



CITY COUNCIL

Wednesday, March 25, 2026
1:00 PM

Henry Baker Hall, Main Floor, City Hall

Pursuant to subsection 11.1 of The Procedure Bylaw, No. 9004, no new delegations or written submissions will be accepted for items tabled from a previous meeting of.



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**Agenda
City Council
Wednesday, March 25, 2026**

Consent agenda items noted in “[Blue Font](#)” will be voted on by City Council as a single item with no discussion or debate, with the following exceptions:

- a citizen registers to speak as a delegation on a consent agenda item; and/or
- a member of Council notifies the Chair that they wish to have an item on the consent agenda removed from the list for further discussion and/or debate at the meeting.

Citizens who wish to register to speak to an item on the meeting agenda may do so by visiting Regina.ca/register and submitting a completed registration form together with a written submission before the registration deadline of 12:00 p.m. on Monday, March 23, 2026. If you require assistance with the delegation registration form, please contact us at 306-777-7262 before the registration deadline.

Confirmation of Agenda

Adoption of Minutes

Minutes of the meeting held March 11, 2026

PUBLIC HEARING AND PUBLIC NOTICE BYLAWS

- | | |
|--------|--|
| 2026-4 | The Regina Zoning Amendment Bylaw, 2026 |
| 2026-5 | Design Regina: The Official Community Plan Amendment Bylaw, 2026 |
| 2026-7 | The Regina Zoning Amendment Bylaw, 2026 (No. 2) |

TABLED PUBLIC NOTICE REPORT

- | | |
|---------|--|
| CR26-17 | Banking Service Agreement & Short-term Borrowing (<i>tabled from March 11, 2026 meeting</i>) |
|---------|--|

Recommendation

That City Council:



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1. Approve the following, subject to the necessary borrowing bylaw to be passed by City Council:
 - a) Approve new short-term borrowing by an increase of the City's line of credit from \$9 million to \$20 million and an increase of the City's corporate credit card program limit from \$1 million to \$1.5 million.
 - b) Authorize the Chief Financial Officer and Deputy City Manager (CFO), to engage and negotiate with BMO to obtain a line of credit of \$20 million and corporate credit card program limit of \$1.5 million plus any related interest or other costs of the debt for a term that extends until April 30, 2037.
 - c) Authorize the CFO to negotiate, approve and enter into all necessary agreements to facilitate the line of credit of \$20 million and credit card limit of \$1.5 million plus any related interest or other costs of the debt resulting in this borrowing and return to City Council for final approval of the debt and terms in the borrowing bylaw; and
2. Instruct the City Solicitor to prepare a new borrowing bylaw or to amend the current *Short-Term Borrowing Bylaw*, Bylaw No. 2020-15, based on the terms and conditions negotiated by the CFO and return to City Council for approval.

PUBLIC NOTICE REPORTS

CR26-31 Official Community Plan & Zoning Bylaw Amendments - 4025 Parliament Ave

Recommendation

That City Council:

1. Approve the application to amend The Regina Zoning Bylaw, 2019 by:
 - a. Rezoning the property located at 4025 Parliament Avenue, as shown on Appendix A-2, and legally described as Block Y1, Plan 102193040, from PS – Public Service Zone to MH – Mixed High-Rise Zone; and
 - b. Amending Zoning Map 2484(A) accordingly.



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2. Amend Part B of Design Regina: The Official Community Plan, Bylaw No. 2013-48 by deleting Section 2.4.
3. Direct Administration to bring a report to City Council in Q2 of 2026 with parking options for the area around the south rugby fields; and
4. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.

CR26-32 North Regina Little League Clubhouse Lease

Recommendation

That City Council:

1. Approve the City of Regina entering a lease agreement, consistent with the terms and conditions stated in this report, with North Regina Little League Inc. for a portion of the lands on City of Regina owned property known as Kinsmen Park North, located at 850 Pasqua Street, as shown in Appendix A;
2. Delegate Authority to the Chief Financial Officer & Deputy City Manager or their designate to negotiate any other commercially relevant terms and conditions, as well as any amendments to the agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to this agreement; and
3. Authorize the City Clerk to execute the Lease Agreement upon review and approval by the City Solicitor.

CR26-33 Animal Bylaw Review Report

Recommendation

That City Council:

1. Approve the amendments to *The Regina Animal Bylaw, 2009*, Bylaw No. 2009-44 as outlined in Appendix A of this report;
2. Direct Administration to:
 - a. Include a focus in the next phase of the review on incorporating additional recommendations for provisions to promote responsible pet ownership, that are identified in consultation



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with key stakeholders and experts, including but not limited to: Regina Humane Society, pet rescue organizations, the provincial government, Regina Police Service and Animal Justice;

- b. Consult with community groups and stakeholders, and bring the results of that consultation to the Accessibility Advisory Committee, to gather feedback on the application of and any necessary exceptions to the Bylaw for service animals; and
 - c. Report back to the Executive Committee in Q4 of 2027 with the results of the consultation outlined in item #2b, with a recommendation for potential exceptions for service animals that could be incorporated into the Bylaw.
3. Direct the City Solicitor to prepare the necessary bylaw amendments to Bylaw No. 2009-44, *The Regina Animal Bylaw, 2009* as outlined in Appendix A: Animal Bylaw Amendments, to be brought forward to the meeting of City Council following approval of these recommendations by City Council;

CM26-2 Debt, Other Capital Funding Considerations, and Opportunities for Central Library Renewal Project

Recommendation

That City Council receive and file this report.

TABLED COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CR26-20 Economic Development Regina Inc. - Appointment of Directors (*tabled from March 11, 2026 meeting*)

Recommendation

That City Council:

1. Authorize the Corporate Controller, as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Economic Development Regina Inc. (EDR) membership meeting to elect the following individuals to the Board of Directors for the terms listed:

Reappointments:

- Darren Howden (Board Chair – May 1, 2026 to April 30, 2029).



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- Thomas Benjoe (May 1, 2026 to April 30, 2029).
- Diana Leray (May 1, 2026 to April 30, 2029).
- Mitch Molnar (May 1, 2026 to April 30, 2029).

New Appointments:

- Derek Lothian (May 1, 2026 to April 30, 2029).
- Dave Pettigrew (May 1, 2026 to April 30, 2029).

Non-voting City Council Designate Appointments:

- Mayor Chad Bachynski (January 1, 2026 to December 31, 2026).
- Councillor David Froh (January 1, 2026 to December 31, 2026).

CR26-21 Buffalo Pound Water Treatment Corporation - Appointment of Directors & Amendment to Buffalo Pound Water Treatment Corporation Bylaw & the Unanimous Membership Agreement (*tabled from March 11, 2026 meeting*)

Recommendation

That City Council:

1. Authorize the Deputy City Manager, City Operations, as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Buffalo Pound Water Treatment Corporation (BPWTC) Annual General Meeting (AGM) to do the following:
 - a. Appoint the following individuals to the Board of Directors for a three-year term, ending April 30, 2029:

Reappointments:

- Jessica Theriault (May 1, 2026 to April 30, 2029)
- Patricia Warsaba (May 1, 2026 to April 30, 2029)
- Patricia Wilson (May 1, 2026 to April 30, 2029)

Appointments:

- Raman Mall (May 1, 2026 to April 30, 2029)
- Sean McEachern (May 1, 2026 to April 30, 2029)

- b. Approve an amendment to Bylaw No. 1 of the BPWTC so that there is a nine year limit on the term of Directors as outlined in this Report and Appendix B – Buffalo Pound Water Treatment Corporation Approval of Amendment to Bylaw No 1 and the Unanimous Membership Agreement;



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2. Approve amendments to the Unanimous Membership Agreement (UMA) respecting BPWTC dated January 1, 2016, to amend section 4.6 (Maximum Term) by striking out the following: " after which they must vacate their office for at least one (1) year";
3. Instruct the City Solicitor to make the amendments to the UMA outlined in recommendation 2, effective May 1, 2026; and
4. Authorize the City Clerk to execute the amended UMA.

CR26-22 Regina Exhibition Association Ltd. - Appointment of Directors (*tabled from March 11, 2026 meeting*)

Recommendation

That City Council authorize the Chief Financial Officer & Deputy City Manager, as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Regina Exhibition Association Limited (REAL) Annual General Meeting to appoint the following individuals to the Board of Directors for a two-year term, ending May 31, 2028:

Reappointments:

- Jaime Boldt (June 1, 2026 to May 31, 2028)
- Sarah Fedirko (June 1, 2026 to May 31, 2028)
- Jonathan Hackshaw (June 1, 2026 to May 31, 2028)

TABLED MOTION

MN26-2 Continuous Improvement in Construction Practices (*tabled from March 11, 2026 meeting*)

Recommendation

That City Council direct Administration to:

1. Report back to City Council by Q1 2027 on the following:
 - a) Detailing ongoing and planned continuous improvements in construction practices, specifically addressing:
 - i. Coordinating construction for all City projects and for projects led by other organizations operating within the city to ensure efficient planning, scheduling, and



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- delivery;
 - ii. Procurement processes and opportunities for innovation;
 - iii. Hours of work, including potential for extended or 24-hour operations;
 - iv. Equipment and materials selection for efficiency and reduced impact;
 - v. Execution strategies to expedite project delivery;
 - vi. Resident and business engagement approaches to ensure effective communication and mitigation of concerns;
 - vii. Best practices based on comparisons with other municipalities across Canada; and
 - b) Identify any required adjustments to relevant bylaws, contracts, or operational policies that may be necessary to facilitate these improvements and further enhance Regina's ability to deliver construction projects with greater efficiency and community benefit; and
- 2. Identify any process improvements that may be required to support the evaluation of each construction project based on the balance between cost, speed of execution, and the impact to local residents and businesses.

TABLED BYLAW

2026-12 The Regina Transit Fare Amendment Bylaw, 2026 (*tabled from March 11, 2026 meeting for 3^d reading only*)

COMMITTEE REPORTS
EXECUTIVE COMMITTEE

[CR26-34 Regina Fire Bylaw Update Report](#)

Recommendation

That City Council:

1. Repeal Bylaw No. 2018-49, *The Regina Fire Bylaw*;



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2. Approve a new fire bylaw consistent with the summary of changes outlined in Appendix A; Summary of Proposed Fire Bylaw Amendments; and
3. Instruct the City Solicitor to prepare the necessary bylaw to repeal Bylaw No. 2018-49 and establish a new fire bylaw to include the changes addressed in Appendix A, to be brought forward to the meeting of City Council following approval of the recommendations by Council.

CR26-35 Review of Nuisance and Derelict Properties**Recommendation**

That City Council direct Administration to continue addressing derelict properties through its proactive enforcement process and initiatives.

CR26-36 Land & Real Estate Annual Report**Recommendation**

That City Council receive and file this report.

NOTICE OF MOTION

MN26-4 Expediting the Renewal of Asbestos-Cement Water Pipes

Recommendation

THEREFORE BE IT RESOLVED that City Council:

1. Direct Administration to bring a report back in Q4 2026 with the following information:
 - a. The implications of expediting the timeline for the renewal of asbestos-cement water pipes, with the following renewal scenarios: 10 km/year, 15 km/year, and 20 km/year, with the understanding that these increased renewals would occur over a period of approximately 5 years; and
 - b. Research respecting potential funding options to mitigate costs through provincial and federal government programs, as well as entities such as the Federation of Canadian Municipalities and the National Research Council.



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MOTION

MN26-3 Accessible Playground Guidelines Related to Grant Program

Recommendation

THEREFORE BE IT RESOLVED that City Council:

1. Direct Administration to consult with school boards, representatives of school community councils, community associations and the Accessibility Advisory Committee to investigate avenues to modify the Accessible Playground Design Standard to address concerns; and
2. Delegate authority to the Deputy City Manager, City Planning & Community Services or designate to approve future changes to the Accessible Playground Design Standard.

BYLAWS

2026-17 The Public Notice Amendment Bylaw, 2026

2026-19 The Regina Traffic Amendment Bylaw, 2026 (No. 2)

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, MARCH 11, 2026

AT A MEETING OF CITY COUNCIL

AT 1:00 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Mayor Chad Bachynski, in the Chair
Councillor Clark Bezo
Councillor Mark Burton
Councillor Victoria Flores
Councillor David Froh
Councillor Jason Mancinelli
Councillor Shobna Radons
Councillor Dan Rashovich
Councillor George Tsiklis (Remote)
Councillor Sarah Turnbull
Councillor Shanon Zachidniak

Also in Attendance: Acting City Manager, Jim Nicol
Acting City Clerk, Amber Ackerman
Acting Deputy City Clerk, Martha Neovard
City Solicitor, Shannon Williams
Chief Financial Officer/Deputy City Manager, Daren Anderson
Deputy City Manager, City Operations, Kurtis Doney
Deputy City Manager, City Planning & Community Services, Deborah Bryden
Deputy City Manager, Communications, Service Regina & Tourism, Jennifer Johnson
Director, City Centre & Community Standards, Faisal Kalim
Director, Transit, Nathan Luhnig

CONFIRMATION OF AGENDA

Councillor George Tsiklis moved, seconded by Councillor Shobna Radons, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the Chair, with the following adjustments:

- **ADD:**
 - **Delegation DE26-22 Daniel Briscoe and Brad Clifton, Troika Management Corporation, Kelowna, B.C. to item *CR26-14 Zoning Bylaw Amendment - 1400 N Courtney Street*;**
 - **Delegation DE26-23 Cathy Lawrence, Terra Developments Inc., Regina, SK to item *CR26-15 Zoning Bylaw Amendment - 2401 Woodland Grove Drive*;**
 - **Communication CP26-12 Jeffrey Boutilier, Regina's Warehouse District, Regina, SK to item *CR26-23 2026 Budget - Regina's Warehouse Business***

- *Improvement District; and*
- **Communication CP26-13 Judith Veresuk, Regina Downtown Business Improvement District, Regina SK to item *CR26-24 2026 Budget - Regina Downtown Business Improvement District; and***
- **The registered List of Delegations;**
- **WITHDRAW delegation DE26-9 Sheena Gordon, Regina, SK from the registered List of Delegations for item *2026-12 The Regina Transit Fare Amendment Bylaw, 2026* and add their written submission as communication CP26-11;**
- **REPLACE page 70 of the published agenda related to Item CR26-14 Zoning Bylaw Amendment - 1400 N Courtney Street (Appendix C - Proposed Zoning of RPC26-1) with the attached version, noting the correctly labeled PS - Public Service Zone parcel. This is considered a minor technical error with no implications from a public review perspective; and**
- **Deem item *MN26-3 Accessible Playground Guidelines Related to Grant Program* read into the record to give written notice that it will be debated by Council at its March 25, 2026 meeting.**

NOTICE OF MOTION

MN26-3 Accessible Playground Guidelines Related to Grant Program

Councillor Jason Mancinelli gave written notice that at the March 25, 2026 City Council meeting, he intends to make the following recommendation:

That City Council:

1. **Direct Administration to consult with school boards, representatives of school community councils, community associations and the Accessibility Advisory Committee to investigate avenues to modify the Accessible Playground Design Standard to address concerns; and**
1. **Delegate authority to the Deputy City Manager, City Planning & Community Services or designate to approve future changes to the Accessible Playground Design Standard.**

ADOPTION OF MINUTES

Councillor Shobna Radons moved, seconded by Dan Rashovich AND IT WAS RESOLVED, that the minutes for the meeting held on February 25, 2026 be adopted, as circulated.

CONSENT AGENDA

Pursuant to section 13.1 of *The Procedure Bylaw, No. 9004*, Councillor Dan Rashovich requested that item *CR26-28 Traffic Bylaw Amendments from the 2026 Budget Process* be removed from the consent agenda.

Councillor Jason Mancinelli moved, seconded by Councillor Mark Burton, AND IT WAS RESOLVED, that the following items on the consent agenda be approved:

- **CR26-18 Park Naming - Coopertown MR1**
- **CP26-12 Jeffrey Boutilier, Regina's Warehouse District, Regina, SK**
- **CR26-23 2026 Budget - Regina's Warehouse Business Improvement District**
- **CP26-13 Judith Veresuk, Regina Downtown Business Improvement District, Regina SK**
- **CR26-24 2026 Budget - Regina Downtown Business Improvement District**
- **CR26-25 2026 Development Charges Rate Adjustment**
- **CR26-26 Donation of Park Assets for Eastview Park**
- **CR26-27 Southeast School Contribution Agreement**
- **CR26-29 Water & Wastewater Master Plans 5 Year Update**
- **CR26-30 Amendments to the Public Notice Policy Bylaw**

CR26-18 Park Naming - Coopertown MR1

Recommendation

That City Council approve Coopertown parcel MR1 to be named Thimbleberry Park.

CR26-23 2026 Budget - Regina's Warehouse Business Improvement District

Recommendation

That City Council:

1. Approve the Regina's Warehouse Business Improvement District (RWBID) 2026 Budget, attached as Appendix A to this report;
2. Approve the proposed 2026 mill rate for RWBID of 0.9325 mills. The RWBID's mill rate is only applicable to commercial properties within a specific defined boundary; and
3. Instruct the City Solicitor to prepare the necessary property tax bylaws to implement the above approved mill rate, to be brought forward in spring of 2026, following the City of Regina's (City) receipt to the education mill rate from the Government of Saskatchewan.

CR26-24 2026 Budget - Regina Downtown Business Improvement District

Recommendation

That City Council:

1. Approve the Regina Downtown Business Improvement District's (RDBID) 2026 Budget attached as Appendix A to this report;
2. Approve the proposed 2026 mill rate for the RDBID of 0.9535 mills.

The RDBID's mill rate is only applicable to commercial properties within a specified defined boundary; and

3. Instruct the City Solicitor to prepare the necessary property tax bylaws to implement the above approved mill rate, to be brought forward in spring of 2026, following the City of Regina's (City) receipt to the education mill rate from the Government of Saskatchewan.

CR26-25 2026 Development Charges Rate Adjustment

Recommendation

That City Council:

1. Approve updating the current development charge rates effective January 1, 2026 to December 31, 2026 to \$385,585 per hectare for greenfield residential and commercial development and \$128,494 per hectare for greenfield industrial zoned development; and
2. Instruct the City Solicitor to prepare the necessary amendments to *The Development Levy Bylaw, 2011* to give effect to Recommendation #1, to be brought forward to a meeting of City Council following approval of these recommendations and the required public notice.

CR26-26 Donation of Park Assets for Eastview Park

Recommendation

That City Council:

1. Approve acceptance of the donation of a neighbourhood accessible playground and basketball court upgrade in Eastview Park, totaling more than \$250,000, from the Queen City Eastview Community Association; and
2. Delegate authority to the Deputy City Manager, City Planning & Community Services, or their designate, to negotiate and approve a Donation Agreement(s) between the City of Regina and the Queen City Eastview Community Association regarding the donation as described in this report, any amendments to the Agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the Agreement.

CR26-27 Southeast School Contribution Agreement

Recommendation

That City Council:

1. Authorize the City of Regina to enter into a Contribution Agreement with the Ministry of Education to formally establish the respective

roles, responsibilities, obligations and financial contributions of each party relating to the development of a new joint use school in the Southeast Neighbourhood, all in accordance with the terms and conditions set out in the proposed Memorandum of Understanding and as further detailed in this report;

2. Authorize the City of Regina to enter into lease agreements with the Board of Education of the Regina Public School Division No. 4 of Saskatchewan and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 for use of the Land for school purposes, consistent with the Memorandum of Understanding, Section 195 of The Planning and Development Act, 2007, and Section 5 of the Dedicated Lands Regulations, 2009;
3. Approve the designation of the Land as Municipal Reserve pursuant to Section 188 of The Planning and Development Act, 2007; and
4. Authorize the City Clerk to execute the agreements upon review and approval by the City Solicitor.

CR26-29 Water & Wastewater Master Plans 5 Year Update

Recommendation

That City Council:

1. Delegate authority to the Deputy City Manager, City Planning & Community Services or designate, to initiate a public procurement process to engage consulting and professional services over \$750,000 for reviews of the Water Master Plan, Wastewater Master Plan and Drainage Master Plan; and
2. Delegate authority to the Deputy City Manager, City Planning & Community Services or designate, to negotiate, award, enter into an agreement with the highest-ranking proponent(s), authorize any amendments to the agreement that do not substantially change what is described in this report and authorize any ancillary agreements or documents required to give effect to the consulting services agreement resulting from recommendation #1.

CR26-30 Amendments to the Public Notice Policy Bylaw

Recommendation

That City Council:

1. Approve amendments to Bylaw No. 2020-28, *The Public Notice Policy Bylaw, 2020*, as outlined in this report to:
 - a) Remove newspaper advertising as a method of providing minimum public notice for matters pertaining to The Planning

- and Development Act, 2007;
- b) Change the timeframes for providing public notice for planning matters, per The Planning and Development Act, 2007, from 14 days to seven days, with the exception of notices related to the adoption of any new official community plan or zoning bylaw which would remain at the current 28 days; and
 - c) Remove the requirement for written notice for zoning bylaw amendments; and
2. Instruct the City Solicitor to prepare amendments to Bylaw No. 2020-28, The Public Notice Policy Bylaw, 2020 to give effect to Recommendation 1 and as further described in this report to be brought forward to the meeting of City Council following approval of these recommendations by City Council.

PUBLIC NOTICE BYLAW AND RELATED REPORT

CM26-1 Indoor Aquatic Facility Debt

Recommendation

That City Council direct Administration to include an estimated 1.61 per cent mill rate in the 2027 Budget and an estimated 0.30 per cent mill rate in the 2028 Budget to fund the sinking fund (principal) and interest payments associated with the \$155 million of long-term debt acquired in 2026 for the Indoor Aquatic Facility (IAF) and Geothermal Heating Facility (GHF).

Councillor Clark Bezo moved, seconded by Councillor Mark Burton that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Bezo
SECONDER:	Councillor Burton
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

2016-16 The Indoor Aquatic Facility Project Sinking Fund Debenture Bylaw, 2026

First Reading

Councillor Jason Mancinelli moved, seconded by Councillor Mark Burton that Bylaw No. 2026-16 be introduced and read a first time.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Mancinelli
SECONDER:	Councillor Burton
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

The Bylaw was read a first time.

Second Reading

Councillor Jason Mancinelli moved, seconded by Councillor Sarah Turnbull that Bylaw No. 2026-16 be introduced and read a second time.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Mancinelli
SECONDER:	Councillor Turnbull
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

The Bylaw was read a second time.

Consent for Third Reading

Councillor Jason Mancinelli moved, seconded by Councillor Victoria Flores that City Council hereby consent to Bylaw No. 2026-16 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY as required by law.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Mancinelli
SECONDER:	Councillor Flores
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

Third Reading

Councillor Jason Mancinelli moved, seconded by Councillor Shanon Zachidniak, that Bylaw No. 2026-16 be read a third time.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Mancinelli
SECONDER:	Councillor Zachidniak
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

The Bylaw was read a third and final time.

TABLED BYLAW AND RELATED DELEGATIONS AND COMMUNICATIONS

2026-12 The Regina Transit Fare Amendment Bylaw, 2026

First Reading

Councillor Jason Mancinelli moved, seconded by Councillor Shobna Radons, that Bylaw No. 2026-12 be introduced and read a first time.

The motion was put and declared CARRIED.

RESULT:	CARRIED [6 to 5]
MOVER:	Councillor Mancinelli
SECONDER:	Councillor Radons
IN FAVOUR:	Councillors: Bezo, Burton, Mancinelli, Rashovich, Tsiklis, and Mayor Bachynski
AGAINST:	Councillors: Flores, Froh, Radons, Turnbull, and Zachidniak

The Bylaw was read a first time.

The following delegations addressed City Council:

- DE26-7 Terri Sleeva, representing Regina Citizens Public Transit Coalition (RCPTC), Regina, SK
- DE26-11 Florence Stratton, Regina, SK
- DE26-12 Mandla Mthembu, Regina, SK
- DE26-14 Kelly Montgomery, Regina, SK
- DE26-15 Ted Jaleta, representing Regina Public School Division, Regina, SK

RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's *Procedure Bylaw No. 9004*, a 15 minute recess was called.

City Council recessed at 2:43 p.m.

City Council reconvened at 3:02 p.m.

- DE26-8 Dylan Morin, Regina, SK

- DE26-16 Ellen McLaughlin, Regina, SK
- DE26-17 Emily Eaton, Regina, SK
- DE26-18 Vanessa Mathews, Regina, SK
- DE26-20 Rebecca Granovsky-Larsen, Regina SK

Councillor Victoria Flores moved, seconded by Councillor Shanon Zachidniak, AND IT WAS RESOLVED, that the following communications be received and filed:

- CP26-4 James Elliott, Regina, SK
- CP26-5 Sukhwinder Ganda, ATU588, Regina, SK
- CP26-6 Cory Cesselli, Regina, SK
- CP26-7 Ryan Bast, Regina Catholic School Division, Regina, SK
- CP26-8 Shawn Koch, Regina, SK
- CP26-9 Atticus Kolody-Watt, Better Bus Youth, Regina, SK
- CP26-11 Sheena Gordon, Regina, SK
- CP26-14 Thabang Mthembu, Regina, SK
- CP26-15 Madi Massier, Regina, SK

Second Reading

Councillor Jason Mancinelli moved, seconded by Councillor Clark Bezo, that Bylaw No. 2026-12 be introduced and read a second time with an amendment to section 6 of the Bylaw to read as follows:

“6. This Bylaw comes into force on April 8, 2026.”

RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's *Procedure Bylaw No. 9004*, a 15 minute recess was called.

City Council recessed at 4:29 p.m.

City Council reconvened at 4:47 p.m.

The motion was put and declared CARRIED.

RESULT:	CARRIED [6 to 5]
MOVER:	Councillor Mancinelli
SECONDER:	Councillor Bezo
IN FAVOUR:	Councillors: Bezo, Burton, Mancinelli, Rashovich, Tsiklis, and Mayor Bachynski
AGAINST:	Councillors: Flores, Froh, Radons, Turnbull, and Zachidniak

The Bylaw, as amended, was read a second time.

Third Reading Consent

Councillor Jason Mancinelli moved, seconded by Councillor Dan Rashovich that City Council hereby consent to Bylaw No. 2026-12 going to third and final reading at this meeting.

The motion was put and declared NOT UNANIMOUS, as required by law.

RESULT:	NOT UNANIMOUS AS REQUIRED BY LAW [6 to 5]
MOVER:	Councillor Mancinelli
SECONDER:	Councillor Rashovich
IN FAVOUR:	Councillors: Bezo, Burton, Mancinelli, Rashovich, Tsiklis, and Bachynski
AGAINST:	Councillors: Flores, Froh, Radons, Turnbull, and Zachidniak

Bylaw No. 2026-12 is deemed tabled to the March 25, 2026 meeting of City Council for third reading.

PUBLIC NOTICE REPORTS

CR26-14 Zoning Bylaw Amendment – 1400 N Courtney Street

Recommendation

That City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 1400 N Courtney Street, and legally described as part of LSD 2 9-18-20-W2 Ext 19, to multiple zones, as shown in Appendix C – Proposed Zoning; and
 - b. Amending Zoning Maps 2094(A), 2093(A) and 2094(B) accordingly; and
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.

Delegation DE26-22 Daniel Briscoe and Brad Clifton, representing Troika Management Corporation, Kelowna, B.C. addressed City Council.

Councillor Jason Mancinelli moved, seconded by Councillor Dan Rashovich that the recommendations contained in the report be concurred in.

(Councillor David Froh left the meeting temporarily.)

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Mancinelli
SECONDER:	Councillor Rashovich
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski
AWAY:	Councillor Froh

(Councillor David Froh returned to the meeting.)

The Chair called for a five minute recess.

City Council recessed at 5:40 p.m.

City Council reconvened at 5:46 p.m.

CR26-15 Zoning Bylaw Amendment – 2401 Woodland Grove Drive

Recommendation

That City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 2401 Woodland Grove Drive, legally described as NW 14-17-19-2, Plan 102389788 Ext 2, from UH – Urban Holding Zone to I – Institutional Zone, as shown on Appendix A-2 – Zoning; and
 - b. Amending Zoning Map 3486(A) accordingly; and
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.

Delegation DE26-23 Cathy Lawrence, representing Terra Developments, Regina, SK addressed City Council.

Councillor Mark Burton moved, seconded by Councillor Jason Mancinelli that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Burton
SECONDER:	Councillor Mancinelli
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

CR26-16 Debt Update Including Library Debt Options

Recommendation

That City Council refer this matter back to Administration to report back to the Audit and Finance Committee at its March meeting with a scenario where the CHIF funding is granted, for City Council's consideration in Q2 2026.

Delegation DE26-21 Jeff Barber, Marj Gavigan, and Curtis Smith, representing Regina Public Library, Regina, SK addressed City Council.

RECESS

Pursuant to the provisions of Section 33(2.2) of City Council's *Procedure Bylaw No. 9004*, a 45 minute recess was called.

City Council recessed at 6:15 p.m.

City Council reconvened at 7:04 p.m.

Councillor David Froh moved, seconded by Councillor Victoria Flores that City Council receive and file this report.

Extend Speaking Time for Debate on Motion

Councillor David Froh moved, seconded by Councillor Sarah Turnbull, that City Council extend the five minute speaking allotment for members of Council as outlined in section 25(2)(a) of *The Procedure Bylaw, Bylaw No. 9004*, "that no member shall speak longer than five minutes on any original motion before Council", to ten minutes for this agenda item only at this meeting, being item *CR26-16 Debt Update Including Library Debt Options*.

The motion was put and declared CARRIED.

RESULT:	CARRIED [6 to 5]
MOVER:	Councillor Froh
SECONDER:	Councillor Turnbull
IN FAVOUR:	Councillors: Burton, Flores, Froh, Rashovich, Tsiklis, and Turnbull
AGAINST:	Councillors: Bezo, Mancinelli, Radons, Zachidniak, and Mayor Bachynski

RECESS

Pursuant to the provisions of Section 33(2.1) of City Council's *Procedure Bylaw No. 9004*, a 15 minute recess was called.

City Council recessed at 7:41 p.m.

City Council reconvened at 7:59 p.m.

Referral Motion

Councillor David Froh moved, seconded by Councillor Sarah Turnbull, that City Council refer this matter back to Administration to:

- 1. Report back to City Council on March 25, 2026 with an informational report to include:**
 - a. A list of approved potential future capital projects requiring debt that have not yet been funded;**
 - b. A summary analysis of any potential revenue streams and/or opportunities pertaining to the Central Library Renewal Project, including potential risks, benefits, and policy alignment with relevant City of Regina plans and strategies. That this include, but not be limited to:**
 - i. a scenario where the CHIF funding is granted;**
 - ii. the consideration of an exemption of the debt room allocated to the principal sinking fund;**
 - iii. What revenue tools are available to the library;**
- 2. Bring an informational report to City Council by Q3 of 2026 that includes the following information:**
 - a) Debt limit forecasting for “Potential Future Other Projects” that may subsequently require debt funding, including explicit projected project timelines and funding sources;**
 - i. What other items have not been approved as a capital project, but that would be considered critical and core infrastructure requiring debt?**
 - ii. Are all material infrastructure and expenses included in our Master Plans, or pertinent plans, currently in our capital plan?**
 - b) An analysis of the debt room available within the current debt limit over the next five years, that includes any implications of the City reaching its maximum debt limit ;**
 - c) The list of capital projects which have received City Council approval and the corresponding amount of debt borrowing that has been secured through a debt borrowing bylaw;**
 - i. How do items make it onto the capital plan, how do the partners get on the capital plan, so they can provide feedback, and residents engage?**
 - ii. What is the process for partners and arms length entities to have their items included on the capital plan/approved capital project?**

- d) **A summary of our process leading to the situation including how we determine critical infrastructure requirements, notably, the upgrades to the wastewater treatment? When is Council or the public typically advised of this?**
- e) **An overview of governance, reputational and financial risk:**
- i. **Our decision history and governance relationship with the Central Library Renewal Project;**
 - ii. **Why from a technical perspective something is not formal until a bylaw or debt facility is passed?**
 - iii. **What else that has been passed by City Council, but may not have a bylaw or debt facility, from a technical standpoint, is at risk of reconsideration?**

The Chair called for a 15 minute recess.

City Council recessed at 8:25 p.m.

City Council reconvened at 8:42 p.m.

Referral Motion - Separate Vote Item #1

Item #1 of the referral motion was put and declared CARRIED.

RESULT:	CARRIED [9 to 2]
MOVER:	Councillor Froh
SECONDER:	Councillor Turnbull
IN FAVOUR:	Councillors: Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski
AGAINST:	Councillors: Bezo, Burton

Referral Motion - Separate Vote Item #2

Item #2 of the referral motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Froh
SECONDER:	Councillor Turnbull
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

Councillor Shobna Radons moved, seconded by Councillor Victoria Flores, that the meeting continue past 9:00 p.m.

Motion - Adjournment after Urgent Matters

Councillor Shanon Zachidniak moved, in amendment, seconded by Councillor Sarah Turnbull, that the meeting adjourn following consideration of the following urgent items:

- **CR26-19 2026 Citizen Appointments to Board of Revision and Regina Appeal Board**
- **CR26-28 Traffic Bylaw Amendments from the 2026 Budget Process**
- **Bylaw No. 2026-10 The Properties Exempt from Taxation as a Result of the 2014 Municipal Boundary Alternation Bylaw, 2026**
- **Bylaw No. 2026-11 The Heritage Maintenance Grant Agreement for the W.G. Downing and Company Building Located at 1150 Rose Street Bylaw, 2026**
- **Bylaw No. 2026-13 The Annual Low-Income Municipal Property Tax Deferral Program Bylaw, 2026**
- **Bylaw No. 2026-15 The Committee Amendment Bylaw, 2026**

The amendment was put and declared **CARRIED**.

RESULT:	CARRIED [6 to 5]
MOVER:	Councillor Zachidniak
SECONDER:	Councillor Turnbull
IN FAVOUR:	Councillors: Bezo, Burton, Froh, Rashovich, Turnbull, Zachidniak
AGAINST:	Councillors: Flores, Mancinelli, Radons, Tsiklis, and Mayor Bachynski

After the vote results were announced, Councillor Victoria Flores indicated she inadvertently voted In Favour of the amendment. There was no objection to the City Clerk changing her vote on the record to Against as reflected above.

The main motion, as amended, was put and declared **CARRIED**.

COMMITTEE REPORTS
EXECUTIVE COMMITTEE

CR26-19 2026 Citizen Appointments to Board of Revision and Regina Appeal Board

Recommendation

That City Council:

1. Approve the following appointments to the Board of Revision for a term of office as indicated below:
 - Kwaku Ayisi March 11, 2026 to December 31, 2027
 - Derek Davidson March 11, 2026 to December 31, 2027
 - Raul Sahran March 11, 2026 to December 31, 2027
2. Approve the following appointment to the Regina Appeal Board for a

term of office as indicated below:

- Angi McGarry March 11, 2026 to December 31, 2027

Councillor Mark Burton moved, seconded by Councillor Dan Rashovich that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Burton
SECONDER:	Councillor Rashovich
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

CR26-28 Traffic Bylaw Amendments from the 2026 Budget Process

Recommendation

That City Council:

1. Approve the amendments to *The Regina Traffic Bylaw, 1997, Bylaw No. 9900* (Traffic Bylaw), as set out in Appendix A of this report;
2. Approve Option 2 as outlined in the report;
3. Approve an amendment to *The Regina Traffic Bylaw, 1997, Bylaw No. 9900* (Traffic Bylaw) to incorporate any and all necessary bylaw amendments required to allow for the implementation and enforcement of a Prepaid Parking Voucher system which includes the following features: delegated authority for the Manager, Parking Services to sell and issue a Prepaid Parking Voucher which allows holders to park in a paid parking zone for a period of one hour per voucher where the voucher is displayed in the vehicle, with vouchers being sold in batches of 5 vouchers for \$13.75 and includes a limitation that only allows the use of Prepaid Parking Vouchers for a maximum of 2 hours with a fine amount of \$75.00 for violations; and
4. Direct the City Solicitor to prepare amendments to the Traffic Bylaw, as further described in Appendix A and these recommendations, to be brought forward to the meeting of City Council following approval of these recommendations by City Council.

Councillor Dan Rashovich moved, seconded by Councillor Shobna Radons that the recommendations contained in the report be concurred in.

Amendment

Councillor Dan Rashovich moved, in amendment, seconded by Councillor Mark Burton, that City Council direct Administration to prepare a report to be brought in Q3 of 2026 that includes options, costs and implications to implement immobilization and seizure technology for unpaid parking fines as a potential enhancement for consideration as part of the 2027 Budget deliberations.

The amending motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Rashovich
SECONDER:	Councillor Burton
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

The main motion, as amended, was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Rashovich
SECONDER:	Councillor Radons
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

BYLAWS

2026-10 The Properties Exempt from Taxation as a Result of the 2014 Municipal Boundary Alternation Bylaw, 20

2026-11 The Heritage Maintenance Grant Agreement for the W.G. Downing and Company Building Located at 1150 R

2026-13 The Annual Low-Income Municipal Property Tax Deferral Program Bylaw, 2026

2026-15 The Committee Amendment Bylaw, 2026

First Reading

Councillor Jason Mancinelli moved, seconded by Councillor David Froh that Bylaws No. 2026-10, No. 2026-11, No. 2026-13, and 2026-15 be introduced and read a first time.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Mancinelli
SECONDER:	Councillor Froh
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

The Bylaws were read a first time.

Second Reading

Councillor Jason Mancinelli moved, seconded by Councillor Mark Burton that Bylaws No. 2026-10, No. 2026-11, No. 2026-13, and 2026-15 be introduced and read a second time.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Mancinelli
SECONDER:	Councillor Burton
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

The Bylaws were read a second time.

Third Reading Consent

Councillor Jason Mancinelli moved, seconded by Councillor Sarah Turnbull that City Council hereby consent to Bylaws No. 2026-10, No. 2026-11, No. 2026-13, and 2026-15 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY as required by law.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Mancinelli
SECONDER:	Councillor Turnbull
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

Third Reading

Councillor Jason Mancinelli moved, seconded by Councillor Victoria Flores that Bylaws No. 2026-10, No. 2026-11, No. 2026-13, and 2026-15 be read a third time.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Mancinelli
SECONDER:	Councillor Flores
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Froh, Mancinelli, Radons, Rashovich, Tsiklis, Turnbull, Zachidniak, and Mayor Bachynski

The Bylaws were read a third and final time.

ADJOURNMENT

Councillor Jason Mancinelli moved, seconded by Councillor Dan Rashovich, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 9:30 p.m.

Pursuant to section 34(14) of City Council's Procedure Bylaw, Bylaw No. 9004, the following items are deemed tabled to the March 25, 2026 City Council meeting:

- *CR26-17 Banking Service Agreement & Short-term Borrowing*
- *CR26-20 Economic Development Regina Inc. - Appointment of Directors*
- *CR26-21 Buffalo Pound Water Treatment Corporation - Appointment of Directors & Amendment to Buffalo Pound Water Treatment Corporation Bylaw & the Unanimous Membership Agreement*
- *CR26-22 Regina Exhibition Association Ltd. - Appointment of Directors*
- *MN26-2 Continuous Improvement in Construction Practices*

Chairperson

Secretary

BYLAW NO. 2026-4

THE REGINA ZONING AMENDMENT BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

1 The purpose of this Bylaw is to amend *The Regina Zoning Bylaw, 2019* by re-zoning the subject property located at 1400 N Courtney Street from UH – Urban Holding Zone to multiple zones; and to support residential development.

Authority

2 The authority for this Bylaw is section 46 of *The Planning and Development Act, 2007*.
3 Schedule “A” of *The Regina Zoning Bylaw, 2019* is amended in the manner set forth in this Bylaw.

Rezoning

4 Chapter 9 – Zoning Map(s) 2094(A), 2093(A), and 2094(B) are amended by re-zoning the lands described in this section and shown as outlined on the map attached as Appendix “A” to this Bylaw as follows:

Land Description: LSD 2 9-18-20-W2 Ext 19
Civic Address: 1400 N Courtney Street
Current Zoning: UH – Urban Holding Zone, RU – Residential Urban Zone, RH – Residential High-rise Zone
Proposed Zoning: RU – Residential Urban Zone, RL – Residential Low-Rise Zone, PS – Public Service Zone and LA – Lane Access Overlay Zone

Coming Into Force

5 This Bylaw will come into force on the day of passage.

READ A FIRST TIME THIS 25th DAY OF March 2026.

READ A SECOND TIME THIS 25th DAY OF March 2026.

READ A THIRD TIME AND PASSED THIS 25th DAY OF March 2026.

Mayor

City Clerk (SEAL)

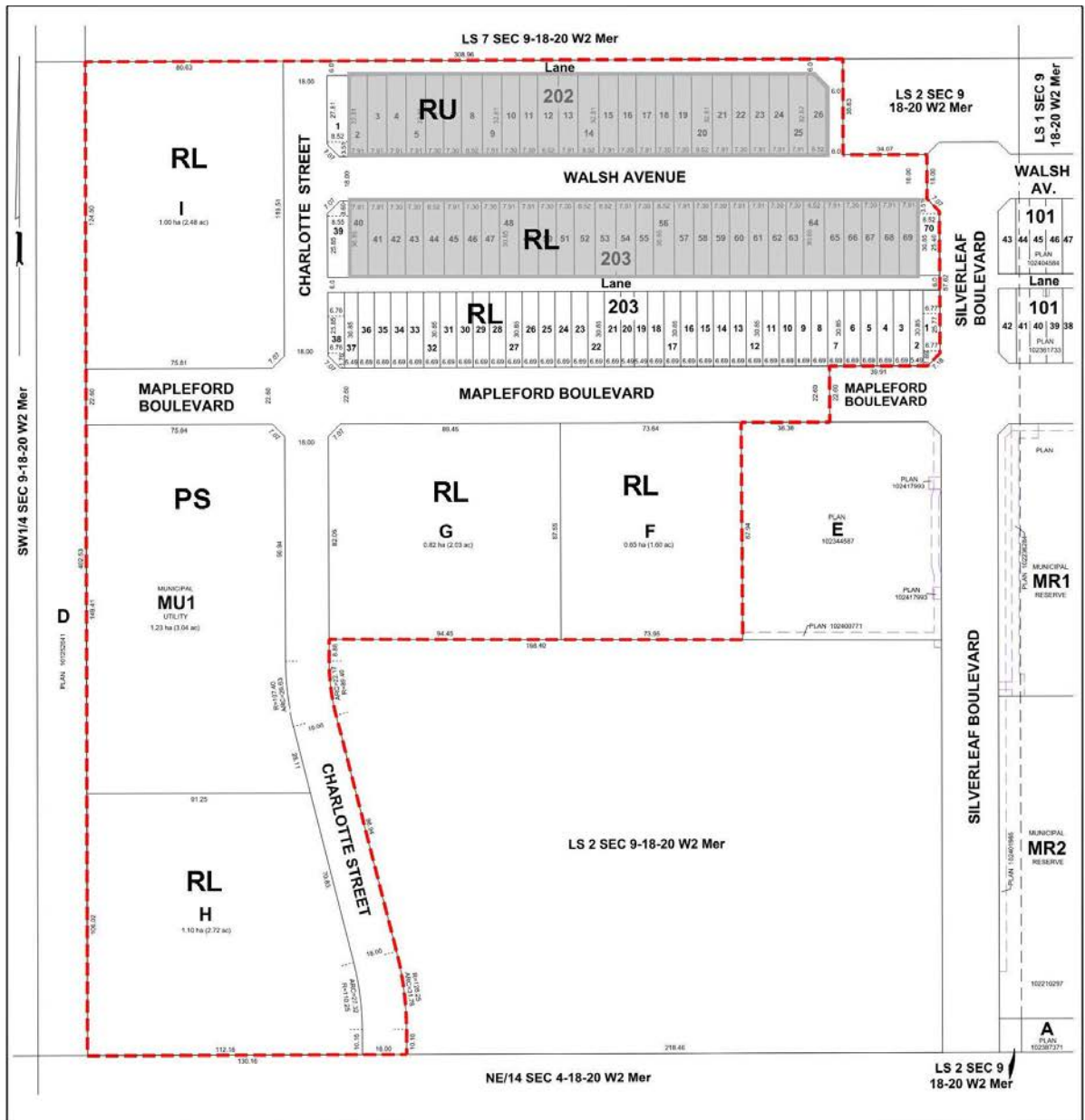
CERTIFIED A TRUE COPY

City Clerk

Approved as to form this ___ day of _____, 20__.

City Solicitor

APPENDIX "A"



Subject Property (Subdivision under review)

RU

Residential Urban Zone

RL

Residential Low-Rise Zone

PS

Public Service Zone



LA – Lane Access Overlay

ABSTRACT

BYLAW NO. 2026-4

THE REGINA ZONING AMENDMENT BYLAW, 2026

PURPOSE:	The purpose of this Bylaw is to rezone the subject property from UH – Urban Holding Zone to various zones to support residential development.
ABSTRACT:	This Bylaw re-zones the property at 1400 N Courtney Street from UH – Urban Holding Zone to various zones consistent with the Rosewood Park Concept Plan.
STATUTORY AUTHORITY:	Section 46 of <i>The Planning and Development Act, 2007</i> .
MINISTER’S APPROVAL:	N/A
PUBLIC HEARING:	A public hearing is required between first and second reading of this Bylaw pursuant to section 10 of <i>The Public Notice Policy Bylaw, 2020</i> and in accordance with <i>The Procedure Bylaw</i> .
PUBLIC NOTICE:	Required, pursuant to section 13 of <i>The Public Notice Policy Bylaw, 2020</i> . An advertisement for this Bylaw appeared in the Leader Post on March 7, 2026.
REFERENCE:	Regina Planning Commission, February 24, 2026, RPC26-1; City Council, March 11, 2026, CR26-14.
AMENDS/REPEALS:	Amends <i>The Regina Zoning Bylaw, 2019</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services

BYLAW NO. 2026-5

DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to amend *Design Regina: The Official Community Plan Bylaw* to remain aligned with the city’s evolving needs.

Authority

- 2 The authority for this Bylaw is Part IV, Section 29(2) of *The Planning and Development Act, 2007*.

Amendments

- 3 Schedule “A” of Bylaw No. 2013-48, being *Design Regina: The Official Community Plan Bylaw* is amended in the manner set forth in this Bylaw.
- 4 Part A, Section A: Introduction to Design Regina is amended by striking out the following paragraph:

“The City of Regina’s OCP, entitled Design Regina, will manage the city’s growth to 300,000 people and set the stage for its longer-term development. To be sustainable, a municipality must be forward-thinking, responsibly planning for the long term. For Regina, this means looking ahead by protecting land for growth to a population of 500,000. It also means planning for an appropriate balance of employment and residential growth to ensure that overall growth can be paid for over the long term to foster municipal financial sustainability.”

and substituting:

“The City of Regina’s OCP, entitled Design Regina, was approved by City Council in 2013 to guide growth to a population of 300,000 and establish a foundation for long-term growth.

In 2026, City Council approved a major review of the OCP Growth Plan, resulting in updates to the plan and related policies to reflect evolving conditions and growth patterns since its original adoption. This review extended the Growth Plan’s planning horizon to a 25-year timeframe, from 2026 to 2051, accommodating growth to a population of 370,000. The review provided an important opportunity to advance land reconciliation by recognizing and supporting potential economic development opportunities for Indigenous Rightsholders. Overall, the updates continue to emphasize

Approved as to form this _____ day of _____, 20____.

City Solicitor

the importance of protecting land for long-term growth, prioritizing infrastructure and community investments, maintaining community wellbeing and ensuring the OCP remains responsive to current and future needs.”

- 5 Part A, Section A: Introduction to Design Regina is amended striking out the following words:

“First Steps Within a Broader Plan

Design Regina directs growth and change in the city for a population of up to 300,000 people. This initial growth is rooted in a greater context that anticipates the city’s population growth up to 500,000 people. Growth of the city from 300,000 to 500,000 will create new opportunities and challenges, so it is vital that the City’s policies and decisions be forward-looking and plan for the long term.”

and substituting:

“First Steps Within a Broader Plan

Design Regina is the City's long-term plan to guide Regina’s growth over a 25-year timeframe, from 2026 to 2051, toward a population of 370,000. It forms part of a broader vision that looks ahead to a long-term population of 500,000. As the city expands, new opportunities and challenges will emerge, making it essential for the City to make thoughtful, forward-looking decisions today that will continue to serve all residents well into the future.”

- 6 Part A, Section B: Financial Policies, Goal 3 – Financial Planning, policy 1.8 is repealed and the following substituted:

“1.8 Consider the following prioritization in developing capital investment plans:

1.8.1 Supporting *intensification* with emphasis on the CITY CENTRE, URBAN CORRIDORS and CENTRES, PRIMARY and SECONDARY INTENSIFICATION AREAS; and

1.8.2 Developing NEW NEIGHBOURHOODS and EMPLOYMENT AREAS.”

- 7 Part A, Section B: Financial Policies, Goal 4 – Revenue Sources, policy 1.16 is repealed and the following substituted:

“1.16 Ensure that growth is supported by financially sustainable capital infrastructure by recovering the City’s cost of servicing development, as authorized through provincial legislation, through a mix of funding sources, while balancing cost recovery, competitiveness, affordability and transparency by:

1.16.1 Ensuring the *full capital cost* of servicing NEW NEIGHBOURHOODS and EMPLOYMENT AREAS, after accounting for contributions from the City and other levels of government, shall be proportionately borne by developers as part of the land development process, including:

1.16.1.1 As determined by the City, on-site servicing costs which directly benefit the subject property; and

1.16.1.2 Off-site servicing costs which indirectly benefit the subject property and are included in development charge rates;

1.16.2 Regularly reviewing development charge rates to ensure they reflect and acknowledge the timing of offsite servicing costs, while also accounting for the impacts of growth not directly tied to new development;

1.16.3 Regularly exploring updates to the Development Charges Policy, such as the potential for rates vary by location and land use; and

1.16.4 Aligning the City’s development charge rates, property taxes and other fees with the policies and intent of this Plan.”

