

BYLAW NO. 2021-31

THE REGINA ZONING AMENDMENT BYLAW, 2021 (No. 7)

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THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to amend Bylaw 2019-19, being *The Regina Zoning Bylaw, 2019* to improve clarity in regulations, and remove unnecessary barriers to development within industrial and mixed-use zones.
- 2 The authority for this Bylaw is section 46 of *The Planning and Development Act, 2007*.
- 3 Schedule “A” of *The Regina Zoning Bylaw, 2019*, is amended in the manner set forth in this Bylaw.
- 4 Chapter 2, Part 2B is amended by adding the following definition in alphabetical order:

“**Assembly, Ceremonial**” means a land use where:

- (a) members of the general public may gather for funeral ceremonies;
- (b) arrange preparation for bodily remains of a person; or
- (c) bodies are prepared for burial or are cremated.”

- 5 Chapter 2, Part 2B is amended by repealing the definition “**Institution, Health Care**” and the following substituted:

“**Institution, Health Care**” means a land use where:

- (a) patients may receive or be admitted for on-site health care and/or medical treatment by accredited professional and both in-patient and out-patient activities are permitted;
- (b) bodies are temporarily kept or tended to for autopsy, identification, scientific or educational inquiry, coroner activities.”

- 6 Chapter 2, Part 2B is amended by adding the following definitions in alphabetical order:

“**Retail Trade, Fuel Station**” means a land use primarily intended for the sale of fuel for Motor Vehicles, Heavy and/or Light.

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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City Solicitor

**“Retail Trade, Motor Vehicle – Light”** means an indoor or outdoor land use intended for sale, lease, or rental of light motor vehicles, accessories, and similar sized vehicles.

**“Retail Trade, Motor Vehicle – Heavy”** means an indoor or outdoor land use intended for sale, lease, or rental of heavy motor vehicles and motor vehicle accessories.”

7 Chapter 2, Part 2B is amended by repealing the definition of **“Retail Trade, Outdoor Lot”** and substituting the following:

**“Retail Trade, Outdoor Lot”** means an outdoor land use intended for the sale or lease of lumber, construction motor vehicles and motor vehicle accessories. Excludes “Retail Trade, Adult; Retail Trade, Motor Vehicle – Light; Retail Trade, Motor Vehicle – Heavy.”

8 Chapter 4, Part 4A, Table 4A.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LOW-RISE ZONE is repealed and the following substituted:

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TABLE 4A.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LOW-RISE ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> <li>• Food &amp; Beverage, Outdoor</li> <li>• Retail Trade, Outdoor Display</li> </ul>	Permitted if the dedicated outdoor area is:  (a) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.	Discretionary if the dedicated outdoor area is:  (a) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential.	---

<p>T2.2</p>	<ul style="list-style-type: none"> <li>• Agriculture, Indoor</li> <li>• Agriculture, Animal Support</li> <li>• Food &amp; Beverage, Catering</li> <li>• Industry, Artistic</li> <li>• Industry, Food &amp; Beverage</li> <li>• Industry, Laboratory</li> <li>• Institution, Education</li> <li>• Institution, Humanitarian Service</li> <li>• Institution, Training</li> <li>• Institution, Day Care</li> <li>• Retail Trade, Shop</li> <li>• Service Trade, Clinic</li> <li>• Service Trade, Light</li> <li>• Service Trade, Personal</li> </ul>	<p>Permitted if the gross floor area is 300 square metres or lower, per unit.</p>	<p>Discretionary if the gross floor area is above 300 square metres per unit.</p>	<ol style="list-style-type: none"> <li>(1) The “Institution, Education” and “Institution, Day Care” land uses may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use.</li> <li>(2) The measurement required in (1) shall be:             <ol style="list-style-type: none"> <li>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</li> <li>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</li> </ol> </li> <li>(3) Agriculture, Animal Support” shall exclude accommodation of livestock</li> </ol>
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<p><b>T2.3</b></p>	<ul style="list-style-type: none"> <li>• Assembly, Community</li> <li>• Assembly, Recreation</li> <li>• Assembly, Religious</li> </ul>	<p>Permitted if the sum of the gross floor area is 3,000 square metres or less, per lot.</p>	<p>Discretionary if the sum of the gross floor area is greater than 3,000 square metres per lot.</p>	<p>(1) The “Assembly, Community” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis”</p> <p>(2) The “Assembly, Recreation” or “Assembly, Religious” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(3) The measurement required in subsections (1) and (2) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
<p><b>T2.4</b></p>	<ul style="list-style-type: none"> <li>• Food &amp; Beverage, Lounge</li> <li>• Food &amp; Beverage, Restaurant</li> </ul>	<p>Permitted if:</p> <p>(a) the gross floor area is 300 square metres or lower, per unit; and</p> <p>(b) the lot does not adjoin a lot zoned residential.</p>	<p>Discretionary if:</p> <p>(a) the gross floor area is above 300 square metres per unit; or</p> <p>(b) the lot adjoin a lot zoned residential.</p>	<p>---</p>

T2.5	<ul style="list-style-type: none"> <li>• Office, Industry</li> <li>• Office, Professional</li> </ul>	Permitted if the gross floor area is 300 square metres or less, per unit.	Discretionary if the gross floor area is above 300 square metres but less than 1,000 square metres, per unit.	The combined gross floor area of all land uses in the “Office” land use class shall not exceed 1,000 square metres per lot.
T2.6	<ul style="list-style-type: none"> <li>• Open Space, Active</li> <li>• Public Use, General</li> <li>• Service Trade, Residential Short Term Accommodation</li> <li>• Utility, General</li> </ul>	Permitted	---	<p>(1) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.7	<ul style="list-style-type: none"> <li>• Transportation, Parking Lot</li> <li>• Transportation, Parking Structure</li> <li>• Transportation, Parking Stand</li> <li>• Service Trade, Accommodation</li> </ul>	----	Discretionary	The “Transportation, Parking Lot” land use will only be considered as a principal use when it permits long- term shared parking or off-street caveated parking to meet minimum parking requirements of the use for which it is provided.

<p><b>T2.8</b></p>	<ul style="list-style-type: none"> <li>• Dwelling, Assisted-Living</li> <li>• Dwelling, Group Care</li> <li>• Dwelling, Unit</li> </ul>	<p>Permitted within:</p> <p>(a) a Building, Stacked on a lot that contains non-Dwelling uses that are permitted or discretionary in the Mixed Low-Rise zone; and</p> <p>(b) within any building type that contain non-Dwelling uses that are permitted or discretionary in the Mixed Low-Rise zone.</p>	<p>---</p>	<p>(1) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area.;</p> <p>(2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 4A.7.</p>
<p><b>T2.9</b></p>	<ul style="list-style-type: none"> <li>• Residential Business</li> </ul>	<p>Permitted if the Residential Business:</p> <p>(a) does not occupy more than 25 per cent of the gross floor area of the Dwelling Unit; or</p> <p>(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</p>	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.</p>	<p>(1) The gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building.</p> <p>(2) Where more than one “Residential Business” is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.9.</p> <p>(3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in section (5).</p> <p>(4) Notwithstanding the permitted or discretionary area requirements of section T2.9, a “Residential Business” shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area.</p>

				<p>(5) The following land uses or land use classes are prohibited as a “Residential Business” in the Mixed Low-Rise zone:</p> <ul style="list-style-type: none"> <li>(a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”;</li> <li>(b) any land use in the “Assembly” land use class;</li> </ul>
		<p>(c) is a Service Trade, Residential Short-Term Accommodation meeting the requirements of The Residential Short-Term Accommodation Licensing Bylaw.</p>		<ul style="list-style-type: none"> <li>(c) any land use in the “Drive- Through” land use class;</li> <li>(d) any land use in the “Dwelling” land use class;</li> <li>(e) any land use in the “Food &amp; Beverage” land use class, except “Food and Beverage, Catering”;</li> <li>(f) any land use in the “Industry” land use class, except “Industry, Artistic”;</li> <li>(g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”;</li> <li>(h) any land use in the “Open Space” land use class;</li> <li>(i) any land use in the “Retail Trade” land use class;</li> <li>(j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Clinic”, “Service Trade, Light” and “Service Trade, Residential Short-Term Accommodation”;</li> <li>(k) any land use in the “Transportation” land use class;</li> <li>(l) any land use in the “Wholesale Trade” land use class;</li> <li>(m) any land use in the “Public Use” land use class; and,</li> </ul>

				<p>(n) any land use in the “Utility” land use class.</p> <p>(6) No exterior storage or exterior operation of the “Residential Business” shall be permitted.</p> <p>(7) No window display of merchandise shall be permitted</p> <p>(8) Notwithstanding clause T2.9(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business.</p> <p>(9) A “Residential Business” falling under the discretionary area requirements of section T2.9 shall only be considered in locations designated, as “live/work” areas through a secondary or concept plan.</p>
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9 Chapter 4, Part 4B, Table 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGH-RISE ZONE is repealed and the following substituted:

