

November 09, 2020

Dear Property Owner / Occupants:

RE: Application Number: **PL202000203**
Application Type: **Discretionary Use**
Legal Address: PLAN: 77R56670 BLOCK: 21 LOT: 11
Civic Address: 409 Maxwell Crescent

The City of Regina has received the above **Discretionary Use** application for a "**Storage, Outdoor**" land use under *the Regina Zoning Bylaw 2019* for storing industrial pipes and related equipment.

The project is being reviewed under the discretionary use processes, in which the City gathers comments from interested parties and stakeholders, including nearby landowners, which feed into a report to Regina Planning Commission . The Regina Planning Commission recommends that City Council approve or deny the proposal. City Council then considers the recommendation of Regina Planning Commission and makes a final decision.

A comment sheet has been included should you wish to send written comments through mail or fax. An electronic version can be found at www.regina.ca/proposeddevelopment under the application number. Electronic correspondence is encouraged. Your comments would be appreciated by **December 7, 2020**.

Notice of this Discretionary Use is provided to the owners and occupants of properties located within the vicinity of the subject property.

If you require additional information, please contact me at **306-777-7000** or email proposeddevelopment@regina.ca.

Sincerely,



Binod Poudyal
City Planner II

Information Sheet

Discretionary Use Application (PL202000203)
409 Maxwell Crescent
Storage, Outdoor

