



Bylaw No. 2019-19

Disclaimer:

This information has been provided solely for research convenience. Official bylaws are available from the Office of the City Clerk and must be consulted for purposes of interpretation and application of the law.

Office Consolidation

The Regina Zoning Bylaw, 2019

Bylaw No. 2019-19

Including Amendments to April 9, 2025

This Bylaw has been consolidated under the authority of the City Clerk. It represents proof, in absence of evidence to the contrary of:

- a) the original bylaw and of all bylaws amending it; and**
- b) the fact of passage of the original and all amending bylaws.**

AMENDMENTS

DATE PASSED

Bylaw No. 2019-61	December 16, 2019
Bylaw No. 2020-8	February 26, 2020
Bylaw No. 2019-65	March 23, 2020
Bylaw No. 2020-11	April 29, 2020
Bylaw No. 2020-16	April 29, 2020
Bylaw No. 2020-17	April 29, 2020
Bylaw No. 2020-13	May 27, 2020
Bylaw No. 2020-29	May 27, 2020
Bylaw No. 2020-31	May 27, 2020
Bylaw No. 2020-37	June 24, 2020
Bylaw No. 2020-33	June 30, 2020
Bylaw No. 2020-38	June 30, 2020
Bylaw No. 2020-28	July 29, 2020
Bylaw No. 2020-45	July 29, 2020
Bylaw No. 2020-47	July 29, 2020
Bylaw No. 2020-55	August 26, 2020
Bylaw No. 2020-56	September 30, 2020
Bylaw No. 2020-57	September 30, 2020
Bylaw No. 2020-64	October 28, 2020
Bylaw No. 2020-65	October 28, 2020
Bylaw No. 2021-2	January 27, 2021
Bylaw No. 2021-10	February 24, 2021
Bylaw No. 2021-21	March 31, 2021
Bylaw No. 2021-22	March 31, 2021

AMENDMENTS

DATE PASSED

Bylaw No. 2021-23	March 31, 2021
Bylaw No. 2021-24	March 31, 2021
Bylaw No. 2021-31	April 29, 2021
Bylaw No. 2021-33	April 29, 2021
Bylaw No. 2021-36	May 12, 2021
Bylaw No. 2021-37	May 26, 2021
Bylaw No. 2021-38	May 26, 2021
Bylaw No. 2021-43	June 23, 2021
Bylaw No. 2021-48	July 14, 2021
Bylaw No. 2021-49	July 14, 2021
Bylaw No. 2021-44	September 1, 2021
Bylaw No. 2021-55	September 15, 2021
Bylaw No. 2021-56	September 15, 2021
Bylaw No. 2021-60	October 27, 2021
Bylaw No. 2021-63	October 27, 2021
Bylaw No. 2021-62	November 24, 2021
Bylaw No. 2021-72	November 24, 2021
Bylaw No. 2022-2	January 19, 2022
Bylaw No. 2022-3	January 19, 2022
Bylaw No. 2022-4	January 19, 2022
Bylaw No. 2022-8	March 2, 2022
Bylaw No. 2022-9	March 2, 2022
Bylaw No. 2022-11	March 2, 2022

AMENDMENTS

DATE PASSED

Bylaw No. 2022-20	March 30, 2022
Bylaw No. 2022-21	March 30, 2022
Bylaw No. 2022-30	May 18, 2022
Bylaw No. 2022-29	June 15, 2022
Bylaw No. 2022-39	June 29, 2022
Bylaw No. 2022-41	June 29, 2022
Bylaw No. 2022-42	September 14, 2022
Bylaw No. 2022-47	September 14, 2022
Bylaw No. 2022-48	September 14, 2022
Bylaw No. 2022-54	October 26, 2022
Bylaw No. 2022-60	November 23, 2022
Bylaw No. 2023-14	February 8, 2023
Bylaw No 2023-17	February 22, 2023
Bylaw No. 2023-19	May 24, 2023
Bylaw No. 2023-23	March 8, 2023
Bylaw No. 2023-25	March 8, 2023
Bylaw No. 2023-29	March 22, 2023
Bylaw No. 2023-39	May 24, 2023
Bylaw No. 2023-41	May 10, 2023
Bylaw No. 2023-42	May 10, 2023
Bylaw No. 2023-44	May 10, 2023
Bylaw No. 2023-45	May 10, 2023
Bylaw No. 2023-47	July 12, 2023
Bylaw No. 2023-49	July 12, 2023