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TABLE 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGH-RISE ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> <li>• Food &amp; Beverage, Outdoor</li> <li>• Retail Trade, Outdoor Display</li> </ul>	<p>Permitted if the dedicated outdoor area is:</p> <p>(a) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.</p>	<p>Discretionary if the dedicated outdoor area is:</p> <p>(a) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential</p>	
		Permitted if	Discretionary if:	



<p><b>T2.2</b></p>	<ul style="list-style-type: none"> <li>• Retail Trade, Motor Vehicle - Light</li> </ul>	<p>(a) 1000 square metres or less, including dedicated outdoor area</p>	<p>(a) 1000 square metres or greater including dedicated outdoor area</p>	
<p><b>T2.3</b></p>	<ul style="list-style-type: none"> <li>• Agriculture, Indoor</li> <li>• Industry, Artistic</li> <li>• Industry, Food &amp; Beverage</li> <li>• Industry, Salvaging – Light</li> <li>• Service Trade, Heavy</li> </ul>	<p>Permitted if the gross floor area is 300 square metres or less, per unit.</p>	<p>Discretionary if the gross floor area is 300 square metres or more, per unit.</p>	
<p><b>T2.4</b></p>	<ul style="list-style-type: none"> <li>• Retail Trade, Shop</li> </ul>	<p>Permitted if:</p> <p>(a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 1.F1 in Chapter 1, with the gross floor area 1,000 square metres or less, per unit; or</p> <p>(b) proposed inside of an Urban Centre or Urban Corridor, as identified on Figure 1.F1 in Chapter 1, with the gross floor area 3,000 square metres or less, per lot.</p>	<p>Discretionary if:</p> <p>(a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 4B.F1, with the gross floor area more than 1,000 square metres, per unit; or</p> <p>(b) proposed inside of an Urban Centre or Urban Corridor, as identified on Figure 4B.F1, with gross floor area more than 3,000 square metres, per lot.</p>	
<p><b>T2.5</b></p>	<ul style="list-style-type: none"> <li>• Agriculture, Animal Support</li> <li>• Service Trade, Motor Vehicle - Light</li> </ul>	<p>Permitted if:</p> <p>the gross floor area is 500 square metres or less.</p>	<p>Discretionary in all other cases.</p>	<p>“Agriculture, Animal Support” shall exclude accommodation of livestock.</p>

<p><b>T2.6</b></p>	<ul style="list-style-type: none"> <li>• Service Trade, Wash - Light</li> </ul>	<p>---</p>	<p>Discretionary</p>	<ol style="list-style-type: none"> <li>(1) All washing equipment shall be contained in a fully enclosed building, except for any entrance or exit.</li> <li>(2) In addition to other applicable requirements, where a wash is proposed on a lot that abuts a Sensitive Lot or Major Roadway, all entrances and exits (i.e. garage doors) shall be oriented to avoid negatively impacting the Sensitive Lot or Major Roadway.</li> </ol>
<p><b>T2.7</b></p>	<ul style="list-style-type: none"> <li>• Retail Trade, Fuel Station</li> </ul>	<p>Permitted if:</p> <ol style="list-style-type: none"> <li>(a) where all above-ground fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, are located at least 75 metres from the nearest Dwelling land use.</li> </ol>	<p>Discretionary if:</p> <ol style="list-style-type: none"> <li>(a) where any above-ground fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, are located less than 75 metres from the nearest Dwelling land use.</li> </ol>	<ol style="list-style-type: none"> <li>(1) All fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, shall be located at least: 610 metres from a public water supply well and 100 metres away from a public water supply reservoir. Underground storage tanks shall meet the Saskatchewan Ministry of Environment’s design and operational requirements; and</li> <li>(2) The minimum distance shall be measured from the equipment to the nearest contour of the well or reservoir or the nearest wall of a building, whichever is less.</li> </ol>
	<ul style="list-style-type: none"> <li>• Drive-Through, Accessory</li> <li>• Food &amp; Beverage, Catering</li> <li>• Food &amp; Beverage, Restaurant</li> <li>• Institution, Day Care</li> <li>• Institution, Education</li> <li>• Institution, Humanitarian Service</li> </ul>			<ol style="list-style-type: none"> <li>(1) The “Institution, Day Care”, “Institution, Education” and “Open Space, Active” land uses may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use.</li> <li>(2) The measurement</li> </ol>

<p><b>T2.8</b></p>	<ul style="list-style-type: none"> <li>• Institution, Training</li> <li>• Open Space, Active</li> <li>• Public Use, General</li> <li>• Service Trade, Accommodation</li> <li>• Service Trade, Clinic</li> <li>• Service Trade, Light</li> <li>• Service Trade, Personal</li> <li>• Service Trade, Residential Short Term Accommodation</li> <li>• Transportation, Parking Structure</li> <li>• Utility, General</li> </ul>	<p>Permitted</p>	<p>---</p>	<p>required in (1) shall be:</p> <ul style="list-style-type: none"> <li>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</li> <li>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</li> </ul>
<p><b>T2.9</b></p>	<ul style="list-style-type: none"> <li>• Food &amp; Beverage, Lounge</li> </ul>	<p>Permitted if:</p> <ul style="list-style-type: none"> <li>(a) the gross floor area is 500 square metres or lower, per unit; and</li> <li>(b) the lot does not adjoin a lot</li> </ul>	<p>Discretionary if:</p> <ul style="list-style-type: none"> <li>(a) the gross floor area is above 500 square metres per unit; or</li> <li>(b) the lot adjoins a lot zoned Residential.</li> </ul>	<p>---</p>
<p><b>T2.10</b></p>	<ul style="list-style-type: none"> <li>• Industry, Laboratory</li> </ul>	<p>Permitted if the gross floor area is 500 square metres or less, per unit.</p>	<p>Discretionary if the gross floor area is above 500 square metres</p>	<p>---</p>
<p><b>T2.11</b></p>	<ul style="list-style-type: none"> <li>• Office, Industry</li> <li>• Office, Professional</li> </ul>	<p>Permitted if the gross floor area is 1,000 square metres, or less, per unit.</p>	<p>Discretionary if the gross floor area is above 1,000 square metres per unit.</p>	<ul style="list-style-type: none"> <li>(1) Inside of a Low-Rise Office Area, as identified on Figure 4B.F1, the total gross floor area of all land uses in the “Office” land use class shall not exceed 7,500 square metres per lot.</li> <li>(2) Inside of a Mid-Rise Office Area, as identified on Figure 4B.F1, there is no maximum gross floor area of land uses in the “Office” land use class per lot.</li> <li>(3) In areas other than mentioned in subsections (1) and (2), the combined gross floor area for all land uses in the “Office” land use class shall not exceed 1,000 square</li> </ul>

				metres per lot.
<b>T2.12</b>	<ul style="list-style-type: none"> <li>• Transportation, Parking Lot</li> <li>• Transportation, Parking Stand</li> </ul>	----	Discretionary	The “Transportation, Parking Lot” land use will only be considered as a principal use when it permits long- term shared parking or off-street caveated parking to meet minimum parking requirements of the use for which it is provided.
<b>T2.13</b>	<ul style="list-style-type: none"> <li>• Dwelling, Assisted-Living</li> <li>• Dwelling, Group Care</li> <li>• Dwelling, Unit</li> </ul>	<p>Permitted within:</p> <p>(a) a Building, Stacked on a lot that contains non-Dwelling uses that are permitted or discretionary in the Mixed High-Rise zone; and</p> <p>(b) within any building type that contain non-Dwelling uses that are permitted or discretionary in the Mixed High-Rise zone.</p>	----	<p>(1) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area.</p> <p>(2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 4B.6.</p>
<b>T2.14</b>	<ul style="list-style-type: none"> <li>• Assembly, Community</li> <li>• Assembly, Recreation</li> <li>• Assembly, Religious</li> <li>• Assembly, Ceremonial</li> </ul>	Permitted if the sum of the gross floor area is 3,000 square metres or less, per lot.	Discretionary if the sum of the gross floor area is greater than 3,000 square metres per lot.	<p>(1) The “Assembly, Community” land use may not be established where it will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The “Assembly, Community”, “Assembly, Recreation” or “Assembly, Religious” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(3) The measurement required in (1) and (2) shall be:</p> <p>(a) a straight line, measured from the nearest point of</p>

				<p>the portion of the building used for the “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.15	<ul style="list-style-type: none"> <li>• Retail Trade, Cannabis</li> </ul>	Permitted		<p>(1) A “Retail Trade, Cannabis” land use may not be established or enlarged where it is closer than 182.88 metres from any of the following land uses:</p> <ul style="list-style-type: none"> <li>(a) another “Retail Trade, Cannabis”;</li> <li>(b) “Assembly, Community”;</li> <li>(c) “Institution, Education”;</li> <li>(d) “Institution, Day Care”;</li> <li>or</li> <li>(e) “Open Space, Active”.</li> </ul> <p>(2) The measurement required in (1) shall be:</p> <ul style="list-style-type: none"> <li>(a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used for the “Retail Trade, Cannabis” to the nearest portion of the lot with any of the land uses mentioned in (1); and</li> <li>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</li> </ul>
				<p>(1) The gross floor area of the building used for the principal Dwelling Unit shall include any garage</p>

