

July 5, 2018

To: Members
Regina Planning Commission

Re: Discretionary Use Application (18-DU-10) Salvaging and Recycling (Junk Yard) in IB -
Medium Industrial Zone 205 1st Avenue E

RECOMMENDATION

1. That the discretionary use application for a proposed Salvaging and Recycling (Junk Yard) located at 205 1st Avenue E, being Lot 4C, Block 8, Plan No. 102073069, Industrial Ross Subdivision be approved, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by Stantec Consulting Ltd. and dated May 23, 2018.
 - b) The Salvage and Recycling Yard shall contain fencing and screening consistent with Section 8D.1 of the *Regina Zoning Bylaw No. 9250*.
 - c) Prior to the issuance of a development permit the applicant shall submit an environmental impact assessment that addresses all performance regulations in Table 10.3 of the *Regina Zoning Bylaw No. 9250* as development of a Salvage Operation and Junk Yard within the Low Sensitivity Aquifer Protection Overlay Zone.
 - d) The development shall comply with all applicable standards and regulations in the Zoning Bylaw.

2. That this report be forwarded to the July 30, 2018 meeting of City Council for approval.

CONCLUSION

The applicant (Inland Steel Products Inc.) proposes to develop a Salvaging and Recycling (Junk Yard) on the subject property and use the existing building for warehousing and office purposes.

The subject property is currently zoned IB - Medium Industrial Zone, in which warehousing and office use (as accessory) is permitted and a Salvage and Recycling (Junk Yard) is a discretionary use.

The proposal complies with the development standards and regulations contained in the *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies in *Design Regina*:

The Official Community Plan Bylaw No. 2013-48 (OCP). Accordingly, the Administration recommends approval.

BACKGROUND

This application is being considered pursuant to the Zoning Bylaw, the OCP, and *The Planning and Development Act, 2007 (Act)*.

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on; nature of the proposal (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

The applicant proposes to develop a Salvaging and Recycling (Junk Yard) on the subject property and use the existing building for warehousing and office purposes.

The existing building faces 1st Avenue East and has an area of 1690.2 square metres and a yard to the east and south corner of the lot. The Salvaging and Recycling Yard has an area of 2410 square metres (identified as Material Storage in Appendix A-3.1 of this report) and is proposed largely behind the existing building on the south side of the property with a smaller portion proposed on the east side of the building.

There are no changes planned to existing landscaping on the site, or the existing access and egress to the property from 1st Avenue East. The proposal is an extension of the existing junk yard to the east, which has been in operation on the property since 1974.

Land Use Details	Existing	Proposed
Zoning	IB- Medium Industrial	IB - Medium Industrial
Land Use	Industrial Building	Salvaging and Recycling (Junk Yard)
Building Area	1690.21 m ²	1690.21 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	17 stalls	34 stalls
Minimum Lot Area (m ²)	2000 m ²	11621.32 m ²
Minimum Lot Frontage (m)	30 m	116.78 m
Maximum Building Height (m)	15 m	Existing (No change)
Maximum Floor Area Ratio	2.0	0.14
Maximum Coverage (%)	75%	14%

Surrounding lands include a variety of industrial land uses within the IB Zone, and the Canadian National Railway (CN Rail) railway to the south.

The Zoning Bylaw contains specific performance standards that apply to all Salvage and Recycling Yards. The regulations require that the salvage areas:

- are screened with solid fencing,
- do not encroach on setback areas; and
- ensure surface run-off is contained on site.

A condition of approval is to ensure these regulations are applied to the development.

The proposed development is consistent with the purpose and intent of the IB - Medium Industrial Zone with respect to providing a wide range of manufacturing, processing, assembly, distribution, service and repair activities that carry out some of their operations outdoors or require outdoor storage.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

The subject property is located within the Low-Sensitivity Aquifer Protection Overlay Zone. The proposal is required to comply with the applicable performance standards, which require:

- management of surface runoff drainage;
- monitoring systems for detection of contamination; and
- limitations of excavations to 6 meters.

As a condition of discretionary use approval the applicant will be required to submit an environmental impact assessment prior to construction, which addresses all performance standards related to aquifer protection.

The Administration contacted the Province of Saskatchewan through this process and verified that there are no provincial approvals required under the Ministry. The receipt of documentation noted above and in the condition of approval will mitigate environmental risk and impact to the City of Regina.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A of *Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

Section D5: Land Use and Built Environment

Goal 4 - Employment Areas: Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.

- 7.21. Ensure an adequate supply of serviced industrial land to maintain a diverse range of development opportunity.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires that two per cent of the required parking stalls be provided for persons with disabilities. The existing development provides two parking stalls for persons with disabilities which exceeds the minimum requirement by one stall.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on	April 10, 2018
Letter sent to immediate property owners	April 17, 2018
Public Open House Held	N/A
Number of Public Comments Sheets Received	1

There was one public comment received in support of this application. This application was not circulated to the community association as there is no community association for this area.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a written notification of City Council’s decision.

DELEGATED AUTHORITY

City Council’s approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,



Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development