8 Part A, Section C: Growth Plan, Goal 1 – Long-term Growth, policy 2.2 is repealed and the following substituted:

“2.2 Direct future growth as either *intensification* on or *expansion* into lands designated to accommodate a population of approximately 370,000, over a 25-year growth horizon from 2026 to 2051, in accordance with Map 1 – Growth Plan.”

9 Part A, Section C: Growth Plan, Goal 1 – Long-Term Growth, policy 2.3 is repealed and the following substituted:

- “2.3 Set a City *intensification* target of at least 40% of new housing units (equivalent to 30% of new population) to be located in existing areas within the Intensification Boundary shown in Map 1 – Growth Plan.
- 2.3.1 Plan for infrastructure and community investments needed to support the *intensification* target.”
- 10 Part A, Section C: Growth Plan, Goal 1 – Long-Term Growth, is amended by adding the following policies after policy 2.3:
- “2.3A Review increases to the *intensification* target and options to expand the Intensification Boundary shown in Map 1 – Growth Plan every five years through community engagement, while considering the following:
- 2.3A.1 Current and projected demographic, economic and environmental conditions;
- 2.3A.2 Development activity trends, including the rate, typology and location of new housing starts;
- 2.3A.3 The capacity of infrastructure and community services in existing areas to support additional growth;
- 2.3A.4 Market dynamics, affordability and consumer preferences; and
- 2.3A.5 The financial benefits of intensification supported by a cost analysis on different types of growth.
- 2.3B Monitor *intensification* based on Map 1 – Growth Plan.”
- 11 Part A, Section C: Growth Plan, Goal 3 – Intensification, policy 2.7 is amended by striking out the words “and adjacent INTENSIFICATION AREAS”.
- 12 Part A, Section C: Growth Plan, Goal 3 – Intensification, policy 2.8 is amended by striking out the words “BUILT OR APPROVED NEIGHBOURHOODS” and substituting “*built neighbourhoods*”.
- 13 Part A, Section C: Growth Plan, Goal 3 – Intensification, is amended by adding the following after policy 2.8:

“2.8.1 Monitor infrastructure and services in established areas and incorporate revitalization strategies into City investment plans to address gaps, support complete neighbourhoods, enable *intensification*, and enhance residents’ quality of life.”

- 14 Part A, Section C: Growth Plan, Goal 3 – Intensification, policy 2.9 is repealed and following substituted:

“2.9 Support the CITY CENTRE in achieving and sustaining the highest employment and population densities in Regina, to align with and support its role as the city’s hub of economic and cultural activity.”

- 15 Part A, Section C: Growth Plan, Goal 4 – New Neighbourhoods and Employment Areas, policy 2.11A is repealed and following substituted:

“2.11A City Council may waive any or all requirements of Policy 2.11 if a secondary or concept plan demonstrates that meeting the density and *complete neighbourhoods* policies is impractical due to unique circumstances (e.g., small-scale areas lacking access to transit and local services or amenities); however, the proposal must still align with applicable Community Priorities and other goals of this Plan.”

- 16 Part A, Section C: Growth Plan, Goal 4 – New Neighbourhoods and Employment Areas, is amended by adding the following policy after policy 2.12:

“2.12A Ensure a balanced and flexible supply of employment and residential lands to support a growing population by designating enough NEW AND EXISTING APPROVED EMPLOYMENT AREAS on Map 1 – Growth Plan to generate sufficient job opportunities to meet the demands of anticipated population growth and support long-term economic sustainability.”

- 17 Part A, Section C: Growth Plan, Goal 4 – New Neighbourhoods and Employment Areas, policies 2.13, 2.14 and 2.15 are repealed.

- 18 Part A, Section C: Growth Plan, is amended by adding the following after Goal 4:

“Goal 5 – Inclusion of Indigenous Rightsholders

Ensure the development aspirations of Indigenous Rightsholders are meaningfully considered in shaping Regina’s future growth, consistent with the economic development and land reconciliation commitments in *kânâsihcikêwin*, the City’s Indigenous Framework.

- 2.13 Designate large-scale lands within or adjacent to the periphery of the city stewarded by Indigenous Rightsholders on Map 1 – Growth Plan as INDIGENOUS RIGHTSHOLDER LANDS; and
- 2.14 Ensure the planning of NEW NEIGHBOURHOODS and NEW EMPLOYMENT AREAS adjacent to INDIGENOUS RIGHTSHOLDER LANDS or *urban reserves* considers the development aspirations of Indigenous Rightsholders, while fostering open and trust-based ongoing dialogue.”
- 19 Part A, Section D1: Regional Context, Goal 3 – Joint Planning Area, is amended by adding the following policy after policy 3.17.5:
- “3.17.6 The RM and City agree that the requirements of 3.17.1 and 3.17.2 may be waived for unique circumstances or for a singular development that provides broader economic benefits.”
- 20 Part A, Section D5: Land Use and Built Environment, Goal 1 – Complete Neighbourhoods, policies 7.1 and 7.2 are amended by striking out the words:
- a) “BUILT OR APPROVED NEIGHBOURHOODS” wherever they appear and substituting “*built neighbourhoods*”; and
- b) “INTENSIFICATION AREAS” wherever they appear and substituting “PRIMARY INTENSIFICATION AREAS and SECONDARY INTENSIFICATION AREAS”.
- 21 Part A, Section D6: Housing is amended by striking out the following words:
- “As Regina grows to accommodate 300,000 residents, significant changes will be required in the city’s housing stock to ensure every person in Regina has the opportunity to live in a home that is attainable, well-maintained, suitable, and located in an inclusive community that allows its residents to meet their daily and lifetime needs.”
- and substituting:
- “As Regina grows to accommodate 370,000 residents over the next 25 years, significant changes will be required in the city’s housing stock to ensure every person in Regina has the opportunity to live in a home that is attainable, well-maintained, suitable, and located in an inclusive community that allows its residents to meet their daily and lifetime needs.”

- 22 Part A, Section D9: Health and Safety, Goal 2 – Health and Environmental Impacts, policy 11.7 is repealed and the following substituted:
- “11.7 Employ appropriate setback standards, including those defined in provincial legislation, to ensure compatible development adjacent to the following: railway, pipeline, and other utility corridors, energy-generation facilities and other features, where required.”
- 23 Part A, Section D10: Economic Development, Goal 2 – Economic Growth, policy 12.6 is repealed and the following substituted:
- “12.6 Collaborate with community economic development stakeholders and Indigenous Rightsholders across the region to leverage shared economic advantages and tourism opportunities, including but not limited to:
- 12.6.1 Working with the Province to build upon Regina’s role as the provincial capital;
- 12.6.2 Working with the Wascana Centre Authority to promote physical connections between provincial facilities and adjacent areas;
- 12.6.3 Collaborating on land use and infrastructure planning initiatives involving INDIGENOUS RIGHTSHOLDER LANDS and *urban reserves* to support well-being, economic development, jobs and affordable housing for Indigenous peoples;
- 12.6.4 Maximizing potential linkages and leveraging special economic assets such as Innovation Place, the Global Transportation Hub, Regina International Airport, the University of Regina and other special lands and land uses with high linkage/spinoff potential; and
- 12.6.5 Where land has been selected for an *urban reserve*, support the development of municipal servicing and land use compatibility agreements in alignment with overall land use and growth policies.”
- 24 Part A, Section E: Realizing the Plan, Goal 5 – Phasing and Financing of Growth, policy 14.20D is repealed and the following substituted:

“14.20D Sequence the development and investment of growth-enabling infrastructure required to advance NEW NEIGHBOURHOODS based on the *financially sustainable infrastructure approach*, with the following prioritization depicted on Map 1b – Phasing of New Neighbourhoods:

14.20D.1 SHORT-TERM

- a. Tier 1: Areas with existing wastewater capacity.
- b. Tier 2: Areas that will have wastewater capacity following the completion of the Northwest Regional Wastewater Lift Station and the trunkline to the Rosewood Neighbourhood.
- c. Tier 3: Areas that will have wastewater capacity after completion of the Northwest Regional Wastewater Lift Station and the trunkline to the Rosewood Neighbourhood, but will still require further trunkline extensions to service new development.

14.20D.2 MEDIUM TERM

- a. Tier 1: Areas requiring infrastructure upgrades to provide wastewater capacity for new development, while also supporting intensification opportunities and addressing level-of-service challenges for existing properties.
- b. Tier 2: Areas requiring larger-scale infrastructure upgrades to provide wastewater capacity for new development, while also supporting intensification opportunities and addressing level-of-service challenges for existing properties.

14.20D.3 LONG-TERM”

25 Part A, Section E: Realizing the Plan, Goal 5 – Phasing and Financing of Growth, policy 14.20E is repealed and the following substituted:

“14.20E Policy 14.20D shall not be used to limit the development of NEW NEIGHBOURHOODS if it can be demonstrated to the

satisfaction of the City that there are no planning constraints and growth-enabling infrastructure investments are in place to support development.”

- 26 Part A, Section E: Realizing the Plan, Goal 5 – Phasing and Financing of Growth is amended to add the following policy after policy 14.20E:
- “14.20F Plan and invest strategically to enable diverse and affordable housing supply in NEW NEIGHBOURHOODS across multiple areas of the city, as practical given servicing availability and the City’s fiscal capacity to deliver growth-enabling infrastructure investments. ”
- 27 Part A, Section E: Realizing the Plan, Goal 6 – Relationship Between the Plans, policy 14.29.1 is repealed and the following substituted:
- “14.29.1 Overall conformity with this Plan, any applicable secondary plan, infrastructure master plan and other relevant planning instruments or servicing studies that inform infrastructure master plans;”
- 28 Part A, Section F, Map 1: Growth Plan is repealed and Map 1: Growth Plan that is attached as Appendix “A” to this Bylaw is substituted.
- 29 Part A, Section F, Map 1b: Phasing of New Neighbourhoods is repealed and Map 1b: Phasing of New Neighbourhoods that is attached as Appendix “B” to this Bylaw is substituted.
- 30 Part A, Section F, Map 1c: Intensification Boundary and Areas is repealed.
- 31 Part A, Section F, Map 5: Transportation is repealed and Map 5: Transportation that is attached as Appendix “C” to this Bylaw is substituted.
- 32 Part A, Section F, Map 6: Office Areas is repealed and Map 6: Office Areas that is attached as Appendix “D” to this Bylaw is substituted.
- 33 Part A, Appendix A – Guidelines For Complete Neighbourhoods is amended by striking out the words
- a) “BUILT OR APPROVED NEIGHBOURHOODS” wherever they appear and substituting “*built neighbourhoods*”; and

b) “INTENSIFICATION AREAS” wherever they appear and substituting “PRIMARY INTENSIFICATION AREAS and SECONDARY INTENSIFICATION AREAS”.

34 Part A, Appendix C – Definitions is amended by repealing the definition “BUILT OR APPROVED NEIGHBOURHOODS” and substituting the following, in alphabetical order:

“**built neighbourhoods:** Established residential areas that are predominantly developed. These neighbourhoods may experience additional change through intensification, in accordance with this Plan.”

35 Part A, Appendix C – Definitions is amended by repealing the definition “INTENSIFICATION AREA”.

36 Part A, Appendix C – Definitions is amended by adding the following definition, in alphabetical order:

“**financially sustainable infrastructure approach:** A strategic method for prioritizing growth-enabling infrastructure investments, particularly water and wastewater services, needed to support NEW NEIGHBOURHOODS, as outlined in City servicing strategies and infrastructure master plans. Under this approach, greater priority is given to investments that deliver benefits beyond NEW NEIGHBOURHOODS alone, such as projects that also support intensification and improve infrastructure level-of-service challenges for existing properties.”

37 Part A, Appendix C – Definitions is amended by adding the following definition, in alphabetical order:

“**INDIGENOUS RIGHTSHOLDER LANDS:** Larger-scale lands near the city periphery held by an Indigenous group or community with inherent rights recognized under Section 35 of *The Constitution Act, 1982*, which affirms and protects the existing Indigenous and treaty rights of Indigenous peoples in Canada.”

38 Part A, Appendix C – Definitions is amended by adding the following definition, in alphabetical order:

“**LONG-TERM:** NEW NEIGHBOURHOODS identified on Map 1b – Phasing of New Neighbourhoods as LONG-TERM growth areas, as further described under Section E, Goal 5, Policy 14.20D. These are areas where infrastructure is not currently in place to support greenfield development and will require future City investments to enable development based on City infrastructure studies, plans and analysis.”

- 39 Part A, Appendix C – Definitions is amended by adding the following definition, in alphabetical order:

“MEDIUM-TERM: NEW NEIGHBOURHOODS identified on Map 1b – Phasing of New Neighbourhoods as MEDIUM-TERM growth areas, as further described under Section E, Goal 5, Policy 14.20D. These are areas where additional infrastructure investment is required to service greenfield development and may also support intensification opportunities and address level-of-service challenges for existing properties based on City infrastructure studies, plans and analysis.”

- 40 Part A, Appendix C – Definitions is amended by repealing the definition “PRIMARY INTENSIFICATION AREA and substituting the following:

“PRIMARY INTENSIFICATION AREA: A geographical area, conceptually identified on Map 1 – Growth Plan where residential or mixed-use buildings up to 20 metres (six-storeys) in height may be permitted.

- 41 Part A, Appendix C – Definitions is amended by repealing the definition “SECONDARY INTENSIFICATION AREA” and substituting the following”

“SECONDARY INTENSIFICATION AREA: A geographical area, conceptually identified on Map 1 – Growth Plan where residential or mixed-use buildings up to 15 metres (four-storeys) in height may be permitted.”

- 42 Part A, Appendix C – Definitions is amended by adding the following definition, in alphabetical order:

“SHORT-TERM: NEW NEIGHBOURHOODS identified on Map 1b – Phasing of New Neighbourhoods as SHORT-TERM growth areas, as further described under Section E, Goal 5, Policy 14.20D. These are areas where infrastructure to support greenfield development already exists or is planned in the near-term based on City infrastructure studies, plans and analysis.”

- 43 Part A, Appendix C – Definitions is amended by repealing the definition “URBAN CORRIDOR” and substituting the following:

“URBAN CORRIDOR: Lands located along established roads, new major roads or transit corridors that have the potential for higher density or mixed-use development that are supportive of active transportation modes.”

- 44 Part A, Appendix C – Definitions is amended by adding the following definition, in alphabetical order:

“urban reserve: Designated Indigenous reserve land that is located within or adjacent to a municipality, often created as a result of a specific claim and Treaty Land Entitlement settlements.”

Coming Into Force

45 This Bylaw comes into force on the date of approval by the Minister of Government Relations.

READ A FIRST TIME THIS 25th DAY OF March 2026.

READ A SECOND TIME THIS 25th DAY OF March 2026.

READ A THIRD TIME AND PASSED THIS 25th DAY OF March 2026.

Mayor

City Clerk

(SEAL)

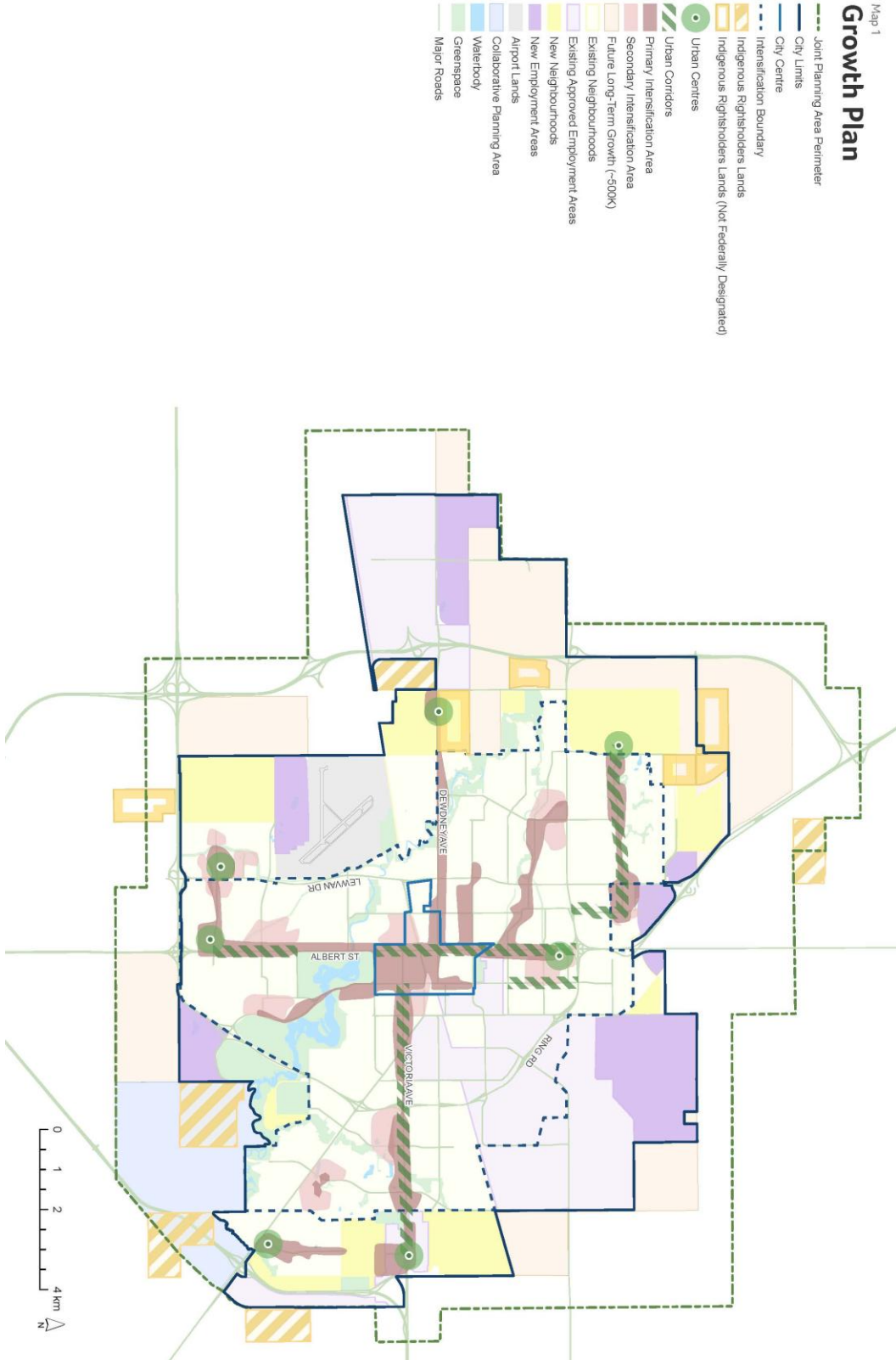
CERTIFIED A TRUE COPY

City Clerk

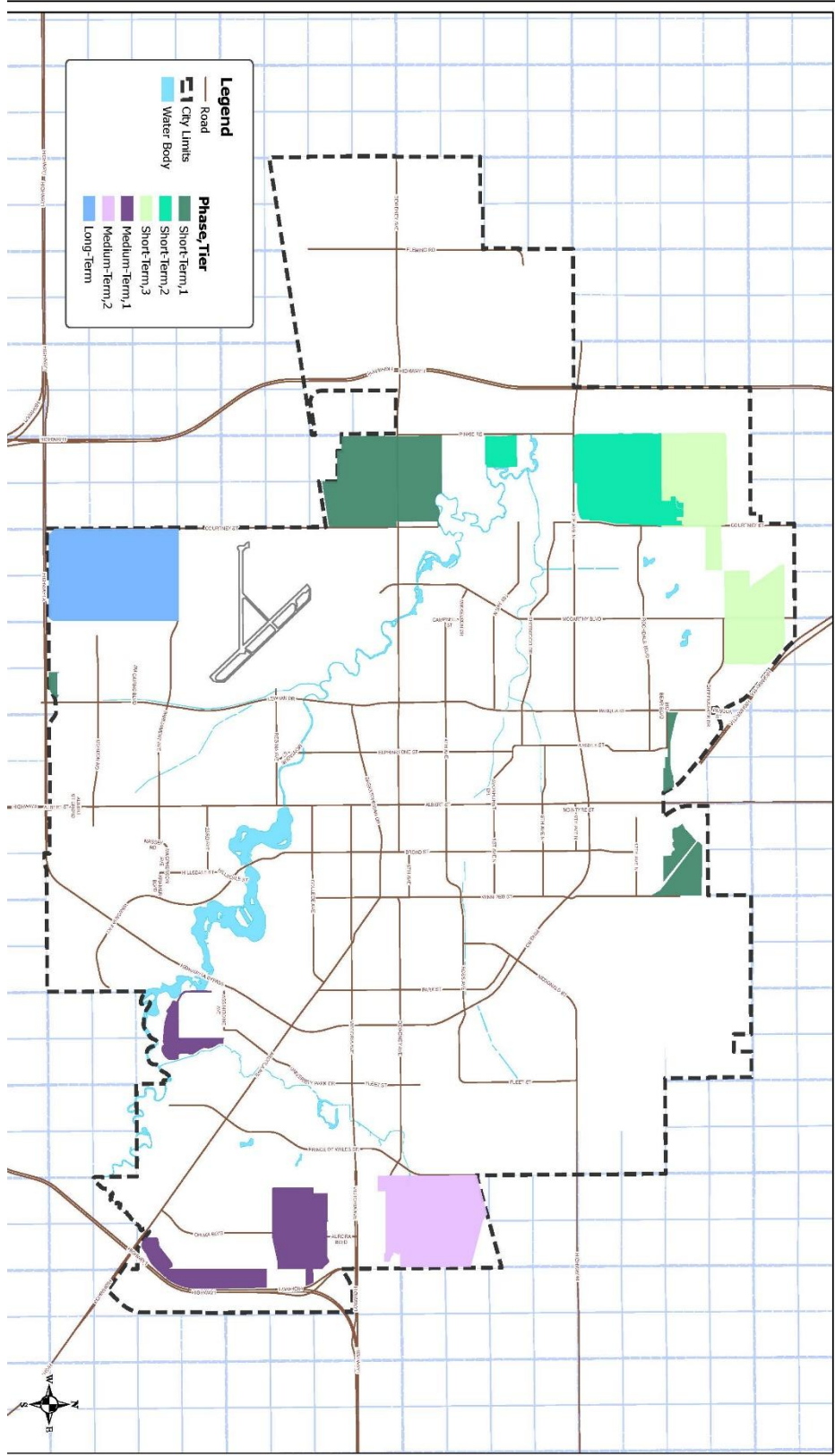
Approved by the Ministry of Government Relations
this _____ day of _____, 2026.

Ministry of Government Relations

APPENDIX "A"

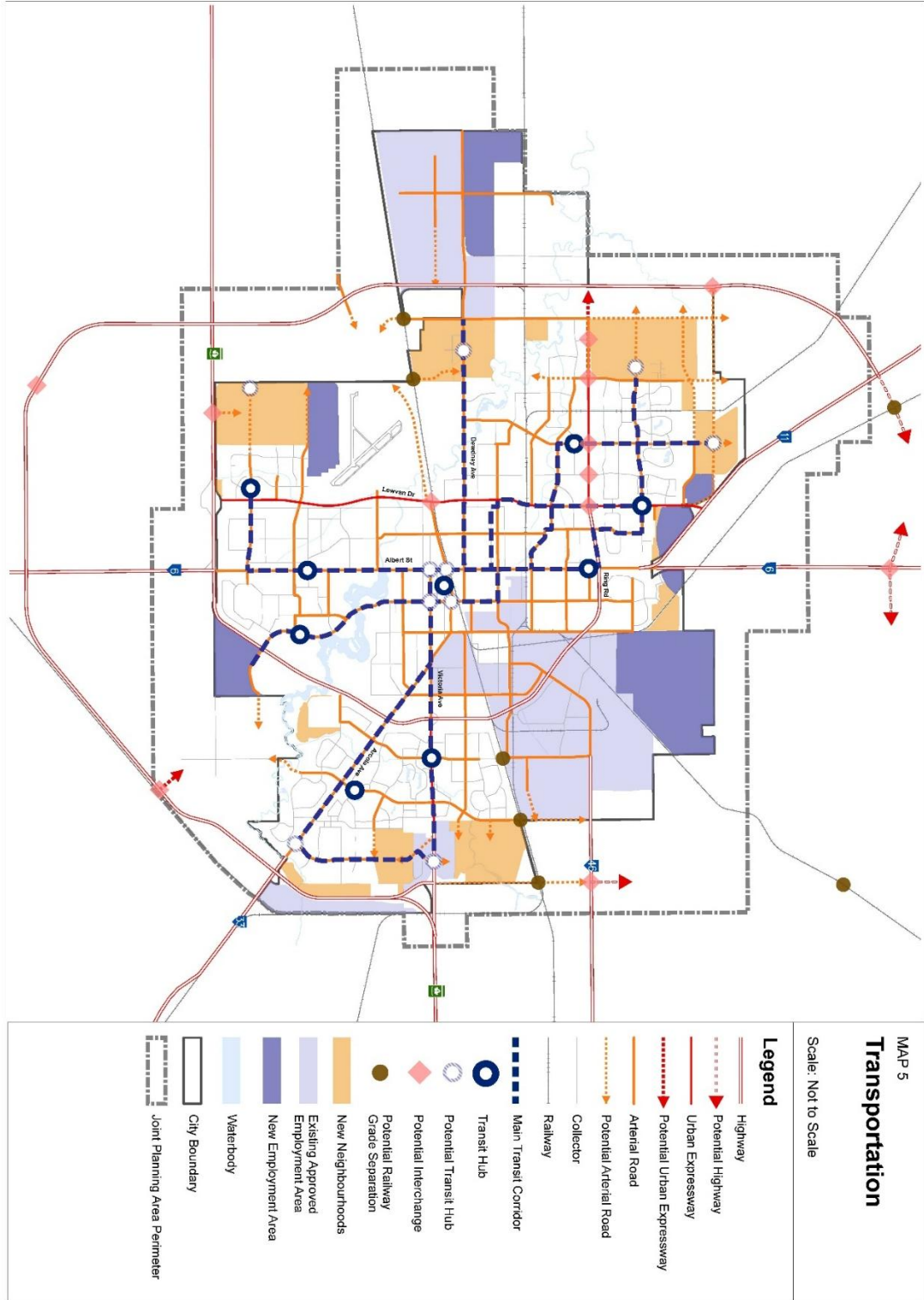


APPENDIX "B"



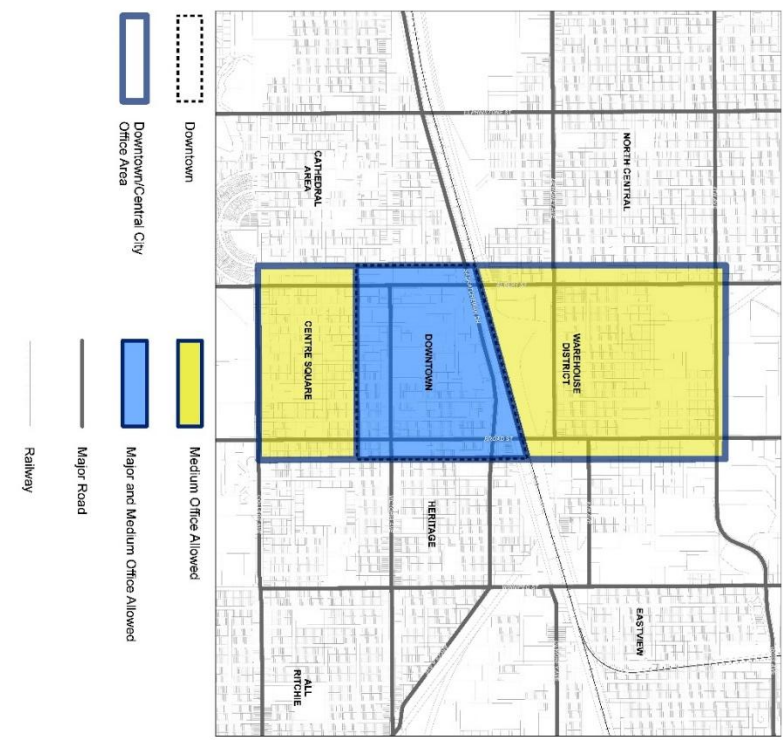
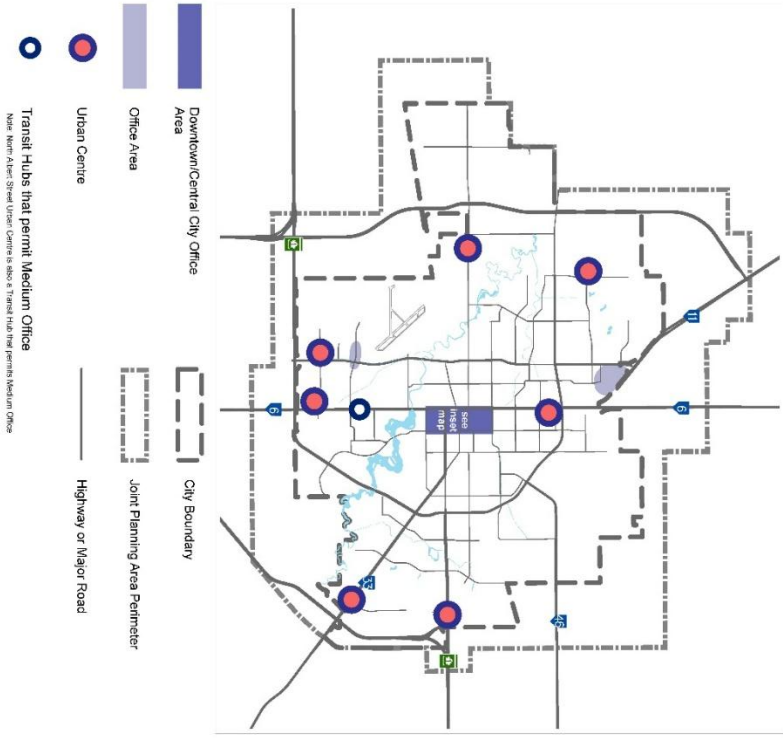
Map 1b: PHASING OF NEW NEIGHBOURHOODS

APPENDIX "C"



APPENDIX "D"

MAP 6
Office Areas



Scale: Not to Scale

ABSTRACT

BYLAW NO. 2026-5

DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW, 2026

PURPOSE:	The purpose of this Bylaw is to amend <i>Design Regina: The Official Community Plan Bylaw</i> to update relevant policies as a result of the scheduled periodic review and to ensure that the Plan remains aligned with the city's evolving needs.
ABSTRACT:	The proposed amendments update the Plan's policies and guidelines focused on the Growth and Phasing Plans and supporting policies.
STATUTORY AUTHORITY:	Part IV, Section 29(2) of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	Part IV, Section 39 of <i>The Planning and Development Act, 2007</i> .
PUBLIC HEARING:	A public hearing is required between the first and second reading of this Bylaw pursuant <i>The Public Notice Policy Bylaw, 2020</i> and in accordance with <i>The Procedure Bylaw</i> .
PUBLIC NOTICE:	Required, pursuant to <i>The Public Notice Policy Bylaw, 2020</i> . An advertisement for this Bylaw appeared in the Leader Post on March 7, 2026.
REFERENCE:	Executive Committee, February 11, 2026, EX26-11; City Council, February 25, 2026, CR26-11.
AMENDS/REPEALS:	Amends <i>Design Regina: The Official Community Plan Bylaw</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning and Community Development
INITIATING DEPARTMENT:	Planning & Development Services

BYLAW NO. 2026-7

THE REGINA ZONING AMENDMENT BYLAW, 2026 (No. 2)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to amend *The Regina Zoning Bylaw, 2019* by re-zoning the subject property located at 2401 Woodland Grove Drive from UH – Urban Holding Zone to I – Institutional Zone.

Authority

- 2 The authority for this Bylaw is section 46 of *The Planning and Development Act, 2007*.
- 3 Schedule “A” of *The Regina Zoning Bylaw, 2019* is amended in the manner set forth in this Bylaw.

Rezoning

- 4 Chapter 9 – Zoning Map 3486(A) is amended by re-zoning the lands described in this section and shown as outlined on the map attached as Appendix “A” to this Bylaw as follows:

Land Description: NW 14-17-19-2, Plan 102389788 Ext 2

Civic Address: 2401 Woodland Grove Drive

Current Zoning: UH – Urban Holding Zone

Proposed Zoning: I – Institutional Zone

Coming Into Force

- 5 This Bylaw will come into force on the day of passage.

READ A FIRST TIME THIS 25th DAY OF March 2026.

READ A SECOND TIME THIS 25th DAY OF March 2026.

READ A THIRD TIME AND PASSED THIS 25th DAY OF March 2026.

Mayor

City Clerk (SEAL)

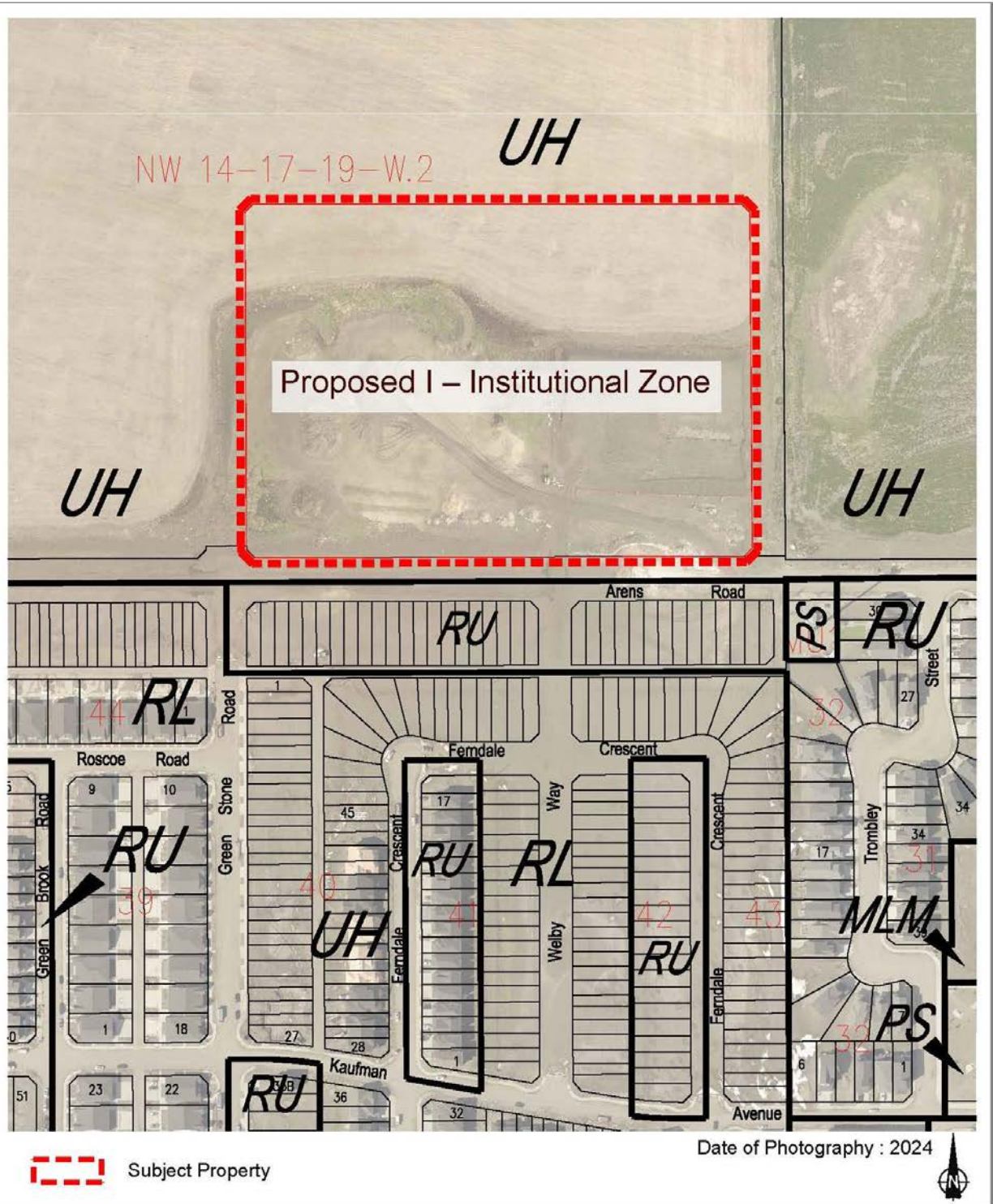
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City Clerk

Approved as to form this ___ day of _____, 20__.

City Solicitor

APPENDIX "A"



ABSTRACT

BYLAW NO. 2026-7

THE REGINA ZONING AMENDMENT BYLAW, 2026 (No. 2)

PURPOSE: The purpose of this Bylaw is to rezone the subject property from UH – Urban Holding Zone to I – Institutional Zone to accommodate a new school development.

ABSTRACT: This Bylaw re-zones the property at 2401 Woodland Grove Drive from UH – Urban Holding Zone to I – Institutional Zone.

STATUTORY AUTHORITY: Section 46 of *The Planning and Development Act, 2007*.

MINISTER’S APPROVAL: N/A

PUBLIC HEARING: A public hearing is required between first and second reading of this Bylaw pursuant to section 10 of *The Public Notice Policy Bylaw, 2020* and in accordance with *The Procedure Bylaw*.

PUBLIC NOTICE: Required, pursuant to section 13 of *The Public Notice Policy Bylaw, 2020*. An advertisement for this Bylaw appeared in the Leader Post on March 7, 2026.

REFERENCE: Regina Planning Commission, February 24, 2026, RPC26-2; City Council, March 11, 2026, CR26-15.

AMENDS/REPEALS: Amends *The Regina Zoning Bylaw, 2019*.

CLASSIFICATION: Regulatory

INITIATING DIVISION: City Planning & Community Development
INITIATING DEPARTMENT: Planning & Development Services



Banking Service Agreement & Short-term Borrowing

Date	March 25, 2026
To	Mayor Bachynski and City Councillors
From	Audit and Finance Committee
Service Area	Financial Services
Item #	CR26-17

RECOMMENDATION

That City Council:

1. Approve the following, subject to the necessary borrowing bylaw to be passed by City Council:
 - a) Approve new short-term borrowing by an increase of the City's line of credit from \$9 million to \$20 million and an increase of the City's corporate credit card program limit from \$1 million to \$1.5 million.
 - b) Authorize the Chief Financial Officer and Deputy City Manager (CFO), to engage and negotiate with BMO to obtain a line of credit of \$20 million and corporate credit card program limit of \$1.5 million plus any related interest or other costs of the debt for a term that extends until April 30, 2037.
 - c) Authorize the CFO to negotiate, approve and enter into all necessary agreements to facilitate the line of credit of \$20 million and credit card limit of \$1.5 million plus any related interest or other costs of the debt resulting in this borrowing and return to City Council for final approval of the debt and terms in the borrowing bylaw; and
2. Instruct the City Solicitor to prepare a new borrowing bylaw or to amend the current *Short-Term Borrowing Bylaw*, Bylaw No. 2020-15, based on the terms and conditions negotiated by the CFO and return to City Council for approval.

HISTORY

At its February 11, 2026, meeting, the Executive Committee considered the attached report *EX26-7 Banking Service Agreement and Short-term Borrowing* from the Financial Strategy & Sustainability division.

The Committee adopted a resolution to concur in items #1, #3, #5, and #6 of the recommendations contained in the report and made a motion to recommend that City Council refer items #2 and #4 to the February 26, 2026, Audit and Finance Committee meeting.

At its February 25, 2026 meeting, City Council considered report *CR26-4 Banking Agreement & Short-term Borrowing* from the Executive Committee and adopted the following resolution:

That City Council:

1. Approve the continued appointment of the Bank of Montreal (BMO) as the City of Regina's (City) financial institution until April 30, 2037 subject to the negotiation of and entering into the extensions of the banking agreements identified in these recommendations;
2. Delegate authority to the CFO or designate to negotiate and approve an extension of all of the financial services provided through BMO and entities providing BMO corporate credit card services and national merchant services until April 30, 2037 under the existing banking and credit card agreements and any amendments to these agreements that are required to update banking and credit card services during this time frame including any ancillary agreements or documents required to give effect to these agreements as well as any new agreements with BMO and related entities during this term (if needed);
3. Authorize the City Clerk to execute any necessary banking and credit card agreements after review and approval by the City Solicitor; and
4. Refer the following recommendations to the February 26, 2026 Audit and Finance Committee meeting:

That City Council:

- a. Approve the following, subject to the necessary borrowing bylaw to be passed by City Council:
 - i. Approve new short-term borrowing by an increase of the City's line of credit from \$9 million to \$20 million and an increase of the City's corporate credit card

program limit from \$1 million to \$1.5 million.

- ii. Authorize the Chief Financial Officer and Deputy City Manager (CFO), to engage and negotiate with BMO to obtain a line of credit of \$20 million and corporate credit card program limit of \$1.5 million plus any related interest or other costs of the debt for a term that extends until April 30, 2037.
 - iii. Authorize the CFO to negotiate, approve and enter into all necessary agreements to facilitate the line of credit of \$20 million and credit card limit of \$1.5 million plus any related interest or other costs of the debt resulting in this borrowing and return to City Council for final approval of the debt and terms in the borrowing bylaw.
- b. Instruct the City Solicitor to prepare a new borrowing bylaw or to amend the current *Short-Term Borrowing Bylaw*, Bylaw No. 2020-15, based on the terms and conditions negotiated by the CFO and return to City Council for approval.

At its February 26, 2026, meeting the Audit and Finance Committee considered City Council's recommendation #4 above (*AFC26-2 Banking Agreement & Short-term Borrowing*) and adopted the following resolution:

That City Council:

1. Approve the following, subject to the necessary borrowing bylaw to be passed by City Council:
 - a) Approve new short-term borrowing by an increase of the City's line of credit from \$9 million to \$20 million and an increase of the City's corporate credit card program limit from \$1 million to \$1.5 million.
 - b) Authorize the Chief Financial Officer and Deputy City Manager (CFO), to engage and negotiate with BMO to obtain a line of credit of \$20 million and corporate credit card program limit of \$1.5 million plus any related interest or other costs of the debt for a term that extends until April 30, 2037.
 - c) Authorize the CFO to negotiate, approve and enter into all necessary agreements to facilitate the line of credit of \$20 million and credit card limit of \$1.5 million plus any related interest or other costs of the debt resulting in this borrowing and return to City Council for final approval of the debt and terms in the borrowing bylaw.
2. Instruct the City Solicitor to prepare a new borrowing bylaw or to amend the current *Short-*

Term Borrowing Bylaw, Bylaw No. 2020-15, based on the terms and conditions negotiated by the CFO and return to City Council for approval; and

3. Approve these recommendations at its March 11, 2026 meeting.

The Audit and Finance Committee's recommendation #3 above does not require City Council approval.

Respectfully submitted,

AUDIT AND FINANCE COMMITTEE



Janice Hudson, Council Officer 3/3/2026

ATTACHMENTS

EX26-7 Banking Service Agreement and Short Term Borrowing



Banking Service Agreement & Short-term Borrowing

Date	February 11, 2026
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Financial Services
Item No.	EX26-7

RECOMMENDATION

The Executive Committee recommends City Council:

1. Approve the continued appointment of the Bank of Montreal (BMO) as the City of Regina's (City) financial institution until April 30, 2037 subject to the negotiation of and entering into the extensions of the banking agreements identified in these recommendations;
2. Approve the following, subject to the necessary borrowing bylaw to be passed by City Council:
 - a. Approve new short-term borrowing by an increase of the City's line of credit from \$9 million to \$20 million and an increase of the City's corporate credit card program limit from \$1 million to \$1.5 million.
 - b. Authorize the Chief Financial Officer and Deputy City Manager (CFO), to engage and negotiate with BMO to obtain a line of credit of \$20 million and corporate credit card program limit of \$1.5 million plus any related interest or other costs of the debt for a term that extends until April 30, 2037.
 - c. Authorize the CFO to negotiate, approve and enter into all necessary agreements to facilitate the line of credit of \$20 million and credit card limit of \$1.5 million plus any related interest or other costs of the debt resulting in this borrowing and return to City Council for final approval of the debt and terms in the borrowing bylaw.

3. Delegate authority to the CFO or designate to negotiate and approve an extension of all of the financial services provided through BMO and entities providing BMO corporate credit card services and national merchant services until April 30, 2037 under the existing banking and credit card agreements and any amendments to these agreements that are required to update banking and credit card services during this time frame including any ancillary agreements or documents required to give effect to these agreements as well as any new agreements with BMO and related entities during this term (if needed);
4. Instruct the City Solicitor to prepare a new borrowing bylaw or to amend the current *Short-Term Borrowing Bylaw*, Bylaw No. 2020-15, based on the terms and conditions negotiated by the CFO and return to City Council for approval;
5. Authorize the City Clerk to execute any necessary banking and credit card agreements after review and approval by the City Solicitor; and
6. Approve these recommendations at its meeting on February 25, 2026.

ISSUE

The City's agreements with BMO and entities providing BMO corporate credit card services and national merchant services, which were entered into in April 2020, expire on April 30, 2027. While these current agreements were awarded through a competitive procurement process, the City is not required to issue a request-for-proposal (RFP) for financial services. In addition, based on the satisfactory working relationship, financial considerations and operational impacts, the analysis concludes that issuing an RFP is not necessary at this time. As such, Administration is requesting to extend the current agreements for 10 years to April 30, 2037. Where possible, the extensions of the terms of the banking agreements would be done through shorter terms with renewals until 2037 and would include the ability to terminate the agreements with shorter notice periods of 30-90 days so that the City can terminate the agreements if unhappy with the services.

To ensure there is appropriate short-term borrowing in case of an emergency, Administration is recommending an \$11 million increase to the City's line of credit. To improve efficiency, Administration is recommending a \$0.50 million increase to the credit card limit.

IMPACTS

Financial Impact

The Canadian municipal banking market is highly concentrated, with only a small number of institutions capable of meeting the City's requirements. An RFP is unlikely to generate meaningful competition or materially better pricing. The cost of running and implementing a competitive process will take approximately 16 employees over six to nine months. These costs will outweigh any marginal benefit gain in potentially reduced fees or increase in interest revenue. Maintaining the

existing provider supports financial stability, continuity of service, the City's financial perspective to be financially responsible and prudent stewards of public resources, and its service promise to be efficient.

In addition to the authority to extend the existing banking agreements or enter into new agreements with BMO (if required), Administration is seeking authority for the CFO to negotiate and approve any amendments to the banking agreements during the term. This would include amendments to the fees under the agreements and additional services.

As of December 31, 2025, the City's debt limit is \$890 million, its consolidated debt compared to the debt limit totalled \$565.14 million resulting in \$324.86 million of debt room. In terms of meeting the debt limit set by the Saskatchewan Municipal Board, increasing the current short-term borrowing from \$10 million to \$20.5 million will not result in the City exceeding its established debt limit of \$890 million.

There is an additional debt limit set out in section 136 of *The Cities Act* for borrowing for the purposes of financing operating expenditures. As this line of credit and corporate credit card program can be used for financing operating, this debt limit must also be met. Pursuant to section 136, the amount to be borrowed together with any unpaid principal of other borrowings made for operating expenditures will not exceed an amount equal to the sum of (i) twice the amount that the City estimates it will raise in taxes in the year the borrowing is made and (ii) the amount that the City will receive in unconditional provincial or federal grants in the year the borrowing is made. Using this calculation, this amount is estimated at \$860 million. The City Administration confirms the operating borrowing contemplated does not exceed this limit.

Legal Impact

Clause 50(h) of Schedule D to *The Regina Administration Bylaw*, being Bylaw No. 2003-69, allows for non-standard procurement for categories that are identified in the trade treaties but not otherwise articulated in section 50 of Schedule D. Clauses 11(g) and (h) of Article 504 of the *Canada Free Trade Agreement* states that government procurement does not apply to procurement or acquisition of fiscal agency or depository services; nor to procurement of financial services respecting the management of government financial assets and liabilities (i.e. treasury operations), including ancillary advisory and information services, whether or not delivered by a financial institution.

As such, the CFO can approve a non-standard procurement of over \$75,000 allowing the City to extend or enter into a new contract with BMO without following the usual competitive procurement processes requiring the issuing of an RFP. However, City Council approval is required if these agreements go beyond 10 years, if the amount of the contract exceeds \$750,000 for consulting and professional services or the contracts involve borrowing. As the current agreement and the proposed extension in the recommendations go beyond 10 years, the amount exceeds \$750,000

and short-term borrowing is contemplated, City Council's approval is being requested through this report.

Strategic Priority Impact

Extending the current banking agreements for 10 years represents financially responsible and prudent stewardship of resources as required by the Sustain Financial Perspective of the City's 2026-29 Strategic Plan, as it allows for uninterrupted banking services, avoids unnecessary operational risk, and ensures efficient use of staff resources.

There are no policy, labour, environmental, Indigenous, or community well-being impacts respecting this report.

OTHER OPTIONS

Recommendation 1 – Banking Service Agreements

A. Approve the continued appointment of the Bank of Montreal (BMO) as the City of Regina's financial institution until April 30, 2037 subject to the negotiation of and entering into the extensions of the banking agreements identified in these recommendations. (RECOMMENDED)

Pros:

- Remaining with the current bank is efficient and provides high stability, low operational risk, strong value for money, and alignment with financial perspective and service promise, particularly since the incumbent is performing well and current fees are competitive.
-
- Avoids over approximately 10,000 hours of City staff over six to nine months to implement a complete transition of operations to a new bank.

Cons:

- Choosing not to run an RFP may create perception risks and potentially limit negotiating leverage.

B. Delegate authority to the CFO or designate to use an Advance Contract Award Notice to advise of the intention to award BMO unless other financial institutions respond that they can provide the services for a significant benefit (total of less fees and increases in interest revenue on bank balances) than the current agreement, for a 10-year term. If there are financial institutions that respond, an RFP would be conducted but if there are no financial institutions that respond then BMO would be extended until April 30, 2037 subject to the negotiation of and entering into the extensions of the banking agreements identified in these recommendations.

Pros:

- Ensures the implementation costs are fully covered by fee savings or interest earned on bank accounts realized in the next agreement.
- Issuing an RFP may offer benefits in transparency and possible competitive rates.