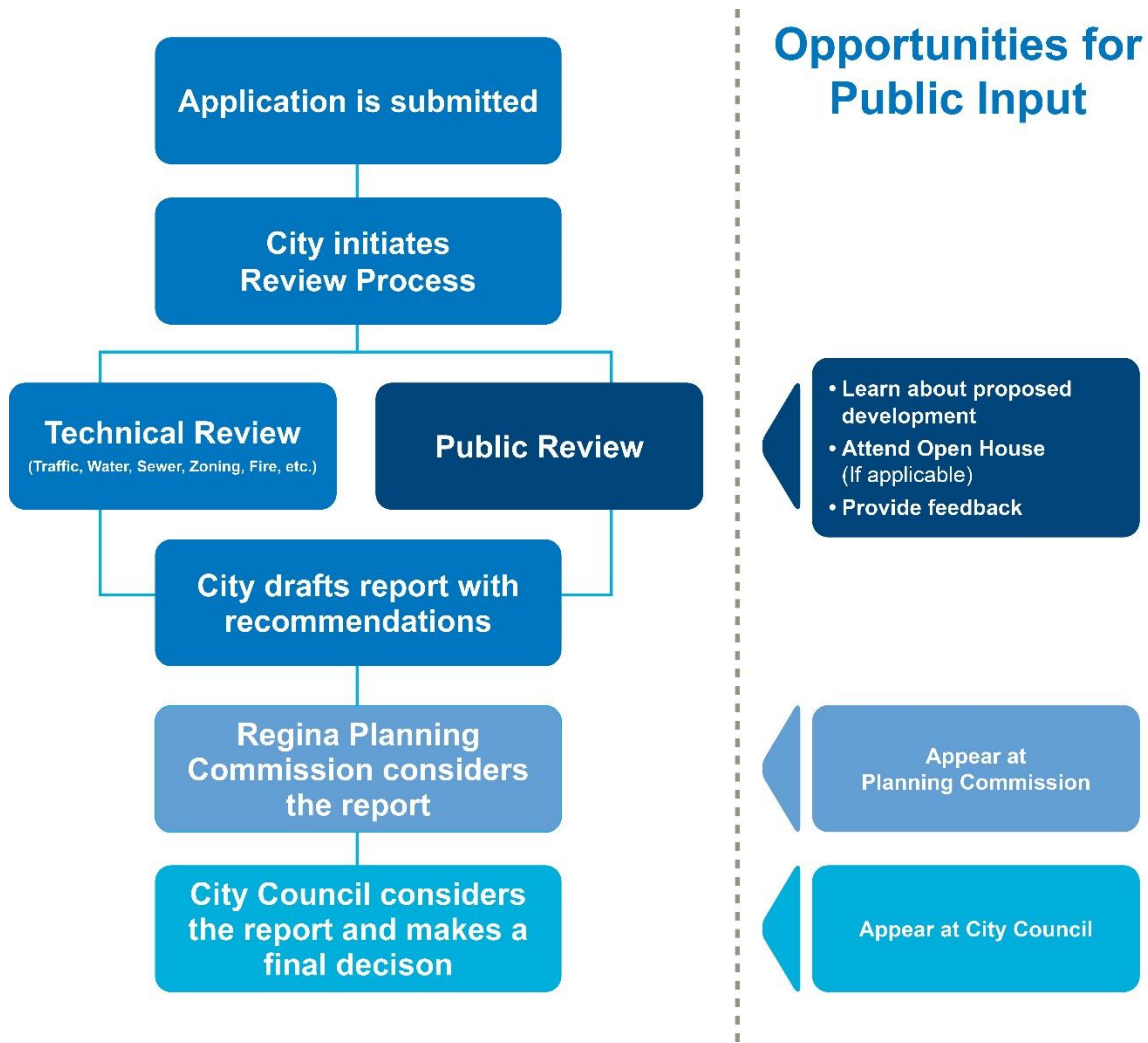
409 Maxwell Crescent

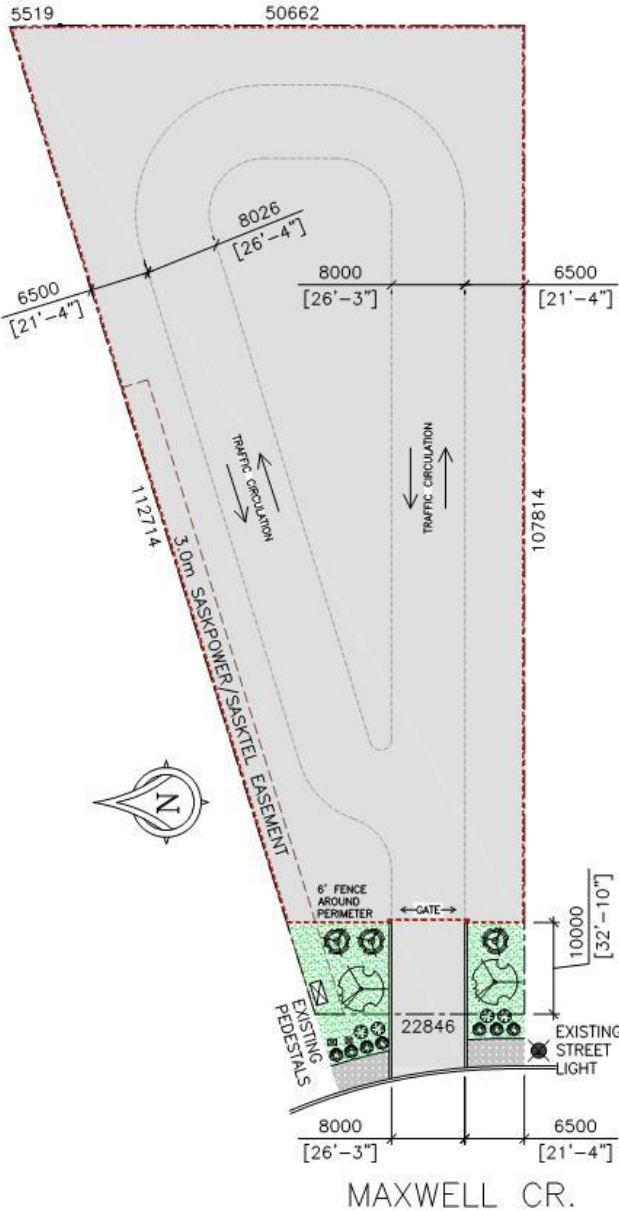
Overview

Background	<ul style="list-style-type: none"> The subject property is located within Industrial Ross Subdivision. The site is currently vacant. “Discretionary Use” means a use of land, intensity of use, development or other structure that may be permitted in a zone only at the discretion of and at a location specified by the Development Officer or Council, as the case may be, in accordance with this Bylaw. This property is identified as IL- Industrial Light Zone, where “Storage, Outdoor” with area greater than 500 square meters, per lot is considered discretionary.
Proposal	<ul style="list-style-type: none"> The applicant proposes to use the property for “Storage, Outdoor” land use. The applicant intends to store industrial pipes and related equipment within a locked compound.

Additional Information

Process	<ul style="list-style-type: none"> Refer to the Application Review Process on the back of page. Any person is free to address Regina Planning Commission or City Council. If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.
Regina Planning Commission / City Council Meeting	Visit www.Regina.ca/proposeddevelopment for updates on this application.
Contact	Binod Poudyal, City Planner II Planning and Development Services Department proposeddevelopment@regina.ca / 306-777-7000





ADDRESS 409 MAXWELL CR.
 LEGAL DESC. LOT 11, BLOCK 21, PLAN 77R56670
 SCALE 1:500

ZONING INDUSTRIAL LIGHT (IL)
 LAND USE STORAGE, OUTDOOR
 LOT AREA 4,262sq.m.

INDUSTRIAL LIGHT ZONING REQUIREMENTS

