



# **Executive Committee**

**Wednesday, March 18, 2026  
9:00 AM**

**Henry Baker Hall, Main Floor, City Hall**



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**OFFICE OF THE CITY CLERK**

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**Public Agenda  
Executive Committee  
Wednesday, March 18, 2026**

**Approval of Public Agenda****Adoption of Minutes**

Minutes of the public meeting held on March 4, 2026.

**Tabled Report**

EX25-114     Review of Nuisance and Derelict Properties

**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.

**Administration Reports**

EX26-24     Animal Bylaw Review Report

**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.



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**OFFICE OF THE CITY CLERK**

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EX26-25 North Regina Little League Clubhouse Lease

**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.

EX26-26 Fire Bylaw Update Report

**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.



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**OFFICE OF THE CITY CLERK**

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EX26-27 Land & Real Estate Annual Report

**Recommendation**

Executive Committee recommends that City Council receive and file this report.

**Resolution for Private Session**

AT REGINA, SASKATCHEWAN, WEDNESDAY, MARCH 4, 2026

AT A MEETING OF EXECUTIVE COMMITTEE  
HELD IN PUBLIC SESSION

AT 9:00 AM

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

Also in Attendance: Acting City Clerk, Amber Ackerman  
Council Officer, Jennifer Gentile  
Acting City Manager, Shannon Williams  
Acting City Solicitor, Cheryl Willoughby  
Chief Financial Officer/Deputy City Manager, Financial Strategy & Sustainability, 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, Land, Real Estate & Economic Development, Chad Jedlic  
Director, Planning & Development Services, Autumn Dawson  
Director, Recreation & Cultural Services, Diana Burton  
Director, Roadways & Transportation, Chris Warren  
Acting Director, Sustainable Infrastructure, Luke Grazier

(The meeting commenced in the absence of Councillor Sarah Turnbull.)

APPROVAL OF PUBLIC AGENDA

**Mayor Chad Bachynski moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the Chair, with the following adjustments:**

- **Add:**

- **The registered List of Delegations**
- **Withdraw:**
  - **Item EX25-114 Review of Nuisance and Derelict Properties as it was originally tabled by the Committee to its March 18, 2026 meeting; and**
  - **Nestor Mryglod from the registered List of Delegations for item EX26-21 2026 Budget - Regina's Warehouse Business Improvement District**

#### ADOPTION OF MINUTES

**Councillor Mark Burton moved, AND IT WAS RESOLVED, that the minutes for the meeting held on February 11, 2026 be adopted, as circulated.**

#### ADMINISTRATIVE REPORTS

EX26-16 2026 Development Charges Rate Adjustment

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#### **Recommendation**

The Executive Committee recommends 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;
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; and
3. Approve these recommendations at its meeting on March 11, 2026.

**Councillor Mark Burton moved that the recommendation contained in the report be concurred in.**

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

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

EX26-22 2026 Budget - Regina Downtown Business Improvement District

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**Recommendation**

The Executive Committee recommends 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;
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; and
4. Approve these recommendations at its March 11, 2026 meeting.

The following addressed the Committee:

- Judith Veresuk, Regina Downtown Business Improvement District, Regina, SK
- Nestor Mryglod, Regina, SK

**Councillor Victoria Flores moved that the recommendation contained in the report be concurred in.**

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

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

EX26-21 2026 Budget - Regina's Warehouse Business Improvement District

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**Recommendation**

The Executive Committee recommends 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;

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; and
4. Approve these recommendations at its March 11, 2026 meeting.

The following addressed the Committee:

- Jeff Boutilier, Regina's Warehouse Business Improvement District, Regina, SK

(Councillor Sarah Turnbull arrived to the meeting.)

**Mayor Chad Bachynski moved that the recommendation contained in the report be concurred in.**

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

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

#### EX26-17 Donation of Park Assets for Eastview Park

##### **Recommendation**

The Executive Committee recommends 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;
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; and
3. Approve these recommendations at its meeting on March 11, 2026.

**Councillor Victoria Flores moved that the recommendation contained in the report be concurred in.**

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

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

EX26-18 Southeast School Contribution Agreement

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**Recommendation**

The Executive Committee recommends 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*;
4. Authorize the City Clerk to execute the agreements upon review and approval by the City Solicitor; and
5. Approve this recommendation at its March 11, 2026 meeting.

**RECESS**

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

The Committee recessed at 10:42 a.m.

The Committee reconvened at 11:05 a.m.

**Mayor Chad Bachynski moved that the recommendation contained in the report be concurred in.**

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

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

EX26-19 Traffic Bylaw Amendments from the 2026 Budget Process

**Recommendation**

The Executive Committee recommends 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. Direct the City Solicitor to prepare amendments to the Traffic Bylaw, as further described in Appendix A, to be brought forward to the meeting of City Council following approval of these recommendations by City Council; and
3. Approve these recommendations at its meeting on March 11, 2026.

Main Motion

**Mayor Chad Bachynski moved that recommendation contained in the report be concurred in.**

Amendment

**Mayor Chad Bachynski moved, in amendment, that City Council:**

1. **Adopt option #2 as outlined in this report;**
2. **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.**
3. **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; and

**4. Approve these recommendations at its meeting on March 11, 2026.**

**The amending motion was put and declared CARRIED.**

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

Main Motion, as Amended

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

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

**RECESS**

Pursuant to the provisions of Section 33(2.1) of City Council's *Procedure Bylaw No. 9004*, a 45 minute lunch recess was called.

The Committee recessed at 12:29 p.m.

The Committee reconvened at 1:24 p.m. in the absence of Councillors Clark Bezo and David Froh.

**EX26-20 Water & Wastewater Master Plans 5 Year Update**

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**Recommendation**

The Executive Committee recommends 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;
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; and

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

**Councillor Sarah Turnbull moved, 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;**
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;**
3. **Direct the City Clerk to revise the estimated cost for the Water Meter and Automated Meter Read Replacement project outlined in Appendix A from \$7.8 million to \$40 million; and**

**Approve this recommendation at its meeting on March 11, 2026.**

(Councillor Clark Bezo rejoined the meeting.)

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

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

EX26-23 Amendments to the Public Notice Policy Bylaw

### **Recommendation**

The Executive Committee recommends 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.
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.
  3. Approve these recommendations at its meeting on March 11, 2026.

**Councillor Victoria Flores moved that the recommendation contained in the report be concurred in.**

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

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

#### RESOLUTION FOR PRIVATE SESSION

**Councillor Mark Burton moved, AND IT WAS RESOLVED, that in the interest of the public, the remaining items on the agenda be considered in private.**

**Councillor Mark Burton moved, AND IT WAS RESOLVED, that the Committee recess for 10 minutes.**

The Committee recessed at 2:12 p.m.

