

Notice:

This document has been consolidated for convenience only and contains reproductions of the *Regina Zoning Bylaw No. 9250*. The official Bylaw and amendments thereto are available from the City Clerk's Office at (306)777-7262, and should be consulted for all purposes of interpreting and applying the law or when certified copies are required.

The City of Regina provides this information in good faith but it gives no warranty nor accepts any liability from any incorrect, incomplete or misleading information, or its use for any purpose.

ZONING BYLAW NO. 9250

AUTHOR:

Urban Planning Division
Community Services Department

APPROVAL:

Adopted by City Council on June 29, 1992
Approved by the Minister of Community Services on
July 20, 1992

ADDITIONAL COPIES:

Planning and Development Division
9th Floor, City Hall
2476 Victoria Avenue
Queen Elizabeth II Court
P.O. Box 1790
Regina, Saskatchewan
S4P 3C8

Telephone: (306) 777-7551

Fax: (306) 777-6823

COMMENTS:

This document is a consolidation of City of Regina Bylaw No. 9250 and amendments as of **March 22, 2010**. It has been prepared for Administrative use. The Office of the City Clerk should be consulted for reference to the certified Bylaws.

USER GUIDE

This is to assist the reader to understand how to use this Bylaw.

1. Numbering Scheme

The numbering scheme operates as follows:

7 Chapter of Bylaw

7A Part of Chapter

7A.1 Subpart of Chapter

1.1 Section of Subpart

(1) Subsection

(a) Clause

(i) Subclause

(A) Paragraph

2. Chapters

The Bylaw contains 21 chapters.

Chapters 1 to 3 are interpretive chapters, required mainly for reference.

Chapters 4 to 10 describe environmental requirements, use and development regulations, and specific regulations for land use zones created under the Bylaw.

Chapters 11 to 17 contain supplementary provisions for land use zones and specific uses. For example, parking, landscaping, non-conformities and bonus provisions are discussed here.

Chapters 18 to 21 detail the administrative tools and procedures such as the requirements for permits, discretionary uses, and Zoning Maps.

See the **Table of Contents** for the details of each chapter.

Chapter

Page

TABLE OF CONTENTS

Chapter

Page

1 TITLE, PURPOSE AND JURISDICTION1.1

PART 1A TITLE AND AUTHORITY FOR ZONING BYLAW.....1.1

1A.1 Citation.....1.1

1A.2 Legislative Authority1.1

PART 1B PURPOSE OF ZONING BYLAW1.2

1B.1 General Purpose1.2

1B.2 Other Purposes1.2

1B.3 Separability1.3

1B.4 Application.....1.3

1B.5 Application Exemption1.4

PART 1C JURISDICTION OF ZONING BYLAW1.5

1C.1 City of Regina1.5

1C.2 Re-Approval and Repeal.....1.5

1C.3 Coming Into Force1.5

1C.4 Transition1.5

2 INTERPRETATION.....2.1

PART 2A PURPOSE OF CHAPTER.....2.1

PART 2B RULES OF CONSTRUCTION2.2

2B.1 Word Usage2.2

2B.2 Abbreviations2.4

PART 2C DEFINITIONS.....2.5

3 ESTABLISHMENT OF LAND USE ZONES.....3.1

PART 3A PURPOSE OF CHAPTER.....3.1

PART 3B DIVISION OF CITY INTO LAND USE ZONES3.2

3B.1 Map of Land Use Zones.....3.4

3B.2 Interpretation of Zone Boundaries3.4

<u>Chapter</u>	<u>Page</u>
4	GENERAL DEVELOPMENT REGULATIONS4.1
PART 4A	PURPOSE OF CHAPTER.....4.1
PART 4B	REGULATIONS APPLICABLE TO ALL LAND USES4.2
4B.1	Use Regulations4.2
4B.2	Development Standards/Irregular Lot Frontages.....4.2
4B.3	Parking and Loading Regulations.....4.2
4B.4	Landscaping Regulations4.2
4B.5	Sign Regulations4.3
4B.6	Administrative and Procedural Regulations4.3
4B.7	Environmental Protection Standards.....4.3
4B.8	Intersection Sight Line Control and Driveway Development4.8
PART 4C	REGULATIONS FOR SELECTED GENERAL LAND USES 4.16
4C.1	Child and Adult Day Care Centres/ Nursery School.....4.16
4C.2	Public Uses/Facilities.....4.17
4C.3	Outdoor Merchandise Display4.18
4C.4	Outdoor Storage Facility.....4.19
4C.5	Radio Communication Antenna Support Structures.....4.21
5	USE AND DEVELOPMENT REGULATIONS5.1
PART 5A	PURPOSE OF CHAPTER.....5.1
PART 5B	USE REGULATIONS5.2
5B.1	Land Use Tables5.2
5B.2	Interpretation of Land Use Tables5.2
5B.3	Land Use Classification5.3
5B.4	Determining Land Use From Tables.....5.5
PART 5C	DEVELOPMENT STANDARDS5.24
5C.1	Table of Zone Standards5.24

