



Discretionary Use and Zoning Bylaw Amendment - 2201 1st Avenue - PL202100134 and PI202100135

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| Date | October 13, 2021 |
| To | Mayor Masters and City Councillors |
| From | Regina Planning Commission |
| Service Area | City Planning & Community Development |
| Item # | CR21-139 |

RECOMMENDATION

That City Council:

1. Approve an amendment to *The Regina Zoning Bylaw, 2019* to add “Industry, Heavy” as a discretionary land use in the IL-Industrial Light Zone, subject to the use being contained within a building (indoor).
2. Approve the discretionary use application for the proposed development of “Industry, Heavy” and “Storage, Hazardous Material” located at 2201 1st Avenue (suite location: 674 Cornwall Street), being Plan: 90R51768 Block: B in the Industrial Park Subdivision, subject to compliance with the following development standards and conditions:
 - a) The approved use (storage and processing of lithium batteries) shall be confined within a total area of 1057 square meters as shown in Appendix A-3 and shall be entirely contained indoors within the existing building;
 - b) Prior to occupancy, the applicant shall submit to the City an Emergency Response Plan, satisfactory to the City, for the handling of hazardous materials. The development shall be carried out and continue to be operated in accordance with said Plan;
 - c) Approval from the Ministry of Environment, if applicable, shall be submitted prior to issuance of development permit; and

- d) Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in *The Regina Zoning Bylaw, 2019*.
3. Instruct 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 the required public notice.
4. Subject to adoption of the bylaw contemplated in Recommendation 3, 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.

HISTORY

At the October 6, 2021 meeting of Regina Planning Commission, the Commission considered the attached report RPC21-58 from the City Planning & Development Division.


Paul Hudon, representing LyteHorse Labs, Regina, addressed the Commission.

The Commission adopted a resolution to concur in the recommendation contained in the report.

Recommendation #5 in the attached report does not need City Council approval.

Respectfully submitted,

REGINA PLANNING COMMISSION


Elaine Gohlke, Secretary 10/8/2021

ATTACHMENTS

- RPC21-58 Discretionary Use and Zoning Bylaw Amendment - 2201 1st Avenue
- Appendix A-1 (Subject Property Map)
- Appendix A-2 (Aerial Map)
- Appendix A-3 (Building Plan)
- Appendix A-4 (Battery Assembly Area)

Appendix B (Public Consultation Summary)