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Chairperson

\_\_\_\_\_  
Secretary



## Review of Nuisance and Derelict Properties

<b>Date</b>	November 26, 2025 February 11, 2026
<b>To</b>	Executive Committee
<b>From</b>	City Operations
<b>Service Area</b>	Community Standards
<b>Item No.</b>	EX25-114

### RECOMMENDATION

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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

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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**

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### **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**

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### **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**

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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**

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### **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 <sup>st</sup> Notice of Violation	2 <sup>nd</sup> Notice of Violation	3 <sup>rd</sup> 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 <sup>st</sup> Conviction	Fine on 2 <sup>nd</sup> Conviction	Fine on 3 <sup>rd</sup> Conviction	Fine on 4 <sup>th</sup> 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)



## Animal Bylaw Review Report

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

### RECOMMENDATION

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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

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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

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### **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**

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### **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**

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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**

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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**

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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><b>Add new:</b> 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><b>Repeal</b></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) “<b>owner</b>” 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><b>Repeal and replace with:</b>                      3(p) “<b>owner</b>” 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><b>Add New:</b> 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><b>Repeal and replace with:</b> 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><b>Repeal and replace with:</b></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><b>Schedule “A”: Fees</b></p>		
	<p>Detainment Fee \$35.00 plus \$15.00 per day after 3 days</p>	<p><b>Repeal and replace with:</b> Initial detainment fee \$50, 2<sup>nd</sup> and subsequent detainment fee \$100</p>	<p>Increase detainment fee to better align with operational expenses</p>
	<p><b>Schedule “C”: Fines</b></p>		

**Appendix A: Animal Bylaw Amendments**

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

**Appendix A: Animal Bylaw Amendments**

<b>Report Heading</b>	<b>Current Bylaw Provision</b>	<b>Proposed Bylaw Provision</b>	<b>Explanation</b>
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).	<b>Repeal</b>	Remove calendar year from the calculation of the number of offences.
G. Express allowance for other terms where a destruction order is overturned		<b>Add new: Power to Issue Alternative Order</b> 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		<b>Add new: Failure to Report Animal Bite</b> 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.	
	<b>Schedule “C”: Fines</b>		
		<b>Add new:</b> Failure to Report Animal Bite Fine on 1 <sup>st</sup> Conviction \$150 Fine on 2 <sup>nd</sup> Conviction \$250 Fine on 3 <sup>rd</sup> Conviction \$350	

**Appendix A: Animal Bylaw Amendments**

<b>Report Heading</b>	<b>Current Bylaw Provision</b>	<b>Proposed Bylaw Provision</b>	<b>Explanation</b>
		Fine on 4 <sup>th</sup> and Subsequent Convictions Established by the Court	
I. Organizational changes updates	Any section that refers to “Animal Protection Officer” .	<b>Repeal and replace with:</b> “Animal Services Officer”	Title change for officers.
	Any section that refers to “animal shelter”.	<b>Repeal and replace with:</b> “Animal Services Centre”	Update the name of the new facility.
	3(i) “ <b>designated officer</b> ” 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"> <li>(i) Manager of Bylaw Enforcement;</li> <li>(ii) Bylaw Standards Officers;</li> <li>(iii) Senior Bylaw Standards Officers;</li> <li>(iv) Bylaw Enforcement Officers;</li> </ul>	<b>Repeal and replace with:</b> “ <b>designated officer</b> ” 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"> <li>(i) Manager of Bylaw Enforcement;</li> <li>(ii) Bylaw Enforcement Officers;</li> <li>(iii) Manager of Licensing &amp; Parking Services;</li> <li>(iv) Licensing Officers;</li> <li>(v) such other person as the City Manager may appoint, from time to time.</li> </ul>	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.	<b>Repeal and replace with:</b> 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”.	<b>Repeal and replace with:</b> “Director of Community Standards”	Update to reflect organizational change within City Administration.

**Appendix A: Animal Bylaw Amendments**

<b>Report Heading</b>	<b>Current Bylaw Provision</b>	<b>Proposed Bylaw Provision</b>	<b>Explanation</b>
	51 Any payment required pursuant to this bylaw may be made at the animal shelter or at City Hall.	<b>Repeal and replace with:</b> 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”.	<b>Repeal and replace with:</b> “Court of King’s Bench”	Update name of the court.
J. At-large wording updates	3(a)“ <b>agency approved by the City</b> ” 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.	<b>Repeal and replace with:</b> 3(a) “ <b>agency approved by the City</b> ” 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.	<b>Repeal and replace with:</b> 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.	<b>Repeal and replace with:</b> 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**

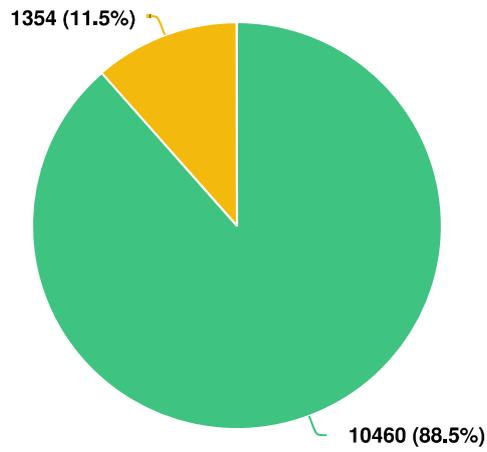
Report Heading	Current Bylaw Provision	Proposed Bylaw Provision	Explanation
		contact information of the person delivering the animal.	within the City of Regina.
	<p>20 The Director shall not release a detained animal unless:</p> <ul style="list-style-type: none"> <li>(a) the person claiming the animal can satisfy the Director that the person is the owner or the person entitled to possession of the animal; and</li> <li>(b) the Director has received the detainment fee as set out in Schedule “A”.</li> </ul>	<p><b>Repeal and replace with:</b></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"> <li>(a) is satisfied that the person is the owner, or the person entitled to possession of the animal;</li> <li>(b) receives the applicable fees as set out in Schedule “A”;</li> <li>(c) receives any additional incurred animal care fees; and</li> <li>(d) is provided with identification including birthdate, full legal name, photo and proof of current address of the person seeking to claim the animal.</li> </ul>	<p>Owners must provide proof of identity and pay all fees before an animal may be released.</p>
		<p><b>Add new: Abandoned Animals Prohibited</b></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>

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# SURVEY QUESTIONS

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**Q1** Are you currently a pet owner?

