

BYLAW NO. 2021-2

THE REGINA ZONING AMENDMENT BYLAW, 2021

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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, fix errors and correct zoning designations on maps.
- 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 The Table of Contents, page vii, is amended by striking out the line:

“PART 8A AC – ARCHITECTURAL CONTRACT DISTRICT OVERLAY”

and substituting:

“PART 8A AC – ARCHITECTURAL CONTROL DISTRICT OVERLAY”

- 5 Chapter 1, Part 1F is amended by adding the following section after section 1F.2.6:

**“2.7 Other Exceptions to Parking Standards**

At the discretion of the Development Officer, for adaptive re-use of existing buildings, where reasonable alternatives do not exist, space to accommodate bicycle parking requirements may be accommodated in place of up to two required vehicle parking stalls.”

- 6 Chapter 1, Part 1F is amended by adding the following section after section 1F.2.7:

**“2.8 Exceptions to Landscape and Aesthetic Screening Standards**

The Development Officer may consider alternatives to or relaxations of the requirements of landscape and aesthetic screening requirements of each zone on case by case basis having regard for the overall intent of standards or practicality of implementing the standard when the applicant or agent provides a written submission outlining reasons for proposing alternate standards. Such reasons may include:

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

\_\_\_\_\_  
City Solicitor

- (a) conflict with another bylaw;
- (b) conflict with registered easements or existing utility services;
- (c) potential risk to safety having regard for Crime Prevention Through Environmental Design (CPTED) principles;
- (d) allowing for hard surfacing in lieu of exposed soil for development of plazas or active building fronts;
- (e) allowing for covered soil trenches for tree root growth; and
- (f) other, as determined by the Development Officer.”

7 Chapter 2, Part 2B is amended by repealing the definition of **“Institution, Health Care”** and substituting the following:

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

- (a) patients are admitted and receive on-site health care and/or medical treatment by accredited professionals as an in-patient or out-patient;
- (b) facilities may be provided for long-term and short-term care, overnight stays, diagnostic, emergency, surgical or other medical treatment of human illness, injury, and disease; and
- (c) bodies may be temporarily kept for identification, scientific or educational inquiry, preparation for funeral, or are cremated according to federal and provincial laws and regulations.”

8 Chapter 2, Part 2B is amended by repealing the definition of **“Service Trade, Clinic”** and substituting the following:

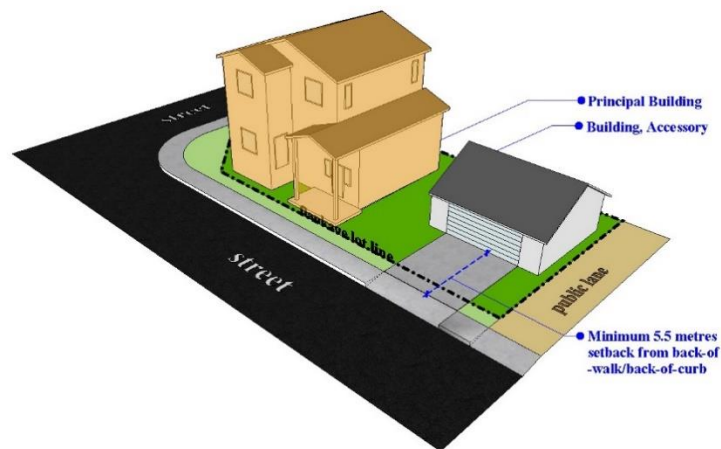
**““Service Trade, Clinic”** means a land use where an accredited member of a medical, health care, therapeutic, or counselling profession provides services of a preventative, diagnostic, therapeutic, rehabilitative or counseling nature on an out-patient basis. For the purposes of massage services an accredited member shall mean an active member in good standing with the Massage Therapist Association of Saskatchewan, Inc., the Natural Health Practitioners of Canada or the Canadian Massage & Manual Osteopathic Therapists Association. Excludes land uses in the Institutional land use class and any land use that allows clients to stay in facility overnight.”

9 Chapter 3, Part 3A, Table 3A.T3: RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS, section (row) T3.1 is amended by striking out

“Sum of minimum lot area as identified in T3.1 for each building type on the lot.” and substituting “Sum of minimum lot area as identified in T3.1 for each building and building type on the lot.”

- 10 Chapter 3, Part 3A, Table 3A.T5: RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.3, subclause T5.3(1)(b)(i) is amended by striking out “6.0 metres from flankage lot line” and substituting “5.5 metres from the back of curb or walk”.
- 11 Chapter 3, Part 3A, Table 3A.T5: RESIDENTIAL NEIGHBOURHOOD ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.3, subclause T5.3(2)(a)(i) is amended by striking out “6.0 metres from flankage lot line” and substituting “5.5 metres from the back of curb or walk”.
- 12 Chapter 3, Part 3A is amended by replacing Figure 3A.F4 and substituting the following as Figure 3A.F4:

”

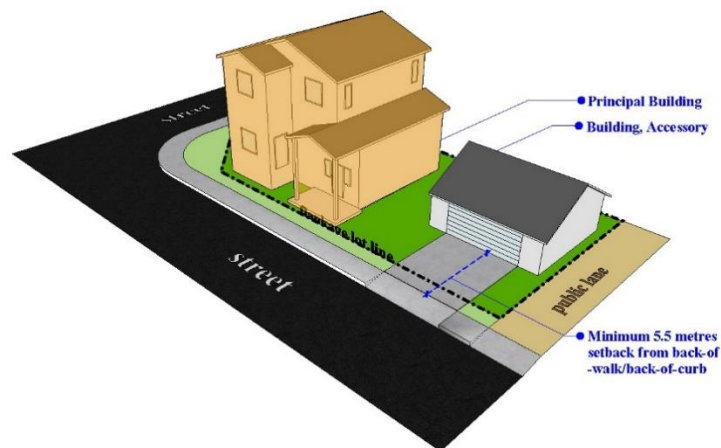


”

- 13 Chapter 3, Part 3A, subsection 3A.5.3(2) is repealed and the following substituted:
- “(2) The minimum setback requirements of Table 3A.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.”
- 14 Chapter 3, Part 3B, Table 3B.T3: RESIDENTIAL URBAN ZONE DEVELOPMENT STANDARDS, section (row) T3.1 is amended by striking out “Sum of minimum lot area as identified in T3.1 for each building type on the lot” and substituting “Sum of minimum lot area as identified in T3.1 for each building and building type on the lot”.