Cons:

- Issuing an RFP introduces significant operational risks, resource demands, and potential disruption to a stable operating environment.
- It will require over 10,000 hours of City staff to implement over six to nine months for a complete transition of operations to a new bank.

Recommendation 2 – Short-term Borrowing

A. Approve new short-term borrowing by an increase of the City’s line of credit from \$9 million to \$20 million and an increase of the City’s corporate credit card program limit from \$1 million to \$1.5 million. (RECOMMENDED)

Pros:

- Increasing the line of credit and credit card limit will improve cashflow flexibility and provide a financial buffer for emergencies or unexpected capital needs without immediately resorting to long-term borrowing. For example, the line of credit of \$20 million will cover approximately two payroll cycles in the case of a cyber event.
- It will allow for more efficient operations while avoiding the need for multiple credit card payments during the month.

Cons:

- Removes \$11.5 million of debt room available for future capital projects.

B. Do not approve the increase in the line of credit and credit card limit.

Pros:

- The \$11.5 million debt room will be available for future capital projects.

Cons:

- Keeping the limits unchanged may result in the full debt capacity being used for projects, leaving no debt room for emergencies.
- It can also limit the ability to respond quickly to emergencies or unexpected operational needs.

COMMUNICATIONS & ENGAGEMENT

None with respect to this report.

DISCUSSION

Banking Service Agreements

The City has utilized BMO for the past seven years and remains satisfied with the quality of its services and associated fees. The following is a general list of the services covered under the current banking agreements with BMO, entities providing BMO credit card services, and merchant services.

1. Treasury Services

- a. Accounting Information Solutions
 - i. Online Banking for Business
 - ii. Cheque Image Service
 - iii. Currency IVR (Interactive Voice Response)
- b. Receivable Solutions
 - i. Electronic Funds Transfer Services
 - ii. Financial Electronic Data Interchange (EDI) Service – Receivable
 - iii. FirstBank Deposit Service
 - iv. Bill Payment Service
 - v. BMO DepositEdge Service
- c. Payment Solutions
 - i. Digital Cheque Service (Positive Pay)
 - ii. Electronic Funds Transfer (EFT) Services – EFT Credit
 - iii. Wire Payment Service
 - iv. Financial Electronic Data Interchange (EDI) Service – Account Payable

2. Credit Card

3. Line of Credit (LOC)

4. Merchant Services

- a. In Person Terminals
- b. Online eCommerce
- c. Pre-Authorized Debt (PAD)

The purpose of the following discussion is to further evaluate whether the City should initiate an RFP for banking services. The City's current bank provides competitive fees, strong performance, reliable compliance, and a good understanding of the City's comprehensive banking needs. Transitioning to a new bank would introduce significant administrative burden and operational disruptions with no evidence that an RFP would generate meaningful improvements in pricing, service quality or increases in interest rates for bank balances.

1. **Alignment With Policy and Legislation** - Maintaining the current banking arrangements remains fully compliant with internal procurement rules. City procurement policies and relevant legislation allow exceptions to the competitive processes. There is no legislative requirement for municipalities to competitively tender banking services. Clause 50(h) of Schedule D to *The Regina Administration Bylaw*, being Bylaw No. 2003-69, allows for non-standard procurement for categories that are identified in the trade treaties but not otherwise articulated in section 50 of Schedule D. Clauses 11(g) and (h) of Article 504 of the *Canada Free Trade Agreement* states that government procurement does not apply to procurement or acquisition of fiscal agency or depository services; nor to procurement of financial services respecting the management of government financial assets and liabilities (i.e. treasury operations), including ancillary advisory and information services, whether or not delivered by a financial institution. As such, the CFO can approve a non-standard procurement over \$75,000 allowing the City to enter into a new contract with BMO without following the usual competitive procurement processes requiring the issuing of RFP. City Council approval is required if these agreements go beyond 10 years, if the amount of the contract exceeds \$750,000 for consulting and professional services or if borrowing is contemplated.
2. **Market Structure & Limited Competition** - The Canadian municipal banking market is highly concentrated, with only a small number of institutions capable of meeting City requirements.
3. **Cost Benefit Inefficiency** - Banking RFPs require significant staff time, and transition planning and execution estimated at over 10,000 hours. Even if a new provider offered savings or increased interest rate on the bank account it could be negligible relative to the administrative burden of switching banks which takes approximately 16 people over six to nine months in a variety of areas to complete.
4. **Operational Disruption & Transition Risk** - Banking is deeply embedded in payroll, accounting systems, accounts payable, revenue collection, online banking, merchant services (point of sale systems), and automated integrations. Switching providers would require reconfiguring systems, retraining staff, updating vendor and customer payment information, and re-establishing security protocols. Transition periods introduce risk of payment delays, reconciliation errors, and service interruptions. Rebuilding these integrations is costly, time-consuming, and introduces risk. Maintaining the current provider avoids system redevelopment and testing cycles.
5. **Cybersecurity & Fraud-Prevention Stability** - Existing banking arrangements include established fraud controls, secure file-transfer protocols, and multi-factor authentication systems. Transitioning to a new bank requires rebuilding all security integrations, increasing exposure to

cyber-risk during the changeover. Maintaining the current provider preserves a stable, tested security environment.

6. Service Quality & Performance Reliability - The current provider is meeting service expectations, so an RFP offers no operational advantage. Public-sector banking requires high reliability, rapid issue resolution, and specialized support all of which are already in place. Changing providers could degrade service quality especially during the transition period.
7. Urgency or Timing Requirements - There is no urgent operational, financial, or regulatory trigger requiring an immediate RFP. Conversely, an RFP at this time would compete with several Treasury initiatives, including debt management, reserve strategy improvements, capital governance improvements and cash-flow forecasting enhancements. Given current timing and workload, deferring an RFP is the most responsible and efficient option.

Short-term Borrowing

A recommended line of credit of \$20 million, along with a credit card limit of \$1.5 million, will provide the City with sufficient financial flexibility to respond effectively to emergencies and maintain smooth day-to-day operations. For instance, in the event of a cyber incident that disrupts the City's ability to collect taxes, a \$20 million line of credit would fund approximately two payroll cycles. It would also offer the capacity to address urgent costs arising from physical emergencies that require immediate action and payment.

To achieve this level of readiness, the City's current \$9 million line of credit would need to be increased by \$11 million, and the existing \$1 million credit card limit would need an additional \$0.5 million.

Debt Room Available

The \$11.5 million increase in the line of credit and credit card limit reduces the debt room available for future capital projects to \$39.63 million in 2030. Table 1 below shows the debt room available after updated for the following direction from City Council in *CM25-19 2026-2027 Budget*

Deliberations:

- excludes capital projects currently identified as requiring future debt but not yet approved for funding by City Council through a budget approval process;
- includes future capital projects with project plans and funding sources that have received City Council approval that require debt;
- includes approved capital projects requiring debt that have not yet been funded;
- includes an analysis of the debt room available within the current debt limit over the next five years, given expected timelines of approved capital projects; and

- includes the debt room available for the Central Library Renewal Project.

Table 1: Estimated Debt Room Available

	Dec 31	Dec 31	Dec 31	Dec 31	Dec 31	Dec 31
	2025	2026	2027	2028	2029	2030
City of Regina Debt	\$431.51	424.17	416.47	408.40	399.96	391.11
City of Reging Line of Credit and Credit Card	10.00	10.00	10.00	10.00	10.00	10.00
REAL Debt Limit	21.00	21.00	21.00	21.00	21.00	21.00
Buffalo Pound Debt	\$102.63	98.80	94.82	90.69	86.40	81.95
Total Consolidated Debt	565.14	553.97	542.29	530.09	517.36	504.07
Increase to Line of Credit and Credit Card	\$0.00	\$11.50	\$11.50	\$11.50	\$11.50	\$11.50
Total Consolidated Debt	\$565.14	\$565.47	\$553.79	\$541.59	\$528.86	\$515.57
New Debt for Approved Project						
Indoor Aquatic Facility		\$100.00	\$100.00	\$100.00	\$100.00	\$100.00
Indoor Aquatic Facility			\$41.00	\$41.00	\$41.00	\$41.00
Geothermal Heating Facility				\$13.80	\$13.80	\$13.80
NW Regional Lift Station			\$60.00	\$60.00	\$60.00	\$60.00
Waste Water Treatment Plant				\$120.00	\$120.00	\$120.00
Total New Debt	\$0.00	\$100.00	\$101.00	\$133.80	\$0.00	\$0.00
Debt compared to Debt Limit	\$565.14	\$665.47	\$754.79	\$876.39	\$863.66	\$850.37
Debt Limit	\$890.00	\$890.00	\$890.00	\$890.00	\$890.00	\$890.00
Debt Room Available	\$324.86	\$224.53	\$135.21	\$13.61	\$26.34	\$39.63

Note 1 - These figures could be subject to change due to finalization of costs and inflationary adjustments.

*Regina Exhibition Association Limited (REAL)

DECISION HISTORY & AUTHORITY

On January 29, 2020, City Council considered report *CR20-7 Authorization to Negotiate and Award Banking Services & Purchase Card Program RFP* adopted the following resolutions:

1. Delegate the authority to the Executive Director, Financial Strategy & Sustainability, to designate and appoint the City’s financial institution based on the results of the negotiated Request for Proposals (RFP) process outlined in this report;
2. Delegate the authority to the Executive Director, Financial Strategy & Sustainability to negotiate, approve, award and enter into all professional banking and related contracts with

the highest ranked proponent selected through the negotiated RFP process for a five-year term. The contracts include, but are not limited to, an agreement for business banking, treasury services master agreement, purchasing card program agreement and additional auxiliary banking service agreements and schedules;

3. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor; and
4. Instruct the City Solicitor to prepare the necessary borrowing bylaw for the overdraft provision in any agreement for business banking (i.e. short term debt) to be brought forward at a later date for approval once the City's financial institution is appointed.

On September 25, 2024, City Council Considered report *CR24-109 Bank of Montreal Bank Extension* and adopted the following resolutions:

1. Approve the continued appointment of the Bank of Montreal (BMO) as the City of Regina's (City) financial institution for a further two-year period subject to the negotiation of and entering into the extensions of the agreements identified in recommendation two of this report;
2. Delegate authority to the Deputy City Manager, Financial Strategy & Sustainability to negotiate, approve and enter extensions to May 1, 2027 for the following agreements: a) The Master Banking Agreement with BMO, the National Merchant Agreement with Moneris and the Corporate Card Agreement with BMO US for a two-year period; and b) Such additional auxiliary banking service agreements relating to the Business Banking and Auxiliary Services Agreement as identified in this report;
3. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor; and
4. Instruct the City Solicitor to prepare the necessary borrowing bylaw for the line of credit and overdraft provision and corporate credit card program based on the information outlined in this report.

Respectfully Submitted,



Charlene Callander
Director, Treasury

Prepared by: Charlene Callander, Director, Treasury

Respectfully Submitted,



Daren Anderson
Chief Financial Officer and Deputy City Manager



Official Community Plan & Zoning Bylaw Amendments - 4025 Parliament Ave

Date	March 25, 2026
To	Mayor Bachynski and City Councillors
From	Regina Planning Commission
Service Area	Planning & Development Services
Item #	CR26-31

RECOMMENDATION

That City Council:

1. Approve the application to amend The Regina Zoning Bylaw, 2019 by:
 - a. Rezoning the property located at 4025 Parliament Avenue, as shown on Appendix A-2, and legally described as Block Y1, Plan 102193040, from PS – Public Service Zone to MH – Mixed High-Rise Zone; and
 - b. Amending Zoning Map 2484(A) accordingly.
2. Amend Part B of Design Regina: The Official Community Plan, Bylaw No. 2013-48 by deleting Section 2.4.
3. Direct Administration to bring a report to City Council in Q2 of 2026 with parking options for the area around the south rugby fields; and
4. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.

HISTORY

At its meeting held on March 17, 2026, the Regina Planning Commission considered the attached report *RPC26-4 Official Community Plan & Zoning Bylaw Amendments – 4025 Parliament Avenue* from the City Planning & Community Services division.

The following addressed the Commission:

- William Wells representing Albert Park Community Association, Regina, SK
- Dustin McCall and Chad Jedlic representing City Land Development, Regina, SK

The Commission adopted a resolution to concur in the recommendations contained in the report with the following amendment:

“That City Council direct Administration to bring a report to City Council in Q2 of 2026 with parking options for the area around the south rugby fields.”

Recommendation #4 of the attached report does not require City Council approval.

Respectfully submitted,

REGINA PLANNING COMMISSION



Jennifer Gentile, Council Officer

3/19/2026

ATTACHMENTS

RPC26-4 Official Community Plan & Zoning Bylaw Amendments - 4025 Parliament Ave

Appendix A-1 - Location

Appendix A-2 - Zoning (Existing & Proposed)

Appendix B - Public Feedback

Appendix C - Zoning Comparison

Appendix D - OCP Part B Policy



Official Community Plan & Zoning Bylaw Amendments – 4025 Parliament Avenue

Date	March 17, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC26-4

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning the property located at 4025 Parliament Avenue, as shown on Appendix A-2, and legally described as Block Y1, Plan 102193040, from PS – Public Service Zone to MH – Mixed High-Rise Zone; and
 - b. Amending Zoning Map 2484(A) accordingly.
2. Amend Part B of *Design Regina: The Official Community Plan, Bylaw No. 2013-48* by deleting Section 2.4.
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
4. Approve this recommendation at its meeting on March 25, 2026.

ISSUE

This report responds to an application to amend *The Regina Zoning Bylaw, 2019* (Zoning Bylaw)

by rezoning the property located at 4025 Parliament Avenue (Subject Property), as shown on Appendices A-1 – Location and A-2 – Zoning (Existing & Proposed), from PS – Public Service Zone to MH – Mixed High-Rise Zone to accommodate commercial development. An amendment to *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), to facilitate the rezoning, is also included in this report.

IMPACTS

Policy Impact

The proposed rezoning supports key OCP objectives relating to “complete neighbourhoods” by enabling opportunities for neighbourhood amenities and services, and efficient, sustainable servicing, by maximizing the use of existing infrastructure (infill and intensification).

Strategic Priority Impact

The proposed rezoning supports the City of Regina’s (City) Strategic Priorities relating to *Livability* and *Prosperity* by enabling additional opportunities for amenities, services and employment in an existing neighbourhood.

Environmental Impact

Reducing greenhouse gas (GHG) emissions and supporting renewability are key objectives of the City, as set forth in the OCP and *Energy & Sustainability Framework*.

New development results in GHG production associated with construction (buildings and infrastructure), as well as motor vehicle traffic associated development. These impacts are partially offset through investment towards alternate modes of transportation (active and transit). Further measures include energy efficient construction, which is partly achieved through requirements of the National Building Code, as well as various incentive and subsidization programs.

Indigenous Impact

The proposed rezoning supports key objectives of kâ-nâsihcikêwin (Indigenous Framework) relating to wihci-atoskêwin askîhk (WEE-chey-ah-toe-skay-win ahs-keek) – *living together on the land, in harmony* – by supporting “complete neighbourhoods”, livability and prosperity.

There are no financial, legal, labour, or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve the application to amend the OCP and Zoning Bylaw – RECOMMENDED

Advantage: Rezoning the Subject Property advances key City policy and strategic priority objectives relating to “complete neighbourhoods”, livability and prosperity, and will allow the Subject Property to transition from an underutilized asset to an activated site and revenue generator through property tax.

Consideration: The City has received comments indicating opposition to the proposed rezoning, which are summarized in Appendix B – Public Feedback.

OPTION 2 – Refer the report back to Administration for revisions or additional information and direct that it be resubmitted to the Regina Planning Commission or returned directly to City Council – NOT RECOMMENDED

Advantage: Ensures that all information requested by Regina Planning Commission or City Council is provided to support a decision.

Consideration: Extends the decision and development timeline for the Applicant.

OPTION 3 – Deny the application to amend the OCP and Zoning Bylaw – NOT RECOMMENDED

Advantage: Maintains the Subject Property as City land asset for potential civic uses.

Consideration: In addition to considerations in Option 3 above, the OCP – Part B; Section 2.4 supports commercial zoning and development at the Subject Property location.

COMMUNICATIONS & ENGAGEMENT

Public and stakeholder engagement is summarized in Appendix B – Public Feedback.

Administration met with the Albert Park Community Association to go over the application. They have indicated that they support the proposed rezoning; however, they have identified parking as an issue, as noted below.

Public notice of City Council’s consideration of this application and of the public hearing conducted in relation to the proposed amending bylaw will be given in accordance with *The Public Notice Policy Bylaw, 2020*. Additionally, the Applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the City Council meeting when the application will be considered.

DISCUSSION

Overview

The City (Applicant & Landowner) is applying to amend the Zoning Bylaw by rezoning the Subject Property from PS – Public Service Zone to MH – Mixed High-Rise Zone. The intent of the MH zone is to support a variety of “medium intensity development along non-local streets, key transportation corridors, near transit stops”.

The Subject Property, located in the Albert Park Neighbourhood:

- Fronts Parliament Avenue, which is an arterial roadway with transit service.
- Is vacant land contiguous to the Rawlinson Crescent Park; however, it is not part of the park.
- Is surrounded by City-owned park and open space on all sides, with the exception of an *Assembly, Religious* land use, which flanks part of the south-west boundary.

The City is currently reviewing options for a cricket facility, among other amenities, which is intended to be located within the adjacent Rawlinson Crescent Park. This project (“Rawlinson Crescent Park Renewal Project”) constitutes a separate undertaking and does not form part of this application. This application and report pertain to a proposed rezoning only as no development proposals are currently being reviewed.

Assessment

Per the OCP – Part A; Section E, Policy 14.40, the proposed rezoning has been reviewed from the perspective of OCP conformity, land use compatibility, transportation and community services.

OCP – Part B; Section 2.4, specific to the Lakeview and Albert Park Neighbourhoods, supports commercial zoning and development within the westerly portion of the Subject Property and “open space” within a portion adjacent to the Parliament Avenue – Queen Street intersection. (Appendix D – OCP Part B Policy). It is recommended that the MH Zone be applied to the entirety of the Subject Property, as the lands identified as open space are not required for recreational purposes. The City did not receive any public opposition to the proposed OCP amendment.

Should City Council support the recommended rezoning, it is also recommended that the OCP be amended by deleting Section 2.4 (Lakeview and Albert Park Neighbourhood policy) from Part B, as this policy is limited to the matter noted above or lands already developed as public open space and zoned appropriately; therefore, will have fulfilled its purpose by guiding development.

The proposed rezoning also supports OCP – Part A “complete neighbourhood” objectives, as it has the potential to accommodate new commercial opportunities within the Albert Park Neighbourhood. Two parcels, adjacent to the Subject Property, are zoned ML – Mixed Low-Rise Zone; therefore, the proposed rezoning will allow for additional commercial opportunities at this location, which is an area within the neighbourhood where commercially zoned land is limited. This neighbourhood commercial hub can serve as an amenity destination for residents and supports existing and future recreational uses.

The proposed rezoning aligns with the OCP – Part A, airport related policy, which applies due to the proximity to the Regina International Airport (RIA). Specifically, the Subject Property is within the “Area 2” policy boundary, which prohibits new residential zoning and new residential buildings on lots with mixed-use zoning. The MH Zone will allow appropriate new commercial development to occur and new residential will not be permitted. The Zoning Bylaw Height Overlay also applies, which prevents buildings from penetrating into the restricted height area. . Building heights will be determined at the development permit stage, in accordance with federal regulations. The Regina Airport Authority was circulated the proposal and noted no concerns, with reference to the above

restrictions.

The proposed rezoning, and future commercial use, is not anticipated to result in land use compatibility issues, as the Subject Property is buffered from residential properties by roadways and open space and contiguous land use consists of non-residential only.

The proposed rezoning, and future commercial uses, is not anticipated to result in transportation issues, as the Subject Property fronts an arterial roadway (Parliament Avenue) with transit service, and this roadway has a direct and immediate connection to an expressway (Lewvan Drive).

Parking has been identified, by several residents and the Albert Park Community Association, as an issue – specifically sport events, associated with the Regina Rugby Park and it's users, which are known to attract high volumes of participants, spectators and associated traffic, which results in adjacent streets experiencing higher than average parking usage and, at times, illegal parking occurring on City-owned land and within the right-of-way along Parliament Avenue. As it relates to rezoning, the concern is that commercial development may exacerbate this issue, which may be even further compounded by the activation of the new cricket facility.

While it is acknowledged that parking can be an issue, due to the reasons identified, the proposed rezoning, and future commercial uses, is not anticipated to increase this:

- Although there is no regulatory requirement that commercial development includes on-site parking, it is expected that future developers will include on-site parking in accordance with typical industry/market standards, as this feature is generally deemed as essential for commercial viability in a suburban context.
- The parking issue is associated with specific programmed sport events that occur only during the regular play season and, generally on weekends. There are other City-owned lands in the vicinity that are suited to expand parking options for users of the park, should resources be dedicated to this purpose.
- The cricket facility will include its own on-site parking, anticipated to be sufficient for park users.

The Subject Property is not a serviced parcel; therefore, it will be the responsibility of the landowner or the developer to connect to City services and to undertake any necessary upgrades.

DECISION HISTORY & AUTHORITY

City Council's approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully Submitted,

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services

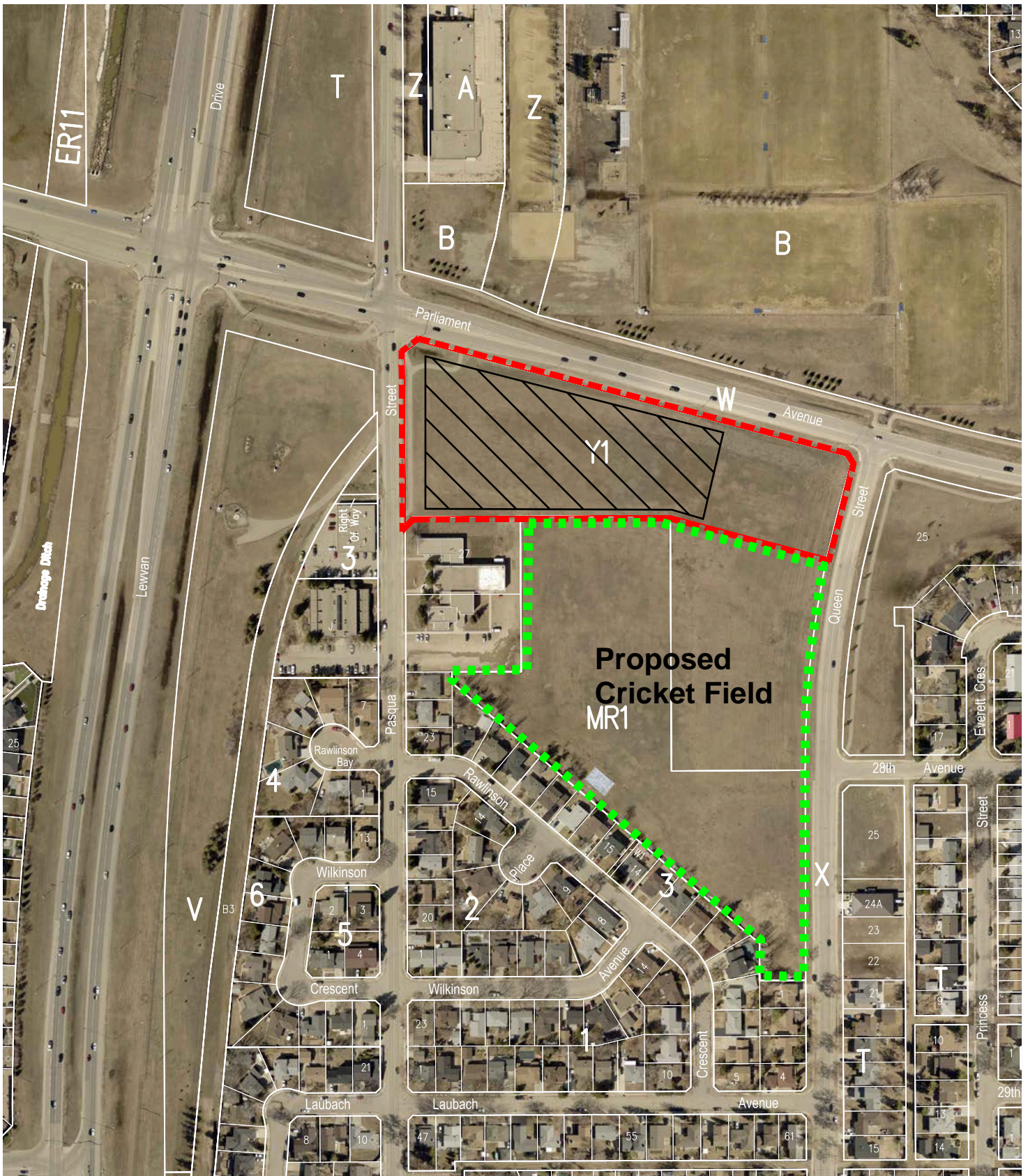



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Zoey Drimmie, City Planner II

ATTACHMENTS

- Appendix A-1 - Location
- Appendix A-2 - Zoning (Existing & Proposed)
- Appendix B - Public Feedback
- Appendix C - Zoning Comparison
- Appendix D - OCP Part B Policy

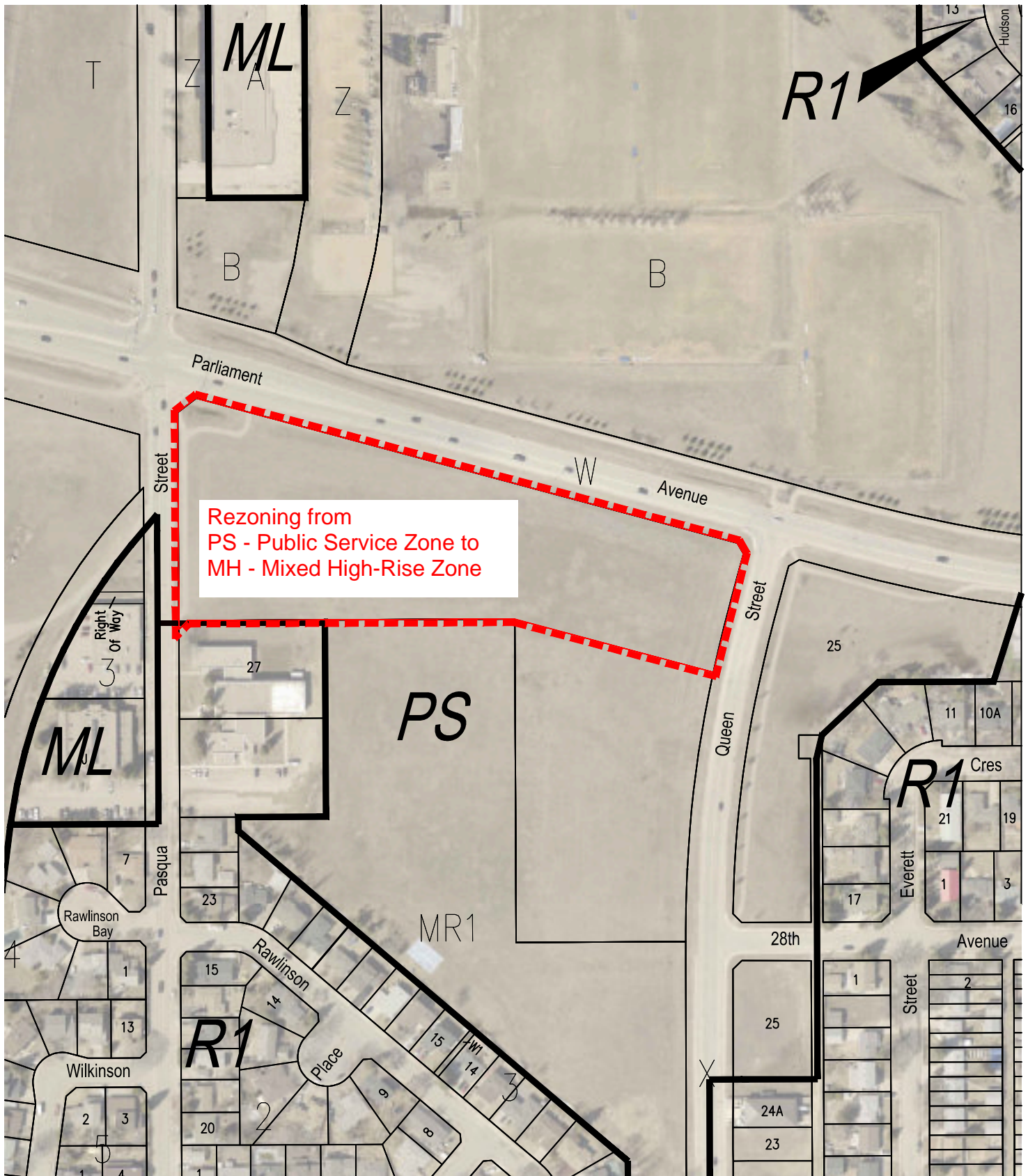


 Subject Property

 Area Identified for Commercial (per OCP - Part B; 2.4)

Date of Photography: 2024





Rezoning from
PS - Public Service Zone to
MH - Mixed High-Rise Zone



Subject Property

Date of Photography : 2024



Community Contact and Feedback Summary
Communications

Public Notice Sign December 11, 2025	<ul style="list-style-type: none"> One Public Notice sign posted at Subject Property
Public Notice Letter December 10, 2025	<ul style="list-style-type: none"> Mailed (Canada Post) to 46 addresses Customized notification radius
Website Information December 10, 2025	<ul style="list-style-type: none"> Information Notice posted on the City of Regina website Online comment portal open

Comments/ Feedback

Response	#	Comments
Completely opposed	6	<ul style="list-style-type: none"> Traffic Parking Airport Proximity Eliminates open space Crime
Accept if different	1	<ul style="list-style-type: none"> More parking required
Support proposal	2	<ul style="list-style-type: none"> Development of underutilized land
Total	9	

City Administration Response
1. Issue: Traffic

Administration's Response: The proposal was reviewed in regard to Roadways & Transportation and was identified not to require a Traffic Impact Assessment.

The Subject Property fronts an arterial which is intended to carry major traffic flows.

2. Issue: Parking

Administration's Response: It is recognized that parking, including a lack of parking and illegal parking, is a concern. Illegal parking can be ticketed.

Per *The Regina Zoning Bylaw, 2019*, there is no minimum requirement for onsite motor vehicle parking stalls (except specified situations); therefore, the number provided is at the discretion of the developer.

The location of the subject property is accessible by transit and within walking or cycling distance to amenities and services which provide mobility options for residents.

3. Issue: Airport Proximity

Administration's Response: The Subject Property is located within Airport Area 2, which has no restrictions regarding commercial development.

4. Issue: Eliminates Open Space

Administration's Response: It is recognized that the Subject Property is adjacent to existing Open Space; however, the property has remained vacant. Per OCP Part B policies, part of the Subject Property has allowed for the potential to develop commercial at this location. The OCP amendment and rezoning respond to this existing policy.

Comparison of Existing and Proposed Zoning for 4025 Parliament Avenue PS – Public Service Zone vs. MH – Mixed High-Rise Zone

Summary		PS Zone (Existing)	MH Zone (Proposed)
	Intent		Preserve and control areas used or intended to be used by the public for active and passive recreational purposes.
Location			Non-local streets, key transportation corridors, near transit stops, intensification areas.

Land-Use			PS Zone (Existing)	MH Zone (Proposed)
	Dwelling	Dwelling, Unit	Group Care	Not allowed
Institution		Day Care		
Assembly	Education		Permitted Use	Permitted Use
	Recreation		Discretionary Use	Permitted Use: • 3,000 m ² or less/lot Otherwise, Discretionary
Food & Beverage	Religious			
	Restaurant		Discretionary Use	Permitted Use
Retail Trade	Lounge		Not allowed	Permitted Use: • Less than 500 m ² /unit • Not next to residential zone Otherwise, Discretionary
	Shop		Not allowed	Permitted Use: • 1000 m ² or less/unit outside of Urban Corridor, or • 3000 m ² or less/unit inside Urban Corridor Otherwise, Discretionary
Service Trade	Fuel Station		Not allowed	Permitted Use: • Above ground pumps/tanks are at least 75 m from residential Discretionary Use: Above-ground pumps/tanks are less than 75 m from residential
	Personal		Discretionary Use	Permitted Use
Transport	Wash – Light		Not allowed	Discretionary Use
Office	Parking Lot		Not allowed	Discretionary Use
				Permitted Use: • 1000m ² or less/unit, or • Conforms with OCP Discretionary Use: • 1000m ² or greater/unit, or • Conforms with OCP

The intent of this land use comparison is to show how typical classes of land use may apply to the zone using examples – this list is not exhaustive and does not include all the land uses that may be allowed in the zones.

Standards		PS Zone (Existing)	MH Zone (Proposed)
	Max Units/Lot	N/A	No max
	Max Height	Less than 15 m (permitted); Greater than 15 m to maximum of 30 m (discretionary)	20 m, or less per Airport Height restrictions.
Front Setbacks	4.5 m	Nil (active wall) – 3 m (8.5 m height)	

2.4 Lakeview/Albert Park Neighbourhood

1. Land Use Guidelines

- a) Area A) (Figure 2.4.1) Open Space.
- buffer passive park areas (Hudson Park and Rawlinson Crescent Park) via landscaping from athletic fields and Area B.
 - maintain linkage between park areas by ensuring common frontage on both sides of Parliament Avenue.

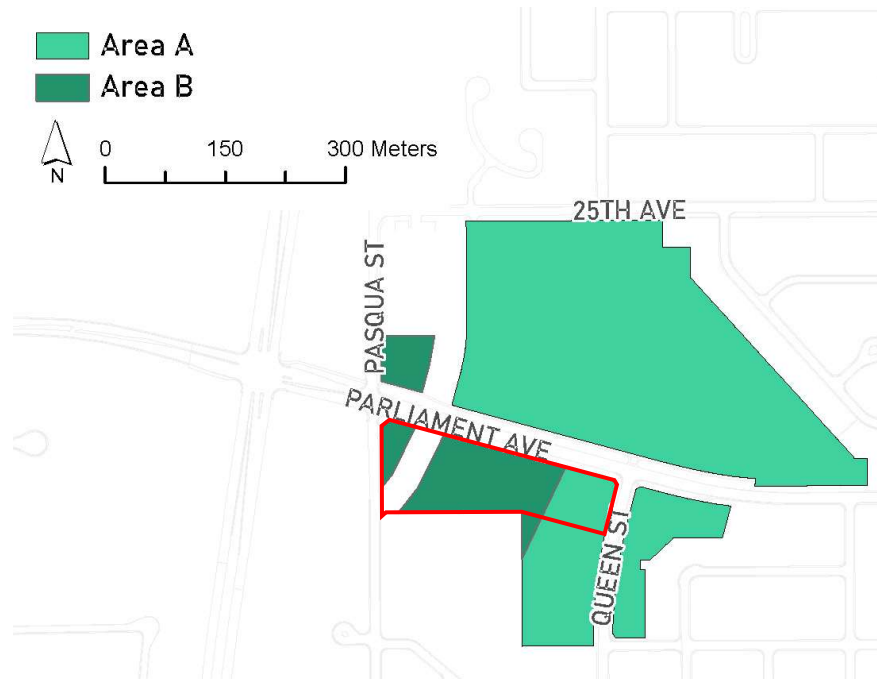

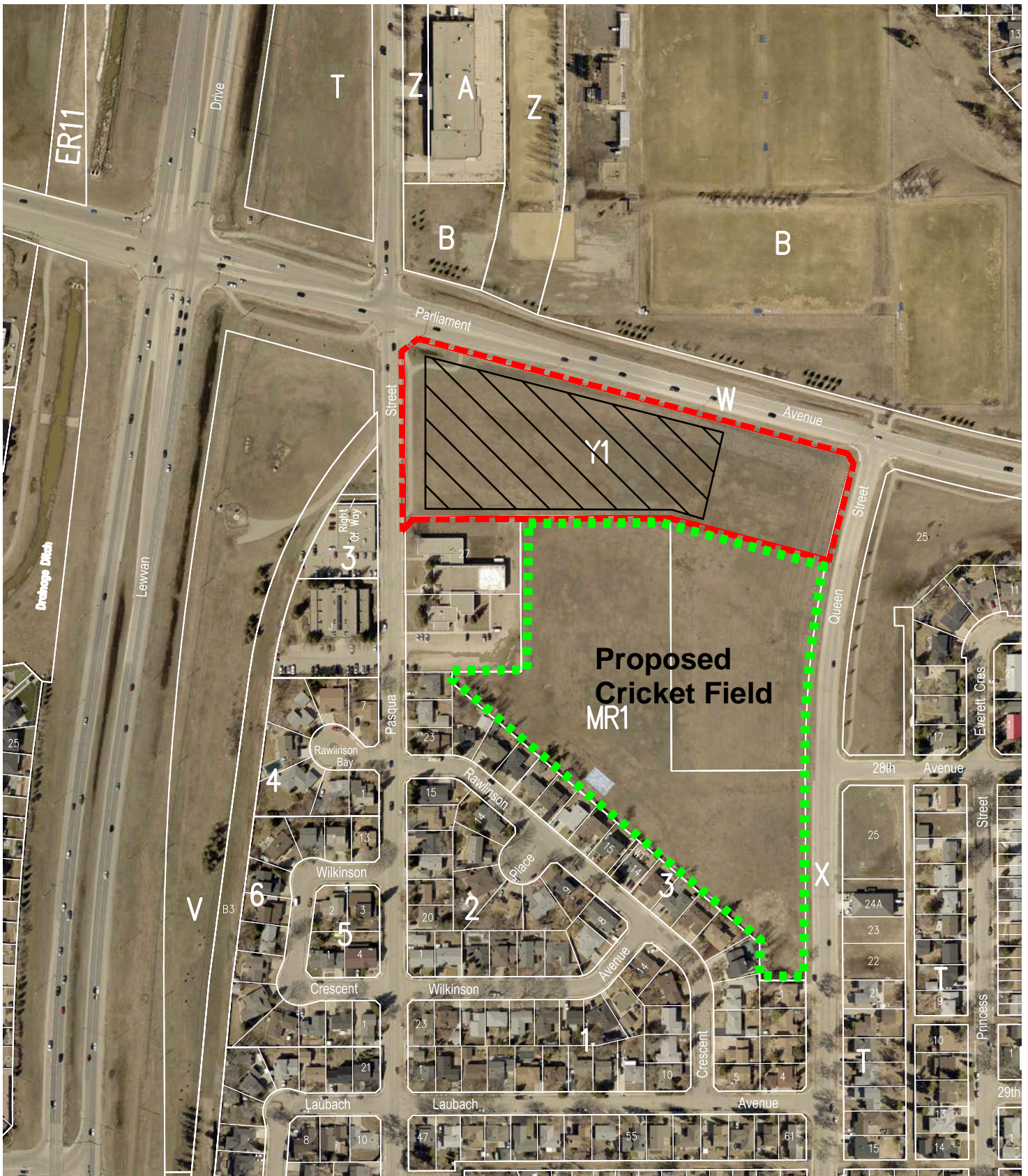



Figure 2.4.1 – Lakeview/Albert Park Policy Areas

- b) Area B) (Figure 2.4.1) Low to medium-intensity commercial.
- access to be determined as per City standards.
 - minimum building setback, 120m from back of lots on Rawlinson Crescent.

 Subject Property

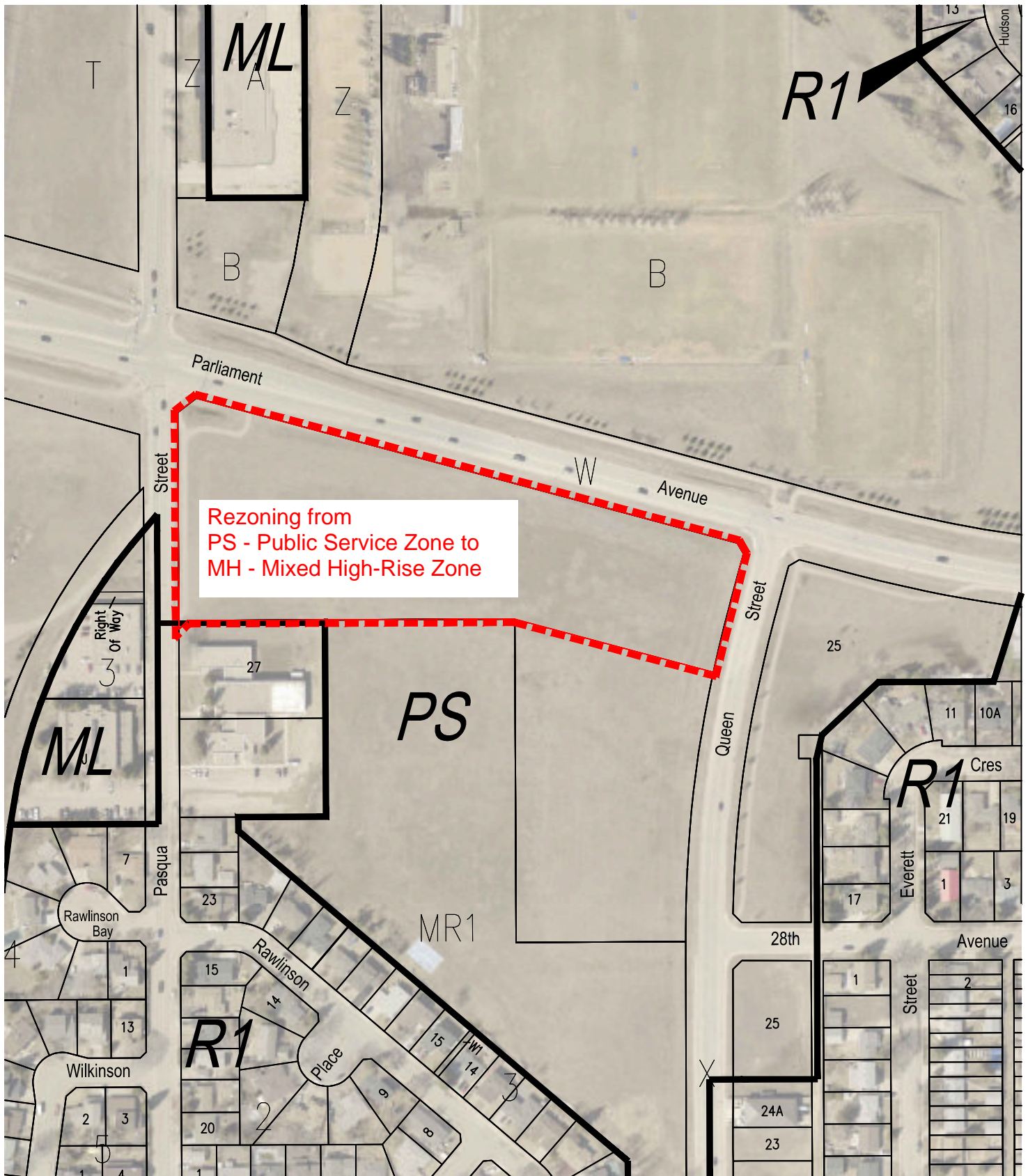


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PS - Public Service Zone to
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Subject Property

Date of Photography : 2024



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The location of the subject property is accessible by transit and within walking or cycling distance to amenities and services which provide mobility options for residents.

3. Issue: Airport Proximity

Administration's Response: The Subject Property is located within Airport Area 2, which has no restrictions regarding commercial development.

4. Issue: Eliminates Open Space

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Comparison of Existing and Proposed Zoning for 4025 Parliament Avenue PS – Public Service Zone vs. MH – Mixed High-Rise Zone

Summary			PS Zone (Existing)	MH Zone (Proposed)
	Intent		Preserve and control areas used or intended to be used by the public for active and passive recreational purposes.	Accommodate a variety of medium intensity commercial uses oriented towards high-traffic volume and pedestrians.
	Location			Non-local streets, key transportation corridors, near transit stops, intensification areas.

Land-Use			PS Zone (Existing)	MH Zone (Proposed)
	Dwelling	Dwelling, Unit		Not allowed
Group Care				
Institution	Day Care		Discretionary Use	Permitted Use
	Education		Permitted Use	Permitted Use
Assembly	Recreation		Discretionary Use	Permitted Use: • 3,000 m ² or less/lot Otherwise, Discretionary
	Religious			
Food & Beverage	Restaurant		Discretionary Use	Permitted Use
	Lounge		Not allowed	Permitted Use: • Less than 500 m ² /unit • Not next to residential zone Otherwise, Discretionary
Retail Trade	Shop		Not allowed	Permitted Use: • 1000 m ² or less/unit outside of Urban Corridor, or • 3000 m ² or less/unit inside Urban Corridor Otherwise, Discretionary
	Fuel Station		Not allowed	Permitted Use: • Above ground pumps/tanks are at least 75 m from residential Discretionary Use: Above-ground pumps/tanks are less than 75 m from residential
Service Trade	Personal		Discretionary Use	Permitted Use
	Wash – Light		Not allowed	Discretionary Use
Transport	Parking Lot		Not allowed	Discretionary Use
Office			Not allowed	Permitted Use: • 1000m ² or less/unit, or • Conforms with OCP Discretionary Use: • 1000m ² or greater/unit, or • Conforms with OCP

The intent of this land use comparison is to show how typical classes of land use may apply to the zone using examples – this list is not exhaustive and does not include all the land uses that may be allowed in the zones.

Standards			PS Zone (Existing)	MH Zone (Proposed)
	Max Units/Lot		N/A	No max
	Max Height		Less than 15 m (permitted); Greater than 15 m to maximum of 30 m (discretionary)	20 m, or less per Airport Height restrictions.
	Front Setbacks		4.5 m	Nil (active wall) – 3 m (8.5 m height)

2.4 Lakeview/Albert Park Neighbourhood

1. Land Use Guidelines

- a) Area A) (Figure 2.4.1) Open Space.
- buffer passive park areas (Hudson Park and Rawlinson Crescent Park) via landscaping from athletic fields and Area B.
 - maintain linkage between park areas by ensuring common frontage on both sides of Parliament Avenue.

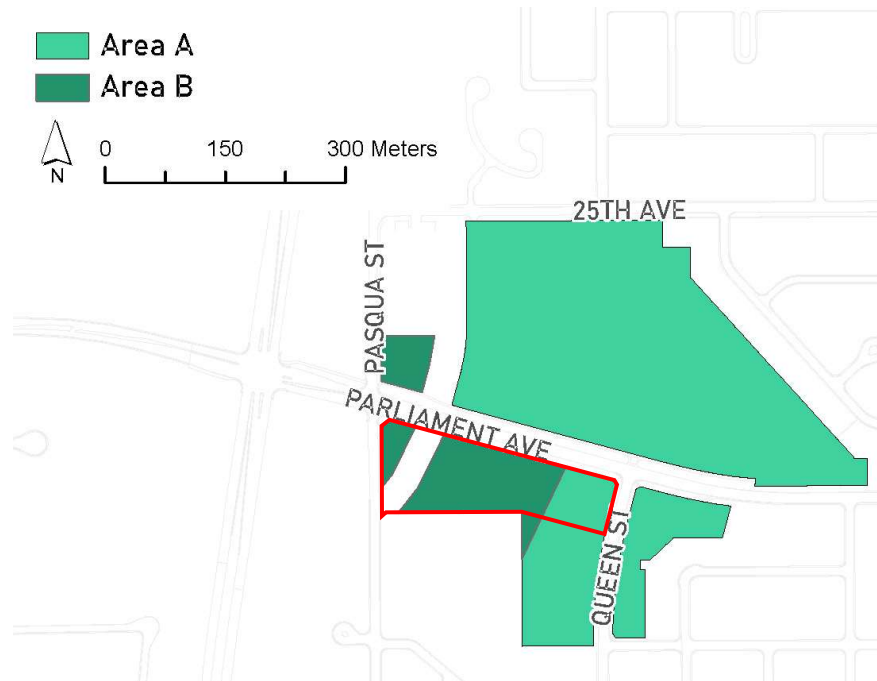



Figure 2.4.1 – Lakeview/Albert Park Policy Areas

- b) Area B) (Figure 2.4.1) Low to medium-intensity commercial.
- access to be determined as per City standards.
 - minimum building setback, 120m from back of lots on Rawlinson Crescent.

 Subject Property



North Regina Little League Clubhouse Lease

Date	March 25, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Land, Real Estate & Economic Development
Item #	CR26-32

RECOMMENDATION

That City Council:

1. Approve the City of Regina entering a lease agreement, consistent with the terms and conditions stated in this report, with North Regina Little League Inc. for a portion of the lands on City of Regina owned property known as Kinsmen Park North, located at 850 Pasqua Street, as shown in Appendix A;
2. Delegate Authority to the Chief Financial Officer & Deputy City Manager or their designate to negotiate any other commercially relevant terms and conditions, as well as any amendments to the agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to this agreement; and
3. Authorize the City Clerk to execute the Lease Agreement upon review and approval by the City Solicitor.

HISTORY

At its March 18, 2026, meeting, the Executive Committee considered the attached report *EX26-25 North Regina Little League Clubhouse Lease* from the Financial Strategy & Sustainability division.

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

Recommendation #4 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk 3/18/2026

ATTACHMENTS

EX26-25 NRLL Clubhouse Lease

Appendix A - Leased Areas



North Regina Little League Clubhouse Lease

Date	March 18, 2026
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Land, Real Estate & Economic Development
Item No.	EX26-25

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the City of Regina entering a lease agreement, consistent with the terms and conditions stated in this report, with North Regina Little League Inc. for a portion of the lands on City of Regina owned property known as Kinsmen Park North, located at 850 Pasqua Street, as shown in Appendix A.
2. Delegate Authority to the Chief Financial Officer & Deputy City Manager or their designate to negotiate any other commercially relevant terms and conditions, as well as any amendments to the agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to this agreement.
3. Authorize the City Clerk to execute the Lease Agreement upon review and approval by the City Solicitor.
4. Approve these recommendations at its March 25, 2026, meeting following the required public notice.

