

**Table 1: Land Use – I Zone vs Consolidated Zone**

<b>LAND USE TYPE</b> <i>Regina Zoning Bylaw No. 9250</i> (The Regina Zoning Bylaw No. 2019-19 land use) [The Regina Zoning Bylaw No. 2019-19 building type]	<b>LAND USE ZONE</b>	
	<b>I (new)</b>	<b>I (No. 9250)</b>
<i>Apartment, Assisted Living – Low Rise</i> (Dwelling, Assisted Living) [Building, Stack]	D	D
<i>Apartment, Assisted Living – High Rise</i> (Dwelling, Assisted Living) [Building, Stack]	D	D
<i>Detached Dwelling</i> (Dwelling, Unit) [Building, Detached]	D	D
<i>Secondary Suite</i> (Dwelling, Secondary Suite)	P	P
<i>Fire Station</i> (Public Use, General)	P	P
<i>Police Station</i> (Public Use, General)	P	P
<i>Aquarium, Indoor</i> (Assembly, Recreation)	D	D
Auditorium or Amphitheatre (Assembly, Recreation)	D	D
<i>Care Home, Special</i> (Dwelling, Group Care)	D	D
<i>Cemetery</i> (Open Space, Ceremonial)	D	D
<i>College, Community</i> (Institution, Education)	P	P
<i>Community Centre</i> (Assembly, Community)	D	P
<i>Convent</i> (Assembly, Religious)	D	D
<i>Day Care Centre, Adult</i> (Institution, Day Care)	P	P
<i>Day Care Centre, Child</i> (Institution, Day Care)	P	P
<i>Hospital</i> (Institution, Health care)	P	P
<i>Humanitarian Service Facility</i> (Institution, Humanitarian Service)	P	D
<i>Individual and Family Social Service Home</i> (Dwelling, Group Care)	D	D

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	<b>I (new)</b>	<b>I (No. 9250)</b>
Job Training and Vocational Rehabilitation (Institution, Training)		P
<i>Library</i> (Assembly, Community)	D	P
<i>Nursery School</i> (Institution, Day Care)	P	P
<i>Religious Institution</i> (Assembly, Religious)	D	D
<i>School, Private</i> (Institution, Education)	P	P
<i>School, Public</i> (Institution, Education)	P	P
<i>School, Vocational</i> (Institution, Training)		P
<i>University, College and Professional School</i> (Institution, Education)	P	P
<i>Zoological Garden</i> (Assembly, Recreation)	D	D
<i>Ambulance Service</i> (Transportation, Parking Stand)	D	D
<i>Post Office</i> (Public Use, General)	P	P
<i>Art Gallery or Museum</i> (Assembly, Recreation)	D	P
<i>Community Garden</i> (Open Space, Active)	P	P
<i>Parks and Open Space</i> (Open Space, Active)	P	D
<i>Public Use</i> (Public Use, General)	P	P
(Utility, General)	P	
(Food & Beverage, Restaurant)	D	

**Table 2: Development Standards – I Zone vs Consolidated Zone**

DEVELOPMENT STANDARD (Per lot)	LAND USE ZONE	
	I (new)	I
MINIMUM LOT AREA (m <sup>2</sup> )	500	500
MINIMUM FRONTAGE (m)	15	15
MINIMUM FRONT YARD SETBACK (m) -	4.5	7.5
MINIMUM REAR YARD SETBACK (m)	6.0	6
MINIMUM SIDE YARD SETBACK (m)	3.0	3
MINIMUM TOTAL SIDE YARD SETBACK (m)	6.0	6
MAXIMUM SITE COVERAGE (%)	75	75
MAXIMUM BUILDING HEIGHT (m)	15	15
MAXIMUM FLOOR AREA RATIO	1.5	1.5

**Table 1: Land Use – UH Zone vs Consolidated Zone**

<b>LAND USE TYPE</b> <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	<b>LAND USE ZONE</b>	
	<b>UH (new)</b>	<b>UH (No. 9250)</b>
<i>Detached Dwelling</i> (Dwelling, Unit) [Building, Detached]	D	D
<i>Secondary Suite</i> (Dwelling, Secondary Suite)	P	P
<i>Agricultural Production</i> (Agriculture, Outdoor)	D	P
<i>Agricultural Production</i> (Agriculture, Indoor)	P	
<i>Horticultural Specialities</i> (Agriculture, Outdoor)	D	D
<i>Horticultural Specialities</i> (Agriculture, Indoor)	P	
<i>Vegetable Production</i> (Agriculture, Outdoor)	D	D
<i>Vegetable Production</i> (Agriculture, Indoor)	P	
<i>Amusement Park, Commercial</i> (Assembly, Recreation)	D	D
Campground (Open Space, Campground)	D	D
Golf Course or Golf Driving Range (Assembly, Recreation)	D	D
Religious Institution (Assembly, Religious)	D	D
Theatre, Drive-in (Drive-Through/Drive-in Accessory)) (Open Space, Active)	D	D
(Public Use, General)	P	
(Utility, General)	P	

