

BYLAW NO. 2021-62

THE REGINA ZONING AMENDMENT BYLAW, 2021 (No. 20)

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 revise regulations applicable to the development of cannabis retail stores.
- 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- 4 Chapter 1, Part 1E, section 1E.1.6A is repealed and the following substituted:

**“1.6A SPECIFIC DEVELOPMENT PERMIT REQUIREMENTS FOR
RETAIL TRADE CANNABIS**

- (1) In addition to the requirements of section 1.2, every application for a development permit for a “Retail, Trade, Cannabis” land use must:
 - (a) identify and include the consent of the property owner; and
 - (b) include written confirmation, in a form satisfactory to the Development Officer, verifying that the applicant has completed the initial application for a cannabis retail store permit from the Saskatchewan Liquor and Gaming Authority.
- (2) Subject to subsection (8), where “Retail Trade, Cannabis” is a permitted land use, no development permit may be issued for a “Retail Trade, Cannabis” land use where said use is, or once established, will be closer than 60 metres from any of the following existing land uses or future land uses identified on an approved secondary or concept plan:
 - (a) in the Downtown Direct Control District, another “Retail Trade, Cannabis”;
 - (b) in any zone other than the Downtown Direct Control District:
 - (i) another “Retail Trade, Cannabis”;

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

City Solicitor

- (ii) “Assembly, Community”;
 - (iii) “Institution, Day Care”;
 - (iv) “Open Space, Active”; or
 - (v) “Institution, Education”.
- (3) The measurement required in subsection (2) shall be:
 - (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 uses identified in subsection (2); and
 - (b) assessed as of the date of receipt of a complete application as determined by the Development Officer.
- (4) Notwithstanding any other regulation in this Bylaw, otherwise permitted additions to or enlargements of existing “Retail Trade, Cannabis” are exempt from subsection (2).
- (5) For the purpose of separating “Retail Trade, Cannabis” from “Assembly, Community” uses, the uses to which the separation applies are limited to enclosed rinks, public libraries and community centres.
- (6) For the purpose of separating “Retail Trade, Cannabis” from “Institution, Education” uses, the “Institution, Education” land use shall include any existing “Institution, Education” land use or future “Institution, Education” land use identified on an approved secondary or concept plan and shall exclude post-secondary institutions and adult learning facilities.
- (7) For the purpose of separating “Retail Trade, Cannabis” from “Open Space, Active” uses, the uses to which the separation applies are limited to “Open Space, Active” that incorporates playground equipment, structures or apparatus customarily intended especially for the enjoyment of children or athletic fields or parks adjoining an “Institution, Education” land use.
- (8) A development permit may be issued for a “Retail Trade, Cannabis” land use where the use is or, once established, will be closer than 60

metres from any use identified in subsection (2), if approved as a discretionary use in accordance with this Bylaw.”

- 5 Chapter 1, Part 1E is amended by adding the following section after section 3.5:

“3.5A REVIEW CRITERIA FOR RETAIL TRADE, CANNABIS DISCRETIONARY USES

In addition to the criteria prescribed in section 3.5, every application for a discretionary use for “Retail Trade, Cannabis” made pursuant to subsection 1.6A(8) shall be evaluated based on the location and visibility of the proposed “Retail Trade, Cannabis” unit in relation to any land use of the type identified in subsection 1.6A(2) that is located within 60 metres. For greater certainty, the presence of physical barriers, visual connection between land uses, or the specific use made of the separated land use having regard for “presence of youth” will be considered in the review process.”

- 6 Chapter 2, Part 2B is amended by repealing the definition of “**Assembly, Community**” and substituting the following:

““**Assembly, Community**” means a land use where members of the general public may gather for community, educational, or cultural activities. Excludes the “Assembly, Adult”, “Assembly, Recreation”, “Assembly, Religious” and “Assembly, Range” land uses and land uses defined in the non-Assembly land use classes.”