ISSUE

The North Regina Little League Inc. (NRLL) constructed a clubhouse (2012) and scoreboard

(2018) in Kinsmen Park North. The clubhouse was constructed with the City of Regina's (City) approval granted through a license agreement. A license agreement for the scoreboard was drafted but never executed. The City and NRLL agree that a lease for the land on which the clubhouse and scoreboard are located is the best way to clarify ownership and maintenance obligations. It is recommended that the lease be provided for \$1 annually.

When considering the lease of City-owned property, Administration may only lease or sell property that has been made publicly available and leased or sold at market value. Additionally, Administration may not authorize the lease of areas in a park without City Council (Council) approval. In this case, Council approval is required because the space is park land, is being provided without a public offering, and is proposed to be leased at less than fair market value.

IMPACTS

Financial Impact

NRLL will be responsible for all ongoing maintenance and operational costs for the clubhouse and scoreboard. The current annual market rental rate for the land is estimated at approximately \$6,500.

Legal Impact

Subsection 101(1) of *The Cities Act* stipulates that no Council shall delegate: (k)... the sale or lease of land for less than fair market value and without a public offering and (l) the sale or lease of parkland and dedicated lands.

Policy Impact

The City has a long-standing relationship with NRLL and recognizes their important contributions to the City. Providing a \$1 lease rate demonstrates the City's commitment to community development priorities and is consistent with similar situations.

Strategic Priority Impact

The recommendations in this report align with the City's strategic priority of vibrancy, specifically by providing residents with year-round inclusive space and programs that support sport, culture, recreation and well-being.

Indigenous Impact

Community parks act as natural gathering places that break down barriers between different age groups, ethnicities, and socioeconomic backgrounds. This space fosters casual interactions, shared experiences, and the development of new friendships that build a stronger sense of community belonging. In this way, parks embody the Treaty principles of *miyo-wîcêhtowin* (good relation) and *wihci-atoskêwin askîhk* (living together on the land in harmony). By creating welcoming, inclusive environments where people can connect, learn from one another and strengthen their ties to place,

community parks help uphold our shared responsibilities as Treaty partners.

There are no Labour, Environmental, or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts regarding this report.

OTHER OPTIONS

Option 1 – Approve the lease as outlined in this report - RECOMMENDED

Option 2 – Approve the lease at a market value lease to the non-profit organization – NOT RECOMMENDED as NRLL is a non-profit corporation that uses the proceeds from their operation to support the sport of baseball within the city.

Option 3 – Deny the lease – NOT RECOMMENDED as the building and scoreboard are both owned by NRLL. Not approving the lease would require the removal of the building and scoreboard from the property, and the City would need to provide the amenities in an alternate way for the various users of the park.

COMMUNICATIONS & ENGAGEMENT

Public notice is required for Council to approve the lease of City-owned property without a public offering and at less than market value, and for the lease of park land. Notice regarding this proposal has been advertised in accordance with *The Public Notice Bylaw 2020*.

NRLL will be informed of any decision of Council.

DISCUSSION

NRLL constructed a clubhouse pursuant to an agreement dated October 17, 2012, which has since expired. NRLL also installed a small scoreboard for the grounds in 2018.

NRLL has occupied the property as outlined on Appendix A since 1986. The intention of the NRLL is to continue to utilize the clubhouse to support the sport of baseball by providing a gathering space for the baseball community including food services and washrooms during the baseball season. The license agreement under which the clubhouse was constructed in 2012 has expired. The City wishes to capture both the clubhouse and the scoreboard in one lease agreement with NRLL.

The proposed lease is for the land on which the clubhouse and scoreboard are located, as shown in the attached Appendix A. The lease rate is recommended at \$1 annually for an initial term of five years with one option to renew for an additional five years.

DECISION HISTORY & AUTHORITY

The recommendations contained within this report require City Council approval.

Respectfully Submitted,



Chad Jedlic, Director
Land, Real Estate & Economic Development

Respectfully Submitted,

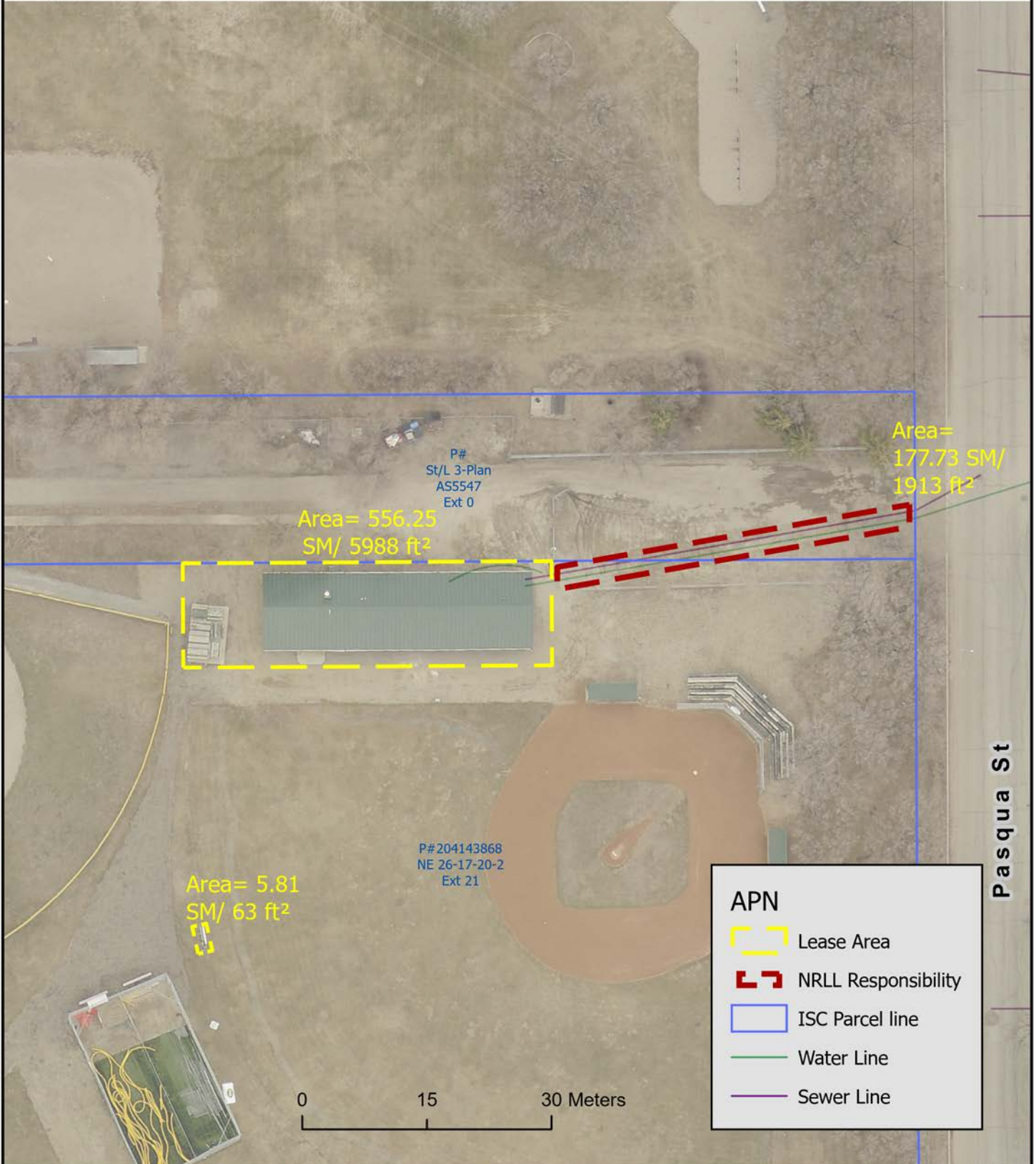


Daren Anderson, Chief Financial Officer
& Deputy City Manager

Prepared by: Ashley Heisler, Real Estate Officer

ATTACHMENTS

Appendix A - Leased Areas



Financial Strategy & Sustainability/Land & Real Estate/Real Estate



Project: Subject Land Civic Address: 850 Pasqua Street
Legal Description: NE 26-17-20-2 Ext 21





Animal Bylaw Review Report

Date	March 25, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Community Standards
Item #	CR26-33

RECOMMENDATION

That City Council:

1. Approve the amendments to *The Regina Animal Bylaw, 2009*, Bylaw No. 2009-44 as outlined in Appendix A of this report;
2. Direct Administration to:
 - a. Include a focus in the next phase of the review on incorporating additional recommendations for provisions to promote responsible pet ownership, that are identified in consultation with key stakeholders and experts, including but not limited to: Regina Humane Society, pet rescue organizations, the provincial government, Regina Police Service and Animal Justice;
 - b. Consult with community groups and stakeholders, and bring the results of that consultation to the Accessibility Advisory Committee, to gather feedback on the application of and any necessary exceptions to the Bylaw for service animals; and
 - c. Report back to the Executive Committee in Q4 of 2027 with the results of the consultation outlined in item #2b, with a recommendation for potential exceptions for service animals that could be incorporated into the Bylaw.
3. Direct the City Solicitor to prepare the necessary bylaw amendments to Bylaw No. 2009-44, *The Regina Animal Bylaw, 2009* as outlined in Appendix A: Animal Bylaw Amendments, to be

brought forward to the meeting of City Council following approval of these recommendations by City Council;

HISTORY

At its March 18, 2026, meeting, the Executive Committee considered the attached report *EX26-24 Animal Bylaw Review Report* from the City Operations division.

The following addressed the Committee:

- EX26-28 Angela McLean, Regina, SK
- Connie Buchan, OLDPUG, Regina, SK
- Terina Nelson, Regina, SK
- Pierre Sadik, Animal Justice, Toronto, ON
- Angela Tremka, Bird Friendly Regina, Regina, SK
- EX26-29 Lisa Koch and Lindsay West, Regina Humane Society, Regina, SK

The Committee received and filed communication EX26-30 from Tonya Martin, Pets Canada, Ottawa, ON.

The Committee adopted the following resolution, as amended:

That City Council:

1. Approve the amendments to *The Regina Animal Bylaw, 2009*, Bylaw No. 2009-44, as outlined in Appendix A of this report;
2. Direct Administration to:
 - a. Include a focus in the next phase of the review on incorporating additional recommendations for provisions to promote responsible pet ownership, that are identified in consultation with key stakeholders and experts, including but not limited to: Regina Humane Society, pet rescue organizations, the provincial government, Regina Police Service and Animal Justice;
 - b. Consult with community groups and stakeholders, and bring the results of that consultation to the Accessibility Advisory Committee, to gather feedback on the application of and any necessary exceptions to the Bylaw for service animals; and

- c. Report back to the Executive Committee in Q4 of 2027 with the results of the consultation outlined in item #2, with a recommendation for potential exceptions for service animals that could be incorporated into the Bylaw.
3. Direct the City Solicitor to prepare the necessary bylaw amendments to Bylaw No. 2009-44, *The Regina Animal Bylaw, 2009* as outlined in Appendix A: Animal Bylaw Amendments, to be brought forward to the meeting of City Council following approval of these recommendations by City Council; and
4. Approve these recommendations at its March 25, 2026, meeting.

Recommendation #4 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk

03/20/2026

ATTACHMENTS

EX26-24 Animal Bylaw Review Report
Appendix A - Animal Bylaw Amendments
Appendix B-Engagement Results
Appendix C - Jurisdictional Review



Animal Bylaw Review Report

Date	March 18, 2026
To	Executive Committee
From	City Operations
Service Area	Community Standards
Item No.	EX26-24

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the amendments to *The Regina Animal Bylaw, 2009*, Bylaw No. 2009-44 as outlined in Appendix A of this report;
2. Direct the City Solicitor to prepare the necessary bylaw amendments to Bylaw No. 2009-44, *The Regina Animal Bylaw, 2009* as outlined in Appendix A: Animal Bylaw Amendments, to be brought forward to the meeting of City Council following approval of these recommendations by City Council;
3. Remove item *MN24-19* from its list of outstanding items; and
4. Approve these recommendations at its March 25, 2026, meeting.

ISSUE

Administration undertook a review of *The Regina Animal Bylaw, 2009*, No. 2009-44 (Bylaw) as directed by City Council through motion *MN24-19*. The review focused on feedback received by stakeholders and community members related to major safety concerns regarding dangerous animals in the community.

IMPACTS

Financial Impact

Increases to fine and detainment fee amounts align with best practices, serve the public interest and will not require additional funding to implement. These changes are not expected to have a significant impact on budgeted revenue, as proposed fine amounts are primarily to support voluntary compliance.

Legal Impact

Following Council approval, the amendments to the Bylaw will incorporate specific animal provisions aimed at addressing identified gaps in enforcement authority related to aggressive dogs. The amendments will also provide an updated fine schedule, fees and definitions that align with current practices across Canadian municipalities.

Policy Impact

This report supports key objectives of the City of Regina (City) set forth in *Design Regina: The Official Community Plan*, Bylaw No. 2013-48 (the “OCP”), relating to Section D11, Goal 3, “Community Security” by promoting responsible pet ownership within the community and measurable standards for animal control.

Strategic Priority Impact

The recommendations contained in this report align with the 2026-29 Strategic Plans priority of Vibrancy. Specifically, the outcome that public safety and community well-being is addressed through proactive actions by the City and partnerships with community-based organizations.

Updating the authority given to partners, such as the Regina Humane Society (RHS), along with adding interim orders and adjusting the fine structure, will improve service delivery and strengthen safety and well-being for both people and animals.

Indigenous Impact

The bylaw review did not include a detailed examination of Indigenous worldviews. Future reviews and amendments will include Indigenous perspectives on animals and their cultural, spiritual, and community importance.

Higher fine amounts and related costs such as detainment or impound fees for animals at large may have a greater impact on people with lower incomes. Indigenous peoples are often highly represented in this group. These additional costs can create financial hardship even when a fine is not issued, because impound, boarding, and release fees can add up quickly and make it difficult for people to reclaim their animals.

Courts offer fine-option programs that allow people to work instead of paying monetary fines. However, these programs do not usually apply to non-fine charges such as detainment fees. Future policy work may look at ways to reduce these disparate impacts while still supporting community safety and animal welfare.

There are no labour, environmental or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve Appendix A Bylaw Amendments – RECOMMENDED

Administration recommends that the Bylaw be updated as outlined in Appendix A to address gaps in the enforcement of dangerous animals for public health and safety. The goal of the changes is to stabilize the enforcement regime to ensure dangerous animals in the community can be managed effectively.

The proposed amendments also address housekeeping matters including updating the name and address of the animal shelter facility, updating the name of officers to distinguish their role in enforcing the Bylaw from enforcement of provincial legislation and updating the fine schedules to ensure penalties are proportionate to the corresponding offences.

OPTION 2 – Add additional bylaw provisions to manage animal cruelty – Not Recommended

In addition to the recommendations contained in this report, this option would add animal cruelty regulations to the Bylaw.

Administration does not recommend this option as animal cruelty matters are regulated by the Province of Saskatchewan (Province). Including similar standards of care in the Bylaw creates redundancy in legislation and crosses jurisdictional boundaries, which can result in confusion and administrative inefficiencies, and risks the City exceeding its jurisdiction by regulating an issue outside the scope of its authority.

OPTION 3 – Amend only the administrative sections of the Bylaw – Not Recommended

This is to only amend the administrative sections of the Bylaw. Administration would undertake other measures that do not require bylaw amendments to address ongoing issues in the community related to dangerous animals. The administrative changes recommended in the report are to ensure that the language in the Bylaw functions as intended.

COMMUNICATIONS & ENGAGEMENT

Administration held meetings with key stakeholders, including the RHS, Regina Police Service (RPS), Saskatchewan Health Authority (SHA), the Ministry of Agriculture and Canada Post to understand their involvement in animal interactions and the challenges they face with the current regulatory environment. Primary stakeholder feedback was incorporated into the bylaw amendments where possible and any objections are noted within the report.

Public engagement included two pop-up events. The first, held during the “I Love Regina Day” event, encouraged participation in a survey and offered an opportunity to make educational pet toys for rescue animals. Residents were able to submit survey responses online using a QR code or fill out survey cards available at the event. The second pop-up event was held at a Confederation Park Farmer’s market where a Be Heard survey was promoted.

Administration created a Be Heard page where residents could complete an online survey, read project updates and ask questions. The page received 24,487 unique visits and 12,968 survey submissions. Two in-person meetings were held, one for residents that requested participation in the review process and another with animal industry participants, including veterinary clinics, rescue organizations, pet stores, pet groomers, pet spas and daycares and kennel operators. Additional comments could be sent to the project email account.

Results of the engagement are provided in Appendix B: Engagement Results.

DISCUSSION

In response to motion *MN24-19 Review of The Regina Animal Bylaw, 2009*, Bylaw No. 2009-44 adopted by City Council at its meeting on January 29, 2025, Administration conducted a review of the City's animal management processes. Since 2022, reported incidents involving aggressive or roaming dogs have risen sharply, with a 40 per cent increase in at-large dog reports and a 20 per cent increase in dog bite cases. In addition, 35 per cent of survey respondents indicated encounters with an aggressive animal. Administration recommends changes to the Bylaw and will implement process changes to better manage animals, particularly dangerous dogs, in the community.

The recommended amendments were developed through engagement with strategic partners and broader engagement with the community. A jurisdictional review is provided in Appendix C. It is important to note that cities outside of Saskatchewan operate under different provincial legislation.

To better meet the needs of the community, Administration recommends a series of changes to the Bylaw, as well as internal process changes and ongoing collaboration with key stakeholders, such as the RHS, to improve public education.

Bylaw Amendments:

The following summarizes Administration's recommended changes to the Bylaw. Detailed Bylaw amendments are provided in Appendix A.

- A. Improve response times for dangerous animals (interim order) – Administration recommends revising the Bylaw to better support timely responses to known problem animals in the community. Currently, the Bylaw requires that a City representative conduct a dangerous animal hearing to have an animal designated as a dangerous animal. Following this, a Justice of the Peace may issue various orders to ensure the owner manages their pet appropriately. It can take several weeks or longer to schedule a dangerous dog hearing depending on court availability and the time it takes to gather evidence. The proposed changes would allow the City to apply to the court for an interim order before a full hearing, offering a streamlined process to ensure the owner complies with restrictions pending the dangerous animal hearing. Unlike an order issued by an Animal Services Officer, which must allow the appeal process to be resolved before the order is enforced, an order issued by a judge can be enforced as soon as it is issued, which will provide improved safety for the community on a shorter timeline. Examples of conditions that may be included in an interim order include a requirement for the dog to wear a muzzle and to always be on a leash two metres or less in length when in public.
- B. Strengthen and clarify leash requirements in public – The current Bylaw permits owners to have either physical or verbal control of their animal in public. Administration recommends repealing this section and clarifying that dogs must be leashed on public property. The exception for off-leash dog parks will remain where verbal control is still permitted.
- C. Ensure animal owners are identified – Currently, animal owners are not required to provide identification, which is necessary for an officer to issue a ticket and proceed with prosecution if required. Administration recommends revising the Bylaw to require an owner to provide their information upon request of a designated officer when in the process of issuing a ticket. There is also a recommendation to update the definition of an animal “owner” to better align with the City’s licensing framework.
- D. Update minimum hold periods and specify options for relinquished animals – Administration recommends changing hold periods to 72 hours for all animals detained by RHS. There are also updates to clarify what can happen to an animal that is relinquished to the RHS.
- E. Increase fines and fees – Administration recommends increasing various fines and fees as detailed in Appendix A to better align the Bylaw with enforcement standards in other Canadian municipalities. The goal of increased fine amounts is to increase compliance to the bylaw overall.

- F. Remove annual expiration for repeat offences – While the current Bylaw allows increased fines for second and third offences, this provision only applies within a calendar year. Administration recommends repealing this section, such that offences from a prior year may be used to calculate the number of offences committed by an owner when determining the fine amount.
- G. Express allowance for other terms where a destruction order is overturned – This change would clarify that where a judge overturns a destruction order on appeal, the judge may impose less serious terms if satisfied the animal is dangerous.
- H. Animal Bite Reporting – Administration recommends that the Bylaw be updated to require owners to report when their animal bites another person. The intent of this section is to increase the report rate of bites as well as offer another avenue of enforcement for incidents in the City. All municipalities in the jurisdictional review have a similar provision in their bylaws. Administration recommends a fine amount starting at \$150 for a first offense if an owner does not report an animal bite within two days.

Administration also recommends the following administrative updates to the Bylaw:

- I. Organizational change updates
 - o Replace “Animal Protection Officer” with “Animal Services Officer.”
 - o Update titles to reflect organizational change.
 - o Update the name and location of the animal shelter facility.
 - o Update City Administration position titles and branch names.
 - o Replace “Court of Queen’s Bench” with “Court of King’s Bench.”
- J. At-large wording updates
 - o Amend a section related to at-large animals to clarify that only animals found within the City’s boundary would be required to be taken to the RHS.
 - o Outline specific requirements to allow people to drop off or pick up animals at the Animal Services Centre.
 - o Require payment of any animal care fees, in addition to the detainment fee, before releasing an animal. This is already done in practice; however, adding this section to the Bylaw will help facilitate fee administration.

Administration acknowledges that the recommended Bylaw amendments on their own will not have the intended effect without process changes to support a comprehensive regulatory regime.

Process Changes:

Administration will establish a working group to address specific cases of community concern, with the goal of ensuring the City works in concert with its partners including Regina Humane Society and Bylaw Enforcement to take decisive action when urgent measures are needed to protect public safety.

In addition to the working group, the RHS has a significant role in educating the public on responsible pet ownership. The RHS provides education for adoptive pet owners and a variety of training programs through their Training Academy and has plans to expand public education offerings. The City will work with the RHS and the pet care industry to improve access to educational information for animal owners and those considering becoming an animal owner. Educational information is also made available on Regina.ca, provided at the time of licence issuance and through public education campaigns including news releases, social media posts and printed materials.

Animal Cruelty Provisions:

Animal cruelty is currently regulated by the Province under *The Animal Protection Act, 2018 (APA)*. While the intent of the proposed Bylaw amendments would be to prevent neglect-driven incidents and reduce the chances of animals becoming dangerous, both animal welfare and animal cruelty are addressed in the APA and specific regulations for these standards of care are clearly defined in the existing legislation. For example, the APA requires that owners must adequately feed their animals, provide animals with adequate veterinary care, adequate shelter including protection from injurious heat or cold and prohibits confining animals to enclosures with inadequate space, amongst other provisions. Specific powers are also given to Animal Protection Officers to enforce this legislation, including the authority to relieve animals found in distress in public spaces, to enter a private dwelling to inspect a property where an animal is believed to be in distress and to stop and search a vehicle to relieve an animal believed to be in distress.

There are no powers designated to municipalities under the APA, including any authority to enforce animal cruelty matters. Section 8(1)(k) of *The Cities Act* authorizes Council to establish bylaws concerning wild and domestic animals and related activities. Section 327(1) of *The Cities Act* provides authority related to dangerous animals and section 327.1 authorizes Council to enact bylaws concerning animal control for animals at large. Enforcement of animal cruelty matters, including limits on tethering, risks the City exceeding the scope of its jurisdiction provided under *The Cities Act*. Even where the proposed Bylaw amendments are lawful, without the enforcement powers designated to Animal Protection Officers (APOs) under the APA, the City will have limited ability to enforce animal cruelty matters as compared to the Province.

Administration is committed to work with the RHS to review situations on a case-by-case basis to

take action on specific cases as needed.

Dog Breed Bans, Pet Limits and Other Engagement Results:

Dog breed bans received significant attention through the engagement process. There are some jurisdictions that have breed bans; however, the effectiveness is not readily apparent in reducing major incidents. Most of the feedback received on a breed ban was opposed, with nearly 80 per cent of respondents indicating opposition. In addition, major stakeholders did not support a dog breed ban. Based on the engagement results, Administration is not recommending a specific dog breed ban.

Administration also reviewed the option of limiting the number of animals within a household, consistent with practices in other Canadian cities. In Regina, instances of animal hoarding are low, and few complaints are received about residents owning multiple animals. In hoarding situations, there are often poor living conditions that can be addressed through other sections of the Bylaw or under other legislation, including the APA, health regulations or building standards. Administration does not recommend instituting limits on number of pets per household.

Through the engagement results, the City received feedback on other animal related issues. Administration plans to continue working with partners and residents to research options, including best practices, to develop plans to address these items as required.

Administration is confident that the changes outlined in this report will improve the City's response to animal-related issues in the city. Administration will continue to review data from the Regina Humane Society and will continue to engage with the community. This information, along with feedback and emerging needs from our stakeholders, will be reviewed over the next year and if Bylaw amendments are required, Administration will bring a report back to City Council for review and approval.

DECISION HISTORY & AUTHORITY

On January 29, 2025, City Council considered item *MN24-19 Review of The Regina Animal Bylaw, 2009*, Bylaw No. 2009-44, and adopted a resolution directing Administration to:

1. Undertake a comprehensive review of *The Regina Animal Bylaw, 2009*, Bylaw No. 2009-44, as follows:
 - a. **Phase 1:** consultation with stakeholders, including the Regina Humane Society, Saskatchewan Health Authority (Public Health); Regina Police Service; other provincial government partners; Administration; as well as broader community consultation, including interested parties via various methods (for example Be Heard,

- etc.); and
- b. **Phase 2:** a full scan of recently updated animal bylaws and current best practices in other Canadian cities regarding animal care and control, including but not limited to unsupervised tethering and the use of choke collars and other similar devices.
2. Report back to City Council on the results of the consultation outlined in Phase 1 by Q4 2025, including an update on when the results of the direction outlined in phase 2 will be reported back to City Council for changes to the bylaw and a timeline to trigger future reviews of *The Regina Animal Bylaw, 2009*, Bylaw No. 2009-44.

Respectfully Submitted,



Faisal Kalim, Director
City Centre & Community Standards

Respectfully Submitted,



Kurtis Doney, Deputy City Manager
City Operations

Prepared by: Faisal Kalim, Director

ATTACHMENTS

- Appendix A - Animal Bylaw Amendments
- Appendix B-Engagement Results
- Appendix C - Jurisdictional Review

Appendix A: Animal Bylaw Amendments

Report Heading	Current Bylaw Provision	Proposed Bylaw Provision	Explanation
<p align="center">A. Improve response times for dangerous animals</p>		<p>Add new: 30(5.1) After a complaint has been made pursuant to subsection (1) and a proceeding has been initiated, a judge may, pending a determination of the matter or pending an appeal, make an interim order including, with any necessary modification, any of the terms set out in subsection (5).</p>	<p>Allow the justice to issue an interim order pending a dangerous animal hearing.</p>
<p align="center">B. Strengthen and clarify leash requirements in public</p>	<p>12(1.1) An owner shall always have complete control of their animal by either physical or verbal means.</p>	<p>Repeal</p>	<p>Remove animal control by verbal means. “At large” definition requires control by means of a leash.</p>
<p align="center">C. Ensure animal owners are identified</p>	<p>3(p) “owner” includes: (i) a person who keeps, possesses or harbours an animal to which this bylaw applies and includes a handler of an animal; (ii) the person responsible for the custody of a minor where the minor is the owner of an animal to which this Bylaw applies; and (iii) non-profit animal rescue/welfare organization. but does not include: (iv) a veterinarian registered pursuant to <i>The Veterinarians Act, 1987</i> who is</p>	<p>Repeal and replace with: 3(p) “owner” includes: (i) person who keeps, possesses or harbours an animal to which this bylaw applies and includes a handler of an animal; (ii) the person responsible for the custody of a minor where the minor is the owner of an animal to which this Bylaw applies; and (iii) non-profit animal rescue/welfare organization. but does not include: (iv) a veterinarian registered pursuant to <i>The Veterinarians Act, 1987</i> who is</p>	<p>For identification purposes, the owner should include the person(s) named on either the animal license account or the animal’s microchip or tattoo registration.</p>

Appendix A: Animal Bylaw Amendments

Report Heading	Current Bylaw Provision	Proposed Bylaw Provision	Explanation
	<p>keeping or harbouring a dog to which this Bylaw applies for the prevention, diagnosis or treatment of a disease or injury to the animal; or (v) the City and The Regina Humane Society Inc. with respect to an animal shelter or impoundment facility operated by either of them;</p>	<p>keeping or harbouring an animal to which this Bylaw applies for the prevention, diagnosis or treatment of a disease or injury to the animal; or (v) the City and The Regina Humane Society Inc. with respect to an animal shelter or impoundment facility operated by either of them; (vi) the person(s) named on the City of Regina animal license account (vii) the person(s) named on the animal's microchip or tattoo registration</p>	
		<p>Add New: 47(4) A person to whom a Notice of Violation is being issued shall, upon request by the designated officer issuing the Notice of Violation, provide their name, address and date of birth and animal information.</p>	<p>Require individual to identify themselves and the animal when asked by animal control officer to issue a notice of violation.</p>
<p>D. Update minimum hold periods and specify options for relinquished animals</p>	<p>21 An animal may be relinquished to the animal shelter when an animal: (a) detained at the animal shelter, whose owner is unknown, is not claimed and released within 72 hours from the time the animal was received at the animal shelter;</p>	<p>Repeal and replace with: 21 An animal may be relinquished to the Animal Services Centre when an animal: (a) detained at the Animal Services Centre is not claimed and released within 72 hours from the time the</p>	<p>Update hold period for licensed animals to improve turnaround time for relinquished animals.</p>

Appendix A: Animal Bylaw Amendments

Report Heading	Current Bylaw Provision	Proposed Bylaw Provision	Explanation
	<p>(b) detained at the animal shelter, whose owner is known by the animal’s tattoo or licence or where the animal appears to be a pure-bred, is not claimed and released within 10 days from the time the animal was received at the animal shelter; or</p> <p>(c) is surrendered to the animal shelter by its owner.</p>	<p>animal was received at the Animal Services Centre;</p> <p>(b) Repealed; or</p> <p>(c) is surrendered to the Animal Services Centre by its owner.</p>	
	<p>22 Where an animal has been relinquished to the animal shelter, the Director may:</p> <p>(a) make the animal available for public adoption; or</p> <p>(b) destroy the animal by humane means.</p>	<p>Repeal and replace with:</p> <p>22 Where an animal has been relinquished to the Animal Services Centre, the Director may:</p> <p>(a) make the animal available for public adoption;</p> <p>(b) destroy the animal by humane means.</p> <p>(c) transfer the animal to another animal shelter;</p> <p>(d) provide continued care for the animal at the Animal Services Centre;</p>	<p>Increase the outcome options for relinquished animals</p>
<p>E. Increase fines and fees</p>	<p>Schedule “A”: Fees</p>		
	<p>Detainment Fee \$35.00 plus \$15.00 per day after 3 days</p>	<p>Repeal and replace with: Initial detainment fee \$50, 2nd and subsequent detainment fee \$100</p>	<p>Increase detainment fee to better align with operational expenses</p>
	<p>Schedule “C”: Fines</p>		

Appendix A: Animal Bylaw Amendments

Report Heading	Current Bylaw Provision	Proposed Bylaw Provision	Explanation
		<p>Add new: Failure to Provide Identification to the Designated Officer Fine on 1st Conviction \$100 Fine on 2nd Conviction \$150 Fine on 3rd Conviction \$200 Fine on 4th and Subsequent Convictions Established by the Court</p>	
	<p>Allowing an Animal to be at Large Fine for 1st offence 100.00 Fine for 2nd offence 200.00 Fine for 3rd offence 300.00</p>	<p>Repeal and replace with: Allowing an Animal to be at Large Fine on 1st Conviction \$150 Fine on 2nd Conviction \$250 Fine on 3rd Conviction \$350 Fine on 4th and Subsequent Convictions Established by the Court</p>	
	<p>Failure to Control an Animal Fine for 1st offence 100.00 Fine for 2nd offence 200.00 Fine for 3rd offence 300.00</p>	<p>Repeal and replace with: Failure to Control an Animal Fine on 1st Conviction \$150 Fine on 2nd Conviction \$250 Fine on 3rd Conviction \$350 Fine on 4th and Subsequent Convictions Established by the Court</p>	
	<p>Allowing a Dangerous Animal or Animal Displaying Aggressive Behaviour in Off Leash Dog Park Fine for 1st offence 100.00 Fine for 2nd offence 200.00 Fine for 3rd offence 300.00</p>	<p>Repeal and replace with Allowing a Dangerous Animal or Animal Displaying Aggressive Behaviour in Off Leash Dog Park Fine on 1st Conviction \$200 Fine on 2nd Conviction \$300 Fine on 3rd Conviction \$400 Fine on 4th and Subsequent Convictions Established by the Court</p>	

Appendix A: Animal Bylaw Amendments

Report Heading	Current Bylaw Provision	Proposed Bylaw Provision	Explanation
F. Remove annual expiration for repeat offenses	48(4) A Notice of Violation issued in the previous calendar year shall not be used to calculate the number of offences for the purpose of clause 48(1)(a).	Repeal	Remove calendar year from the calculation of the number of offences.
G. Express allowance for other terms where a destruction order is overturned		Add new: Power to Issue Alternative Order 37.1 Where an order for destruction is overturned on appeal, if the judge is satisfied that the animal meets the definition of a dangerous animal as defined under section 28, the judge may make an order including any of the terms listed in section 30(5).	Allow a judge who overturns a destruction order on appeal to issue an alternative order with less serious conditions if the animal is still considered dangerous.
H. Animal Bite reporting		Add new: Failure to Report Animal Bite 32.1(1) An owner whose animal bites another person shall report the incident to the Animal Services Centre within two (2) days of the incident, regardless of whether the incident was provoked. (2) Any person who fails to report an animal bite as prescribed in this section is guilty of an offence.	
	Schedule “C”: Fines		
		Add new: Failure to Report Animal Bite Fine on 1 st Conviction \$150 Fine on 2 nd Conviction \$250 Fine on 3 rd Conviction \$350	

Appendix A: Animal Bylaw Amendments

Report Heading	Current Bylaw Provision	Proposed Bylaw Provision	Explanation
		Fine on 4 th and Subsequent Convictions Established by the Court	
I. Organizational changes updates	Any section that refers to “Animal Protection Officer” .	Repeal and replace with: “Animal Services Officer”	Title change for officers.
	Any section that refers to “animal shelter”.	Repeal and replace with: “Animal Services Centre”	Update the name of the new facility.
	3(i) “ designated officer ” means, for the purposes of this Bylaw and Part XII, Division 4 of <i>The Cities Act</i> , an Animal Protection Officer or person employed with the City of Regina in one of the following positions: <ul style="list-style-type: none"> (i) Manager of Bylaw Enforcement; (ii) Bylaw Standards Officers; (iii) Senior Bylaw Standards Officers; (iv) Bylaw Enforcement Officers; 	Repeal and replace with: “ designated officer ” means, for the purposes of this Bylaw and Part XII, Division 4 of <i>The Cities Act</i> , an Animal Services Officer or person employed with the City of Regina in one of the following positions: <ul style="list-style-type: none"> (i) Manager of Bylaw Enforcement; (ii) Bylaw Enforcement Officers; (iii) Manager of Licensing & Parking Services; (iv) Licensing Officers; (v) such other person as the City Manager may appoint, from time to time. 	City of Regina positions should be updated to reflect organizational changes and position title changes.
	11(1) Council designates the facility at the corner of Albert Street and Armour Road as the City’s animal shelter.	Repeal and replace with: 11(1) Council designates the facility at 4900 Parliament Avenue as the City’s Animal Services Centre.	Update for the new location and name of the facility.
	Any section that refers to “Director of Community Services”.	Repeal and replace with: “Director of Community Standards”	Update to reflect organizational change within City Administration.

Appendix A: Animal Bylaw Amendments

Report Heading	Current Bylaw Provision	Proposed Bylaw Provision	Explanation
	51 Any payment required pursuant to this bylaw may be made at the animal shelter or at City Hall.	Repeal and replace with: 51 Any payment required pursuant to this bylaw may be made at the Animal Services Centre or to the City of Regina Licensing & Parking Services.	Update to generalize the location of Licensing & Parking Services.
	Any section that refers to the “Court of Queen’s Bench”.	Repeal and replace with: “Court of King’s Bench”	Update name of the court.
J. At-large wording updates	3(a)“ agency approved by the City ” means an agency approved by the City Manager or his or her designate for the purposes of issuing animal licenses and includes the Regina Humane Society Inc. and the office of any veterinarian registered pursuant to <i>The Veterinarians Act, 1987</i> located in the City of Regina.	Repeal and replace with: 3(a) “ agency approved by the City ” means an agency approved by the City Manager or his or her designate for the purposes of issuing animal licenses and includes the Regina Humane Society Inc.	Veterinary clinics no longer issue animal licenses.
	14(1) An Animal Protection Officer or any adult may restrain an animal found at large and convey the animal to the Director at the animal shelter.	Repeal and replace with: 14(1) An Animal Services Officer or any adult may restrain an animal found at large in the City and convey the animal to the Director at the Animal Services Centre.	This clarifies the location of animals found at large to be within the City of Regina.
	14(2) The person delivering an animal pursuant to subsection (1) shall provide the Director with the name of the owner of the animal, if known, and the place and time of restraint.	Repeal and replace with: 14(2) The person delivering an animal pursuant to subsection (1) shall provide the Director with the name of the owner of the animal, if known, and the place and time of restraint, as well as the name, address and	This specifies that surrender of stray animals being delivered to the Animal Services Centre are from areas,

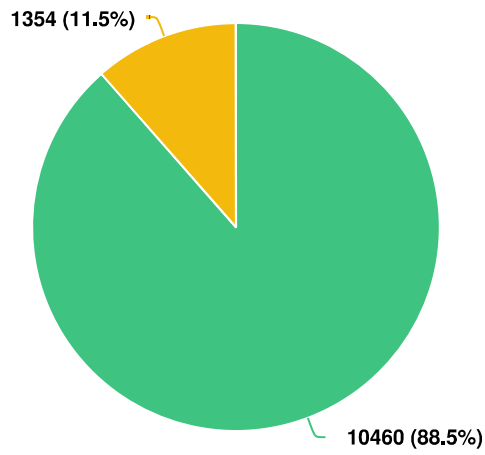
Appendix A: Animal Bylaw Amendments

Report Heading	Current Bylaw Provision	Proposed Bylaw Provision	Explanation
		contact information of the person delivering the animal.	within the City of Regina.
	<p>20 The Director shall not release a detained animal unless:</p> <ul style="list-style-type: none"> (a) the person claiming the animal can satisfy the Director that the person is the owner or the person entitled to possession of the animal; and (b) the Director has received the detainment fee as set out in Schedule “A”. 	<p>Repeal and replace with:</p> <p>20 The Director shall not release an animal impounded under the Bylaw that is eligible to be redeemed unless the Director:</p> <ul style="list-style-type: none"> (a) is satisfied that the person is the owner, or the person entitled to possession of the animal; (b) receives the applicable fees as set out in Schedule “A”; (c) receives any additional incurred animal care fees; and (d) is provided with identification including birthdate, full legal name, photo and proof of current address of the person seeking to claim the animal. 	<p>Owners must provide proof of identity and pay all fees before an animal may be released.</p>
		<p>Add new: Abandoned Animals Prohibited</p> <p>21.1 No person shall abandon, deposit, or otherwise leave any animal on the premises of the Animal Services Centre except in accordance with the established procedures for formal relinquishment as described in section 21.</p>	<p>Animals must be formally relinquished to the Animal Services Centre.</p>

A large, solid blue rectangular area with rounded corners. In the center, the words 'SURVEY QUESTIONS' are written in a white, bold, sans-serif font. Two thin white horizontal lines are positioned above and below the text, centered horizontally.

SURVEY QUESTIONS

Q1 Are you currently a pet owner?

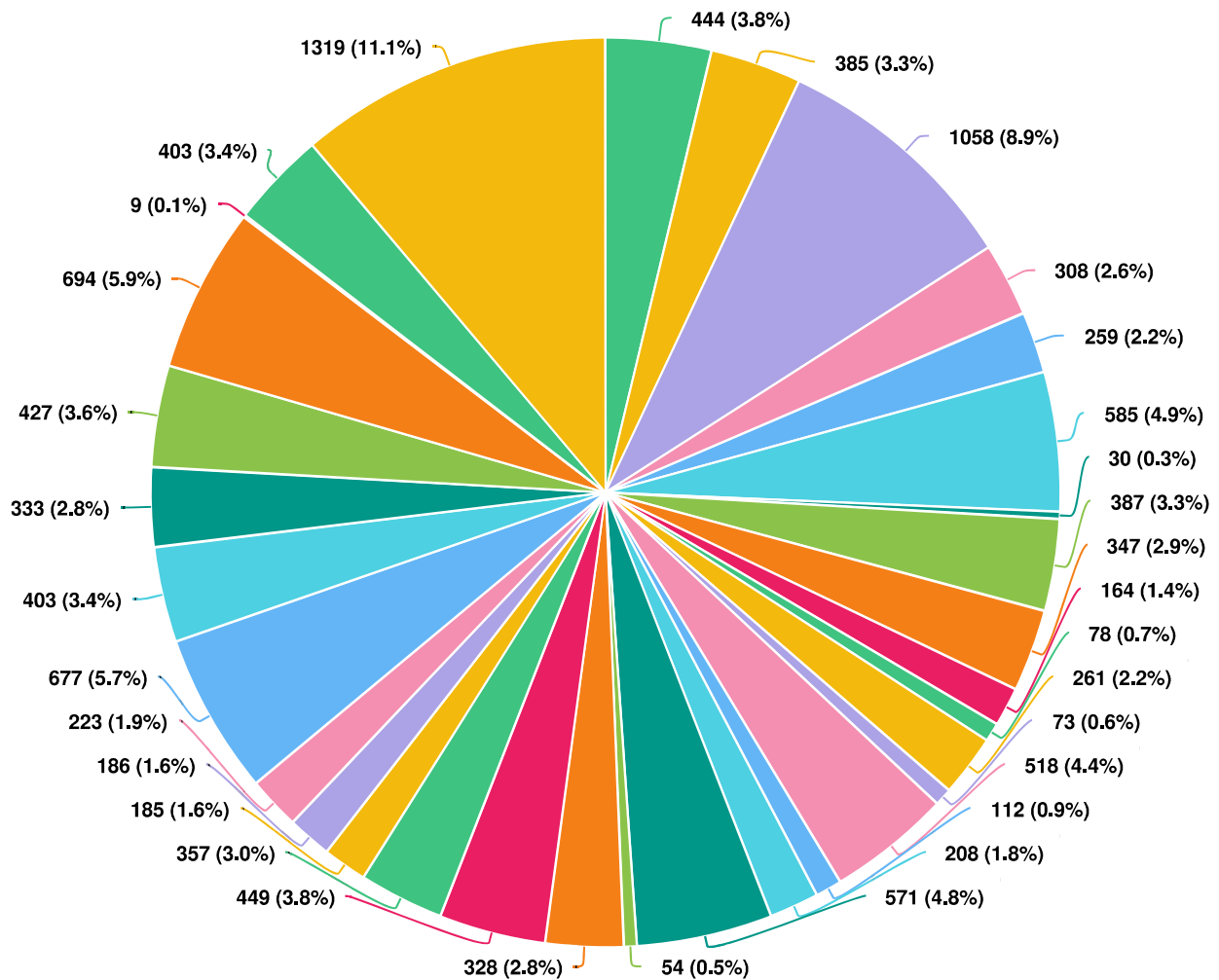


Question options

- Yes
- No

Optional question (11814 response(s), 21 skipped)
Question type: Radio Button Question

Q2 What neighbourhood in Regina do you live in? See a map of Regina's neighbourhoods.

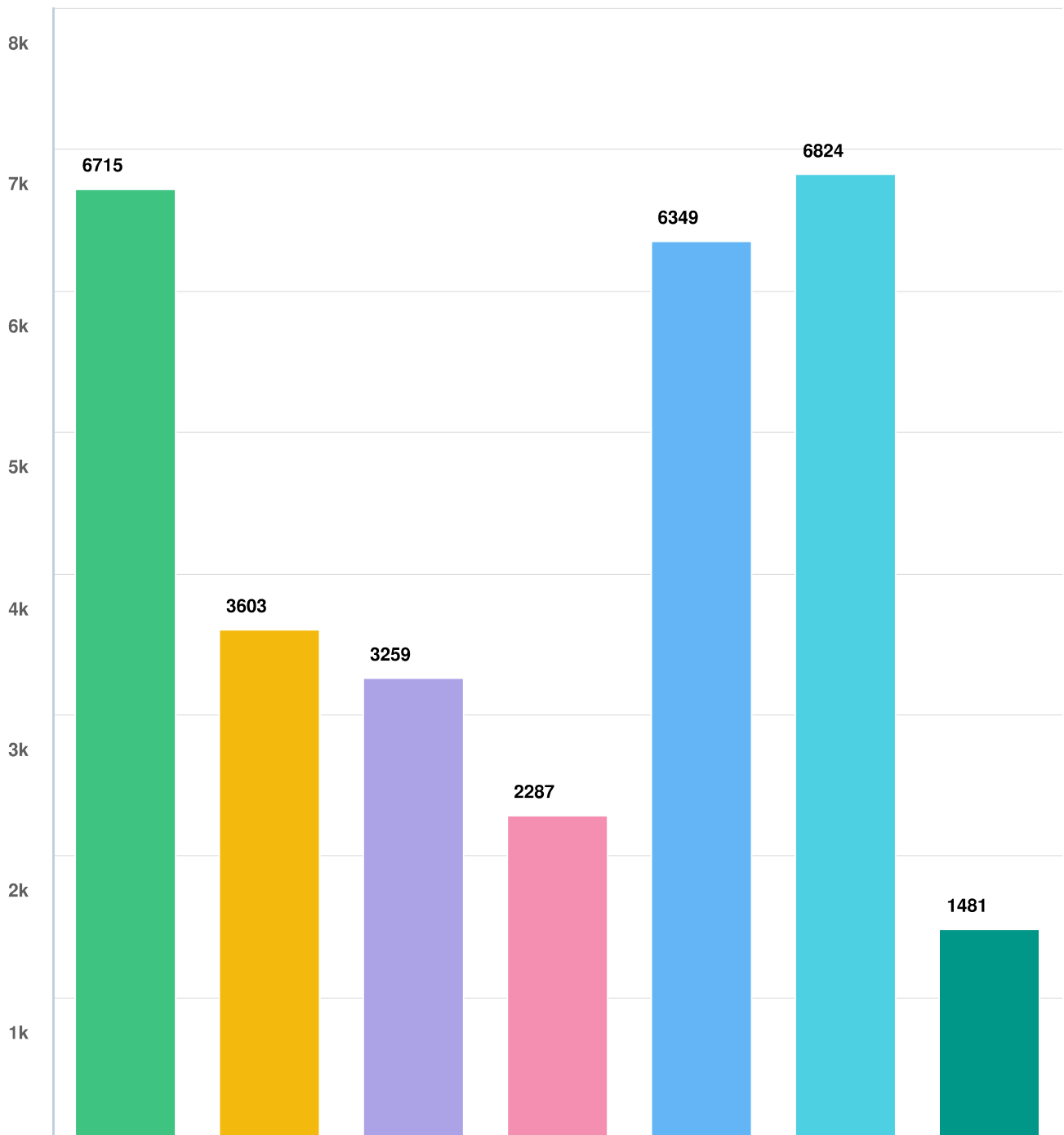


Question options

- Albert Park ● Al Ritchie ● Arcola East ● Argyle Park/Englewood ● Boothill ● Cathedral
- Centre Square ● Coronation Park ● Dewdney ● Dieppe-Westerra ● Downtown ● Eastview
- Gladmer Park ● Harbour Landing ● Heritage ● Hillsdale ● Lakeview ● McNab ● Normanview
- Normanview West ● North Central ● Northeast ● Prairie View ● Regent Park ● Rosemont/Mount Royal
- Sherwood/McCarthy ● Twin Lakes ● Uplands ● Walsh Acres/Lakeridge ● Warehouse ● Whitmore Park
- Other (please specify)

Optional question (11835 response(s), 0 skipped)
Question type: Dropdown Question

Q3 What do you believe would help reduce aggression in dogs?(Select all that apply)

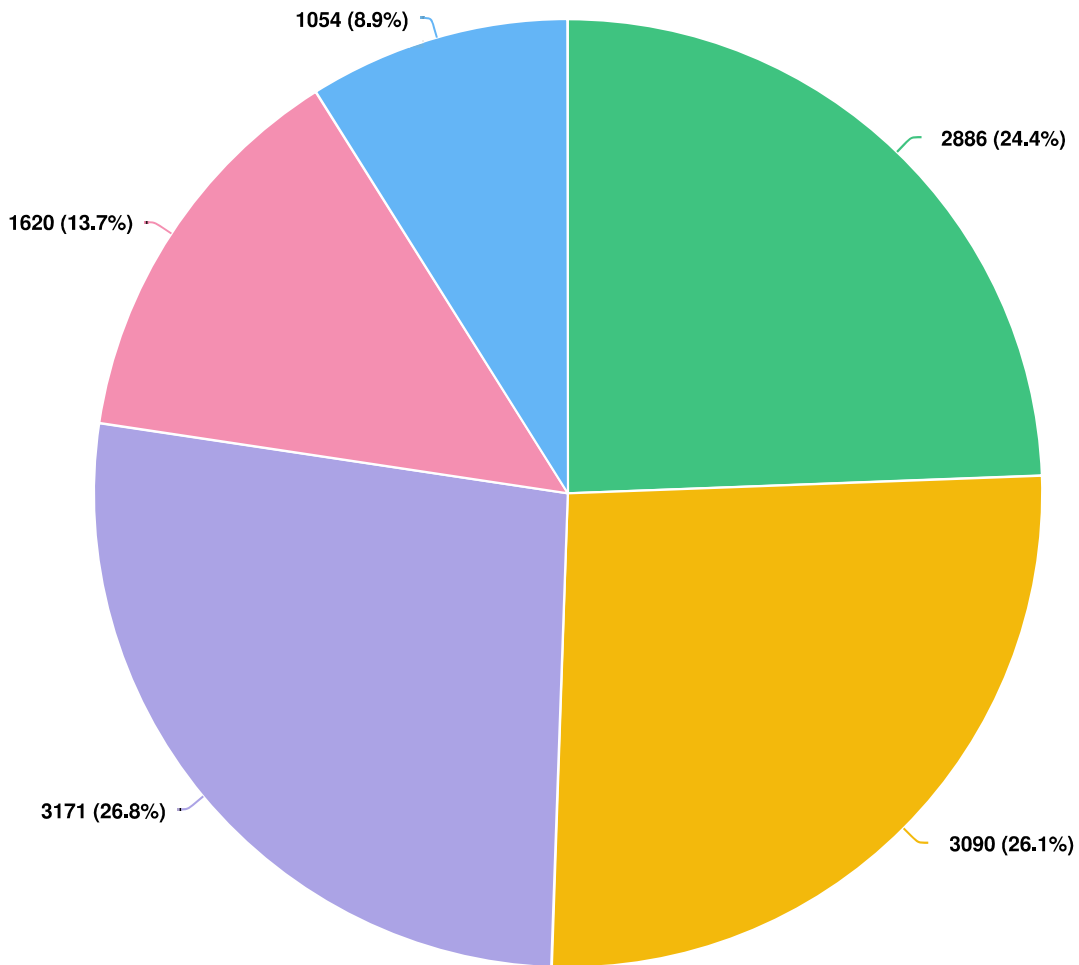


Question options

- More public education
 ● Greater enforcement authority
 ● Increased number of animal services officers
- Limits on the number of animals per household
 ● Stricter penalties for violations
- Regulations promoting responsible pet ownership
 ● Other (please specify)

Optional question (11763 response(s), 72 skipped)
 Question type: *Checkbox Question*

Q4 | Do you believe pet licensing (registering a pet) is important for promoting public safety and responsible ownership?