- 15 Chapter 3, Part 3B, Table 3B.T5: RESIDENTIAL URBAN ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.3, subclause T5.3(1)(b)(i) is amended by striking out “6.0 metres from flankage lot line” and substituting “5.5 metres from the back of curb or walk”.
- 16 Chapter 3, Part 3B, Table 3B.T5: RESIDENTIAL URBAN ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.3, subclause T5.3(2)(a)(i) is amended by striking out “6.0 metres from flankage lot line” and substituting “5.5 metres from the back of curb or walk”.
- 17 Chapter 3, Part 3B is amended by replacing Figure 3B.F4 and substituting the following as Figure 3B.F4:

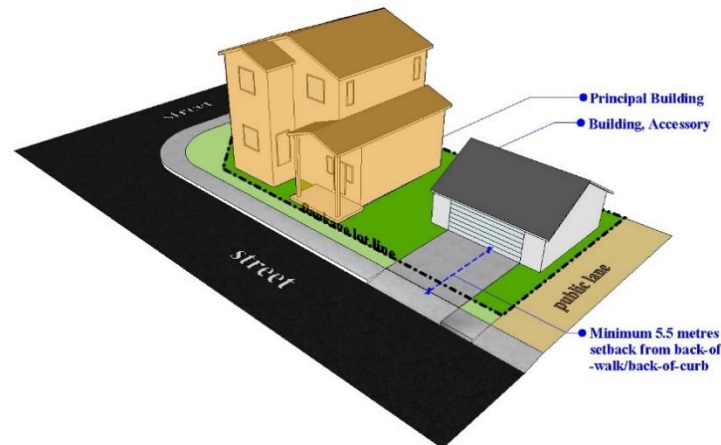
“



”

- 18 Chapter 3, Part 3B, subsection 3B.5.3(2) is repealed and the following substituted:
- “(2) The minimum setback requirements of Table 3B.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.”
- 19 Chapter 3, Part 3C, Table 3C.T3: RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS, section (row) T3.1 is amended by striking out “Sum of minimum lot area as identified in T3.1 for each building type on the lot” and substituting “Sum of minimum lot area as identified in T3.1 for each building and building type on the lot”.

- 20 Chapter 3, Part 3C, Table 3C.T3: RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS, section (row) T3.5, clause T3.5(1)(b) is amended by striking out “total side yard” and substituting “other side yard”.
- 21 Chapter 3, Part 3C, Table 3C.T5: RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.3, subclause T5.3(1)(b)(i) is amended by striking out “6.0 metres from flankage lot line” and substituting “5.5 metres from the back of curb or walk”.
- 22 Chapter 3, Part 3C, Table 3C.T5: RESIDENTIAL LOW-RISE ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.3, subclause T5.3(2)(a)(i) is amended by striking out “6.0 metres from flankage lot line” and substituting “5.5 metres from the back of curb or walk”.
- 23 Chapter 3, Part 3C is amended by replacing Figure 3C.F4 and substituting the following as Figure 3C.F4:

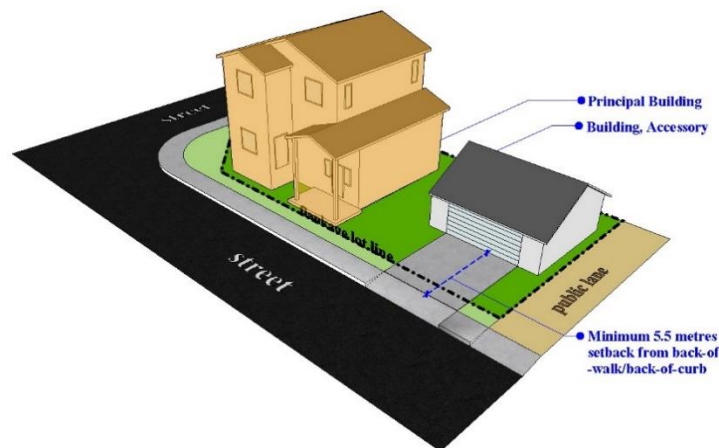


”

- 24 Chapter 3, Part 3C, subsection 3C.5.3(2) is repealed and the following substituted:
- “(2) The minimum setback requirements of Table 3C.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.”
- 25 Chapter 3, Part 3D, Table 3D.T3: RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS, section (row) T3.1 is amended by striking out “Sum of minimum lot area as identified in T3.1 for each building type on the lot” and substituting “Sum of minimum lot area as identified in T3.1 for each building and building type on the lot”.

