

Amendment No.	Affected Zones	Existing Regulation (D)	Proposed Regulation (E)	Rationale (F)	Category (G)
1	All residential zones; DCD-LHP- Laneway Housing Pilot; DCD-QP- Former Diocese of Qu'Appelle; and DCD CS – Centre Square	Where access to an attached or detached garage or carport is provided from a flankage side the setback must be 6.0m from the property line.	Where access to an attached or detached garage or carport is provided from a flankage side the setback must be 5.5m from the back of curb or walk.	The proposed regulation reverts the development standard back to requirements of Zoning Bylaw 9250. Administration of the current standard results in properties being unable to accommodate garages in rear yards because lots are too narrow, or previously existed and it is no longer practical.	Consistency
2	OA - Office Area Zone	Office, Professional is permitted if, the gross floor area is less than 500 square metres, per unit; or 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.	Office, Professional is permitted if the gross floor area is less than 1,000 square metres, per building and discretionary if the gross floor area is above 1,000 square metres but less than 4,000 square metres, per building.	This amendment corrects an inconsistency between the Zoning Bylaw and the Official Community Plan.	Clarity
3	DCD-CS –Centre Square Zone	Retail Trade, Cannabis is permitted if, gross floor area is 4,000 square metres or less per lot and discretionary if gross floor area is more than 4,000 square metres per lot.	Retail Trade, Cannabis is Permitted if the gross floor area is 300 square metres or less, per lot and discretionary if the gross floor area is greater than 300 square metres per lot.	This amendment corrects and oversight in the Zoning Bylaw and is consistent with cannabis regulations in other comparable zones.	Consistency
4	Chapter –9 (Maps)	Lots 1-15 Block 30 Plan 102335846 are currently zoned UH-Urban Holding	Rezone Lots 1-15 Block 30 Plan 102335846 from UH-Urban Holding to R1- Residential Detached	An error was made during the transition of the Zoning Bylaw 2019 from the Zoning Bylaw 9250. These lots were incorrectly rezoned back to UH – Zone from R1 – Zone	Typo

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5	DCD QP -Former Diocese of Qu'Appelle Lands	Residential Business is not permitted in DCD-QP Heritage Policy Area	Add table Residential Business and standard regulations to T2(a).9 with all associated regulation to allow "Residential, Business" in Heritage policy	This amendment corrects an oversight in the creation of Zoning Bylaw 2019-19 and will re-introduce a Residential, Business to this land use area.	Typo
6	RN, RU, RL, RH and R1 Zones.	Minimum lot area for Building, planned group is defined as: Sum of minimum lot area as identified in T3.1 for each building type on the lot.	Sum of minimum lot area as for each Building and Building Type on the lot.	This amendment is necessary to clarify the lot area requirements for planned groups of dwellings.	Clarity
7	Zoning Bylaw Map # 2489(B) and 2490 (B)	Holding overlay zone is applied to vicinity of the Wascana School.	Remove the Holding overlay Zone from this area.	Holding Overlay Zone mistakenly applied to larger area beyond 4400 4 th Avenue (The Lewvan Crossing) boundary and into the vicinity of Wascana School during the transition To <i>The Regina Zoning Bylaw 2019</i> removal of holding overlay on 4400 4 th Ave. was approved by Council on May 27, 2020.	Typo
8	All Residential Zones, DCD QP – Archdiocese of Qu-Appelle; DCD CS – Centre Square Zone	Current Regulation for accessory structure requires that no part of the accessory structure can overhang the property line.	Remove the reference to this statement "provided that no part of the accessory structure can overhang the property line"	The amendment is to clarify that the setback for an accessory structure requires no setback to the property line. Encroachments of this nature are a civil matter, not enforceable through the Zoning Bylaw.	Clarity
9	ML Zone	Required rear and side setbacks in the ML Zone are contingent on residential zoned lot "abutting" a subject property.	Required rear and side yard setbacks in the ML Zone are contingent on residential property "adjoining" a subject property.	"Abutting" and "adjoining" are distinct terms in the Zoning Bylaw, the former including properties separated by a lane, and the latter, sharing a common property line. Requiring additional setbacks where a lane is present is unnecessary to protect residential properties and would not be justified if appealed. This amendment corrects this issue.	Typo

