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
### Overview

#### Background
- 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
- 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
- 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](http://www.Regina.ca/proposeddevelopment) for updates on this application.

#### Contact
Binod Poudyal, City Planner II
Planning and Development Services Department
[proposeddevelopment@regina.ca](mailto:proposeddevelopment@regina.ca) / 306-777-7000
Application is submitted

City initiates Review Process

Technical Review
(Traffic, Water, Sowen, Zoning, Fire, etc.)

Public Review

City drafts report with recommendations

Regina Planning Commission considers the report

City Council considers the report and makes a final decision

Opportunities for Public Input

• Learn about proposed development
• Attend Open House (if applicable)
• Provide feedback

Appear at Planning Commission

Appear at City Council
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: 4,202 sq.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: 213.1 sq.m. (5% of LOT AREA)
LANDSCAPED AREA PROVIDED: 245 sq.m. (5.7% EXCEEDS MIN.)

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

MIN. 1 DECIDUOUS TREE FOR EVERY 10m ALONG ROADWAY
1 TREE x 22.84m / 10m = 2.23 => 2 STREET TREES
STREET TREES PROVIDED: 2

1 SHRUB PER 20 sq.m. OF REQUIRED SITE LANDSCAPING
1 SHRUB x 213.1 sq.m / 20 sq.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:
- Representative
- Existing
- Curb
- Fence
- Required Retaining
- Stone
- Grass

Project:
Maxcom Properties Ltd.
Address:
409 Maxwell Crescent
Regina, Saskatchewan

Drawing Name:
Preliminary Site Plan

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