mixed-Use Buildings be added as a permitted use to the DSC Zone and added as a discretionary use to the NC, LC1, LC2, LC3, MS, MAC 3 and MAC zones</p>			The Zoning Bylaw contemplates allowing for “Dwelling Units” in the same building as a permitted or discretionary use in commercial zones. A “Mixed Use Building” is only accommodated in the D and MX zones. This regulation clarifies that mixed use buildings are accommodated in applicable commercial zones.
14	5.12	<p>Table 5.2: Table of Land Uses – Commercial Zones</p> <p>Be amended by adding Footnote 11 after the reference to “Mixed-Use Building.”</p>		<p>Mixed-Use Building¹¹</p> <p>Footnote 11 reads as follows: “Containing uses that are permitted or discretionary in the zone”</p>	This amendment is consequential to amendment #7 and emphasizes that only uses that are permitted or discretionary in the zone can be developed within a mixed-use building.
15	5.25	<p>Table 5.6: Dwelling Unit Development Standards</p> <p>That the reference to “Semi-Detached” for the R2 Zone in Table 5.6 be amended: By deleting the reference to 250 minimum area and replacing it with 250⁴ and deleting 7.5 min lot frontage and replacing it with 7.5⁴.</p>			This amendment will correct a mistake that was made in the last set of housekeeping amendments which removed the reference to per unit in the R2 zone. The former amendment has created a situation where 50 foot lots in R2 zones, where the predominant lot size is 50 feet, can be subdivided into two 25

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		<p><i>Note that superscript ⁴ references the requirement per unit not per building.</i></p> <p>By deleting the reference to 210⁷ minimum lot area and replacing it with 210^{4,7} and deleting 6.7⁷ minimum lot frontage and replacing it with 6.7^{4,7}.</p> <p><i>Note that superscript ⁴ references the requirement per unit not per building.</i></p> <p><i>Note that superscript ⁷ applies to semi-detached dwelling units on lots with rear lane/alley access.</i></p>				<p>foot lots, each lot containing a semi-detached building. This effectively doubles the density.</p> <p>Until the Intensification Strategy document is complete and the recommendations are known, it is premature to encourage this type of densification.</p>	
16	5.25	<p>Table 5.6 Dwelling Unit Development Standards</p> <p>That the Minimum Lot Area (m²) in the R2 Zone be amended</p> <p>By adding “Semi-Detached (front to back) 325”</p> <p>That the Minimum Lot Frontage (m) in the R2 zone be amended</p> <p>By adding Semi-Detached (front to back) 10.5”</p>	MIN. LOT AREA (m ²)	R2	MIN. LOT AREA (m ²)	R2	This amendment will enable the development of front to back semi-detached dwellings on smaller lots in the R2-Residential Semi-Detached Zone.
			Detached	325	Detached	325	
			Detached zero lot		Detached zero lot		
			Corner lot	315	Corner lot	315	
			Others	250	Others	250	
			Semi-detached	250 210 ⁷	Semi-detached	250 210 ⁷ 325	
			Duplex	325	Duplex	325	
			Fourplex	n/a	Fourplex	n/a	
			Triplex		Triplex		
			Townhouse unit ⁴		Townhouse unit ⁴		
			Apartment ⁺		Apartment ⁺		
			Converted house ¹		Converted house ¹		
			Mobile home		Mobile home		
			MIN. LOT FRONTAGE (m)	R2	MIN. LOT FRONTAGE (m)	R2	
			Detached	10.5	Detached	10.5	
			Detached zero lot		Detached zero lot	n/a	
Corner lot	10.5	Corner lot	10.5				
Others	9	Others	9				
Semi-detached	7.5 6.7 ⁷	Semi-detached	7.5 6.7 ⁷				

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					Semi-detached (front to back)	10.5	
			Duplex	10.5	Duplex	10.5	
			Fourplex	n/a	Fourplex	n/a	
			Triplex		Triplex		
			Townhouse unit ⁴		Townhouse unit ⁴		
			Apartment ⁺		Apartment ⁺		
			Converted house ¹		Converted house ¹		
			Mobile home		Mobile home		
17	6.5	6B.6 Front Yard Reduction 6.3 Reduced Setbacks on Lots With Rear Lane Access Amend subsection (1) by deleting the reference to “established” in the first line and adding a sketch to clarify the application of the subsection.	6.3 Reduced Setbacks on Lots With Rear Lane Access (1) For all dwelling types in established residential zones, with the exception of apartment buildings, and where such dwellings are situated on separate lots with vehicular access provided by a rear lane (alley), the minimum front yard setback may be reduced to 3.0 metres where there is a landscaped boulevard between the curb and public sidewalk, within the right-of-way of the fronting street. If there is no such boulevard in place, the minimum setback may be reduced to 4.5 metres.	6.3 Reduced Setbacks on Lots With Rear Lane Access (1) For all dwelling types in residential zones, with the exception of apartment buildings, and where such dwellings are situated on separate lots with vehicular access provided by a rear lane (alley), the minimum front yard setback may be reduced to 3.0 metres where there is a landscaped boulevard between the curb and public sidewalk, within the right-of-way of the fronting street. If there is no such boulevard in place, the minimum setback may be reduced to 4.5 metres (see Figure 6.0).	This amendment will clarify the intent of the subsection and clarify how the setback is applied.		
18	6.7	6B.7 Permitted Yard Encroachments Section 7.5 Porch be deleted and replaced with a new section.	7.5 Porch A porch that does not exceed three square metres may project 1.5 metres into the required front yard.	7.5 Porch A porch may project 1.5 metres into the required front yard but no closer than 3 metres from the property line.	This amendment will clarify the intent of the section and avoid misinterpretation. The size of the porch has also been deleted.		
19	6.10	6B.11 - Planned Group of Dwellings Be amended by adding the new subsection 11.3 in Column E		11.3 APPLICATION (1) Buildings that are connected by underground parking structures or above ground non-enclosed structures shall be considered Planned Groups of Dwellings and shall comply with the regulations of this Section. (2) Buildings shall not be connected through underground or above ground structures that are open air.	Developers have “connected” buildings with a structural grade beam to avoid the discretionary use process. This amendment to the Planned Group regulations clarifies the interpretation of separate buildings.		

