

AT REGINA, SASKATCHEWAN, WEDNESDAY, APRIL 4, 2018

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 Mike O'Donnell, in the Chair
David Bale
Frank Bojkovsky
Simon Kostic
Andre Kroeger
Robert Porter
Steve Tunison

Regrets: Councillor Bob Hawkins
Councillor Barbara Young
Patrick Dennie
Adrienne Hagen Lyster

Also in Attendance: Council Officer, Elaine Gohlke
Executive Director, City Planning & Development, Diana Hawryluk
Manager, Development Engineering, Dustin McCall
Senior City Planner, Autumn Dawson
Senior City Planner, Ben Mario
City Planner II, Christian Tinney
Senior Engineer, Design, Max Zasada

APPROVAL OF PUBLIC AGENDA

Steve Tunison 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

Simon Kostic moved, AND IT WAS RESOLVED, that the minutes for the meeting held on March 7, 2018 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC18-10 Discretionary Use Application (18-DU-03) Recreational Service Facility (Yoga Studio) #102 – 3775 Pasqua Street

Recommendation

1. That the discretionary use application for a proposed Recreational Service Facility located at #102-3775 Pasqua Street, being Lot 1, Block E, Plan 101879860 in Lakeview South be approved, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall generally be consistent with the plans attached to this report as Appendix A-3.1, prepared May 19, 2006;
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the April 30, 2018 meeting of City Council for approval.

Amber Richards, representing Oxygen Yoga & Fitness, addressed the Commission.

Steve Tunison moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC18-11 Discretionary Use Application (17-DU-18) Petroleum Storage Facility 550 East 9th Avenue North

(Simon Kostic declared a conflict of interest on this item, citing his employment with the Co-op Refinery, abstained from discussion and voting, and temporarily left the meeting.)

Recommendation

1. That the Discretionary Use application for a proposed petroleum storage and terminal located at 550 East 9th Avenue North, being Part of NW 4-18-19-W2M, 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 and Appendix A-3.2 inclusive, prepared by Worley Parsons Resources and Energy and dated August 31, 2017.
 - b) The applicant shall submit a Building Permit application for approval by the Development Officer, the review of which will focus on the site development to ensure compliance with all applicable City standards including:

- i. Modifying the site conditions for proposed new tankage and storage areas such that these areas are made equivalent to at least the Moderate Aquifer Sensitivity Overlay Zone prior to construction of the new tanks.
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*, including but not limited to the Performance Regulations for Moderate Sensitivity Aquifer Protection Overlay Zone in Table 10.2.
 - d) Prior to the issuance of the Building Permit (as per condition 1b), the applicant shall provide documentation/letter from the Saskatchewan Ministry of Environment and/or federal regulatory authority for approval to construct, alter, expand, operate, and decommission a hazardous substance and/or waste dangerous goods facility.
2. That this report be forwarded to the April 30, 2018 meeting of City Council for approval.

Jay Lane and Jason Iverson, representing Co-op Refinery, addressed the Commission.

Robert Porter moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

(Simon Kostic returned to the meeting.)

RPC18-12 Discretionary Use Application (18-DU-01) Planned Group of Dwellings (Townhouses) – Westerra Subdivision 1701 Barley Street

Recommendation

1. That the discretionary use application for a proposed Planned Group of Dwellings - Townhouses located at Parcel F, Plan No. 102224393, in the Westerra subdivision as shown in Appendix A-1 be approved, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall generally be consistent with the plans attached to this report as Appendix A-3.1 to A-3.9 inclusive, prepared by North Prairie Developments Ltd. and dated January 3, 2018.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the April 30, 2018 meeting of City Council for approval.

Totie Daplas, representing North Prairie Developments, addressed the Commission.

Andre Kroeger moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC18-13 Discretionary Use Application (17-DU-24) Proposed Shopping Centre – Capital Crossing 3701 & 3801 Rochdale Boulevard

Recommendation

1. That the Discretionary Use application for a proposed Shopping Centre located at 3701 and 3801 Rochdale Boulevard, being Block 6, Plan 102079661 in the Capital Crossing area of the Hawkstone Neighbourhood 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 to A-3.2, prepared by Property Development Support Services Inc. and dated November 2017.
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the April 30, 2018 meeting of City Council for approval.

Katlyn Brown, representing Capital Crossing and Property Development Support Services Inc., addressed the Commission.

Steve Tunison moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC18-14 Discretionary Use Application (18-DU-02) Proposed Day Care Centre in R1-Residential Detached Zone 2 Turgeon Crescent

Recommendation

1. That the discretionary use application for a proposed Child Day Care Centre located at 2 Turgeon Crescent, being Lot 41, Block 33, Plan No GE 191, in the Hillsdale Subdivision be approved, and that a Development Permit be issued subject to the following conditions:
 - a) The applicant is allowed to develop a maximum of 30 day care spaces within the Child Day Care Centre at the subject property.
 - b) The applicant is required to develop a solid fence which is 1.83 metres in height along the west property line and on the south side adjacent to the play area (as shown in the site plan) to provide visual screening for the adjacent residential property.

- c) The development shall be consistent with the plans attached to this report as Appendix A-3.1 prepared by PSW Architecture and Interior Design Ltd. and dated February 2018.
 - d) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the April 30, 2018 meeting of City Council for approval.

Sylvie Gaudreault, representing Centre Educatif Gard'amis, addressed the Commission.

David Bale moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC18-15 Zoning Bylaw Amendment and Discretionary Use Application
(17-Z-04/ 17-DU-09) Changes to Tattoo Parlour Regulations and Proposed Personal Service Establishment (tattoo studio) in MX- Mixed Residential Business Zone 1817 Halifax Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250*, be approved as follows:
 - a. Repeal the definition of Tattoo Parlour from Chapter 2.
 - b. Amend the definition of Personal Service Establishment in Chapter 2 by adding 'tattoo studio' as (f).
 - c. Repeal the land use of Tattoo Parlour from Table 5.2 and 5.3.
 - d. Repeal the land use of Tattoo Parlour from DCD-9 and DCD-13 in Chapter 9.
 - e. Amend 6D.3.14 (1) (a) in Chapter 6 as follows:
 - Personal services including barbershops, estheticians, hair stylists, physiotherapy, complementary and alternative health care, electrolysis, massage therapy, and tattoo application.
 - f. Repeal 6D.3.14 (2) (j)
 - g. Remove Tattoo Parlour from Appendix E: Uses Specifically Mentioned or Defined.
2. That the discretionary use application for a proposed Personal Service Establishment (tattoo studio) be approved, and that a Development Permit be issued subject to the following conditions:
 - a. The development shall generally be consistent with the plans attached to this report as Appendix A-3.1 to A-3.3 inclusive, prepared by Brad Dayton Drafting & Design, dated March 3, 2017, April 10, 2017.

- b. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective amendment to *Regina Zoning Bylaw No. 9250*.
4. That this report be forwarded to the April 30, 2018 meeting of City Council for approval, which will allow sufficient time for advertising the required public notices for the respective bylaws.

Jesse Exner, representing Blacksmith Art Studio, addressed the Commission.

Steve Tunison moved, AND IT WAS RESOLVED, \that the recommendation contained in the report be concurred in.

ADJOURNMENT

Frank Bojkovsky moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:23 p.m.

Chairperson

Secretary