



Limitation on Non-Industrial Uses in Industrial Zones



The Regina Zoning Bylaw, 2019 is the City of Regina's primary tool for regulating land use and development throughout the city and implementing the policies of the Official Community Plan (OCP). This summary sheet provides an overview of regulations that are now in effect.



What Are The Limitations On Commercial Uses In Industrial Zones?

- In the IL – Industrial Light zone, some non-industrial uses are restricted from being developed within 100 metres of any lot zoned Residential or Mixed-Use.
- In all industrial zones, the retailing or wholesaling of most items is limited to those items that are serviced, altered or produced on the lot from which they are being sold.

Why Are These Limitations Being Applied?

The industrial zone regulations in The Regina Zoning Bylaw, 2019 are designed to support policies of Regina's OCP, to protect industrial lands. Rather than prohibit all non-industrial uses in industrial zones, the new Zoning Bylaw allows some non-industrial uses to be developed in a manner that ensures that they are established to support industrial uses.

This is important because the Service Agreement Fee (SAF) policy establishes a lower SAF rate for businesses operating in industrial zones compared to businesses in other zones. This is in recognition that Industrial development typically puts a lower demand on City services on a land area basis than Residential or Commercial development. The lower industrial SAF rate is also meant to encourage industrial development and was not intended for commercial development.

What Uses Are Controlled?

The 100 metre separation from Residential and Mixed-Use zones applies to 8 of the 48 land uses that can be developed in the IL – Industrial Light zone. These are:

- Food & Beverage, Lounge
- Food & Beverage, Restaurant
- Service Trade, Clinic
- Service Trade, Light
- Service Trade, Personal
- Retail Trade, Shop
- Wholesale Trade, Indoor
- Retail Trade, Outdoor Lot



Questions?

Visit Regina.ca/zoningbylaw or contact Service Regina at 306-777-7000.

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What Are The Options For Persons Who Want To Develop A Land Use That Is Restricted In An Industrial Zone?

Contact the City to set up a reapplication meeting where a Planner will be able to provide you with options based on the specifics of your proposal.

How Does This Impact You?

The new Zoning Bylaw regulations are not retroactive to existing properties. The Bylaw applies to new development. The restrictions may cause some existing land uses to become legally non-conforming. The non-conforming use is allowed to continue operating but the area of the non-conformity cannot be expanded.