<u>Chapter</u>	<u>Page</u>
6	RESIDENTIAL ZONE REGULATIONS6.1
PART 6A	PURPOSE OF CHAPTER.....6.1
PART 6B	REGULATIONS FOR ALL RESIDENTIAL ZONES6.2
	6B.1 Application.....6.2
	6B.2 Front and Rear Yard Calculation6.2
	6B.3 Side Yard Requirements for Dwellings without Alleys or Garage Envelopes6.2
	6B.4 Side Yard Reductions for Dwellings on Small Lots6.3
	6B.5 Yard Reductions for Lots Abutting Public Roadways.....6.4
	6B.6 Front Yard Reductions.....6.5
	6B.7 Permitted Yard Encroachments6.5
	6B.8 Exception to Height Requirements6.7
	6B.9 Encroachments on Buffers and Easements6.8
	6B.10 Fence6.8
	6B.11 Planned Group of Dwellings.....6.10
	6B.12 Open Space6.10
PART 6C	REGULATIONS FOR SPECIFIC RESIDENTIAL ZONES.....6.13
	6C.1 Residential Detached Zone (R1).....6.13
	6C.2 Residential Older Neighbourhood Detached Zone (R1A).....6.15
	6C.3 Residential Semi-Detached Zone (R2)6.16
	6C.4 Residential Older Neighbourhood Zone (R3).....6.18
	6C.5 Residential Older Neighbourhood Zone (R4).....6.20
	6C.6 Residential Infill Housing Zone (R4A).....6.22
	6C.7 Medium Density Residential Zone (R5)6.24
	6C.8 Residential Multiple Housing Zone (R6).....6.26
	6C.9 Residential Mobile Home Zone (R7).....6.27
	6C.10 Residential Compact Housing Zone (R8)6.30
	6C.11 Transitional Area Residential Zone (TAR).....6.33
PART 6D	REGULATIONS FOR SPECIFIC RESIDENTIAL USES6.40
	6D.1 Bed and Breakfast Homestay6.40
	6D.2 Group Care Facilities6.42
	6D.3 Home-Based Businesses6.48
	6D.4 Repealed
	6D.5 Rooming Houses.....6.53
	6D.6 Secondary Suites.....6.54

<u>Chapter</u>	<u>Page</u>
7	COMMERCIAL ZONE REGULATIONS7.1
PART 7A	PURPOSE OF CHAPTER.....7.1
PART 7B	REGULATIONS FOR ALL COMMERCIAL ZONES7.2
	7B.1 Application.....7.2
	7B.2 Yard Requirements7.2
	7B.3 Yard Reductions.....7.2
	7B.4 Exceptions to Height Requirements.....7.3
	7B.5 Encroachments on Buffers and Easements7.4
	7B.6 Permitted Yard Encroachments7.4
PART 7C	REGULATIONS FOR SPECIAL COMMERCIAL ZONES.....7.5
	7C.1 Neighbourhood Convenience Zone (NC)7.5
	7C.2 Local Commercial Zone (LC1).....7.8
	7C.3 Local Commercial Zone (LC2).....7.10
	7C.4 Local Commercial Zone (LC3).....7.13
	7C.5 Mainstreet Zone (MS).....7.15
	7C.6 Highway Commercial Zone (HC).....7.20
	7C.7 Major Arterial Commercial Zone (MAC).....7.22
	7C.8 Major Arterial Commercial Zone (MAC3).....7.25
	7C.9 Designated Shopping Centre Zone (DSC).....7.28
	7C.10 Downtown Zone (D).....7.32
	7C.11 Mixed Residential Business Zone (MX).....7.48
PART 7D	REGULATIONS FOR SPECIFIC COMMERCIAL ZONES....7.51
	7D.1 Car/Truck Wash7.51
	7D.2 Drive-In Business.....7.52
	7D.3 Service Station/Gas Bar7.54
	7D.4 Amusement Arcade.....7.55
8	INDUSTRIAL ZONE REGULATIONS8.1
PART 8A	PURPOSE OF CHAPTER.....8.1
PART 8B	REGULATIONS FOR ALL INDUSTRIAL ZONES8.2
	8B.1 Application.....8.2
	8B.2 Yard Reductions.....8.2
	8B.3 Encroachments on Buffers and Easements8.2
	8B.4 Exceptions to Height Requirements.....8.3
	8B.5 Permitted Encroachments8.3
	8B.6 Industrial Use Applications.....8.4