- 7 Chapter 3, Part 3A, section 3A.3.2 is repealed and the following substituted:

“3.2 LAND USE REQUIREMENTS

- (1) Table 3A.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Neighbourhood zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 3A.2;
 - (c) the development standards in subpart 3A.4;
 - (d) the parking and loading requirements in subpart 3A.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 3A.7; and

- (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3A.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Residential Neighbourhood zone:
 - (a) any land use that is not listed in Table 3A.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3A.T2; and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.”

8 Chapter 3, Part 3B, section 3B.3.2 is repealed and the following substituted:

“3.2 LAND USE REQUIREMENTS

- (1) Table 3B.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Urban zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 3B.2;
 - (c) the development standards in subpart 3B.4;
 - (d) the parking and loading requirements in subpart 3B.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 3B.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3B.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.

- (3) The following land uses are prohibited in the Residential Urban zone:
 - (a) any land use that is not listed in Table 3B.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3B.T2; and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.”

9 Chapter 3, Part 3C, section 3C.3.2 is repealed and the following substituted:

“3.2 LAND USE REQUIREMENTS

- (1) Table 3C.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Low-Rise zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 3C.2;
 - (c) the development standards in subpart 3C.4;
 - (d) the parking and loading requirements in subpart 3C.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 3C.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3C.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Residential Low-Rise zone:
 - (a) any land use that is not listed in Table 3C.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3C.T2; and

- (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.”

10 Chapter 3, Part 3D, section 3D.3.2 is repealed and the following substituted:

“3.2 LAND USE REQUIREMENTS

- (1) Table 3D.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential High-Rise zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 3D.2;
 - (c) the development standards in subpart 3D.4;
 - (d) the parking and loading requirements in subpart 3D.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 3D.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3D.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Residential High-Rise zone:
 - (a) any land use that is not listed in Table 3D.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3D.T2; and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.”

11 Chapter 3, Part 3E, section 3E.3.2 is repealed and the following substituted:

“3.2 LAND USE REQUIREMENTS

- (1) Table 3E.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Manufactured Home zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 3E.2;
 - (c) the development standards in subpart 3E.4;
 - (d) the parking and loading requirements in subpart 3E.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 3E.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3E.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Residential Manufactured Home zone:
 - (a) any land use that is not listed in Table 3E.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3E.T2; and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.”

12 Chapter 3, Part 3F, section 3F.3.2 is repealed and the following substituted:

“3.2 LAND USE REQUIREMENTS

- (1) Table 3F.T2 lists land uses and land use intensities that are permitted or discretionary in the Residential Detached zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;

- (b) the land use specific regulations in Table 3F.2;
 - (c) the development standards in subpart 3F.4;
 - (d) the parking and loading requirements in subpart 3F.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 3F.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 3F.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Residential Detached zone:
- (a) any land use that is not listed in Table 3F.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 3F.T2; and
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.”

13 Chapter 4, Part 4A, section 4A.3.2 is repealed and the following substituted:

“3.2 LAND USE REQUIREMENTS

- (1) Table 4A.T2 lists land uses and land use intensities that are permitted or discretionary in the Mixed Low-Rise zone, subject to compliance with:
- (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 4A.2;
 - (c) the development standards in subpart 4A.4;
 - (d) the parking and loading requirements in subpart 4A.6;

- (e) the landscaping and aesthetic screening requirements of subpart 4A.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 4A.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Mixed Low-Rise zone:
- (a) any land use that is not listed in Table 4A.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 4A.T2;
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and
 - (d) any land use where hazardous materials are produced or processed.”

14 Chapter 4, Part 4A, Table 4A.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LOW-RISE ZONE section (row) T2.2 is repealed and the following substituted:

<p style="text-align: center;">T2.2</p>	<ul style="list-style-type: none"> •Agriculture, Indoor •Food & Beverage, Catering •Industry, Artistic •Industry, Food & Beverage •Industry, Laboratory •Institution, Education •Institution, Humanitarian Service •Institution, Training •Institution, Day Care •Retail Trade, Cannabis •Retail Trade, Shop 	<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>	<ul style="list-style-type: none"> (1) An “Institution, Education” or “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. (2) The measurement required in (1) shall be: <ul style="list-style-type: none"> (a) A straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer. (3) “Agriculture, Animal Support” shall exclude accommodation of livestock. (4) The “Retail Trade, Cannabis” land use is subject to the Specific Development
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	<ul style="list-style-type: none"> •Service Trade, Clinic •Service Trade, Light •Service Trade, Professional 			Permit Requirements for "Retail Trade, Cannabis" as prescribed in Chapter 1.
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15 Chapter 4, Part 4B, section 4B.3.2 is repealed and the following substituted:

“3.2 LAND USE REQUIREMENTS

- (1) Table 4B.T2 lists land uses and land use intensities that are permitted or discretionary in the Mixed High-Rise zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 4B.2;
 - (c) the development standards in subpart 4B.4;
 - (d) the parking and loading requirements in subpart 4B.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 4B.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 4B.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Mixed High-Rise zone:
 - (a) any land use that is not listed in Table 4B.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 4B.T2;
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and
 - (d) any land use where hazardous materials are produced or processed.”

- 16 Chapter 4, Part 4B, Table 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGH-RISE ZONE, section (row) T2.15 is repealed and the following substituted:

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T2.15	•Retail Trade, Cannabis	Permitted	-----	The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
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- 17 Chapter 4, Part 4C, section 4C.3.2 is repealed and the following substituted:

“3.2 LAND USE REQUIREMENTS

- (1) Table 4C.T2 lists land uses and land use intensities that are permitted or discretionary in the Mixed Large Market zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 4C.2;
 - (c) the development standards in subpart 4C.4;
 - (d) the parking and loading requirements in subpart 4C.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 4C.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 4C.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Mixed Large Market zone:
 - (a) any land use that is not listed in Table 4C.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 4C.T2;

- (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and
- (d) any land use where hazardous materials are produced or processed.”

- 18 Chapter 4, Part 4C, Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE, section (row T2.6) is repealed and the following substituted:

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T2.6	• Retail Trade, Cannabis	Permitted	-----	The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
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- 19 Chapter 4, Part 4D, section 4D.3.2 is repealed and the following substituted:

“3.2 LAND USE REQUIREMENTS

- (1) Table 4D.T2 lists land uses and land use intensities that are permitted or discretionary in the Office Area zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 4D.2;
 - (c) the development standards in subpart 4D.4;
 - (d) the parking and loading requirements in subpart 4D.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 4D.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 4D.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Office Area zone:

- (a) any land use that is not listed in Table 4D.T2;
- (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 4D.T2;
- (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and
- (d) any land use where hazardous materials are produced or processed.”

20 Chapter 4, Part 4D, Table 4D.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE OFFICE AREA ZONE, section (row) T2.3) is repealed and the following substituted:

T2.3	<ul style="list-style-type: none"> • Assembly, Recreation • Food & Beverage, Catering • Food & Beverage, Lounge • Food & Beverage, Restaurant • Industry, Artistic • Institution, Day Care • Institution, Education • Institution, Health Care • Institution, Humanitarian Service • Institution, Training • Retail Trade, Cannabis • Retail Trade, Shop • Service Trade, Clinic • Service Trade, Light • Service Trade, Personal 	<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>(1) An “Assembly, Recreation”, “Institution, Education” or “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>(2) The measurement required in section (1) shall be:</p> <p style="padding-left: 20px;">(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest portion of the lot requiring separation.</p> <p style="padding-left: 20px;">(b) assessed as of the date of receipt of a complete application as determined by the Development Officer.</p> <p>(3) The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.</p>
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21 Chapter 5, Part 5A, subsection 5A.3.2(1) is repealed and the following substituted:

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- (1) Table 5A.T2 lists land uses and land use intensities that are permitted or discretionary in the Industrial Prestige zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 5A.2;

- (c) the development standards in subpart 5A.4;
- (d) the parking and loading requirements in subpart 5A.6;
- (e) the landscaping and aesthetic screening requirements of subpart 5A.7; and
- (f) the other regulations of this Bylaw.”

