



Closure of Utility Parcels - 9501 9th Avenue N. - PL202200047

Date	June 7, 2022
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC22-19

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve a resolution pursuant to section 172.1 of *The Planning and Development Act, 2007* with respect to Municipal Utility Parcels MU1 and MU2, Plan No. 102373321, as shown in Appendix A-3 to:
 - a. Declare that the municipal utility parcels are no longer required as municipal utility parcels; and
 - b. Direct Administration to cause the municipal utility parcel designations to be removed from title of the parcels.
2. Approve these recommendations at its June 15, 2022, meeting.

ISSUE

Sureshkumar Rajakumar, SLS, of Midwest Surveys Inc. (Proponent), on behalf of Dream Asset Management Corporation (Developer), proposes to remove the municipal utility parcel designations from Blk/Par MU1-Plan 102373321 and Blk/Par MU2-Plan 102373321 (Subject Lands - Appendix A-3). This designation was applied in error when the Subject Lands were subject to subdivision approval. This approval will correct this error.

Municipal utility parcel designation applies to municipal lands intended to accommodate a public work or utility. To remove a municipal utility parcel designation, City Council must approve an authorizing resolution, as per the requirements of *The Planning and Development Act, 2007* (The Act). Administration has reviewed this application and supports the removal of the municipal utility parcel designation, as explained in this report.

IMPACTS

There are no financial, environmental or policy impacts regarding this application, as the removal of the municipal utility parcel designations will merely correct a technical error undertaken through the subdivision process.

OTHER OPTIONS

There are two alternative options for Council's consideration:

1. Deny the application and the error in parcel designation will continue to exist.
2. Refer the proposal back to the Administration for further review. Referral of the report back to the Administration will delay approval until requested information has been gathered, or changes to the proposal have been made. This would result in delay of approval depending on the scale and nature of the request.

COMMUNICATIONS

The Proponent, and other interested parties, will receive a copy of the report and notification of the meeting to appear as a delegation and will receive written notification of Council's decision.

DISCUSSION

In August 2021, the Subject Lands were rezoned from UH - Urban Holding Zone to PS - Public Service Zone to accommodate utility infrastructure for the proposed Coopertown Neighbourhood. As part of the subsequent subdivision process, approved in October 2021, the municipal utility parcel designation was applied to the Subject Lands. This resulted in an unforeseen issue of land transfer between the current owner and land developer.

Currently, the Subject Lands are still owned by the original Landowner (Government of Saskatchewan), as the subdivision has yet to result in land title (property) transfer. The Developer intends to acquire the Subject Lands from the Landowner and then dedicate the Subject Lands to the City when needed for the construction of the Coopertown Neighbourhood utility infrastructure.

To allow for this transfer, Information Services Corporation has advised that the municipal utility

designation must be removed and that the lands be transferred from the owner to developer as a generic parcel. Removal of the municipal utility designation requires Council's resolution, as per *The Planning and Development Act, 2007*. Administration has reviewed the proposal and supports the proposed solution as a viable approach. If the City requires the parcels to be provided for the purpose of locating a public work or utility as part of a future subdivision application and related servicing agreement, the designation will be properly applied at that time.

DECISION HISTORY

On August 11, 2021, City Council approved the application to rezone the subject properties from UH - Urban Holding Zone to PS - Public Service Zone. (CR21-49)

Respectfully Submitted,

Respectfully Submitted,


Autumn Lawson, Director, Planning & Development Services

5/16/2022


Deborah Bryden, Acting Executive Director

5/24/2022

Prepared by: Binod Poudyal, City Planner II}

ATTACHMENTS

Appendix A-1 (Subject Property Map)

Appendix A-2 (Aerial Map)

Appendix A-3 (Proposed Plan of Subdivision)