<u>Chapter</u>	<u>Page</u>
PART 8C	REGULATIONS FOR SPECIFIC INDUSTRIAL ZONES.....8.5
8C.1	Light Industrial Zone (IA, IA1)8.5
8C.2	Medium Industrial Zone (IB, IB1).....8.7
8C.3	Heavy Industrial Zone (IC, IC1).....8.10
8C.4	Prestige Industrial Service Zone (IP).....8.12
8C.5	Industrial Tuxedo Park Zone (IT).....8.14
8C.6	Dewdney Avenue Warehouse Zone (WH)8.16
PART 8D	REGULATIONS FOR SPECIFIC INDUSTRIAL USES8.19
8D.1	Junk Yard/Salvage Yard8.19
8D.2	Hazardous/Dangerous Waste Facility.....8.21
8D.3	Adult Entertainment Establishment8.23
9	SPECIAL ZONE REGULATIONS.....9.1
PART 9A	PURPOSE OF CHAPTER.....9.1
PART 9B	REGULATIONS FOR ALL SPECIAL ZONES9.2
9B.1	Yard Reductions.....9.2
9B.2	Exceptions to Height Requirements.....9.2
9B.3	Encroachments on Buffers and Easements9.3
9B.4	Permitted Yard Encroachments9.3
PART 9C	REGULATIONS FOR SPECIAL ZONES.....9.4
9C.1	Airport Zone (AIR)9.4
9C.2	Contract Zone (C)9.4
9C.3	Direct Control District (DCD)9.10
9C.4	Floodway Zone (FW).....9.56
9C.5	Institutional Zone (I).....9.56
9C.6	Public Service Zone (PS)9.61
9C.7	Planned Unit Development Zone (PUD)9.63
9C.8	Railway Zone (RR).....9.67
9C.9	Urban Holding Zone (UH).....9.69
9C.10	Wascana Centre Authority (WC).....9.71
PART 9D	REGULATIONS FOR UNIQUE USES.....9.72
9D.1	Religious Institutions9.72

<u>Chapter</u>	<u>Page</u>
10	OVERLAY ZONE REGULATIONS10.1
PART 10A	PURPOSE AND APPLICATION10.1
10A.1	Purpose.....10.1
10A.2	Application.....10.1
10A.3	Maps.....10.2
PART 10B	REGULATIONS FOR ALL OVERLAY ZONES10.3
10B.1	Compliance10.3
PART 10C	REGULATIONS FOR SPECIAL OVERLAY ZONES.....10.4
10C.1	Aquifer Protection Overlay Zone.....10.4
10C.2	Floodway Fringe Overlay Zone (FF)10.23
10C.3	Floor Area Overlay Zone (F)10.24
10C.4	Height Overlay Zone (H)10.25
10C.5	Heritage Conservation Overlay Zone (HC)10.26
10C.6	Holding Overlay Zone ((H))10.26
10C.7	Innismore Industrial Transitional Overlay Zone (ITT)10.27
10C.8	Demolition Control Overlay Zone10.30
10C.9	Residential Density Overlay Zone10.30
10C.10	Architectural Control District Overlay Zone (AC)10.31
10C.11	Airport Noise Attenuation Overlay Zone10.32
10C.12	Obstacle Limitation Surface Overlay Zone10.36
10C.13	Pipeline Corridor Setback Overlay Zone10.39
11	ACCESSORY USE REGULATIONS11.1
PART 11A	PURPOSE OF CHAPTER.....11.1
PART 11B	REGULATIONS FOR ALL ACCESSORY USES.....11.2
11B.1	Qualification Criteria11.2
11B.2	Determination of Accessory Status.....11.3
11B.3	Development Requirements.....11.3
11B.4	Accessory Use As Permitted Use11.4
11B.5	Accessory Use Restrictions.....11.4
11B.6	Height Restrictions.....11.5
11B.7	Area Restrictions.....11.5
11B.8	Setback Exceptions for Residential Zones.....11.6
PART 11C	REGULATIONS FOR UNIQUE ACCESSORY USES11.8
11C.1	Caretaker's Quarters11.8
11C.2	Residential Compost Facility11.9

