

CITY OF PRINCE ALBERT BYLAW NO. 21 OF 2024

*A Bylaw of The City of Prince Albert to amend
the Zoning Bylaw, being Bylaw No. 1 of 2019*

WHEREAS it is desirable to amend the City of Prince Albert Zoning Bylaw No. 1 of 2019;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF PRINCE ALBERT IN OPEN MEETING ASSEMBLED ENACTS AS FOLLOWS:

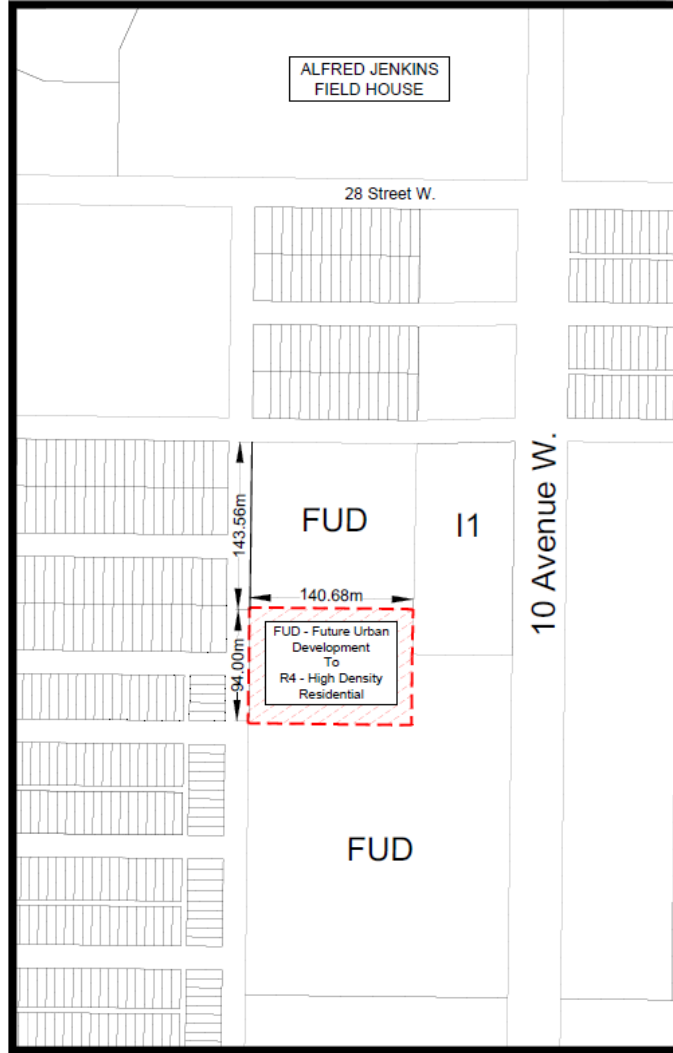
1. That Bylaw No. 1 of 2019 be amended in the manner hereinafter set forth:
 - a. By adding a new Subsection 5.2.5:

5. For Street Townhouses, parking is not permitted in the front yard.
 - b. By deleting the table in Subsection 6.5.2 in its entirety; and,
 - c. Replace the table as outlined in the attached “Subsection 6.5.2”.
 - d. By adding the following to the Notes on Development Standards for the table R4 – High Density Residential in Subsection 6.5.2:

⁸ No side yard shall be required for an attached street townhouse dwelling with two shared common walls, and no more than four townhouse dwellings shall be attached.
 - e. By adding the following definition for “street townhouse” in Subsection 14.1:

“street townhouse
means a residential building constructed in the typical townhouse style, containing three (3) or four (4) dwelling units that have individual, at grade exterior access and are separated by party walls. The dwelling units may have the ability to be subdivided along the party walls.”
2. The City of Prince Albert Zoning District Map, being “Appendix B” Zoning Map and Amendments is hereby amended as follows:

A portion of Parcel AA, Plan 62PA10512, Ext 1
Prince Albert, Saskatchewan, as described below:



Shall be rezoned from FUD – Future Urban Development to R4 – High Density Residential.

3. This Bylaw shall come into force and take effect on, from and after the final passing thereof.

INTRODUCED AND READ A FIRST TIME THIS _____ DAY OF _____, A.D., 20 .

READ A SECOND TIME THIS _____ DAY OF _____, A.D., 20 .

READ A THIRD TIME AND PASSED _____ DAY OF _____, A.D., 20 .