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20	6.34	6C.11 – Transitional Area Residential Zone Section 11.1(7) be deleted and be replaced by the new section in Column E.	11.1 (7) Apartments Although apartment dwelling units and seniors assisted living apartment buildings are discretionary uses in this zone, they are restricted from being developed in the Low Rise District by virtue of their defined height	11.1 (7) Apartments Although apartment buildings and seniors assisted living apartment buildings are discretionary uses in this zone, the form and massing of buildings will be restricted in accordance with the provisions of this zone.	The current intent statement can be interpreted as contradictory to the provisions of the zone. The amended wording reflects the intent of the Low Rise District.
21	7.39	7C.10 Downtown Zone (D) Section 10.5 Development Regulations Subsection (1)(d) be amended by adding “(in 2009 dollars)” after “\$4.00 per square foot”	Subsection (1) Floor Area Ratio Limits (d) In the area identified in Figure 7.3 as the CBD-Central Business District, buildings that contain 25% of their total gross floor area as office use and that exceed the maximum permitted Street Wall height (podium) shall be required to provide public amenity contributions in the amount of \$4.00 per square foot of gross floor area or contribution of public amenities of equivalent value for the portions of the building above the podium in accordance with the provisions of Chapter 17-Development Alternatives and Incentives of the Bylaw through application of the Contribution Gradient (Table 17.1-Incentive and Amenity System) in exchange for unlimited Height and FAR.	Subsection (1) Floor Area Ratio Limits (d) In the area identified in Figure 7.3 as the CBD-Central Business District, buildings that contain 25% of their total gross floor area as office use and that exceed the maximum permitted Street Wall height (podium) shall be required to provide public amenity contributions in the amount of \$4.00 per square foot (in 2009 dollars) of gross floor area or contribution of public amenities of equivalent value for the portions of the building above the podium in accordance with the provisions of Chapter 17-Development Alternatives and Incentives of the Bylaw through application of the Contribution Gradient (Table 17.1-Incentive and Amenity System) in exchange for unlimited Height and FAR.	This amendment is consequential to amendment #3. The year reference is the year the Zoning Bylaw was amended to include the subsection.
22	7.42	7C.10 Downtown Zone (D) Section 10.5 Development Regulations Subsection (2)(e) be amended by adding “(in 2009 dollars)” after “\$4.00 per square foot”	Subsection (2) Height (e) In the area identified in Figure 7.3 as the CBD-Central Business District, buildings that contain 24% of their total gross floor area as office use and that exceed the maximum permitted Street Wall height (podium) shall be required to provide public amenity contributions in the amount of \$4.00 per square foot of gross floor area or contribution of public amenities of equivalent value for the portions of the building above	Subsection (2) Height (e) In the area identified in Figure 7.3 as the CBD-Central Business District, buildings that contain 24% of their total gross floor area as office use and that exceed the maximum permitted Street Wall height (podium) shall be required to provide public amenity contributions in the amount of \$4.00 per square foot (in 2009 dollars) of gross floor area or contribution of public amenities of equivalent value for the portions of the	This amendment is consequential to amendment #3. The year reference is the year the Zoning Bylaw was amended to include the subsection.

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			podium in accordance with the provisions of Chapter 17-Development Alternatives and Incentives in this Bylaw through application of the Contribution Gradient (Table 17.1-Incentive and Amenity System) in exchange for unlimited Height and FAR.	building above podium in accordance with the provisions of Chapter 17-Development Alternatives and Incentives in this Bylaw through application of the Contribution Gradient (Table 17.1-Incentive and Amenity System) in exchange for unlimited Height and FAR.	
23	7.98	7C.12 Office Area Zone (OA) Section 12.6 Additional Regulations Subsection (6)(c) clause (viii) be amended by adding “(in 2012 dollars)” after “per additional parking stall”.	Subsection (6) Parking and Loading (c) Notwithstanding section 12.6(6)(b), the City shall allow additional parking above the maximum amount in the following situations: (viii) where payment is made by the applicant or owner, calculated on the basis of \$7,000 per additional parking stall, to be expended by the City for the purpose of acquiring or supporting public parking or transit, or other public amenities or services.	Subsection (6) Parking and Loading (c) Notwithstanding section 12.6(6)(b), the City shall allow additional parking above the maximum amount in the following situations: (viii) where payment is made by the applicant or owner, calculated on the basis of \$7,000 per additional parking stall (in 2012 dollars), to be expended by the City for the purpose of acquiring or supporting public parking or transit, or other public amenities or services.	This amendment is consequential to amendment #3. The year reference is the year the Zoning Bylaw was amended to include the subsection.
24	7.102	7D.2 – Drive-In Business Subsection 2.3(3) be amended by deleting the words “Development Officer or the Director of Development Engineering” and replacing them with “the City”.	2.3 Waiting or Queuing Space (3) Notwithstanding the minimum development standards for drive-in businesses, where a drive-in business is located on an arterial roadway, the Development Officer or the Director of Development Engineering may require a Traffic Impact Traffic Study to determine the minimum number of vehicle queuing spaces taking into consideration:	2.3 Waiting or Queuing Space (3) Notwithstanding the minimum development standards for drive-in businesses, where a drive-in business is located on an arterial roadway, the City may require a Traffic Impact Traffic Study to determine the minimum number of vehicle queuing spaces taking into consideration:	City department names change when re-organizations occur. This amendment will avoid having to amend sections to reflect current department names.
25	7.103	7D.3 - Service Station/Gas Bar Section 3.5 Underground Storage Tanks be amended by deleting the words “Province of Saskatchewan (Environment and Public Safety)” and replacing them with Saskatchewan Ministry of Environment”	3.5 Underground Storage Tanks The installation of new underground storage tanks shall meet the design and operational requirements specified by the Province of Saskatchewan (Environment and Public Safety).	3.5 Underground Storage Tanks The installation of new underground storage tanks shall meet the design and operational requirements specified by the Saskatchewan Ministry of Environment.	Ministry names need to be updated due to a re-organization in the provincial government.

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26	7.104	7D.3 – Service Station Gas Bar Section 3.6 Site Decommissioning/Remediation Clause 3.6(2)(a) be amended by deleting the words “Saskatchewan Environment and Public Safety” and replacing them with “Saskatchewan Ministry of Environment”.	3.6 Site Decommissioning/Remediation (2) The decommissioning of the site shall be in accordance with the requirements and guidelines established by: (a) Saskatchewan Environment and Public Safety; and	3.6 Site Decommissioning/Remediation (2) The decommissioning of the site shall be in accordance with the requirements and guidelines established by: (a) Saskatchewan Ministry of Environment; and	Ministry names need to be updated due to a re-organization in the provincial government.
27	9.12 9.25 9.54	9C.3.7 DCD-1 Cathedral Area (13th Avenue), 9C.3.11 DCD-5 Lakeview South – Pasqua Street and 9C.3.16 DCD-10 3200 Block 13th Avenue Zones Are amended by replacing “Office” with “Office, General” in the list of Permitted Uses	9C.3.7 DCD-1 Cathedral Area (13th Avenue) 3.7(3) <u>Permitted Uses</u> <ul style="list-style-type: none"> • art galleries • bakery shops • dwelling units, converted • dwelling units, detached • home-based businesses • libraries • offices • personal service establishments • retail • secondary suites 9C.3.11 DCD-5 Lakeview South – Pasqua Street 3.11(3) <u>Permitted Uses</u> <ul style="list-style-type: none"> • Financial Institutions • Funeral Homes • Labour Union Hall • Medical Clinic • Medical/Dental Laboratory • Office • Post Office • Public Use • Personal Service Establishment* • Bakery Shop* 	9C.3.7 DCD-1 Cathedral Area (13th Avenue) 3.7(3) <u>Permitted Uses</u> <ul style="list-style-type: none"> • art galleries • bakery shops • dwelling units, converted • dwelling units, detached • home-based businesses • libraries • offices, general • personal service establishments • retail • secondary suites 9C.3.11 DCD-5 Lakeview South – Pasqua Street 3.11(3) <u>Permitted Uses</u> <ul style="list-style-type: none"> • Financial Institutions • Funeral Homes • Labour Union Hall • Medical Clinic • Medical/Dental Laboratory • Office, General • Post Office • Public Use • Personal Service Establishment* • Bakery Shop* 	In 2012 an amendment was made to the Zoning Bylaw to define “Office General” and “Office Industry” where previously there was only one “Office” designation. This amendment will clarify which type of office is permitted in the DCD-1, DCD-5 and DCD-10 zones.

