

AT REGINA, SASKATCHEWAN, WEDNESDAY, NOVEMBER 3, 2021

AT A MEETING OF REGINA PLANNING COMMISSION  
HELD IN PUBLIC SESSION

AT 4:00 PM

**These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.**

Present: Councillor John Findura, in the Chair  
Councillor Terina Shaw  
Councillor Shanon Zachidniak  
John Aston (Videoconference)  
Frank Bojkovsky (Videoconference)  
Biplob Das (Videoconference)  
Adrienne Hagen (Videoconference)  
Cheri Moreau (Videoconference)  
Tak Pham (Videoconference)  
Kathleen Wilson (Videoconference)  
Celeste York (Videoconference)

Also in Attendance: Council Officer, Elaine Gohlke  
Legal Counsel, Cheryl Willoughby (Videoconference)  
Executive Director, City Planning & Community Development,  
Diana Hawryluk  
Director, Planning & Development Services, Autumn Dawson  
(Videoconference)  
Manager, City Planning, Yves Richard  
Senior City Planner, Ben Mario (Videoconference)  
Senior City Planner, Michael Cotcher (Videoconference)  
Senior Engineer, Max Zasada (Videoconference)

(The meeting commenced in the absence of Kathleen Wilson.)

APPROVAL OF PUBLIC AGENDA

**Frank Bojkovsky moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the delegations be heard in the order they are called by the Chairperson.**

ADOPTION OF MINUTES

**Cheri Moreau moved, AND IT WAS RESOLVED, that the minutes for the meeting held on October 6, 2021 be adopted, as circulated.**

### TABLED AND SUPPLEMENTAL REPORTS

RPC21-63 Supplemental Report - Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105

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#### **Recommendation**

That Regina Planning Commission:

1. Attach this supplemental report, including the Retail Impact Study Findings Summary prepared by Kieron Hunt, Planning Studio Lead dated October 18, 2021 (Appendix A), to report RPC21-54 Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105, as Appendix C, for City Council's information.

**Councillor Shanon Zachidniak moved that the recommendation contained in the report be concurred in.**

(Kathleen Wilson joined the meeting.)

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	APPROVED [Unanimous]
<b>MOVER:</b>	Councillor Zachidniak
<b>IN FAVOUR:</b>	Councillors: Zachidniak, Shaw, Findura, Commission members: Aston, Bojkovsky, Das, Hagen, Moreau, Pham, Wilson and York

RPC21-54 Zoning Bylaw Amendment - All Properties Zoned as DCD-CBM – Chuka Boulevard Mixed Direct Control District Zone - PL202100105  
(Tabled September 8, 2021)

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#### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the proposed text amendments to the DCD-CBM Chuka Boulevard Mixed Direct Control District in *The Regina Zoning Bylaw, 2019*, as detailed in Appendix A-3, to allow for:
  - a. A "Drive-Through" as a discretionary use;
  - b. Standalone commercial development along the Chuka Boulevard interface; and
  - c. Other housekeeping amendments as described in Appendix A-3.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to a meeting of City

Council following approval of the recommendations and the required public notice.

3. Approve these recommendations at its meeting on September 15, 2021.

The following addressed the Commission:

- Chad Jedlic and Blair Forster, representing Forster Harvard Development Corp, Regina;
- Chris LeTourneur, representing MXD Development Strategists, Richmond, British Columbia;
- Mike Di Stasi, owner of five Regina Tim Hortons outlets, Regina;
- Ron Pfeifer, representing Gateway Developments, Regina;
- Kevin Reese, representing Greens on Gardiner Development Corp., Regina;
- Kieron Hunt, representing FBM, Halifax, Nova Scotia; and
- Rob Bresciani and Josh Bresciani, representing 102049625 Saskatchewan Ltd., Regina.

**Councillor Terina Shaw moved that the recommendation contained in the report be concurred in.**

(Biplob Das left the meeting.)

**The Clerk called the vote on the motion.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	APPROVED [9 to 1]
<b>MOVER:</b>	Councillor Shaw
<b>IN FAVOUR:</b>	Councillors: Shaw, Zachidniak, Findura, Commission members: Aston, Hagen, Moreau, Pham, Wilson and York
<b>AGAINST:</b>	Bojkovsky
<b>ABSENT:</b>	Das

### RECESS

Pursuant to the provisions of Section 34 (13.1) of City Council's Procedure Bylaw No. 9004, Councillor Findura called for a 20 minute recess.

Regina Planning Commission recessed at 6:03 p.m.

Regina Planning Commission reconvened at 6:28 p.m. in the absence of Frank Bojkovsky.

(Councillor Shaw left the meeting.)

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RPC21-64 Supplemental Report - School Divisions Feedback on Cannabis Zoning

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**Recommendation**

That Regina Planning Commission:

1. During consideration of report RPC21-60 Cannabis Retail Zoning Amendments, replace Appendix A to the report with the attached amended Appendix A that maintains the separation distance of 182.88 metres from proposed cannabis retail to existing schools and adjoining parks associated with schools.
2. Attach this supplemental report, including its associated appendices, to report RPC21-60, as Appendix D, for City Council's information.