Bylaw No. 2023-51	July 12, 2023
Bylaw No. 2023-52	July 12, 2023
Bylaw No. 2023-53	July 12, 2023
Bylaw No. 2023-62	September 13, 2023
Bylaw No. 2023-88	November 22, 2023
Bylaw No. 2023-92	November 22, 2023
Bylaw No. 2023-103	December 6, 2023
Bylaw No. 2024-4	February 14, 2024
Bylaw No. 2024-9	March 20, 2024
Bylaw No. 2024-10	April 10, 2024
Bylaw No. 2024-23	April 24, 2024
Bylaw No. 2024-24	April 24, 2024
Bylaw No. 2024-26	May 22, 2024
Bylaw No. 2024-35	May 22, 2024
Bylaw No. 2024-38	June 11, 2024
Bylaw No. 2024-40	June 26, 2024
Bylaw No. 2024-42	June 26, 2024
Bylaw No. 2024-43	June 26, 2024
Bylaw No. 2024-49	July 17, 2024
Bylaw No. 2024-55	August 21, 2024
Bylaw No. 2024-57	September 25, 2024
Bylaw No. 2024-59	October 9, 2024
Bylaw No. 2024-77	October 9, 2024
Bylaw No. 2024-83	October 9, 2024

Bylaw No. 2025-5	February 12, 2025
Bylaw No. 2025-6	February 12, 2025
Bylaw No. 2025-7	February 12, 2025
Bylaw No. 2025-15	March 26, 2025
Bylaw No. 2025-27	April 9, 2025
Bylaw No. 2025-28	April 9, 2025
Bylaw No. 2025-29	April 9, 2025

BYLAW NO. 2019-19

THE REGINA ZONING BYLAW, 2019

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Title

1 This Bylaw may be cited as “The Regina Zoning Bylaw, 2019”.

Purpose

2 The purpose of this Bylaw is to adopt a Zoning Bylaw for the City of Regina.

Authority

3 The authority for this Bylaw is section 46 of *The Planning and Development Act, 2007*.

Official Community Plan Adopted

4 The City of Regina adopts the new Schedule “A” to this Bylaw as its zoning bylaw.

Regina Development Plan Repealed

5 Bylaw No. 9250, being *The Regina Zoning Bylaw*, is repealed.

Coming Into Force

6 This Bylaw shall come into force on the date that is 30 days after the date that it is approved by the Minister of Government Relations.

READ A FIRST TIME THIS 15th DAY OF May 2019.

READ A SECOND TIME THIS 6th DAY OF August 2019.

READ A THIRD TIME AND PASSED THIS 26th DAY OF August 2019.

M. FOUGERE

Mayor

J. NICOL

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved by the Ministry of Government Relations
this _____ day of _____, 2019.

Ministry of Government Relations

Approved as to form this _____ day of _____, 20____.

City Solicitor

USER GUIDE

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

1. Numbering Scheme

The numbering scheme operates as follows:

X Chapter of the Bylaw

XA Part of the Chapter

XA.1 Subpart of the Chapter

1.1 Section of the Subpart

(1) Subsection

(a) Clause

(i) Subclause

(A) Paragraph

2. Chapters

The Bylaw contains 11 Chapters.

Chapter 1 details the administrative tools and procedures such as the powers of the Development Officer, the establishment of the Development Appeals Board, the requirements for permits and exceptions to standards. This Chapter should be read in conjunctions with the regulations in the zone.

Chapter 2 is an interpretive chapter, required for reference in understanding the terms used in the Bylaw. This chapter also contains land use specific regulations and site design standards.

Chapters 3 to 8 create the land use zones under the Bylaw and contain the specific regulations for developments in each zone. For example building, land use, development standards, parking and landscaping provisions.

Chapter 9 contains the zoning maps that identify the zoning applied to each property in the city.

Chapter 10 includes appendices detailing the architectural standards for buildings in the city's architectural control district and intensification areas and intensification areas.

Chapter 11 contains the specific regulations for Signs.

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

3. Tables in the Bylaw

The Bylaw contains a number of tables with regulations pertaining to different aspects of a development such as, buildings types, land use types, development standards, encroachment standards, accessory standards, parking requirements, landscaping requirements and provisions for exceptions to development standards.