<u>Chapter</u>	<u>Page</u>
11C.3	Satellite Dish/Amateur Radio Antenna Support Structure11.9
12	TEMPORARY USE REGULATIONS12.1
PART 12A	PURPOSE OF CHAPTER.....12.1
PART 12B	REGULATIONS FOR ALL TEMPORARY USES.....12.2
12B.1	Classification of Temporary Uses.....12.2
12B.2	Determination of Status12.2
12B.3	Regulatory Basis12.3
12B.4	Regulations12.4
PART 12C	REGULATIONS FOR SPECIFIC TEMPORARY USES12.6
12C.1	Permit Conditions and Performance Standards ..12.6
13	NON-CONFORMITIES13.1
PART 13A	PURPOSE OF CHAPTER.....13.1
PART 13B	REGULATIONS FOR ALL NON-CONFORMITIES13.2
13B.1	Continued Use.....13.2
13B.2	Permitted Alterations13.4
13B.3	Evidence of Legal Non-Conformity13.4
PART 13C	REGULATIONS FOR SPECIFIC NON-CONFORMITIES13.6
13C.1	Non-conforming Uses.....13.6
13C.2	Non-conforming Buildings13.6
13C.3	Non-conforming Sites/Lots.....13.7
13C.4	Non-conforming Landscaping13.7
13C.5	Non-conforming Parking Provisions13.10
13C.6	Non-conforming Signs.....13.10
14	PARKING14.1
PART 14A	PURPOSE OF CHAPTER.....14.1
PART 14B	PARKING REGULATIONS FOR ALL LAND USES14.2
14B.1	Application of Off-Street Parking Requirements14.2
14B.2	Determination of Status14.3
14B.3	Regulations for Non-Residential Parking14.3
14B.4	Regulations for Residential Parking14.12
14B.5	Number of Minimum Required Parking Spaces14.15

<u>Chapter</u>	<u>Page</u>
14B.6	Exceptions to Required Parking - Shared Parking 14.22
14B.7	Other Exceptions to Required Parking 14.24
PART 14C	LOADING REGULATIONS FOR ALL LAND USES 14.29
14C.1	Application of Off-Street Loading Requirements 14.29
14C.2	Determination of Status 14.29
14C.3	Performance Standards 14.30
14C.4	Minimum Required Loading Spaces 14.33
PART 14D	REGULATIONS FOR SPECIFIC LAND USES 14.35
14.D1	Day Care Centres/Nursery Schools 14.35
15	LANDSCAPE AND BUFFER REGULATIONS 15.1
PART 15A	PURPOSE OF CHAPTER 15.1
PART 15B	LANDSCAPING 15.3
15B.1	General Regulations 15.3
15B.2	General Landscape Design Requirements 15.7
15B.3	Site Landscaping Requirements 15.19
15B.4	Major Roadways Landscape Design Areas 15.27
15B.5	Landscape Regulations for Specific Areas 15.35
PART 15C	VISUAL SCREENING AND BUFFERING 15.36
15C.1	Intent 15.36
15C.2	General Regulations 15.36
PART D	RELAXATION OF REQUIREMENTS 15.41
16	SIGN REGULATIONS 16.1
PART 16A	PURPOSE OF CHAPTER 16.1
PART 16B	GENERAL REGULATIONS FOR ALL SIGNS 16.2
16B.1	Sign Permit 16.2
16B.2	Signs Permitted in All Zones 16.2
16B.3	Sign Development Standards 16.5
16B.4	Prohibited Locations 16.5
PART 16C	REGULATIONS FOR SPECIFIC SIGNS 16.6
16C.1	Billboard 16.6
16C.2	Roof Sign 16.8
16C.3	Projecting Sign 16.8
16C.4	Portable Sign 16.9
16C.5	Inflatable Sign 16.11