- 26 Chapter 3, Part 3D, Table 3D.T5: RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.3, subclause T5.3(1)(b)(i) is amended by striking out “6.0 metres from flankage lot line” and substituting “5.5 metres from the back of curb or walk”.
- 27 Chapter 3, Part 3D, Table 3D.T5: RESIDENTIAL HIGH-RISE ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.3, subclause T5.3(2)(a)(i) is amended by striking out “6.0 metres from flankage lot line” and substituting “5.5 metres from the back of curb or walk”.
- 28 Chapter 3, Part 3D is amended by replacing Figure 3D.F4 and substituting the following as Figure 3D.F4:

“

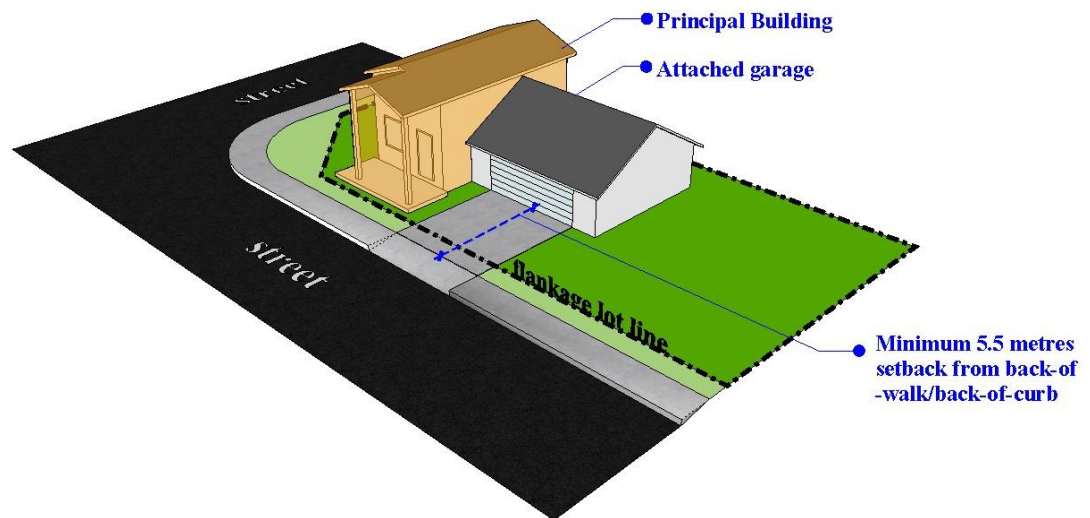


”

- 29 Chapter 3, Part 3D, subsection 3D.5.3(2) is repealed and the following substituted:
- “(2) The minimum setback requirements of Table 3D.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.”
- 30 Chapter 3, Part 3E, Table 3E.T3: RESIDENTIAL MANUFACTURED HOME ZONE DEVELOPMENT STANDARDS, section (row) T3.1 is amended by striking out “Sum of minimum lot area as identified in T3.1 for each building type on the lot” and substituting “Sum of minimum lot area as identified in T3.1 for each building and building type on the lot”.

- 31 Chapter 3, Part 3E, Table 3E.T5: RESIDENTIAL MANUFACTURED HOME ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.3, subclause T5.3(1)(b)(i) is amended by striking out “6.0 metres from flankage lot line” and substituting “5.5 metres from the back of curb or walk”.
- 32 Chapter 3, Part 3E, Table 3E.T5: RESIDENTIAL MANUFACTURED HOME ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.3, subclause T5.3(2)(a)(i) is amended by striking out “6.0 metres from flankage lot line” and substituting “5.5 metres from the back of curb or walk”.
- 33 Chapter 3, Part 3E is amended by replacing Figure 3E.F4 and substituting the following as Figure 3E.F4:

“

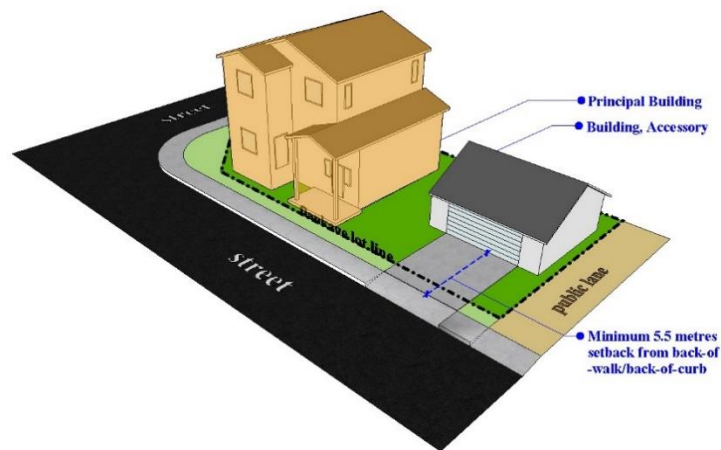


”

- 34 Chapter 3, Part 3E, subsection 3E.5.3(2) is repealed and the following substituted:
- “(2) The minimum setback requirements of Table 3E.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.”
- 35 Chapter 3, Part 3F, Table 3F.T3: RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS, section (row) T3.1 is amended by striking out “Sum of minimum lot area as identified in T3.1 for each building type on the lot” and substituting “Sum of minimum lot area as identified in T3.1 for each building and building type on the lot”.

- 36 Chapter 3, Part 3F, Table 3F.T5: RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.3, subclause T5.3(1)(b)(i) is amended by striking out “6.0 metres from flankage lot line” and substituting “5.5 metres from the back of curb or walk”.
- 37 Chapter 3, Part 3F, Table 3F.T5: RESIDENTIAL DETACHED ZONE DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.3, subclause T5.3(2)(a)(i) is amended by striking out “6.0 metres from flankage lot line” and substituting “5.5 metres from the back of curb or walk”.
- 38 Chapter 3, Part 3F is amended by replacing Figure 3F.F4 and substituting the following as Figure 3F.F4:

“



”

- 39 Chapter 3, Part 3F, subsection 3F.5.3(2) is repealed and the following substituted:

“(2) The minimum setback requirements of Table 3F.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.”