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			9C.3.16 DCD-10 3200 Block 13th Avenue Zone 3.16 (3)(b) Permitted Uses <ol style="list-style-type: none"> i. Art Gallery ii. Bed and Breakfast iii. Day Care iv. Office v. Confectionary Store vi. Restaurants vii. Licensed Restaurants viii. Recreation Service Facilities ix. Retail Use x. Personal Service Establishment 	9C.3.16 DCD-10 3200 Block 13th Avenue Zone 3.16 (3)(b) Permitted Uses <ol style="list-style-type: none"> i. Art Gallery ii. Bed and Breakfast iii. Day Care iv. Office, General v. Confectionary Store vi. Restaurants vii. Licensed Restaurants viii. Recreation Service Facilities ix. Retail Use x. Personal Service Establishment 	
28	9.15 9.20	9C.3.8 DCD-2 Saskatchewan Drive/North Railway Street and 9.C3.9 DCD-3 Lots 25-48, Block 41 and Lots 25-48, Block 56, Plan AY 5450 100N and 200N Blocks (west side), Winnipeg Street North Zones Are amended by replacing “Office” with “Office Industry” in the list of Permitted Uses.	9C.3.8 DCD-2 Saskatchewan Drive/North Railway Street 3.8(2)(c) Permitted Uses <ul style="list-style-type: none"> • Animal hospital • Animal shelter • Assembling, parts • Auto supply stores • Automobile sales and service • Automobile, rental and leasing • Automobile repair • Bakery • Biscuit plant • Cleaning, carpet and rug • Club • Financial institution • Laboratory, medical/dental • Labour union hall • Laundry plant • Lumber yard • Mobile home sales • Newspaper • Offices • Printing, commercial 	9C.3.8 DCD-2 Saskatchewan Drive/North Railway Street 3.8(2)(c) Permitted Uses <ul style="list-style-type: none"> • Animal hospital • Animal shelter • Assembling, parts • Auto supply stores • Automobile sales and service • Automobile, rental and leasing • Automobile repair • Bakery • Biscuit plant • Cleaning, carpet and rug • Club • Financial institution • Laboratory, medical/dental • Labour union hall • Laundry plant • Lumber yard • Mobile home sales • Newspaper • Offices, Industry • Printing, commercial 	In 2012 an amendment was made to the Zoning Bylaw to define “Office General” and “Office Industry” where previously there was only one “Office” designation. This amendment will clarify which type of office is permitted in the DCD-2 and DCD-3 zones.

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			<ul style="list-style-type: none"> • Public uses • Publishing or publishing/printing • Recreation vehicles • Recreational service facility • Repair shop • Repair, rental and service • Retail, general • Retail, hardware • Retail, small equipment and supplies • Sharpening and repair, knives, saws, tools • Taxidermy shop • Warehousing • Warehousing, refrigerated <p>9.C3.9 DCD-3 Lots 25-48, Block 41 and Lots 25-48, Block 56, Plan AY 5450 100N and 200N Blocks (west side), Winnipeg Street North</p> <p>3.9(3)(a) Permitted Uses</p> <ul style="list-style-type: none"> • Automobile rental and leasing • Automobile sales and service • Religious institution • Day care centre • Financial institution • Humanitarian service facility • Labour union hall • Library • Office • Public use • Recreational service facility • Repair shop • Retail, small equipment and supplies • Retail use • Service station 	<ul style="list-style-type: none"> • Public uses • Publishing or publishing/printing • Recreation vehicles • Recreational service facility • Repair shop • Repair, rental and service • Retail, general • Retail, hardware • Retail, small equipment and supplies • Sharpening and repair, knives, saws, tools • Taxidermy shop • Warehousing • Warehousing, refrigerated <p>9.C3.9 DCD-3 Lots 25-48, Block 41 and Lots 25-48, Block 56, Plan AY 5450 100N and 200N Blocks (west side), Winnipeg Street North</p> <p>3.9(3)(a) Permitted Uses</p> <ul style="list-style-type: none"> • Automobile rental and leasing • Automobile sales and service • Religious institution • Day care centre • Financial institution • Humanitarian service facility • Labour union hall • Library • Office, Industry • Public use • Recreational service facility • Repair shop • Retail, small equipment and supplies • Retail use • Service station 	
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29	9.22	9C.3.10 DCD-4 Garden Ridge Clause 3.10(3)(b) be amended by deleting the words “Director of Planning and Sustainability” and replacing them with “Development Officer”.	(3) Permitted and Discretionary Uses (b) The use of Parcel A in garden Ridge Phase II (i.e., adjacent to the east side of the McIntosh Street right-of-way, immediately south of Rochdale Boulevard) shall be restricted to the establishment and maintenance of a telephone distribution service facility, or for other public utility-related functions deemed compatible with the surrounding uses and acceptable to the Director of Planning and Sustainability.	(3) Permitted and Discretionary Uses (b) The use of Parcel A in garden Ridge Phase II (i.e., adjacent to the east side of the McIntosh Street right-of-way, immediately south of Rochdale Boulevard) shall be restricted to the establishment and maintenance of a telephone distribution service facility, or for other public utility-related functions deemed compatible with the surrounding uses and acceptable to the Development Officer.	This amendment clarifies that the Director of Planning is the Development Officer as defined in the Bylaw.
30	9.24	9C.3.10 DCD-4 Garden Ridge Clause 3.10(4)(d) be amended by deleting the words “Director of Engineering and Works” and replacing them with “with other City departments as required”.	(4) Site and Development Standards (d) Applicable standards for development of Parcel A in Garden Ridge Phase II shall be determined by the Development Officer in consultation with the Director of Engineering and Works.	(4) Site and Development Standards (d) Applicable standards for development of Parcel A in Garden Ridge Phase II shall be determined by the Development Officer in consultation with other City departments as required.	City department names change when re-organizations occur. This amendment will avoid having to amend sections to reflect current department names.
31	9.27	9C.3.11 DCD-5 Lakeview South – Pasqua Street Subclause 3.11(6)(c)(ii) be amended by deleting the words “Director of Planning and Sustainability” and replacing them with “Development Officer”.	(6) Additional Regulations (c) Landscape Regulations (ii) The landscape design plan shall be reviewed as part of the overall development review undertaken by the Director of Planning and Sustainability.	(6) Additional Regulations (c) Landscape Regulations (ii) The landscape design plan shall be reviewed as part of the overall development review undertaken by the Development Officer.	This amendment clarifies that the Director of Planning is the Development Officer as defined in the Bylaw.
32	9.28	9C.3.11 DCD-5 Lakeview South – Pasqua Street Clause (6)(d)(i) be amended by deleting the reference to “a maximum of” and replacing it with “no more than”.	9C.3.11 (6) Additional Regulations (d) Signs (i) Permitted Sign A free standing sign shall: Be set back a maximum of six metres from the front property line abutting Pasqua Street, and	9C.3.11 (6) Additional Regulations (d) Signs (i) Permitted Sign A free standing sign shall: Be set back no more than six metres from the front property line abutting Pasqua Street, and	This amendment will clarify the intent of this regulation and avoid misinterpretation. The intent is that signs must be placed within 6 metres of the property line.