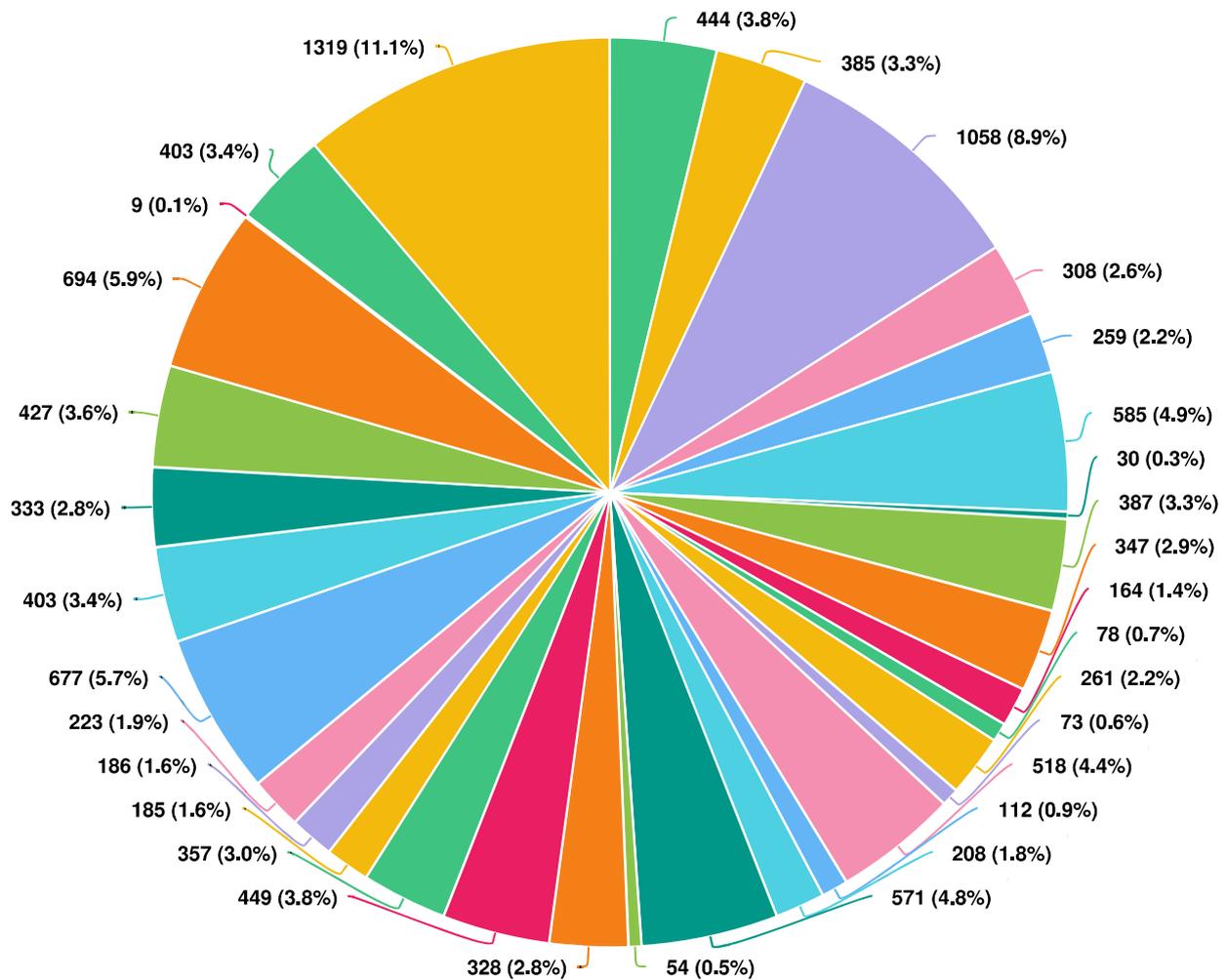


**Question options**

- 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.

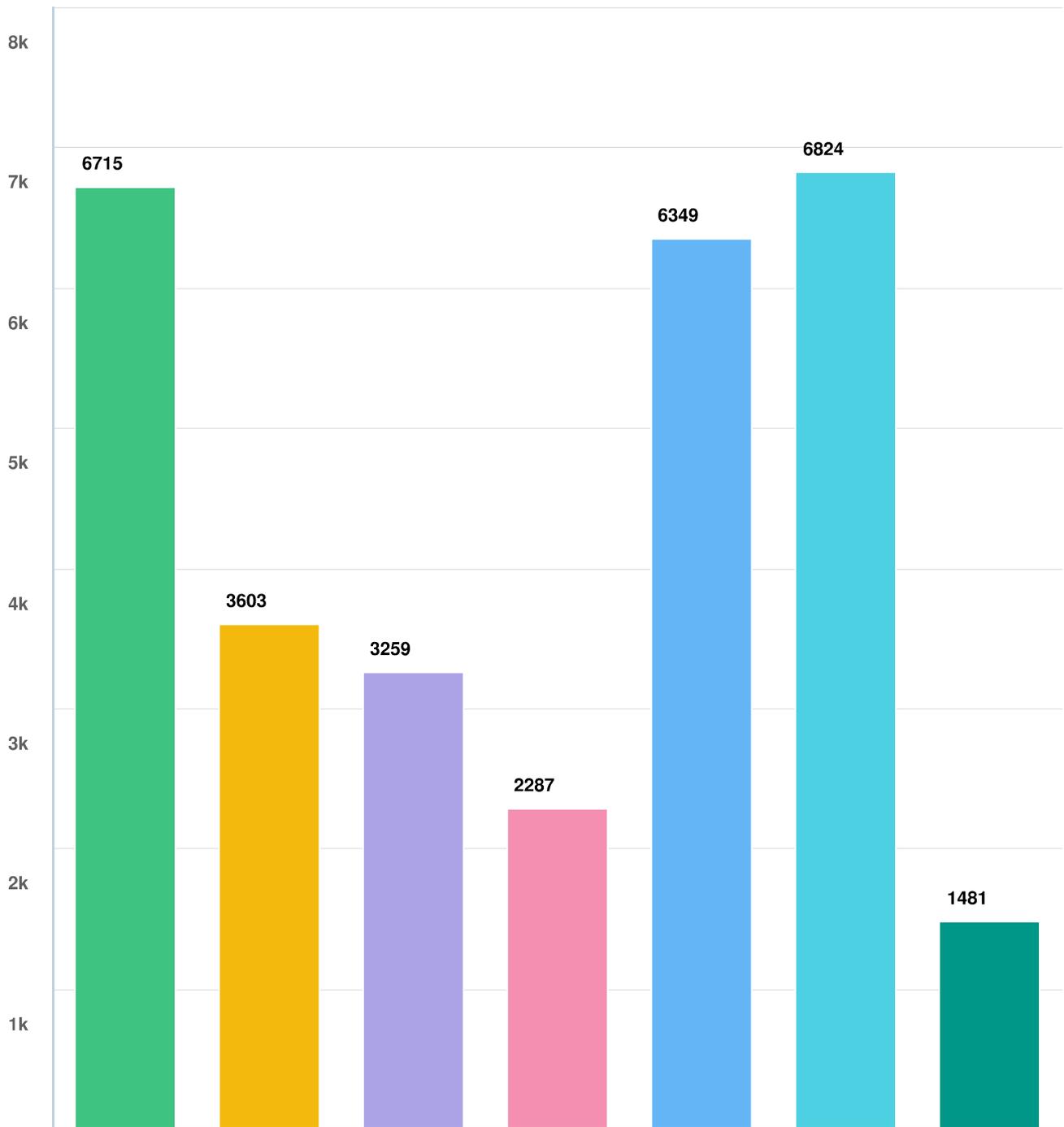


**Question options**

- 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)