22 Chapter 5, Part 5A, Table 5A.T2: INDUSTRIAL PRESTIGE ZONE LAND USES, section (row) T2.2 is repealed and the following substituted:

“

T2.2	<ul style="list-style-type: none"> • Retail Trade, Cannabis • Retail Trade, Shop • Wholesale Trade, Indoor 	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.	<ul style="list-style-type: none"> (1) All activities must be indoors. (2) The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
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23 Chapter 5, Part 5B, subsection 5B.3.2(1) is repealed and the following substituted:

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- (1) Table 5B.T2 lists land uses and land use intensities that are permitted or discretionary in the Industrial Light zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 5B.2;
 - (c) the development standards in subpart 5B.4;
 - (d) the parking and loading requirements in subpart 5B.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 5B.7; and
 - (f) the other regulations of this Bylaw.”

24 Chapter 5, Part 5B, Table 5B.T2: INDUSTRIAL LIGHT LAND USES, section (row) T2.3 is repealed and the following substituted:

“

T2.3	<ul style="list-style-type: none"> •Retail Trade, Cannabis •Retail Trade, Shop •Wholesale Trade, Indoor 	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.	The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
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25 Chapter 5, Part 5C, subsection 5C.3.2(1) is repealed and the following substituted:

“

- (1) Table 5C.T2 lists land uses and land use intensities that are permitted or discretionary in the Industrial Heavy zone, subject to compliance with:
- (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 5C.2;
 - (c) the development standards in subpart 5C.4;
 - (d) the parking and loading requirements in subpart 5C.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 5C.7; and
 - (f) the other regulations of this Bylaw.”

26 Chapter 5, Part 5C, Table 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES, section (row) T2.2 is repealed and the following substituted:

“

T2.2	<ul style="list-style-type: none"> •Retail Trade, Cannabis •Retail Trade, Shop •Retail Trade, Motor Vehicle – Light 	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.	The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
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27 Chapter 6, Part 6A, subsection 6A.3.2(1) is repealed and the following substituted:

“

- (1) Table 6A.T2 lists land uses and land use intensities that are permitted or discretionary in the Downtown Direct Control District zone, subject to compliance with:

- (a) the specific development permit requirements and procedures in Part 1G;
- (b) the land use specific regulations in Table 6A.2;
- (c) the development standards in subpart 6A.4;
- (d) the parking and loading requirements in subpart 6A.6;
- (e) the landscaping and aesthetic screening requirements of subpart 6A.7; and
- (f) the other regulations of this Bylaw.”

28 Chapter 6, Part 6A, Table 6A.T2: DOWNTOWN DIRECT CONTROL DISTRICT PERMITTED AND DISCRETIONARY LAND USES, section (row) T2.3 is repealed and the following substituted:

T2.3	<ul style="list-style-type: none"> •Food & Beverage, Catering •Food & Beverage, Lounge •Food & Beverage, Restaurant •Industry, Artistic •Industry, Food & Beverage •Industry, Laboratory •Institution, Day Care •Institution, Education •Institution, Health Care •Institution, Humanitarian Service •Institution, Training •Office, Industry •Office, Professional •Open Space, Active •Public Use, General •Retail Trade, Cannabis •Retail Trade, Shop 	Permitted	-----	<ul style="list-style-type: none"> (1) The “Institution, Day Care”, “Institution. Education” or “Open Space, Active” land use may not be established where they will be closer than 182.88 metres to a “Service Trade, Body Rub Establishment” land use. (2) The measurement required in section (1) shall be: <ul style="list-style-type: none"> (a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest point of the lot requiring separation. (b) assessed as of the date of receipt of a complete application as determined by the Development Officer. (3) The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
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	<ul style="list-style-type: none"> •Service Trade, Accommodation •Service Trade, Residential •Short Term Accommodation •Service Trade, Clinic •Service Trade, Light •Service Trade, Personal •Utility, General 			
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29 Chapter 6, Part 6B, subsection 6B3.2(1) is repealed and the following substituted:

“

- (1) Table 6B.T2 lists land uses and land use intensities that are permitted or discretionary in the Laneway Housing Pilot Direct Control District zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 6B.2;
 - (c) the development standards in subpart 6B.4;
 - (d) the parking and loading requirements in subpart 6B.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 6B.7; and
 - (f) the other regulations of this Bylaw.”