- 40 Chapter 4, Part 4A, Table 4A.T2: PERMITTED AND DISCRETIONARY USES IN THE MIXED LOW-RISE ZONE, section (row) T.9 is repealed and the following substituted:

“



|                    |   |  |              |   |
|--------------------|---|--|--------------|---|
| <p><b>T2.9</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; or</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 percent 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> |
|--------------------|---|--|--------------|---|

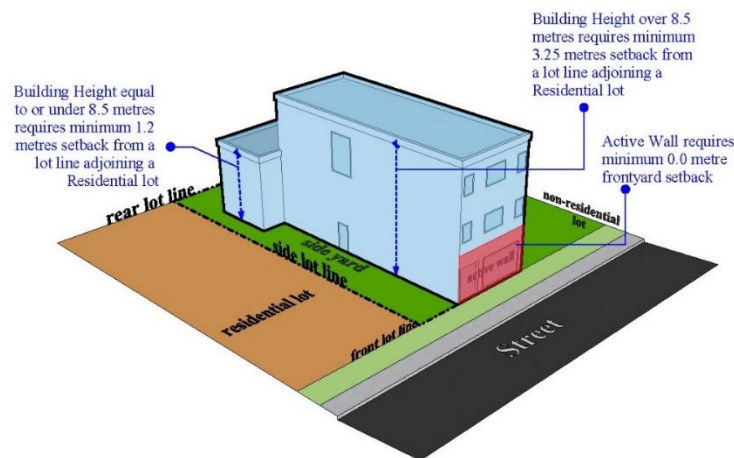
”

41 Chapter 4, Part 4A, Table 4A.T3: MIXED LOW-RISE ZONE DEVELOPMENT STANDARDS, section (row) T3.4 is amended by striking out “abuts” wherever it appears and substituting “adjoins”.

42 Chapter 4, Part 4A, Table 4A.T3: MIXED LOW-RISE ZONE DEVELOPMENT STANDARDS, section (row) T3.5 is amended by striking out “abuts” wherever it appears and substituting “adjoins”.

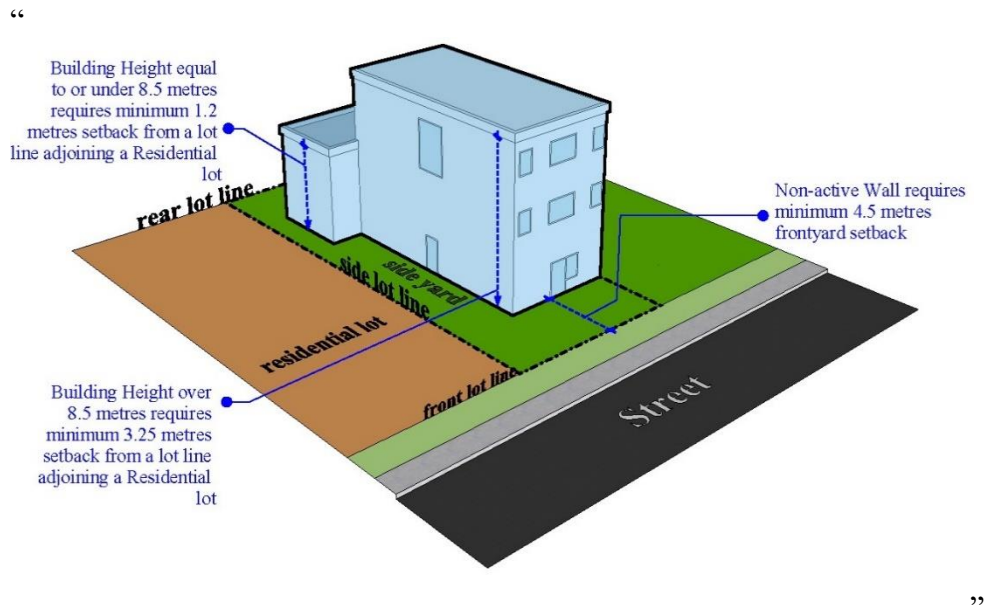
43 Chapter 4, Part 4A is amended by replacing Figure 4A.F1 and substituting the following as Figure 4A.F1:

“



”

44 Chapter 4, Part 4A is amended by replacing Figure 4A.F2 and substituting the following as Figure 4A.F2:



45 Chapter 4, Part 4B, Table 4B.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED HIGH-RISE ZONE, section (row) T2.13 is repealed and the following substituted:

“

|                     |   |  |              |   |
|---------------------|---|--|--------------|---|
| <p><b>T2.13</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: or</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 percent 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> |
|---------------------|---|--|--------------|---|

”

46 Chapter 4, Part 4B, Table 4B.T3: MIXED HIGH-RISE ZONE DEVELOPMENT STANDARDS, section (row) T3.4 is repealed and the following substituted:

“

|               |  |             |
|---------------|--|-------------|
| <b>T3.4</b>   | <b>Minimum Rear Yard Setback</b>                                       |             |
|               | (1) Where a rear yard adjoins a lot zoned Residential                  |             |
|               | (a) Portions of any building or structure equal to or under 8.5 metres | 1.2 metres  |
|               | (b) Portions of any building or structure over 8.5 metres in height    | 3.25 metres |
| (2) Otherwise | Nil  |             |

”

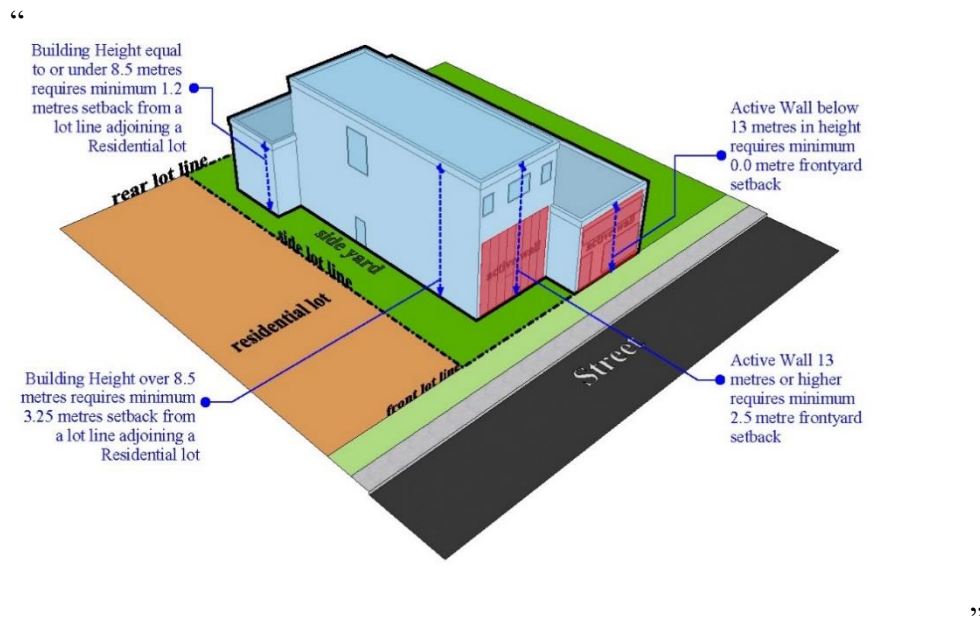
47 Chapter 4, Part 4B, Table 4B.T3: MIXED HIGH-RISE ZONE DEVELOPMENT STANDARDS, is amended by adding the following section (row) after section (row) T3.4:

“

|               |  |             |
|---------------|--|-------------|
| <b>T3.4A</b>  | <b>Minimum Side Yard Setback</b>                                       |             |
|               | (1) Where a side yard adjoins a lot zoned Residential                  |             |
|               | (a) Portions of any building or structure equal to or under 8.5 metres | 1.2 metres  |
|               | (b) Portions of any building or structure over 8.5 metres in height    | 3.25 metres |
| (2) Otherwise | Nil  |             |

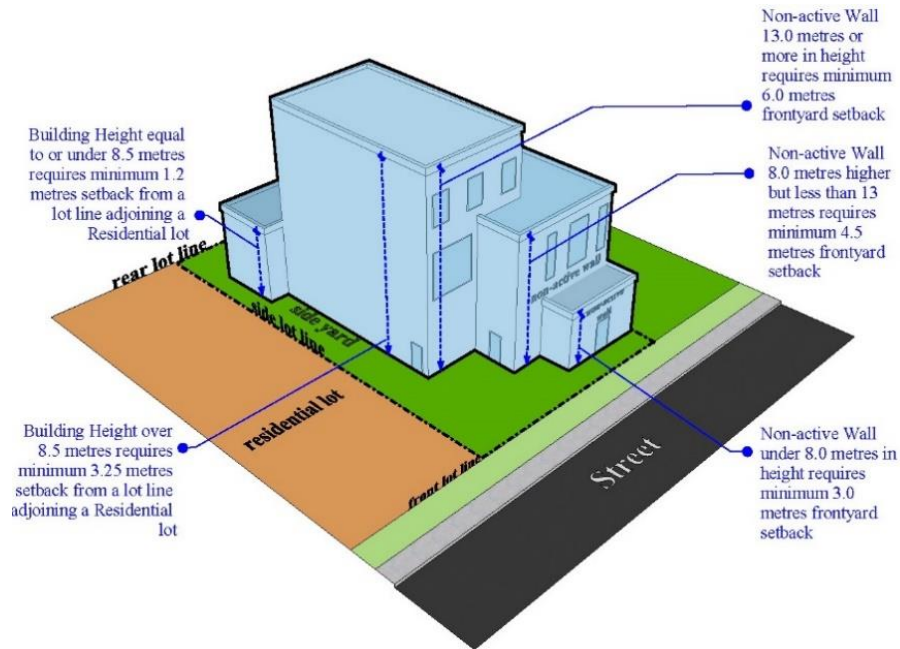
”

48 Chapter 4, Part 4B is amended by replacing Figure 4B.F2 and substituting the following as Figure 4B.F2:



49 Chapter 4, Part 4B is amended by replacing Figure 4B.F3 and substituting the following as Figure 4B.F3:

“



”

50 Chapter 4, Part 4C, Table 4C.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE MIXED LARGE MARKET ZONE, section (row) T2.15 is repealed and the following substituted:

“

|                     |   |  |              |   |
|---------------------|---|--|--------------|---|
| <p><b>T2.15</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; or</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 percent of the total area dedicated to the 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> |
|---------------------|---|--|--------------|---|

”

51 Chapter 4, Part 4C, Table 4C.T3: MIXED LARGE MARKET ZONE DEVELOPMENT STANDARDS, section (row) T3.3 is amended by adding the following subsection:

“

|             |   |     |
|-------------|---|-----|
| <b>T3.3</b> | (3) Notwithstanding subsection (2), where property line is shared with another Mixed-Use zone | Nil |
|-------------|---|-----|

”

52 Chapter 4, Part 4C, clause 4C.7.1(2) is repealed and the following substituted:

“ (2) Developments within the Mixed Large Market zone shall provide a minimum 9.0 metre landscaped strip where the parking area abuts an arterial street and a 3.0 metre landscape strip where the parking area abuts a residential development, institutional development or non-arterial street. A maximum of 3.0 metres of such landscaped strip may be applied to the total site landscaping requirement prescribed in subsection 4C.7.1(1).”

53 Chapter 4, Part 4D, Table 4D.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE OFFICE AREA ZONE, section (row) T2.2 is amended by adding “Office, Professional” after “Office, Industry” in the column titled “Land Use”.

54 Chapter 4, Part 4D, Table 4D.T2: PERMITTED AND DISCRETIONARY LAND USES IN THE OFFICE AREA ZONE, section (row) T2.3 is amended by striking out “Office, Professional” in the column titled “Land Use”.

55 Chapter 5, Part 5A, Subpart 5A.6 is amended by adding the following section after section 5A.6.6:

“ **6.7 MUNICIPAL HERITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY**

(1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.

(2) Notwithstanding the motor vehicle parking requirements in subpart 5A.6.4 and 5A.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 5A.6.7(1).”

