

**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:

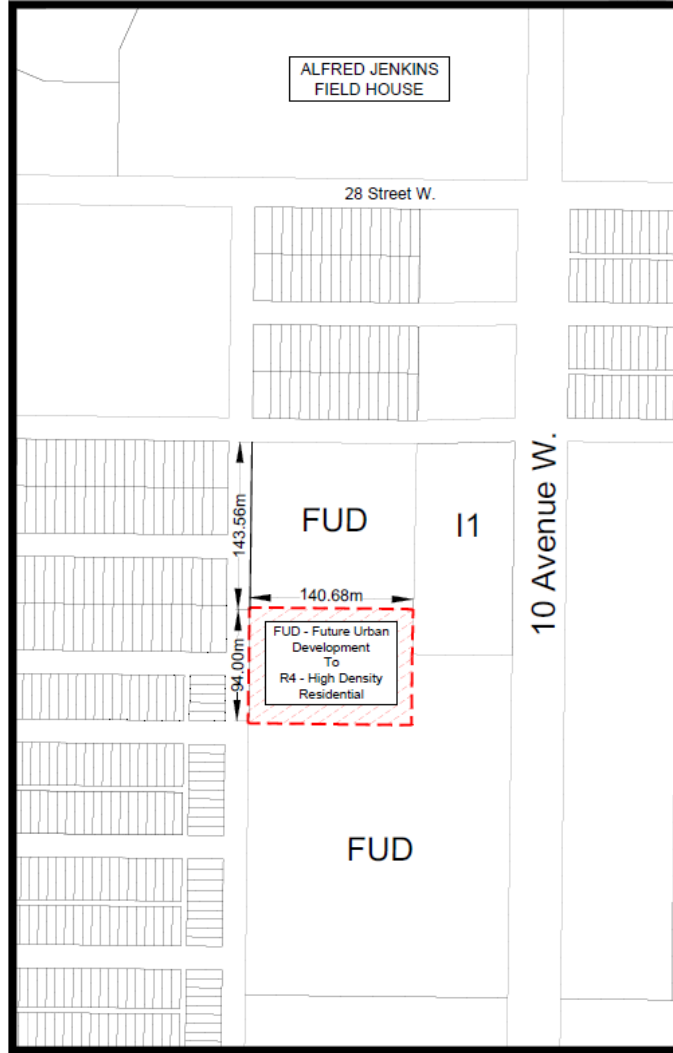
1. That Bylaw No. 1 of 2019 be amended in the manner hereinafter set forth:
  - a. By adding a new Subsection 5.2.5:

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:

<sup>8</sup> 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**

<b>R4 – HIGH DENSITY RESIDENTIAL</b>											
	<b>Minimum Development Standards</b>								<b>Parking Standards <sup>3</sup></b>		
	Site Area (m <sup>2</sup> )	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area <sup>6</sup> (%)	Regular (Cat.)	Visitor (%)	Loading (#)
<b>Permitted Uses</b>											
Accessory Buildings, Structures & Uses <sup>1</sup>	303.5	10	-	-	-	3	- <sup>2</sup>	-	-	-	-
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 <sup>5</sup>	450	14	6	1.2	6	10.7	50	-	2	-	-
Utilities	-	-	-	-	-	-	-	-	-	-	-
<b>Discretionary Uses – Development Officer</b>											

## R4 – HIGH DENSITY RESIDENTIAL

	Minimum Development Standards								Parking Standards <sup>3</sup>		
	Site Area (m <sup>2</sup> )	Site Width (m)	Front Yard (m)	Side Yard (m)	Rear Yard (m)	Maximum Building Height (m)	Maximum Site Coverage (%)	Landscaped Area <sup>6</sup> (%)	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	- <sup>7</sup>	6	10.7	-	35	3	20	1
Street Townhouse	180	6	6	1.2 <sup>8</sup>	6	10.7	50	-	2	-	-
<b>Discretionary Uses – Council</b>											
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 <sup>4</sup>	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.