The tables should be read from left to right. The leftmost column in the tables is the section number, directly to the right of that is a column with the aspect of the development being regulated (e.g. building type, land use, minimum lot area, etc). The subsequent columns in the section provide the provisions that apply to the matter being regulated in the section.

4. References

References to *The Planning and Development Act, 2007* and other statutes or regulations of the Province of Saskatchewan or the Government of Canada are provided in this Bylaw to assist the reader. These references are not comprehensive. These references should not be construed so as to limit the application or interpretation of this Bylaw.

References to policies, plans, regulations or other Bylaws of the City of Regina are provided in this Bylaw to assist the reader. These references are not comprehensive. These references should not be construed so as to limit the application or interpretation of this Bylaw.

TABLE OF CONTENTS

<u>Chapter</u>		<u>Page</u>
1	AUTHORITY AND ADMINISTRATION	1.1
	PART 1A TITLE AND AUTHORITY	1.1
	1A.1 Citation.....	1.1
	1A.2 Legislative Authority	1.1
	PART 1B PURPOSE AND APPLICATION	1.2
	1B.1 Purpose of the Zoning Bylaw.....	1.2
	1B.2 Severability	1.2
	1B.3 Application.....	1.2
	PART 1C SCOPE, JURISDICTION AND TRANSITION	1.3
	1C.1 Scope.....	1.3
	1C.2 Coming into Force	1.3
	PART 1D ADMINISTRATION – OFFICERS AND BOARDS	1.4
	1D.1 Development Officer.....	1.4
	1D.2 Development Appeals Board	1.5
	PART 1E ADMINISTRATION – REQUIREMENTS AND PROCEDURES	1.6
	1E.1 Development Permits.....	1.6
	1E.2 Accessory Uses, Buildings, and Structures.....	1.16
	1E.3 Discretionary Use.....	1.17
	1E.4 Information Standards.....	1.24
	PART 1F EXCEPTIONS TO STANDARDS	1.26
	1F.1 Minor Variance	1.26
	1F.2 Exceptions to Development Standards and Parking Requirements	1.28
	1F.3 Shared and Caveated Parking and Maneuvering	1.34
	1F.4 Zoning Amendments.....	1.37
1F.5	Development Within Intensification Areas	1.38
	PART 1G PUBLIC NOTICE REQUIREMENTS	1.38
	1G.1 Public Notice.....	1.38
	PART 1H NON-CONFORMITIES	1.39
	1H.1 Regulations for All Non-conformities.....	1.39
	1H.2 Regulations for Specific Non-conformities.....	1.39
	PART 1I ENFORCEMENT	1.40
	1I.1 Violation and Penalty	1.40
	1I.2 Zoning Bylaw Enforcement	1.40

<u>Chapter</u>		<u>Page</u>
2	INTERPRETATION, LAND USE SPECIFIC REGULATIONS & SITE DESIGN STANDARDS	2.1
	PART 2A PURPOSE OF CHAPTER.....	2.1
	PART 2B DEFINITIONS.....	2.2
	PART 2C LAND USE SPECIFIC REGULATIONS	2.45
	2C.1 Residential Business	2.45
	2C.2 Dwelling, Secondary Suite	2.47
	2C.3 Dwelling, Backyard Suite.....	2.49
	PART 2D SITE DESIGN STANDARDS	2.51
	2D.1 Parking Area Standards	2.51
	2D.2 Fence Standards	2.53
3	RESIDENTIAL ZONES	
	PART 3A RN – RESIDENTIAL NEIGHBOURHOOD ZONE.....	3.1
	3A.1 Intent	3.1
	3A.2 Application.....	3.1
	3A.3 Building and Land Use Requirements	3.1
	3A.4 Development Standards in the Residential Neighbourhood Zone	3.6
	3A.5 Accessory Use, Building and Structure	3.12
	3A.6 Parking and Loading	3.17
	3A.7 Landscaping and Aesthetic Screening	3.23
	PART 3B RU – RESIDENTIAL URBAN ZONE.....	3.28
	3B.1 Intent	3.28
	3B.2 Application.....	3.28
	3B.3 Building and Land Use Requirements	3.28
	3B.4 Development Standards in the Residential Urban Zone	3.33
	3B.5 Accessory Use, Building and Structure.....	3.39
	3B.6 Parking and Loading	3.43
	3B.7 Landscaping and Aesthetic Screening	3.49
	PART 3C RL – RESIDENTIAL LOW-RISE ZONE	3.55
	3C.1 Intent	3.55
	3C.2 Application.....	3.55
	3C.3 Building and Land Use Requirements	3.55
	3C.4 Development Standards	3.60
	3C.5 Accessory Use, Building and Structure.....	3.67
	3C.6 Parking and Loading	3.71
	3C.7 Landscaping and Aesthetic Screening	3.78
	PART 3D RH – RESIDENTIAL HIGH-RISE ZONE.....	3.84
	3D.1 Intent	3.84