56 Chapter 5, Part 5B, Table 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES, section (row) T2.8 is repealed and the following substituted:

“

|             |   |       |       |   |
|-------------|---|-------|-------|---|
| <b>T2.8</b> | <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>• Body Rub Establishment</li> <li>• Storage, Hazardous Material</li> <li>• Transportation, Parking Lot</li> </ul> | ----- | ----- | <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> <p style="padding-left: 40px;">(a) an “Assembly, Adult”, or “Retail Trade, Adult” or “Service Trade, Body Rub Establishment” land use; or</p> <p style="padding-left: 40px;">(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, or use of Hazardous substances.</p> |
|-------------|---|-------|-------|---|

”

57 Chapter 5, Part 5B, Table 5B.T2: INDUSTRIAL LIGHT ZONE LAND USES, section (row) T2.11 is amended by adding “Retail Trade, Outdoor” and “Wholesale Trade, Outdoor” in alphabetical order in the column titled “Land Use”.

58 Chapter 5, Part 5B, Subpart 5B.6 is amended by adding the following section after section 5B.6.6:

**“6.7 Municipal Heritage Property and Provincial Heritage Property**

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in subpart 5B.6.4 and 5B.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 5B.6.7(1).”

59 Chapter 5, Part 5C, Table 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES, section (row) T2.6 is repealed and the following substituted:

“

|             |  |       |               |  |
|-------------|--|-------|---------------|--|
| <b>T2.6</b> | <ul style="list-style-type: none"> <li>• Industry, Heavy</li> <li>• Industry, Salvaging – Heavy</li> <li>• Storage, Hazardous Materials</li> </ul> | ----- | Discretionary | (1) The requirements of Subpart 1E.3 of Chapter 1 apply to any land use that includes the storage, processing, or use of Hazardous substances. |
|-------------|--|-------|---------------|--|

”

60 Chapter 5, Part 5C, Table 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES, section (row) T2.7 is repealed and the following substituted:

“

|             |  |       |               |  |
|-------------|--|-------|---------------|--|
| <b>T2.7</b> | <ul style="list-style-type: none"> <li>• Assembly, Range</li> <li>• Assembly, Recreation</li> <li>• Drive-Through, Accessory</li> <li>• Institution, Day Care</li> </ul> | ----- | Discretionary | <p>(1) An “Assembly, Range” land use is prohibited on any lot that is within 50 metres of a Sensitive Lot or a Major Roadway.</p> <p>(2) No land use where any kind of firearm will be used outdoors may be established within 3.1 kilometres of a Sensitive Lot or a Major Roadway.</p> <p>(3) The “Institution, Day Care” land use may not be established where it will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(4) The measurement required in subsection (3) shall:</p> <p style="padding-left: 20px;">(a) 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” land use to the nearest portion of the lot currently developed with any of the land uses mentioned in subsection (3).</p> <p style="padding-left: 20px;">(b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.</p> |
|-------------|--|-------|---------------|--|

”

61 Chapter 5, Part 5C, Table 5C.T2: INDUSTRIAL HEAVY ZONE LAND USES is amended by adding the following section (row) after section (row) T.10:

“

|              |   |  |  |  |
|--------------|---|--|--|--|
| <b>T2.11</b> | <ul style="list-style-type: none"> <li>• Retail Trade, Outdoor Lot</li> <li>• Wholesale Trade, Outdoor</li> </ul> | Permitted if less than 500 square metres, per lot. | Discretionary if more than 500 square metres, per lot. |  |
|--------------|---|--|--|--|

”

62 Chapter 5, Part 5C, Subpart 5C.6 is amended by adding the following section after section 5C.6.6:

**“6.7 Municipal Heritage Property and Provincial Heritage Property**

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in subpart 5C.6.4 and 5C.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 5C.6.7(1).”

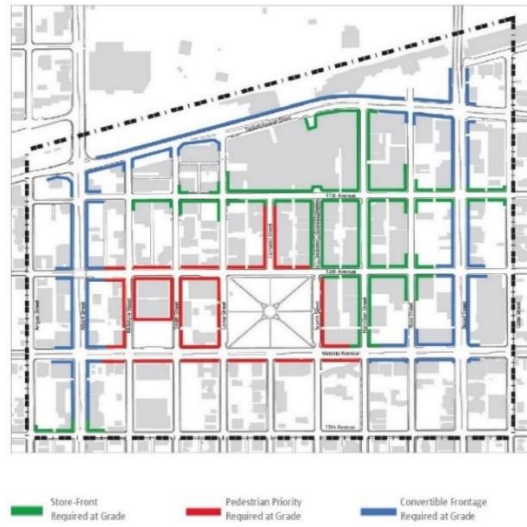
63 Chapter 6, Part 6A, paragraph 6A.4.2(6)(b)(v)(E) is repealed and the following substituted::

- “
- (E) Food & Beverage, Outdoor land uses; and
  - (c) notwithstanding any other regulations prescribed in this section, land uses in the “Dwelling” land use class may be permitted in areas which are identified as “Convertible Frontage Required at Grade” on Figure 6A.F1”

64 Chapter 6, Part 6A is amended by replacing Figure 6A.F1 and substituting the following as Figure 6A.F1:

“





”

65 Chapter 6, Part 6A, clause 6A.4.2(7)(b) is repealed and the following substituted:

“ (b) all motor vehicle parking must be screened from a public street by a land use that is otherwise permissible based on the location and the relevant regulations that apply in accordance with the areas identified on Figure 6A.F1 and Table 6A.T2, excluding any land uses in the “Transportation” land use class.”

66 Chapter 6, Part 6A, clause 6A.4.2(8)(b) is repealed and the following substituted:

“ (b) at grade, all motor vehicle parking must be screened from a public street by a land use that is otherwise permissible based on the location and the relevant regulations that apply in accordance with the areas identified on Figure 6A.F1 and Table 6A.T2, excluding any land uses in the “Transportation” land use class.”

67 Chapter 6, Part 6A, Subpart 6A.4 is amended by adding the following subsection after subsection 6A.4.8:

“ **4.9 AMBIGUITY OF DEVELOPMENT STANDARDS**

(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.