<p><b>T2.16</b></p>	<p>• Residential Business</p>	<p>Permitted if the Residential Business:</p> <p>(a) does not occupy more than 25 per cent of the gross floor area of the Dwelling; or</p> <p>(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</p> <p>(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of The Residential Short Term Accommodation Licensing Bylaw.</p>	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.</p>	<p>or accessory building.</p> <p>(2) Where more than one “Residential Business” is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.16.</p> <p>(3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in section (5).</p> <p>(4) Notwithstanding the permitted or discretionary area requirements of section T2.16, a “Residential Business” shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area.</p> <p>(5) The following land uses or land use classes are prohibited as a “Residential Business” in the Mixed High-Rise zone:</p> <p>(a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”;</p> <p>(b) any land use in the “Assembly” land use class;</p> <p>(c) any land use in the “Drive- Through” land use class;</p> <p>(d) any land use in the “Dwelling” land use class;</p> <p>(e) any land use in the “Food &amp; Beverage” land use class, except “Food and Beverage, Catering”;</p>
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			<ul style="list-style-type: none"> <li>(f) any land use in the “Industry” land use class, except “Industry, Artistic”;</li> <li>(g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”;</li> <li>(h) any land use in the “Open Space” land use class;</li> <li>(i) any land use in the “Retail Trade” land use class;</li> <li>(j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Clinic”, “Service Trade, Light” and “Service Trade, Residential Short Term Accommodation”;</li> <li>(k) any land use in the “Transportation” land use class;</li> <li>(l) any land use in the “Wholesale Trade” land use class;</li> <li>(m) any land use in the “Public Use” land use class; and,</li> <li>(n) any land use in the “Utility” land use class.</li> </ul> <p>(6) No exterior storage or exterior operation of the “Residential Business” shall be permitted.</p> <p>(7) No window display of merchandise shall be permitted.</p> <p>(8) Notwithstanding clause T2.16(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business.</p> <p>(9) A “Residential Business” falling under the discretionary area</p>
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			requirements of section T2.16 shall only be considered in locations designated, as “live/work” areas through a secondary or concept plan.
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10 Chapter 4, Part 4B, section 4B.7.5(3) is repealed and the following substituted:

“ (3) Notwithstanding the requirements of subsections 4B.7.5(1) and (2):

(a) perimeter shrubs and aesthetic screening are not required for the front lot of Retail Trade, Motor Vehicle – Light land use;

(b) requirements not explicitly excluded in clause 4B.7.3(3)(a), such as minimum tree requirements, are still required for Retail Trade, Motor Vehicle – Light; and

(c) no aesthetic screening or setback shall be required between a “Food & Beverage, Outdoor” or “Retail Trade, Outdoor Display” land use and a public street, public sidewalk or public park.”

11 Chapter 4, Part 4C, Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE is repealed and the following substituted:

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Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> <li>• Food &amp; Beverage, Outdoor</li> <li>• Retail Trade, Outdoor Display</li> </ul>	Permitted		
	<ul style="list-style-type: none"> <li>• Drive-Through, Accessory</li> <li>• Food &amp; Beverage, Catering</li> <li>• Food &amp; Beverage, Lounge</li> <li>• Food &amp; Beverage, Restaurant</li> <li>• Industry, Artistic</li> <li>• Institution, Day Care</li> <li>• Institution, Education</li> </ul>			(1) The “Institution, Day Care”, “Institution, Education” and “Open Space, Active” land uses may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” or “Service Trade, Body



<p><b>T2.2</b></p>	<ul style="list-style-type: none"> <li>• Institution, Health Care</li> <li>• Institution, Humanitarian Service</li> <li>• Institution, Training</li> <li>• Open Space, Active</li> <li>• Public Use, General</li> <li>• Service Trade, Accommodation</li> <li>• Service Trade, Clinic</li> <li>• Service Trade, Light</li> <li>• Service Trade, Personal</li> <li>• Service Trade, Residential Short Term Accommodation</li> <li>• Transportation, Parking Stand</li> <li>• Transportation, Parking Structure</li> <li>• Utility, General</li> </ul>	<p>Permitted</p>	<p>---</p>	<p>Rub Establishment” land use.</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
<p><b>T2.3</b></p>	<ul style="list-style-type: none"> <li>• Agriculture, Indoor</li> <li>• Industry, Food &amp; Beverage</li> <li>• Industry, Laboratory</li> <li>• Industry, Salvaging – Light</li> <li>• Service Trade, Heavy</li> </ul>	<p>Permitted if the gross floor area is 600 square metres or less, per unit.</p>	<p>Discretionary if the gross floor area is greater than 600 square metres, per unit.</p>	
<p><b>T2.4</b></p>	<ul style="list-style-type: none"> <li>• Retail Trade, Shop</li> </ul>	<p>Permitted if:</p> <p>(a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 4C.F1, with gross floor area 3,000 square metres or less, per unit; or</p>	<p>Discretionary if:</p> <p>(a) proposed outside of an Urban Centre or Urban Corridor, as identified on Figure 4C.F1, with gross floor area greater than 3,000 square metres; or</p>	<p>---</p>

		(b) inside of an Urban Centre or Urban Corridor, as identified on Figure 4C.F1, with gross floor area 6,000 square metres or less, per unit.	(b) proposed inside of an Urban Centre or Urban Corridor, as identified on Figure 4C.F1, with gross floor area greater than 6,000 square metres, per unit.	
<b>T2.5</b>	<ul style="list-style-type: none"> <li>• Office, Industry</li> <li>• Office, Professional</li> </ul>	Permitted if the gross floor area is 1,000 square metres, or less, per unit.	Discretionary if the gross floor area is above 1,000 square metres per unit.	<p>(1) Inside of a Low-Rise Office Area, as identified on Figure 4C.F1, the total gross floor area of all land uses in the “Office” land use class shall not exceed 7,500 square metres per lot.</p> <p>(2) Inside of a Mid-Rise Office Area, as identified on Figure 4C.F1, there is no maximum gross floor area of land uses in the “Office” land use class per lot.</p> <p>(3) In areas other than mentioned in subsections (1) and (2), the combined gross floor area for all land uses in the “Office” land use class shall not exceed 1,000 square metres per lot.</p>
<b>T2.6</b>	<ul style="list-style-type: none"> <li>• Retail Trade, Cannabis</li> </ul>	Permitted		<p>(1) A “Retail Trade, Cannabis” land use may not be established or enlarged where it is closer than 182.88 metres from any of the following land uses:</p> <ul style="list-style-type: none"> <li>(a) another “Retail Trade, Cannabis”;</li> <li>(b) Assembly, Community”;</li> <li>(c) “Institution, Education”;</li> <li>(d) “Institution, Day Care”; or</li> <li>(e) “Open Space, Active”.</li> </ul> <p>(2) The measurement required in (1) shall be:</p>

				<p>(a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used for the “Retail Trade, Cannabis” land use to the nearest portion of the lot with any of the land uses mentioned in subsection (1); and</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
<b>T2.7</b>	Agriculture, Animal Support	Permitted if the gross floor area is 500 square metres or less	Discretionary in all other cases.	Agriculture, Animal Support” shall exclude accommodation of livestock.
<b>T2.8</b>	<ul style="list-style-type: none"> <li>• Transportation, Parking</li> </ul>	Permitted if location is identified as an interim use in the Official Community Plan.	Discretionary in all other cases	The addition of “Transportation, Parking” as a Permitted Use is in response to the recently approved Yards Neighbourhood Plan, which specifically identifies parking as an option to allow for use of the site until potential of the site is realized.
<b>T2.9</b>	<ul style="list-style-type: none"> <li>• Retail Trade, Motor Vehicle – Light</li> <li>• Industry, Light</li> </ul>	<p>Permitted if:</p> <p>(a) the gross floor area plus dedicated outdoor area is less than 1000 square metres</p>	<p>Discretionary if:</p> <p>(a) the gross floor area plus dedicated outdoor area is greater than 1000 square metres</p>	
<b>T2.10</b>	<ul style="list-style-type: none"> <li>• Storage, Personal</li> <li>• Service Trade, Motor Vehicle, Light</li> </ul>	<p>Permitted if:</p> <p>(a) the gross floor area is 1,000 square metres or less, per lot; and</p>	<p>Discretionary if:</p> <p>(a) the gross floor area is greater than 1,000 square metres, per lot; or</p>	
		<p>Permitted if</p> <p>(a) all above- ground fuel pumps, fuel</p>	<p>Discretionary if:</p> <p>(a) any above-ground fuel pumps, fuel</p>	(1) All fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment,