**Table 2: Development Standards – UH Zone vs Consolidated Zone**

DEVELOPMENT STANDARD (Per lot except for Semi-detached where standards are per unit)	LAND USE ZONE	
	UH (new)	UH (No. 9250)
MINIMUM LOT AREA (m <sup>2</sup> )	3500	3500
MINIMUM FRONTAGE (m)	40	40
MINIMUM FRONT YARD SETBACK (m) -	7.5	7.5
MINIMUM REAR YARD SETBACK (m)	8	25% of depth of lot
MINIMUM SIDE YARD SETBACK (m)	3	3.0
MINIMUM TOTAL SIDE YARD SETBACK (m)	6	6.0
MAXIMUM SITE COVERAGE (%)	17	17
MAXIMUM BUILDING HEIGHT (m)	15	15
MAXIMUM FLOOR AREA RATIO	0.25	0.25

**Table 1: Land Use – RW Zone vs Consolidated Zone**

LAND USE TYPE <i>Regina Zoning Bylaw No. 9250</i> ( <i>The Regina Zoning Bylaw No. 2019-19</i> land use) [ <i>The Regina Zoning Bylaw No. 2019-19</i> building type]	LAND USE ZONE	
	RW	RR (No. 9250)
<i>Railroad Transportation</i> (Transportation, Terminal)	P	P
<i>Truck and Freight Terminals</i> (Transportation, Terminal)	D	P
<i>Warehousing</i> (Storage, Warehousing)	D	D
<i>Community Garden</i> (Open Space, Active)	P	P
<i>Public Use</i> (Public Use, General)	P	P
(Utility, General)	P	
(Service Trade, Motor Vehicle – Heavy)	D	
(Storage, Outdoor)	D	

**Table 2: Development Standards – RW Zone vs Consolidated Zone**

DEVELOPMENT STANDARD (Per lot except for Semi-detached where standards are per unit)	LAND USE ZONE	
	RW (new)	RR (No. 9250)
MINIMUM LOT AREA (m <sup>2</sup> )	2000	2000
MINIMUM FRONTAGE (m)	30	30
MINIMUM FRONT YARD SETBACK (m) -	7.5	7.5
MINIMUM REAR YARD SETBACK (m)	7.5	50% of the height of the adjacent wall
MINIMUM SIDE YARD SETBACK (m)	nil	nil
MINIMUM TOTAL SIDE YARD SETBACK (m)	7.5	25% of the average width of the lot to a maximum of 7.5
MAXIMUM SITE COVERAGE (%)	75	75
MAXIMUM BUILDING HEIGHT (m)	15	15
MAXIMUM FLOOR AREA RATIO	2.0	2.0

**Table 1: Land Use – PS Zone vs Consolidated Zone**

<b>LAND USE TYPE</b> <i>Regina Zoning Bylaw No. 9250</i> <i>(The Regina Zoning Bylaw No. 2019-19 land use)</i> <i>[The Regina Zoning Bylaw No. 2019-19 building type]</i>	<b>LAND USE ZONE</b>	
	<b>PS (new)</b>	<b>PS (No. 9250)</b>
<i>Cemetery</i> (Open Space, Ceremonial)	D	D
<i>Community Centre</i> (Assembly, Community)	D	P
<i>Day Care Centre, Adult</i> (Institution, Day Care)	D	D
<i>Day Care Centre, Child</i> (Institution, Day Care)	D	D
<i>Exhibition Operation</i> (Assembly, Recreation)	D	D
<i>Golf Course or Golf Driving Range</i> (Assembly, Recreation)	D	P
<i>Humanitarian Service Facility</i> (Institution, Humanitarian Service)	D	D
<i>Library</i> (Assembly, Community)	D	D
<i>Medical Clinic</i> (Service Trade, Clinic)	D	D
<i>Nursery School</i> (Institution, Day Care)	D	D
<i>Religious Institution</i> (Assembly, Religious)	D	D
<i>Rink, Curling</i> (Assembly, Community)	D	D
<i>Rink, Ice Skating (outdoor)</i> (Open Space, Active)	P	P
<i>Rink, Ice Skating (indoor)</i> (Assembly, Community)	D	D
<i>School, Public</i> (Institution, Education)	P	P
<i>Stadium (Professional Sports Clubs and Promoters)</i> (Assembly, Recreation)	D	P
<i>Licensed Restaurant</i> (Food & Beverage, Lounge)		D
<i>Personal Service</i> (Service Trade, Personal)	D	D
<i>Restaurant</i> (Food & Beverage, Restaurant)	D	D

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	<b>PS (new)</b>	<b>PS (No. 9250)</b>
<i>Art Gallery or Museum</i> (Assembly, Recreation)	D	D
<i>Community Garden</i> (Open Space, Active)	P	P
<i>Parks and Open Space</i> (Open Space, Active)	P	P
<i>Public Use</i> (Public Use, General)	P	P
Utility, General	P	



**Table 2: Development Standards – PS Zone vs Consolidated Zone**

DEVELOPMENT STANDARD (Per lot)	LAND USE ZONE	
	PS (new)	PS (No. 9250)
MINIMUM LOT AREA (m <sup>2</sup> )	500	500
MINIMUM FRONTAGE (m)	15	15
MINIMUM FRONT YARD SETBACK (m) -	4.5	7.5
MINIMUM REAR YARD SETBACK (m)	6.0	6.0
MINIMUM SIDE YARD SETBACK (m)	3.0	3.0
MINIMUM TOTAL SIDE YARD SETBACK (m)	6.0	6.0
MAXIMUM SITE COVERAGE (%)	75	75
MAXIMUM BUILDING HEIGHT (m)	15	15
MAXIMUM FLOOR AREA RATIO	1.5	0.75