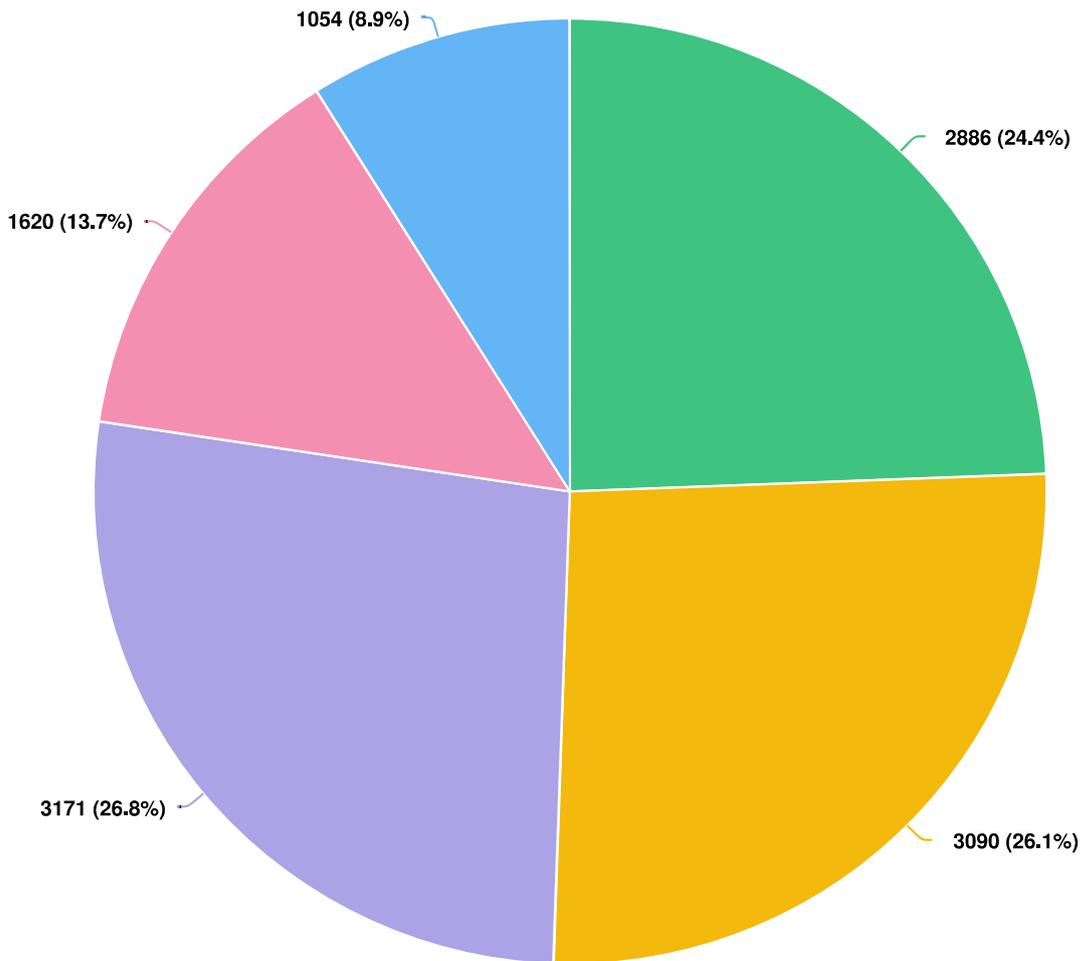


**Question options**

- 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?**



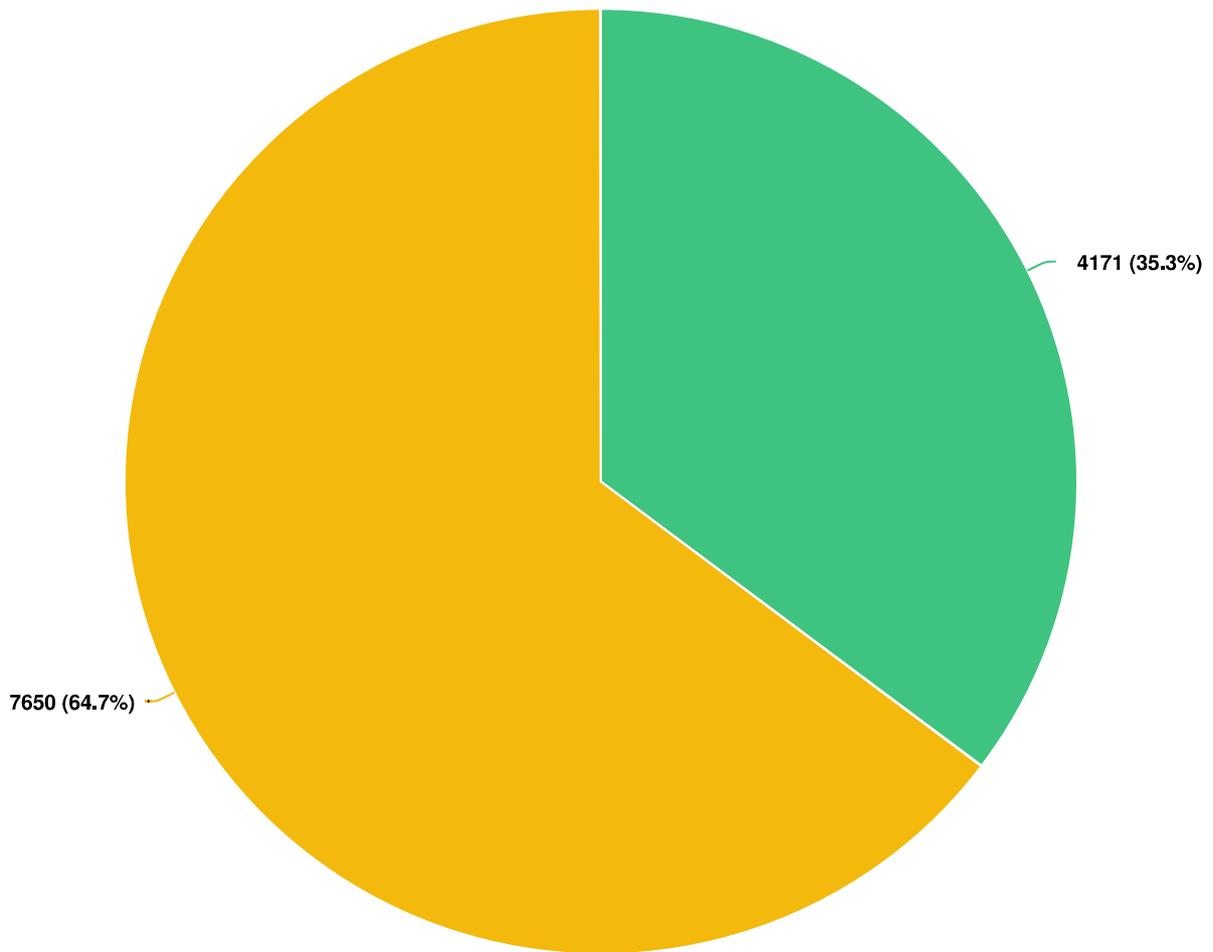
**Question options**

- 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?