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10	MH – Zone	Required rear and side setbacks in the MH Zone are contingent on residential zoned lot “abutting” a subject property.	Required rear and side yard setbacks in the MH Zone are contingent on residential property “adjoining” a subject property.	<p>“Abutting” and “adjoining” are distinct terms in the Zoning Bylaw, the former including properties separated by a lane, and the latter, sharing a common property line. Requiring additional setbacks where a lane is present is unnecessary to protect residential properties and would not be justified. This amendment corrects this issue.</p> <p>The amendment will also clarify the application of the setback standards for rear and side yards respectively by placing standards into separate subsections.</p>	Typo
11	RID – Overlay Zone	Deck permit requires a surveyor’s certificate showing the actual front yard setback (s) of the next-door lot (s).	Notwithstanding clause 8K.4.1(3)(b) for the purpose of establishing a front yard setback to accommodate an uncovered deck, a surveyor’s certificate shall be required only at the discretion of the Development Officer. Decks are exempted from the front yard.	Removes an impediment to review and approval of a front yard deck application; gives more discretion to development officer for a deck, which is a semi-permanent structure, to interpret information available rather than requiring a costly document by the homeowner.	New
12	DCD-D Downtown Direct Control District Zone	Residential uses are not allowed at grade level to satisfy parking screening requirements.	Residential uses will be allowed to satisfy active use requirements for the purposes of screening parking	<ul style="list-style-type: none"> • This regulation is consistent with the former Zoning Bylaw 9250 but was inadvertently removed. • Some areas of the Downtown will still be required to have at grade commercial through other regulations. 	Consistency

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13	DCD-D Downtown	none	<p>Adding a section to address ambiguity of development standards in these where:</p> <p>(1) Where development standards shown graphically in this section do not coincide with property boundaries the development shall conform to an average of both standards, or each portion of the development site shall conform to the standard as shown.</p> <p>(2) Properties zoned as DCD-D with lot frontage on the east side of 1800 or 1900 Blocks of Osler Street shall follow development standards required for properties with frontage on the direct opposite side of Osler Street, except if more specific standards are prescribed in the Zoning Bylaw.</p>	This regulation is intended to address two different situations where it is unclear what standards to apply.	New
14	All Chapters	Various typographical and/ or reference errors	Amended as needed	Through use of the bylaw various typographical or referencing errors have been discovered. Amendments in the bylaw will correct these errors.	Typo
15	All Zones	None	The Development Officer may consider alternatives to or relaxations of the requirements of this chapter on a case by case basis, in specified situations, when the developer, contractor or their agent provides a written submission outlining the reasons for waiving the requirements, subject to various criteria.	This amendment re-instates a modified regulation that existed in Zoning Bylaw 9250 to provide flexibility to apply alternate landscape standards where impractical. For example, soft landscaping may not be desirable in high pedestrian traffic areas. Where no practical alternative exists for soft landscaping, the Development Officer should have the discretion to allow for a suitable alternative, such as paving stones and raised planters.	New

