



#14 – 3710 Eastgate Drive  
Regina, Saskatchewan S4Z 1A5  
Telephone: 306-924-0445 – Regina  
Fax: 306-761-0340  
Email: cathy@terrainc.ca

May 20, 2020

Regina City Council  
City of Regina  
2476 Victoria Ave  
Regina, SK S4P 3C8

Dear Mayor Fougere and Council:

Re: PL202000030 Zoning Bylaw Amendment – the Towns-Lane Access Overlay

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On November 27, 2017 the lots included in the above referenced Zoning bylaw were zoned R-5 (under the old zoning Bylaw) and the zoning was approved by your council. Subsequent to that we negotiated a Servicing Agreement with your administration, paid SAF fees and in August of last year commenced construction having installed sewer and water services and shallow utilities prior to freeze up. Road work began this spring; however, it was halted after Regina Planning Commission ("RPC") did not recommend approval our Lane Access Overlay application. Each one of these lots have a signed Option Agreement with a builder with a deposit on each lot.

These lots got caught between the "old" and "New" zoning bylaws. The type of product that is to be built on by the builder under the old R-5 zone was a permitted use. They became non-conforming under the new zoning bylaw and the Land Access Over application was required.

In the discussions that RPC had on this application, on-street parking became a central theme of the discussion. On- Street parking is not regulated as part of the zoning process and the builder will be providing the required on site (off street) parking as required by the Zoning Bylaw through their building permit application. RPC did focus a lot of it's time on both on-street parking and lot widths, and eventually did not recommend approval of our application. We are requesting that Regina City Council approve this Lane Access Overlay, which it has already done once (November 27, 2017).

These lots were designed and sized for a builder, who has already built and sold a lot of this housing type in *The Towns* and has a lot of market acceptability. They have signed an Option Agreement and placed a deposit on each of these lots. We commenced servicing and have spent approximately \$400,000 to date installing sewer & water services and shallow utilities. Should this application not be approved we would have to re-design and remove the already installed sewer and water and reinstall and reregister these lots at ISC, plus refund to the builder their deposit. This could all cost approximately \$ \$250,000.00 to \$300,00.00. We would then be left with ten to twelve lots that are difficult to sell in this market.

Your administration recommended that RPC approve our application and we believe that RPC should have approved our application, but instead got caught up in the other issues that were not relevant to our application. We again are asking that Regina City Council approve our Lane Access Overlay. Once we receive your approval, we will immediately advise our contractor to once again begin construction of the roadway.

Yours truly,

**TERRA DEVELOPMENTS INC.**



Cathy Lawrence