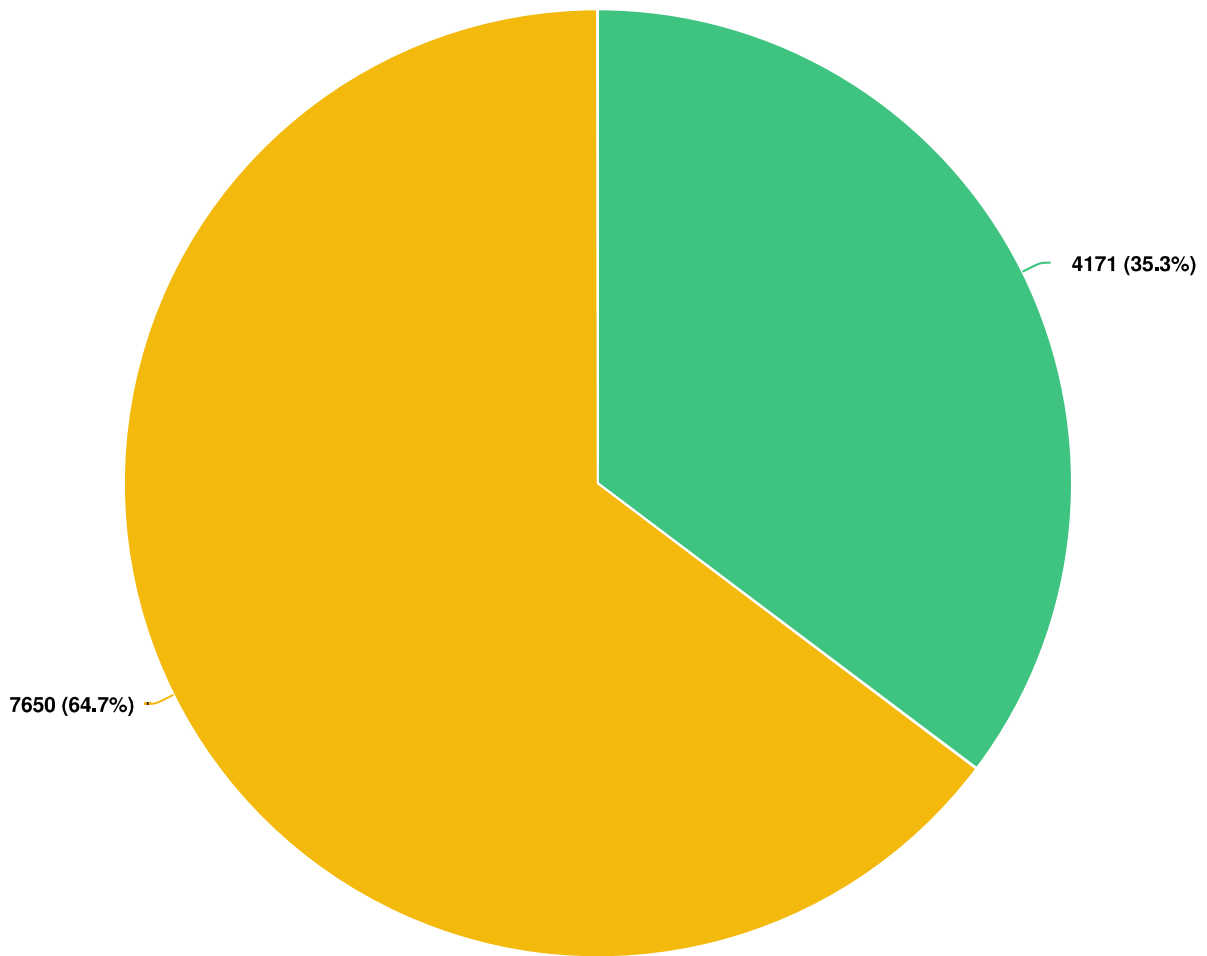
Question options

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

Optional question (11821 response(s), 14 skipped)

Question type: Radio Button Question

Q5 Have you ever encountered an aggressive animal in your neighbourhood or public area?

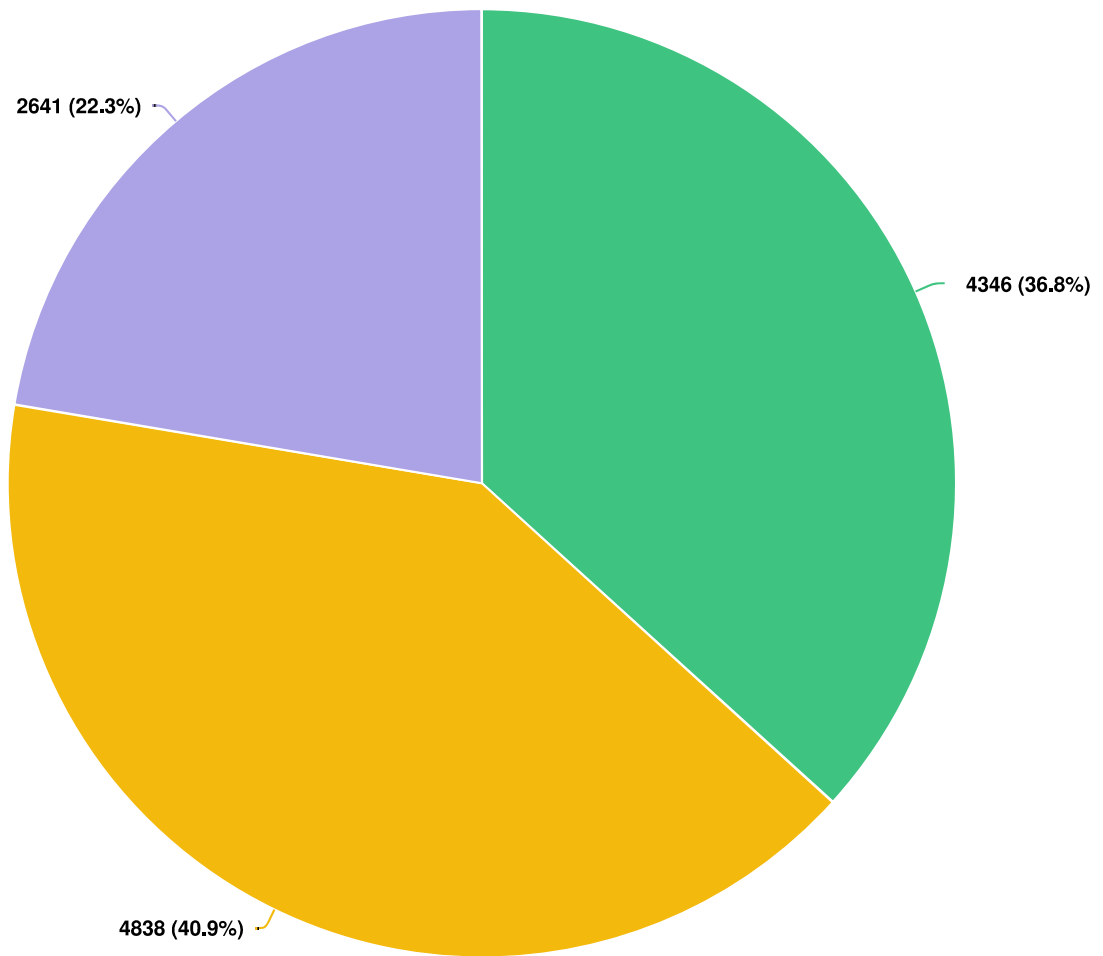


Question options

- Yes
- No

Optional question (11821 response(s), 14 skipped)
Question type: Radio Button Question

Q6 Do you support limiting the number of animals an individual can own?



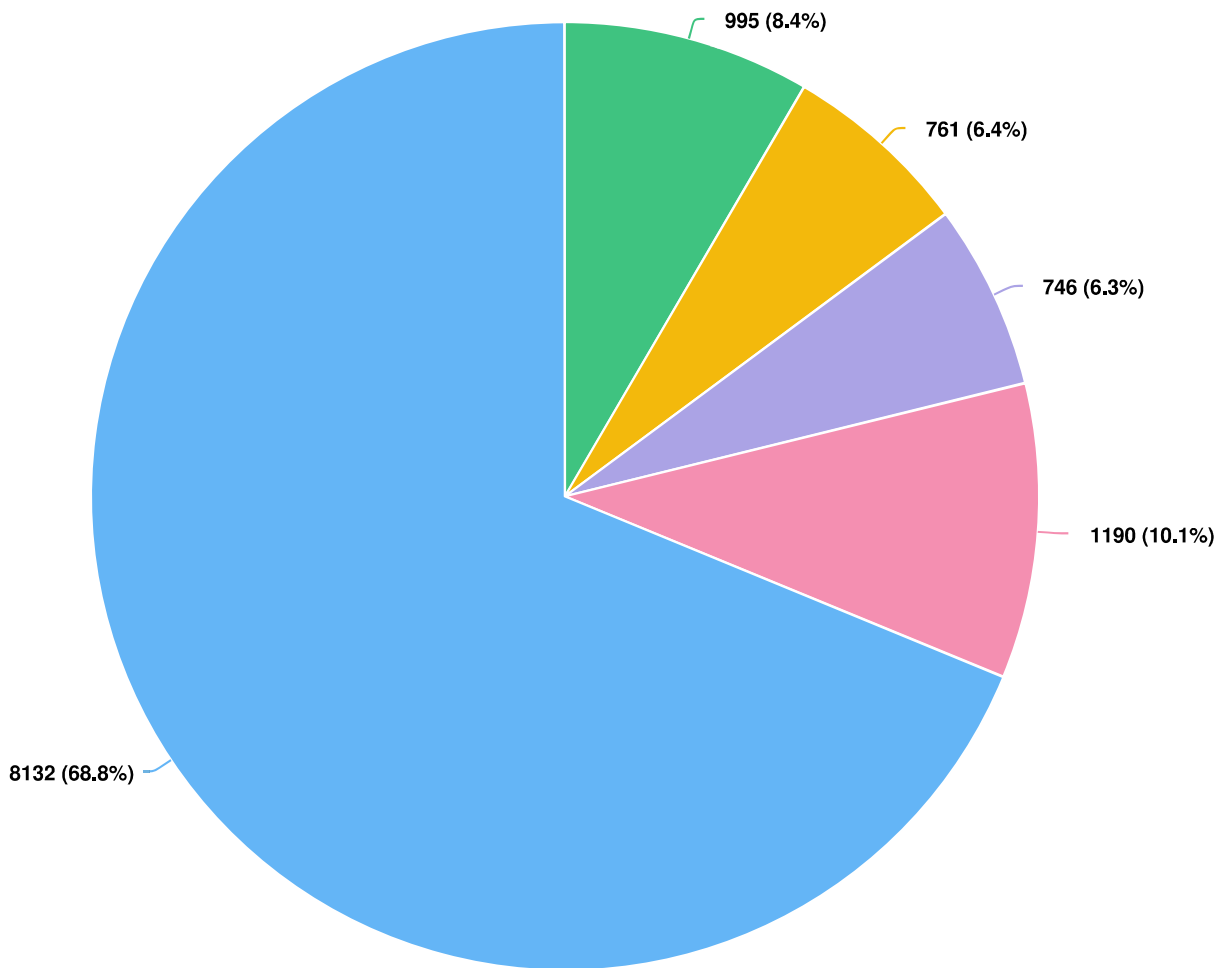
Question options

- Yes
- No
- Unsure

Optional question (11825 response(s), 10 skipped)

Question type: Radio Button Question

Q7 | What are your thoughts on limiting ownership of certain dog breeds due to safety concerns?

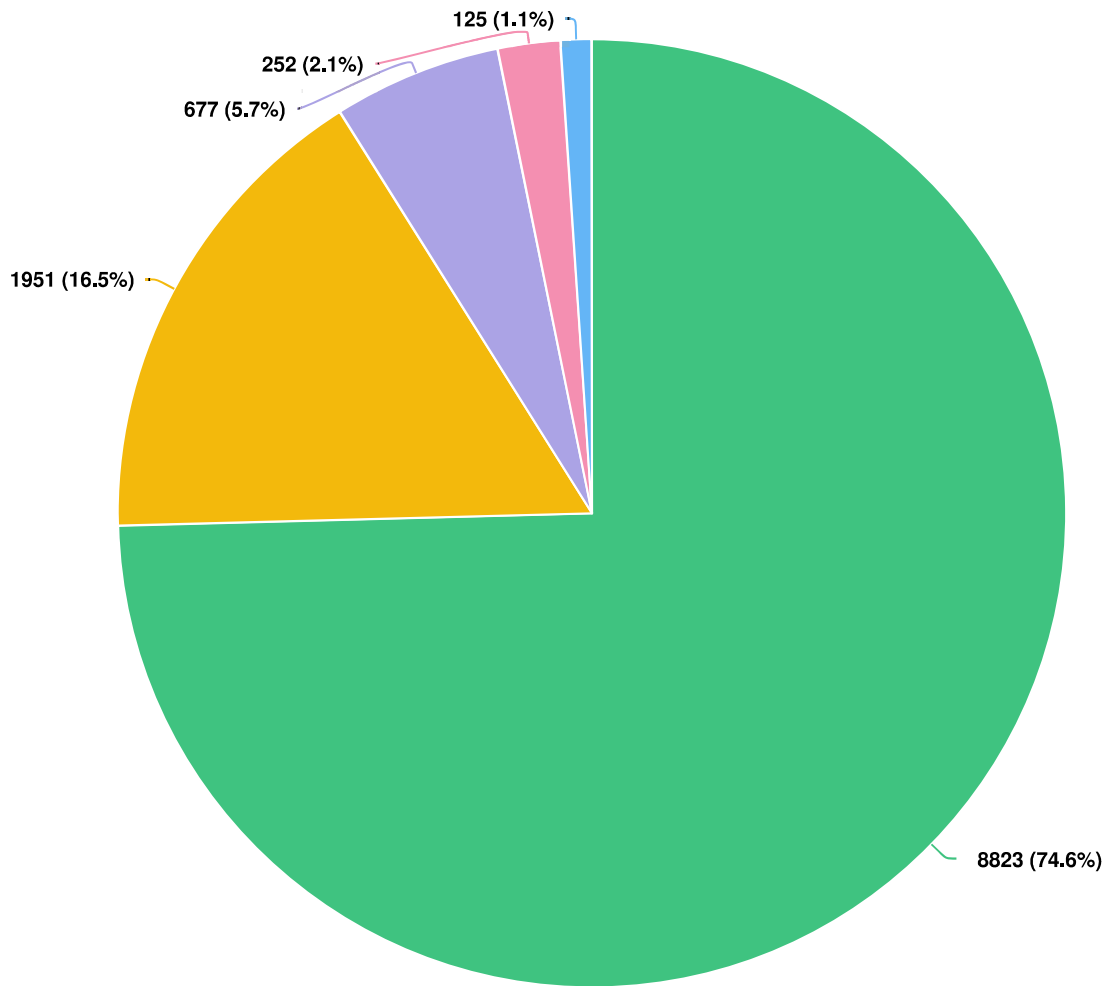


Question options

- Strongly support
- Somewhat support
- Neutral/No opinion
- Somewhat oppose
- Strongly oppose

Optional question (11824 response(s), 11 skipped)
Question type: Radio Button Question

Q8 Do you support leash requirements for dogs in public spaces?

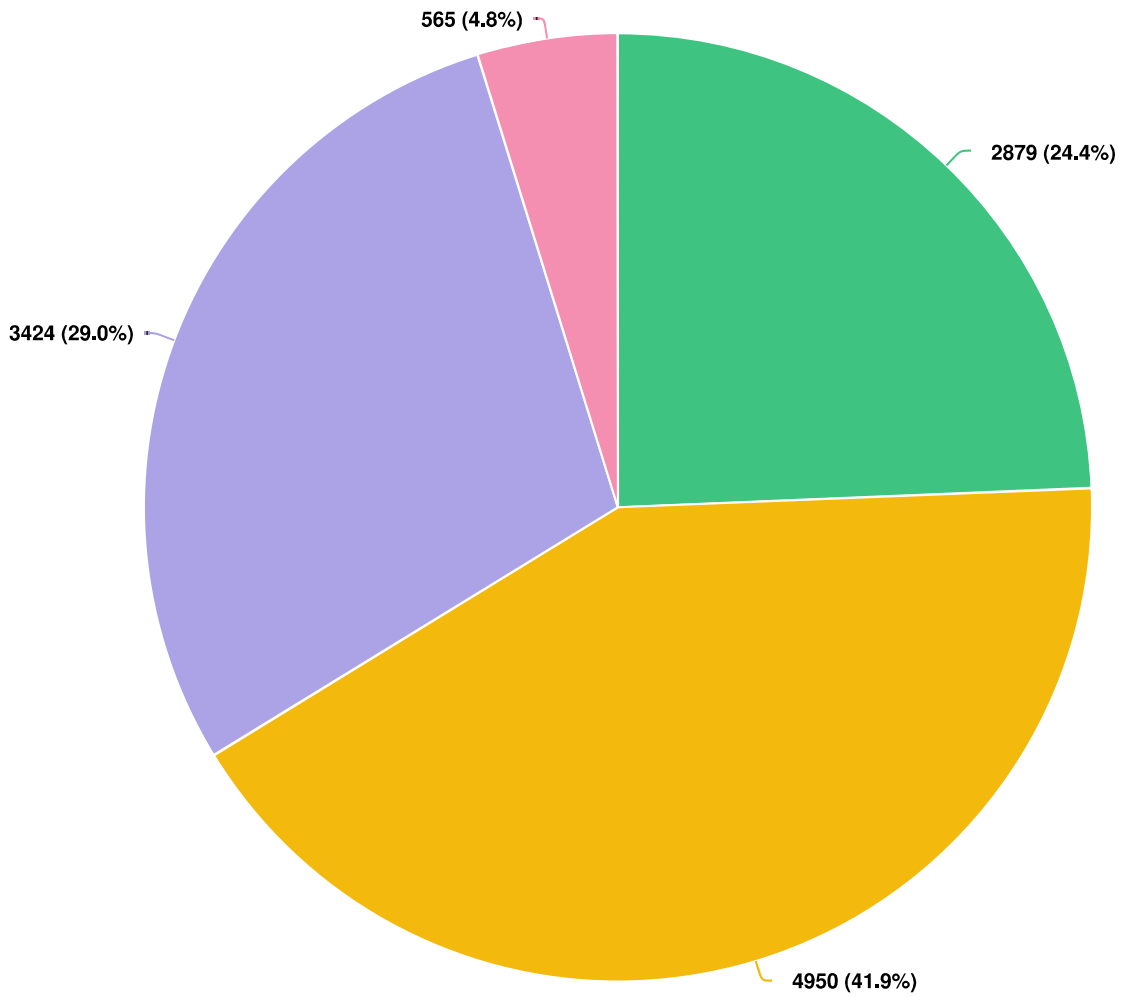


Question options

- Strongly support
- Somewhat support
- Neutral
- Somewhat oppose
- Strongly oppose

Optional question (11828 response(s), 7 skipped)
Question type: Radio Button Question

Q9 In your experience, how often do you see pets off-leash in areas where leashes are required?



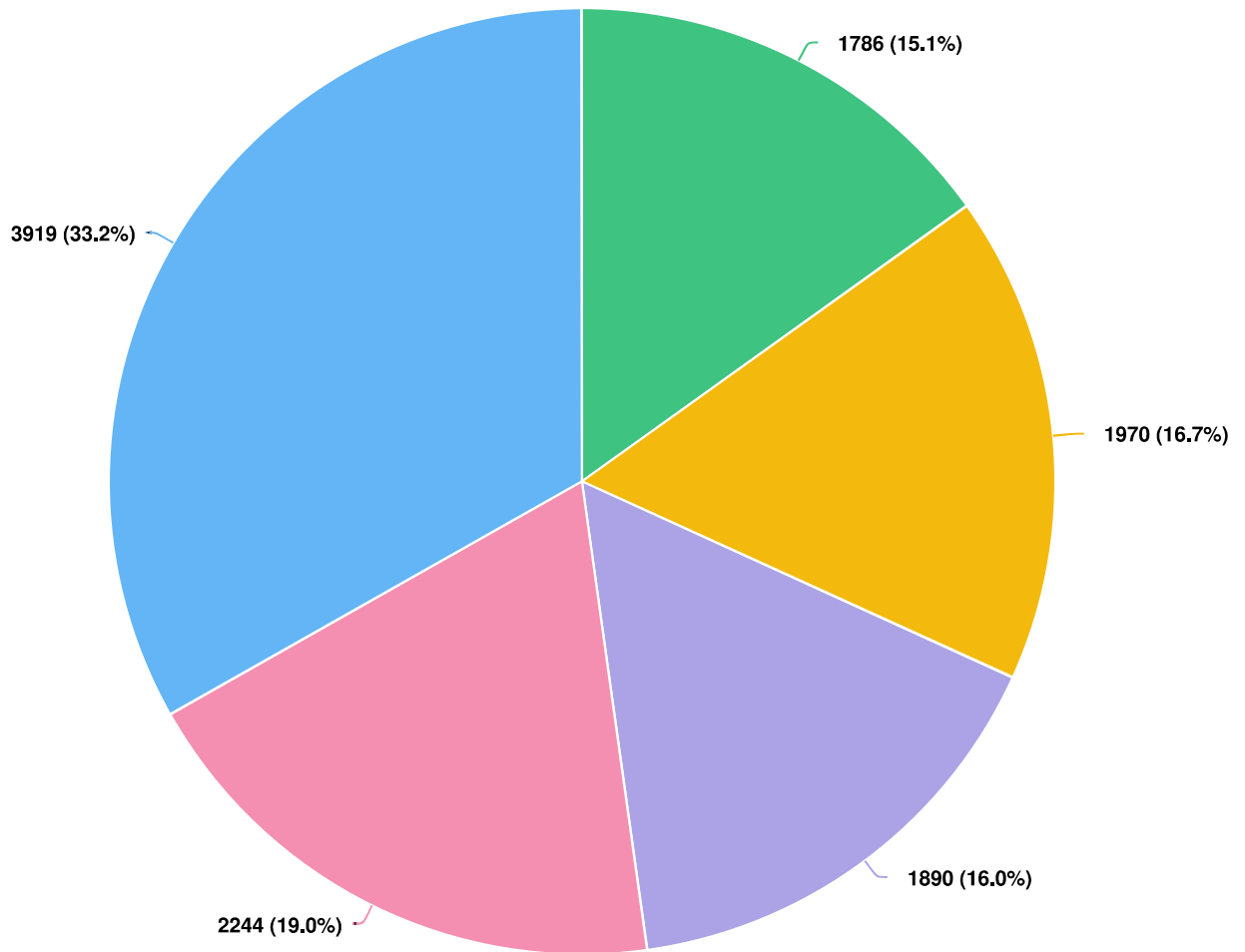
Question options

- Frequently
- Occasionally
- Rarely
- Never

Optional question (11818 response(s), 17 skipped)

Question type: Radio Button Question

Q10 | What is your opinion on requiring unattended dogs to be securely tethered, even when they are on their owner's property?



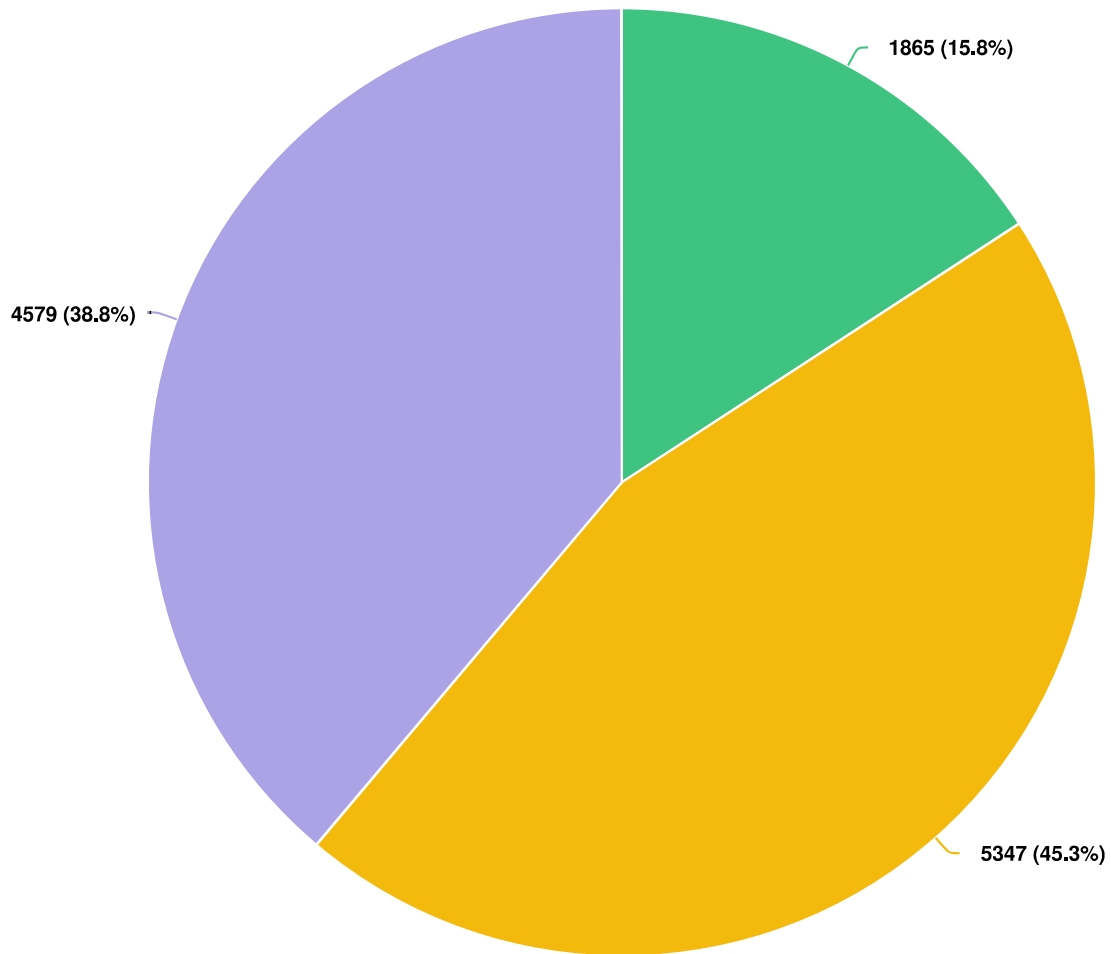
Question options

- Strongly support
- Somewhat support
- Neutral/No opinion
- Somewhat oppose
- Strongly oppose

Optional question (11809 response(s), 26 skipped)

Question type: Radio Button Question

Q11 | Do you think that the current fines in the Bylaw are effective in reducing repeat infractions? See current Animal Bylaw Fines.



Question options

- Yes
- No
- I don't know

Optional question (11791 response(s), 44 skipped)

Question type: Radio Button Question

Appendix C - Jurisdictional Regulations

	Hold Period for detained animals	Dangerous Dog control orders	Owners must report dog bites	On-leash requirement	Must Provide identification to officers	Number of Pet Limits	Breed restrictions	Tethering Legislation	Choke Collars
Saskatoon	72 hours	Yes - Justice	Yes	Yes	Yes	Max 4 dogs	No	No	No
Calgary	4 days 10 days with ID tag	Yes - Bylaw officer	Yes	Yes	Yes	Max 6 cats and 6 dogs	No	Tethering when in attendance only	No
Edmonton	3 days 10 days with ID tag	Control orders may be issued for aggressive behavior or bites	Yes	Yes	Yes	No	No	Tethering when in attendance only	No
Montreal	3-5 days 5-10 days with ID tag	Municipal and provincial regulations apply	Yes	Yes	Yes	Max 4 pets, no more than 3 dogs	Hybrid breeds prohibited	Not tethered for more than three hours	Ban on choke collars that cause pain to animal
Naniamo	3-5 days 10 days with ID tag	Aggressive Dog licensing and control orders	Yes	Yes	No	Max 4 dogs and 5 cats	No	No unsafe or obstructive tethering of animals is allowed.	Choke collars can't be used for tethering animals
Prince Albert	3-5 days 10 days with ID tag	Yes - Animal Control Officer	Yes	Yes	No	Max 4 dogs	No	No	No
Richmond	3-5 days 10 days with ID tag	Yes - Animal Control Officer	Yes	Yes	Yes	Max 3 dogs	No	No	Choke collars can't be used for tethering animals
Toronto	5 days hold	Yes - Review Tribunal	Yes	Yes	No	Max 3 dogs and 4 cats	No	No choke or prong collars; tether must be safe, supervised.	Choke collars can't be used for tethering animals
Vancouver	3 days 5 days with ID tag	Aggressive Dog Notice and control orders	Yes	Yes	No	Max 3 dogs	No	No choke collars or ropes tied directly around dog's neck.	Choke collars can't be used for tethering animals
Winnipeg	3 days 5 days with ID tag	Dangerous Dog Licence includes control conditions	Yes	Yes	Yes	Max 6 pets, no more than 4 dogs	Pit Bull breeds prohibited	Dogs must not be kept outdoors tethered unsupervised or for long periods.	No
Strathcona County	10 days	Dangerous Dog Permits include control orders	Yes	Yes	Yes	max 3 dogs for residence, 5 for 5 acres or more	No	No	No
Regina(Current)	72 hours 10 days with ID tag or purebred	Yes - Justice	No	Yes	No	No	No	No	No
Regina(Proposed)	72 hours	Yes - Justice	Yes	Yes	Yes	No	No	No	No

Appendix C - Impound Fees

Fees	Calgary	Edmonton	Winnipeg	Saskatoon	Estevan	Red Deer	Regina(current)	Regina (Proposed)
Impound fees - How they are charged	Flat Fees	Flat Fees	Tiered - based on repeat offences	Flat Fees	Tiered - based on repeat offences	Flat Fees	Flat Fees	Tiered - based on repeat offences
Dog impound Fee First Day	\$47	\$25	\$71 1st offence \$212 2nd offence \$320 3rd offence	\$55	\$50 Sterilized 1st offence \$100 Sterilized 2nd offence \$120 Unsterilized 1st offence \$240 Unsterilized 2nd offence	\$42 mandatory \$50 discretion	\$35(3 days)	\$50 1st offence \$100 2nd and subsequent offences
Dog, Additional days	\$31	\$15	\$37	\$15	\$15	\$30	\$15	\$ -
Cat impound Fee	\$47	\$25	\$21 1st offence \$70 2nd offence \$105 3rd offence	\$55	\$50 Sterilized 1st offence \$100 Sterilized 2nd offence \$120 Unsterilized 1st offence \$240 Unsterilized 2nd offence	\$42 mandatory \$50 discretion	\$35	\$50 1st offence \$100 2nd and subsequent offences
Cat, Additional Days	\$23	\$10	\$11	\$15	\$15	\$22	\$15	\$ -



Debt, Other Capital Funding Considerations, and Opportunities for Central Library Renewal Project

Date	March 25, 2026
To	City Council
From	Financial Strategy & Sustainability
Service Area	Financial Strategy & Sustainability
Item No.	CM26-2

RECOMMENDATION

That City Council receive and file this report.

ISSUE

As directed by City Council during its consideration of item *CR26-16 Debt Update Including Library Options Debt* on March 11, 2026, this report addresses the majority of the requested information (see Decision History and Authority for details). The remaining information will be provided by the third quarter of 2026.

IMPACTS

Financial Impact

In July 2024, City Council committed up to \$119 million of debt for the Central Library Renewal Project (CLRP).

The City of Regina's (City) available debt room, after consideration of debt required for approved projects, is estimated to be \$13.41 million at the end of 2028 and \$39.43 million at the end of 2030, excluding debt for the CLRP.

The City estimates more than \$1 billion in capital projects beyond the 2026–27 five-year capital plan

will require funding, some of which will require debt funding. Accordingly, it is essential decisions regarding funding sources, including the use of debt, are made with careful consideration for both current and anticipated capital needs and priorities.

Legal Impact

The long-term debt of the City is subject to the provisions of *The Cities Act* and the debt limit as authorized by the Saskatchewan Municipal Board (SMB). An increase in the City's debt will require a City Council approved borrowing bylaw prior to acquiring the debt.

The Public Libraries 1996 Act, provides a process for loans for permanent capital improvements for municipal libraries (such as the CLRP). The process establishes that the municipal library board applies to City Council for the funds. City Council then borrows the funds in the same manner it borrows for the municipality. This debt counts against the City's debt limit.

While City Council has decisions to make as to the funds borrowed for capital projects (where requested by the library), appointments to the library board and approving the library mill rate, the Regina Public Library (RPL) is a separate entity and City Council has no authority to direct its operations.

Strategic Priority Impact

This report supports the Infrastructure Strategic Priority and the Financial Perspective by evaluating current and future infrastructure projects, public interest projects, and highlighting the growing competition for limited funding and debt room. The report also emphasizes the difficult decisions and that strong short-term fiscal stewardship is crucial to ensure that the choices made today support long-term sustainability and resilience.

There are no policy, labour, environmental, Indigenous or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

The City asked RPL to provide their ideas for the report, which Administration has incorporated into the discussion section of this report at its discretion.

Although this is a receive and file report that will only discuss debt, Administration determined, out of an abundance of caution, to provide a public notice. Pursuant to section 101 and 102 of *The Cities*

Act and *The Public Notice Policy Bylaw*, Bylaw No. 2020-28, public notice on the City's public notice board and the City's website was provided on March 16, 2026.

DISCUSSION

OFFICIAL DEBT PLAN

Existing Debt

Table 1 lists the capital projects that have received City Council's approval, and the corresponding amount of debt secured through a borrowing bylaw, as of December 31, 2025.

Table 1: Capital Projects with Borrowing Bylaws (in '000s)

	Bylaw	Total Debt Acquired	Dec 31, 2025 Balance	Year Debt Maturing
Mosaic Stadium	2014-09	\$100.00	\$75.45	2045
Waste Water Treatment Plant	2014-48	\$78.725	\$65.76	2043
Mosaic Stadium	2014-51	\$100.40	\$75.30	2044
Water Network Expansion	2024-99	\$100.00	\$100.00	2054
Water Network Expansion	2025-55	\$70.00	\$70.00	2055
Indoor Aquatic Facility	2025-55	\$15.00	\$15.00	2055
Unfunded Development Charges Projects	2025-55	\$30.00	\$30.00	2055
		\$494.125	\$431.51	

In addition, the City acquired \$155 million of debt in 2026 for the Indoor Aquatic Facility/Geothermal Heating Facility (Bylaw 2026-16, maturing in 2056).

Additional Debt Applied Against the Debt Limit

As outlined in Table 2 below there is a difference between the City's \$431.51 million of actual outstanding debt at December 31, 2025, as outlined in Table 1, and the \$565.14 million of debt compared to the debt limit, as outlined in Table 3. In addition to the City's existing debt, the debt compared to the debt limit also includes:

- maximum debt allowed for the City's line of credit and credit cards;
- debt limit for Regina Exhibition Association Limited (REAL); and
- 76 per cent of Buffalo Pound Water Treatment Corporation's (BPWTC) debt that is guaranteed by the City.

Table 2: Debt Compared to Debt Limit (in '000s)

City's Existing Debt December 31, 2025 (see Table 1)	\$431.51
City's Line of Credit and Credit Card Limits	\$10.00
REAL	\$21.00
BPWTC	\$102.63
Debt compared to Debt Limit December 31, 2025 (see Table 3)	\$565.14

Debt Room Available

The City's available debt room is estimated to be at its lowest point at \$13.41 million at the end of 2028 and up to \$39.43 million at the end of 2030. Administration recommends the City's debt limit be used towards City infrastructure and Priority One Projects, outlined in Table 4.

Table 3: Estimated Debt Room Available (in '000s)

	Dec 31 2025	Dec 31 2026	Dec 31 2027	Dec 31 2028	Dec 31 2029	Dec 31 2030
Existing Debt						
City of Regina Debt	\$431.51	\$579.17	\$571.47	\$563.40	\$554.96	\$546.11
City of Regina Line of Credit and Credit Card Limits	\$10.00	\$21.50	\$21.50	\$21.50	\$21.50	\$21.50
REAL Debt Limit	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
BPWTC Debt	\$102.63	\$98.80	\$94.82	\$90.69	\$86.40	\$81.95
Total Consolidated Debt	\$565.14	\$720.47	\$708.79	\$696.59	\$683.86	\$670.57
Future Debt for Approved Project						
Westerra Lift Station			\$8.60	\$8.60	\$8.60	\$8.60
Northwest Regional Lift Station			\$51.40	\$51.40	\$51.40	\$51.40
Waste Water Treatment Plant				\$120.00	\$120.00	\$120.00
Total Future Debt for Approved Projects			\$60.00	\$120.00	\$0.00	\$0.00
Debt compared to Debt Limit	\$565.14	\$720.47	\$768.79	\$876.59	\$863.86	\$850.57
Debt Limit	\$890.00	\$890.00	\$890.00	\$890.00	\$890.00	\$890.00
Debt Room Available	\$324.86	\$169.53	\$121.21	\$13.41	\$26.14	\$39.43

The figures in the table above for future debt are provided for discussion purposes and are subject to changes due to finalization of costs, inflationary adjustments and potential grants the City might receive.

The following provides additional information the City considered when evaluating the most likely debt plan (above), including both best case and worst case scenarios.

Table 4 below shows the best-case scenario of \$87 million of debt room available in 2028 and \$113 million in 2030. Table 5 below shows the worst-case scenario with \$9 million debt room in 2029 and

\$22 million in 2030.

- The City's line of credit will either be \$9 million or approved to increase to \$20 million by City Council at its March 25, 2026 meeting.
- The City's corporate credit card program limit will either be \$1 million or approved to increase to \$1.5 million at City Council's March 25, 2026 meeting.
- REAL's debt limit could be reduced from \$21 million to \$10 million in the future once its governance framework and organizational structure have been reviewed and finalized.
- The City has applied for \$90 million in funding from the Canadian Housing Infrastructure Fund (CHIF) for the Northwest Regional Lift Station, including the trunk Line for the Skywood neighbourhood.
 - The City anticipates receiving confirmation of grant funding in the summer of 2026. Until a grant amount is confirmed, the full amount of the debt remains as \$51.4 million.
 - The City is expecting to fund \$12 million of the project with Housing Accelerator Funding (HAF). This funding source has not yet been approved by City Council. If this funding source is not approved an additional \$12 million of debt will be required.
 - If the City receives more than 15 per cent of the grant amount requested, the amount of the debt required will decrease. The amount of the decrease ranges up to the \$51.4 million full amount of debt currently anticipated.
 - If the City receives 15 per cent or less of the amount applied for, the debt requirements for the project will increase by up to an estimated \$5 million. Due to the uncertainty of the grant amount, the original debt amount has been included in the debt limit calculation.
- In terms of the Wastewater Treatment Plant (WWTP) debt, the City will update the debt requirements as the project scope and costs are refined. There is currently an additional \$30 million estimated for the WWTP expected in 2031. In order to ensure there is proper infrastructure in place to address the City's' growth expectations, Administration does not recommend delaying the WWTP or removing the debt requirement.

Table 4: Debt Limit Best Case (in '000s)

	Dec 31 2025	Dec 31 2026	Dec 31 2027	Dec 31 2028	Dec 31 2029	Dec 31 2030
Existing Debt						
City of Regina Debt	\$431.51	\$579.17	\$571.47	\$563.40	\$554.96	\$546.11
City of Regina Line of Credit and Credit Card Limits	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
REAL Debt Limit	\$21.00	\$21.00	\$21.00	\$10.00	\$10.00	\$10.00
BPWTC Debt	\$102.63	\$98.80	\$94.82	\$90.69	\$86.40	\$81.95
Total Consolidated Debt	\$565.14	\$708.97	\$697.29	\$674.09	\$661.36	\$648.07
Future Debt for Approved Project						
Westerra Lift Station			\$8.60	\$8.60	\$8.60	\$8.60
Northwest Regional Lift Station			\$0.00	\$0.00	\$0.00	\$0.00
Waste Water Treatment Plant				\$120.00	\$120.00	\$120.00
Total Future Debt for Approved Projects			\$8.60	\$120.00	\$0.00	\$0.00
Debt compared to Debt Limit	\$565.14	\$708.97	\$705.89	\$802.69	\$789.96	\$776.67
Debt Limit	\$890.00	\$890.00	\$890.00	\$890.00	\$890.00	\$890.00
Debt Room Available	\$324.86	\$181.03	\$184.11	\$87.31	\$100.04	\$113.33

Table 5: Debt Limit Worst Case (in '000s)

	Dec 31 2025	Dec 31 2026	Dec 31 2027	Dec 31 2028	Dec 31 2029	Dec 31 2030
Existing Debt						
City of Regina Debt	\$431.51	\$579.17	\$571.47	\$563.40	\$554.96	\$546.11
City of Regina Line of Credit and Credit Card Limits	\$10.00	\$21.50	\$21.50	\$21.50	\$21.50	\$21.50
REAL Debt Limit	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00
BPWTC Debt	\$102.63	\$98.80	\$94.82	\$90.69	\$86.40	\$81.95
Total Consolidated Debt	\$565.14	\$720.47	\$708.79	\$696.59	\$683.86	\$670.57
Future Debt for Approved Project						
Westerra Lift Station			\$8.60	\$8.60	\$8.60	\$8.60
Northwest Regional Lift Station			\$68.40	\$68.40	\$68.40	\$68.40
Waste Water Treatment Plant				\$100.00	\$100.00	\$100.00
Waste Water Treatment Plant					\$20.00	\$20.00
Total Future Debt for Approved Projects			\$77.00	\$100.00	\$20.00	\$0.00
Debt compared to Debt Limit	\$565.14	\$720.47	\$785.79	\$873.59	\$880.86	\$867.57
Debt Limit	\$890.00	\$890.00	\$890.00	\$890.00	\$890.00	\$890.00
Debt Room Available	\$324.86	\$169.53	\$104.21	\$16.41	\$9.14	\$22.43

Implications of the City reaching its debt limit

If the City reaches its debt limit, it will no longer have the capacity to finance projects through additional borrowing. At that point, the City could apply to the SMB for an increase to its authorized debt limit. However, the SMB has requested that the City first consult with the Province regarding

the methodology for calculating the debt limit before returning with a request for an increase. The City has not yet initiated this work and it is anticipated it will take several months to complete.

Why, from a technical perspective, is something not formal until a bylaw or debt facility is passed? Legislation requires a borrowing bylaw to be passed by City Council. As set out in Section 25 of *The Public Libraries Act, 1996* where a City Council borrows a sum of money for the municipal library board to erect a library building, it requires that the borrowing be approved “pursuant to the authority of a bylaw”. Section 25 also states that the provisions of the appropriate municipal Act, insofar as they are applicable and not inconsistent with *The Public Libraries Act, 1996*, apply to the bylaws for borrowing money. *The Cities Act* is the municipal act that applies to the City and Section 134 of *The Cities Act* states “A city may only borrow moneys if the borrowing is authorized by a borrowing bylaw”. Section 134 goes on to say what elements are required to be included in the borrowing bylaw. The required elements are the amount of money to be borrowed, the purpose, the rate of interest or how the rate of interest is to be calculated, the term and terms or repayment, and the source of money to pay the debt. So, both *The Public Libraries Act, 1996* and *Cities Act* require a borrowing bylaw in order to borrow money.

City Council Approvals without a Necessary Bylaw that could be Reconsidered

On June 25, 2025 City Council authorized the Chief Financial Officer & Deputy City Manager to obtain long-term debt financing for the purpose of funding the construction of the Northwest Regional Wastewater Lift Station and repayment to the original developer of excess capacity built into the Westerra Wastewater Lift Station in a maximum principal amount of \$59.1 million. This was confirmed during budget deliberations on December 15, 2025. As this debt has not yet been issued, it remains open for reconsideration. A reconsideration would necessitate a reconsideration of both the Northwest Regional Wastewater Lift Station and the Westerra Wastewater Lift Station projects. It would also require the City to withdraw its request for Canada Housing Infrastructure Fund (CHIF) funding. The City has informed development industry stakeholders that these projects would proceed and be funded as directed by City Council. Stakeholders have since advanced their development and business planning based on this direction. Consequently, any change to this position would require the City to formally withdraw the City Council-approved direction

On December 15, 2025, City Council approved the 2026-27 Budget including the WWTP, which is currently in planning stages. Debt is the funding source identified for this project, however, City Council has not yet authorized Administration to obtain long-term debt financing for the WWTP. As such, the WWTP and its funding source could be reconsidered.

OTHER CAPITAL FUNDING CONSIDERATIONS

As described below, there are three areas of capital that are currently underfunded due to low mill rates, current funding deficit and future capital needs.

Unfunded Deferred Maintenance

The City continues to face a significant backlog of deferred maintenance. Addressing this backlog will require substantial investment to prevent further deterioration and service disruption. Without additional funding, the condition of critical infrastructure will continue to decline, increasing long-term costs and risks. Future budget planning will need to consider options such as mill rate increases, additional debt financing, or the potential closure or repurposing of assets.

Administration is currently addressing this unfunded deferred maintenance by creating a Capital Governance Principles document that will be shared with City Council at its July 28, 2026 meeting. Administration is planning to complete a detailed review with the intention of providing information in the 2027 capital budget.

2026-27 Capital Plan Funding Deficit

The current 2026-27 Capital Plans include projects from 2027 to 2030 that are not fully funded, meaning the general contributions estimated to be available in those years do not cover the full cost of the projects in the plan. The underfunding is estimated to be \$155 million, part of which could be funded by debt.

Administration is currently addressing this budgeting discrepancy by creating a Capital Governance Principles document that will be shared with City Council at its July 28, 2026 meeting. The document will recommend that the five-year capital plan is fully funded, meaning all projects in the five-year capital plan will have identified funding sources that match expected funding.

Administration is planning to complete a detailed review and ensure the 2027 capital budget follows this recommendation. As such, additional projects could be moved to the future, if funding is not sufficient in the next five years.

Future Capital Projects Not on the Official Debt Plan

Table 6 below lists over \$1 billion of capital projects, beyond the 2026-27 five-year capital plan, that could require some level of City debt. The list includes an estimated \$764 million for priority one water, wastewater and transportation infrastructure projects, and an estimated \$338 to \$624 million for priority 2 stakeholder and public interest projects.

As these capital projects are expected beyond the five-year capital budget, they are not yet approved and will be assessed during upcoming budget cycles to determine when to be included in the five-year capital budget. The amounts in the table are estimated total costs and not necessarily the amount of debt. The total costs, funding sources (such as development charge/service agreement fees, grants, and debt) and schedule will become more refined in time and then will be added to the capital plan for approval.