30 Chapter 6, Part 6C, section 3C.3.2 is repealed and the following substituted:

“3.2 LAND USE REQUIREMENTS

- (1) Figure 6C.F.1 indicates the land use areas as they relate to the Former Diocese of Qu’Appelle Lands Direct Control District.
- (2) Tables 6C.T2(a) though (e) list land uses and land use intensities that are permitted or discretionary in the Former Diocese of Qu’Appelle Lands Direct Control District, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;

- (b) the land use specific regulations in Tables 6C.T2(a) through (e);
 - (c) the development standards in Tables 6C.T3(a) through (e);
 - (d) the parking and loading requirements in subpart 6C.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 6C.7;
 - (f) the exterior design of new buildings, including elements of style, building form, scale and proportion, fenestration, materials, colours and architectural standards of an Architectural Control Overlay Zone (AC) designation in accordance with Chapter 8 Part 8A of this Bylaw; and
 - (g) the other regulations of this Bylaw.
- (3) When considering approval of a land use or a land use intensity listed as discretionary in Tables 6C.T2(a) through (e), the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (4) Proposals within the Heritage Policy Area shall be subject to the following site and development standards:
- (a) any exterior alterations or additions shall be subject to approval by the Minister responsible for The Heritage Property Act; and
 - (b) in the event that a property loses its status as a provincial heritage property, and is not subsequently designated as a municipal heritage property, then the property will be converted to the Low Density Residential Area and follow the development standards of that Policy Area.
- (5) The following land uses are prohibited in the Former Diocese of Qu'Appelle Lands Direct Control District:
- (a) any land use that is not listed in Tables 6C.T2(a) through (e);
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Tables 6C.T2(a) through (e); and

- (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw.”

- 31 Chapter 6, Part 6C, Table 6C.T2(a): FORMER DIOCESE OF QU’APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HERITAGE POLICY AREA, section (row) T2(a).5 is repealed and the following substituted:

“

T2(a).5	<ul style="list-style-type: none"> •Retail Trade, Cannabis •Retail Trade, Shop 	-----	Discretionary if gross floor area is 250 square metres or less per lot.	(1) Use must be in an existing building. (2) The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
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- 32 Chapter 6, Part 6C, Table 6C.T2(b): FORMER DIOCESE OF QU’APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – MIXED-USE POLICY AREA, section (row) T2(b).4 is repealed and the following substituted:

“

T2(b).4	<ul style="list-style-type: none"> •Retail Trade, Cannabis •Retail Trade, Shop 	Permitted if gross floor area up to 300 square metres	-----	The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
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- 33 Chapter 6, Part 6D, subsection 6D.3.2(1) is amended and the following substituted:

“

- (1) Table 6D.T2 lists land uses and land use intensities that are permitted or discretionary in the Saskatchewan Drive/North Railway Direct Control District zone, subject to compliance with:
- (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 6D.2;
 - (c) the development standards in subpart 6D.4;
 - (d) the parking and loading requirements in subpart 6D.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 6D.7; and
 - (f) the other regulations of this Bylaw.”

- 34 Chapter 6, Part 6D, Table 6D.T2: SASKATCHEWAN DRIVE/NORTH RAILWAY DIRECT CONTROL DISTRICT LAND USE CLASSIFICATION, section (row) T2.1 is repealed and the following substituted:

“

T2.1	<ul style="list-style-type: none"> • Agriculture, Animal Support • Industry, Food & Beverage • Industry, Laboratory • Industry, Light • Open Space, Active • Public Use, General • Retail Trade, Motor Vehicle Light • Retail Trade, Outdoor Lot • Retail Trade, Cannabis • Retail Trade, Shop • Service Trade, Clinic • Service Trade, Light • Service Trade, Motor Vehicle Light • Storage, Warehousing • Utility, General • Wholesale Trade, Indoor • Wholesale Trade, Outdoor 	Permitted	-----	The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
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- 35 Chapter 6, Part 6E, subsection 6E.3.2(1) is repealed and the following substituted:

“

- (1) Tables 6E.T2(a) through (e) lists land uses and land use intensities that are permitted or discretionary in the Centre Square Direct Control District zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Tables 6E.T2(a) through (e);
 - (c) the development standards in subpart 6E.4;
 - (d) the parking and loading requirements in subpart 6E.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 6E.7; and
 - (f) the other regulations of this Bylaw.”