TABLE OF CONTENTS

Page

	3D.2	Application.....	3.84
	3D.3	Land Use Requirements	3.84
	3D.4	Development Standards	3.89
	3D.5	Accessory Use, Building and Structure	3.95
	3D.6	Parking and Loading	3.99
	3D.7	Landscaping and Aesthetic Screening	3.106
PART 3E	RMH – RESIDENTIAL MANUFACTURED HOME ZONE		3.112
	3E.1	Intent	3.112
	3E.2	Application.....	3.112
	3E.3	Land Use Requirements	3.112
	3E.4	Development Standards	3.116
	3E.5	Accessory Use, Building and Structure	3.121
	3E.6	Parking and Loading	3.123
	3E.7	Landscaping and Aesthetic Screening	3.129
PART 3F	R1 – RESIDENTIAL DETACHED ZONE		3.135
	3F.1	Intent	3.135
	3F.2	Application.....	3.135
	3F.3	Building and Land Use Requirements	3.135
	3F.4	Development Standards	3.139
	3F.5	Accessory Use, Building and Structure	3.144
	3F.6	Parking and Loading	3.148
	3F.7	Landscaping and Aesthetic Screening	3.155
4	MIXED-USE ZONES		
PART 4A	ML – MIXED LOW-RISE ZONE		4.1
	4A.1	Intent	4.1
	4A.2	Application.....	4.1
	4A.3	Building and Land Use Requirements	4.1
	4A.4	Development Standards in the Mixed Low-rise Zone	4.6
	4A.5	Accessory Use, Building and Structure	4.12
	4A.6	Parking and Loading	4.12
	4A.7	Landscaping and Aesthetic Screening	4.16
PART 4B	MH – MIXED HIGH-RISE ZONE		4.21
	4B.1	Intent	4.21
	4B.2	Application.....	4.21
	4B.3	Building and Land Use Requirements	4.21
	4B.4	Development Standards in the Mixed High-rise Zone	4.28
	4B.5	Accessory Use, Building and Structure.....	4.34
	4B.6	Parking and Loading	4.35
	4B.7	Landscaping and Aesthetic Screening	4.38
PART 4C	MLM – MIXED LARGE MARKET ZONE		4.44
	4C.1	Intent	4.44

TABLE OF CONTENTS

Page

	4C.2	Application.....	4.44
	4C.3	Building and Land Use Requirements	4.44
	4C.4	Development Standards in the Mixed Large Market Zone.....	4.52
	4C.5	Accessory Use, Building and Structure.....	4.58
	4C.6	Parking and Loading	4.58
	4C.7	Landscaping and Aesthetic Screening	4.62
PART 4D	OA – OFFICE AREA ZONE.....		4.67
	4D.1	Intent	4.67
	4D.2	Application.....	4.67
	4D.3	Building and Land Use Requirements	4.67
	4D.4	Development Standards in the Office Area Zone	4.73
	4D.5	Accessory Use, Building and Structure	4.77
	4D.6	Parking and Loading	4.78
	4D.7	Landscaping and Aesthetic Screening	4.81
5	INDUSTRIAL ZONES.....		
PART 5A	IP – INDUSTRIAL PRESTIGE ZONE		5.1
	5A.1	Intent	5.1
	5A.2	Application.....	5.1
	5A.3	Building and Land Use Requirements	5.1
	5A.4	Development Standards in the Industrial Prestige Zone	5.5
	5A.5	Accessory Use, Building and Structure	5.9
	5A.6	Parking and Loading	5.10
	5A.7	Landscaping and Aesthetic Screening	5.13
PART 5B	IL – INDUSTRIAL LIGHT ZONE		5.18
	5B.1	Intent	5.18
	5B.2	Application.....	5.18
	5B.3	Building and Land Use Requirements	5.19
	5B.4	Development Standards in the Industrial Light Zone	5.26
	5B.5	Accessory Use, Building and Structure.....	5.30
	5B.6	Access, Parking and Loading.....	5.31
	5B.7	Landscaping and Aesthetic Screening	5.34
PART 5C	IH – INDUSTRIAL HEAVY ZONE		5.39
	5C.1	Intent	5.39
	5C.2	Application.....	5.39
	5C.3	Building and Land Use Requirements	5.40
	5C.4	Development Standards in the Industrial Heavy Zone	5.46
	5C.5	Accessory Use, Building and Structure.....	5.50
	5C.6	Parking and Loading	5.51
	5C.7	Landscaping and Aesthetic Screening	5.54