MAYOR

CITY CLERK

Subsection 6.5.2

| R4 – HIGH DENSITY RESIDENTIAL | | | | | | | | | | | |
|---|--------------------------------------|----------------|----------------|---------------|---------------|-----------------------------|---------------------------|----------------------------------|---------------------------------------|-------------|-------------|
| | Minimum Development Standards | | | | | | | | Parking Standards ³ | | |
| | Site Area (m ²) | Site Width (m) | Front Yard (m) | Side Yard (m) | Rear Yard (m) | Maximum Building Height (m) | Maximum Site Coverage (%) | Landscaped Area ⁶ (%) | Regular (Cat.) | Visitor (%) | Loading (#) |
| Permitted Uses | | | | | | | | | | | |
| Accessory Buildings, Structures & Uses ¹ | 303.5 | 10 | - | - | - | 3 | - ² | - | - | - | - |
| Bed & Breakfast Home | 303.5 | 10 | 6 | 1.2 | 6 | 10.7 | 50 | - | 4 | - | - |
| Community Garden | 303.5 | 10 | 6 | 1.2 | 6 | - | - | - | - | - | - |
| Family Child Care Home | 303.5 | 10 | 6 | 1.2 | 6 | 10.7 | 50 | - | 13 | - | - |
| Group Family Child Care Home | 303.5 | 10 | 6 | 1.2 | 6 | 10.7 | 50 | - | 13 | - | - |
| Home Based Business | 303.5 | 10 | 6 | 1.2 | 6 | 10.7 | 50 | - | 2 | - | - |
| One Unit Dwelling | 303.5 | 10 | 6 | 1.2 | 6 | 10.7 | 50 | - | 2 | - | - |
| Private Care Home | 303.5 | 10 | 6 | 1.2 | 6 | 10.7 | 50 | - | 2 | - | - |
| Private Day Care Home | 303.5 | 10 | 6 | 1.2 | 6 | 10.7 | 50 | - | 2 | - | - |
| Secondary Suite | - | - | - | - | - | - | - | - | 2 | - | - |
| Two Unit Dwelling ⁵ | 450 | 14 | 6 | 1.2 | 6 | 10.7 | 50 | - | 2 | - | - |
| Utilities | - | - | - | - | - | - | - | - | - | - | - |
| Discretionary Uses – Development Officer | | | | | | | | | | | |

R4 – HIGH DENSITY RESIDENTIAL

| | Minimum Development Standards | | | | | | | | Parking Standards ³ | | |
|--|-------------------------------|----------------|----------------|------------------|---------------|-----------------------------|---------------------------|----------------------------------|--------------------------------|-------------|-------------|
| | Site Area (m ²) | Site Width (m) | Front Yard (m) | Side Yard (m) | Rear Yard (m) | Maximum Building Height (m) | Maximum Site Coverage (%) | Landscaped Area ⁶ (%) | Regular (Cat.) | Visitor (%) | Loading (#) |
| Boarding House | 303.5 | 10 | 6 | 1.2 | 6 | 10.7 | 50 | - | 4 | - | - |
| Dwelling Group | 303.5 | 10 | 6 | 6 | 6 | 10.7 | - | 35 | 3 | 20 | - |
| Multi-Unit Dwelling | 303.5 | 10 | 6 | - ⁷ | 6 | 10.7 | - | 35 | 3 | 20 | 1 |
| Street Townhouse | 180 | 6 | 6 | 1.2 ⁸ | 6 | 10.7 | 50 | - | 2 | - | - |
| Discretionary Uses – Council | | | | | | | | | | | |
| Child Care Centre | 303.5 | 10 | 6 | 1.2 | 6 | 10.7 | 50 | - | 13 | - | - |
| Courthouse | 303.5 | 10 | 6 | 1.2 | 6 | 10.7 | - | - | 9 or 10 | - | 1 |
| Custodial Care Facility | 303.5 | 10 | 6 | 1.2 | 6 | 10.7 | 50 | - | 5 | - | - |
| Excavating, Stripping and Grading ⁴ | 303.5 | 10 | - | - | - | - | - | - | - | - | - |
| Multi-Unit High Rise Dwelling | 450 | 15.24 | 6 | 5 | 7.5 | 30 | - | 35 | 3 | 20 | 1 |
| Place of Worship | 303.5 | 10 | 6 | 2 | 6 | 10.7 | 50 | - | 9 | - | - |
| Protective & Emergency Services | 303.5 | 10 | 6 | 2 | 6 | 10.7 | 50 | - | 6 | - | - |
| Residential Care Facility | 303.5 | 10 | 6 | 3 | 6 | 10.7 | 50 | - | 5 | - | - |
| Residential Care Home | 303.5 | 10 | 6 | 1.2 | 6 | 10.7 | 50 | - | 5 | - | - |
| Residential Day Care Facility | 303.5 | 10 | 6 | 2 | 6 | 10.7 | 50 | - | 19 | - | - |
| Residential Day Care Home | 303.5 | 10 | 6 | 1.2 | 6 | 10.7 | 50 | - | 13 | - | - |
| Shelter | 232 | 7.6 | - | - | - | - | - | - | 17 | - | - |

Notes on Development Standards for the table above (R4 – High Density Residential):

- 1 The regulations in Section 4.2 and Section 6.1.1 of this Bylaw shall apply.
- 2 For swimming pools, the regulations in Section 4.3 of this Bylaw shall apply.
- 3 The regulations in Section 5 of this Bylaw shall apply.
- 4 The regulations in Section 4.15 of this Bylaw shall apply.
- 5 Two Unit Dwellings that are subdivided along the common wall shall have a minimum lot width of 7 metres and a minimum lot area of 200 square metres.
- 6 The regulations in Section 4.6 and Section 6.1.17 of this Bylaw shall apply.
- 7 Multi-Unit Dwellings shall have a side yard setback of 3 metres or half the height of the abutting wall, whichever is less.
- 8 No side yard shall be required for an attached street townhouse dwelling with two shared common walls, and no more than four townhouse dwellings shall be attached.