Table 6: Priority 1 and 2 Capital Projects Not in the Official Debt Plan

Water, Wastewater and Transportation Projects, Not in the Official Debt Plan That Could Require Some Amount of Debt		
Priority 1 Projects	Estimated Cost (in millions)	Description
1 Wastewater Capacity Upgrades – South Trunk	\$120	Expansion of the wastewater network via a 4.5 km large-diameter sewer line from the MBPS to Regina Avenue. The project will improve the City's regulatory compliance for wastewater discharge and reduce the risk of basement flooding.
2 Wastewater Treatment Plant	\$30	Cost beyond five years of the capital plan. Expanding the capacity of the wastewater treatment plant to accommodate long-term growth.
3 Wastewater Capacity Upgrades – Interconnector Trunk	\$7	Enhances wastewater system capacity by upgrading the Interconnector Trunk between the Wascana Trunk and South Trunk to support intensification in core areas and greenfield growth in the southeast. Specific to greenfield growth, the project will eliminate the need for additional wastewater storage facilities within greenfield neighbourhoods in the southeast.
4 Wastewater Capacity Upgrades – Linear Relief Trunk	\$172	Upgrades to the 7th Avenue Trunk to service industrial and residential greenfield areas in the northeast part of the city. The project also will resolve existing capacity issues in core areas, which will support intensification, improve existing levels of service and avoid overflows at the Garnet Street Lift Station.
5 Replacement of Farrell Pump Station and Downtown Water System Improvements	\$70	The water pump station and reservoir servicing the City Centre and core neighbourhoods are at end-of-life. Upgrades are required to maintain service levels and support intensification.
6 Rochdale Trunk Wastewater Trunk Upgrade	\$45	Upgrades to the existing Rochdale Boulevard Trunk to service future industrial development opportunities in the northeast adjacent to the existing Co-op Refinery and the proposed Somerset Neighbourhood.
7 East Bypass Loop	\$30	A new bypass loop from the Red Bear Pump Station to Arcola Avenue is required to maintain water distribution pressure on the east side of the city as growth continues to occur.
8 Transportation Projects to Support Growth	\$148	Several transportation projects are required to support growth and maintain transportation service levels as development occurs. This includes projects identified in the Arcola Avenue Corridor Study supporting growth in the southeast and future transportation network improvements in the northwest.
9 Harbour Landing Wastewater Lift Station and Trunk to the Wastewater Treatment Plant	\$142	A new lift station adjacent to the existing Harbour Landing neighbourhood, along with a trunk line directing wastewater flows to the wastewater treatment plant, bypassing the at-capacity McCarthy Boulevard Pump Station (MBPS) to support the build-out of the proposed Harbour Landing West and North Neighbourhoods. This investment will also support future development opportunities at Regina International Airport. This project is the initial phase of a longer-term South Wastewater Bypass project, involving the extension of the trunk line to the southeast of the city to service lands held by George Gordon and Muskowekwan First Nations, as well as future industrial development opportunities east of the city.
10 The City's Works Yard Renewal	TBD	Facility on North Albert that houses much equipment is coming to end of life and a decision needs to be made to renovate the building or move the year.
Subtotal	\$764	
Stakeholder and Public Interest Projects, Not in the Official Debt Plan That Could Require Some Amount of Debt		
Priority 2 Projects	Estimated Cost (in millions)	Description
11 Currie Field / Baseball Diamond	\$10 to \$15	This contemplates the replacement of Currie Field.
12 Brandt Centre / REAL / Multi-purpose Event Centre	\$36 to \$70	This is the estimated current deferred maintenance costs of the facilities at REAL. Replacing any of these facilities with new buildings could increase this cost substantially.
13 Ring Road Railroad Relocation	\$150 to \$300	The Ring Road Rail Relocation Project proposes to remove the at-grade rail crossings from the North East portion of the Ring Road to eliminate the conflict between vehicle and rail traffic, both of which are forecasted to grow with the City. A feasibility study along with preliminary design work has been completed. The relocation project has not been approved by Council.
14 Central Library Renewal Project	\$92 to \$119	This contemplates the replacement of the central library in downtown.
15 Two Commercially Sensitive Projects	\$50 to \$120	
Subtotal	\$338 to \$624	
Total	\$1,102 to \$1,388	
Amounts in the tables above are for discussion purposes only and represent estimated amounts that will be refined as the project is considered for inclusion in the 5-year Capital Plan and approval.		

OPPORTUNITIES FOR CENTRAL LIBRARY RENEWAL PROJECT

RPL and its Board have a fiduciary responsibility to protect the organization's financial health and ensure capital assets are properly maintained for the residents of Regina. Therefore, on an annual basis, RPL presents its budget including operating, capital and mill rate request to City Council for approval.

The City's capital budget does not include capital investments made by RPL, however, the City must approve borrowing where RPL requires it for capital. In terms of CLRP, RPL has not yet presented a capital project nor requested borrowing through the City's budget process. When RPL includes CLRP as part of its capital budget, it has three main options: request library mill rate increase to fund the project, request the City borrow on its behalf including a library mill rate to fund the debt servicing costs; and identify grants, donations or other fees to assist in paying for the CLRP.

1. As part of RPL's 2027 Budget, it could request, save and invest a library mill rate to cover the cost of CLRP. The following are a few examples of what RPL could request.

- a. **Currently, a 5.5 per cent dedicated library mill rate was approved by City Council for 2025 and 2026.** If RPL requested and continued to receive annual approval from City Council for a 5.5 per cent dedicated library mill rate, RPL would generate an estimated \$140¹ million (per Table 7 below) to \$144.7² million (per Table 8 below) by 2036. As the funds are collected and invested, it is assumed the investment earnings will at least match the inflation rate. Equivalent cost per average household is approximately \$0.96 per month or \$12 per year.

Advantages:

- RPL will accumulate additional mill rate over 10 years to fund CLRP.
- City debt room could be used towards City infrastructure projects requiring debt funding.

Disadvantages:

- Assuming RPL was planning to include CLRP in its 2028 budget, this would delay CLRP by eight years.

¹ Assume an annual 1 per cent increase in the 1 per cent mill rate equivalent.

² Assume an annual 2 per cent increase in the 1 per cent mill rate equivalent.

Table 7: 5.5 per cent Dedicated Library Mill Rate with one per cent Increase in one per cent Library Mill Rate Equivalent

	1% Library Mill Rate		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Rate	Equivalent												
2025 Library Mill Rate	5.5	\$273,000	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500
2026 Library Mill Rate	5.5	\$275,730		\$1,516,515	\$1,516,515	\$1,516,515	\$1,516,515	\$1,516,515	\$1,516,515	\$1,516,515	\$1,516,515	\$1,516,515	\$1,516,515	\$1,516,515
2027 Library Mill Rate	5.5	\$278,487			\$1,531,680	\$1,531,680	\$1,531,680	\$1,531,680	\$1,531,680	\$1,531,680	\$1,531,680	\$1,531,680	\$1,531,680	\$1,531,680
2028 Library Mill Rate	5.5	\$281,272				\$1,546,997	\$1,546,997	\$1,546,997	\$1,546,997	\$1,546,997	\$1,546,997	\$1,546,997	\$1,546,997	\$1,546,997
2029 Library Mill Rate	5.5	\$284,085					\$1,562,467	\$1,562,467	\$1,562,467	\$1,562,467	\$1,562,467	\$1,562,467	\$1,562,467	\$1,562,467
2030 Library Mill Rate	5.5	\$286,926						\$1,578,092	\$1,578,092	\$1,578,092	\$1,578,092	\$1,578,092	\$1,578,092	\$1,578,092
2031 Library Mill Rate	5.5	\$289,795							\$1,593,873	\$1,593,873	\$1,593,873	\$1,593,873	\$1,593,873	\$1,593,873
2032 Library Mill Rate	5.5	\$292,693								\$1,609,811.23	\$1,609,811	\$1,609,811	\$1,609,811	\$1,609,811
2033 Library Mill Rate	5.5	\$295,620									\$1,625,909.34	\$1,625,909	\$1,625,909	\$1,625,909
2034 Library Mill Rate	5.5	\$298,576										\$1,642,168.44	\$1,642,168	\$1,642,168
2035 Library Mill Rate	5.5	\$301,562											\$1,658,590.12	\$1,658,590
2036 Library Mill Rate	5.5	\$304,577												\$1,675,176.02
Annual Total			\$1,501,500	\$3,018,015	\$4,549,695	\$6,096,692	\$7,659,159	\$9,237,251	\$10,831,123	\$12,440,934	\$14,066,844	\$15,709,012	\$17,367,602	\$19,042,778
Cumulative Total				\$4,519,515	\$9,069,210	\$15,165,902	\$22,825,061	\$32,062,312	\$42,893,435	\$55,334,369	\$69,401,213	\$85,110,225	\$102,477,827	\$121,520,606
Cumulative Total + Reserve				\$23,119,515	\$27,669,210	\$33,765,902	\$41,425,061	\$50,662,312	\$61,493,435	\$73,934,369	\$88,001,213	\$103,710,225	\$121,077,827	\$140,120,606

Table 8: 5.5 per cent Dedicated Library Mill Rate with two per cent Increase in one per cent Library Mill Rate Equivalent

	1% Library Mill Rate		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Rate	Equivalent												
2025 Library Mill Rate	5.5	\$273,000	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500
2026 Library Mill Rate	5.5	\$278,460		\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530
2027 Library Mill Rate	5.5	\$284,029			\$1,562,161	\$1,562,161	\$1,562,161	\$1,562,161	\$1,562,161	\$1,562,161	\$1,562,161	\$1,562,161	\$1,562,161	\$1,562,161
2028 Library Mill Rate	5.5	\$289,710				\$1,593,404	\$1,593,404	\$1,593,404	\$1,593,404	\$1,593,404	\$1,593,404	\$1,593,404	\$1,593,404	\$1,593,404
2029 Library Mill Rate	5.5	\$295,504					\$1,625,272	\$1,625,272	\$1,625,272	\$1,625,272	\$1,625,272	\$1,625,272	\$1,625,272	\$1,625,272
2030 Library Mill Rate	5.5	\$301,414						\$1,657,777	\$1,657,777	\$1,657,777	\$1,657,777	\$1,657,777	\$1,657,777	\$1,657,777
2031 Library Mill Rate	5.5	\$307,442							\$1,690,933	\$1,690,933	\$1,690,933	\$1,690,933	\$1,690,933	\$1,690,933
2032 Library Mill Rate	5.5	\$313,591								\$1,724,751.53	\$1,724,752	\$1,724,752	\$1,724,752	\$1,724,752
2033 Library Mill Rate	5.5	\$319,863									\$1,759,246.56	\$1,759,247	\$1,759,247	\$1,759,247
2034 Library Mill Rate	5.5	\$326,260										\$1,794,431.49	\$1,794,431	\$1,794,431
2035 Library Mill Rate	5.5	\$332,785											\$1,830,320.12	\$1,830,320
2036 Library Mill Rate	5.5	\$339,441												\$1,866,926.52
Annual Total			\$1,501,500	\$3,033,030	\$4,595,191	\$6,188,594	\$7,813,866	\$9,471,644	\$11,162,576	\$12,887,328	\$14,646,575	\$16,441,006	\$18,271,326	\$20,138,253
Cumulative Total				\$4,534,530	\$9,129,721	\$15,318,315	\$23,132,181	\$32,603,825	\$43,766,401	\$56,653,729	\$71,300,304	\$87,741,310	\$106,012,636	\$126,150,889
Cumulative Total + Reserve				\$23,134,530	\$27,729,721	\$33,918,315	\$41,732,181	\$51,203,825	\$62,366,401	\$75,253,729	\$89,900,304	\$106,341,310	\$124,612,636	\$144,750,889

b. RPL could request and receive City Council approval for a larger annual dedicated library mill rate. As the funds are collected and invested, it is assumed the investment earnings will at least match inflation rate.

i. As per Table 9 below, a 10 per cent dedicated library mill rate³ starting in 2027 would generate approximately \$127 million by 2033 and \$154 million in 2034. Equivalent cost per average household is approximately \$1.75 per month or \$21 per year.

Advantages:

- RPL will accumulate additional mill rate over seven to eight years to fund CLRP.
- City debt room could be used towards City infrastructure projects requiring debt funding.

Disadvantages:

- Assuming RPL was planning to include CLRP in its 2028 budget, this would delay CLRP by five to six years.

³ Assume an annual 2 per cent increase in the 1 per cent mill rate equivalent.

Table 9: 10 per cent Dedicated Library Mill Rate with two per cent Increase in one per cent Library Mill Rate Equivalent

	Rate	1% Library Mill Rate Equivalent	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
2025 Library Mill Rate	5.5	\$273,000	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500
2026 Library Mill Rate	5.5	\$278,460		\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530
2027 Library Mill Rate	10	\$284,029			\$2,840,292	\$2,840,292	\$2,840,292	\$2,840,292	\$2,840,292	\$2,840,292	\$2,840,292	\$2,840,292
2028 Library Mill Rate	10	\$289,710				\$2,897,098	\$2,897,098	\$2,897,098	\$2,897,098	\$2,897,098	\$2,897,098	\$2,897,098
2029 Library Mill Rate	10	\$295,504					\$2,955,040	\$2,955,040	\$2,955,040	\$2,955,040	\$2,955,040	\$2,955,040
2030 Library Mill Rate	10	\$301,414						\$3,014,141	\$3,014,141	\$3,014,141	\$3,014,141	\$3,014,141
2031 Library Mill Rate	10	\$307,442							\$3,074,423	\$3,074,423	\$3,074,423	\$3,074,423
2032 Library Mill Rate	10	\$313,591								\$3,135,912	\$3,135,912	\$3,135,912
2033 Library Mill Rate	10	\$319,863									\$3,198,630	\$3,198,630
Annual Total			\$1,501,500	\$3,033,030	\$5,873,322	\$8,770,420	\$11,725,460	\$14,739,600	\$17,814,024	\$20,949,936	\$24,148,566	\$27,411,168
Cumulative Total				\$4,534,530	\$10,407,852	\$19,178,272	\$30,903,731	\$45,643,332	\$63,457,355	\$84,407,291	\$108,555,856	\$135,967,025
Cumulative Total + Reserve				\$23,134,530	\$29,007,852	\$37,778,272	\$49,503,731	\$64,243,332	\$82,057,355	\$103,007,291	\$127,155,856	\$154,567,025

ii. As per Table 10 below, a 20 per cent dedicated library mill rate⁴ starting in 2027 would generate approximately \$125 million by 2031 and \$164 million in 2032. Equivalent cost per average household is approximately \$3.49 per month or \$42 per year.

Advantages:

- RPL will accumulate additional mill rate over five to six years to fund CLRP, saving \$138 million to \$178 million in interest costs for the residents of Regina over 30 years by avoiding \$92 million to \$119 million of debt for the City.
- City debt room could be used towards City infrastructure projects requiring debt funding.

Disadvantages:

- Assuming RPL was planning to include CLRP in its 2028 budget, this would delay CLRP by three to four years.

Table 10: 20 per cent Dedicated Library Mill Rate with two per cent Increase in one per cent Library Mill Rate Equivalent

	Rate	1% Library Mill Rate Equivalent	2025	2026	2027	2028	2029	2030	2031	2032
2025 Library Mill Rate	5.5	\$273,000	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500
2026 Library Mill Rate	5.5	\$278,460		\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530
2027 Library Mill Rate	20	\$284,029			\$5,680,584	\$5,680,584	\$5,680,584	\$5,680,584	\$5,680,584	\$5,680,584
2028 Library Mill Rate	20	\$289,710				\$5,794,196	\$5,794,196	\$5,794,196	\$5,794,196	\$5,794,196
2029 Library Mill Rate	20	\$295,504					\$5,910,080	\$5,910,080	\$5,910,080	\$5,910,080
2030 Library Mill Rate	20	\$301,414						\$6,028,281	\$6,028,281	\$6,028,281
2031 Library Mill Rate	20	\$307,442							\$6,148,847	\$6,148,847
Annual Total			\$1,501,500	\$3,033,030	\$8,713,614	\$14,507,810	\$20,417,889	\$26,446,170	\$32,595,017	\$38,866,841
Cumulative Total				\$4,534,530	\$13,248,144	\$27,755,954	\$48,173,843	\$74,620,013	\$107,215,031	\$146,081,872
Cumulative Total + Reserve				\$23,134,530	\$31,848,144	\$46,355,954	\$66,773,843	\$93,220,013	\$125,815,031	\$164,681,872

c. RPL could submit capital plans to renovate its existing main library building using current reserve (\$18.5 million) and the funds generated from the dedicated 5.5 per

⁴ Assume an annual 2 per cent increase in the 1 per cent mill rate equivalent.

cent library mill rate to date.

Advantages:

- As per Table 11 below, a 5.5 percent library mill rate⁵ would generate approximately \$23 million by the end of 2026 and \$51 million by the end of 2030
- Eliminates the need for City debt.

Disadvantages:

- RPL has completed a request for qualifications for CLRP.
- Likely requires an updated engineer report regarding the feasibility of renovations and estimated costs.
- Will create service disruptions due to possible need to relocate services during renovations

Table 11: Fund Available to Renovate

	Rate	1% Library Mill Rate Equivalent	2025	2026	2027	2028	2029	2030
2025 Library Mill Rate	5.5	\$273,000	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500
2026 Library Mill Rate	5.5	\$278,460		\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530
2027 Library Mill Rate	5.5	\$284,029			\$1,562,161	\$1,562,161	\$1,562,161	\$1,562,161
2028 Library Mill Rate	5.5	\$289,710				\$1,593,404	\$1,593,404	\$1,593,404
2029 Library Mill Rate	5.5	\$295,504					\$1,625,272	\$1,625,272
2030 Library Mill Rate	5.5	\$301,414						\$1,657,777
2031 Library Mill Rate	5.5	\$307,442						
Annual Total			\$1,501,500	\$3,033,030	\$4,595,191	\$6,188,594	\$7,813,866	\$9,471,644
Cumulative Total				\$4,534,530	\$9,129,721	\$15,318,315	\$23,132,181	\$32,603,825
Cumulative Total + Reserve				\$23,134,530	\$27,729,721	\$33,918,315	\$41,732,181	\$51,203,825

d. RPL include a limit of \$51.2 million (Table 12 below) total project costs (estimated cash savings through dedicated mill rates plus RPL’s reserve) in its Request For Proposal (RFP).

Advantages:

- This will give RFP respondents clear guidance on the maximum cost of CLRP.
- This will not require any City debt.

Disadvantage:

- The total cost of CLRP and related debt funding is lower than originally requested by RPL and would require a reassessment of scope.

⁵ Assume an annual 2 per cent increase in the 1 per cent mill rate equivalent.

Table 12: Limit RFP to \$51.2 million

	Rate	1% Library Mill Rate Equivalent	2025	2026	2027	2028	2029	2030
2025 Library Mill Rate	5.5	\$273,000	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500	\$1,501,500
2026 Library Mill Rate	5.5	\$278,460		\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530	\$1,531,530
2027 Library Mill Rate	5.5	\$284,029			\$1,562,161	\$1,562,161	\$1,562,161	\$1,562,161
2028 Library Mill Rate	5.5	\$289,710				\$1,593,404	\$1,593,404	\$1,593,404
2029 Library Mill Rate	5.5	\$295,504					\$1,625,272	\$1,625,272
2030 Library Mill Rate	5.5	\$301,414						\$1,657,777
2031 Library Mill Rate	5.5	\$307,442						
Annual Mill Rate Total			\$1,501,500	\$3,033,030	\$4,595,191	\$6,188,594	\$7,813,866	\$9,471,644
Cumulative Mill Rate Total			\$1,501,500	\$4,534,530	\$9,129,721	\$15,318,315	\$23,132,181	\$32,603,825
December 31, 2024 Library Reserve Available for CLRP								\$18,600,000
								\$51,203,825

Once concluded, the library mill rate would be reduced to a level to ensure proper maintenance of library assets.

2. As part of RPL’s 2027 Budget, it could request the City acquire debt for CLRP and a corresponding dedicated library mill rate to cover the debt servicing costs

As previously noted in Table 3, the City’s most likely and current debt room available is approximately \$13.41 million in 2028 and \$39.43 million in 2030. The following describes various options for the use of the City’s debt room.

- a. **The available debt room be used for City infrastructure priority 1 projects estimated at \$764 million as outlined in Table 6 above.** As these capital projects are expected beyond the five-year capital budget, they are not yet approved and will be assessed during future budget cycles to determine when to be included in the five-year capital budget. The amounts in Table 6 are estimated total costs and not necessarily the amount of debt required. The total costs, funding sources (such as development charge/service agreement fees, grants) and schedule will become more refined in time and then will be added to the capital plan for approval.
- b. **Direct Administration to request a \$120 million increase to the debt limit that would be used exclusively for the CLRP.**
 Advantages:
 - If approved, this would increase the debt limit to accommodate the full amount of debt requested by the RPL for the CLRP.
 Disadvantages:
 - There are over \$764 million of City infrastructure projects, unfunded deferred maintenance, and unfunded capital potentially requiring debt in the next 10 years the City Council must consider before allocating debt to the RPL for the CLRP.

3. RPL could seek donations, apply for grants and consider where it could charge for services to fund the CLRP.

The Public Libraries Act, 1996 prohibits library boards from charging a fee for borrowing books or other print materials from public libraries by residents of Saskatchewan. Further, the legislation states every resident of Saskatchewan is entitled to borrow directly or by interlibrary loan, library materials held by any public library subject to any reasonable conditions, other than payment of a fee. *The Public Libraries Act, 1996* contemplates that municipal library boards may accept grants and generate revenue. RPL would have to provide information about their ability to charge for services other than borrowing as well as their ability to generate donations and any funding provided by the Provincial government, as the City is not in a position to give advice to the library as to its services nor is it aware of RPL's terms of applying for Provincial grant funding or their donations.

The following are other points for discussion.

- a. Consider other grants from Canadian Infrastructure Bank (CIB) – The City monitors and applies for grants when appropriate. The CIB does not issue grants, as it is a financial services organization that provides debt financing. The City has been in contact with CIB and plans to work with them for the debt for the Northwest Regional Lift Station and WWTP.
- b. Use capital carryforward – The City has capital carryforward that will be used for existing and future projects. Any capital carryforward no longer required must be returned to source before it can be allocated to other projects. Administration is planning to provide recommendations as part of its Capital Governance Principles document that will be shared with City Council at its July 28, 2026 meeting, whereby projects that do not begin after two years are cancelled. Administration is planning to complete a detailed review with the intention of providing information in the 2027 capital budget.
- c. Cash flow CLRP with City investments and loan money to RPL with interest - The investments are reserve accounts and capital carryforward amounts set aside for designated capital projects or replenishment of assets. Using those funds for other purposes would be irresponsible and risks the City not having funds available for intended purposes when needed. Using cash and investments is only appropriate for short-term funding of projects until a final funding mechanism is put in place.

A summary of our process leading to the situation including how we determine critical infrastructure requirements, notably, the upgrades to the wastewater treatment? When is City Council or the public typically advised of this? How do items make it onto the City's Capital Plan?

Administration forecasts future capital investment(s) based on their knowledge of the capital renewal needs for each service area. On an annual basis, all requests for capital funding are reviewed and

prioritized by Administration and presented to City Council for consideration and approval through the City's budget process.

If circumstances require it, a standalone report to City Council regarding a capital investment may be presented in advance of the budget process. Based on City Council's direction, these investments are typically recommended for inclusion in the upcoming capital budget deliberations.

In the past, Administration has faced criticism for not having sufficiently accurate project costs or timelines. As a result, some projects may be deferred from inclusion in the capital plan until more reliable cost estimates and scheduling information are available. This was the case with the WWTP. The project had previously been considered for the five-year capital plan and was included in the 2026-27 Budget.

What is the Governance Relationship with RPL?

In terms of the City's governance relationship with RPL and its capital expenditures, sections 23-26 of *The Public Libraries Act, 1996* sets out the legislative framework for any loans for permanent improvements (such as CLRP). Section 24 allows a municipal library board to apply to City Council for a sum of money exceeding its usual budget / mill rate request where it wishes to acquire a library building site or erect, repair, furnish or equip a library building. On receipt of such a request, the City Council may take any necessary steps to obtain and provide the sum or any portion of the sum applied that City Council considers reasonable and necessary. Section 25 allows City Council to borrow a sum approved by it under section 24, pursuant to the authority of a bylaw and on the security of debentures in the same manner as it may borrow money required for the municipality. The provisions of *The Cities Act* apply to bylaws for borrowing under *The Public Libraries Act, 1996*. Pursuant to section 26 where a municipality issues debentures to secure repayment of a loan for a library building, the City Council has the authority to assess, levy and collect all moneys necessary to pay for the loans outstanding. Where there is an outstanding loan for a library building, the City applies the taxes raised through the library mill rate first to any amounts required to satisfy the debt payments required (see section 23 of *The Public Libraries Act, 1996*).

What is the process for partners and arm's length entities to have their items included on the capital plan/approved capital project? And how do the partners get on the capital plan so they can provide feedback, and residents engage?

The City's capital budgets do not include capital investments made by Regina Exhibition Association Limited (REAL), Economic Development Regina (EDR), Provincial Capital Commission (PCC), or the Regina Public Library (RPL) as these are separate legal entities.

In the case of REAL, EDR and PCC, financial support for the operations and/or capital investments of these entities is provided by the City through a grant. These grants are part of the City's General

Operating Budget. On an annual basis, these entities prepare and present their requests for funding from the City. These requests are presented to Executive Committee, typically in the fall. Executive Committee then refers approval of these funding requests to City Council's December budget deliberations. The partners and the public can speak to these requests at Executive Committee and again at City Council's budget meeting. In addition, the partner organization may hold their own engagement sessions with residents and are free to share the results of those engagements how they see fit, including as part of their presentation to Committee and/or City Council.

The same process is in place for RPL, with the exception that the City does not provide a grant but rather RPL has its own mill rate. On an annual basis RPL would present its budget including operating, capital and mill rate request to City Council.

What has changed since July 2024

On July 9, 2024, City Council committed \$92 to \$119 million in debt financing for CLRP. However, there is estimated debt room of \$13.41 million at the end of 2028 and \$39.43 million at the end of 2030. Over the past two years, the following factors have contributed to less debt room available for the CLRP.

- Recent updates to Federal Government programs aimed at addressing the national shortage of affordable housing have required the City to prioritize housing-related infrastructure.
- The City is preserving debt capacity for eligible housing initiatives, to leverage federal grant programs that typically require a municipal funding contribution financed through debt.
- According to the City's *2025 Growth Monitoring Report*, Regina's population grew four per cent between 2022 and 2024, significantly exceeding the projected 1.5 per cent. This accelerated growth has intensified housing pressures and increased the need to focus on infill/intensification projects that maximize existing infrastructure. The higher-than-anticipated growth has also necessitated advancing the WWTP upgrade to ensure the City can support future demand.
- Over the same period, the City has experienced cost escalations on existing capital projects, along with the addition of a new project requiring debt financing. These pressures have further constrained the City's available debt room.
- In order to request an increase in the debt limit from SMB, the newly formed Treasury department created the City's first debt plan, as recommended by Administration to City Council on July 9, 2024.

DECISION HISTORY & AUTHORITY

On July 9, 2024, City Council considered item *CR24-74 Central Library Renewal Project Debt*

Financing Report (CR24-74) and adopted a resolution to:

1. Commit \$92 million to \$119 million in debt financing for the Central Library Renewal Project (CLRP); and
2. Approve, in principle, a dedicated Library mill rate increase of 5.5 per cent each year for five years starting in 2025 to allow RPL to accumulate funds in a reserve account until such time as they can be used for the CLRP.

On October 1, 2024, City Council considered *MN24-15 Reconsideration of Motion adopted on July 9, 2024 Respecting the Renewal of the Central Library* and adopted a resolution to not reconsider its July 9, 2024 decision on item *CR24-74*.

On December 15, 2025 City Council considered *CM25-19 2026-2027 Budget Deliberations* and adopted a resolution to direct Administration to:

1. Remove from the City's debt forecast those Capital Projects currently identified as "requiring future debt", but not yet approved for funding by City Council through a budget approval process;
2. Identify in debt limit forecasts as "Requiring debt" those future capital projects with project plans and funding sources that have received City Council approval;
3. Prepare a report for the February 2026 Audit and Finance Committee meeting that includes the following information:
 - a. the updated list of capital projects which have received City Council approval and the corresponding amount of debt borrowing that has been secured through a debt borrowing bylaw;
 - b. the updated list of approved capital projects requiring debt that have not yet been funded; and
 - c. an analysis of the debt room available within the current debt limit over the next five years, given expected timelines of approved capital projects; and
4. Report back to City Council in Q1 of 2026 on the following:
 - a. information respecting available debt limit to be allocated towards the Central Library Renewal capital project; and
 - b. recommendations to City Council with options to vote on Council approval or denial of debt allocation towards the Central Library Renewal Project.

On March 11, 2026 City Council consider *CR26-16 Debt Update including Library Debt* and

adopted a resolution to direct Administration to:

1. Report back to City Council on March 25, 2026 with an informational report to include:
 - a. A list of approved potential future capital projects requiring debt that have not yet been funded;
 - b. A summary analysis of any potential revenue streams and/or opportunities pertaining to the Central Library Renewal Project, including potential risks, benefits, and policy alignment with relevant City of Regina plans and strategies. That this includes, but not be limited to:
 - i. a scenario where the CHIF funding is granted;
 - ii. the consideration of an exemption of the debt room allocated to the principal sinking fund;
 - iii. What revenue tools are available to the library
2. Bring an informational report to City Council by Q3 of 2026 that includes the following information:
 - a. Debt limit forecasting for “Potential Future Other Projects” that may subsequently require debt funding, including explicit projected project timelines and funding sources;
 - i. What other items have not been approved as a capital project, but that would be considered critical and core infrastructure requiring debt?
 - ii. Are all material infrastructure and expenses included in our Master Plans, or pertinent plans, currently in our capital plan?
 - b. An analysis of the debt room available within the current debt limit over the next five years, that includes any implications of the City reaching its maximum debt limit ;
 - c. The list of capital projects which have received City Council approval and the corresponding amount of debt borrowing that has been secured through a debt borrowing bylaw;
 - i. How do items make it onto the capital plan, how do the partners get on the capital plan, so they can provide feedback, and residents engage.
 - ii. What is the process for partners and arms length entities to have their items included on the capital plan/approved capital project.
 - d. A summary of our process leading to the situation including how we determine critical infrastructure requirements, notably, the upgrades to the wastewater treatment? When

is Council or the public typically advised of this?

- e. An overview of governance, reputational and financial risk:
 - i. Our decision history and governance relationship with the Central Library Renewal Project.
 - ii. Why from a technical perspective something is not formal until a bylaw or debt facility is passed?
 - iii. What else that has been passed by City Council, but may not have a bylaw or debt facility, from a technical standpoint, is at risk of reconsideration?

Respectfully Submitted,



Charlene Callander
Director, Treasury

Respectfully Submitted,



Daren Anderson
Chief Financial Officer and Deputy City Manager

Prepared by: Charlene Callander, Director, Treasury



Economic Development Regina Inc. - Appointment of Directors

Date	March 25, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Financial Strategy & Sustainability
Item #	CR26-20

RECOMMENDATION

That City Council:

1. Authorize the Corporate Controller, as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Economic Development Regina Inc. (EDR) membership meeting to elect the following individuals to the Board of Directors for the terms listed:

Reappointments:

- Darren Howden (Board Chair – May 1, 2026 to April 30, 2029).
- Thomas Benjoe (May 1, 2026 to April 30, 2029).
- Diana Leray (May 1, 2026 to April 30, 2029).
- Mitch Molnar (May 1, 2026 to April 30, 2029).

New Appointments:

- Derek Lothian (May 1, 2026 to April 30, 2029).
- Dave Pettigrew (May 1, 2026 to April 30, 2029).

Non-voting City Council Designate Appointments:

- Mayor Chad Bachynski (January 1, 2026 to December 31, 2026).
- Councillor David Froh (January 1, 2026 to December 31, 2026).

HISTORY

At its March 4, 2026, meeting, the Executive Committee considered in **private** session the attached report *E26-9 Economic Development Regina Inc. - Appointment of Directors* from the Financial Strategy & Sustainability division.

Darren Howden, Jen Pilsner and John Bailey representing Economic Development Regina, Regina, SK made a presentation to the Committee, a copy of which is on file with the Office of the City Clerk.

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

Recommendation #2 in the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in cursive script, appearing to read "Amber Ackerman".

Amber Ackerman, Acting City Clerk

ATTACHMENTS

E26-9 Economic Development Regina Inc. - Appointment of Directors



Economic Development Regina Inc. - Appointment of Directors

Date	March 4, 2026
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Financial Strategy & Sustainability
Item No.	E26-9

RECOMMENDATION

Executive Committee recommends that City Council:

1. Authorize the Corporate Controller, as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Economic Development Regina Inc. (EDR) membership meeting to elect the following individuals to the Board of Directors for the terms listed:

Reappointments:

- Darren Howden (Board Chair – May 1, 2026 to April 30, 2029).
- Thomas Benjoe (May 1, 2026 to April 30, 2029).
- Diana Leray (May 1, 2026 to April 30, 2029).
- Mitch Molnar (May 1, 2026 to April 30, 2029).

New Appointments:

- Derek Lothian (May 1, 2026 to April 30, 2029).
- Dave Pettigrew (May 1, 2026 to April 30, 2029).

Non-voting City Council Designate Appointments:

- Mayor Chad Bachynski (January 1, 2026 to December 31, 2026).
- Councillor David Froh (January 1, 2026 to December 31, 2026).

2. Approve this report at its March 11, 2026 meeting.

ISSUE

Administration requires delegated authority from City Council to exercise the City voting rights at EDR's Annual General Meeting on the proposed slate of Directors, in accordance with the direction provided by City Council.

IMPACTS

The Governance and Human Resource Committee of EDR's Board of Directors has identified two individuals whom they are recommending as new appointments to the Board as well as the reappointment of four members. Two non-voting City Council designates are required to be appointed. Based on the Board Competency and Skills Matrix, the Governance and Human Resource Committee noted areas that need more representation on the Board Branding & Communications, Education & Labour Readiness, Investment Attraction.

There are no financial, legal, policy, strategic priority, labour, environmental, Indigenous, or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

After all Board appointments are finalized, EDR will notify the successful appointees.

DISCUSSION

Effective January 1, 2016, EDR was continued under *The Non-profit Corporations Act, 1995* (Saskatchewan), with the City becoming its sole voting member. This change in structure made EDR a "municipal corporation" of the City. As the sole voting member of EDR, the City must exercise its voting rights at the EDR Annual General Meeting.

Pursuant to the Unanimous Membership Agreement (UMA) between the City and EDR, specifically sections 4.3 and 6.2.b.i, appointments of the EDR Board of Directors require the approval of City Council. The appointment process set out in section 4.3 of the UMA works as follows:

- The Governance and Nominating Committee assess the potential candidates for the Board.

- The Governance and Nominating Committee recommends those successful candidates as a slate to City Council for appointment.
- City Council approves the slate of candidates or requests that the Governance and Nominating Committee bring forward an alternate slate of candidates.

Under EDR’s governance structure, the Board shall consist of a minimum size of nine and a maximum size of 14, including the City’s two non-voting City Council Director appointments. The City is the sole member of EDR, which operates independently but collaboratively with the City in accordance with a UMA established between the parties.

In December 2025, EDR’s Governance and Human Resource Committee went through a process of identifying potential new Directors. This process includes recruiting and selecting appropriate and contributing members to the Board who collectively have the knowledge, skills and experience needed to ensure the Board’s composition aligns with EDR’s Diversity Policy. EDR seeks to achieve continuity through a smooth succession of Directors that balances new ideas and energy with experience and institutional memory.

The Governance and Human Resources Committee has identified the two individuals listed below as desirable new appointees to the Board of Directors.

EDR Board of Directors	Term of Office Expires
Derek Lothian	April 30, 2029
Dave Pettigrew	April 30, 2029

The Board also approved the reappointments of the following members for a three-year term.

EDR Board of Directors	Term of Office Expires
Darren Howden	Board Chair - April 30, 2029
Thomas Benjoe	April 30, 2029
Diana Leray	April 30, 2029
Mitch Molnar	April 30, 2029

The complete Board of Directors for 2026 consists of:

EDR Board of Directors	Term of Office Expires
Derek Lothian	April 30, 2029
Dave Pettigrew	April 30, 2029
Darren Howden – President	April 30, 2029
Thomas Benjoe	April 30, 2029
Diana Leray	April 30, 2029
Mitch Molnar	April 30, 2029
Lori Ireland	April 30, 2028
Allan Wiens	April 30, 2028
Samer Awadh	April 30, 2028
Claire Belanger - Parker	April 30, 2028
Michelle Brooks	April 20, 2027
Phoebe De Ciman	April 20, 2027

The Governance and Human Resources Committee has accepted the resignation of one Board of Director, who has reached the maximum term limit.

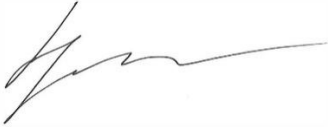
EDR Board of Directors	Term of Office Expires
Kyle Jeworski	Steps down from Board April 30, 2026, term expires April 30, 2028
Celina Philpot	April 30, 2026, term expires

For the non-voting City Council designates, the UMA allows for City Council to appoint members of City Council, the City’s Administration, or members of the public, but these appointments have historically been City Council members. Mayor Chad Bachynski and Councillor David Froh are appointed to also sit on the Board of Directors as non-voting members designates.

DECISION HISTORY & AUTHORITY

Administration requires delegated authority from City Council to exercise the City voting rights at EDR’s Annual General Meeting on the proposed slate of Directors, in accordance with the direction provided by City Council.

Respectfully Submitted,



Kim Krywulak
Corporate Controller

Respectfully Submitted,



Daren Anderson
Chief Financial Officer & Deputy City Manager

Prepared by: Juanita Pandya, Manager Public Accounting and Reporting



Buffalo Pound Water Treatment Corporation - Appointment of Directors & Amendment to Buffalo Pound Water Treatment Corporation Bylaw & the Unanimous Membership Agreement

Date	March 25, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Financial Strategy & Sustainability
Item #	CR26-21

RECOMMENDATION

That City Council:

1. Authorize the Deputy City Manager, City Operations, as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Buffalo Pound Water Treatment Corporation (BPWTC) Annual General Meeting (AGM) to do the following:
 - a. Appoint the following individuals to the Board of Directors for a three-year term, ending April 30, 2029:

Reappointments:

 - Jessica Theriault (May 1, 2026 to April 30, 2029)
 - Patricia Warsaba (May 1, 2026 to April 30, 2029)
 - Patricia Wilson (May 1, 2026 to April 30, 2029)

Appointments:

 - Raman Mall (May 1, 2026 to April 30, 2029)
 - Sean McEachern (May 1, 2026 to April 30, 2029)
 - b. Approve an amendment to Bylaw No. 1 of the BPWTC so that there is a nine year limit on the term of Directors as outlined in this Report and Appendix B – Buffalo Pound

Water Treatment Corporation Approval of Amendment to Bylaw No 1 and the Unanimous Membership Agreement;

2. Approve amendments to the Unanimous Membership Agreement (UMA) respecting BPWTC dated January 1, 2016, to amend section 4.6 (Maximum Term) by striking out the following: "after which they must vacate their office for at least one (1) year";
3. Instruct the City Solicitor to make the amendments to the UMA outlined in recommendation 2, effective May 1, 2026; and
4. Authorize the City Clerk to execute the amended UMA.

HISTORY

At its March 4, 2026, meeting, the Executive Committee considered in **private** session the attached report *E26-10 Buffalo Pound Water Treatment Corporation - Appointment of Directors & Amendment to Buffalo Pound Water Treatment Corporation Bylaw & the Unanimous Membership Agreement* from the Financial Strategy & Sustainability division.

Grant Ring, representing Buffalo Pound Water Treatment Corporation, addressed the Committee.

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

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

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk

ATTACHMENTS

Appendix A - BPWTC Approval - Amendment to Bylaw No 1 & UMA Letter to Cities
E26-10 Buffalo Pound Water Treatment Corp - Appointment of Directors

▼
February 17, 2026

CITY OF REGINA
PO Box 1790
Regina, SK
S4P 3C8

CITY OF MOOSE JAW
228 Main Street N.
Moose Jaw, SK
S6H 2J8

Your Worship and Members of City Council:

Re: Approval of Amendment to Bylaw No. 1

The purpose of this letter is to have the Cities of Regina and Moose Jaw approve an amendment to By-Law No. 1 of Buffalo Pound Water Treatment Corporation (“**BPWTC**”).

The Board of Directors of BPWTC recognize the importance of governance renewal and the need to maintain effective oversight and strategic direction. To promote diversity of thought, encourage fresh perspectives to manage changes, ensure ongoing accountability and to streamline succession planning, the Board has determined that Bylaw No. 1 should be amended to establish a limitation on the number of terms a director may serve.

Paragraph 34(b) of By-Law No. 1 currently states that it is the intention that Directors would serve a maximum term of nine (9) years but that the restriction does not apply to Directors who have served previous terms on the Board but have been absent from the Board for a minimum period of one (1) year. It is proposed that the last sentence of paragraph 34(b) be deleted so that there is a nine (9) year limitation for all directors.

The Board hereby requests approval from the Councils of the City of Regina and the City of Moose Jaw to the following bylaw amendment to Bylaw No. 1 of BPWTC:

WHEREAS the Board of Directors seek to strengthen governance practices by implementing term limits for directors to a maximum term of nine (9) years:

BE IT RESOLVED THAT the following sentence of paragraph 34(b) of Bylaw No. 1 be deleted:

“This restriction does not apply to Directors who have served previous terms on the Board but have been absent from the Board for a minimum period of one (1) year.”

To ensure consistency between Bylaw No. 1 of BPWTC and the Unanimous Membership Agreement, it is hereby also requested that section 4.6 of the Unanimous Membership Agreement, which currently reads as follows:

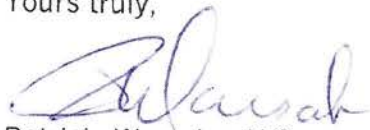
4.6 *Maximum Term.* All directors may be re-elected for a maximum term of up to nine (9) consecutive years, after which they must vacate their office for at least one (1) year.

also be amended by deleting the words “after which they must vacate their office for at least one (1) year”. This will ensure continuity with the proposed amendment to the Corporation Bylaw.

Please let us know if there are any questions regarding these administrative amendments.

We look forward to approval of these amendments so they may be confirmed at the upcoming annual general meeting of BPWTC.

Yours truly,



Patricia Warsaba, K.C.
Board Chair
Buffalo Pound Water Treatment Corporation



Buffalo Pound Water Treatment Corporation - Appointment of Directors & Amendment to Buffalo Pound Water Treatment Corporation Bylaw & the Unanimous Membership Agreement

Date	March 4, 2026
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Financial Strategy & Sustainability
Item No.	E26-10

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Authorize the Deputy City Manager, City Operations, as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Buffalo Pound Water Treatment Corporation (BPWTC) Annual General Meeting (AGM) to do the following:

- a) Appoint the following individuals to the Board of Directors for a three-year term, ending April 30, 2029:

Reappointments:

- Jessica Theriault (May 1, 2026 to April 30, 2029)
- Patricia Warsaba (May 1, 2026 to April 30, 2029)
- Patricia Wilson (May 1, 2026 to April 30, 2029)

New Appointments:

- Raman Mall (May 1, 2026 to April 30, 2029)
- Sean McEachern (May 1, 2026 to April 30, 2029)

- b) Approve an amendment to Bylaw No. 1 of the BPWTC so that there is a nine year limit on the term of Directors as outlined in this Report and Appendix A – Buffalo Pound Water Treatment Corporation Approval of Amendment to Bylaw No 1 and the Unanimous Membership Agreement;
- 2. Approve amendments to the Unanimous Membership Agreement (UMA) respecting BPWTC dated January 1, 2016, to amend section 4.6 (Maximum Term) by striking out the following: "after which they must vacate their office for at least one (1) year";
- 3. Instruct the City Solicitor to make the amendments to the UMA outlined in recommendation 2, effective May 1, 2026;
- 4. Authorize the City Clerk to execute the amended UMA.; and
- 5. Approve an edited version of this report at its March 11, 2026 meeting.

ISSUE

New appointments to the Board of Directors for BPWTC are required. The Administration requires delegated authority from City Council to exercise the City’s rights at the BPWTC’s Annual General Meeting to appoint new Board members. This report sets out the Governance and Nominating Committee’s recommendations for appointments.

In addition, this report responds to a request from the BPWTC Board for changes to its corporate bylaw and the UMA between the City and City of Moose Jaw. The changes would limit Board members to a maximum term of nine years. The current corporate bylaw and UMA allow for a person who has served on the Board to be reappointed on the Board where they have been absent for a year. The letter outlining this request is attached as Appendix A. Both the approvals of the City and Moose Jaw Councils are required to change the bylaw and UMA.

IMPACTS

In order to maintain board continuity and skills sets, the Governance and Nominating Committee has identified the individuals listed below as desirable for appointment to the Board of Directors.

BPWTC Board of Directors	Term of Office Expires	Appointment Type
Raman Mall	April 30, 2029	New appointment
Sean McEachern	April 30, 2029	New appointment

The Board terms for the following individuals expire April 30, 2026:

BPWTC Board of Directors	Term of Office Expires
Ben Boots	April 30, 2026
Daryl Posehn	April 30, 2026

Based on these new appointments, the Board of Directors will comprise of the following individuals:

BPWTC Board of Directors	Term of Office Expires
James (Jim) Dundas	April 30, 2028
Raman Mall	April 30, 2029
Sean McEachern	April 30, 2029
Greg McIntyre	April 30, 2028
Grant Ring	April 30, 2027
Jessica Theriault	April 30, 2029
Patricia Warsaba	April 30, 2029
Pat Wilson	April 30, 2029
Vacant – not to be filled at this time	

In order to recognize the importance of governance renewal and promote diversity of thought and encourage fresh perspectives, the Board of BPWTC would like to amend their corporate bylaw and the UMA to limit board appointments to a maximum nine-year term.

There are no financial, legal, policy, strategic priority, labour, environmental, Indigenous, or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

Option 1

Approve the appointments as recommended and approve the corporate bylaw and UMA changes as requested by the BPWTC board (Appendix A).

Option 2

In terms of appointments, direct that the Governance and Nominating Committee bring forward an alternative slate of candidates. If the Cities cannot agree to appoint the slate of candidates being proposed after two attempts, then a final slate of candidates will be brought forward to each City Council, but only the approval of the City of Regina will be required, as the City is the majority membership owner.

In terms of corporate bylaw and UMA changes, City Council could choose to not approve the changes requested. If not approved, then there would continue to be an option to have a former

board member come back on the board if they were absent for at least a year.

COMMUNICATIONS & ENGAGEMENT

None with respect to this report.

DISCUSSION

Appointments to BPWTC Board

Effective January 1, 2016, BPWTC was incorporated under *The Non-profit Corporations Act, 1995* (Saskatchewan), with the City and City of Moose Jaw being the voting members. The Articles of Incorporation and UMA provide for a BPWTC Board of Directors between five to nine voting Directors. The Board of BPWTC is currently comprised of the following eight Directors:

BPWTC Board of Directors	Term of Office Expires
Ben Boots	April 30, 2026
James (Jim) Dundas	April 30, 2028
Greg McIntyre	April 30, 2028
Daryl Posehn	April 30, 2026
Grant Ring	April 30, 2027
Patricia Warsaba	April 30, 2026
Pat Wilson	April 30, 2026
Jessica Theriault	April 30, 2026

Pursuant to the UMA, the Directors of the BPWTC are to be nominated by a Governance and Nominating Committee, which consists of two members of the current Board and the City Managers from each City or their respective delegates. The Chief Financial Officer & Deputy City Manager serves as the City's member on the Committee.

In accordance with the BPWTC's Board Diversity and Recruitment Policy, a Nominating Committee, which is a separate committee of board members that makes recommendations to the Board of Directors, was established consisting of the Board Chair, the Vice-Chair and the Chair of the Governance Committee. A board skills matrix was completed to assess the Board's skills, experience, expertise and personal qualifications. It was recognized that it would be desirable to have additional engineering expertise on the Board in light of the two retiring members being engineers and identified a desire to have an additional Board member from Moose Jaw. However, Mr. McEachern brings a skill set of governance experience and Mr. Mall brings a skill set of engineering experience and expertise. Both skill sets will enhance the current Board complement.

There are two Directors whose terms are expiring in April 2026, Ben Boots and Daryl Posehn, both of whom have served the BPWTC for the maximum allowable terms of nine years.

With the appointment of two Directors in 2026, the Board will continue to operate within the parameters of the UMA, with eight members.

Nominations will be formally considered at regular meetings of both Regina City Council on Wednesday, March 11, 2026, and Moose Jaw City Council in March 2026.

Changes to Corporate Bylaw and UMA

Clause 5.2(n) of the UMA requires Council approvals for both Regina and Moose Jaw to amend or repeal any of BPWTC's bylaws. The BPWTC Board Chair has written to request changes to the corporate bylaw and the UMA to set a nine-year maximum limit on the terms for directors. This request is attached as Appendix A. In summary, they are requesting that Bylaw paragraph 34(b) of Bylaw No. 1 of BPWTC be amended to remove the following sentence:

“This restriction does not apply to Directors who have served previous terms on the Board but have been absent from the Board for a minimum period of one (1) year.”

Further, to ensure consistency between Bylaw No. 1 of BPWTC and the UMA, they have requested an amendment to section 4.6 of the UMA, which currently reads as follows:

4.6 Maximum Term. All directors may be re-elected for a maximum term of up to nine (9) consecutive years, after which they must vacate their office for at least one (1) year.

They have requested that this section be amended by deleting the words “after which they must vacate their office for at least one (1) year.” Changes to the UMA require approval of both Regina and Moose Jaw Councils.

DECISION HISTORY & AUTHORITY

Administration requires delegated authority from City Council to exercise the City's voting rights at a BPWTC membership meeting in accordance with the direction provided by City Council. Council approval is required for corporate bylaw changes and changes to the UMA.

Respectfully Submitted,



Kim Krywulak
Corporate Controller

Respectfully Submitted,



Daren Anderson
Chief Financial Officer & Deputy City Manager

Prepared by: Juanita Pandya, Manager, Public Accounting and Reporting

Attachment

Appendix A - BPWTC Approval - Amendment to Bylaw No 1 & UMA Letter to Cities



Regina Exhibition Association Ltd. - Appointment of Directors

Date	March 25, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Financial Strategy & Sustainability
Item #	CR26-22

RECOMMENDATION

That City Council authorize the Chief Financial Officer & Deputy City Manager, as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Regina Exhibition Association Limited (REAL) Annual General Meeting to appoint the following individuals to the Board of Directors for a two-year term, ending May 31, 2028:

Reappointments:

- Jaime Boldt (June 1, 2026 to May 31, 2028)
- Sarah Fedirko (June 1, 2026 to May 31, 2028)
- Jonathan Hackshaw (June 1, 2026 to May 31, 2028)

HISTORY

At its March 4, 2026, meeting, the Executive Committee considered in **private** session the attached report *E26-11 Regina Exhibition Association Ltd. - Appointment of Directors* from the Financial Strategy & Sustainability division.

Michael MacNaughton representing Regina Exhibition Association Ltd, Regina, SK addressed the Committee.

The Committee adopted a resolution to concur in the recommendation contained in the report with an amendment to change the term tenure for each reappointment to a two-year term as follows:

- Jaime Boldt (June 1, 2026 to May 31, 2028)
- Sarah Fedirko (June 1, 2026 to May 31, 2028)
- Jonathan Hackshaw (June 1, 2026 to May 31, 2028)

Recommendation #2 in the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in cursive script, appearing to read "Amber Ackerman".