<u>Chapter</u>	<u>Page</u>
6	DIRECT CONTROL DISTRICTS
PART 6A	DCD-D – DOWNTOWN DIRECT CONTROL DISTRICT.....6.1
6A.1	Intent6.1
6A.2	Application.....6.1
6A.3	Building and Land Use Requirements6.2
6A.4	Development Regulations and Standards in Downtown Direct Control District.....6.7
6A.5	Accessory Use, Building and Structure6.23
6A.6	Parking and Loading6.23
6A.7	Landscaping and Aesthetic Screening6.26
6A.8	Exceptions to Development Standards.....6.28
6A.9	Analysis Guidelines6.33
6A.10	Heritage Regulations and Design Standards6.42
PART 6B	Repealed (#2022-41, s. 31, 2022)
PART 6C	DCD-QP – FORMER DIOCESE OF QU’APPELLE LANDS DIRECT CONTROL DISTRICT6.50
6C.1	Intent6.50
6C.2	Application.....6.50
6C.3	Building and Land Use Requirements6.51
6C.4	Development Standards6.69
6C.5	Accessory Use, Building and Structure..... 6.80
6C.6	Parking and Loading 6.83
6C.7	Landscaping and Aesthetic Screening 6.88
6C.8	Exceptions to Development Standards..... 6.92
PART 6D	DCD-SD – SASKATCHEWAN DRIVE/NORTH RAILWAY DIRECT CONTROL DISTRICT.....6.97
6D.1	Intent6.97
6D.2	Application.....6.97
6D.3	Building and Land Use Requirements6.97
6D.4	Development Standards in the Saskatchewan Drive/North Railway Direct Control District ...6.101
6D.5	Accessory Use, Building and Structure6.105
6D.6	Parking and Loading6.105
6D.7	Landscaping and Aesthetic Screening6.108
PART 6E	DCD-CS – CENTRE SQUARE DIRECT CONTROL DISTRICT.....6.114
6E.1	Intent6.114
6E.2	Application.....6.114
6E.3	Building and Land Use Requirements6.115
6E.4	Development Standards in the Centre Square Direct Control District6.135

TABLE OF CONTENTS

Page

	6E.5	Accessory Use, Building and Structure	6.140
	6E.6	Parking and Loading	6.142
	6E.7	Landscaping and Aesthetic Screening	6.146
PART 6F	DCD-WH – DEWDNEY AVENUE WAREHOUSE DIRECT		
	CONTROL DISTRICT		6.150
	6F.1	Intent	6.150
	6F.2	Application.....	6.150
	6F.3	Building and Land Use Requirements	6.151
	6F.4	Development Standards	6.156
	6F.5	Accessory Use, Building and Structure	6.160
	6F.6	Parking and Loading	6.160
	6F.7	Landscaping and Aesthetic Screening	6.164
PART 6G	DCD-CBM – CHUKA BOULEVARD MIXED DIRECT		
	CONTROL DISTRICT		6.170
	6G.1	Intent	6.170
	6G.2	Application.....	6.170
	6G.3	Building and Land Use Requirements	6.170
	6G.4	Development Standards in the Chuka Boulevard Mixed Direct Control District	6.178
	6G.5	Accessory Use, Building and Structure	6.185
	6G.6	Parking and Loading	6.186
	6G.7	Landscaping and Aesthetic Screening	6.190
PART 6H	DCD-RExG REGINA EXHIBITION GROUNDS DIRECT		
	CONTROL DISTRICT.....		6.194
	6H.1	Intent.....	6.194
	6H.2	Definitions	6.194
	6H.3	Application.....	6.195
	6H.4	Building and Land Use Requirements	6.196
	6H.5	Development Standards & Design Guidelines in the Regina Exhibition Grounds Direct Control District.....	6.199
	6H.6	Accessory Uses, Building and Structure.....	6.204
	6H.7	Parking, Loading and Access.....	6.204
	6H.8	Landscaping and Aesthetic Screening	6.207
7	SPECIAL ZONES.....		
PART 7A	C - CONTRACT ZONE		
	7A.1	Intent	7.1
	7A.2	Application.....	7.1
	7A.3	Building and Land Use Requirements	7.2
	7A.4	Development Standards	7.2
	7A.5	Reference	7.2
PART 7B	I – INSTITUTIONAL ZONE		
			7.4