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33	9.28	9C.3.11 DCD-5 Lakeview South – Pasqua Street Be amended by deleting Clause (6) (d) (ii) Prohibited Signs	(6) Additional Regulations (d) Signs (ii) Prohibited Signs <ul style="list-style-type: none"> ▪ Temporary sign ▪ Rotating sign ▪ Billboard sign ▪ Roof sign ▪ Projecting sign ▪ Balloon/Inflatable Advertising or Display Device 		This amendment will clarify the types of signs that are permitted. The permitted sign type is referenced in Clause (6) (d) (i).
34	9.40	9C.3.15 DCD-9 Former Diocese of Qu’Appelle Lands (3) Heritage Policy Area (b) Permitted Uses Be amended by deleting “Office” and replacing it with “Office, General ¹⁷ ”.	9C.3.15 DCD-9 Former Diocese of Qu’Appelle Lands (3) Heritage Policy Area (b) Permitted Uses <ul style="list-style-type: none"> • Animal hospital • Apartment dwelling unit • Apartment, senior assisted living • Art gallery • Banquet and reception facility • Bed and breakfast homestay¹ • Bowling centre • Religious institution² • Club • College, community • Community centre • Community garden • Day care centre, adult³ • Day care centre, child⁴ 	9C.3.15 DCD-9 Former Diocese of Qu’Appelle Lands (3) Heritage Policy Area (b) Permitted Uses <ul style="list-style-type: none"> • Animal hospital • Apartment dwelling unit • Apartment, senior assisted living • Art gallery • Banquet and reception facility • Bed and breakfast homestay¹ • Bowling centre • Religious institution² • Club • College, community • Community centre • Community garden • Day care centre, adult³ • Day care centre, child⁴ • Dwelling unit, detached • Financial institution 	In 2012 an amendment was made to the Zoning Bylaw to define “Office General” and “Office Industry” where previously there was only one “Office” designation. This amendment will clarify which type and size of office is permitted in the DCD-9 zone.

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			<ul style="list-style-type: none"> • Dwelling unit, detached • Financial institution • Health/fitness centre • Home-based business⁵ • Hospice • Hostel • Hotel • Humanitarian service facility • Labour union hall • Library • Licensed beverage room • Licensed cocktail room • Licensed dining room • Licensed restaurant • Medical/dental laboratory • Mixed-use building • Multi-unit residence • Nursery school⁶ • Office • Personal service • Pool hall • Post office • Public use • Recreational service facility • Repair service • Restaurant • School, private • Secondary suite • School/academy • School, vocational • Supportive living home⁷ • Theatre 	<ul style="list-style-type: none"> • Health/fitness centre • Home-based business⁵ • Hospice • Hostel • Hotel • Humanitarian service facility • Labour union hall • Library • Licensed beverage room • Licensed cocktail room • Licensed dining room • Licensed restaurant • Medical/dental laboratory • Mixed-use building • Multi-unit residence • Nursery school⁶ • Office, General¹⁷ • Personal service • Pool hall • Post office • Public use • Recreational service facility • Repair service • Restaurant • School, private • Secondary suite • School/academy • School, vocational • Supportive living home⁷ • Theatre 	
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35	9.41 9.42	<p>9C.3.15 DCD-9 Former Diocese of Qu’Appelle Lands</p> <p>(4) Mixed Use Policy Area (b) Permitted Uses</p> <p>Be amended by deleting “Office ¹⁷” and replacing it with “Office, General ¹⁷”.</p> <p>(4) Mixed Use Policy Area (c) Discretionary Uses</p> <p>Be amended by deleting “Office ³¹” and replacing it with “Office, General ³¹”.</p>	<p>9C.3.15 DCD-9 Former Diocese of Qu’Appelle Lands</p> <p>(4) Mixed Use Policy Area (b) Permitted Uses</p> <ul style="list-style-type: none"> • Art gallery • Bakery shop • Club⁹ • Club, licensed¹⁰ • Community centre • Community garden • Dwelling unit¹¹ • Grocery store • Home-based business¹² • Humanitarian service facility • Library • Licensed cocktail room¹³ • Licensed dining room¹⁴ • Licensed restaurant¹⁵ • Nursery school¹⁶ • Office¹⁷ • Personal service • Public use¹⁸ • Recreational service facility • Recreational service facility, licensed¹⁹ • Repair service • Restaurant^{20,21} • Retail use²² <p>(4) Mixed Use Policy Area (c) Discretionary Uses</p> <ul style="list-style-type: none"> • Club²³ 	<p>9C.3.15 DCD-9 Former Diocese of Qu’Appelle Lands</p> <p>(4) Mixed Use Policy Area (b) Permitted Uses</p> <ul style="list-style-type: none"> • Art gallery • Bakery shop • Club⁹ • Club, licensed¹⁰ • Community centre • Community garden • Dwelling unit¹¹ • Grocery store • Home-based business¹² • Humanitarian service facility • Library • Licensed cocktail room¹³ • Licensed dining room¹⁴ • Licensed restaurant¹⁵ • Nursery school¹⁶ • Office, General¹⁷ • Personal service • Public use¹⁸ • Recreational service facility • Recreational service facility, licensed¹⁹ • Repair service • Restaurant^{20,21} • Retail use²² <p>(4) Mixed Use Policy Area (c) Discretionary Uses</p> <ul style="list-style-type: none"> • Club²³ • Club, licensed²⁴ 	<p>In 2012 an amendment was made to the Zoning Bylaw to define “Office General” and “Office Industry” where previously there was only one “Office” designation. This amendment will clarify which type of office is permitted in the DCD-9 zone.</p>
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Proposed Amendments to *Regina Zoning Bylaw No. 9250* – May, 2014