Amber Ackerman, Acting City Clerk

ATTACHMENTS

E26-11 Regina Exhibition Association Ltd - Appointment of Directors



Regina Exhibition Association Ltd. - Appointment of Directors

Date	March 4, 2026
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Financial Strategy & Sustainability
Item No.	E26-11

RECOMMENDATION

Executive Committee recommends that City Council:

1. Authorize the Chief Financial Officer & Deputy City Manager, as the City of Regina's (City) proxy, to exercise the City's voting rights at the upcoming Regina Exhibition Association Limited (REAL) Annual General Meeting to appoint the following individuals to the Board of Directors for a three-year term, ending May 31, 2029:

Reappointments:

- Jaime Boldt (June 1, 2026 to May 31, 2029)
- Sarah Fedirko (June 1, 2026 to May 31, 2029)
- Jonathan Hackshaw (June 1, 2026 to May 31, 2029)

2. Approve this report at its March 11, 2026 meeting.

ISSUE

REAL is a municipally owned corporation, continued pursuant to *The Non-Profit Corporations Act, 2022* (Act). As such, the business and affairs of REAL are managed by a Board of Directors, acting independently of the City. The City, as the sole shareholder of REAL is responsible for appointing an independent Board of Directors, with the exception of one Director who is appointed by the Province. As an independent organization, the business and affairs of REAL are exclusively

managed by the Board of Directors acting independently of the City with the full authority to make strategic business decisions for REAL, subject to the *Unanimous Membership Agreement (UMA)*.

IMPACTS

There are no financial, legal, policy, strategic priority, labour, environmental, Indigenous, or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS & ENGAGEMENT

None with respect to this report.

DISCUSSION

Effective January 1, 2014, REAL was continued under *The Non-profit Corporations Act, 1995 (Saskatchewan)*, with the City becoming its sole voting member. This change in structure made REAL a “municipal corporation” of the City.

Board of Directors Appointment and Term Changes

Pursuant to the current UMA between the City and REAL, appointments to REAL’s Board of Directors require the approval of the City. In the Articles of Continuance, UMA and REAL’s Bylaws, REAL can have a Board of no less than three and no more than 13 voting Directors. There are also five non-voting Directors: one appointed by the Province of Saskatchewan and four appointed by City Council. One of the City Council Designate appointments is required to be the Mayor and the others may be members of City Council, members of City Administration or members of the public.

The Board of REAL is currently comprised of the following seven voting Directors and five non-voting Directors:

REAL Board of Directors	Term Expiry Date
Voting Directors	
Jamie Boldt	May 31, 2026
Sarah Fedirko	May 31, 2026
Johnathan Hackshaw	May 31, 2026

Kevin Dureau	May 31, 2027
Kathy Hillman-Weir	May 31, 2027
Michael MacNaughton	May 31, 2027
Christine Short	May 31, 2027
Non-Voting Directors	
Council Designate Mayor Chad Bachynski	December 31, 2026
Council Designate - Councillor Clark Bezo	December 31, 2026
Council Designate - Councillor Jason Mancinelli	December 31, 2026
Council Designate – Deputy City Manager Deborah Bryden	December 31, 2026
Province of Saskatchewan Designate - Kevin France	December 31, 2026

DECISION HISTORY & AUTHORITY

On September 24, 2025, City Council considered item *CR25-117 Regina Exhibition Association Limited - Appointment of Directors* and adopted a resolution to:

1. Approve the immediate removal of Niki Anderson as a non-voting City Council Designate director of Regina Exhibition Association Limited (REAL).
2. Appoint Daren Anderson as a non-voting City Council Designate to the REAL Board of Directors effective immediately for a term expiring December 31, 2025, or until a successor is appointed, provided that, in any event, such term shall automatically terminate if Daren Anderson resigns or is otherwise no longer employed by the City of Regina (City).
3. Approve an amendment to the term of appointment of the current voting Committee Nominee directors of REAL to align with the date of REAL’s annual general meeting, Appendix D – Regina Exhibition Association Ltd – Director Team Adjustments, as follows:

Director	Current Term Expiry Date	Amended Term Expiry Date
Jaime Boldt	September 30, 2026	Earlier of REAL 2026 AGM or May 31, 2026
Sarah Fedirko	September 30, 2026	Earlier of REAL 2026 AGM or May 31, 2026

Jonathan Hackshaw	September 30, 2026	Earlier of REAL 2026 AGM or May 31, 2026
Kevin Dureau	September 30, 2027	Earlier of REAL 2027 AGM or May 31, 2027
Kathy Hillman-Weir	September 30, 2027	Earlier of REAL 2027 AGM or May 31, 2027
Michael MacNaughton	September 30, 2027	Earlier of REAL 2027 AGM or May 31, 2027
Christine Short	September 30, 2027	Earlier of REAL 2027 AGM or May 31, 2027

*AGM – Annual General Meeting

4. Approve amendments to the *Unanimous Member's Agreement (UMA)* respecting the REAL, restated as of March 1, 2025 and to REAL's General Bylaws as described in the Proposed Amendments to Regina Exhibition Association Ltd General Bylaws and Amendments to Unanimous Member Agreement (Appendix A).
5. Adopt, pursuant to section 11-11 of *The Non-profit Corporations Act, 2022*, the special resolutions of the City as the sole member of REAL to direct and approve the changes described in recommendations 1- 4 as described in Appendices B – Regina Exhibition Association Ltd – Special Member Resolution – Director Appointments and Appendix C – Regina Exhibition Association Ltd -Special Member Resolution -Amendment General Bylaws and Articles of Continuance.
6. Direct the City's Chief Financial Officer & Deputy City Manager and the REAL Board of Directors, pursuant to Article 9.2 of the UMA, to take whatever steps are required to give effect to the amendments to the UMA, the articles and REAL's bylaws as outlined in these recommendations.
7. Instruct the City Solicitor to make the necessary amendments to the UMA, and to take any steps necessary to file the amended articles at the Saskatchewan Corporate Registry to bring effect to the changes outlined in these recommendations if the REAL Board of Directors does not make the necessary filings.
8. Authorize the City Clerk upon review and approval by the City Solicitor to:
 - a. Sign the Special Resolutions on behalf of the City.
 - b. Execute the amended UMA for REAL after review and approval by the City Solicitor and, once executed, provide the same to REAL's Board of Directors.
 - c. Execute any other corporate documents that are required by the City to give effect to the changes approved by these recommendations.

Respectfully Submitted,



Kim Krywulak
Corporate Controller

Respectfully Submitted,



Daren Anderson
Chief Financial Officer & Deputy City Manager

Prepared by: Juanita Pandya – Manager Public Accounting and Reporting

MOTION

March 25, 2026

To: Mayor Bachynski and City Councillors

Re: Continuous Improvement in Construction Practices

WHEREAS the City of Regina is committed to delivering efficient, cost-effective construction projects that minimize disruption to residents and businesses, and has demonstrated ongoing dedication to improvement through the successful implementation of innovative practices and continuous enhancements in construction operations; and

WHEREAS there are existing barriers to extended and continuous construction hours, including noise bylaws and contractual limitations, yet City Administration and project teams have worked to address these challenges and pursue practical solutions;

THEREFORE BE IT RESOLVED that City Council direct Administration to:

1. Report back to City Council by Q1 2027 on the following:
 - a) Detailing ongoing and planned continuous improvements in construction practices, specifically addressing:
 - i. Coordinating construction for all City projects and for projects led by other organizations operating within the city to ensure efficient planning, scheduling, and delivery;
 - ii. Procurement processes and opportunities for innovation;
 - iii. Hours of work, including potential for extended or 24-hour operations;
 - iv. Equipment and materials selection for efficiency and reduced impact;
 - v. Execution strategies to expedite project delivery;
 - vi. Resident and business engagement approaches to ensure effective communication and mitigation of concerns;
 - vii. Best practices based on comparisons with other municipalities across Canada; and
 - b) Identify any required adjustments to relevant bylaws, contracts, or operational policies that may be necessary to facilitate these improvements and further enhance Regina's ability to deliver construction projects with greater efficiency and community benefit; and

2. Identify any process improvements that may be required to support the evaluation of each construction project based on the balance between cost, speed of execution, and the impact to local residents and businesses.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Chad Bachynski', is written over a light gray rectangular background.

Chad Bachynski
Mayor

BYLAW NO. 2026-12

THE REGINA TRANSIT FARE AMENDMENT BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to increase transit fares and eliminate paper transfers.
- 2 The authority for this Bylaw is subsection 8(1) of *The Cities Act*.
- 3 Bylaw 2009-22 being *The Regina Transit Fare Bylaw, 2009* is amended in the manner set forth in this Bylaw.
- 4 Section 5.1 is added after section 5:

 “5.1 A passenger who uses an Adult or Youth Ride purchased with an electronic payment as listed in Schedule B may transfer their Ride by boarding another bus without paying an additional fare up to three times within 90 minutes. Cash Fares shall not be eligible for transfers.”
- 5 The Transit Fare Table in Schedule “B” is repealed and the attached Transit Fare Table is substituted.
- 6 This Bylaw comes into force on April 1, 2026.

READ A FIRST TIME THIS 11th DAY OF March 2026.

READ A SECOND TIME THIS 11th DAY OF March 2026.

READ A THIRD TIME AND PASSED THIS 11th DAY OF March 2026.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved as to form this _____ day of _____, 20_____.

City Solicitor

**Schedule B
Transit Fares**

Fare Type	Fares		
	Adult	Youth	Senior
<i>Single Ride Cash</i>	\$3.50	\$3.50	\$3.50
<i>Electronic Payments**</i>			
Single Ride		\$3.20	
Daily Cap		\$9.60	
Monthly Cap		\$97	
<i>Rides</i>			
10 Rides	\$32	\$27	\$32
20 Rides	\$61	\$51	\$61
<i>Bus Passes</i>			
31 Day Pass	\$97	\$66	\$33
31 Day Post Secondary Pass		\$86	
Four-Month Post Secondary Pass		\$286	
Discount Bus Pass	\$28	\$28	\$28
Semi-Annual Pass	\$488	\$330	\$175
Annual Pass	N/A	N/A	\$297
Affordable Bus Pass	\$78	\$53	\$78
Employer Pass - Annual	\$970	\$660	N/A
Child Pass		\$0	
Lost Card Fee		\$5	
New Card Fee		\$5	

****Electronic Payments can include debit, credit, Google Pay, Apple Pay or stored value.**

ABSTRACT

BYLAW NO. 2026-12

THE REGINA TRANSIT FARE AMENDMENT BYLAW, 2026

PURPOSE: The purpose of this Bylaw is to increase transit fares and eliminate paper transfers.

ABSTRACT: This Bylaw increases transit fares.

STATUTORY AUTHORITY: Subsection 8(1) of *The Cities Act*

MINISTER'S APPROVAL: N/A

PUBLIC HEARING: N/A

PUBLIC NOTICE: N/A

REFERENCE: City Council, December 15-19, 2025, CM25-19

AMENDS/REPEALS: Amends Bylaw 2009-22

CLASSIFICATION: Administrative

INITIATING DIVISION: City Operations
INITIATING DEPARTMENT: Transit



Regina Fire Bylaw Update Report

Date	March 25, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Fire & Protective Services
Item #	CR26-34

RECOMMENDATION

That City Council:

1. Repeal Bylaw No. 2018-49, *The Regina Fire Bylaw*;
2. Approve a new fire bylaw consistent with the summary of changes outlined in Appendix A; Summary of Proposed Fire Bylaw Amendments; and
3. Instruct the City Solicitor to prepare the necessary bylaw to repeal Bylaw No. 2018-49 and establish a new fire bylaw to include the changes addressed in Appendix A, to be brought forward to the meeting of City Council following approval of the recommendations by Council.

HISTORY

At its March 18, 2026, meeting, the Executive Committee considered the attached report *EX26-26 Fire Bylaw Update Report* from the City Operations division.

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

Recommendation #4 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk

03/20/2026

ATTACHMENTS

EX26-26 Fire Bylaw Update Report

Appendix A - Summary of Proposed Fire Bylaw Amendments

Appendix B - Fire Bylaw Fee Schedules



Fire Bylaw Update Report

Date	March 18, 2026
To	Executive Committee
From	City Operations
Service Area	Fire & Protective Services
Item No.	EX26-26

RECOMMENDATION

Executive Committee recommends that City Council:

1. Repeal Bylaw No. 2018-49, *The Regina Fire Bylaw*.
2. Approve a new fire bylaw consistent with the summary of changes outlined in Appendix A – Summary of Proposed Fire Bylaw Amendments.
3. Instruct the City Solicitor to prepare the necessary bylaw to repeal Bylaw No. 2018-49 and establish a new fire bylaw to include the changes addressed in Appendix A, to be brought forward to the meeting of City Council following approval of the recommendations by Council.
4. Approve these recommendations at its meeting on March 25, 2026.

ISSUE

Bylaw 2018-49, *The Regina Fire Bylaw* requires modernization to maintain alignment with current provincial legislation, including *The Fire Safety Act*, *The Fire Safety Regulations* and *The Construction Codes Act*. Administration's review identified outdated terminology, gaps in regulatory coverage and fee schedule misalignments with the actual cost of service delivery.

To ensure consistency with provincial requirements, reflect contemporary operational practices and improve clarity for residents and regulated industries, Administration recommends repealing the

existing bylaw and replacing it with a modernized version. A summary of the proposed changes is provided in Appendix A.

IMPACTS

Financial Impact

No new full-time equivalent (FTEs) or budget is required for the bylaw change. The proposed fee schedule (see Appendix B – Fire Bylaw Fee Schedules) has been updated to cost recover the labour and administrative time required to deliver permit, inspection, licensing and standby services. Annual revenue impacts will depend on future volumes; the schedule aligns each fee with the full cost of service delivery.

Legal Impact

The proposed changes align with *The Fire Safety Act*, *The Fire Safety Regulations*, *The Construction Codes Act* and relevant federal regulations relating to fireworks and pyrotechnics. The proposed changes have been reviewed by the Saskatchewan Public Safety Agency (SPSA) in advance of this matter proceeding to Council to ensure alignment of the proposed changes with provincial standards. No conflicts were identified. Modernized enforcement provisions, including the broadened authority to issue Notices of Violation, will ensure that inspectors have the appropriate tools to address non-compliance across all regulated activities. Maintaining the current Notice of Violation penalty amount is recommended to ensure inspectors can proportionately respond to non-compliant conduct. Prosecution remains an option for those situations where a Notice of Violation is not appropriate.

Policy Impact

The bylaw aligns with the City's Official Community Plan objectives for community safety and with the Fire Master Plan, ensuring consistent inspection, permitting and enforcement practices city-wide.

Strategic Priority Impact

The bylaw supports the City's 2026–29 Strategic Plan by strengthening internal administrative systems, improving cost recovery and modernizing inspection, permitting and enforcement processes. Updates to technician licensing and clearer oversight of open air fires, fireworks and specialty effects reinforce community safety and vibrancy priorities.

Labour Impact

No additional staffing or reclassification is required. The updates clarify processes and reflect current workload patterns within existing resources.

Environmental Impact

Clarifications to the bylaws on open air fire permit requirements help reduce environmental impacts

associated with uncontrolled burning. No additional environmental impacts are anticipated.

Indigenous Impact

No changes are proposed respecting sacred or ceremonial fires. RFPS will continue to advance cultural competency training in collaboration with the City of Regina Indigenous Advisory Committee.

Inclusion, Diversity, Equity & Accessibility (IDEA)

The proposed two-tier fireworks permitting system improves access for cultural and community celebrations by providing a lower-cost option for lower-risk displays.

OTHER OPTIONS

Option 1 – Recommended: Replace Current Bylaw

Implement modernized definitions, permitting, licensing, enforcement and cost-recovery fees; strengthening community safety and program sustainability.

Option 2 – Status Quo (Maintain Bylaw No. 2018-49) – Not Recommended

Retains outdated references and the fees would remain misaligned with the delivery costs.

Option 3 – Defer Approval Pending Further Review – Not Recommended

The would delay safety, compliance and cost-recovery improvements and prolongs reliance on outdated provisions.

COMMUNICATIONS & ENGAGEMENT

Administration carried out targeted engagement with affected stakeholders, including fire protection technicians, fireworks and pyrotechnics professionals, mobile food vendors, community groups and the SPSA through meetings, direct emails and formal notification letters. These activities provided stakeholders with clear information on proposed changes and opportunities to offer feedback. Additional outreach will be offered to those most impacted by the changes to support awareness and ensure compliance.

DISCUSSION

Background

Since the adoption of Bylaw No. 2018-49, significant provincial updates, including *The Construction Codes Act* and changes to *The Fire Safety Act* (FSA), have created the need for a comprehensive review. Administration’s review identified outdated terminology, regulatory gaps and a fee schedule not aligned with actual service delivery costs. Additional details are provided in the appendices, with a summary of key changes in Appendix A and the proposed fee schedule in Appendix B.

The FSA provides the authority for the fire safety services delivered by RFPS. The FSA and its regulations are provincial legislations aimed at the protection of lives, property and the environment from fire and other hazards, and establishes minimum fire safety and prevention standards through adoption of the model *National Fire Code* (NFC). These standards apply across the province. In addition, the *Explosives Regulations, 2013* (Canada) provides that certain activities related to fireworks are subject to the oversight of local fire departments.

The FSA mandates that local authorities (including the City of Regina) administer and enforce the FSA. It also sets out specific responsibilities and authorities for local assistants (the Fire Chief) and fire inspectors. City Council may pass bylaws to support Administration and enforcement of the FSA and may establish safety standards that exceed provincial minimums. The SPSA reviews fire bylaws passed by local authorities to ensure alignment with provincial legislation and may approve, not approve or conditionally approve them.

Throughout 2025 and early 2026, Administration completed a technical review, jurisdictional scan and targeted engagement with stakeholders such as fire protection technicians, pyrotechnic professionals, mobile food vendors and the Indigenous Advisory Committee. This report summarizes the outcomes of that work and recommends replacing the current bylaw.

Proposed Fire Bylaw Amendments

Administrative updates

The updates include replacing all references to *The Uniform Building and Accessibility Standards Act* with *The Construction Codes Act* to align with current provincial legislation. The bylaw modernizes terminology by aligning definitions with provincial and federal legislation, replacing outdated terms. The Interpretation section is revised for consistency with current legislation, and the Department's purpose is updated to reflect its modern "all-hazards" operational model, including emergency response, technical rescue, hazardous materials response, emergency communications, fire prevention and inspection functions.

Inspection Services, Operational Clarifications and Administrative Housekeeping

The updates formally authorize RFPS to conduct fire safety inspections for mobile food vendors when required by City permits or event organizers, with a new fee introduced in Schedule A for cost recovery. The section on Fire Protection Compliance Reports and its associated fee is removed, as these requests will now be handled through informal access-to-information processes. Additionally, the Bylaw clarifies that owners are responsible for securing fire-damaged buildings unless RFPS has already done so, preventing conflicts with Bylaw Enforcement and reinforcing public safety.

Open Air Fire Permitting

The open air fire permit process will be fully modernized with clearer application requirements, defined criteria for refusals or suspensions, and explicit authority for inspections or demonstrations. It also clarifies when permits are not required, such as compliant residential fire pits. The intent is a clearer process for residents and RFPS.

Fire Pits

Fire pits remain a high-volume source of calls for RFPS, primarily smoke or nuisance concerns. Administration has intentionally maintained the current approach; proposing no changes to current rules; to balance resident enjoyment with service capacity and public safety considerations.

Operational experience shows that even minor relaxations of fire pit rules lead to increased call volumes and additional demands on frontline resources without improving safety outcomes. For these reasons, the proposed bylaw maintains all existing fire pit rules, including:

- Permissible locations
- Hours of operation
- Safety and design requirements
- Rules for City-installed fire pits in designated parks

Residents may continue to use fire pits on private property and in designated City parks, subject to applicable safety requirements and fire bans. Maintaining the current regulatory approach supports predictable public messaging, operational stability and manageable service demand.

Fireworks

Fireworks are a topic periodically raised with Council. Under the current bylaw, all displays (regardless of scale or risk) require supervision by a federally certified Display Supervisor or Pyrotechnician. Community and cultural groups have consistently noted that this creates barriers for smaller, lower-risk celebrations that utilize consumer fireworks.

To address this, the proposed bylaw introduces a two-tier permitting system that distinguishes consumer (“family”) fireworks from higher-risk display fireworks. This structure:

- Improves accessibility for low-risk cultural and community celebrations
- Ensures all displays continue to be professionally supervised
- Applies proportional permit fees based on level of review and oversight
- Aligns with emerging national best practices

This framework does not permit unregulated personal fireworks use. All fireworks displays would continue to require permitting and certified supervision. There are no restrictions on hours for

fireworks identified in the bylaw.

Specialty Effects Performance Permit (NEW)

A new permit category, separate from fireworks and special effect pyrotechnics, would regulate flame effects, fire performers and spark-producing devices, including cold spark machines. Requirements include site plans, safety measures, liability insurance, and Fire Chief approval. This creates a formal framework and replaces earlier workarounds under open air fire permits.

Technician Licensing Modernization

The licensing framework is reorganized for clarity, with new provisional licenses to support workforce development. Additional categories (emergency generator and special fire suppression systems) are added to reflect modern industry practice. Updated qualifications and strengthened enforcement tools ensure that complex systems are serviced by appropriately trained professionals.

Enforcement, Offences & Notices of Violation

The FSA provides for prosecution of alleged contraventions of the Act, its regulations and any bylaw passed pursuant to the Act. Prosecutions occur in Municipal Court. If an alleged offender is convicted, the presiding justice of the peace may impose a fine. Court proceedings take time and require resource investment. *The Cities Act* authorizes Council to allow a person who contravenes a bylaw to voluntarily pay a specified amount to avoid prosecution. The current bylaw contains a process called Notice of Violation (NOV) allowing voluntary payment to avoid prosecution for certain contraventions. While this tool assists with enforcing regulations in an efficient and effective manner, a NOV is not suitable for all situations. In other situations, initiating a court process may be the appropriate response.

The current bylaw contains a limited list of contraventions for which an NOV may be issued. NOV's have proven effective at addressing contraventions in appropriate circumstances. It is recommended that the use of NOV's be approved for contraventions of all fire regulations.

Fee Updates

All fees are recalculated using current staffing costs and a 20 per cent administrative overhead to better align charges with the actual cost of service delivery, with no changes to staffing levels or FTEs. Additionally, the bylaw provides for an increased indirect cost rate of 25 per cent for services provided outside city limits. The updated fee schedule can be found in Appendix B.

Other Technical and Code Alignment Changes

The bylaw removes provisions now governed by provincial codes, updates references to align with national standards and eliminates redundant sections such as fueled-equipment rules (now fully addressed in the National Fire Code). Occupant load references are modernized to better align with

the requirements identified in the National Building Code. These updates ensure full alignment with current building and fire codes.

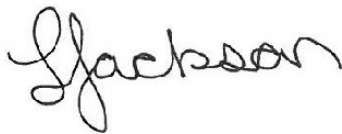
The proposed updates to Bylaw No. 2018-49 represent a full modernization of Regina’s regulatory framework for fire services, ensuring the bylaw aligns with provincial legislation, reflects contemporary operational needs and provides clearer guidance for residents, businesses and industry professionals. The new Bylaw streamlines definitions, modernizes permitting and licensing, strengthens enforcement tools, and updates fees to reflect service-delivery costs. Together, these changes enhance community safety, support cultural and community activities, maintain consistent fire pit regulations, and equip RFPS to administer and enforce fire-service requirements more effectively.

DECISION HISTORY & AUTHORITY

At its meeting on September 24, 2018, City Council reviewed item CR18-96, *Regina Fire Bylaw*, and passed a resolution to repeal Bylaw No. 2005-18, *The Regina Fire Bylaw*. It was replaced with Bylaw No. 2018-49, *The Regina Fire Bylaw*.

At its meeting on November 24, 2021, City Council reviewed item CR21-150, *Fire Master Plan*, and approved the Fire Master Plan. Council also authorized the Fire Chief to use the Fire Master Plan as a guiding document for future planning, decisions, and actions related to Fire and Protective Services.

Respectfully Submitted,



Layne Jackson, Fire Chief &
Director, Fire & Protective Services

Respectfully Submitted,



Kurtis Doney, Deputy City Manager
City Operations

Prepared by: Dustin McCullough, Assistant Chief - Operations

ATTACHMENTS

- Appendix A - Summary of Proposed Fire Bylaw Amendments
- Appendix B - Fire Bylaw Fee Schedules

Appendix A – Summary of Proposed Fire Bylaw Amendments

The following amendments are being proposed to the City of Regina’s Fire bylaw:

1. Administrative Updates and Definitions

Update Legislative References

- Replace all references to *The Uniform Building and Accessibility Standards Act* with *The Construction Codes Act* to reflect current provincial legislation.

Modernize and Add Definitions

- Add new definitions aligned with federal regulations and operational practice, including:
consumer fireworks, display fireworks, display assistant, display supervisor, fire safety monitoring device, mobile food vendor, fireworks display, special effect pyrotechnic event, senior pyrotechnician, special effects pyrotechnician, special effects pyrotechnician – detonating cord, visitor pyrotechnician, specialty effects performer and specialty effects performance.
These bring the bylaw in line with current terminology and ensure consistency with federal Explosives Regulations.

Remove Outdated Definitions

- Remove previously used terms such as high-hazard fireworks and low-hazard fireworks, replacing them with federal classifications.
- Remove “pyrotechnics” and replace with “special effect pyrotechnic”, consistent with federal Explosive Regulations. Remove “pyrotechnics exhibition” and “pyrotechnic special effects”, replace with “special effect pyrotechnic event” and updated definitions that include devices such as cold spark machines.

Clarify Interpretation Section

- Update Interpretation clause to reflect current legislation and achieve consistency with *The Construction Codes Act*.

Purpose of the Department

- Revise to reflect the “all-hazards” operational model currently delivered by the Department, including emergency response, technical rescue, hazardous materials response, emergency communications and fire prevention/inspection functions.

2. Inspection Services, Operational Clarifications and Administrative Housekeeping

Mobile Food Vendor Inspections

- Add authority for Regina Fire & Protective Services (RFPS) to conduct fire safety inspections for mobile food vendors when required by other City permitting processes or event organizers. This is a service that has long been delivered by RFPS, but not formally recognized.
- Fee introduced in Schedule A for cost recovery.

Fire Protection Compliance Reports

- Remove section and associated fee. These requests will now be processed as informal access-to-information requests, consistent with current administrative practice.

Security of Fire-Damaged Buildings

- Clarify that owners must secure fire-damaged buildings unless RFPS has already secured them under Department authority. Prevents conflict with Bylaw Enforcement and reinforces public safety.

3. Open air Fire Permitting and Fire Pits

Open air Fire Permit Modernization

Complete modernization of the open-air fire permit process:

- Enhance application requirements (site plan, diagram, photos, property-owner consent)
- Clear criteria for permit refusal, suspension, or termination
- Add authority to require site inspections or demonstrations
- Improve clarity about when permits are not required (e.g., residential fire pits that comply with safety requirements)

These updates would create a more transparent and predictable permitting process for the public and for RFPS.

Fire Pits (No Changes to Rules)

- Existing fire pit rules, distances, fuel restrictions and hours remain unchanged.
 - This would maintain operational stability and avoid increased call volumes, which experience shows occur even with minor rule changes.
 - Residents may continue using City installed fire pits in City parks without an RFPS permit (provided there isn't a no fire ban in effect)

4. Fireworks and Special Effect Pyrotechnics

Language Updates to Consumer and Display Classifications

- Full adoption of federal classifications Type F.1 (consumer) and Type F.2 (display) for consistency with national standards
- Removed legacy "low-hazard/high-hazard" language

Two-Tier Fireworks Permitting System

A significant modernization recommended after extensive engagement and jurisdictional review:

1. *Consumer Fireworks Displays*
 - Lower-risk displays supervised by a certified *display assistant*
 - Reduced fee (Schedule A)
 - Provides a culturally responsive and cost-accessible path for communities seeking small-scale celebrations
2. *Display Fireworks*
 - Higher-risk, large-scale displays requiring a certified *display supervisor*
 - Full technical review and inspection requirements maintained

Additional Fireworks and Special Effect Pyrotechnics Updates

- Update terminology (fireworks “display,” “special effects pyrotechnics”, special effect pyrotechnic “event”)
- Add clearer requirements for radial safety distances, weather conditions and the authority to postpone or stop unsafe events. These requirements ensure alignment with federal Explosives Regulations.

5. Specialty Effects Performance Permit (New)

A new permit category distinct from fireworks/special effect pyrotechnics:

- Cover flame effects, fire performers (dancers, jugglers), spark-producing devices (including cold spark machines) and other theatrical effects
- Require site plans, safety equipment, liability insurance and Fire Chief approval
- Create a regulatory framework for a growing industry, which previously relied on workarounds under open air fire permits
- Aligns with best practices used in other Canadian municipalities (e.g., Montréal)

6. Technician Licensing Modernization

A major structural rewrite, informed by operational experience and national standards:

Key Enhancements

- Reorganize licensing structure for clarity and consistency across system types
 - Introduction of provisional vs. full license classes to support workforce development
- Expand licensing to include:
 - Emergency generator technicians
 - Special fire suppression systems technicians
- Update qualification requirements to reflect modern industry certifications, training pathways, and manufacturing training
- Add a new schedule outlining all licensing qualifications for transparency and flexibility
- Enhanced enforcement tools (revocation, suspension) aligned with the broader enforcement framework

Rationale

- Ensure complex fire and life safety systems are tested, maintained and inspected by appropriately trained professionals
- Address real-world issues identified by RFPS (e.g., unqualified individuals completing verifications)
- Align with *The Fire Safety Act* requirement to maintain public safety through competency-based regulation

7. Enforcement, Offences and Notices of Violation

Modernize Enforcement Authority

- Remove the prescriptive A–Z list of ticketable offences

- Replace with a flexible, comprehensive provision allowing notices of violation for any contravention of the bylaw

No Change to the \$300 Penalty

- Retain existing penalty levels following review of the 2018 bylaw history and jurisdictional scans
- Notices of violation are not a revenue-generating tool; rather, they are intended to promote compliance, correct unsafe behaviours and support community safety. Maintaining the existing penalty amount reinforces that purpose and ensures consistency with long-standing enforcement practices.

8. Fee Updates (Schedule A)

Cost-Recovery Modernization

- All fees recalculated using current staffing costs and a 20 per cent administrative overhead allocation
- Align fees with actual cost of service delivery
- No change to staffing levels or full-time equivalents (FTEs)

Key Fee Changes

- Facility inspections: Updated to reflect true cost
- Mobile food vendor inspections: *New fee* introduced
- Consumer Fireworks Display Permit: New tier created to support lower-risk cultural and community celebrations
- Specialty Effects Performance Permit: New fee created
- Fire Protection Compliance Report fee removed
- Updated standby service rates and increased indirect-cost rate (25 per cent) for services provided outside city limits

9. Other Technical and Code Alignment Changes

- Removing smoke alarm provisions now covered by provincial regulation
- Update occupant load calculations to reference the *National Building Code* generally rather than a specific table
- Remove “Fueled Equipment” section, as it is now fully addressed by the National Fire Code
- Minor editorial and clarity updates throughout the bylaw (grammar, organization removal of redundant provisions)



Appendix B – Fire Bylaw Fee Schedules

Current Fee Schedule

	Fee				
	2019	2020	2021	2022	2023
<u>Inspection Services:</u>					
Facility Inspections Per visit	\$95	\$95	\$95	\$95	\$95
<u>False Alarms within a year:</u>					
Second false alarm	\$300	\$300	\$300	\$300	\$300
Third and subsequent false alarms	\$600	\$600	\$600	\$600	\$600
Standby Services Upon Request or per Hr (Minimum 2 Hr Charge)	\$1,223	\$1,259	\$1,297	\$1,336	\$1,376
<u>Permits and Licences:</u>					
Open Air Fire permit per event	\$62	\$64	\$65	\$67	\$69
Fireworks sale permit per year:	\$106	\$109	\$112	\$115	\$118
first three locations					
each additional location	\$31	\$32	\$33	\$34	\$35
Fireworks/Pyrotechnics Exhibition permit (No inspection) per event	\$106	\$109	\$112	\$115	\$118
Fireworks/Pyrotechnics Exhibition permit (With site inspection) per event	\$282	\$290	\$298	\$307	\$316
Sections 24-27 Licenses (one to five licenses)	\$62	\$64	\$65	\$66	\$67
<u>Additional Services</u>					
Fire Protection Compliance Report	\$80	\$82	\$83	\$85	\$87



Proposed Fee Schedule

	Fee				
	2026	2027	2028	2029	2030
<u>Inspection Services:</u>					
Facility Inspections Per visit	\$120	\$120	\$120	\$120	\$120
Mobile food vendor inspection	\$70	\$72	\$74	\$76	\$78
<u>False Alarms within a year:</u>					
First false alarm	\$0	\$0	\$0	\$0	\$0
Second false alarm	\$300	\$300	\$300	\$300	\$300
Third and subsequent false alarm	\$600	\$600	\$600	\$600	\$600
Standby Services Upon Request per hour (Minimum 2 Hr Charge)	\$726	\$748	\$770	\$793	\$817
<u>Permits and Licenses:</u>					
Open Air Fire permit per event	\$77	\$79	\$80	\$82	\$84
Fireworks sale permit per year: first three locations	\$126	\$129	\$132	\$136	\$139
each additional location	\$35	\$36	\$37	\$38	\$39
Display Fireworks Display / Pyrotechnics Event permit (With site inspection) per event	\$567	\$584	\$600	\$617	\$635
Consumer Fireworks Display permit (With site inspection) per event	\$249	\$256	\$262	\$269	\$277
Specialty Effects permit (With site inspection) per event	\$176	\$180	\$184	\$189	\$194
Fire Protection Technician Licenses* (one to five licenses)	\$98	\$100	\$102	\$104	\$106
<u>Additional Services</u>					
Fire Protection Compliance Report	\$80	\$82	\$83	\$85	\$87

*Note: This is a name change only. Previously this fee was titled "Sections 24-27 Licenses". For clarity it is renamed to "Fire Protection Technician Licenses".



Review of Nuisance and Derelict Properties

Date	March 25, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Community Standards
Item #	CR26-35

RECOMMENDATION

That City Council direct Administration to continue addressing derelict properties through its proactive enforcement process and initiatives.

HISTORY

At its November 26, 2025 meeting, the Executive Committee considered the attached report *EX25-114 Review of Nuisance and Derelict Properties* from the City Operations division, and adopted a resolution to table the item to its February 11, 2026 meeting.

At its February 11, 2026 meeting, the Committee considered the attached report *EX25-114 Review of Nuisance and Derelict Properties* from the City Operations division, and adopted a resolution to table the item to its March 18, 2026 meeting.

At its March 18, 2026 meeting, the Committee adopted a resolution to concur in the recommendation contained in the report.

Recommendation #2 of the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk

03/20/2026

ATTACHMENTS

Review of Nuisance and Derelict Properties

Appendix A - Bylaw Enforcement Processes

Appendix B - Repeat Payment and Fines within Community Standards Bylaw



Review of Nuisance and Derelict Properties

Date	November 26, 2025 February 11, 2026
To	Executive Committee
From	City Operations
Service Area	Community Standards
Item No.	EX25-114

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Direct Administration to continue addressing derelict properties through its proactive enforcement process and initiatives; and
2. Approve these recommendations at its December 3, 2025, meeting.

ISSUE

In January 2025, Council approved *MN 24-12: Nuisance and Underutilized Properties*. The information in this report addresses the following points within MN 24-12:

- a) *Report back to council in Q4 of 2025 with recommendations on the following:*
 - iii. *Creation of a property subclass for nuisance and abandoned properties and buildings.*
 - iv. *Establishment of bylaws and bylaw enforcement processes and fines for repeat nuisance property offences.*
- b) *Where Administration is already advancing policies related to underutilized land, nuisance*

and abandoned properties, intensification and densification policies, that this work be incorporated into existing work plans.

The points within MN24-12 that relate to standalone surface parking lots will be addressed through an upcoming report in Q2 of 2026.

IMPACTS

Financial Impact

The cost implications with respect to the proposed recommendations are minimal and can be absorbed through existing budget.

Strategic Priority Impact

On October 22, 2025, City Council approved the City's 2026-2029 Strategic Plan, which includes the three principles of Reconciliation, Environmental Sustainability and Inclusion, Diversity, Equity and Accessibility (IDEA). The Strategic Plan is centered around four priorities: Infrastructure, Vibrancy, Livability, and Prosperity. The recommendations in this report advance Administration's efforts to address and remove derelict properties from neighbourhoods, in alignment with Council's priority of Vibrancy. Addressing derelict residential properties also supports Council's priority of Livability as it can encourage redevelopment opportunities that offer housing options for residents.

Policy Impact

The Review of Nuisance and Derelict Properties Report (Report) recommendations are well-aligned with the objectives of the Underutilized Land Improvement Strategy (ULIS), particularly its focus on encouraging reinvestment in underutilized sites and supporting neighbourhood revitalization. Furthermore, the updated ULIS, scheduled to be presented to City Council in November 2026, includes proposed strategic action that directly connects to the recommendations outlined in this report.

Indigenous Impact

It is acknowledged that nuisance and derelict properties are often located in neighbourhoods with higher Indigenous populations. Such properties contribute to unsafe conditions, reduced housing opportunities and diminished neighbourhood pride.

Addressing nuisance and derelict properties through a proactive enforcement approach supports the City of Regina's (City's) commitment to *kâ-nâsihcikêwin* (City of Regina Indigenous Framework), as this process is aligned with the Treaty Principle: *wihci-atoskêwin askîhk*, meaning living together on the land in harmony. To honour reconciliation efforts, the City has a responsibility to care for the environment and all the people and creatures that live on the land. Not only do these efforts to encourage better use of our land for the purpose of increased housing and community revitalization for future generations, but they honour the City's commitment to the overall health and wellbeing of

the neighbourhood and all residents.

Community Well-being Impact

The recommendation in this Report supports The Community Safety & Well-being (CSWB) Plan and its goal to create a healthier and more inclusive Regina. Nuisance and derelict properties often create unsafe conditions, including fire hazards, structural instability, and unwanted activity. They also perpetuate social stigma and create barriers to neighbourhood revitalization and resident well-being. By addressing such properties through a proactive approach, it provides the groundwork for redevelopment of the property for better uses within the community.

There are no legal, environmental, labour, or other impacts with respect to this report to be addressed.

OPTIONS

OPTION 1 – Continue with Proactive Enforcement Approach– Recommended

Administration's shift in approach to address nuisance and derelict properties in 2024 yielded an increase in demolitions and remediations. Administration recommends continuing with this approach while also supporting initiatives to increase housing, revitalization, and intensification within our core neighbourhoods.

OPTION 2 – Establish a property tax subclass for Nuisance and Derelict Residential Properties with an associated property tax increase for such properties – Not Recommended

Council can direct Administration to introduce a property tax subclass for nuisance and derelict properties and to apply a tax increase on such properties. This punitive tool, in addition to our current enforcement practices, would encourage property owners to act on their property.

Administration does not recommend this be implemented at this time due to:

- The need for additional assessment resources to implement and maintain the subclass. If this option is chosen, Administration will include a request for resources through the next budget.
- Administration has achieved outcomes through proactive engagement approach, without the need for a subclass.

COMMUNICATIONS & ENGAGEMENT

Administration engaged with several cities to gain a further understanding of derelict property subclass programs that may exist in Alberta, Saskatchewan, or Manitoba. Of the cities engaged, the city of Edmonton currently has an active property subclass program specific to derelict properties. Key learnings from Edmonton's program are provided in this report.

Information on the *Community Standards Bylaw*, the enforcement process, and how a resident can report a property is provided on Regina.ca.

DISCUSSION

Overview Nuisance Properties

The *Community Standards Bylaw* defines a nuisance as a condition of property, structure, thing, or activity that adversely affects the safety, health, or welfare of people in the neighbourhood, people's use and enjoyment of their property, or the amenity of the neighbourhood. The severity of a nuisance can range from overgrown vegetation to more severe cases of buildings that are boarded up, unsafe, or in a dilapidated state of repair. For consistency, Administration typically refers to severe cases of nuisances as "derelict properties". Such properties are typically unsafe, boarded up, and may be placarded or abandoned.

Derelict properties have a negative impact on the community. They can be structurally unsafe, increase likelihood of fire damage and are prone to crime and safety issues. Properties that sit for prolonged periods of time in a derelict state ultimately reduce housing opportunities and vibrancy within a community.

Proactive Approach to Identify Nuisance and Derelict Properties

A compliance order, notice of violation, or prosecution are some of the primary ways the City enforces against nuisance and derelict properties. Historically, Administration relied on public reporting or service requests to identify properties that may require enforcement action. Appendix A provides an overview of the different steps taken by Bylaw Enforcement to identify violations under the *Community Standards Bylaw* and enforcement stakeholders.

In 2024, Administration recognized an increase in nuisance and derelict properties and shifted to a more targeted and proactive approach. This work was coordinated to complement the North Central Revitalization Initiative ongoing at the time. As part of the shift to proactively focus on nuisance and derelict properties in January 2024, Administration:

- Conducted an initial City wide scan to map derelict property locations throughout the city.
- Refocused officer activities with a proactive enforcement approach in high concentration neighbourhoods.
- Increased demolition enforcement on derelict/nuisance properties.
- Increased coordination with internal Real Estate and Assessment and Property Revenue Services teams.

By proactively identifying nuisance and derelict properties, Administration can take action earlier. Since implementing this approach in 2024, there has been an increase in demolitions. Table 1 shows the year-over-year number of demolitions completed through the enforcement process.

Table 1: Demolitions Through Enforcement Process

Year	Demolitions Completed through Enforcement	Location of Demolitions (wards above 10% of total)
2022	14	Ward 3 – 64% Ward 6 – 14% Ward 7 – 11%
2023	25	Ward 3 – 69% Ward 6 – 19%
2024	44	Ward 3 – 60% Ward 6 – 30%
2025	45 as of end of Q3	TBD.

Repeat Offences and Escalating Fines

As part of MN24-12, Council directed Administration to establish an escalating fines system for repeated offences. A recommendation to establish such a system is not included in this report as there is already an existing structure established within Schedule “B” and “C” of the *Community Standards Bylaw* for notice of violations and fines on Conviction (Appendix B). Fine amounts listed in the Bylaw are collected by voluntary payment or through prosecution. Historically, voluntary payments have been rare, and the prosecution process is lengthy and resource intensive. Due to this, Administration has prioritized working with the property owner to remedy a violation as a more effective method of addressing the issue.

Property Tax Subclass for Nuisance and Derelict Properties

As directed by MN24-12, Administration researched establishing a property tax subclass for derelict properties. Administration engaged representatives from the City of Edmonton, who has established a subclass program in 2023, to learn more about their successes and lessons learned.

The key learnings from Edmonton’s program were:

- Assessment resources would be needed to identify, assess and communicate with property owners. The creation of the subclass resulted in an influx of inquiries and appeals by property owners. As the subclass is based on the condition of the property, it required more frequent inspections to ensure properties were assessed in the correct class. Administration expects up to two additional FTEs may be required to inspect and assess properties for property tax classification processes.
- Advance notice period and clear communication with property owners could reduce the number of appeals and reduce the number of property owners placed in the class.
- There may not be any increase in property taxes if a subclass is implemented. Upon

inspection of the property, assessed value is often reduced meaning the overall impact on property taxes is neutral.

- The tax subclass was considered effective, as it resulted in an increased number of nuisance properties being demolished in its first year.

Although Edmonton’s subclass was successful in achieving increased demolition of nuisance and derelict properties, Administration does not recommend property tax subclasses be implemented at this time. This is due to the recent shift in proactive enforcement practices implemented in 2024, which have yielded an increase in demolitions without the additional recourses needed to establish a property tax subclass.

City Initiatives & Programs

The City has launched additional initiatives that have in the last two years aimed to provide support in redevelopment and neighbourhood revitalization.

Ideally, a nuisance and derelict property is remediated and brought into compliance with the Bylaw through the enforcement process. However, even when a building that is beyond repair is demolished, lots can often remain vacant for a prolonged period. Given this limitation to the use of demolitions, the City assists property owners to advance housing and revitalization goals through several initiatives. Table 2 provides an overview.

Table 2: City Initiatives to Advance Housing and Development	
Action	Details
Community Land Trust	Funded by Housing Accelerator Fund (HAF). In October 2025, Council approved start up grants for the establishment of two Community Land trusts (North Central and Heritage Neighbourhoods).
Affordable Housing Lands Policy	Funded by HAF. This is a policy / program that outlines how the city can acquire land and make it available to public for a specific type of development.
Housing Incentive Program	The City offers grants and tax exemption opportunities for residential projects through the Housing Incentive Program. Eligible projects may receive capital grants or tax exemptions for the following streams: New Affordable Housing, New Marking Housing, Secondary/Backyard Suites, Acquisition & Repair of Rental Buildings, and Pre-development work.
City Centre Incentive Program	The City offers grants and tax exemption opportunities for <i>commercial</i> projects through the City Centre Incentive Program. Eligible projects may receive grant funding through the Storefront Improvement or Tenant Fit Up streams, or up to five years in property tax exemptions for the redevelopment of a vacant commercial property.

Underutilized Land Improvement Strategy Review	The City is currently reviewing and updating the Underutilized Land Improvement Strategy (ULIS). The strategy guides future work and actions in addressing barriers to investment on underutilized land. Further details of this strategy are expected to be presented to council on November 26, 2025.
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DECISION HISTORY & AUTHORITY

On January 29, 2025, City Council considered item *MN24-12: Nuisance and Underutilized Properties*, and adopted a resolution directing administration to:

- a) *Report back to Council in Q4 of 2025 with options and recommendations on the following:*
 - i. *Creation of a property subclass for standalone surface parking lots in established intensification incentive boundaries, with a focus on Warehouse, Downtown, and Centre Square should unique factors require consideration in these areas;*
 - ii. *Where surface parking lots are owned by the City of Regina, plans are considered to transition these properties into residential and commercial use;*
 - iii. *Creation of a property subclass for nuisance and abandoned properties and buildings;*
 - iv. *Establishment of bylaws and bylaw enforcement processes and fines for repeat nuisance property offences.*

- b) *Where Administration is already advancing policies related to underutilized land, nuisance and derelict properties, intensification and densification policies, that this work be incorporated into existing workplans*

Respectfully Submitted,



Faisal Kalim, Director,
Community Standards

Prepared by: Kevin Huynh, Manager, Divisional Business Support and Chad Freeland Manager, Bylaw Enforcement

Respectfully Submitted,



Kurtis Doney, Deputy City Manager,
City Operations

ATTACHMENTS

- Appendix A - Bylaw Enforcement Processes
- Appendix B - Repeat Payment and Fines within Community Standards Bylaw

Appendix A
Enforcement Processes for Nuisance and Abandoned Properties

Nuisance properties that are abandoned, boarded, or unsafe (also known as derelict properties) are addressed through the following steps:

1. **Identification/Investigation** – Properties are identified through a resident service request, or by the City through proactive scans. Bylaw Officers will inspect and investigate cases to determine if action is required. The initial inspection of the property can take up to a week. Further investigation can add several weeks depending on complexity.
2. **Notice of Violation and Compliance Orders Issued** – After a property is identified to be in contravention of the Bylaw, a Notice of Violation may be issued. Bylaw Officers will work with a property owner to achieve voluntary compliance with reasonable timeframes based on what is needed. An Order to Comply may also be issued, which is a requirement before the City intervenes to remedy a contravention. The Saskatchewan Health Authority may also “placard” a property, deeming it unfit for occupancy.
3. **Remediation by Property Owner** – A property owner remediates the property through repairs or demolition. A compliance check will be carried out to close the case. Generally, the City provides a 45-day compliance period for garages/sheds and a 90-day compliance period for dwelling units before action is taken. These periods may be extended depending on the circumstance.
4. **Appeal** – When required, the City will work with legal authorities to consider legal options when a property owner has filed an appeal.
5. **Demolition by City** – When the voluntary compliance process has been exhausted, the City will take over the process to remediate the property. The process to organize disconnects, contractors and complete a demolition typically takes 2 to 3 months. Related costs are applied to the property’s taxes.
6. **Assuming Property Title** – If a property owner fails to pay costs applied to a property, the City can take tax enforcement approach to assume title of a property through the provincial *Tax Enforcement Act*. This process may take 2 to 3 years to complete and requires consent from the Provincial Mediation Board.

Enforcement Stakeholders

Several key stakeholders play a role in addressing nuisance and abandoned properties in Regina:

Stakeholder	Description
Property Owner	Responsible for complying with orders and maintaining their property.
Residents	Affected by the risks posed by derelict properties and may submit concerns for investigation through Service Regina.
Saskatchewan Health Authority	Determines if a building is unfit for habitation and issues placards.
Regina Fire & Protective Services	Works with Bylaw Enforcement to identify burned properties so that enforcement cases can be created to repair or demolish as needed. In imminent risk cases, Bylaw Enforcement may assist Fire & Protective Services to immediately demolish buildings when appropriate.
Bylaw Enforcement Branch	Investigates properties, issues compliance orders, manages appeals and coordinates remediation.
Legal representation	May be involved in appeals, enforcement proceedings, and decisions on demolition.

