



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 October 9, 2024

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. 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.

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