<u>Chapter</u>	<u>Page</u>
PART 16D	ADDITIONAL REGULATIONS FOR ALL SIGNS.....16.12
16D.1	Ground Signs and Secondary Signs.....16.12
16D.2	Combining Surface Areas for Permitted Ground Sign.....16.12
16D.3	Rotating Sign16.12
16D.4	Wascana Centre Zone (WC)16.12
16D.5	Planned United Development (PUD) Zone16.13
17	DEVELOPMENT ALTERNATIVES AND INCENTIVES17.1
PART 17A	PURPOSE OF CHAPTER.....17.1
PART 17B	GENERAL REGULATIONS FOR GRANTING BONUS.....17.2
17B.1	Application.....17.2
17B.2	Bonusable Amenities and Standards.....17.2
17B.3	Installation and Time Commitment17.4
18	ADMINISTRATION.....18.1
PART 18A	PURPOSE OF CHAPTER.....18.1
PART 18B	OFFICERS AND BOARDS18.2
18B.1	Development Officer18.2
18B.2	Development Appeals Board18.3
PART 18C	REQUIREMENTS AND PROCEDURES18.4
18C.1	Development Permits.....18.4
18C.2	Special Development Permits.....18.6
18C.3	Sign Permits18.10
18C.4	Certificates18.11
18C.5	Discretionary Uses18.11
18C.6	Zoning Amendments.....18.23
18C.7	Application for Floor Area Bonus18.28
18C.8	Appeal Procedures18.29
18C.9	Register18.32
18C.10	Minor Variance18.32
PART 18D	PUBLIC PARTICIPATION PROCESS.....18.35
18D.1	Public Notice Sign18.35
18D.2	Newspaper Advertisement18.36
18D.3	Circulation.....18.36
18D.4	Public Hearing18.37
PART 18E	ENFORCEMENT18.39
18E.1	Violation and Penalty.....18.39

<u>Chapter</u>	<u>Page</u>
18E.2	Enforcement.....18.39
19	ZONING MAPS.....19.1
PART 19A	UNDERLYING ZONING MAPS19.1
PART 19B	OVERLAY ZONING MAPS19.2
20	AGREEMENTS.....20.1
PART 20A	AGREEMENTS.....20.1
21	APPENDICES21.1
PART 21A	APPENDICES PART OF BYLAW21.1
PART 21B	ENVIRONMENTAL EVALUATION CHECKLIST21.2
PART 21C	HAZARDOUS MATERIALS CHARACTERIZATION21.3
PART 21D	AMENDMENTS21.4
PART 21E	LEGAL NON-CONFORMING USES AND BUILDINGS.....21.5
PART 21F	USES SPECIFICALLY MENTIONED OR DEFINED.....21.6
PART 21G	REGISTER OF CERTIFIED LEGAL NON-CONFORMITIES21.7
PART 21H	REGISTER OF GROUP HOMES.....21.8
PART 21I	THE DIOCESE PROPERTY ARCHITECTURAL CODES...21.57

LIST OF TABLES, FIGURES AND APPENDICES

<u>Chapter</u>	<u>Page</u>
2	INTERPRETATION
FIGURE 2.1	SAMPLE AWNING2.7
FIGURE 2.2	SAMPLE LOW-RISE APARTMENT DESIGN.....2.9
FIGURE 2.3	SAMPLE DUPLEX DESIGN2.9
FIGURE 2.4	SAMPLE FOURPLEX DESIGN2.10
FIGURE 2.5	SAMPLE TRIPLEX DESIGN.....2.11
FIGURE 2.6	TYPICAL CROWN COVER2.14
FIGURE 2.7	EXAMPLES OF SEMI-OPEN FENCE2.19
FIGURE 2.7A	FIFTH WHEEL TRAILER.....2.19
FIGURE 2.8	TYPICAL FLOODPLAIN CROSS SECTION2.20
FIGURE 2.8A	IMPERVIOUS SURFACE ILLUSTRATION2.24
FIGURE 2.9	TYPES OF LOTS2.26
FIGURE 2.10	BUILDING LOCATION ON ZERO-LOT LINE2.27
FIGURE 2.11	FRONT AND REAR LOT LINES2.27
FIGURE 2.12	SIDE LOT LINE AND LOT WIDTH2.28
FIGURE 2.12A	CLASS A MOTOR HOME2.29
FIGURE 2.12C	CLASS C MOTOR HOME2.30
FIGURE 2.13	SIGN TYPES2.37
FIGURE 2.14	SAMPLE DIRECTIONAL SIGN.....2.38
FIGURE 2.14A	TRAVEL TRAILER.....2.43
FIGURE 2.15	YARDS2.47
3	ESTABLISHMENT OF LAND USE ZONES
TABLE 3.1	LAND USE ZONES3.2
4	GENERAL DEVELOPMENT REGULATIONS
TABLE 4.2	MAXIMUM NOISE LEVELS4.6
TABLE 4.3	MAXIMUM ILLUMINATION STANDARDS4.8
FIGURE 4.2	RESIDENTIAL DRIVEWAY CROSSING DESIGN4.13
FIGURE 4.3	COMMERCIAL DRIVEWAY CROSSING DESIGN4.14
FIGURE 4.4	INDUSTRIAL DRIVEWAY CROSSING DESIGN4.15