**Councillor Shanon Zachidniak moved that Regina Planning Commission attach this supplemental report, including its associated appendices, to report RPC21-60, as Appendix D, for City Council's information.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	APPROVED [Unanimous]
<b>MOVER:</b>	Councillor Zachidniak
<b>IN FAVOUR:</b>	Councillors: Zachidniak and Findura, Commission members: Aston, Hagen, Moreau, Pham, Wilson and York
<b>ABSENT:</b>	Shaw, Bojkovsky, Das

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RPC21-60 Cannabis Retail Zoning Amendments (Tabled October 5, 2021)

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the proposed amendments to *The Regina Zoning Bylaw, 2019-19* as outlined in Appendix A of this report and which will result in reducing the restrictions applicable to cannabis retail developments within the city.
2. Instruct the City Solicitor to prepare the necessary bylaw to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of the recommendations by Council and the required public notice.
3. Remove items CR18-49 and RPC20-24 from the Outstanding Items list.
4. Approve these recommendations at its meeting on October 13, 2021.

The following addressed the Commission:

- Landyn Uhersky, representing Wiid, Regina;
- Asif Alir, representing the Islamic Association of Saskatchewan, Regina Inc., Regina;
- John Thomas, representing Farmer Jane Cannabis Co., Regina; and
- Delaine Clyne, representing Regina Public School Division, Regina

(Frank Bojkovsky joined the meeting.)

**Councillor Shanon Zachidniak moved that the recommendation contained in the report be concurred in after amending Recommendation #4 to read:**

**4. Approve these recommendations at its meeting on November 10, 2021.**

**Councillor Shanon Zachidniak moved, in amendment, that Regina Planning Commission:**

- **Approve the proposed amendments to The Regina Zoning Bylaw, 2019-19, as outlined in the revised Appendix A to supplemental report RPC21-64, which will result in reducing the restrictions applicable to cannabis retail developments within the city; excepting those amendments proposed for “Institution, Education” where 182.88m will remain the separation distance for the establishment of Retail Trade, Cannabis.**
- **Replace Appendix A with the revised Appendix A attached to supplemental report RPC21-64.**

**The Clerk called the vote on the amending motion.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	APPROVED [9 to 1]
<b>MOVER:</b>	Councillor Zachidniak
<b>IN FAVOUR:</b>	Councillors: Zachidniak and Findura, Commission members: Aston, Bojkovsky, Hagen, Moreau, Pham, Wilson and York
<b>AGAINST:</b>	Hagen
<b>ABSENT:</b>	Shaw and Das

**The Clerk called the vote on the main motion, as amended.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	APPROVED [8 to 1]
<b>MOVER:</b>	Councillor Zachidniak
<b>IN FAVOUR:</b>	Councillors: Zachidniak and Findura, Commission members: Aston, Bojkovsky, Moreau, Pham, Wilson and York
<b>AGAINST:</b>	Hagen
<b>ABSENT:</b>	Shaw and Das

### ADMINISTRATION REPORTS

RPC21-65     Discretionary Use Application - 5000 E Green Brooks Way - PL202100144

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#### **Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of "Building, Planned Group" and "Planned Group" located at 5000 E Green Brooks Way in the Greens on Gardiner Subdivision, subject to compliance with the following development standards and conditions:
  - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 and A-3.4, prepared by Newrock Developments Inc. and dated January 26, 2021.
  - b) Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
2. Authorize the Development Officer to issue a development permit with respect to the application, upon the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its meeting on November 10, 2021, following the required public notice.

Cam Ens, representing NewRock Developments Inc., Medicine Hat, Alberta, addressed the Commission.

**Councillor Shanon Zachidniak moved that the recommendation contained in the report be concurred in.**

**The Clerk called the vote on the motion.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	APPROVED [Unanimous]
<b>MOVER:</b>	Councillor Zachidniak
<b>IN FAVOUR:</b>	Councillors: Zachidniak and Findura, Commission members: Aston, Bojkovsky, Hagen, Moreau, Pham, Wilson and York
<b>ABSENT:</b>	Shaw and Das

RPC21-66 OCP/Concept Plan and Zoning Bylaw Amendments - 201 Fleet Street -  
PL202100153 & PL202100156

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**Recommendation**

Regina Planning Commission recommends that City Council:

1. Approve amendments to the Fleet Street Business Park Secondary Plan, being Part B.9 of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, as outlined in Appendix A-2.
2. Approve the amended Fleet Street Business Park Phase 1 Concept Plan, as shown in Appendix A-4.
3. Approve the application to rezone the proposed parcel MU1, located at 201 Fleet Street and being a portion of existing Parcel Y, Plan AC6035, Ext 0 and of existing Parcel X, Plan AC6035, Ext 1, as shown in Appendix A-1, from UH – Urban Holding Zone to PS – Public Service Zone.
4. Direct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of City Council following approval of these recommendations and the required public notice.
5. Approve these recommendations at its meeting on November 10, 2021.

**Cheri Moreau moved that the recommendation contained in the report be concurred in.**

**The Clerk called the vote on the motion.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	APPROVED [Unanimous]
<b>MOVER:</b>	Cheri Moreau
<b>IN FAVOUR:</b>	Commission members: Moreau, Aston, Bojkovsky, Hagen, Pham, Wilson and York Councillors: Zachidniak and Findura
<b>ABSENT:</b>	Shaw and Das

ADJOURNMENT

**Councillor Shanon Zachidniak moved, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 7:35 p.m.

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Chairperson

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Secretary