<p><b>T2.11</b></p>	<ul style="list-style-type: none"> <li>• Retail Trade, Fuel Station</li> </ul>	<p>tanks and liquefied petroleum storage tanks, including associated dispensing equipment, are located at least 75 metres from the nearest Dwelling land use.</p>	<p>tanks and liquefied petroleum storage tanks, including associated dispensing equipment, are located less than 75 metres from the nearest Dwelling land use.</p>	<p>shall be located at least: 610 millimetres from a public water supply well; and 100 metres away from a public water supply reservoir.</p> <p>(2) Underground storage tanks shall meet the Saskatchewan Ministry of Environment’s design and operational requirements.</p> <p>(3) The minimum distance prescribed in T2.13 shall be measured from the equipment to the nearest contour of the well or reservoir or the nearest wall of a building.</p>
<p><b>T2.12</b></p>	<ul style="list-style-type: none"> <li>• Service Trade, Wash - Light</li> </ul>	<p>Permitted if:</p> <p>(a) there are four or fewer wash bays per lot; and</p> <p>(b) two or fewer entrances / exits (i.e. garage doors) per lot.</p>	<p>Discretionary if there are five or more wash bays per lot; or three or more entrances / exits (i.e. garage doors) per lot.</p>	<p>(1) All washing equipment shall be contained in a fully enclosed building, except for any entrance or exit.</p> <p>(2) In addition to other applicable requirements, where a Wash is proposed on a lot that adjoins a Sensitive Lot or Major Roadway, all entrances and exits (i.e. garage doors) shall be oriented to avoid negatively impacting the Sensitive Lot or Major Roadway.</p>
<p><b>T2.13</b></p>	<ul style="list-style-type: none"> <li>• Assembly, Community</li> <li>• Assembly, Recreation</li> <li>• Assembly, Religious</li> <li>• Assembly Ceremonial</li> </ul>	<p>Permitted if the sum of the gross floor area is 3,000 square metres or less, per lot.</p>	<p>Discretionary if the sum of the gross floor area is greater than 3,000 square metres per lot.</p>	<p>(1) The “Assembly Community” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The “Assembly Community”, “Community”, “Assembly, Recreation” or “Assembly, Religious” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(3) The measurement</p>

				<p>required in (1) and (2) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
<p><b>T2.14</b></p>	<ul style="list-style-type: none"> <li>• Dwelling, Assisted-Living</li> <li>• Dwelling, Group Care</li> </ul> <p>Dwelling, Unit</p>	<p>Permitted within:</p> <p>(a) a Building, Stacked on a lot that contains non-Dwelling uses that are permitted or discretionary in the Mixed Large Market zone; and</p> <p>(b) any building type that contain non-Dwelling uses that are permitted or discretionary in the Mixed Large Market zone.</p>	<p>Discretionary within:</p> <p>(a) Building, Stacked on a lot that does not contain non-Dwelling uses that are permitted or discretionary in the Mixed Large Market zone; and</p> <p>(b) any building type that does not contain non-Dwelling uses that are permitted or discretionary in the Mixed Large Market zone</p>	<p>(1) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area.</p> <p>(2) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 4C.7.</p> <p>(3) In addition to other requirements in this bylaw, a discretionary use shall consider that proposed dwelling uses are integrated with a planned or existing mixed use environment.</p>

<p>T2.15</p>	<p>Residential Business</p>	<p>Permitted if the Residential Business:</p> <ul style="list-style-type: none"> <li>(a) does not occupy more than 25 per cent of the gross floor area of the Dwelling; or</li> <li>(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</li> <li>(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of The Residential Short Term Accommodation Licensing Bylaw.”</li> </ul>	<p>Discretionary if the Residential Business:</p> <ul style="list-style-type: none"> <li>(a) occupies more than 25 percent but not more than 40 per cent of the gross floor area of the Dwelling Unit.</li> </ul>	<ul style="list-style-type: none"> <li>(1) The gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building.</li> <li>(2) Where more than one “Residential Business” is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.16</li> <li>(3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in section (5).</li> <li>(4) Notwithstanding the permitted or discretionary area requirements of section T2.16, a “Residential Business” shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area.</li> <li>(5) The following land uses or land use classes are prohibited as a “Residential Business” in the Mixed Large Market zone:             <ul style="list-style-type: none"> <li>(a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”;</li> <li>(b) any land use in the “Assembly” land use class;</li> </ul> </li> </ul>
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				<p>(c) any land use in the “Drive- Through” land use class;</p> <p>(d) any land use in the “Dwelling” land use class;</p> <p>(e) any land use in the “Food &amp; Beverage” land use class, except “Food and Beverage, Catering”;</p> <p>(f) any land use in the “Industry” land use class, except “Industry, Artistic”;</p> <p>(g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”;</p> <p>(h) any land use in the “Open Space” land use class;</p> <p>(i) any land use in the “Retail Trade” land use class;</p> <p>(j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Clinic”, “Service Trade, Light” and “Service Trade, Residential Short Term Accommodation”;</p> <p>(k) any land use in the “Transportation” land use class;</p> <p>(l) any land use in the “Wholesale Trade” land use class;</p> <p>(m) any land use in the “Public Use” land use class; and,</p> <p>(n) any land use in the “Utility” land use class.</p> <p>(6) No exterior storage or exterior operation of the “Residential Business” shall be permitted.</p>
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				<p>(7) No window display of merchandise shall be permitted.</p> <p>(8) Notwithstanding clause T2.16(5)(i), merchandise created, assembled or designed on-site may be stored, displayed and sold from the business.</p> <p>(9) A “Residential Business” falling under the discretionary area requirements of section T2.16 shall only be considered in locations designated, as “live/work” areas through a secondary or concept plan.</p>
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12 Chapter 4, Part 4C, section 4C.7.5(3) is repealed and the following substituted:

- “ (3) Notwithstanding the requirements of subsections 4C.7.5(1) and (2):
- (a) perimeter shrubs and aesthetic screening are not required for the front lot of Retail Trade, Motor Vehicle – Light land use;
  - (b) requirements not explicitly excluded in clause 4C.7.3(3)(a), such as minimum tree requirements, are still required for Retail Trade, Motor Vehicle – Light; and
  - (c) no aesthetic screening or setback shall be required between a “Food & Beverage, Outdoor” or “Retail Trade, Outdoor Display” land use and a public street, public sidewalk or public park.”

13 Chapter 4, Part 4D, Table 4D.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE OFFICE AREA ZONE is repealed and the following substituted:

”

<b>Table 4D.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE OFFICE AREA ZONE</b>				
<b>Sec.</b>	<b>Land Use</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Land Use Specific Regulations</b>
		Permitted if the dedicated outdoor area is: (a) is operating	Discretionary if the dedicated outdoor area is: (a) operating entirely or	



<p><b>T2.1</b></p>	<ul style="list-style-type: none"> <li>• Food &amp; Beverage, Outdoor</li> <li>• Retail Trade, Outdoor Display</li> </ul>	<p>entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land.</p>	<p>partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential.</p>	
<p><b>T2.2</b></p>	<ul style="list-style-type: none"> <li>• Industry, Laboratory</li> <li>• Office, Industry</li> </ul>	<p>Permitted if the gross floor area is less than 1,000 square metres, per building.</p>	<p>Discretionary if the gross floor area is above 1,000 square metres but less than 4,000 square metres, per building.</p>	<p>---</p>
<p><b>T2.3</b></p>	<ul style="list-style-type: none"> <li>• Assembly, Recreation</li> <li>• Food &amp; Beverage, Catering</li> <li>• Food &amp; Beverage, Lounge</li> <li>• Food &amp; Beverage, Restaurant</li> <li>• Industry, Artistic</li> <li>• Institution, Day Care</li> <li>• Institution, Education</li> <li>• Institution, Health Care</li> <li>• Institution, Humanitarian Service</li> <li>• Institution, Training</li> <li>• Office, Professional</li> <li>• Retail Trade, Shop</li> <li>• Service Trade, Clinic</li> <li>• Service Trade, Light Personal</li> </ul>	<p>Permitted if:</p> <p>(a) the gross floor area is less than 500 square metres, per unit; or</p> <p>(b) the gross floor area is less than 2,000 square metres, per building; and the Dedicated Outdoor Area does not exceed 2,000 square metres per lot.</p>	<p>---</p>	<p>(1) The “Institution, Education” and “Institution, Day Care” land uses may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(2) The “Assembly, Recreation”, “Institution, Education” or “Institution, Day Care” land uses may not be established where they will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(3) The measurement required in (1) and (2) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p>

				<p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
<p><b>T2.4</b></p>	<ul style="list-style-type: none"> <li>• Drive-Through, Accessory</li> <li>• Open Space, Active</li> <li>• Public Use, General</li> <li>• Transportation, Parking Structure</li> </ul>	<p>Permitted</p>	<p>---</p>	<p>(1) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in (1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>