<u>Chapter</u>	<u>Page</u>
5	USE AND DEVELOPMENT REGULATIONS
TABLE 5.1	TABLE OF LAND USES - RESIDENTIAL ZONES5.6
TABLE 5.2	TABLE OF LAND USES - COMMERCIAL ZONES5.9
TABLE 5.3	TABLE OF LAND USES - INDUSTRIAL ZONES5.15
TABLE 5.4	TABLE OF LAND USES - SPECIAL ZONES5.21
TABLE 5.6	DWELLING UNIT DEVELOPMENT STANDARDS5.25
TABLE 5.7	COMMERCIAL ZONE DEVELOPMENT STANDARDS5.30
TABLE 5.8	INDUSTRIAL ZONE DEVELOPMENT STANDARDS5.32
TABLE 5.9	SPECIAL ZONE DEVELOPMENT STANDARDS5.34
6	RESIDENTIAL ZONE REGULATIONS
TABLE 6.1	SIDE YARD REQUIREMENTS FOR DWELLING UNITS.....6.2
TABLE 6.2	SIDE YARD REDUCTIONS6.3
TABLE 6.3	DEVELOPMENT STANDARDS - PLANNED GROUP OF DWELLINGS6.11
FIGURE 6.1	SETBACK REQUIREMENT FOR AIR CONDITIONERS6.7
FIGURE 6.2	FENCING REQUIREMENTS6.9
FIGURE 6.2(a)	TYPICAL APPLICATION OF BUILDING ENVELOPE6.37
FIGURE 6.3	ILLUSTRATION OF BLOCK FACE.....6.43
FIGURE 6.4	SPONSORSHIP DISTRICTS FOR GROUP CARE FACILITIES6.45
7	COMMERCIAL ZONE REGULATIONS
TABLE 7.1	WAITING SPACES FOR DRIVE-IN BUSINESS7.53
FIGURE 7.1	PERMITTED APPROACH TO CONTROLLED-ACCESS ROADWAYS7.27
FIGURE 7.1(a)	APPLICATION OF SETBACK AND HEIGHT REQUIREMENTS7.31
FIGURE 7.2	MAXIMUM PERMITTED FLOOR AREA RATIO (FAR).....7.36
FIGURE 7.3	DOWNTOWN HEIGHT (M) ZONES7.37
FIGURE 7.4	DOWNTOWN RETAIL AREAS.....7.37
FIGURE 7.5	DOWNTOWN WIND CONDITIONS.....7.38
FIGURE 7.6	DOWNTOWN PEDESTRIAN TRAFFIC AREAS7.38
FIGURE 7.7	SETBACKS FOR DOWNTOWN SOLAR ACCESS.....7.39
FIGURE 7.8	DOWNTOWN DESIGN CONTINUITY.....7.39

