

Appendix C

Proposed Amendments to OCP		
Note: Amendments are highlighted - text with bold font = new text; text with strikeouts = deleted text		
Policy #	Affected Policy	Comment
2.14	Permit the development of lands designated as SPECIAL STUDY AREAS, as shown on Map 1 – Growth Plan, in accordance with Policy 2.15, where it can be demonstrated, to the City’s satisfaction, that:	This policy conflicts with the intent of Section 2.14
2.14.1	The extent to which development can proceed using capacity in existing infrastructure without significant upgrades being required;	
2.14.2	Any proposed new infrastructure supports planned long-term growth and can be provided in the financial best interest of the City of Regina from a life cycle cost perspective;	
2.14.3	Any interim servicing will be fully the responsibility of the developer until infrastructure supporting long-term growth is in place;	
2.14.4	The area can be developed in such a way so as to permit ready integration with future planned development and, where applicable, existing neighbourhoods;	
2.14.5	Impacts on the existing community, BUILT OR APPROVED NEIGHBOURHOODS, or other recommended development associated with the 300,000 population are minimal; and	
2.14.6	The proposed development conforms to the policies of this Plan.	
2.15	Ensure that the development of lands shown as SPECIAL STUDY AREA, as shown on Map 1 – Growth Plan, is subject to the following requirements:	No changes – reference only
2.15.1	Only 120 hectares of the lands designated as SPECIAL STUDY AREA which are located within the southwest part of the City, as shown on Map 1 – Growth Plan, may be considered for development; however, the City may consider allowing additional land to be developed following the substantial build-out of the initial 120 hectares, in accordance with Policy 2.14; and	

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2.15.2	<p>Provided the criteria listed in Policy 2.14 has been met to the City's satisfaction, a secondary plan or concept plan shall be prepared and approved as a prerequisite for rezoning and development.</p> <p>As a prerequisite for rezoning and development, a secondary plan or concept plan may be required, provided the criteria listed in Policy 2.14 has been met to the City's satisfaction</p>	<p>This policy does not account for a proposed development that constitutes a single lot/building; therefore, is overly restrictive.</p> <p>Proposed amendment provides flexibility to City to require or waive the secondary plan or concept plan requirement, depending on the nature of the application.</p>
14.20E	<p>Notwithstanding Policy 14.20 and Policy 14.20D.3, the City may, at its discretion, waive the phasing requirements of Policy 14.20 and Policy 14.20D.3 of this Plan where it is demonstrated that the proposed development:</p>	<p>Policy 14.20 requires that, as a prerequisite for development within lands designated as New Neighbourhood, a phasing designation must be assigned.</p> <p>Policy 14.20E authorizes the City to waive the requirement that a phasing designation be assigned where specified criteria are met.</p> <p>Policy 14.20D.3 requires that, as a prerequisite for development within lands designated as SSA, a phasing designation must be assigned.</p> <p>Proposed amendment to Policy 14.20E extends authorization to waive phasing requirement to lands designated as SSA.</p>
14.20E.1	<p>Provides a demonstrable service or benefit, which is not already being sufficiently provided by an existing development/use;</p>	<p>No changes – reference only</p>
14.20E.2	<p>Relates to one of the following land-use categories: public/civic; institutional (i.e. research, education, medical); recreation (i.e. sports, athletics);</p>	
14.20E.3	<p>Is limited to one principal use;</p>	
14.20E.4	<p>Is contiguous to a fully developed and serviced area or an area that is in the process of being developed; and</p>	
14.20E.5	<p>Is compatible with existing adjacent development or planned future development.</p>	