			<ul style="list-style-type: none"> • Club, licensed²⁴ • Confectionary store • Day care centre, adult²⁵ • Day care centre, child²⁶ • Individual and Family social service home²⁷ • Licensed cocktail room²⁸ • Licensed dining room²⁹ • Licensed restaurant³⁰ • Office³¹ • Recreational service facility, licensed³² • Restaurant³³ • Retail use³⁴ 	<ul style="list-style-type: none"> • Confectionary store • Day care centre, adult²⁵ • Day care centre, child²⁶ • Individual and Family social service home²⁷ • Licensed cocktail room²⁸ • Licensed dining room²⁹ • Licensed restaurant³⁰ • Office, General³¹ • Recreational service facility, licensed³² • Restaurant³³ • Retail use³⁴ 	
36	9.54	<p>9C.3.16 DCD-10 3200 Block 13th Avenue</p> <p>Subsection (3) (b) be amended by:</p> <ol style="list-style-type: none"> 1. deleting the reference to “commercial” in the preamble and 2. adding “Dwelling Unit” as a permitted use. 	<p>Subsection (3) Permitted and Discretionary Uses</p> <p>(b) Notwithstanding clause (3) (a) above, the following commercial uses shall be permitted in DCD-10:</p> <ol style="list-style-type: none"> (i) Art Gallery (ii) Bed and Breakfast (iii) Day Care (iv) Office (v) Confectionary Store (vi) Restaurants (vii) Licensed Restaurants (viii) Recreation Service Facilities (ix) Retail Use (x) Personal Service Establishment 	<p>Subsection (3) Permitted and Discretionary Uses</p> <p>(b) Notwithstanding clause (3) (a) above, the following uses shall be permitted in DCD-10:</p> <ol style="list-style-type: none"> (i) Art Gallery (ii) Bed and Breakfast (iii) Day Care (iv) Office (v) Confectionary Store (vi) Restaurants (vii) Licensed Restaurants (viii) Recreation Service Facilities (ix) Retail Use (x) Personal Service Establishment (xi) Dwelling Unit 	<p>The zone is intended to flexibly accommodate residential and limited commercial in an area of transition on the fringe of the 13th Avenue commercial district. This amendment will clarify that the City will permit a dwelling unit in the same building as a commercial use.</p>

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37	9.59	<p>9C.3.18 DCD-12 Suburban Narrow Lot Residential</p> <p>Be amended by adding the following new sentence to Subsection (5) (b) Additional Regulations:</p> <p>“The regulations of Section 6B.4 in Chapter 6 do not apply.”</p>	<p>(5) Additional Regulations</p> <p>(b) Subject to the more specific provisions of this section, development shall be in accordance with the applicable provisions of Chapter 6.</p>	<p>(5) Additional Regulations</p> <p>(b) Subject to the more specific provisions of this section, development shall be in accordance with the applicable provisions of Chapter 6: provided, however, that the regulations of Section 6B.4 in Chapter 6 do not apply.</p>	<p>This amendment will clarify that side yard reductions do not apply to DCD-12 and that the Development Standards in Table 9.2 apply.</p>
38	9.71	<p>9C.4 – Floodway Zone (FW)</p> <p>Subclause 4.9(1)(c)(iii) be amended by deleting the words “Director of Development Engineering” and replacing them with “the City”.</p>	<p>4.9 Prohibited Uses</p> <p>(1) (c) substantial improvements to existing structures are prohibited except where:</p> <p style="padding-left: 40px;">(iii) approved by the Director of Development Engineering.</p>	<p>4.9 Prohibited Uses</p> <p>(1) (c) substantial improvements to existing structures are prohibited except where:</p> <p style="padding-left: 40px;">(iii) approved by the City.</p>	<p>City department names change when re-organizations occur. This amendment will avoid having to amend sections to reflect current department names.</p>
39	10.5	<p>10C.1 – Aquifer Protection Overlay Zone (AP)</p> <p>Subsections 1.8(1) and (3) be amended by deleting the words “Director of Development Engineering” wherever they appear and replacing them with “the City”.</p>	<p>1.8 Challenge to Aquifer Overlay Zone Designation</p> <p>(1) An applicant for a development in any of the Aquifer Overlay Zones shown in Figure 10.1 may challenge the inclusion of the land in the zone by providing, at his own expense, to the Director of Development Engineering, an engineering evaluation prepared by a registered professional engineer.</p> <p>(3) If the evaluation mentioned in subsection (1) is concurred in by the</p>	<p>1.8 Challenge to Aquifer Overlay Zone Designation</p> <p>(1) An applicant for a development in any of the Aquifer Overlay Zones shown in Figure 10.1 may challenge the inclusion of the land in the zone by providing, at his own expense, to the City, an engineering evaluation prepared by a registered professional engineer.</p> <p>(3) If the evaluation mentioned in subsection (1) is concurred in by the City, the requirements of the zone, as</p>	<p>City department names change when re-organizations occur. This amendment will avoid having to amend sections to reflect current department names.</p>

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			Director of Development Engineering, the requirements of the zone, as defined in Chapter 2, shall apply to the land.	defined in Chapter 2, shall apply to the land.	
40	10.7 to 10.22	10C.1 – Aquifer Protection Overlay Zone (AP) Tables 10.1, 10.2 and 10.3 be amended by deleting the words “Director of Development Engineering” wherever they appear and replacing them with “the City.”			City department names change when re-organizations occur. This amendment will avoid having to amend sections to reflect current department names.
41	11.11	11C.5 – Cargo Containers NEW REGULATION Part 11C – Regulations For Unique Accessory Uses be amended by adding the new section in column E.		11C.5 – Cargo Containers (1) Cargo containers shall be prohibited in all Residential, Commercial, Industrial Prestige, Warehouse and Special zones with the following exceptions: (a) Airport (b) Railway (2) Notwithstanding subsection (1), cargo containers may be temporarily placed on a site in any zone: (a) during construction on a site when the cargo container is utilized solely for the storage of supplies and equipment that are used for the site, provided that: (i) a valid building permit has been issued for construction on the site; and (ii) the cargo container must be removed from the site upon completion of the construction; or (b) for the purpose of loading and	This amendment is required due to the increasing utilization of cargo/shipping containers as permanent storage buildings, specifically to prohibit that practice within residential and commercial zones, except for regulated temporary purposes. The amendment will aid in more effective enforcement efforts by the City.