<u>Chapter</u>	<u>Page</u>
9	SPECIAL ZONE REGULATIONS
TABLE 9.1	CURRENT CONTRACT ZONING AGREEMENTS9.7
TABLE 9.2	PUD SIDE YARD REQUIREMENTS9.64
FIGURE 9.1	MINIMUM SETBACK FROM ACCESS CROSSING (DCD-2 ZONE)9.18
FIGURE 9.2	SASKATCHEWAN DRIVE ACCESS POINTS (DCD-2 ZONE)9.20
FIGURE 9.3	GARDEN RIDGE PHASE I (DCD-4 ZONE)9.26
FIGURE 9.4	KENSINGTON GREENS (DCD-6 ZONE)9.34
FIGURE 9.5	LAKERIDGE PHASE XX (DCD-7 ZONE)9.36
FIGURE 9.6	PROPOSED PLAN OF SUBDIVISION – DCD8 FORMER CAMPION SITE.....9.38
FIGURE 9.7	FORMER DIOCESE OF QU’APPELLE LANDS (DCD-9 ZONE)9.39
FIGURE 9.8	GLAZING REQUIREMENTS9.45
FIGURE 9.9	GARAGE AND DRIVEWAY CONFIGURATION IN THE LOW-DENSITY RESIDENTIAL POLICY AREA.....9.46
FIGURE 9.10	FRONT BUILDING ELEVATION OPTIONS, MEDIUM- DENSITY RESIDENTIAL POLICY AREA9.48
FIGURE 9.11	TOWER AND PODIUM, HIGH-RISE RESIDENTIAL POLICY AREA9.50
10	OVERLAY ZONE REGULATIONS
TABLE 10.1	PERFORMANCE REGULATIONS FOR HIGH SENSITIVITY AQUIFER PROTECTION OVERLAY ZONE.....10.6
TABLE 10.2	PERFORMANCE REGULATIONS FOR MODERATE SENSITIVITY AQUIFER PROTECTION OVERLAY ZONE.....10.13
TABLE 10.3	PERFORMANCE REGULATIONS FOR LOW SENSITIVITY10.18
TABLE 10.6	HOLDING OVERLAY ZONES10.27
TABLE 10.7	INNISMORE INDUSTRIAL TRANSITIONAL OVERLAY ZONE.....10.28
FIGURE 10.1	AQUIFER PROTECTION OVERLAY ZONES10.6
FIGURE 10.2	INNISMORE TRANSITIONAL OVERLAY ZONE10.29
FIGURE 10.3	NOISE EXPOSURE FORECAST (NEF) CONTOURS10.35

<u>Chapter</u>	<u>Page</u>
FIGURE 10.4	OBSTRUCTION LIMIT SURFACES10.38
11	ACCESSORY USE REGULATIONS
FIGURE 11.1	SATELLITE DISH LOCATION.....11.11
12	TEMPORARY USE REGULATIONS
TABLE 12.1	TEMPORARY USE CLASSIFICATION12.2
TABLE 12.2	SPECIAL TEMPORARY USE REGULATIONS12.6
13	NON-CONFORMITIES
TABLE 13.1	SITE SPECIFIC USE DESIGNATIONS13.3
TABLE 13.2	MAXIMUM REMOVABLE PARKING SPACES13.8
TABLE 13.3	MINIMUM AMORTIZATION SCHEDULE FOR NON-CONFORMING SURFACE PARKING LOTS13.9
TABLE 13.4	MINIMUM AMORTIZATION SCHEDULE FOR NON-CONFORMING JUNKYARD/SALVAGE YARD13.9
14	PARKING AND LOADING REGULATIONS
TABLE 14.1	PARKING AREA STANDARDS14.7
TABLE 14.2	MOTORCYCLE AND BICYCLE PARKING STANDARDS.....14.9
TABLE 14.3	REQUIRED BICYCLE PARKING SPACES.....14.10
TABLE 14.4	OFF-STREET PARKING REQUIREMENTS FOR RESIDENTIAL USES14.16
TABLE 14.5	OFF-STREET PARKING REQUIREMENTS FOR INSTITUTIONAL AND RECREATIONAL USES14.17
TABLE 14.6	OFF-STREET PARKING REQUIREMENTS FOR COMMERCIAL USES.....14.19
TABLE 14.7	OFF-STREET PARKING REQUIREMENTS FOR INDUSTRIAL USES.....14.22
TABLE 14.7AA	SHARED PARKING ARRANGEMENTS - DIFFERENT OPERATING HOURS14.24
TABLE 14.7A	SAMPLE CARPOOL PROGRAM14.25
TABLE 14.7B	SAMPLE VANPOOL PROGRAM.....14.26
TABLE 14.7C	SAMPLE TRANSIT PASS PROGRAM.....14.27