<p><b>T2.5</b></p>	<ul style="list-style-type: none"> <li>• Dwelling, Assisted Living</li> <li>• Dwelling, Group Care</li> <li>• Dwelling, Unit</li> </ul>	<p>Permitted</p>	<p>---</p>	<ol style="list-style-type: none"> <li>(1) The use is only permitted in a Building, Stacked containing a non-Dwelling land use.</li> <li>(2) No building may dedicate more than 50% of its gross floor area to Dwelling land uses.</li> <li>(3) Developments containing 20 or more dwelling units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to the communal amenity area.</li> <li>(4) Where the required communal amenity area is provided outdoors, the soft landscaping portion of such communal amenity area may be included as part of the minimum landscaping requirements listed in subpart 4D.7.</li> </ol>
<p><b>T2.6</b></p>	<ul style="list-style-type: none"> <li>• Residential Business</li> </ul>	<p>Permitted if the Residential Business:</p> <ol style="list-style-type: none"> <li>(a) does not occupy more than 25 per cent of the gross floor area of the Dwelling Unit; or</li> <li>(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</li> </ol>	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the Dwelling Unit.</p>	<ol style="list-style-type: none"> <li>(1) The gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building.</li> <li>(2) Where more than one “Residential Business” is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.6.</li> <li>(3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in section (5).</li> </ol>

		<p>(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of The Residential Short Term Accommodation Licensing Bylaw.”</p>	<p>(4) Notwithstanding the permitted or discretionary area requirements of section T2.6, a “Residential Business” shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area.</p> <p>(5) The following land uses or land use classes are prohibited as a “Residential Business” in the Mixed Low- Rise zone:</p> <ul style="list-style-type: none"> <li>(a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”;</li> <li>(b) any land use in the “Assembly” land use class;</li> <li>(c) any land use in the “Drive-Through” land use class;</li> <li>(d) any land use in the “Dwelling” land use class;</li> <li>(e) any land use in the “Food &amp; Beverage” land use class, except “Food and Beverage, Catering”;</li> <li>(f) any land use in the “Industry” land use class, except “Industry, Artistic”;</li> <li>(g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”;</li> <li>(h) any land use in</li> </ul>
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				<p>the “Open Space” land use class;</p> <p>(i) any land use in the “Retail Trade” land use class;</p> <p>(j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Clinic”, “Service Trade, Light” and “Service Trade, Residential Short Term Accommodation”;</p> <p>(k) any land use in the “Transportation” land use class;</p> <p>(l) any land use in the “Wholesale Trade” land use class;</p> <p>(m) any land use in the “Public Use” land use class;</p> <p>and,</p>
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14 Chapter 5, Part 5A, Table 5A.T2: INDUSTRIAL PRESTIGE ZONE LAND USES is repealed and the following substituted:

“

<b>TABLE 5A.T2: INDUSTRIAL PRESTIGE ZONE LAND USES</b>				
<b>Sec.</b>	<b>Land Use</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Land Use Specific Regulations</b>
<b>T2.1</b>	<ul style="list-style-type: none"> <li>• Food &amp; Beverage, Outdoor</li> </ul>	<p>Permitted if the dedicated outdoor area is:</p> <p>(a) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.</p>	<p>Discretionary if the dedicated outdoor area is:</p> <p>(a) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential</p>	<p>-</p> <p>-</p> <p>-</p>

T2.2	<ul style="list-style-type: none"> <li>• Retail Trade, Shop</li> <li>• Wholesale Trade, Indoor</li> </ul>	Permitted if gross floor area is less than 3,000 square metres per unit.	Discretionary if gross floor area is 3,000 square metres or more per unit.	(1) All activities must be indoors.
T2.3	<ul style="list-style-type: none"> <li>• Industry, Light</li> <li>• Industry, Salvaging – Light</li> <li>• Service Trade, Heavy</li> </ul>	Permitted if the gross floor area is less than 500 square metres per unit.	Discretionary if the gross floor area is 500 square metres or more per unit.	(1) All activities must be indoors.
T2.4	<ul style="list-style-type: none"> <li>• Office, Industry</li> </ul>	Permitted if gross floor area is 1,000 square metres per lot, or less.	---	(2) The combined gross floor area of all land uses in the “Office, Industry” land use class may not exceed 1,000 square metres, per lot.
T2.5	<ul style="list-style-type: none"> <li>• Agriculture, Animal Support</li> <li>• Agriculture, Indoor</li> <li>• Food &amp; Beverage, Catering</li> <li>• Industry, Artistic</li> <li>• Industry, Food &amp; Beverage</li> <li>• Industry, Laboratory</li> </ul>	Permitted if gross floor area is less than 1,000 square metres per unit.	Discretionary if gross floor area is 1,000 square metres or more per unit.	<ul style="list-style-type: none"> <li>(1) All activities must be indoors.</li> <li>(2) Agriculture, Animal Support” shall exclude accommodation of livestock.</li> </ul>
				<ul style="list-style-type: none"> <li>(1) No outdoor storage is permitted.</li> <li>(2) The “Institution, Day Care” and “Open Space, Active” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</li> <li>(3) The “Assembly, Recreation”, “Institution, Day Care” or “Open Space, Active” land uses may not be established where they will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</li> </ul>

<p><b>T2.6</b></p>	<ul style="list-style-type: none"> <li>• Assembly, Recreation</li> <li>• Institution, Day Care</li> <li>• Institution, Humanitarian Service</li> <li>• Institution, Training</li> <li>• Open Space, Active</li> <li>• Public Use, General</li> <li>• Storage, Personal</li> <li>• Storage, Warehousing</li> </ul>	<p>Permitted</p>	<p>---</p>	<p>(4) The measurement required in (2) and (3) shall:</p> <p>(a) be a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) shall be assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
<p><b>T2.7</b></p>	<ul style="list-style-type: none"> <li>• Food &amp; Beverage, Lounge</li> <li>• Food &amp; Beverage, Restaurant</li> <li>• Service Trade, Clinic</li> <li>• Service Trade, Light</li> <li>• Service Trade, Personal</li> </ul>	<p>Permitted if gross floor area is less than 1,000 square metres per unit.</p>	<p>Discretionary if;</p> <p>(a) gross floor area is 1,000 square metres or more per unit; or</p> <p>(b) if in the case of a Food and Beverage, Lounge, the use is located within 75 metres of a lot zoned as Residential or Mixed Use.</p>	

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15 Chapter 5, Part 5B, clause 5B.1(d) is repealed and the following substituted:

“ (d) allow for limited consumer-oriented non-industrial land uses, such as retailing and wholesaling; and”

16 Chapter 5, Part 5B, clause 5B.2(3)(a) is repealed and the following substituted:

“ (a) may be in proximity to Residential zones or other non-industrial zones; and”

17 Chapter 5, Part 5B, Table 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES is repealed and the following substituted:

“

<b>TABLE 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES</b>				
<b>Sec.</b>	<b>Land Use</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Land Use Specific Regulations</b>
<b>T2.1</b>	<ul style="list-style-type: none"> <li>• Food &amp; Beverage, Outdoor</li> </ul>	Permitted if dedicated outdoor area is: (a) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use	Discretionary if dedicated outdoor area is: (a) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential.	---
<b>T2.2</b>	<ul style="list-style-type: none"> <li>• Food &amp; Beverage, Lounge</li> <li>• Food &amp; Beverage, Restaurant</li> <li>• Service Trade, Clinic</li> <li>• Service Trade, Personal</li> </ul>	Permitted if gross floor area is less than 300 square metres per unit.	Discretionary if gross floor area is 300 square metres or more per unit	
<b>T2.3</b>	<ul style="list-style-type: none"> <li>• Retail Trade, Shop</li> <li>• Wholesale Trade, Indoor</li> <li>• Retail Trade, Cannabis</li> </ul>	Permitted if gross floor area is less than 3,000 square metres per unit.	Discretionary if gross floor area is 3,000 square metres or more per unit.	(1) A “Retail Trade, Cannabis” land use is permitted only if located within the boundaries of Regina’s Old Warehouse Business Improvement District (as defined by Bylaw No. 2013-15 Regina’s Old Warehouse Business Improvement District Bylaw. (2) A “Retail Trade, Cannabis” land use may not be established or enlarged on a lot that is closer than 182.88 metres from any of the following land uses:



				<ul style="list-style-type: none"> <li>(a) Another “Retail Trade, Cannabis”;</li> <li>(b) “Assembly, Community”;</li> <li>(c) “Institution, Education”;</li> <li>(d) “Institution, Day Care”; or</li> <li>(e) “Open Space, Active”.</li> </ul> <p>(3) The measurement required by subsection (2) shall:</p> <ul style="list-style-type: none"> <li>(a) be a straight line, measured from the nearest point of the portion of the building used or proposed to be used as “Retail Trade, Cannabis” land use to the nearest portion of the lot currently developed with any of the land uses mentioned in subsection (2); and</li> <li>(b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.</li> </ul>
<p><b>T2.4</b></p>	<ul style="list-style-type: none"> <li>• Office, Industry</li> </ul>	<p>Permitted if gross floor area is 1,000 square metres per lot, or less.</p>	<ul style="list-style-type: none"> <li>(a) gross floor area is above 1,000 square metres per lot but not more than 7,500 square metres, per lot; and</li> <li>(b) the development is located within the Low-Rise Office Area identified on Map 6 of the <i>Official Community Plan</i>.</li> </ul>	<p>---</p>