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				<p>unloading of items associated with the principal use for a period of not more than 10 days.</p> <p>(3) When placed on a site pursuant to subsection (2), the cargo containers shall:</p> <p>(a) be located so as not to create a safety hazard; and</p> <p>(b) not be located within 1.2 metres of the interior edge of the sidewalk.</p>	
42	12.6 to 12.11	<p>12C.1 – Abatement of Vehicular, Pedestrian and Environmental Impacts</p> <p>Table 12.2 be amended by deleting the words “Director of Development Engineering” and replacing them with “the City”.</p>			City department names change when re-organizations occur. This amendment will avoid having to amend sections to reflect current department names.
43	13.9	<p>13C.4 Non-Conforming Landscaping</p> <p>Table 13.3 be amended by deleting the words “Director of Development Engineering” and replacing them with “the City”.</p>			City department names change when re-organizations occur. This amendment will avoid having to amend sections to reflect current department names.
44	14.6 and 14.7	<p>14B.3 Regulations for Non-Residential Parking</p> <p>Subsections 3.4(4) and (7) be amended by deleting the words “Director of Development Engineering” wherever they appear and replacing them with “the City”.</p>	<p>3.4 Paving, Drainage and Visibility</p> <p>(4) All storm water drainage shall be collected by means of an internal storm sewer system and connected to the public storm sewer system at locations acceptable to the Director of Development Engineering.</p> <p>(7) All storm water drainage associated with uses described in</p>	<p>3.4 Paving, Drainage and Visibility</p> <p>(4) All storm water drainage shall be collected by means of an internal storm sewer system and connected to the public storm sewer system at locations acceptable to the City.</p> <p>(7) All storm water drainage associated with uses described in subsection (5) must be approved by the City.</p>	City department names change when re-organizations occur. This amendment will avoid having to amend sections to reflect current department names.

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			subsection (5) must be approved by the Director of Development Engineering.		
45	14.12	14B.3 Regulations for Non-Residential Parking Section 3.15 Payment in Lieu of Parking Subsection (1) (a) and (b) be amended by adding “(in 1992 dollars)” after “per waived parking space”	(1) Council may, at its discretion, waive all or part of the parking requirements in the: (a) D-Downtown Zone in exchange for a payment-in-lieu of the waived parking spaces calculated on the basis of \$7,000 per waived parking space; or (b) WH-Dewdney Avenue warehouse Zone in exchange for a payment-in-lieu of the waived spaces calculated on the basis of \$2,500 per waived parking space.	(1) Council may, at its discretion, waive all or part of the parking requirements in the: (a) D-Downtown Zone in exchange for a payment-in-lieu of the waived parking spaces calculated on the basis of \$7,000 per waived parking space (in 1992 dollars); or (b) WH-Dewdney Avenue warehouse Zone in exchange for a payment-in-lieu of the waived spaces calculated on the basis of \$2,500 per waived parking space (in 1992 dollars).	This amendment is consequential to amendment #3. The year reference is the year the Zoning Bylaw was amended to include the subsection.
46	14.15	14B.4 Regulations for Residential Parking Section 4.6 Prohibited Vehicles be amended by deleting the reference to “2,722 kilograms” and replacing it with “4,500 kilograms”.	4.6 Prohibited Vehicles No vehicle, business or otherwise, with a combined weight (vehicle and load carried by the vehicle) exceeding 2,722 kilograms, shall be parked on-site in a residential zone. Notwithstanding the above, recreational vehicles may be parked in a residential zone in compliance with Subpart 14B.4 Regulations for Residential Parking.	4.6 Prohibited Vehicles No vehicle, business or otherwise, with a combined weight (vehicle and load carried by the vehicle) exceeding 4,500 kilograms, shall be parked on-site in a residential zone. Notwithstanding the above, recreational vehicles may be parked in a residential zone in compliance with Subpart 14B.4 Regulations for Residential Parking.	This amendment is consequential to the definition of “Business Vehicle (Home-Based Business)” that was amended in the last Housekeeping amendments approved in August 2013. The new weight reference reflects the weight identified in the definition.
47	14.19	Table 14.5: Off-Street Parking Requirements for Institutional and Recreational Uses Be amended by deleting “1 space per 10 square metres of gross floor area used by patron” for Recreational	Recreation Service Facilities 1 space per 10 square metres of gross floor area used by patrons.	Recreation Service Facilities 1 space per 20 square metres of gross floor area used by patrons.	A large amount of floor area could be required for equipment, classroom or workout space, depending upon the nature of the recreation facility. The Administration researched parking requirements for these types of

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		Service Facilities and replacing it with the wording in Column E.			facilities in eight cities across Canada. Two cities had the same requirement as Regina while the requirements in the other cities ranged from 1 space per 18 sq.m. to 1 space per 30 sq.m. The recommendation of 1 space per 20 sq.m. is considered to be reasonable and is the same requirement as we currently have for other uses such as pool halls and amusement arcades.
48	15.9 to 15.12	15B.2 – General Landscaping Design Requirements Sections 2.2 and 2.3 be amended by deleting the words “Parks and Open Spaces” wherever they appear and replacing them with “Open Spaces and Environmental Services”.			City department names need to be updated due to a re-organization.
49	16.9	16C.3 - Projecting Sign Subsection 3.2 Numerical Restrictions be amended by deleting the reference to “per lot” and substituting “per street frontage”.	16C.3.2 Numerical Restrictions One projecting sign is permitted per lot, except where the frontage of the property along any one right-of-way exceeds 90 metres, in which case two projecting signs are permitted.	16C.3.2 Numerical Restrictions One projecting sign is permitted per street frontage, except where the frontage of the property along any one right-of-way exceeds 90 metres, in which case two projecting signs are permitted.	This amendment will enable signs to be permitted on both street frontages in the case of corner lots.
50	16.10	16C.4 - Portable Signs Section 4.4 Permits be amended by deleting the reference to “April 1” and replacing it with “July 1”.	4.4 Permits (2) Permits shall be issued on an annual basis upon payment by the sign owner of the appropriate registration fee. The registration date shall be April 1 of each year.	4.4 Permits (2) Permits shall be issued on an annual basis upon payment by the sign owner of the appropriate registration fee. The registration date shall be July 1 of each year.	This amendment will reflect the current permitting practice.

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51	17.2	17B.1 Application Section 1.1 Council's Decision be amended by addition a new subsection (6) in Column E.		1.1 Council's Decision (6) The application of these bonusing measures shall be consistent with the Official Community Plan (OCP) policies.	This amendment will ensure the relevant policies in the OCP are taken into account when consideration is being given to the application of the bonusing provisions.
52	17.5 17.9	Table 17.1: Incentive and Amenity System Be amended by deleting the rows: Apartment Arcade, Lane Atrium/Galleria Shopping Public Art.			This amendment will reflect the following: Apartments will be considered as Residential Units for which bonuses are identified in the Table. The Downtown Plan directs retail to be on the street (street frontage), not within buildings or in lanes. Public Art will be combined with Cultural Heritage in amendment #64.
53	17.5	Table 17.1: Incentive and Amenity System The Bonusable Amenity column Be amended by deleting the reference to "Arts Lodge" and replacing it with "Artists Live/Work".	Arts Lodge [Living and working space for members of the City's performing, visual and participatory arts groups.]	Artists Live/Work [Living and working space for members of the City's performing, visual and participatory arts groups.]	This amendment will clarify that the bonus provision is for live/work spaces for artists.