(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.”

68 Chapter 6, Part 6B, Table 6B.T5: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES AND BUILDING, LANEWAY, section (row) T5.3, subclause T5.3(1)(b)(ii) is amended by striking out “6.0 metres from flankage lot line” and substituting “5.5 metres from the back of curb or walk”.

69 Chapter 6, Part 6B, Table 6B.T5: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES AND BUILDING, LANEWAY, section (row) T5.3, subsection T5.3(2) is amended by striking out “(a) setback from side lot line” and substituting “(b) setback from side lot line”.

70 Chapter 6, Part 6B, Table 6B.T5: LANEWAY HOUSING PILOT DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES AND BUILDING, LANEWAY, section (row) T5.3, subclause T5.3(2)(b)(ii) is amended by striking out “6.0 metres from flankage lot line” and substituting “5.5 metres from the back of curb or walk”.

71 Chapter 6, Part 6B, subsection 6B.5.3(2) is repealed and the following substituted:

“(2) The minimum setback requirements of Table 6B.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.”

72 Chapter 6, Part 6C, Table 6C.T2(a): FORMER DIOCESE OF QU’APPELLE LANDS DIRECT CONTROL DISTRICT LAND USE GROUPS – HERITAGE AREA POLICY is amended by adding the following section (row) after section (row) T2(a).8:

“

|                |   |   |  |  |
|----------------|---|---|--|--|
| <b>T2(a).9</b> | <ul style="list-style-type: none"> <li>• Residential, Business</li> </ul> | Permitted if the Residential Business does not occupy more than 25 percent of the gross floor area of the Dwelling. | Discretionary if the Residential Business occupies more than 25 percent but not more than 40 percent of the gross floor area of the Dwelling Unit. | <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 this section.</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 this section, 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 Medium Density Residential Policy Area:</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 &amp; 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, Homestay”;</li> <li>(k) any land use in the “Transportation” land use class;</li> </ul> |
|--|--|--|--|---|

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  | <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.s9(5)(i), only merchandise created, assembled or designed on-site may be stored, displayed and sold from the “Residential Business”.</p> |
|--|--|--|--|--|

”

73 Chapter 6, Part 6C, Table 6C.T5: FORMER DIOCESE OF QU’APPELLE LANDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.3, subclause T5.3(1)(b)(i) is amended by striking out “6.0 metres from flankage lot line” and substituting “5.5 metres from the back of curb or walk”.

74 Chapter 6, Part 6C, Table 6C.T5: FORMER DIOCESE OF QU’APPELLE LANDS DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS OR STRUCTURES, section (row) T5.3, subclause T5.3(2)(a)(i) is amended by striking out “6.0 metres from flankage lot line” and substituting “5.5 metres from the back of curb or walk”.

75 Chapter 6, Part 6C, subsection 6C.5.3(2) is repealed and the following substituted:

“(2) The minimum setback requirements of Table 6C.T5 shall not apply to a detached accessory building with a floor area of 10 square metres or less and which is located in the rear or side yard.”

76 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 amended by striking out “Retail Trade, Cannabis” in the column titled “Land Use”.

77 Chapter 6, Part 6E, Table 6E.T2(e): CENTRE SQUARE DIRECT CONTROL DISTRICT LAND USE GROUPS: TRANSITIONAL AREA ARTERIAL is amended by adding the following section (row) after section (row) T2(e).8:

“

|         |  |   |   |  |
|---------|--|---|---|--|
| T2(e).9 | <ul style="list-style-type: none"> <li>• Retail Trade, Cannabis</li> </ul> | Permitted if gross floor area is 300 square metres or less per lot. | Discretionary if gross floor area is more than 300 square metres per lot. | <p>(1) A “Retail Trade, Cannabis” land use may not be established or enlarged on a lot where it is closer than 182.88 metres from 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 by subsection (1) 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” to the nearest portion of the lot currently developed with the other “Retail Trade, Cannabis” use; and</li> <li>(b) be assessed as of the date of receipt of a complete application as determined by the Development Officer.</li> </ul> |
|---------|--|---|---|--|

”

78 Chapter 6, Part 6E, Table 6E.T5: CENTRE SQUARE DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS FOR ACCESSORY BUILDING OR STRUCTURES IN LOW-RISE AND HOUSE-FORM MIX, MID-RISE AND HOUSE-FORM MIX AND HIGH-RISE MIX POLICY AREAS, section (row) T5.3, subclause T5.3(1)(b)(i) is amended by striking out “6.0 metres from flankage lot line” and substituting “5.5 metres from the back of curb or walk”.

79 Chapter 6, Part 6E, Table 6E.T5: CENTRE SQUARE DIRECT CONTROL DISTRICT DEVELOPMENT STANDARDS FOR ACCESSORY BUILDING OR STRUCTURES IN LOW-RISE AND HOUSE-FORM MIX, MID-RISE AND HOUSE-FORM MIX AND HIGH-RISE MIX POLICY AREAS, section (row) T5.3, subclause T5.3(2)(a)(i) is amended by striking out “6.0 metres from flankage lot line” and substituting “5.5 metres from the back of curb or walk”.

80 Chapter 7, Part 7B, Subpart 7B.6 is amended by adding the following section after section 7B.6.6”

**“6.7 MUNICIPAL HEITAGE PROPERTY AND PROVINCIAL HERITAGE PROPERTY**

- (1) Where required, the number of motor vehicle parking stalls existing upon municipal heritage property and provincial heritage property, at the time of such heritage designation, shall be maintained for any development approved after such date.
- (2) Notwithstanding the motor vehicle parking requirements in subpart 7B.6.4 and 7B.6.5, development of designated municipal heritage property and provincial heritage property shall not be required to provide parking and loading facilities beyond that mentioned in subsection 7B.6.7(1).”

