PART 7A
C –   CONTRACT ZONE

7A.1   INTENT

This zone is intended to accommodate proposed development that represents a unique development opportunity that does not conform to the zoning requirements.

7A.2   APPLICATION

(1)   Where a development meets the requirements of this Subpart, Council may enter into a contract agreement with the individual or corporation for the purpose of accommodating the request to rezone the land.

(2)   The contract agreement shall specify a time period during which the proposed development identified in the agreement must commence.

(3)   The contract agreement shall include an end date for the agreement.

(4)   In approving the contract agreement, Council may attach conditions, which in its opinion, are necessary to ensure compatibility between the proposal and surrounding land uses.

(5)   The conditions that Council may attach to its approval are limited only by the provisions of *The Planning and Development Act, 2007*.

(6)   A site shall only be rezoned to a contract zone where the application meets the following conditions to the satisfaction of Council:

   (a)   the proposed development conforms to the policies and objectives of the OCP, applicable neighbourhood plans, and any other applicable municipal plan or policy;

   (b)   the applicant demonstrates that existing conventional and overlay zones, along with the use of minor variance, parking relaxation, or development incentives, cannot accommodate the scale, intensity or complexity of the proposed development;

   (c)   the applicant demonstrates that potential adverse impacts, including but not limited to the following, can be sufficiently mitigated:

      (i)   traffic or infrastructure concerns;

      (ii)   pollution;

         (iii)   sun shadow and/or wind concerns; or

         (iv)   impacts to nearby heritage sites; and

    (d)   the proposed development is not within the boundaries of a Direct Control District;

(7)   A contract zone shall not be designated to rezone a parcel without a specific development proposal for the site.

(8)   No contract zone shall be designated for part of a building or structure.

(9)   Each application for a contract zone shall be evaluated on its own merit in accordance with the provisions of this Subpart.

(10)   Applications for contract zoning are subject to the Zoning Bylaw amendment procedures outlined in Chapter 1.

7A.3   BUILDING AND LAND USE REQUIREMENTS

3.1   PERMITTED OR DISCRETIONARY BUILDING TYPES

Only building types specified in the contract agreement are permitted in the contract zone.

3.2   PERMITTED OR DISCRETIONARY LAND USES

Only land uses specified in the contract agreement are permitted in the contract zone.

7A.4   DEVELOPMENT STANDARDS

The development standards for the contract zone shall be specified in the contract agreement.

7A.5   REFERNCE

(1)   The use of the symbol "C" in the Zoning Maps shall indicate a property which has been rezoned through a contractual agreement between an individual or individuals and the City of Regina.

(2)   The current contract agreements approved under this or previous Zoning Bylaws are listed in Table 7A.T1 for reference purposes.

TABLE 7A.T1: CURRENT CONTRACT ZONING AGREEMENTS					
Bylaw Number	**Approval Date**	**Civic Address**	**Lot(s)**	**Block**	**Plan Number**
8499	August 4/87	2178 Retallack Street	S½ of Lot 11	400	Old 33
~9463	March 8/93				
9085	October 9/90	5155 Rochdale Boulevard	NW ¼ Sec. 2-18-20-2	J	90R54054
~9282	January 13/92				
9169	May 6/91	3102 5thAvenue	Lots 11 and 12	91	Old 33
10227	July 24/00	1431 Victoria Avenue	The east half of Lot 2 and all of Lot 3	360	Old 33
~2005-37	May 2/05				
2006-52	July 24/06	1151, 1153, 1157, 1161, 1171 and 1175 Argyle Street	Lots 13 – 20, 28 and 43	106	DV4404, 101159029 Ext 74
2008-42	June 18/08	8271 Fairways West Drive	Lot 18	C	101876542
2008-54	August 18/08	4721 McTavish Street	-	A	101936055
2016-34	May 30, 2016	1350 Hamilton Street; 1377 Hamilton Street	Lots 11-20 Lots 28-30 Lot 29 Lot 41	182 181 181 181	Old 33 Old 33 Old 33 Ext. 74 101186131 Ext. 75
~ denotes amended Bylaw					