MIN. FRONT YARD SETBACK	NIL
MIN. REAR YARD SETBACK	N/A
MIN. SIDE YARD SETBACKS	NIL
MIN. TOTAL SIDE YARD SETBACK	3.0m
MAX. LOT COVERAGE	75%
MAX. BUILDING/STRUCTURE HEIGHT	15m
MIN. PARKING STALLS	0 REQUIRED
MIN. LOADING STALLS	0 REQUIRED
BICYCLE PARKING REQUIREMENTS	N/A

LANDSCAPING REQUIREMENTS

MIN. TOTAL SITE LANDSCAPING	213.1sq.m. (5% OF LOT AREA)
LANDSCAPED AREA PROVIDED	245sq.m. (5.7% EXCEEDS MIN.)

PLANTING RATIOS

MIN. 1 TREE PER 40sq.m. OF REQUIRED SITE LANDSCAPING
 1 TREE x 213.1sq.m./40sq.m. = 5.33 => 5 TREES
 TOTAL TREES PROVIDED: 2

MIN. 1 DECIDUOUS TREE FOR EVERY 10m ALONG ROADWAY
 1 TREE x 22.846m/10m = 2.3 => 2 STREET TREES
 STREET TREES PROVIDED: 2

1 SHRUB PER 20sq.m. OF REQUIRED SITE LANDSCAPING
 1 SHRUB x 213.1sq.m./20sq.m. = 10.66 => 11 SHRUBS
 TOTAL SHRUBS PROVIDED: 11

AESTHETIC SCREENING REQUIREMENTS

1.83m (6ft.) FENCE ALONG ABUTTING LOT LINES REQUIRED FOR AN OUTDOOR STORAGE AREA

LEGEND	
---	PROPERTY LINE
- - -	EASEMENT
---	CURB
- - -	6' FENCE
■	RECLAIMED ASPHALT
■	STONE
■	GRASS



385 Maxwell Crescent Regina, Saskatchewan S4N 5X9
 Ph: (306) 352-5900 Fx: (306) 352-5902 www.northridge.sk.ca

Project Maxcom Propertles Ltd.
 Address 409 Maxwell Crescent
 Regina, Saskatchewan
 Drawing Name Preliminary Site Plan

Drawn By NP
 Scale 1:750
 Revision Oct. 2, 2020

PL202000203

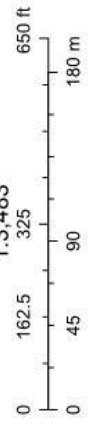


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Subject Property

1:3,483



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Map by: City of Regina Corporate GIS

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