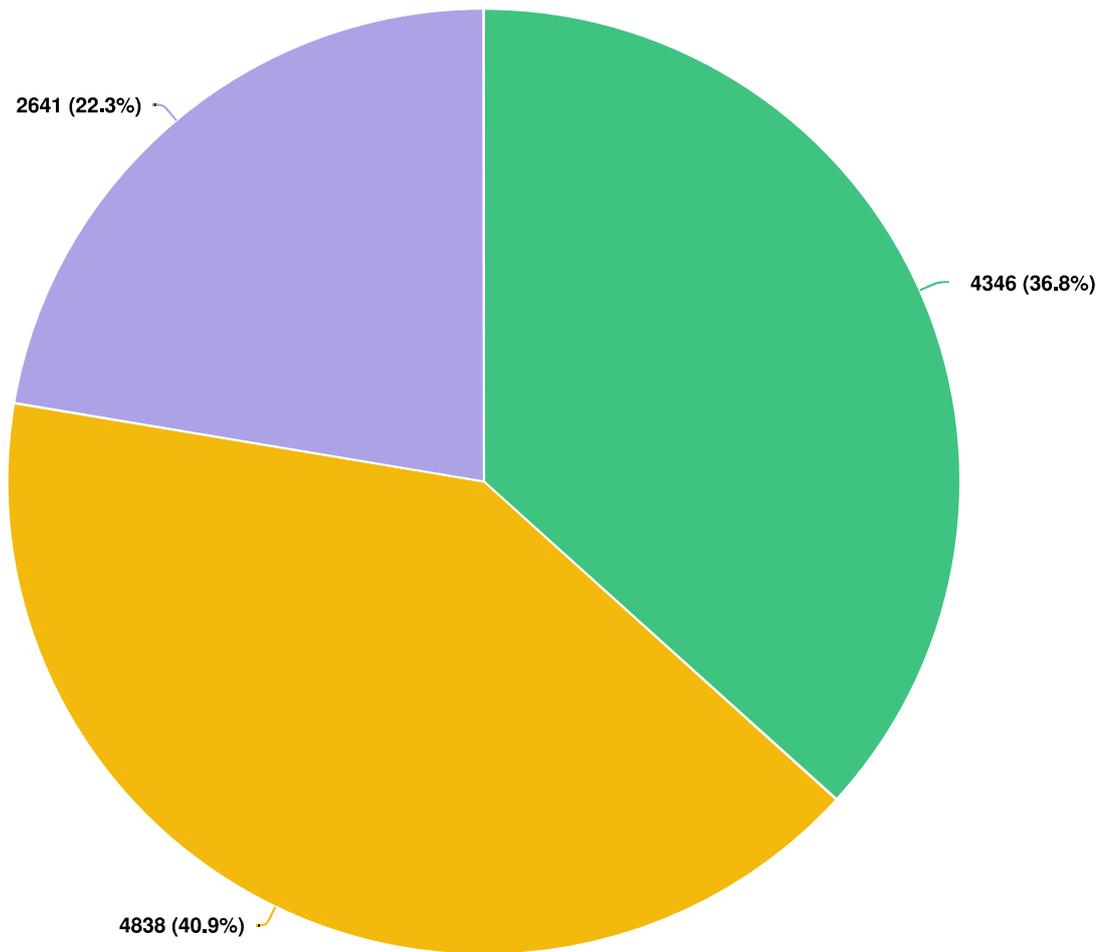


**Question options**

- 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?