<p><b>T2.5</b></p>	<ul style="list-style-type: none"> <li>• Retail Trade, Fuel Station</li> </ul>	<p>Permitted</p>		<p>(a) all fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, shall be located at least:</p> <ul style="list-style-type: none"> <li>(i) 610 metres from a public water supply well; and</li> <li>(ii) 100 metres away from a public water supply reservoir; and</li> </ul> <p>(b) every underground storage tank shall meet the Saskatchewan Ministry of Environment’s design and operational requirements.</p>
<p><b>T2.6</b></p>	<ul style="list-style-type: none"> <li>• Agriculture, Animal Support</li> <li>• Agriculture, Cannabis</li> <li>• Agriculture, Indoor</li> <li>• Food &amp; Beverage, Catering</li> <li>• Industry, Food &amp; Beverage</li> <li>• Industry, Laboratory</li> <li>• Industry, Salvaging – Light</li> <li>• Retail Trade, Outdoor Lot</li> <li>• Retail Trade, Motor Vehicle – Heavy</li> <li>• Retail Trade, Motor Vehicle - Light</li> <li>• Service Trade, Heavy</li> <li>• Service Trade, Motor Vehicle – Heavy</li> <li>• Service Trade, Motor Vehicle – Light</li> <li>• Service Trade, Wash –Heavy Heavy</li> <li>• Service Trade, Wash Light</li> <li>• Storage, Outdoor</li> <li>• Transportation, Parking</li> </ul>	<p>Permitted if:</p> <ul style="list-style-type: none"> <li>(i) the gross floor area is less than 500 square metres per unit, where the lot abuts a lot zoned as Residential ; or</li> <li>(ii) the gross floor area is greater than 500 square metres, per unit, where the lot does not abut a lot zoned as Residential.</li> </ul>	<p>Discretionary if:</p> <ul style="list-style-type: none"> <li>(a) the gross floor area is more than 500 square metres, per lot and where the lot abuts a lot zoned Residential;</li> </ul>	<p>(1) “Service Trade, Wash – Heavy” and “Service Trade, Wash – Light” land uses are restricted as follows:</p> <ul style="list-style-type: none"> <li>(a) all washing equipment shall be contained in a fully enclosed building, except for any entrance or exit; and</li> <li>(b) where the use is proposed on a lot that abuts a Sensitive Lot or Major Roadway, all entrances and exits (e.g. garage doors) shall be positioned to avoid negatively impacting the Residential Lot or Major Roadway.</li> </ul>

	<p>Stand</p> <ul style="list-style-type: none"> <li>• Wholesale Trade, Outdoor</li> </ul>			
<p><b>T2.7</b></p>	<ul style="list-style-type: none"> <li>• Assembly, Recreation</li> <li>• Assembly, Ceremonial</li> <li>• Industry, Artistic</li> <li>• Industry, Light</li> <li>• Industry, Laboratory</li> <li>• Institution, Day Care</li> <li>• Institution, Training</li> <li>• Open Space, Active</li> <li>• Public Use, General</li> <li>• Service Trade, Light</li> <li>• Storage, Personal</li> <li>• Storage, Warehouse</li> <li>• Transportation, Parking Structure</li> <li>• Transportation, Terminal</li> <li>• Utility, General</li> </ul>	<p>Permitted</p>	<p>---</p>	<p>(1) “Institution, Day Care” and “Open Space, Active” land uses may not be established on a lot that closer than 182.88 metres to another lot containing a “Retail Trade, Cannabis” land use.</p> <p>(2) The “Assembly, Recreation” “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(3) The measurement required in subsections (1) and (2) shall be:</p> <p>(a) be a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p> <p>(4) The “Open Space,</p>

				<p>Active” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment”, “Retail Trade, Adult” or “Assembly Adult” land use.</p> <p>(5) The measurement required in shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used for the “Service Trade, Body Rub Establishment”, “Retail Trade, Adult” or “Assembly, Adult” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
<p><b>T2.8</b></p>	<ul style="list-style-type: none"> <li>• Assembly, Adult</li> <li>• Drive-Through, Accessory</li> <li>• Industry, Salvaging – Heavy</li> <li>• Retail Trade, Adult</li> <li>• Storage, Hazardous Material</li> <li>• Transportation, Parking Lot</li> </ul>	<p>---</p>	<p>Discretionary</p>	<p>(1) An “Assembly, Adult” or “Retail Trade, Adult” or “Service Trade, Adult” land use may not be established or enlarged on a lot that is closer than 182.88 metres from:</p> <p>(a) another lot containing an “Assembly, Adult, “Retail Trade, Adult” or “Service Trade, Adult” land use; or</p> <p>(b) a Sensitive Lot.</p> <p>(2) The requirements of Subpart 1E.3 of Chapter 1 apply to any land use that includes the storage, processing,</p>

				or use of Hazardous substances.
<p><b>T2.9</b></p>	<ul style="list-style-type: none"> <li>• Service Trade, Body Rub Establishment</li> </ul>	<p>Permitted</p>	<p>---</p>	<p>(1) The “Service Trade, Body Rub Establishment” land use may not be established or enlarged where it is closer than 182.88 metres from any of the following land uses:</p> <ul style="list-style-type: none"> <li>(a) “Assembly, Community”;</li> <li>(b) “Assembly, Recreation”;</li> <li>(c) “Assembly, Religious”;</li> <li>(d) “Institution, Education”;</li> <li>(e) “Institution, Day Care”;</li> <li>(f) “Open Space, Active”;</li> <li>(g) another lot containing a “Service Trade, Body Rub Establishment” land use; or</li> <li>(h) a Sensitive Lot.</li> </ul> <p>(2) The measurement required in (1) shall be:</p> <ul style="list-style-type: none"> <li>(a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used for the “Service Trade, Body Rub Establishment” to the nearest portion of the lot requiring separation.</li> <li>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</li> </ul> <p>(3) Any application submitted for a development permit in respect of a “Service Trade, Body Rub Establishment” land use must include</p>

				the consent of the property owner.
<b>T2.10</b>	• Dwelling, Unit	---	Discretionary	(1) A Dwelling Unit is only permitted in Building, Detached and only permitted where a Building, Detached with a Dwelling Unit currently exists or previously existed on the lot.
<b>T2.11</b>	• Dwelling, Secondary Suite	Permitted	---	<p>(1) “Dwelling, Secondary Suite” land use is restricted as follows:</p> <p>(a) a “Dwelling, Secondary Suite” shall be located only within the exterior walls of a Building, Detached with only one principal Dwelling Unit.</p> <p>(b) a “Dwelling, Secondary Suite” shall not occupy more than the lesser of:</p> <p>(i) 40 per cent of the gross floor area of the building;</p> <p>or,</p> <p>(ii) 80 square metres.</p> <p>where the calculation of such area shall include the area of the basement.</p> <p>(c) a “Dwelling, Secondary Suite” is not permitted in an accessory building or structure, unless otherwise specified.</p>

				<p>(d) no more than one “Dwelling, Secondary Suite” per principal Dwelling Unit shall be located in a building.</p> <p>(e) the floor area occupied by a “Dwelling, Secondary Suite” shall be considered as part of the principal building.</p>
		<p>Permitted if the Residential Business:</p>		<p>(1) For the purpose of this section, the gross floor area of the building used for the principal Dwelling Unit shall include any garage or accessory building.</p> <p>(2) Where more than one “Residential Business” is approved on a property, all Residential Businesses together shall not exceed the applicable permitted or discretionary area requirements of section T2.7.</p> <p>(3) A “Residential Business” shall be a land use defined in Chapter 2, except those listed in subsection (5).</p>