Last amended January 2010

<u>Chapter</u>	<u>Page</u>
TABLE 14.8	REQUIRED LOADING BERTH DIMENSIONS14.31
TABLE 14.9	REQUIRED LOADING SPACES14.33
TABLE 14.10	DAY CARE CENTRE/NURSERY SCHOOL DROP-OFF SPACE REQUIREMENTS14.35
FIGURE 14.1A	RAMP DESIGN ILLUSTRATION.....14.4
FIGURE 14.1AA	TRANSITIONAL AREA BOUNDARIES.....14.5
FIGURE 14.1	ILLUSTRATION OF PARKING AREA.....14.7
FIGURE 14.2	LOADING BERTH DIMENSIONS.....14.31
FIGURE 14.2A	LOADING BERTH CONFIGURATIONS AND APPROACH14.33

15 LANDSCAPE AND BUFFER REGULATIONS

TABLE 15.1	TREE SPECIES, SITE SUITABILITY AND CROWN COVERAGE15.13
TABLE 15.2	SHRUB SPECIES, SITE SUITABILITY AND SPACING15.15
TABLE 15.3	SPECIES AND CULTIVARS.....15.17
TABLE 15.4	MINIMUM TOTAL SITE LANDSCAPING.....15.19
TABLE 15.5	MINIMUM PLANT SIZE15.21
TABLE 15.6	VISUAL SCREENING AND BUFFERING REQUIREMENTS.....15.37
FIGURE 15.1	THE LANDSCAPE PLAN APPROVAL PROCESS15.6
FIGURE 15.2	SURFACE PARKING AREA PERIMETER LANDSCAPE TREATMENT SAMPLE APPLICATIONS15.24
FIGURE 15.3	PERIMETER LANDSCAPE TREATMENT FOR DSC PARKING AREA OR LANDSCAPE BUFFER.....15.25
FIGURE 15.4	SITE LANDSCAPING OPTIONS15.26
FIGURE 15.5	MAJOR ROADWAYS LANDSCAPE DESIGN AREAS15.28
FIGURE 15.6	GATEWAY AND GATEWAY CORRIDOR LANDSCAPING15.32
FIGURE 15.7	MAJOR ARTERIAL INTERSECTION AND MAJOR ARTERIAL LANDSCAPING.....15.34
FIGURE 15.8	PARTIAL VISUAL SCREEN.....15.38
FIGURE 15.9	FULL VISUAL SCREEN.....15.38

<u>Chapter</u>	<u>Page</u>
16	SIGN REGULATIONS
TABLE 16.1	SIGN DEVELOPMENT STANDARDS.....16.14
17	DEVELOPMENT ALTERNATIVES AND INCENTIVES
TABLE 17.1	INCENTIVE AND AMENITY SYSTEM17.5
18	ADMINISTRATION
TABLE 18.1	COMMUNITY IMPACT IDENTIFICATION PROGRAM....18.15
TABLE 18.1A	SUN ANGLES FOR SUN SHADOW IMPACT STUDIES18.21
FIGURE 18.1	PROCESS FOR DISCRETIONARY USE APPLICATIONS .18.18
FIGURE 18.1A	ILLUSTRATION OF SUN ANGLES FOR MARCH 21/SEPTEMBER 2118.22
FIGURE 18.2	ZONING BYLAW AMENDMENT PROCESS18.26
FIGURE 18.3	DEVELOPMENT APPEALS PROCESS18.31
FIGURE 18.4.1	PROCESS FOR MINOR VARIANCES18.36
21	APPENDICES
APPENDIX A	ENVIRONMENTAL EVALUATION CHECKLIST21.10
APPENDIX B	HAZARDOUS MATERIALS CHARACTERIZATION21.12
APPENDIX C1	LIST OF AMENDMENTS TO THE ZONING MAPS21.50
APPENDIX C2	LIST OF AMENDMENTS TO THE BYLAW TEXT.....21.51
APPENDIX E	USES SPECIFICALLY MENTIONED OR DEFINED.....21.52
APPENDIX F	REGISTER OF CERTIFIED LEGAL NON-CONFORMITIES21.54
APPENDIX G	REGISTER OF GROUP CARE FACILITIES.....21.55
APPENDIX H	THE DIOCESE PROPERTY ARCHITECTURAL CODES...21.56