- 36 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).2 is repealed and the following substituted:

T2(a).2	<ul style="list-style-type: none"> • Assembly, Recreation • Food & Beverage, Catering • Food & Beverage, Restaurant • Industry, Artistic • Institution, Day Care • Institution, Education • Institution, Training • Institution, Humanitarian Service • Retail Trade, Cannabis • Retail Trade, Shop • Office, Professional • Service Trade, Accommodation • Service Trade, Clinic • Service Trade, Personal 	Permitted if the proposed land use in this land use group will occupy an existing building.	Discretionary if the proposed land use in this land use group will occupy a new building.	<p>(1) The “Assembly, Recreation”, “Institution, Day Care” or “Institution, Education” 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 section (1) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “Service Trade, Body Rub Establishment” land use to the nearest point 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) The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.</p>
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- 37 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 repealed and the following substituted:

T2(b).3	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Assembly, Ceremonial • Food & Beverage, Catering • Food & Beverage, Restaurant • Industry, Artistic • Institution, Day Care • Institution, Training • Retail Trade, Cannabis • Retail Trade, Shop • Service Trade, Clinic • Service Trade, Accommodation 	<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, providing that at least 75% 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;</p> <p>(b) be located on the ground floor of a multi-unit building; or</p> <p>(c) If less than 75% of the building’s gross floor area will be dedicated to Dwelling land uses.</p>	The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
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	<ul style="list-style-type: none"> •Service Trade, Light •Service Trade, Personal 			
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- 38 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 repealed and the following substituted:

T2(c).2	<ul style="list-style-type: none"> •Assembly, Community •Assembly, Recreation •Assembly, Ceremonial •Food & Beverage, Catering •Food & Beverage, Restaurant •Industry, Artistic •Industry, Food & Beverage •Industry, Laboratory •Institution, Day Care •Institution, Training •Office, Professional •Retail Trade, Cannabis •Retail Trade, Shop •Service Trade, Accommodation •Service Trade, Clinic •Service Trade, Light •Service Trade, Personal 	Permitted	-----	<p>(1) 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” land use.</p> <p>(2) The measurement required in section (1) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for “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>(3) The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.</p>
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- 39 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:

	<ul style="list-style-type: none"> •Assembly, Community •Assembly, Recreation •Assembly, Ceremonial •Food & Beverage, Catering •Food & Beverage, Restaurant •Industry, Artistic 	<p>Permitted if the land use:</p> <p>(a) will occupy a repurposed,</p>	<p>Discretionary if the land use will not:</p> <p>(a) occupy a repurposed,</p>	<p>(1) An “Assembly, Community”, “Assembly, Recreation”, “Assembly, Recreation” or “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>
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T2(d).2	<ul style="list-style-type: none"> • Industry, Food & Beverage • Industry, Laboratory • Institution, Day Care • Institution, Training • Office, Professional • Retail Trade, Cannabis • Retail Trade, Shop • Service Trade, Accommodation • Service Trade, Clinic • Service Trade, Light • Service Trade, Personal 	<p>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 the Dwelling land uses.</p>	<p>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>(2) The measurement required in section (1) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for "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>(3) The "Retail Trade, Cannabis" land use is subject to the Specific Development Permit Requirements for "Retail Trade, Cannabis" as prescribed in Chapter 1.</p>
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40 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:

T2(e).5	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Assembly, Ceremonial • Food & Beverage, Catering • Food & Beverage, Lounge • Food & Beverage, Restaurant • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Institution, Day Care • Institution, Training • Office, Industry • Office, Professional • Open Space, Active • Public Use, General • Retail Trade, Cannabis • Retail Trade, Shop • Service Trade, Accommodation • Service Trade, Clinic • Service Trade, Light 	<p>Permitted if gross floor area is 4,000 square metres or less per lot.</p>	<p>Discretionary if gross floor area is more than 4,000 square metres per lot.</p>	<p>(1) The "Assembly, Community", "Assembly, Recreation" or "Institution, Day Care" land uses may not be established where it will be closer than 182.88 metres to a "Service Trade, Body Rub Establishment" land use.</p> <p>(2) The measurement required in section (1) shall be:</p> <p>(a) a straight line measured from the nearest point of the portion of the building used for "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>(3) The "Retail Trade, Cannabis" land use is subject to the Specific Development Permit Requirements for "Retail Trade, Cannabis" as prescribed in Chapter 1.</p>
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	<ul style="list-style-type: none"> •Service Trade, Personal •Utility, General 			
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41 Chapter 6, Part 6F, subsection 6F.3.2(1) is repealed and the following substituted:

“

- (1) Table 6F.T2 lists land uses and land use intensities that are permitted or discretionary in the Dewdney Avenue Warehouse Direct Control District zone, subject to compliance with:
- (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 6F.2;
 - (c) the development standards in subpart 6F.4;
 - (d) the parking and loading requirements in subpart 6F.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 6F.7; and
 - (f) the other regulations of this Bylaw.”

42 Chapter 6, Part 6F, Table 6F.T2: DEWDNEY AVENUE WAREHOUSE DIRECT CONTROL DISTRICT LAND USE GROUPS, section (row) T2.2 is repealed and the following substituted:

“

T2.2	<ul style="list-style-type: none"> •Retail Trade, Cannabis •Retail Trade, Shop 	Permitted if gross floor area is 4,000 square metres or less, per lot.	Discretionary if gross floor area is greater than 4,000 square metres per lot.	<ul style="list-style-type: none"> (1) No outdoor storage shall occur on the lot. (2) The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.
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43 Chapter 6, Part 6G, section 6G.3.2 is repealed and the following substituted:

“3.2 LAND USE REQUIREMENTS

- (1) Figure 6G.F1 indicates the land use areas as they relate to the Chuka Boulevard Mixed Direct Control District.

- (2) Table 6G.T2 lists land uses and land use intensities that are permitted or discretionary in the Chuka Boulevard Mixed Direct Control District zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 6G.2;
 - (c) the development standards in subpart 6G.4;
 - (d) the parking and loading requirements in subpart 6G.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 6G.7; and
 - (f) the other regulations of this Bylaw.
- (3) When considering approval of a land use or a land use intensity listed as discretionary in Table 6G.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (4) The following land uses are prohibited in the Chuka Boulevard Mixed Direct Control District:
 - (a) any land use that is not listed in Table 6G.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 6G.T2;
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and
 - (d) any land use where hazardous materials are produced or processed.”

44 Chapter 6, Part 6G, Table 6G.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE CHUKA BOULEVARD MIXED DIRECT CONTROL DISTRICT, section (row) T2.3 is repealed and the following substituted:

<p>T2.3</p>	<ul style="list-style-type: none"> •Retail Trade, Cannabis •Retail Trade, Shop 	<p>Permitted if gross floor area is 1,000 square metres or less per unit.</p>	<p>-----</p>	<p>(1) The “Retail Trade, Shop” land use:</p> <ul style="list-style-type: none"> (a) shall not exceed 10,000 square metres in total gross floor area per lot; and (b) must occur within a building that contains “Dwelling” as principal land use. <p>(2) The “Retail Trade, Cannabis” land use is subject to the Specific Development Permit Requirements for “Retail Trade, Cannabis” as prescribed in Chapter 1.</p>
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45 Chapter 6, Part 6G, Table 6G.T6: CHUKA BOULEVARD MIXED DIRECT
CONTROL DISTRICT LANDSCAPING REQUIREMENTS, section (row) T2.6 is
repealed and the following substituted:

<p>T6.2</p>	<ul style="list-style-type: none"> • Assembly, Community • Assembly, Recreation • Assembly, Religious • Food & Beverage, Restaurant • Food & Beverage, Lounge • Institution, Day Care • Institution, Education • Institution, Humanitarian Service • Office, Professional • Retail Trade, Cannabis • Retail Trade, Shop • Service Trade, Clinic • Service Trade, Personal • Service Trade, Light 	<p>10% total site landscaping area</p>
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46 Chapter 7, Part 7B, section 7B.3.2 is repealed and the following substituted:

“3.2 LAND USE REQUIREMENTS

- (1) Table 7B.T2 lists land uses and land use intensities that are permitted or discretionary in the Institutional zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 7B.2;
 - (c) the development standards in subpart 7B.4;
 - (d) the parking and loading requirements in subpart 7B.6;

- (e) the landscaping and aesthetic screening requirements of subpart 7B.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 7B.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Institutional zone:
- (a) any land use that is not listed in Table 7B.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 7B.T2;
 - (c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and
 - (d) any land use that produces or processes hazardous materials and/or dangerous goods.”

47 Chapter 7, Part 7C, section 7C.3.2 is repealed and the following substituted:

“3.2 LAND USE REQUIREMENTS

- (1) Table 7C.T2 lists land uses and land use intensities that are permitted or discretionary in the Urban Holding zone, subject to compliance with:
- (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 7C.2;
 - (c) the development standards in subpart 7C.4;
 - (d) the parking and loading requirements in subpart 7C.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 7C.7; and
 - (f) the other regulations of this Bylaw.

- (2) When considering approval of a land use or a land use intensity listed as discretionary in Table 7C.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Urban Holding zone:
 - (a) any land use that is not listed in Table 7C.T2;
 - (b) any land use that is above the maximum intensity as permitted or discretionary in Table 7C.T2;
 - (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and
 - (d) any land use that produces or processes hazardous materials and/or dangerous goods.”

48 Chapter 7, Part 7D, section 7D.3.2 is repealed and the following substituted:

“3.2 LAND USE REQUIREMENTS

- (1) Table 7D.T2 lists land uses and land use intensities that are permitted or discretionary in the Railway zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 7D.2;
 - (c) the development standards in subpart 7D.4;
 - (d) the parking and loading requirements in subpart 7D.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 7D.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering approval of a land use or a land use intensity listed as a discretionary in Table 7D.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Railway zone:

- (a) any land use that is not listed in Table 7D.T2;
- (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 7D.T2;
- (c) any land use that fails to meet any of the applicable requirements prescribed in this Bylaw; and
- (d) any land use that produces or processes hazardous materials and/or dangerous goods.”

49 Chapter 7, Part 7E, section 7E.3.2 is repealed and the following substituted:

“3.2 LAND USE REQUIREMENTS

- (1) Table 7E.T2 lists land uses and land use intensities that are permitted or discretionary in the Public Service zone, subject to compliance with:
 - (a) the specific development permit requirements and procedures in Part 1G;
 - (b) the land use specific regulations in Table 7E.2;
 - (c) the development standards in subpart 7E.4;
 - (d) the parking and loading requirements in subpart 7E.6;
 - (e) the landscaping and aesthetic screening requirements of subpart 7E.7; and
 - (f) the other regulations of this Bylaw.
- (2) When considering the approval of a land use or a land use intensity listed as discretionary in Table 7E.T2, the Development Officer shall evaluate the application based on the applicable review criteria for discretionary uses as prescribed in Chapter 1 of this Bylaw.
- (3) The following land uses are prohibited in the Public Service zone:
 - (a) any land use that is not listed in Table 7E.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 7E.T2;

- (c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and
- (d) any land use that produces or processes hazardous materials and/or dangerous goods.”

50 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 24th DAY OF November 2021.

READ A SECOND TIME THIS 24th DAY OF November 2021.

READ A THIRD TIME AND PASSED THIS 24th DAY OF November 2021.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2021-62

THE REGINA ZONING AMENDMENT BYLAW, 2021 (No. 20)

PURPOSE:	The purpose of this Bylaw is to revise regulations applicable to the development of cannabis retail stores.
ABSTRACT:	The proposed amendment expands the zones in which cannabis retail uses can be developed in the city and decreases some of the applicable separation requirements.
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 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, November 3, 2021, RPC21-60, RPC21-64; City Council, November 10, 2021, CR21-154.
AMENDS/REPEALS:	Amends <i>The Regina Zoning Bylaw, 2019</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services