<p><b>T2.12</b></p>	<ul style="list-style-type: none"> <li>• Residential Business</li> </ul>	<ul style="list-style-type: none"> <li>(a) does not occupy more than 25 per cent of the gross floor area of the building used for the Dwelling Unit; or</li> <li>(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</li> </ul>	<p>Discretionary if the Residential Business occupies more than 25 per cent but not more than 40 per cent of the gross floor area of the building used for the Dwelling Unit.</p>	<ul style="list-style-type: none"> <li>(4) Notwithstanding the permitted or discretionary area requirements of section T2.7, a “Residential Business” shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a mixed-use or industrial zone having regard for the overall compatibility of the use with the residential character of the area.</li> <li>(5) The following land uses or land use classes are prohibited as a” Residential Business in the Residential Neighbourhood zone:             <ul style="list-style-type: none"> <li>(a) any land use in the “Agriculture” land use class, except “Agriculture, Indoor”;</li> <li>(b) any land use in the “Assembly” land use class;</li> <li>(c) any land use in the “Drive-Through” land use class;</li> <li>(d) any land use in the “Dwelling” land use class;</li> <li>(e) any land use in the “Food &amp; Beverage” land use class, except “Food and Beverage, Catering”;</li> </ul> </li> </ul>
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		<p>(c) is a Service Trade, Residential Short Term Accommodation meeting the requirements of The Residential Short Term Accommodation Licensing Bylaw.</p>	<p>(f) any land use in the “Industry” land use class, except “Industry, Artistic”;</p> <p>(g) any land use in the “Institution” land use class, except “Institution, Training” and “Institution, Day Care”;</p> <p>(h) any land use in the “Open Space” land use class;</p> <p>(i) any land use in the “Retail Trade” land use class;</p> <p>(j) any land use in the “Service Trade” land use class except “Service Trade, Personal,” “Service Trade, Clinic”, “Service Trade, Light” and “Service Trade, Residential Short Term Accommodation”;</p> <p>(k) any land use in the “Transportation” land use class;</p> <p>(l) any land use in the “Wholesale Trade” land use class;</p> <p>(m) any land use in the “Public Use” land use class; and,</p> <p>(n) any land use in the “Utility” land use class.</p> <p>(6) No exterior storage or exterior operation of the “Residential Business” shall be permitted.</p> <p>(7) No window display of merchandise shall be permitted.</p> <p>(8) Notwithstanding clause T2.13(5)(i), merchandise</p>
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				<p>created, assembled or designed on-site may be stored, displayed and sold from the business.</p> <p>(9) A “Residential Business” falling under the discretionary area requirements of section T2.7 shall only be considered in locations designated, as “live/work” areas through a secondary or concept plan.</p>
<b>T2.13</b>	<ul style="list-style-type: none"> <li>• Work Camp</li> </ul>	<p>Permitted where development does not exceed 20 beds, for a limited term as approved by the Development Officer.</p>	<p>Discretionary where development includes more than 20 beds, for a limited term as approved by Council.</p>	<p>Work Camps are restricted as follows:</p> <p>(a) upon expiry of the term of the use, the development lands shall be restored to their original state prior to existence of the Work Camp; and</p> <p>(b) parking requirements in relation to a Work Camp may be relaxed at the discretion of the Development Officer (in the case of a permitted use) or and at the discretion of Council (in the case of a discretionary use).</p>

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18 Chapter 5, Part 5B, section 5B.7.5(3) is repealed and the following substituted:

- “ (3) Notwithstanding the requirements of subsections 5B.7.5(1) and (2):
- (a) perimeter shrubs and aesthetic screening are not required for the front lot of Retail Trade, Motor Vehicle – Light land;
  - (b) requirements not explicitly excluded in clause 4B.7.3(3)(a), such as minimum tree requirements, are still required for Retail Trade, Motor Vehicle – Light; and

(c) no aesthetic screening or setback shall be required between a “Food & Beverage, Outdoor” or “Retail Trade, Outdoor Display” land use and a public street, public sidewalk or public park.”

19 Chapter 5, Part 5C, Table 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES is repealed and the following substituted:

“

<b>TABLE 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES</b>				
<b>Sec.</b>	<b>Land Use</b>	<b>Permitted</b>	<b>Discretionary</b>	<b>Land Use Specific Regulations</b>
<b>T2.1</b>	<ul style="list-style-type: none"> <li>• Food &amp; Beverage, Outdoor</li> </ul>	Permitted if dedicated outdoor area is: (a) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.	Discretionary if dedicated outdoor area is:  (a) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential.	---
<b>T2.2</b>	<ul style="list-style-type: none"> <li>• Retail Trade, Shop</li> <li>• Retail Trade, Motor Vehicle - Light</li> </ul>	Permitted if gross floor area is less than 500 square metres per unit.	Discretionary if gross floor area is 500 square metres or more per unit.	
<b>T2.3</b>	<ul style="list-style-type: none"> <li>• Office, Industry</li> </ul>	Permitted if gross floor area is 1,000 square metres per lot, or less.	---	
				(1) “Service Trade, Wash – Heavy” and “Service Trade, Wash – Light” land uses are restricted as follows: (a) all washing equipment shall be contained in a fully enclosed building, except for any entrance or exit; and

<p>T2.4</p>	<ul style="list-style-type: none"> <li>• Agriculture, Cannabis</li> <li>• Agriculture, Indoor</li> <li>• Agriculture, Outdoor</li> <li>• Agriculture, Animal Support</li> <li>• Assembly, Ceremonial</li> <li>• Assembly, Range</li> <li>• Assembly, Recreation</li> <li>• Drive-Through, Accessory</li> <li>• Food &amp; Beverage, Catering</li> <li>• Industry, Artistic</li> <li>• Industry, Food &amp; Beverage</li> <li>• Industry, Laboratory</li> <li>• Industry, Light</li> <li>• Industry, Salvaging – Light</li> <li>• Institution, Training</li> <li>• Open Space, Active</li> <li>• Public Use, General</li> <li>• Retail Trade, Fuel Station</li> <li>• Retail Trade, Motor Vehicle-Heavy</li> <li>• Retail Trade, Outdoor Lot</li> <li>• Service Trade, Heavy</li> <li>• Service Trade, Motor Vehicle – Heavy</li> <li>• Service Trade, Motor Vehicle – Light</li> <li>• Service Trade, Wash – Heavy</li> <li>• Service Trade, Wash – Light</li> <li>• Storage, Outdoor</li> <li>• Storage, Personal</li> <li>• Storage, Warehousing</li> <li>• Transportation, Parking Structure</li> <li>• Transportation, Terminal</li> <li>• Utility, General</li> <li>• Wholesale Trade, Indoor</li> <li>• Wholesale Trade, Outdoor</li> </ul>	<p>Permitted</p>	<p>---</p>	<p>(b) where the use is proposed on a lot that abuts a Sensitive Lot or Major Roadway, all entrances and exits (e.g. garage doors) shall be positioned to avoid negatively impacting the Sensitive Lot or Major Roadway.</p> <p>(2) The following additional regulations apply to any proposed land use that includes any fuel pumps, fuel tanks and liquefied petroleum storage tanks</p> <p>(a) all fuel pumps, fuel tanks and liquefied petroleum storage tanks, including associated dispensing equipment, shall be located at least:</p> <ul style="list-style-type: none"> <li>(i) 610 metres from a public water supply well; and</li> <li>(ii) 100 metres away from a public water supply reservoir; and</li> </ul> <p>(b) every underground storage tank shall meet the Saskatchewan Ministry of Environment’s design and operational requirements.</p> <p>(3) The “Open Space, Active” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment”, “Retail Trade, Adult” or “Assembly Adult” land use, or Retail Trade, Cannabis;</p> <p>(4) The “Assembly,</p>
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				<p>Recreation” land use may not be established where it will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment”, “Retail Trade, Adult” or “Assembly Adult” land use,</p> <p>(5) The measurement required in (3) and (4) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used for the “Service Trade, Body Rub Establishment”, “Retail Trade, Cannabis, or</p> <p>(b) In the case of Retail Trade, Adult” or “Assembly, Adult” land use to the nearest portion of the lot requiring separation.</p> <p>(c) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p> <p>(6) The requirements of Subpart 1E.3 of Chapter 1 apply to any land use that includes the storage, processing, or use of Hazardous substances.</p> <p>(7) An “Assembly, Range” land use is prohibited on any lot that is within 50 metres of a Sensitive Lot or Major Roadway.</p> <p>(8) No land use where any kind of firearm will be used outdoors may be established within 3.1 kilometres</p>
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				<p>of a Sensitive Lot or Major Roadway.</p>
<p><b>T2.5</b></p>	<ul style="list-style-type: none"> <li>• Industry, Heavy</li> <li>• Industry, Salvaging – Heavy</li> <li>• Institution, Day Care</li> <li>• Storage, Hazardous Material</li> </ul>	<p>---</p>	<p>Discretionary</p>	<p>(1) The requirements of Subpart 1F.3 of Chapter 1 apply to any land use that includes the storage, processing, or use of Hazardous substances.</p> <p>(2) The “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use.</p> <p>(a) The measurement required in subsection (2) shall:</p> <p>(b) be a straight line, measured from the nearest point of the portion of the building used or proposed to be used as a “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot currently developed with any of the land uses mentioned in subsection (2).</p> <p>(c) be assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>

<p><b>T2.6</b></p>	<ul style="list-style-type: none"> <li>• Assembly, Adult</li> <li>• Retail Trade, Adult</li> </ul>	<p>---</p>	<p>Discretionary</p>	<p>(1) The “Assembly, Adult” or “Retail Trade, Adult” land use may not be established or enlarged on a lot that is closer than 182.88 metres from:</p> <ul style="list-style-type: none"> <li>(a) a lot containing an “Assembly, Adult, “Retail Trade, Adult” or “Service Trade, Body Rub Establishment” land use; or</li> <li>(b) a “Sensitive Lot.</li> </ul>
<p><b>T2.7</b></p>	<ul style="list-style-type: none"> <li>• Service Trade, Body Rub Establishment</li> </ul>	<p>Permitted</p>	<p>---</p>	<p>(1) The “Service Trade, Body Rub Establishment” land use may not be established or enlarged where it is closer than 182.88 metres from any of the following land uses:</p> <ul style="list-style-type: none"> <li>(a) “Assembly, Community”;</li> <li>(b) “Assembly, Recreation”;</li> <li>(c) “Assembly, Religious”;</li> <li>(d) “Institution, Education”;</li> <li>(e) “Institution, Day Care”;</li> <li>(f) “Open Space, Active”;</li> <li>(g) another lot containing a “Service Trade, Body Rub Establishment” land use; or</li> <li>(h) a Sensitive Lot.</li> </ul> <p>(2) The measurement required in (1) shall be:</p> <ul style="list-style-type: none"> <li>(a) a straight line, measured from the nearest point of the portion of the building used or proposed to be used for the “Service Trade, Body Rub</li> </ul>