TABLE OF CONTENTS

Page

	7B.1	Intent	7.4
	7B.2	Application.....	7.4
	7B.3	Building and Land Use Requirements	7.4
	7B.4	Development Standards	7.9
	7B.5	Accessory Uses, Buildings and Structures	7.12
	7B.6	Parking and Loading.....	7.13
	7B.7	Landscaping and Aesthetic Screening	7.16
PART 7C	UH – URBAN HOLDING ZONE		7.21
	7C.1	Intent	7.21
	7C.2	Application.....	7.21
	7C.3	Building and Land Use Requirements	7.21
	7C.4	Development Standards	7.25
	7C.5	Accessory Uses, Buildings and Structures	7.28
	7C.6	Parking and Loading.....	7.28
	7C.7	Landscaping and Aesthetic Screening	7.31
PART 7D	RW – RAILWAY ZONE.....		7.36
	7D.1	Intent	7.36
	7D.2	Application.....	7.36
	7D.3	Building and Land Use Requirements	7.36
	7D.4	Development Standards	7.39
	7D.5	Accessory Uses, Buildings and Structures	7.42
	7D.6	Parking and Loading.....	7.43
	7D.7	Landscaping and Aesthetic Screening	7.45
PART 7E	PS – PUBLIC SERVICE ZONE.....		7.50
	7E.1	Intent	7.50
	7E.2	Application.....	7.50
	7E.3	Building and Land Use Requirements	7.50
	7E.4	Development Standards	7.53
	7E.5	Accessory Uses, Buildings and Structures	7.57
	7E.6	Parking and Loading.....	7.57
	7E.7	Landscaping and Aesthetic Screening	7.60
8	OVERLAY ZONES.....		
PART 8A	AC – ARCHITECTURAL CONTROL DISTRICT OVERLAY ZONE		8.1
	8A.1	Intent	8.1
	8A.2	Application.....	8.1
	8A.3	Architectural Control District Overlay Zone For Former Diocese of Qu’Appelle (AC1.DCD-QP)	8.2
PART 8B	AP – AQUIFER PROTECTION OVERLAY ZONE		8.3
	8B.1	Intent	8.3
	8B.2	Application.....	8.3
	8B.3	Land Use Requirements for the Aquifer	

TABLE OF CONTENTS

Page

	Protection Overlay Zone	8.4
8B.4	Development Standards for the Aquifer Protection Overlay Zone	8.4
8B.5	Additional Development Regulations	8.4
PART 8C	DEN – RESIDENTIAL DENSITY OVERLAY ZONE.....	8.22
8C.1	Intent	8.22
8C.2	Application.....	8.22
8C.3	Land Use Requirements	8.22
8C.4	Development Standards	8.23
PART 8D	FA – FLOOR AREA OVERLAY ZONE.....	8.24
8D.1	Intent	8.24
8D.2	Application.....	8.24
8D.3	Land Use Requirements for the Floor Area Overlay Zone	8.24
8D.4	Development Standards for the Floor Area Overlay Zone	8.25
PART 8E	FW – FLOODWAY OVERLAY ZONE	8.26
8E.1	Intent	8.26
8E.2	Application.....	8.26
8E.3	Land Use Requirements	8.27
8E.4	Development Standards	8.28
PART 8F	H – HOLDING OVERLAY ZONE.....	8.29
8F.1	Intent	8.29
8F.2	Application.....	8.29
8F.3	Land Use Requirements	8.30
PART 8G	HT – HEIGHT OVERLAY ZONE	8.31
8G.1	Intent	8.31
8G.2	Application.....	8.31
8G.3	Land Use Requirements	8.34
8G.4	Development Standards	8.34
8G.5	Additional Development Standards	8.35
PART 8H	Repealed (#2022-41, s. 32, 2022)	
PART 8I	NEF – NOISE EXPOSURE FORECAST OVERLAY ZONE ...	8.37
8I.1	Intent	8.37
8I.2	Application.....	8.37
8I.3	Land Use Requirements	8.39
8I.4	Development Standards	8.39
PART 8J	PL – PIPELINE CORRIDOR SETBACK OVERLAY ZONE ..	8.46
8J.1	Intent	8.46
8J.2	Application.....	8.46
8J.3	Land Use Requirements	8.46