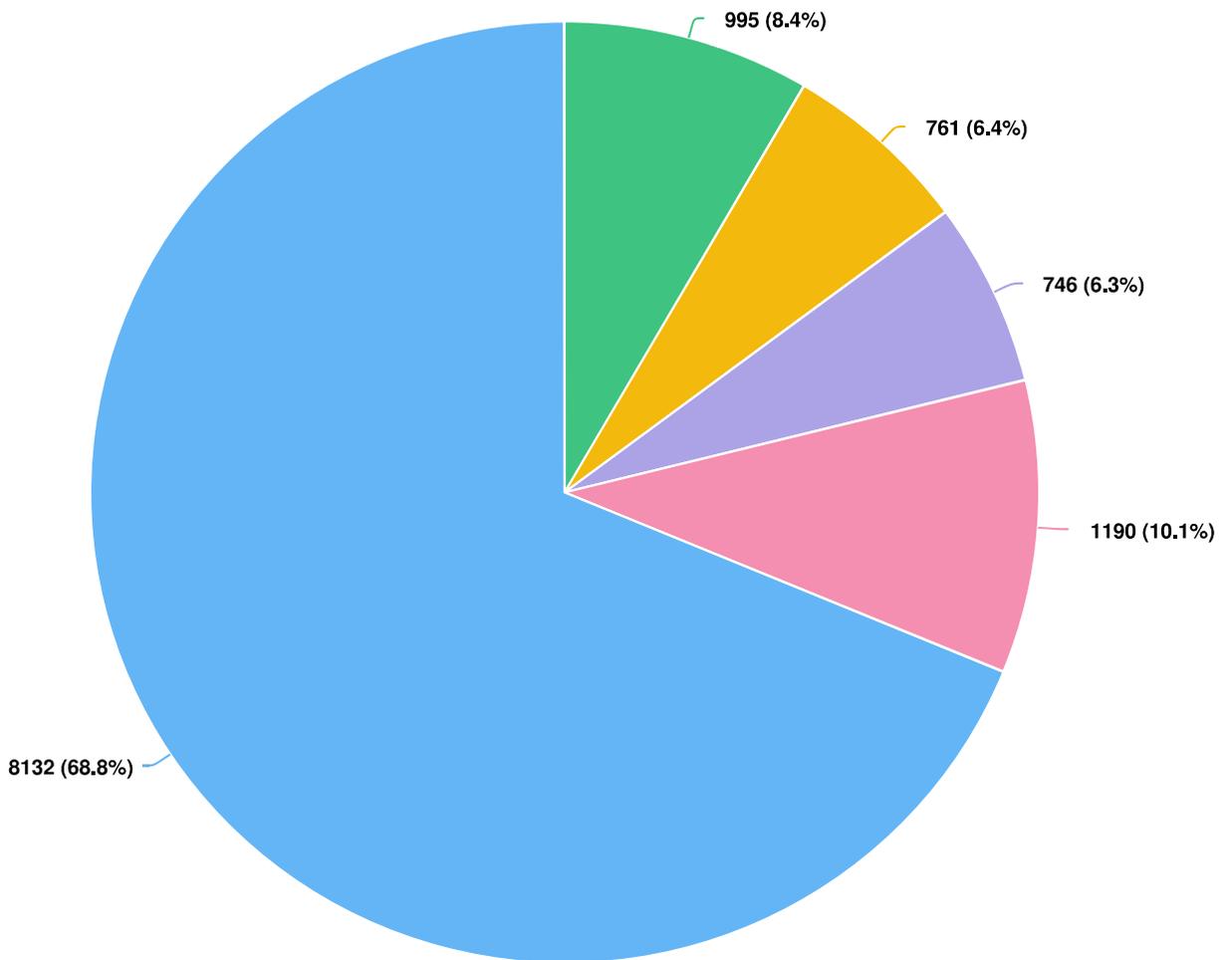


**Question options**

- 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?**

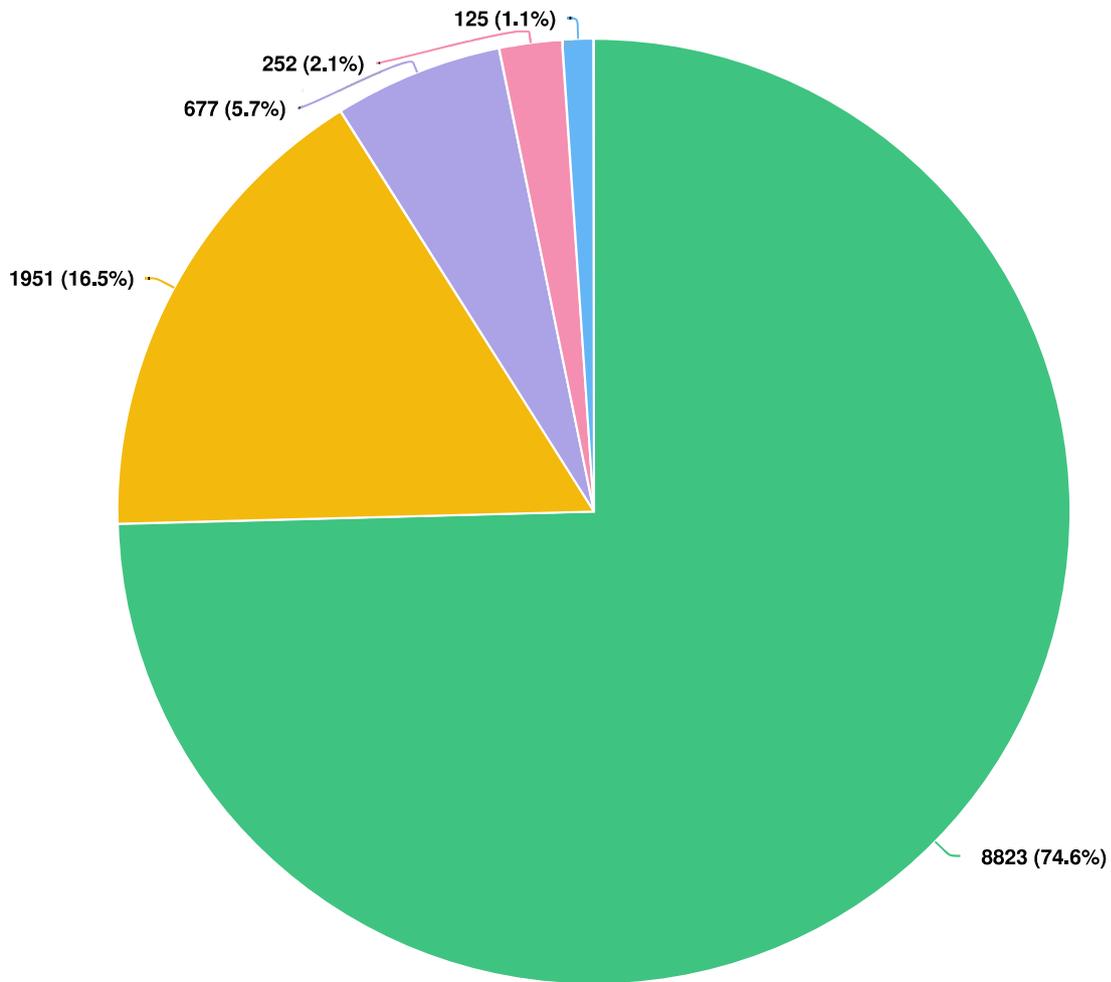


**Question options**

- 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?

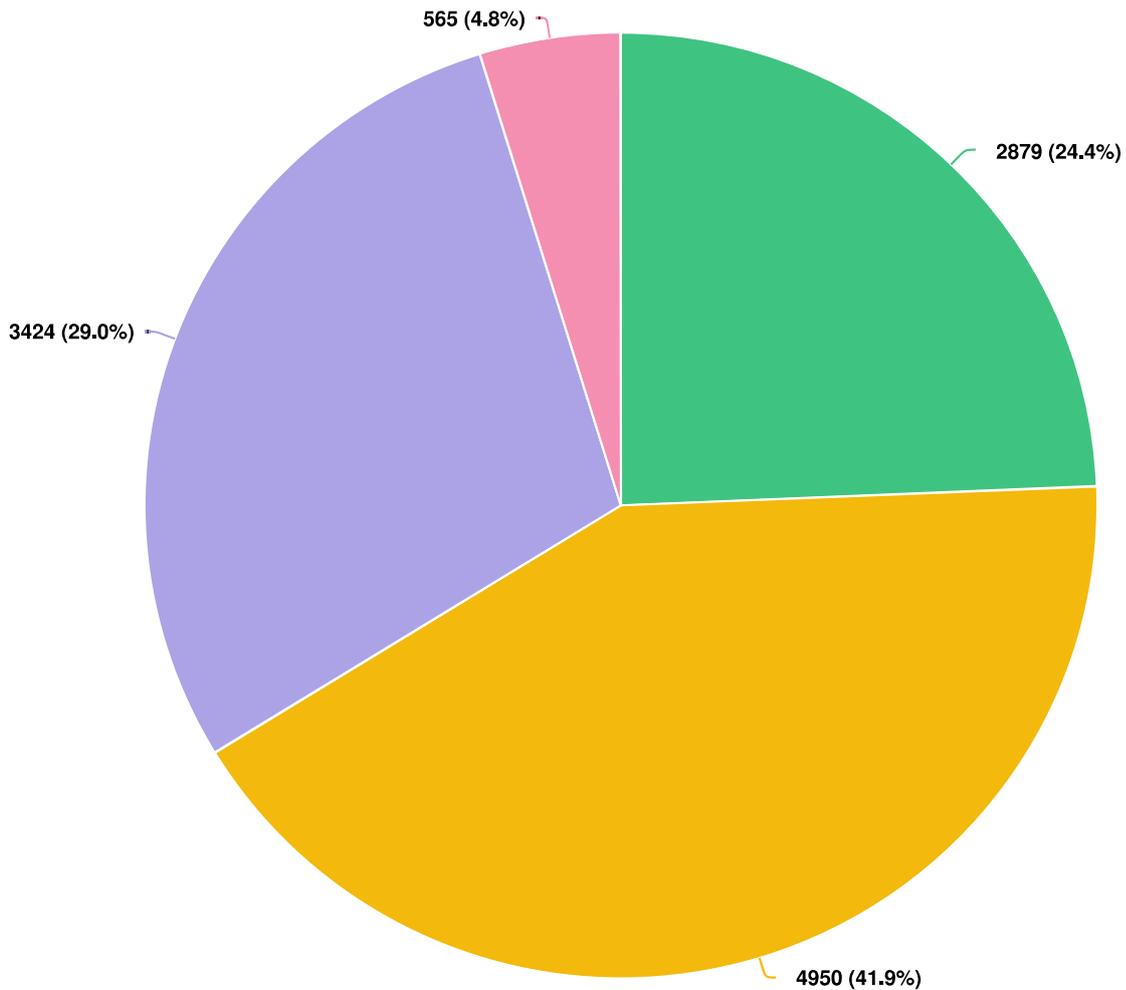


**Question options**

- 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?



