

BYLAW NO. 2023-103

THE REGINA ZONING AMENDMENT BYLAW, 2023 (No. 23)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to amend *The Regina Zoning Bylaw, 2019* to allow “Assembly” land uses on local streets in residential zones through the current discretionary use process.
- 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 3, TABLE 3A.T2: RESIDENTIAL NEIGHBOURHOOD ZONE LAND USES, row T2.4 is amended by deleting the following clause (1):

“(1) A land use in the “Assembly” land use class:

(a) shall not be operated from an accessory building; and

(b) shall be located only on sites adjoining and accessed by a collector or arterial street.”

and substituting the following clause (1):

“(1) A land use in the “Assembly” land use class shall not be operated from an accessory building.”

- 5 Chapter 3, TABLE 3B.T2: RESIDENTIAL URBAN ZONE LAND USE USES, row T2.4 is amended by deleting the following clause (1):

“(1) A land use in the “Assembly” land use class:

(a) shall not be operated from an accessory building; and

(b) shall be located only on sites adjoining and accessed by a collector or arterial street.”

and substituting the following clause (1):

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

City Solicitor

“(1) A land use in the “Assembly” land use class shall not be operated from an accessory building.”

6 Chapter 3, TABLE 3C.T2: RESIDENTIAL LOW-RISE ZONE LAND USES, row T2.4 is amended by deleting the following clause (1):

“(1) A land use in the “Assembly” land use class:

(a) shall not be operated from an accessory building; and

(b) shall be located only on sites adjoining and accessed by a collector or arterial street.”

and substituting the following clause (1):

“(1) A land use in the “Assembly” land use class shall not be operated from an accessory building.”

7 Chapter 3, TABLE 3D.T2: RESIDENTIAL HIGH-RISE ZONE LAND USE CLASSIFICATION, row T2.4 is amended by deleting the following clause (1):

“(1) A land use in the “Assembly” land use class:

(a) shall not be operated from an accessory building; and

(b) shall be located only on sites adjoining and accessed by a collector or arterial street.”

and substituting the following clause (1):

“(1) A land use in the “Assembly” land use class shall not be operated from an accessory building.”

8 Chapter 3, TABLE 3E.T2: RESIDENTIAL MANUFACTURED HOME ZONE LAND USES, row T2.3 is amended by deleting the following clause (1):

“(1) A land use in the “Assembly” land use class:

(a) shall not be operated from an accessory building; and

(b) shall be located only on sites adjoining and accessed by a collector or arterial street.”

and substituting the following clause (1):

“(1) A land use in the “Assembly” land use class shall not be operated from an accessory building.”

9 Chapter 3, TABLE 3F.T2: RESIDENTIAL DETACHED ZONE LAND USES, row T2.4 is amended by deleting the following clause (1):

“(1) A land use in the “Assembly” land use class:

(a) shall not be operated from an accessory building; and

(b) shall be located only on sites adjoining and accessed by a collector or arterial street.”

and substituting the following clause (1):

“(1) A land use in the “Assembly” land use class shall not be operated from an accessory building.”

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

READ A FIRST TIME THIS 6th DAY OF December 2023.

READ A SECOND TIME THIS 6th DAY OF December 2023.

READ A THIRD TIME AND PASSED THIS 6th DAY OF December 2023.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2023-103

THE REGINA ZONING AMENDMENT BYLAW, 2023 (No. 23)

PURPOSE:	The purpose of this Bylaw is to amend <i>The Regina Zoning Bylaw, 2019</i> to allow “Assembly” land uses on local streets in residential zones through the current discretionary use process.
ABSTRACT:	The Bylaw amends the land use specific regulations applicable to “Assembly” land uses in residential 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 <i>The Procedure Bylaw</i> .
PUBLIC NOTICE:	Required, pursuant to section 13 of <i>The Public Notice Policy Bylaw, 2020</i> . An advertisement for this Bylaw appeared in the Leader Post on November 18, 2023.
REFERENCE:	Regina Planning Commission, November 28, 2023, RPC23-32.
AMENDS/REPEALS:	Amends <i>The Regina Zoning Bylaw, 2019</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services