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54	17.8	Table 17.1: Incentive and Amenity System The wording of “Space for Non-Profit Social Service” in the Bonusable Amenity column Be deleted and replaced with the wording in Column E.	Space for Non-Profit Social Service [Space which is made available, free of rent, to charitable and social service organizations that provide emergency assistance, health services, referral services or other specialized social service directly to the public.]		Space for Non-Profit, Cultural and Social Services [Space which is made available, free of or at reduced rent, to charitable, cultural and social service organizations that provide emergency assistance, health or cultural services, referral services or other specialized social service directly to the public.]		This amendment will clarify that the intent is to promote community development of all types by the inclusion of cultural organizations in the consideration of groups to which this bonus can apply.
55	17.8	Table 17.1: Incentive and Amenity System The “Water Feature” amenity row Be amended by adding a reference to “DCD-9” under the Applicable Land Use Zone column and deleting the reference to “June 21” in the Amenity Performance Standards column and replacing it with “April 21”.	Applicable Land Use Zone D, DSC	Amenity Performance 3. Water must be in motion during day-time hours, except between September 21 and June 21.	Applicable Land Use Zone D, DSC, DCD-9	Amenity Performance 3. Water must be in motion during day-time hours, except between September 21 and April 21.	This amendment will ensure that the water feature is functioning during spring and summer and that it can be considered for bonusing in DCD-9 Former Diocese of Qu’Appelle Lands Direct Control District.
56	17.8	Table 17.1: Incentive and Amenity System The “Allotment Garden” amenity row Be amended by deleting the title “Allotment Garden” and replacing it with “Conservation of Landscape Elements” and adding a new sentence (5) to the Amenity Performance Standards” column as indicated in Column E.			Amenity Performance Standards 1. Must include provision of water access. 2. Must be available for residential use. 3. Must be a minimum of 25 sq.m. 4. Relaxation for specific amenity may be applied to each building only once. 5. Must meet <i>the Standards and Guidelines for the Conservation of Historic Places in Canada</i> .		This amendment will more accurately reflect the type of amenity for which bonusing can be considered and provide additional requirements.

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57	17.9	<p>Table 17.1 – Office Contribution Gradient - Incentive to Amenity Ratio(x:y)</p> <p>This column be amended by adding “(in 2009 dollars)” after “\$4.00 per square foot”</p>	Payment of \$4.00/square foot or contribution of public amenities in kind for portions of the building that exceeds Podium height.	Payment of \$4.00 per square foot (in 2009 dollars) or contribution of public amenities in kind for portions of the building that exceeds Podium height.	This amendment is consequential to amendment #3. The year reference is the year the Zoning Bylaw was amended to include the table.
58	18.7	<p>18C.2 Special Development Permits</p> <p>Section 2.2(d)</p> <p>Be amended by deleting the words “Saskatchewan Environment and Public Safety and Saskatchewan Water Corporation” and replacing them with “Saskatchewan Ministry of Environment and the Water Security Agency”.</p>	<p>2.2 Development Permit for the Aquifer Protection Overlay Zone</p> <p>(d) evidence of approval by Saskatchewan Environment and Public Safety and Saskatchewan Water Corporation;</p>	<p>2.2 Development Permit for the Aquifer Protection Overlay Zone</p> <p>(d) evidence of approval by Saskatchewan Ministry of Environment and the Water Security Agency;</p>	Ministry names need to be updated due to a re-organization in the provincial government.
59	18.8	<p>18C.2 Special Development Permits</p> <p>Section 2.4(c) be amended by deleting the words “Regina Health District” and replacing them with “Regina Qu’Appelle Health Region”</p>	<p>2.4 Development Permit for a Temporary Use</p> <p>(c) a statement by the Regina Health District that the facilities meet health regulations.</p>	<p>2.4 Development Permit for a Temporary Use</p> <p>(c) a statement by the Regina Qu’Appelle Health Region that the facilities meet health regulations.</p>	Ministry names need to be updated due to a re-organization in the provincial government
60	18.32	<p>18C.10.2 – Minor Variance</p> <p>Subsection 18C.10.2 (1) be deleted and replaced with the new subsection in column E.</p>	<p>18C.10.2</p> <p>(1) A minor variance may be granted for variation of:</p> <ul style="list-style-type: none"> (a) yard setbacks up to 25 percent of the minimum required distance for buildings and decks; (b) 10 percent of the height for a principal or accessory building; (c) eave setbacks; 	<p>18C.10.2</p> <p>(1) A minor variance may be granted for variation of:</p> <ul style="list-style-type: none"> (a) 25 percent of the required yard setback distance for buildings and decks; (b) 10 percent of the height for a principal or accessory building; (c) 10 percent of required eave 	<p>Section 60(12) of <i>The Planning and Development Act, 2007</i> enables the approving authority to establish the scope and maximum percentage of variation in the Zoning Bylaw.</p> <p>This amendment will correct an error in wording that occurred with the last amendment to this subsection.</p>

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			(d) additions to existing legally non-conforming buildings; (e) 10 percent of required parking requirements for all uses.	setbacks; (d) 10 percent for additions to existing legally non-conforming buildings; (e) 10 percent of required parking requirements for all uses.	
61	18.32	18C.10 Minor Variance Subsection 18C.10.1 be amended by deleting the words “Section 73(1) of <i>The Planning and Development Act, 1983</i> ” and replacing them with “Section 60 of <i>The Planning and Development Act, 2007</i> ”.	18C.10.1 Purpose The purpose of this section is to provide for authority, and to prescribe the procedure for processing of applications for minor variances in accordance with Section 73(1) of <i>The Planning and Development Act, 1983</i> .	18C.10.1 Purpose The purpose of this section is to provide for authority, and to prescribe the procedure for processing of applications for minor variances in accordance with Section 60 of <i>The Planning and Development Act, 2007</i> .	This amendment updates the reference to the most current provincial planning legislation, <i>The Planning and Development Act, 2007</i> .
62	18.32	18C.10 – Minor Variance Subsection 18C.10.2 (2) be repealed.	18C.10.2 (2) The maximum amount of the minor variance shall not exceed a 10% variation of the Bylaw requirements.		Section 60(12) of <i>The Planning and Development Act, 2007</i> enables the approving authority to establish the scope and maximum percentage of variation in the Zoning Bylaw.
63	18.38	18E.1 Violation and Penalty Be amended by deleting the words “Section 221 of <i>The Planning and Development Act, 1983</i> ” and replacing them with “Section 243 of <i>The Planning and Development Act, 2007</i> ”.	Part 18E.1 Violation and Penalty Any person who violates any provision of this Bylaw is guilty of an offence, and is liable on summary conviction to the penalties specified in Section 221 of <i>The Planning and Development Act, 1983</i> .	Part 18E.1 Violation and Penalty Any person who violates any provision of this Bylaw is guilty of an offence, and is liable on summary conviction to the penalties specified in Section 243 of <i>The Planning and Development Act, 2007</i> .	This amendment updates the reference to the most current provincial planning legislation, <i>The Planning and Development Act, 2007</i> .