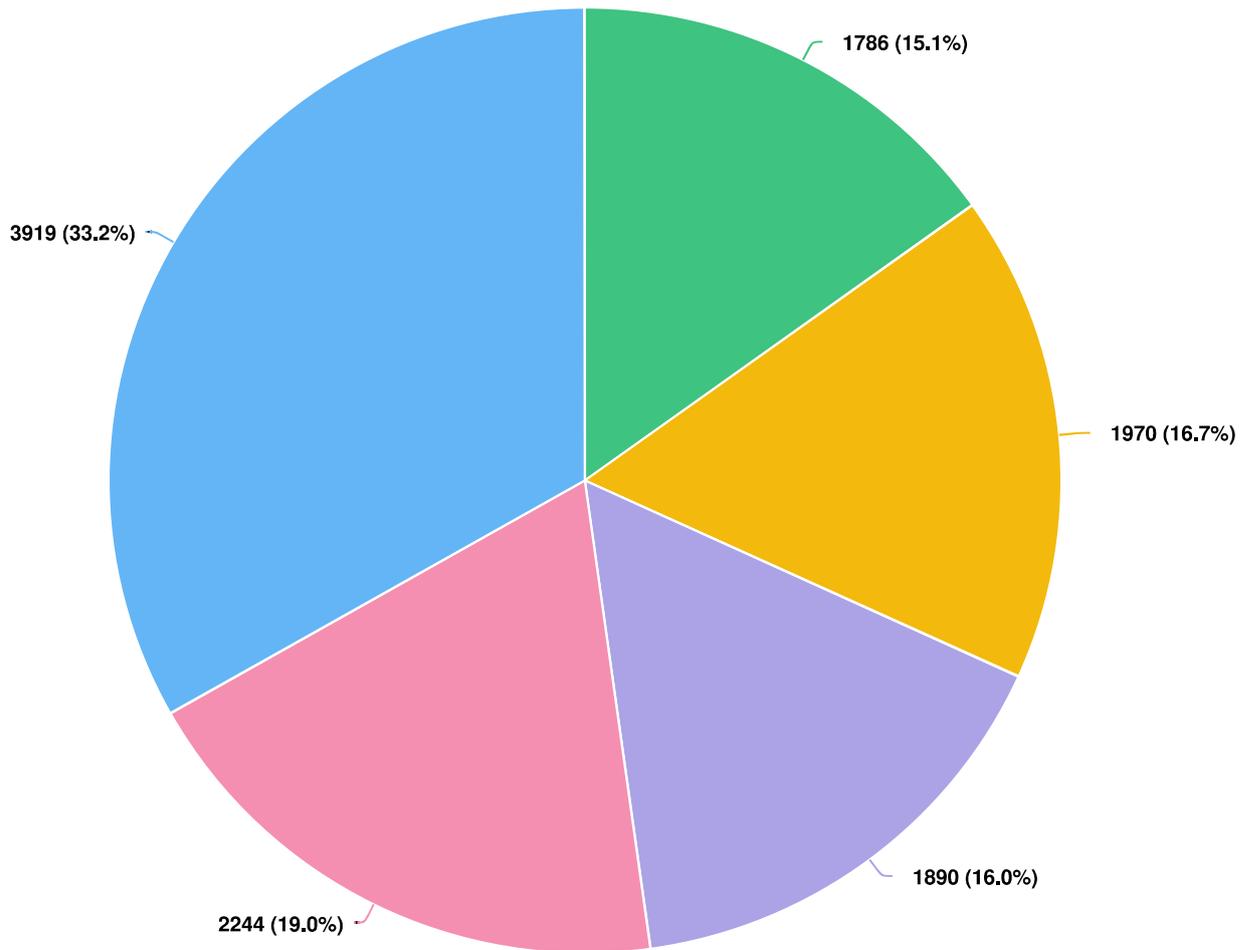
**Question options**

- 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?



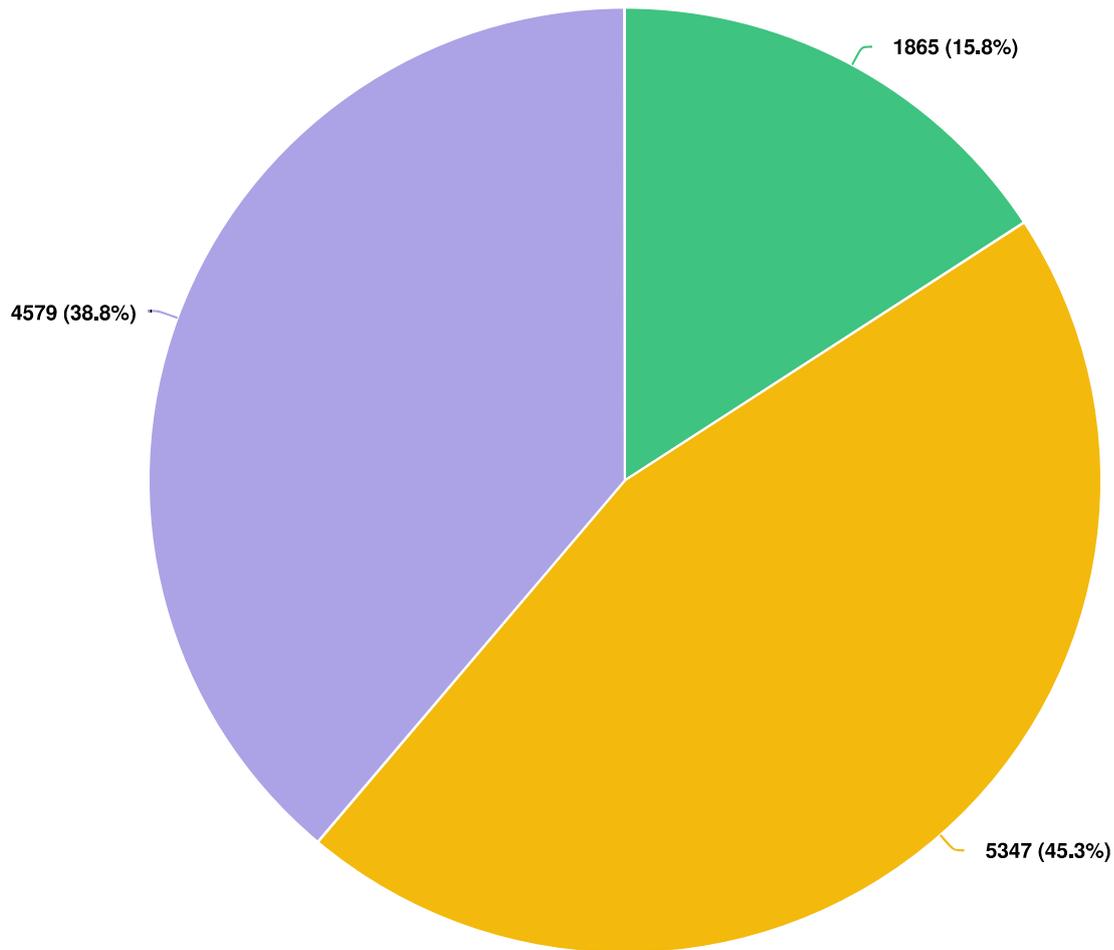
**Question options**

- 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
<b>Saskatoon</b>	72 hours	Yes - Justice	Yes	Yes	Yes	Max 4 dogs	No	No	No
<b>Calgary</b>	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
<b>Edmonton</b>	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
<b>Montreal</b>	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
<b>Naniamo</b>	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
<b>Prince Albert</b>	3-5 days 10 days with ID tag	Yes - Animal Control Officer	Yes	Yes	No	Max 4 dogs	No	No	No
<b>Richmond</b>	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
<b>Toronto</b>	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
<b>Vancouver</b>	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
<b>Winnipeg</b>	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
<b>Strathcona County</b>	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
<b>Regina(Current)</b>	72 hours 10 days with ID tag or purebred	Yes - Justice	No	Yes	No	No	No	No	No
<b>Regina(Proposed)</b>	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	\$ -



## North Regina Little League Clubhouse Lease

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

### RECOMMENDATION

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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**

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### **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**

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### **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**

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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**

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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**

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The recommendations contained within this report require City Council approval.