Appendix B Schedule "B"
VOLUNTARY PAYMENT AMOUNTS
NOTICE OF VIOLATION

Bylaw section	Contravention	1 st Notice of Violation	2 nd Notice of Violation	3 rd and Subsequent Notices of Violation
7(1)	Unsecured Building	\$1,500	\$2,500	\$3,500
8(1)	Overgrown grass vegetation	\$100	\$150	\$200
9	Untidy and unsightly	\$500	\$1,000	\$1,500
11	Junked vehicle	\$200	\$300	\$600
11.1, 11.2, 11.3, 11.4, 11.5	Vehicles	\$250	\$350	\$650
12	Open excavation	\$200	\$500	\$750
13	Outdoor lighting	\$100	\$150	\$200
13.2	Fences	\$175	\$250	\$400
16 (1)(a)	Failure to comply with an order	\$1500	\$2,000	\$2,500
16(1)(d)	Deface, destroy or remove a posted order	\$100	\$150	\$200

(#2018-66, s. 5, 2018, #2019-6, s. 7, 2019, #2019-40, ss. 10 and 12, 2019, #2022-32, s. 14, 2022, #2022-35, s. 9, 2022, #2023-47, s.34, 2023)

**Appendix B Schedule “C”
FINES ON CONVICTION**

Bylaw section	Offence	Fine on 1 st Conviction	Fine on 2 nd Conviction	Fine on 3 rd Conviction	Fine on 4 th and Subsequent Convictions
7(1)	Unsecured Building	\$2,000	\$3,000	\$4,000	Established by the Court
8(1)	Overgrown grass vegetation	\$150	\$200	\$250	Established by the Court
9	Untidy and unsightly	\$500	\$1,000	\$1,500	Established by the Court
11	Junked vehicle	\$250	\$500	\$750	Established by the Court
11.1, 11.2, 11.3, 11.4, 11.5	Vehicles	\$300	\$550	\$800	Established by the Court
12	Open excavation	\$300	\$600	\$1,000	Established by the Court
13	Outdoor lighting	\$150	\$200	\$250	Established by the Court
13.2	Fences	\$225	\$300	\$500	Established by the Court
16(1)(a)	Failure to comply with an order	\$1,500	\$2,000	\$2,500	Established by the Court
16(1)(d)	Deface, destroy or remove a posted order	\$150	\$200	\$250	Established by the Court

(#2018-66, s. 5, 2018, #2019-6, s.8, 2019, #2019-40, s. 11 and 13, 2019, #2022-35, s. 10, 2022, #2023-47, s. 35, 2023)



Land & Real Estate Annual Report

Date	March 25, 2026
To	Mayor Bachynski and City Councillors
From	Executive Committee
Service Area	Land, Real Estate & Economic Development
Item #	CR26-36

RECOMMENDATION

That City Council receive and file this report.

HISTORY

At its March 18, 2026, meeting, the Executive Committee considered the attached report *EX26-27 Land & Real Estate Annual Report* from the Financial Strategy & Sustainability division.

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

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Acting City Clerk 3/18/2026

ATTACHMENTS

EX26-27 Land & Real Estate Annual Report
Appendix A - Major Land Holdings



Land & Real Estate Annual Report

Date	March 18, 2026
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Land, Real Estate & Economic Development
Item No.	EX26-27

RECOMMENDATION

Executive Committee recommends that City Council receive and file this report.

ISSUE

The Land Development & Disposition Strategy (LDDS) directs Administration to report annually on the activity of the Land Development & Real Estate Branches and recommend property specific strategies for the management of City of Regina (City) land and real estate assets.

IMPACTS

Financial Impact

The Land Development Reserve (LDR) is the City's primary funding source for land development and real estate operations. The LDR was established in 2011 to fund the acquisition and development of land held for resale by the City. The reserve is self-sustaining as it does not rely on property tax revenue. Deposits into the reserve come from the sale of City owned lands, the profits from development activities on City lands, and the leasing of City-owned land and buildings. All real estate activities are transacted at market rates unless approved by City Council (e.g. \$1 leases to community associations).

The balance of the LDR on December 31, 2025, was \$28,565,000. The LDR is in a favourable position because it received proceeds from land sales to Cowessess First Nation and Federated Co-

operates Ltd., as well as development profits from the Towns South. The positive balance in the LDR has provided City Council (Council) the ability to fund the development of strategically important projects such as The Yards and Taylor Field, as well as the incentive to Costco Wholesale Canada.

Use of funds from the LDR must be approved by Council. Budget approvals are obtained through the normal budget process, or through special mid-year reports to Council that allow the City to respond to unplanned opportunities.

The timing of revenue from land sales and land development activities is highly unpredictable and subject to market conditions.

Policy Impact

Council authority related to the sale, acquisition, leasing and development of municipal real estate remains in effect as prescribed in *The Cities Act*, *The Regina Administration Bylaw, 2003-69* and *The Planning and Development Act, 2007*.

Strategic Priority Impact

The activities of the Land Development & Real Estate Branches align with City Council's Strategic Priorities as follows:

Vibrancy – Places, Spaces, and Programs Enabling Community Connection, City Pride, and Well-Being: The development of underutilized and strategic lands, such as Parliament & Queen, Taylor Field and the Yards, contribute to community vibrancy by revitalizing public spaces and underutilized lands.

Livability – Intentional Planning and Development that Enables Communities to Thrive: The development of municipally owned land supports complete neighbourhoods, provides greater housing choices and promotes sustainable land use. Development of both infill lands and greenfield lands aligns with the City Growth Plan by diversifying Regina's housing supply.

Prosperity – A Local Economy Supported by Jobs, Innovation, and Collaborative Partnerships: Encouraging economic activity by making underutilized land available for economic activity is a main focus of the department. Disposing of properties no longer required for municipal uses and servicing City owned land increases economic activity and opportunity in the Regina market.

Infrastructure – Modernized, safe infrastructure supporting existing communities and future growth: Projects like Taylor Field and The Yards revitalize neighbourhoods through the installation of new underground and surface infrastructure that both solve existing capacity issues and accommodate future growth.

Environmental Impact

The management of City lands has limited direct impacts on energy use or Greenhouse Gas (GHG) emissions. However, development strategies can have direct impacts by shaping land use decisions and enabling developments that can have positive or negative impacts on future energy and GHG emissions. For example, advancing development on serviced or underutilized lands encourages compact growth, reduces long-term servicing costs, and in some cases, remediates lands that were previously impacted by contamination.

Indigenous Impact

The management of City-owned lands reflects the City's responsibilities as a Treaty partner by embedding two of the Treaty Principles outlined in *kâ-nâsihcikêwin*, *miyo-wîcêhtowin* and *pimâcihowin*, into decisions about how land is stewarded, allocated, and prepared for future use. This approach honours the cultural, historical, and ecological significance of Treaty 4 Territory and strengthens relationships with Indigenous Nations through ongoing dialogue with Elders, Knowledge Keepers, and rights-holders. Prioritizing these Principles supports equitable access to land-based opportunities for Indigenous residents, ensures municipal practices respect Indigenous worldviews, and reinforces shared stewardship obligations that sustain community well-being for future generations. Managing City lands in this way advances reconciliation by aligning operational decisions with the City's Treaty commitments and responsibilities.

There are no legal, labour, or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

This report is presented to Council for information only. As such there are no other options respecting this report.

COMMUNICATIONS & ENGAGEMENT

The Land & Real Estate Annual Report is intended to inform Council, residents, Indigenous communities and the development industry of plans for City-owned real estate assets. Where disposal or development of land is recommended, the annual report is intended to alert businesses, investors, and Indigenous communities of upcoming opportunities.

DISCUSSION

The Land & Real Estate Annual Report provides a summary of the City's land development and real estate activities for the year prior and a forecast of activities planned for the current year. The strategies in this report align with the mandate and guiding principles established in the LDDS, as well as strategic directions previously approved by Council. Real estate strategies from the LDDS available to the City include holding strategically important assets, developing assets through internal staff or third-party development managers, disposing of properties through public processes, and acquiring property for municipal purposes. Property acquisitions are linked to specific projects and programs approved by Council.

The City's Land Development & Real Estate Branches operate as distinct teams serving different functions. Both branches are positioned in Financial Strategy & Sustainability to maintain clear separation from City Planning & Community Services, which regulates land use and development.

Real Estate Branch

The Real Estate Branch provides transactional real estate services across all City departments. The branch conducts an annual assessment of each department's land and real estate needs to effectively manage surplus lands. The branch also maintains a database of all real estate related agreements and transactions to which the City is or has been a party.

In 2025, the branch:

- Negotiated, managed or renewed 38 lease agreements.
- Granted or obtained 57 easement or encroachment agreements.
- Appraised or valued over 50 properties.
- Completed the sale of 15 parcels of land.
- Completed the purchase of 11 parcels of land.
- Managed 58 properties acquired through the tax title process.
- Completed 93 real estate transaction approval forms.
- Conducted due diligence on over 40 properties; and
- Responded to 162 service requests.

Significant branch activities in 2025 included:

- Acquisition of property for Heritage Drainage Upgrade.
- Acquisition of easements for South Trunk Upgrade.
- Closing of land sale to Federated Co-operatives Limited.
- Marketing for sale the GM Plant on Winnipeg Street; and
- Re-leasing of 1806 Albert Street.

Land Development Branch

The Land Development Branch assesses, recommends and executes development strategies for City-owned lands. The branch considers multiple factors, including development costs, holding costs, market demand, lot pricing, community impact, economic activity, and property taxes when recommending strategies for City-owned property. The branch represented the City's interests as a landowner in the recent review of the City's growth plan.

The City's major land holdings and Council's approved strategic direction are described below. The City's major land holdings are shown on the map in Appendix A – Major Land Holdings.

Towns South

The Towns South is an active greenfield development in south-east Regina. The City contracts Terra Developments, a third-party development manager, to complete planning, servicing, marketing and sales. Development began in 2016 with a total developable area of 134 acres. At the end of 2025, 134 acres or 100 per cent of the land was subdivided with installation of services to the final lots planned for 2026. The project is expected to achieve substantial completion in 2029 with a forecasted net profit of \$24,600,000.

Detailed financial information for the project to the end of 2025 will be provided to Council via memo and posted publicly at the end of first quarter.

Towns North

The Towns North consists of 122 acres of land located in a future growth area of the city. Based on the City's recently adopted growth plan, development of the parcel for residential use is anticipated in the early 2030s - which is significantly sooner than under the previous growth plan.

A school site in Towns North has been approved to proceed ahead of the broader neighbourhood development. The site is on Arens Road is adjacent to existing housing.

Development of the land is expected to yield reasonable financial returns once servicing constraints are addressed, and development is permitted. The Land Branch will be working with adjacent landowners and the regulator to revise neighbourhood servicing strategies based on the new growth plan.

Hawkstone Commercial

Hawkstone Commercial is a 19-acre parcel adjacent to an active greenfield development in north Regina and part of the approved Hawkstone Concept Plan area. Hawkstone Commercial has strong private-sector interest for both retail and residential development. To prepare the land for disposition, the parcel was zoned in 2024 and the subdivision process is currently underway.

Site preparation including grading and installation of stormwater infrastructure is planned for 2026.

The City is negotiating a cost share agreement for shared infrastructure with the adjacent land owner, Cowessess First Nation. The property is scheduled to be marketed for sale through a public offering in 2026.

Hawkstone Residential

Hawkstone Residential consists of 57 acres of land within the approved Hawkstone Concept Plan. Revisions to this concept plan will be proposed to reflect the recent sale of land to Cowessess First Nation, to incorporate a more efficient lot layout and better integrate with the existing Hawkstone neighborhood. The land is contiguous to established residential areas, has available servicing capacity, and provides an opportunity to extend the road network to improve access for existing Hawkstone residents. The Land Branch is collaborating with Cowessess First Nation on the concept plan, amendments and shared infrastructure. The Land Branch will be issuing a Request for Proposal (RFP) for a Land Development Manager, as previously approved by Council. The servicing of lots is anticipated in 2027. The RFP, originally planned to be issued in 2025, was paused until the review of the City growth plan was complete, and certainty was obtained regarding the developability of the land.

Parliament & Queen

Parliament & Queen consists of 10 acres of land in south Regina. The land is suitable for commercial development and is adjacent to a parcel of municipal reserve. Prior to development, Administration identified the need for additional recreational land in that area of the city. To address this, a portion of the development was converted to municipal reserve to support development of a municipal cricket pitch. The remaining land is being prepared for commercial development. In 2025, Administration advanced the required subdivision, zoning and Official Community Plan (OCP) amendment to enable development. The lands will be offered for sale publicly in 2026.

Taylor Field

Taylor Field consists of 15 acres of vacant land at the former Taylor Field stadium location. The site is strategically important to the North Central community, Downtown and the Indoor Aquatic Facility (IAF). The development costs associated with environmental remediation and infrastructure investment exceed projected lot and parcel sale revenue projections.

Development plans include building 10th Avenue across from the former site of Taylor Field, constructing a green space south of 10th Avenue that will function as a stormwater management facility and servicing the land north of 10th Avenue to provide a range of housing options.

In 2025, Administration applied for the Canadian Housing Incentive Fund to support the development of these lands. The design and servicing of the Taylor Field site is deeply tied with the development of the IAF. Selection of consulting engineer and engineering design of undergrounds and surface works will occur in 2026.

The Yards

The Yards is a 17-acre brownfield site located between Downtown and the Warehouse District. The City has partnered with the Federal and Provincial Governments on a tri-party agreement to deliver on the construction of supporting infrastructure. The completion of the Dewdney Avenue Revitalization project provided the site with underground water, wastewater, and stormwater services required for redevelopment.

The City will issue a negotiated RFP to secure a private-sector development partner in Quarter One of 2026. A development partner will be selected based on the criteria approved by Council in *CR25-159 The Yards – Next Steps*.

Riverside

Riverside consists of 247 acres of desirable land in southeast Regina, positioned between Riverside Memorial Park Cemetery and Wascana Creek, directly across from the Wascana Country Club. Evaluation of whether to develop, sell or retain the land for cemetery use is ongoing. The timing of any proposed residential development on the land is delayed until sanitary network capacity exists, in accordance with the recently approved growth plan.

Northeast Lands

The City owns 316 acres of agricultural land in the Northeast Lands area, located south of Inland Drive on the west side of Winnipeg Street. The City concluded the sale of 853 acres of land to Federated Co-operative Limited in 2025 while retaining rights to repurchase areas of that land for future rail development.

It is recommended that the 316 acres of land be held for future development while the projects proposed by Bungee and Federated Co-operative Limited are considered.

Old Pacer Park

Old Pacer Park is 21 acres of land located in Southeast Regina, north of Arcola Avenue near the Regina Bypass. The land is well situated for future development. Discussions with adjacent landowners continue regarding development options. No near-term development is anticipated.

Repurchase Rights

Repurchase rights are used by the City when selling land to discourage purchasers from buying and holding land indefinitely without development. In most situations, the City receives more benefit through development activity and future property taxes than it does through the proceeds from land sales.

The City currently has re-purchase rights, under specific conditions, on the following lands:

- Lands sold to Federated Co-operatives Limited in Northeast Regina.
- Lands sold to Viterra (Bunge) in Northeast Regina.
- Lands sold to Cowessess First Nation in the Hawkstone area.
- Land sold to Namerind Housing Corporation in the Downtown.

DECISION HISTORY & AUTHORITY

On September 25, 2024, City Council considered item *CR24-119 Land Development and Disposition Strategy* and adopted the following resolution:

That City Council:

1. Direct Administration to continue managing the development of City-owned land through the administrative structure of the City of Regina.
2. Approve the Land Development and Disposition Strategy, including the mandate, principles, and strategic actions described in this report, to guide the management and development of City-owned land.
3. Direct Administration to report back annually on the slate of properties that will be focused on for analysis during the upcoming year, and report back quarterly with updates on the financial and community outcomes.

Respectfully Submitted,



Chad Jedlic, Director
Land, Real Estate & Economic
Development

Respectfully Submitted,



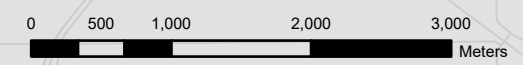
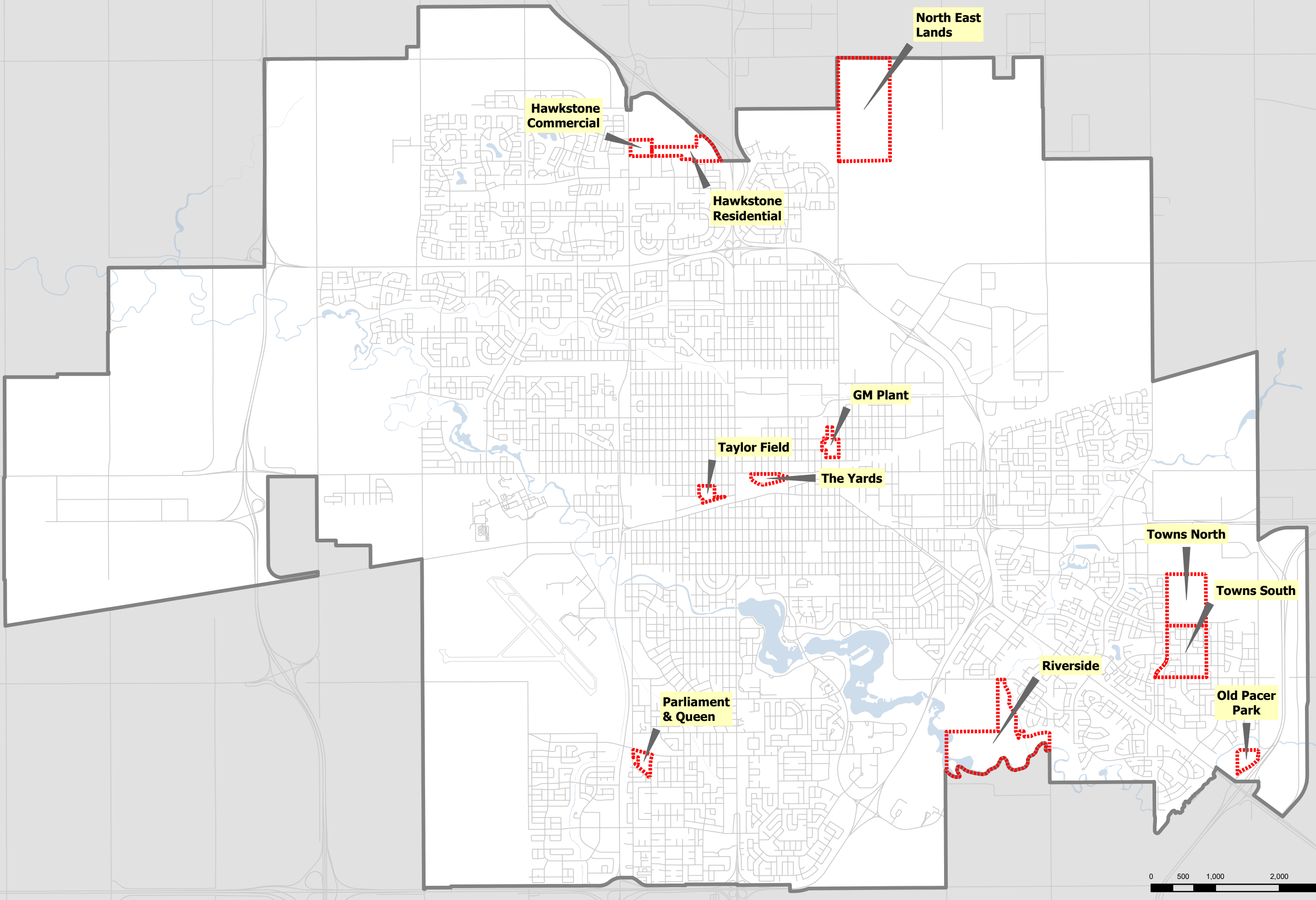
Daren Anderson, Chief Financial Officer &
Deputy City Manager

Prepared by: Dustin McCall, Manager Land Development

ATTACHMENTS

Appendix A - Major Land Holdings

N



NOTICE OF MOTION

March 25, 2026

City Clerk
City Hall
Regina, Saskatchewan

Please be advised that I will submit the following NOTICE of MOTION at the March 25, 2026 meeting of City Council:

Re: Expediting the Renewal of Asbestos-Cement Water Pipes

WHEREAS the City of Regina's water distribution system relies heavily on approximately 531 to 600 kilometres of asbestos-cement (AC) water mains—accounting for roughly 60% of the network—which have reached the end of their 50- to 70-year lifecycle, mirroring infrastructure crises in municipalities like Winnipeg, Saskatoon, and Calgary; and

WHEREAS City Administration is currently reviewing options to accelerate the replacement of lead service connections and will report back later this year, making it imperative to establish a parallel, dedicated acceleration strategy for the failing AC network; and

WHEREAS the City is currently replacing only 7 to 9 kilometres of AC pipe per year—falling short of its 10-kilometre target—meaning it will take up to 60 years to replace the distribution system at the current pace; and

WHEREAS these degrading AC mains now account for nearly all water main breaks in Regina, increasing its maintenance costs and diverting significant financial resources that could be utilized to replace water mains; and

WHEREAS expediting proactive replacement provides significant economic benefits by mitigating these escalating repair costs and preventing treated water leakage, while presenting a strategic opportunity to procure Canadian-sourced materials and leverage multi-billion-dollar federal initiatives, such as the Canada Housing Infrastructure Fund and the Build Communities Strong Fund.

THEREFORE BE IT RESOLVED that City Council:

1. Direct Administration to bring a report back in Q4 2026 with the following information:
 - a. The implications of expediting the timeline for the renewal of asbestos-cement water

pipes, with the following renewal scenarios: 10 km/year, 15 km/year, and 20 km/year, with the understanding that these increased renewals would occur over a period of approximately 5 years; and

- b. Research respecting potential funding options to mitigate costs through provincial and federal government programs, as well as entities such as the Federation of Canadian Municipalities and the National Research Council.

Respectfully submitted,

A handwritten signature in blue ink, consisting of stylized cursive letters, positioned above a horizontal line.

Shanon Zachidniak
Councillor – Ward 8

MOTION

March 25, 2026

To: Mayor Bachynski and City Councillors

Re: Accessible Playground Guidelines Related to Grant Program

WHEREAS City Council considered item *MN25-5 Playground Accessibility* respecting design standards for City-owned or funded playgrounds to ensure those playgrounds are accessible;

WHEREAS the City of Regina's Accessible Playground Design Standard applies to the design of playgrounds in City-owned parks as well as City funded playgrounds;

WHEREAS playgrounds established on school properties fall under the jurisdiction of the respective school divisions, but are required to meet the City's Accessible Playground Design Standard if receiving funding from the City of Regina; and

WHEREAS community groups wishing to build playgrounds on school properties or in City-owned parks may not be able to fully meet the Accessible Playground Design Standard;

THEREFORE BE IT RESOLVED that City Council:

1. Direct Administration to consult with school boards, representatives of school community councils, community associations and the Accessibility Advisory Committee to investigate avenues to modify the Accessible Playground Design Standard to address concerns; and
2. Delegate authority to the Deputy City Manager, City Planning & Community Services or designate to approve future changes to the Accessible Playground Design Standard.

Respectfully submitted,



Jason Mancinelli
Councillor – Ward 9

BYLAW NO. 2026-17

THE PUBLIC NOTICE POLICY AMENDMENT BYLAW, 2026

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to amend Bylaw No. 2020-28, being *The Public Notice Policy Bylaw, 2020*, to remove newspaper advertising as a method of public notice, change timeframes for providing public notice and remove the requirement for written notice for zoning bylaw amendments.

Authority

- 2 The authority for this Bylaw is section 24 of *The Planning and Development Act, 2007*.

Amendments

- 3 Bylaw No. 2020-28 is amended in the manner set out in this Bylaw.
- 4 Part IV of Bylaw No. 2020-28 is repealed in its entirety and the following substituted:

“PART IV
THE PLANNING AND DEVELOPMENT ACT, 2007”

Application of Act

- 8 The public notice requirements set out in section 55, subsection 69(9), section 83 and Part X of *The Planning and Development Act, 2007* shall not apply.
- 9 The requirements of section 10 and 11 shall not apply to a proposed amendment to a zoning bylaw to remove the holding symbol or holding zone overlay zone.

Matters for Which Public Notice Must Be Given

- 10 Public notice shall be given in accordance with this Part of the following matters:
- (a) the adoption, amendment or repeal of a bylaw for an official community plan or zoning bylaw;
 - (b) the adoption, amendment or repeal of a development levy bylaw;
 - (c) the application for discretionary use approval;

Approved as to form this _____ day of _____, 20_____.

City Solicitor

- (d) the adoption, amendment or repeal of a bylaw authorizing the sale of all or any part of a buffer strip or the exchange or sale of all or any part of a municipal reserve;
- (e) the voiding of a contract zoning agreement respecting the rezoning of land;
- (f) the adoption, amendment or repeal of an interim development control bylaw;
- (g) the adoption, amendment or repeal of a fee bylaw; and
- (h) the passing of a resolution to adopt or amend a concept plan.

Matters For Which a Public Hearing Must Be Held

- 11(1) For those matters mentioned in clauses 10(a), (b), (d) and (g), after the first reading of the bylaw and before the second reading of the bylaw, Council shall hold a public hearing.
- (2) At the public hearing mentioned in subsection (1), Council:
- (a) shall ensure that all persons who wish to make representations relevant to the proposed bylaw are heard or provided the opportunity to have written submissions read into the record;
 - (b) shall ensure that minutes of the public hearing are recorded;
 - (c) may receive all representations on the same day or, if it considers it advisable, adjourn the hearing until all representations are received.
- (3) If a hearing is adjourned pursuant to clause (2)(c), Council may subsequently sit and receive the representations on the date fixed for the reconvened hearing.

Public Notice Requirements

- 12(1) Public notice for all matters required by this Part, other than matters identified in clauses 10(c) and (f):
- (a) shall be given by way of posting the notice:
 - (i) at City Hall; and

- (ii) on the City's website; and
 - (b) in the case of a proposed new official community plan or new zoning bylaw, be posted at least 28 days before the date of the required public hearing; or
 - (c) in the case of all other matters other than as provided in clause (b), be posted at least 7 days before the date of the Council meeting or required public hearing, as the case may be, at which the matter is to be considered.
- (2) In addition to the general notice requirements of subsection (1), public notice for consideration of a matter identified in clauses 10(a), (d) and (h) shall also be given by way of sign posting, which for the purposes of this Part, means that notice of the matter shall be posted on one or more public notification signs installed on the property which is the subject of the matter to be considered, unless:
 - (a) in the opinion of the development officer, the subject property is in a remote location or the site conditions render the property inaccessible; or
 - (b) Council has exempted the matter from sign posting.
- (3) Public notice for consideration of a discretionary use application:
 - (a) shall be given by way of:
 - (i) posting the notice at City Hall;
 - (ii) posting the notice on the City's website;
 - (iii) sending written notice by regular mail or by hand delivery to a mail receptacle at the address of each assessed owner of property within a 75 metre radius of the boundary of the property which is the subject of the matter to be considered and to the assessed owner of the subject property if such owner is not the applicant; and
 - (iv) sign posting as defined in subsection (2); and

- (b) where authority for the application has been delegated to the development officer, be posted, postmarked or delivered, as the case may be, at least 7 days before the date of issuance of any decision by the Development Officer; or
 - (c) otherwise be posted, postmarked or delivered, as the case may be, at least 7 days before the date of the Council meeting at which the matter is to be considered.
- (4) No notice or public hearing is required before the passing of an interim development control bylaw, but Council shall, within 30 days after the date that such a bylaw is adopted, amended or repealed, give public notice of the bylaw by way of posting the notice at City Hall and on the City's website for a period of no less than 7 consecutive days.

Contents of Notice

13(1) The notice required by section 12 must:

- (a) contain a description of the proposed bylaw or resolution and the reasons for it;
- (b) describe the affected area by:
 - (i) civic address, legal description, or by including a map or reference to an electronic map that is widely available to the public; or
 - (ii) in the case of a matter or bylaw of general application, the type of property affected but not the specific location of each property affected;
- (c) indicate where and when any proposed bylaw may be examined;
- (d) specify the date, time and place at which a public hearing will be held or, if no public hearing is required, the date, time and place of the Council meeting at which the matter will be considered;
- (e) outline the procedure by which any required public hearing will be conducted; and
- (f) where written notice is required pursuant to clause 12(3)(a)(iii), outline the approval process under which the matter is to be

considered and details regarding when, where and how comments on the matter may be submitted.

No Notice of Subsequent Meetings

14 Notice will be given in accordance with this Part only when Council initially considers a matter or holds a public hearing, as the case may be. Unless otherwise directed by Council, no notice will be given of any subsequent meeting at which the matter will be considered.

Alteration of Bylaws

15 If, as a result of the consideration of representations made in accordance with section 11 or for any other reason, Council proposes to alter a bylaw mentioned in clauses 10(a), (b), (d) and (g), Council may pass the bylaw as altered without requiring that public notice of the proposed alterations be given.”

Coming Into Force

5 This Bylaw will come into force on the day of passage.

READ A FIRST TIME THIS 25th DAY OF March 2026.

READ A SECOND TIME THIS 25th DAY OF March 2026.

READ A THIRD TIME AND PASSED THIS 25th DAY OF March 2026.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2026-17

THE PUBLIC NOTICE POLICY AMENDMENT BYLAW, 2026

PURPOSE: The purpose of this Bylaw is to amend Bylaw No. 2020-28, being *The Public Notice Policy Bylaw, 2020*, to remove newspaper advertising as a method of public notice, change timeframes for providing public notice and remove the requirement for written notice for zoning bylaw amendments.

ABSTRACT: This Bylaw amends Bylaw 2020-28 to remove the requirement for newspaper advertising, change timeframes for providing public notice and remove the requirement for written notice for zoning bylaw amendments.

STATUTORY AUTHORITY: Section 24 of *The Planning and Development Act, 2007*

MINISTER’S APPROVAL: N/A

PUBLIC HEARING: N/A

PUBLIC NOTICE: Public Notice was provided by posting an advertisement in the Leader Post and posting on the City’s website on March 7, 2026.

REFERENCE: Executive Committee, March 4, 2025, EX26-23 and City Council, March 11, 2026, CR26-30

AMENDS/REPEALS: Amends Bylaw 2020-28

CLASSIFICATION: Administrative

INITIATING DIVISION: City Planning & Community Development
INITIATING DEPARTMENT: Planning & Development Services

BYLAW NO. 2026-19

THE REGINA TRAFFIC AMENDMENT BYLAW, 2026 (No.2)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to incorporate any and all necessary bylaw amendments required to allow for revised fees, zones for paid parking, elimination of parking meters and implementation and enforcement of a Prepaid Parking Voucher system.
- 2 The authority for this Bylaw is section 8 of *The Cities Act*.
- 3 Bylaw No. 9900, being *The Regina Traffic Bylaw, 1997*, is amended in the manner set forth in this Bylaw.
- 4 The definition “**electronic means**” is repealed and the following substituted:

““**electronic means**” means to pay for parking using the smartphone application, website, phone or similar technology service as indicated by the City on a sign;”
- 5 The definition “**loading zone**” is repealed and the following substituted:

““**loading zone**” means the zone used for loading and unloading of people or goods, which zone is defined by appropriate signs;”
- 6 The definition “**loading zone parking meter**” is repealed.
- 7 The definition “**parking stall**” is repealed and the following substituted:

““**parking stall** ” means a portion of a public highway or an area indicated by traffic control devices, signs, markings, or physical barriers as a parking space for a single vehicle;”
- 8 Clause 9.1(2)(a) is amended by striking out “space” and substituting “stall”.
- 9 The heading is amended by striking out “**Metered Parking**” preceding section 37 and substituting the heading “**Paid Parking**”.
- 10 Subsection 37(1) is repealed.
- 11 Subsection 37(3) is repealed.

Approved as to form this _____ day of _____, 20_____.

City Solicitor

- 12 Subsection 37(4) is repealed and the following substituted:
- “(4) Every person, on placing a vehicle in a paid parking stall, shall forthwith pay the amount as indicated by the online payment application used for payment by electronic means. Payment by online payment application used for payment by electronic means is subject to the following:
- (a) the person placing the vehicle in a paid parking stall shall forthwith enter the block number in which the vehicle is parked and the license plate number as instructed by the online payment application used for payment by electronic means; and
 - (b) payment to use the paid parking stall shall be deemed to have not been made where the information required in clause (4)(a) is not entered correctly into the online payment application used for payment by electronic means.”
- 13 Subsection 37(5) is amended by striking out “meter”.
- 14 Subsection 37(6) is repealed and the following substituted:
- “(6) In addition to any parking rates established pursuant to Schedule “J” a convenience fee may be charged in any amount per transaction provided that the fee amount is identified by the online payment application used for payment by electronic means prior to purchaser completion of the payment transaction.”
- 15 The heading is amended by striking out “**Metered Parking Restrictions**” preceding section 38 and substituting the heading “**Paid Parking Restrictions**”.
- 16 Subsection 38(1) is repealed and the following substituted:
- “38. (1) No person shall park a vehicle in a paid parking stall located within the zones shown in the map in Schedule “U” to this bylaw:”
- 17 Clause 38(1)(a) is repealed and the following substituted:
- “(a) subject to section 39, for any period of time that signs governing the stalls or the online payment application used for payment by electronic means shows “violation” or “time expired”, “out of order” or “failed”;
- 18 Clause 38(1)(b) is repealed.

- 19 Clause 38(1)(c) is repealed.
- 20 Clause 38(1)(d) is repealed.
- 21 Clause 38(1)(e) is repealed.
- 22 Clause 38(1)(f) is repealed and the following substituted:
- “(f) where a traffic control device has been placed that parking is prohibited or restricted; and”
- 23 Clause 38(1)(g) is repealed and the following substituted:
- “(g) except wholly within the paid parking stall.”
- 24 Clause 38(1)(h) is repealed.
- 25 Subsection 38(2) is repealed.
- 26 The heading is amended by striking out “**Exceptions to Coin Deposit**” preceding section 39 and substituting the heading “**Paid Parking Exceptions**”.
- 27 Clause 39(1)(a) is repealed.
- 28 Clause 39(1)(b) is repealed.
- 29 Clause 39(1)(b.1) is amended by adding “or Prepaid Parking Voucher” after “means”.
- 30 Clause 39(1)(c) is amended by striking out “To” and substituting “to”.
- 31 Clause 39(1)(g) is amended:
- (a) by striking out “meters” and substituting “stalls”; and
- (b) by striking out “or”.
- 32 Clause 39(1)(h) is amended:
- (a) by striking out “meters” and substituting “stalls”; and
- (b) by striking out “.” and substituting “; and”.
- 33 The following clause is added after clause 39(1)(h):
- “(i) to any vehicle displaying a disability parking permit or a placard issued for a person with a disability.”

34 The following section is added after section 39:

- “39.1 (1) The Manager, Parking Services, is hereby authorized to issue a Prepaid Parking Voucher to any person upon payment of the applicable fee set out in Schedule “J”.
- (2) Any vehicle prominently displaying, in the front windshield a Prepaid Parking Voucher, pursuant to subsection (1), which is clearly and properly marked with the date and time, may park in a paid parking stall for up to one hour from the time indicated on the Prepaid Parking Voucher.
- (3) Prepaid Parking Vouchers are only valid in paid parking zones with a time limit of one hour or more.
- (4) A vehicle parked pursuant to subsection (2) may park in a paid parking stall for a maximum of two (2) hours.
- (5) A Prepaid Parking Voucher is considered invalid if more than one date or more than one time is indicated on the Prepaid Parking Voucher.”

35 Section 40 is repealed.

36 Subsection 48(1) is repealed and the following substituted:

- “48. (1) No person shall park a vehicle in a loading zone where parking is limited by the display of an appropriate sign for a longer period than allowed by the sign unless the vehicle displays a Business Motor Vehicle Parking Permit.”

37 Subsection 49(3) is amended by striking out “spaces” and substituting “stalls”.

38 Subsection 54(1) is amended by striking out “metered” and substituting “paid”.

39 Clause 55(1)(b) is amended by striking out “metered” and substituting “paid”.

40 Subsection 55(2) is amended by striking out “metered” and substituting “paid”.

41 Clause 58(2)(a) is repealed and the following substituted:

- “(a) allows the permit holder to park the specified vehicle in a paid parking stall without payment for a maximum of two (2) hours.”

42 Subsection 59(1) is repealed and the following substituted:

“(1) The Manager, Parking Services, is hereby authorized to issue Daily Parking Permits allowing the holder to park in paid parking stalls with time limits of one hour or more without payment for up to 9 hours on the date specified.”

43 Subsection 59(1.1) is repealed and the following substituted:

“(1.1) No holder of a Daily Parking Permit shall park in a paid parking stall with time limits of less than one hour without payment as required by signage governing that parking stall.”

44 Subsection 60(1) is repealed and the following substituted:

“(1) The Manager, Parking Services, is hereby authorized to issue annual Municipal Parking Permits to park at paid parking stalls with time limits of one hour or more without payment for up to 24 hours and non-paid, limited time parking zones for up to four hours.”

45 Subsection 60(2.1) is repealed and the following substituted:

“(2.1) On an exceptional basis, the City Manager, is hereby authorized to issue Municipal Parking Permits for designated periods of time to a maximum of one year to park at paid parking stalls with time limits of one hour or more without payment for up to 24 hours and non-paid, limited time parking zones for up to four hours for the following eligible people on payment of the fee set out in Schedule “J”:

46 Subsection 61(1) is repealed and the following substituted:

“(1) The Manager, Parking Services, is hereby authorized to issue Convention Parking Permits to convention organizers or officials to park in paid parking stalls with time limits of one hour or more without payment or in non-paid, limited time parking zones for up to 24 hours, on receipt of:”

47 Subsection 62(1) is repealed and the following substituted:

“(1) The Manager, Parking Services, is hereby authorized to issue monthly or annual parking permits for Parking Permits for Persons with Disabilities to any person who has been issued a disability parking permit.”

- 48 Subsection 62(2) is repealed and the following substituted:
- “(2) Any vehicle prominently displaying, in the front windshield, a disability parking permit and a valid City of Regina Parking Permit for Persons with Disabilities issued for that vehicle by the Manager, Parking Services, pursuant to subsection (1), may park for up to three hours in a paid parking stall with a time limit of one hour or more, on payment of a fee set forth in Schedule “J”.”
- 49 The heading is amended by striking out “**Reserved Parking Meter Permit**” preceding section 63 and substituting the heading “**Reserved Parking Permit**”.
- 50 Subsection 63(1) is amended:
- (a) by striking out “meters” and substituting “permits”; and
 - (b) by striking out “Meter”.
- 51 Subsection 63(2) is repealed and the following substituted:
- “(2) Only vehicles displaying the following may park or stop in a reserved parking stall, which is marked as a reserved parking stall using a traffic control device:”
- 52 Clause 63(2)(b) is amended by striking out “Meter”.
- 53 Subsection 63.1(1) is amended:
- (a) by striking out “meter” and substituting “stall”; and
 - (b) by striking out “depositing coins” and substituting “payment”.
- 54 Subsection 63.1(3) is repealed and the following substituted:
- “(3) Where a person holds a valid Business Motor Vehicle Parking Permit, they are exempted from payment in loading zone paid parking locations.”
- 55 Clause 65(4)(d) is amended by adding “or non-profit corporations” after “organizations”.

56 Schedule “J” row 37 is repealed and the following substituted:

“

37	Paid Parking in Loading Zone in Zone A as shown in the map in Schedule U	\$1.25/15 minutes
	Paid Parking in Loading Zone in Zone B as shown in the map in Schedule U	\$0.75/15 minutes
	Paid Parking in Zone A as shown in the map in Schedule U	\$2.50/hour
	Paid Parking in Zone B as shown in the map in Schedule U	\$1.50/hour

”

57 Schedule “J” is amended by adding the following row after row 37:

“

39.1	Prepaid Parking Voucher	\$13.75/ five vouchers
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”

58 Schedule “J” row 63 is repealed and the following substituted:

“

63	Reserved Parking Permit	\$40.00/stall/day + \$5.00/stall setup fee
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”

59 Schedule “J” row 65 is repealed and the following substituted:

“

65	<i>Temporary Street Use Permits:</i>	
	Minimum Rate	\$36.00/permit
	Paid Parking	\$1.62/m ² /day
	Parking Lane, Sidewalk or Boulevard	\$0.18/m ² /day
	Traffic Lane or Alley	\$0.27/m ² /day
	<i>Temporary Street Use Permit (miscellaneous)</i>	
	Block Party	\$30/permit
	Horse Drawn Carriage	\$60/year/permit
	Outdoor Restaurants in the areas defined as downtown, Centre Square neighbourhood or Warehouse Business Improvement District for the years 2025, 2026 and 2027.	No Charge
	Sidewalk Vending Unit	\$400/year/unit
	Mobile Vending Unit- Base Permit	\$225/year/unit
	Mobile Vending Unit- Paid Parking add-on	\$250/year/stall
	Mobile Vending Unit – Plaza Electricity add-on	\$80/year/unit
	(#2024-14, s. 8, 2024)	
	Pedicabs and Rickshaws	\$60/year/permit

”

60 Schedule “J” row 84.2(2) is amended by striking out “metered” and substituting “paid”.

61 Schedule “K” of Bylaw 9900 is repealed and the attached Schedule “K” substituted.

62 Schedule “P” section 9 is repealed and the following substituted:

“9. If a seasonal boardwalk is installed at a paid parking location, then the vendor shall pay the additional parking fee, identified in Schedule “J” relating to temporary street use permits, in addition to the temporary street use permit fee.”

63 The heading “Parking Meter Bag” in Schedule “Q” is repealed.

64 Sections 9 to 12 in Schedule “Q” are repealed.

65 The attached Schedule “U” is hereby made a part of this Bylaw.

66 This Bylaw comes into force on April 1, 2026.

READ A FIRST TIME THIS 25th DAY OF March 2026.

READ A SECOND TIME THIS 25th DAY OF March 2026.

READ A THIRD TIME AND PASSED THIS 25th DAY OF March 2026.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

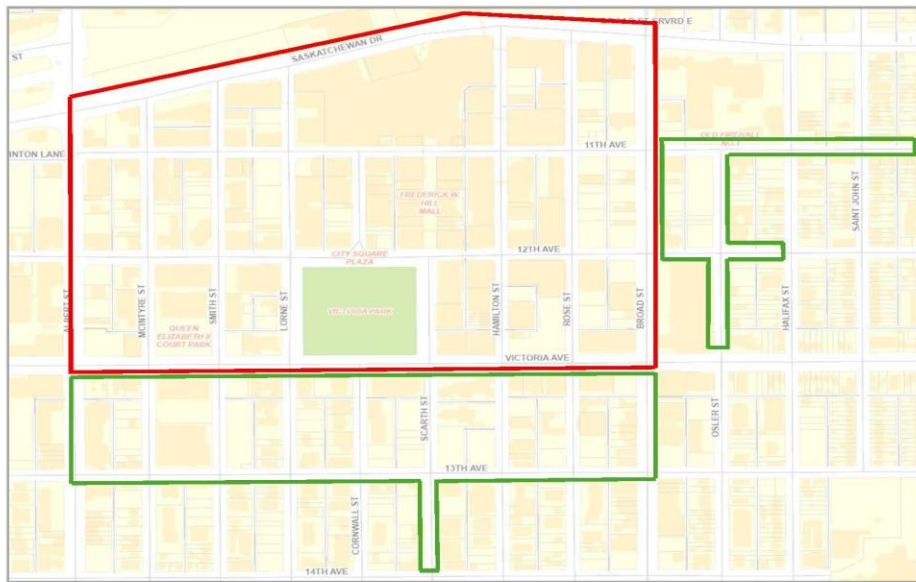
City Clerk

SCHEDULE “K”

Section	Amount	Description
9(4)	\$90.00	Stopped in a bus lane.
32(1)	\$80.00	Failing to park at curb in the direction of traffic.
33(1)(a)	\$80.00	Parked more than 0.6 metres away from the curb.
33(1)(b)	\$80.00	Parked at a curb within 0.6 metres in front or behind any vehicle.
33(1)(c)	\$80.00	Parked more than 0.3 metres away from a bicycle lane buffer
33(2)	\$80.00	Improperly parked motorcycle.
34(1)(a)	\$80.00	Improperly parked in an angle parking stall.
34(1)(b)	\$80.00	Parked in angle parking stall with the leading edge of vehicle more than 0.3 metres away from curb.
34(1)(c)	\$80.00	Parked a vehicle exceeding 6.0 metres where angle parking is provided.
34(2)	\$80.00	Backing a vehicle into a parking stall that is less than 90 degrees.
35(1)(a)	\$80.00	Parked where prohibited.
35(1)(b)	\$80.00	Over parked in limited parking area
35(1)(c)	\$80.00	Parked on the same side of the street on the same block where the vehicle was parked previously to the maximum time allowed.
35(2)	\$90.00	Parked on an alley.
35(3)	\$90.00	Parked in a school zone.
35(4)(a)	\$80.00	Parked on any sidewalk.
35(4)(b)	\$80.00	Parked on a boulevard or other place not accessible to a public highway by a curb crossing.
35(4)(c)	\$80.00	Parked upon an area adjacent to a centre median or island.
35(4)(d)	\$80.00	Parked on a shoulder or curb lane where speed limit exceeds 50 km/h.
35(4)(e)	\$80.00	Parked in a traffic lane of any street.
35(5)(a)	\$80.00	Parked on any public highway signed as “Temporary No Parking”.
35(5)(b)	\$80.00	Parked on any public highway which has been temporarily closed.
35(5)(c)	\$80.00	Parked on any street longer than 24 hours.
35(6)	\$80.00	Parked on a bicycles only lane or bicycle lane buffer
36(1)(a)	\$80.00	Stopped where prohibited.
36(1)(b)	\$90.00	Stopped in a bus stop.
36(1)(c)	\$80.00	Stopped in a traffic lane.
36(1)(d)	\$80.00	Stopped in an alley within 2.0 metres of a property access.
36(1)(e)	\$80.00	Stopped within 10.0 metres of a street intersection.
36(1)(f)	\$120.00	Stopped within 2.0 metres of a fire hydrant.
36(1)(g)	\$80.00	Stopped within 5.0 metres of a railway track.
36(1)(h)	\$80.00	Stopped within 10.0 metres of a pedestrian crosswalk
36(1)(i)	\$80.00	Stopped within 3.0 metres of an alley intersection.
36(1)(j)	\$80.00	Stopped within 2.0 metres of a curb crossing.
36(1)(k)	\$80.00	Stopped in a bicycles only lane or bicycle lane buffer
36(1)(l)	\$80.00	Parked within 10 metres of a pedestrian ramp at a T intersection.

36(3)	\$130.00	Stopped in a school zone where prohibited.
38(1)(a)	\$75.00	Parked in a paid stall where electronic means application showed violation or time expired or where a parking Prepaid Parking Voucher has expired.
38(1)(f)	\$75.00	Parked where prohibited by a traffic control device (Permit parking only).
38(1)(g)	\$75.00	Parked except wholly within a paid parking stall.
39.1(4)	\$75.00	Parked a vehicle with a Prepaid Parking Voucher for longer than 2 hours.
42	\$65.00	Enter, leave or park in an off-street parking area in contravention of direction signs posted.
43(1)	\$70.00	Parked on private property in a zone marked as "no parking" or "no stopping".
43(2)	\$210.00	Parked on private property in a stall marked by signs as reserved for persons with disabilities.
43(3)	\$80.00	Stopped or parked on private property without consent of owner.
44(1)	\$80.00	Parked on public property other than a public highway.
45(1)	\$80.00	Oversized vehicle parked longer than 2 hours.
47	\$90.00	Restricted parking in Stadium area.
48(1)	\$90.00	Parked in a loading zone for longer than maximum time permitted.
49(1)	\$90.00	Parked or stopped in a Taxicab Parking Zone.
50(1)	\$220.00	Parked in a stall or zone marked by signs as reserved for persons with disabilities.
50(2)	\$80.00	Parked at a parking stall for persons with disabilities for longer than the time specified.
51	\$80.00	Engine running without operator present.
52(1)	\$80.00	Vehicle backed up to curb obstructing more than 3.0 metres of roadway.
53(1)	\$190.00	Opening door of vehicle before safe to do so.
53(2)	\$80.00	Leave door of vehicle open longer than necessary to load or unload passengers.
58(2)(a)	\$75.00	Parked a vehicle with a City Parking permit in a paid stall for longer than 2 hours.
64.1	\$130.00	Parking or stopping on a snow route while a declaration is in effect
64(2)	\$130.00	Parked within a temporarily closed or restricted public highway.
65(1)	\$180.00	Failing to obtain a temporary street use permit.
65(5), 65(5.1), 65(5.2), 65(6)	\$50.00	Failing to comply with vending conditions.
67(2)	\$90.00	Leave vehicle on jack or block or blocks longer than 3 hours.
69(3)(c)	\$80.00	Recreational vehicle parked on a driveway 2.0 metres from any curb or sidewalk
70(1)	\$80.00	Parked on street without a valid license plate.
83(1)	\$65.00	Secured bicycle to any structure on public right of way other than a bicycle stand.
83(2)	\$65.00	Failed to leave bicycle in an upright position.
84.1	\$65.00	Parking an electric kick scooter in contravention to section 84.1 of this Bylaw.
92(1)	\$50.00	No person shall place, leave or operate any temporary structure, furniture, newspaper vending unit, mobile vending unit or sidewalk vending unit, create an obstruction, encumbrance or encroachment on any part of a public highway, pedestrian mall, sidewalk, boulevard, Pat Fiacco Plaza, Frederick W. Hill Mall, or public right-of-way.

SCHEDULE "U"



 Zone A

 Zone B

ABSTRACT

BYLAW NO. 2026-19

THE REGINA TRAFFIC AMENDMENT BYLAW, 2026 (No.2)

PURPOSE: To ensure the Bylaw incorporates any and all necessary bylaw amendments required to revise fees for temporary street use permits and parking, to implement different paid parking zones, eliminate parking meters, allow for paid parking with electronic means or Prepaid Parking Vouchers only and to allow for implementation and enforcement of a Prepaid Parking Voucher system.

ABSTRACT: This Bylaw amends Bylaw 9900, being *The Regina Traffic Bylaw*, to ensure the Bylaw incorporates any and all necessary bylaw amendments required to revise fees for temporary street use permits and parking, to implement different paid parking zones, eliminate parking meters, allow for paid parking with electronic means or Prepaid Parking Vouchers only and to allow for implementation and enforcement of a Prepaid Parking Voucher system.

STATUTORY AUTHORITY: Section 8 of *The Cities Act*.

MINISTER’S APPROVAL: N/A

PUBLIC HEARING: N/A

PUBLIC NOTICE: N/A

REFERENCE: Executive Committee, March 4, 2026, EX26-19 and City Council March 11, 2026, CR26-28.

AMENDS/REPEALS: Amends Bylaw 9900

CLASSIFICATION: Administration

INITIATING DIVISION: City Operations
INITIATING DEPARTMENT: Community Standards