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16	Signs	<p>1)...</p> <p>2) Currently freestanding signs in residential zones are limited to 1.0m² in all cases;</p> <p>3) Assembly land uses (i.e. Religious Institutions, Community Centers, Recreation) are limited to residential standards, which are restrictive.</p>	<p>1) Various housekeeping changes to clarify applicability of regulations in keeping with their intent;</p> <p>2) Allow for freestanding signs on multi-family residential sites to be up to 3.0m², subject to lot frontage width;</p> <p>3) Assembly land uses would be subject to the I-Institutional Zone standards.</p> <p>4) Institutional wall signs would be increased from 5m² to 10m² and one wall sign would be allowed per building face.</p>	<p>1) Correct errors in transition between Zoning Bylaw 9250 and Zoning Bylaw 2019-19</p> <p>2) Amendment is intended to suit the preference for larger freestanding signs on multi-family sites, up to 3m², subject to lot frontage, for multi-family. Such signage has become normal in the community, either being erected without permit, or through approval by Development Appeals. Administration receives few if any complaints about these signs.</p> <p>3) There are several religious institutions in residential zones, which require larger or different sign types to suit their purposes. This regulation existed previously in Zoning Bylaw 9250, but would also apply to community and recreation uses in residential zones, which were added to residential zones in the current zoning bylaw.</p> <p>4) This regulation is intended to provide flexibility to allow for larger signs for institutional properties, which are usually larger in scale, in prominent locations, and with larger setbacks from streets.</p>	Typo & New
17	IL and IH Zones	Retail Trade, Outdoor Lot and Wholesale Trade, Outdoor is discretionary Use within the Zone IL and IH Zones	Retail trade, Outdoor Lot and Wholesale Trade is Permitted if the dedicated outdoor area is less than 500 square metres per lot and Discretionary if the dedicated outdoor area is greater than 500 square metres per lot	The proposed amendment will allow for small business enterprise (mainly used car sales) to establish small scale Retail Trade Outdoor Shop within the zone	New
18	All Zones – Bicycle Parking Requirements	None	At discretion of Development Officer, for adaptive re-use of existing buildings, bicycle parking requirements may be accommodated in favour of parking requirements where reasonable alternatives do not exist.	This amendment is intended to allow developments flexibility to meet bicycle parking requirements. Particularly in infill or adaptive re-use of buildings, there may be no alternatives to meet bicycle parking requirements other than by using space otherwise used for vehicle parking. This is consistent with policy action 2.14 in the Transportation Master Plan.	New

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19	IP, IL, IH, I, PS Zones	None	Add a regulation for parking exemption for Municipal Heritage Property And Provincial Heritage Property.	This amendment is intended to align the zones with similar regulations applicable to other zones (Residential and Mixed Use Zones) in which the property is designated heritage property. This is carried over from the previous Zoning Bylaw No. 9250 and was inadvertently removed through adoption of the Zoning Bylaw 2019-19	New
20	All Residential Zones – Development Standards for Accessory Buildings or Structures	Where the vehicle access door of a garage faces the side lot line adjoining a public lane, 600mm setback is required.	Where the vehicle access door of a garage faces the side lot line adjoining a public lane, 1.5 m setback is required.	This is carried over from the previous Zoning Bylaw No. 9250. It was inadvertently removed through adoption of Zoning Bylaw 2019-19	Consistency
21	Chapter 2 - Definitions	The definitions for “Institutional, Health Care” (i.e. hospital) and “Service Trade, Clinic” (includes a doctors office) are similar in some respects and have too much overlap	The definitions for “Institutional, Health Care” (i.e. Hospital), and “Service Trade, Clinic” (including a doctor’s office) are amended to more clearly describe the primary functions of the Health Care Institutions.	The amendment will clarify the distinction between the two land uses.	Clarity
22	MLM Zones	Landscaped strip of 9.0 metres are required between parking lots, streets, residential, and institutional zones.	Landscaped buffer of 9.0 metres would be required between a parking lot and arterial streets and 3.0 metres would be required where abutting a collector, lane, or residential zoned property.	Zoning Bylaw, 2019 applies this zone to more sites, and smaller sites than the equivalent zone in the Zoning Bylaw 9250. The current requirement of 9.0m landscape strip is found to be too stringent to achieve the purpose, which is primarily for visual screening of large, expansive parking lots on prominent streets. The proposed standard clarifies this intent; but where required as a land use separation, the requirement of 3.0m would be sufficient as a planting strip.	Consistency
23	MLM Zones	Side or rear yard setbacks are dependent on building height and would vary between 6.0m and 9.0 metres	Current standard would continue, but an exception to provide zero setback where the side or rear property line is shared with another Mixed-Use Zone.	MLM Zones are more often being subdivided for financial purposes, or to suit different ownership arrangements. Requiring wide setbacks between buildings in the same zone is unnecessary to ensure appropriate transitions surrounding uses. This standard is consistent with other Mixed use zones, where no side yard setbacks are required.	New

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