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Amendment 64

Page 17.7 Chapter 17 Table 17.1 **Incentive and Amenity System**

Be amended by deleting the amenity row “Public Art” and replacing it with the following row:

Bonusable Amenity	Purpose	Applicable Land Use Zone	Incentive to Amenity Ratio (x:y)	Amenity Performance Standards
Public Art and Cultural Heritage [any form of sculpture, artwork, plaques, monuments, statues and commemorative works.]	To increase support for the Culture community in the City and enhance the aesthetic quality of the urban environment.	All Commercial and DCD-9 Former Diocese of Qu’Appelle Lands	<ol style="list-style-type: none"> 1. The value of the work is converted into floor area by dividing that value by 100 square feet. 2. In DCD-9, a 3.0m relaxation of tower height restriction. 3. Applicable to each building once. 	<ol style="list-style-type: none"> 1. The work must be located or displayed permanently in accordance with the Cultural Policy of the Official Community Plan (OCP), not inside the building. 2. The work must be by an artist with qualifications. 3. The work must be approved by the Development Officer. 4. The value shall be authenticated by a certified bill of sale for the work. The value shall not include the cost of improving the site for installation. 5. In DCD-9, the work must be located or displayed permanently at one or more of the locations identified in Map 11.1 Secondary Plan for the Former Diocese of Qu’Appelle Property in Part B of the Official Community Plan.

This amendment will ensure that the bonusable amenities reflect the Culture policies of the City’s Official Community Plan. The inclusion of DCD-9 ensures consistent application of this bonusable amenity. The use of “Culture” reflects a more contemporary understanding of the community, which includes both the arts and heritage.

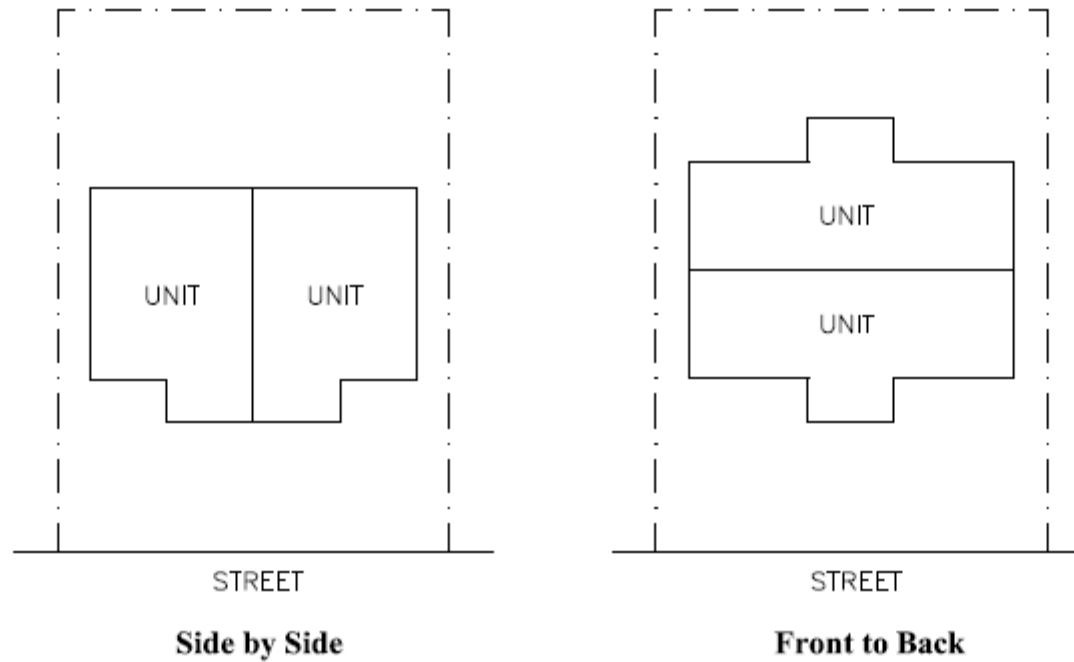


Figure 2.6A : Semi-Detached Dwelling Unit Types

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Proposed Amendments to *Regina Zoning Bylaw No. 9250* – May, 2014

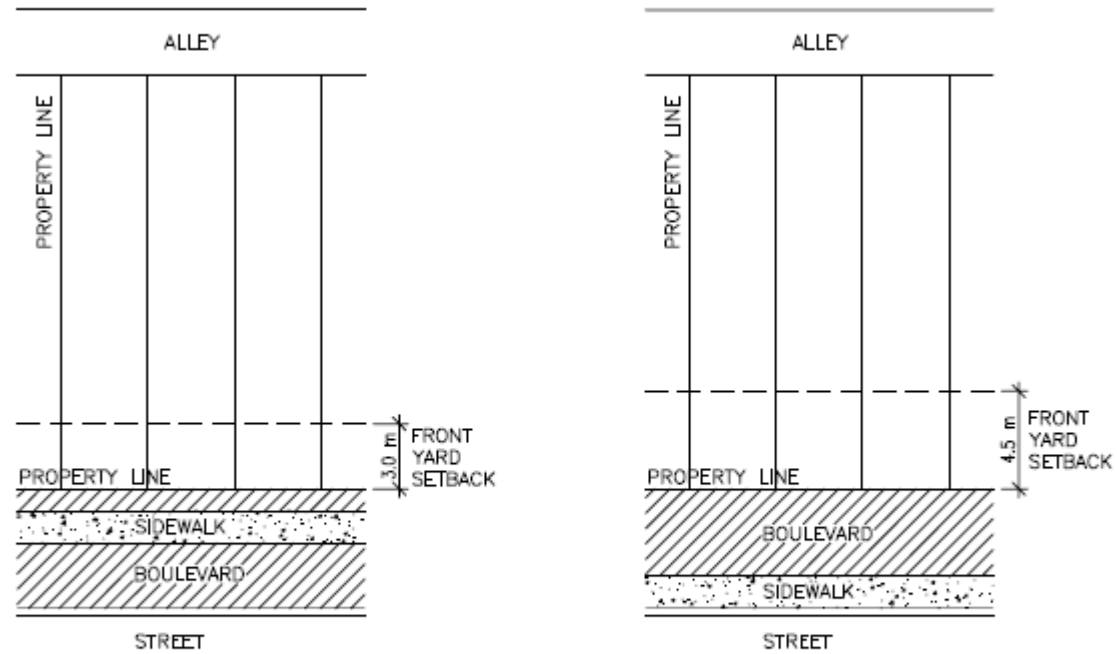


Figure 6.0 : Reduced Front Yard Setbacks on Lots with Rear Lane Access