81 Chapter 8, Part 8A, section 8A.3.4 is repealed and the following substituted:

**“3.4 ADDITIONAL DEVELOPMENT STANDARDS**

The architectural standards and requirements prescribed in Part 10A shall apply to development in the Architectural Control District Overlay zone.”

82 Chapter 8, Part 8G, subsection 8G.4(5) is repealed and the following substituted:

- “ (5) Notwithstanding subclauses 8G.4(2), 8G.4(3) and 8G.4(4), where the maximum height of the underlying zone is lower than the maximum height of the Height Overlay zone, the maximum height of the underlying zone shall apply.”

83 Chapter 8, Part 8K, subsection 8K.4.1(3) is repealed and the following substituted:

- “(3) Where a building is proposed pursuant to subsections 8K.4.1(1) or (2):
- (a) the drawings submitted as part of the development permit application shall indicate front yard setback of the proposed building;
  - (b) the applicant shall submit a surveyor’s certificate showing the actual front yard setback(s) of the next-door lot(s); and
  - (c) notwithstanding clause 8K.4.1(3)(b) for the purpose of establishing a front yard setback to accommodate an uncovered deck, the Development Officer may consider a surveyor’s certificate, verified measurements provided by the applicant, aerial photographs, photos or other information.”

84 Chapter 11, Part 11E, subsection 11E.6(4) is repealed.

85 Chapter 11, Part 11E is amended by adding the following subsections after subsection 11E.6(5):

- “ (6) In any zone except Special zones, where the longest lot line abutting a street exceeds 70 metres, one additional freestanding sign may be erected on the lot for each additional 70 metres, or portion thereof, of that lot line.
- (7) Subject to subsection (5), in no case shall the surface area of a freestanding sign in a residential zone be greater than 3.0m<sup>2</sup>.”

86 Chapter 11, Part 11E is amended by adding the following subsection after subsection 11E.7(4):

- “ (5) When a billboard sign is located between two buildings, both within 30.0 metres of the sign structure, no point of the structure shall be erected closer to any street line than a line drawn from the corners of the two buildings nearest the street.”

87 Chapter 11, Part 11E, section 11E.9 is repealed and the following substituted:

- “ (1) Wall signs are permitted in the following zones subject to the following conditions listed in Table 11E.9.T1.

| TABLE 11E.9.T1: WALL SIGNS |                   |                |                        |             |
|----------------------------|-------------------|----------------|------------------------|-------------|
| Sec.                       | Land Use Zones    | Sign Standards |                        |             |
|                            |                   | Max. # per Lot | Max. Sign Surface Area | Max. Height |
| T1.1                       | Residential Zones | 1              | 1.0m <sup>2</sup>      | N/A         |
| T1.2                       | Special Zones     | 1              | 5.0m <sup>2</sup>      | N/A         |
| T1.3                       | All Other Zones   | Unrestricted   |                        |             |

- (2) Notwithstanding (1), wall signs in I-Institutional Zones may be permitted up to 10 square metres and are limited to one sign per building face.”

88 Chapter 11, Part 11E, subsection 11E.12(1) is repealed.

89 Chapter 11, Part 11E is amended by adding the following subsection after subsection 11E.13(12):

- “ (13) All “Assembly” land uses in residential zones shall be subject to sign regulations in the I-Institutional Zone.”

- 90 Chapter 9, Underlying Zone Map 3486(A) is amended by amending the zoning designation of the property located at 3101 – 3177 Green Stone Road (Lots 1-15, Block 30, Plan 102335846) from UH – Urban Holding to R1 – Residential Detached.
- 91 Chapter 9, Overlay Zoning Maps 2489(B) and 2490(B) are amended by removing the H – Holding Overlay Zone zoning designation from the properties located at:
  - (a) 4200 4<sup>th</sup> Avenue (Block B, Plan 102164161, Ext. 0);
  - (b) 4210 4<sup>th</sup> Avenue (Block A, Plan 101275174, Ext. 9);
  - (c) 4250 4<sup>th</sup> Avenue (Block X, Plan 64R13992, Ext. 0);
  - (d) 750 Pasqua Street (Plan PARKSITE);
  - (e) 850 Pasqua Street (Plan PARKSITE);
  - (f) 625 Connaught Street (Block R3, Plan 60R02508, Ext. 0);
  - (g) 4430 2<sup>nd</sup> Avenue (Block R2, Plan 60R02508, Ext. 2);
  - (h) 5 Beckett Place (Block R1, Plan 60R02508, Ext. 0); and
  - (i) 33 Demarco Drive (Lot A, Blocks 5 and 6, Plan 60R02508, Ext.2 and Ext. 3).
- 92 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 27<sup>th</sup> DAY OF January 2021.

READ A SECOND TIME THIS 27<sup>th</sup> DAY OF January 2021.

READ A THIRD TIME AND PASSED THIS 27<sup>th</sup> DAY OF January 2021.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk (SEAL)

CERTIFIED A TRUE COPY

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



ABSTRACT

BYLAW NO. 2021-2

THE REGINA ZONING AMENDMENT BYLAW, 2021

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PURPOSE: To amend *The Regina Zoning Bylaw, 2019*.

ABSTRACT: The proposed amendment is to improve clarity in regulations, fix errors and correct zoning designations on maps.

STATUTORY AUTHORITY: Section 46 of *The Planning and Development Act, 2007*.

MINISTER'S APPROVAL: N/A

PUBLIC HEARING: Required, pursuant to section 10 of *The Public Notice Policy Bylaw, 2020*.

PUBLIC NOTICE: Required, pursuant to section 13 of *The Public Notice Policy Bylaw, 2020*.

REFERENCE: Regina Planning Commission, January 6, 2021, RPC21-4.

AMENDS/REPEALS: Amends *The Regina Zoning Bylaw, 2019*.

CLASSIFICATION: Regulatory

INITIATING DIVISION: City Planning & Community Development  
INITIATING DEPARTMENT: Planning & Development Services