TABLE OF CONTENTS

Page

	8J.4	Development Standards	8.47
	8J.5	Fence Requirements	8.47
PART 8K	RID – RESIDENTIAL INFILL DEVELOPMENT OVERLAY ZONE		
			8.48
	8K.1	Intent	8.48
	8K.2	Application.....	8.48
	8K.3	Land Use Requirements	8.49
	8K.4	Development Standards	8.49
PART 8L	RS – RAILWAY SETBACK OVERLAY ZONE		
			8.56
	8L.1	Intent	8.56
	8L.2	Application.....	8.56
	8L.3	Land Use Requirements	8.56
	8L.4	Development Standards	8.57
PART 8M	LA – LANE ACCESS OVERLAY ZONE		
			8.59
	8M.1	Intent	8.59
	8M.2	Application.....	8.59
	8M.3	Land Use Requirements	8.60
	8M.4	Development Standards	8.60
	8M.5	Parking and Loading	8.60
PART 8N	FF – FLOODWAY FRINGE OVERLAY ZONE		
			8.61
	8N.1	Intent	8.61
	8N.2	Application.....	8.61
	8N.3	Land Use Requirements	8.62
	8N.4	Development Standards	8.62
	8N.5	Additional Requirements	8.62
PART 8O	ARN – AL RITCHIE NEIGHBOURHOOD OVERLAY ZONE		
			8.63
	8O.1	Intent	8.63
	8O.2	Application.....	8.63
	8O.3	Land Use Requirements	8.64
	8O.4	Development Standards	8.64
9	ZONING MAPS.....		
	PART 9A	ZONING MAPS	9.1
10	APPENDICES.....		
	PART 10A	THE DIOCESE PROPERTY ARCHITECTURAL CODES	
	PART 10B	INTENSIFICATION AREAS	

11 SIGNS.....

PART 11A INTERPRETATION.....11.1
 11A.1 Intent11.1
 11A.2 Definitions.....11.1

PART 11B APPLICATION11.7
 11B.1 Application.....11.7
 11B.2 Legally Non-Conforming Signs.....11.7

PART 11C DEVELOPMENT PERMIT11.9
 11C.1 Interpretation.....11.9
 11C.2 Permit Application11.10
 11C.3 Validity.....11.11

PART 11D SIGN REGULATIONS11.12
 11D.1 General.....11.12
 11D.2 Canopy and Awning Signs.....11.13
 11D.3 Digital and Illuminated Signs11.13
 11D.4 Inflatable Signs11.14
 11D.5 Wall Signs11.15
 11D.6 Roof Signs.....11.15
 11D.7 Projecting Signs11.15
 11.D.8 Small Signs11.15

PART 11E SIGN LOCATION11.16
 11E.1 Setback.....11.16
 11E.2 Prohibited Areas.....11.16
 11E.3 Illuminated and Digital Signs11.17
 11E.4 Inflatable Signs11.19
 11E.5 Portable Signs11.19
 11E.6 Freestanding Signs11.20
 11D.7 Billboard Signs.....11.21
 11D.8 Rotating Signs.....11.22
 11D.9 Wall Signs11.23
 11D.10 Roof Signs.....11.23
 11D.11 Projecting Signs11.24
 11D.12 Secondary Signs.....11.25
 11D.13 Additional provisions.....11.25

(#2024-9, s. 4(b); s. 4(c); s. 4(d), 2024, #2024-42, s. 4, 5, 6, 2024)