				<p>Establishment” to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p> <p>(3) Any application submitted for a development permit in respect of a “Service Trade, Body Rub Establishment” land use must include the consent of the property owner.</p>
<b>T2.8</b>	<ul style="list-style-type: none"> <li>• Work Camp</li> </ul>	<p>Permitted where development does not exceed 20 beds, for a limited term as approved by the Development Officer.</p>	<p>Discretionary where development includes more than 20 beds, for a limited term as approved by Council.</p>	<p>Work Camps are restricted as follows:</p> <p>(a) upon expiry of the term of the use, the development lands shall be restored to their original state prior to existence of the Work Camp; and</p> <p>(b) parking requirements in relation to a Work Camp may be relaxed at the discretion of the Development Officer (in the case of a permitted use) or and at the discretion of Council (in the case of a discretionary use).</p>

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20 Chapter 5, Part 5C, section 5C.7.5(3) is repealed and the following substituted:

“ (3) Notwithstanding the requirements of subsections 5C.7.5(1) and (2):

(a) perimeter shrubs and aesthetic screening are not required for the front lot of Retail Trade, Motor Vehicle – Light land use;

(b) requirements not explicitly excluded in clause 4B.7.3(3)(a), such as minimum tree requirements, are still required for Retail Trade, Motor Vehicle – Light; and



(c) no aesthetic screening or setback shall be required between a “Food & Beverage, Outdoor” or “Retail Trade, Outdoor Display” land use and a public street, public sidewalk or public park.”

21 Chapter 6, Part 6A, Table 6A.T2: DOWNTOWN DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY LAND USES, section (row) T2.6 is repealed and the following substituted:

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<b>T2.6</b>	<ul style="list-style-type: none"> <li>• Dwelling, Assisted-Living</li> <li>• Dwelling, Group Care</li> <li>• Dwelling, Unit</li> </ul>	Permitted	---	<p>(1) Developments containing 20 or more Dwelling Units shall allocate a minimum of five per cent of the total area dedicated to Dwelling use to a communal amenity, which may be included as part of the minimum landscape requirements prescribed in Subpart 6A.7.</p>
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22 Chapter 6, Part 6D, Table 6D.T2: SASKATCHEWAN DRIVE / NORTH RAILWAY DIRECT CONTROL DISTRICT LAND USE CLASSIFICATION, section (row) T2.1 is amended by adding “Retail Trade, Motor Vehicle Light” after “Public Use, General” in the column titled “Land Uses”.

- 23 Chapter 6, Part 6E, Table 6E.T2(a): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Low-Rise and House-Form Mix, section (row) T2(a).3 is repealed and the following substituted:

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<p><b>T2(a).3</b></p>	<ul style="list-style-type: none"> <li>• Assembly, Community</li> <li>• Assembly, Religious</li> <li>• Assembly, Ceremonial</li> <li>• Open Space, Active</li> <li>• Public Use, General</li> <li>• Utility, General</li> </ul>	<p>Permitted if the sum of the gross floor area is 500 square metres or less per lot.</p>	<p>Discretionary if the sum of the gross floor area is greater than 500 square metres.</p>	<p>(1) The “Open Space, Active” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(1.1) The “Assembly, Community”, “Assembly, Religious” or “Open Space, Active” land uses may not be established where they will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in (1.1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
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- 24 Chapter 6, Part 6E, Table 6E.T2(b): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Mid-Rise and House-Form Mix, section (row) T2(b).3 is amended by adding “Assembly, Ceremonial” after “Assembly, Recreation” in the column titled “Land Use”.

- 25 Chapter 6, Part 6E, Table 6E.T2(c): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: High-Rise Mix, section (row) T2(c).2 is amended by adding “Assembly, Ceremonial” after “Assembly, Recreation” in the column titled “Land Use”.

26 Chapter 6, Part 6E, Table 6E.T2(d): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Mixed, section (row) T2(d).2 is repealed and the following substituted:

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<p><b>T2(d).2</b></p>	<ul style="list-style-type: none"> <li>• Assembly, Community</li> <li>• Assembly, Recreation</li> <li>• Assembly, Ceremonial</li> <li>• Food &amp; Beverage, Catering</li> <li>• Food &amp; Beverage, Restaurant</li> <li>• Industry, Artistic</li> <li>• Industry, Food &amp; Beverage</li> <li>• Industry, Laboratory</li> <li>• Institution, Day Care</li> <li>• Institution, Training</li> <li>• Office, Professional</li> <li>• Retail Trade, Shop</li> <li>• Service Trade, Accommodation</li> <li>• Service Trade, Clinic</li> <li>• Service Trade, Light</li> <li>• Service Trade, Personal</li> </ul>	<p>Permitted if the land use:</p> <p>(a) will occupy a repurposed, existing building; or</p> <p>(b) is located on the ground floor of a multi-unit building, provided that at least 50% of the building’s gross floor area will be dedicated to Dwelling land uses.</p>	<p>Discretionary if the land use will not:</p> <p>(a) occupy a repurposed, existing building; or</p> <p>(b) be located on the ground floor of a multi-unit building; or</p> <p>(c) if less than 50% of the building’s gross floor area will be dedicated to Dwelling land uses.</p>	<p>(1) The “Institution, Day Care” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(1.1) The “Assembly, Community”, “Assembly, Recreation” or “Institution, Day Care” land uses may not be established where they will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in (1.1) shall be:</p> <p>(a) a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
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27 Chapter 6, Part 6E, Table 6E.T2(e): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: Transitional Area Arterial, section (row) T2(e).5 is repealed and the following substituted:

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T2(e).5	<ul style="list-style-type: none"> <li>• Assembly, Community</li> <li>• Assembly, Recreation</li> <li>• Assembly, Ceremonial</li> <li>• Food &amp; Beverage, Catering</li> <li>• Food &amp; Beverage, Lounge</li> <li>• Food &amp; Beverage, Restaurant</li> <li>• Industry, Artistic</li> <li>• Industry, Food &amp; Beverage</li> <li>• Industry, Laboratory</li> <li>• Institution, Day Care</li> <li>• Institution, Training</li> <li>• Office, Industry</li> <li>• Office, Professional</li> <li>• Open Space, Active</li> <li>• Public Use, General</li> <li>• Retail Trade, Shop</li> <li>• Service Trade, Accommodation</li> <li>• Service Trade, Clinic</li> <li>• Service Trade, Light</li> <li>• Service Trade, Personal</li> <li>• Utility, General</li> </ul>	Permitted if gross floor area is 4,000 square metres or less per lot.	Discretionary if gross floor area is more than 4,000 square metres per lot.	<p>(1) The “Institution, Day Care” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(1.1) The “Assembly, Community”, “Assembly, Recreation”, “Institution, Day Care” or “Open Space, Active” land uses may not be established where they will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use.</p> <p>(2) The measurement required in (1.1) shall:</p> <p>(a) be a straight line, measured from the nearest point of the portion of the building used for the “Retail Trade, Cannabis” or “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p>(b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
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28 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 29<sup>th</sup> DAY OF April 2021.

READ A SECOND TIME THIS 29<sup>th</sup> DAY OF April 2021.

READ A THIRD TIME AND PASSED THIS 29<sup>th</sup> DAY OF April 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

(SEAL)

CERTIFIED A TRUE COPY

\_\_\_\_\_  
City Clerk

ABSTRACT

BYLAW NO. 2021-31

THE REGINA ZONING AMENDMENT BYLAW, 2021 (No. 7)

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PURPOSE:	The purpose of this Bylaw is to amend Bylaw 2019-19, being <i>The Regina Zoning Bylaw, 2019</i> to improve clarity in regulations, and remove unnecessary barriers to development within industrial and mixed-use zones
ABSTRACT:	This Bylaw makes amendments to improve clarity in regulations and remove unnecessary barriers to development within industrial and mixed-use zones.
STATUTORY AUTHORITY:	Section 46 of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	A public hearing is required between first and second reading of this bylaw pursuant to section 10 of <i>The Public Notice Policy Bylaw, 2020</i> , and in accordance with s.28(12) of <i>The Procedure Bylaw</i> .
PUBLIC NOTICE:	Required, pursuant to section 13 of <i>The Public Notice Policy Bylaw, 2020</i> .
REFERENCE:	Regina Planning Commission, April 7, 2021, RPC21-34.
AMENDS/REPEALS:	Amends <i>The Regina Zoning Bylaw, 2019</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services