Respectfully Submitted,



Chad Jedlic, Director  
Land, Real Estate & Economic Development

Respectfully Submitted,

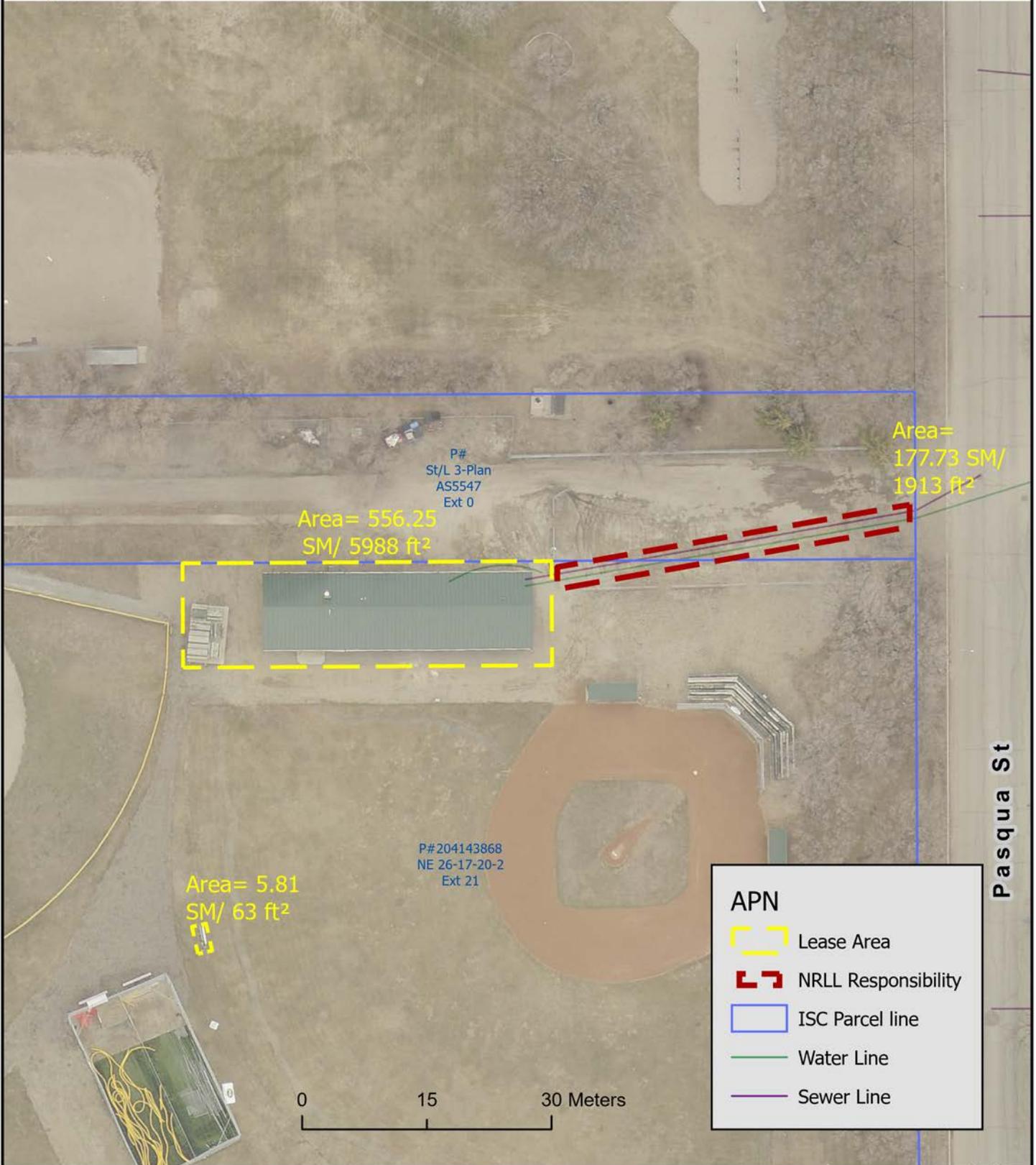


Daren Anderson, Chief Financial Officer  
& Deputy City Manager

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





## Fire Bylaw Update Report

<b>Date</b>	March 18, 2026
<b>To</b>	Executive Committee
<b>From</b>	City Operations
<b>Service Area</b>	Fire & Protective Services
<b>Item No.</b>	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

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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**

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### **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**

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### **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**

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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**

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### **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. NOVs have proven effective at addressing contraventions in appropriate circumstances. It is recommended that the use of NOVs 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.

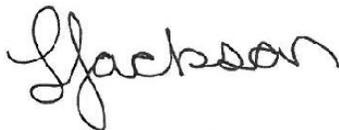
**DECISION HISTORY & AUTHORITY**

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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*.

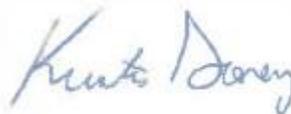
At its meeting on November 24, 2021, City Council reviewed item CR21-150, *Fire Master Plan*, and approved the Fire Master Plan. Council also authorized the Fire Chief to use the Fire Master Plan as a guiding document for future planning, decisions, and actions related to Fire and Protective Services.

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
<b>Mobile food vendor inspection</b>	\$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 <b>per hour</b> (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 <b>Display / Pyrotechnics Event</b> permit (With site inspection) per event	\$567	\$584	\$600	\$617	\$635
<b>Consumer Fireworks Display permit (With site inspection) per event</b>	\$249	\$256	\$262	\$269	\$277
<b>Specialty Effects permit (With site inspection) per event</b>	\$176	\$180	\$184	\$189	\$194
<b>Fire Protection Technician Licenses*</b> (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".



## Land & Real Estate Annual Report

<b>Date</b>	March 18, 2026
<b>To</b>	Executive Committee
<b>From</b>	Financial Strategy & Sustainability
<b>Service Area</b>	Land, Real Estate & Economic Development
<b>Item No.</b>	EX26-27

### RECOMMENDATION

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Executive Committee recommends that City Council receive and file this report.

### ISSUE

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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

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#### 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**

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This report is presented to Council for information only. As such there are no other options respecting this report.

### **COMMUNICATIONS & ENGAGEMENT**

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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**

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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 10<sup>th</sup> Avenue across from the former site of Taylor Field, constructing a green space south of 10<sup>th</sup> Avenue that will function as a stormwater management facility and servicing the land north of 10<sup>th</sup> 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**

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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,



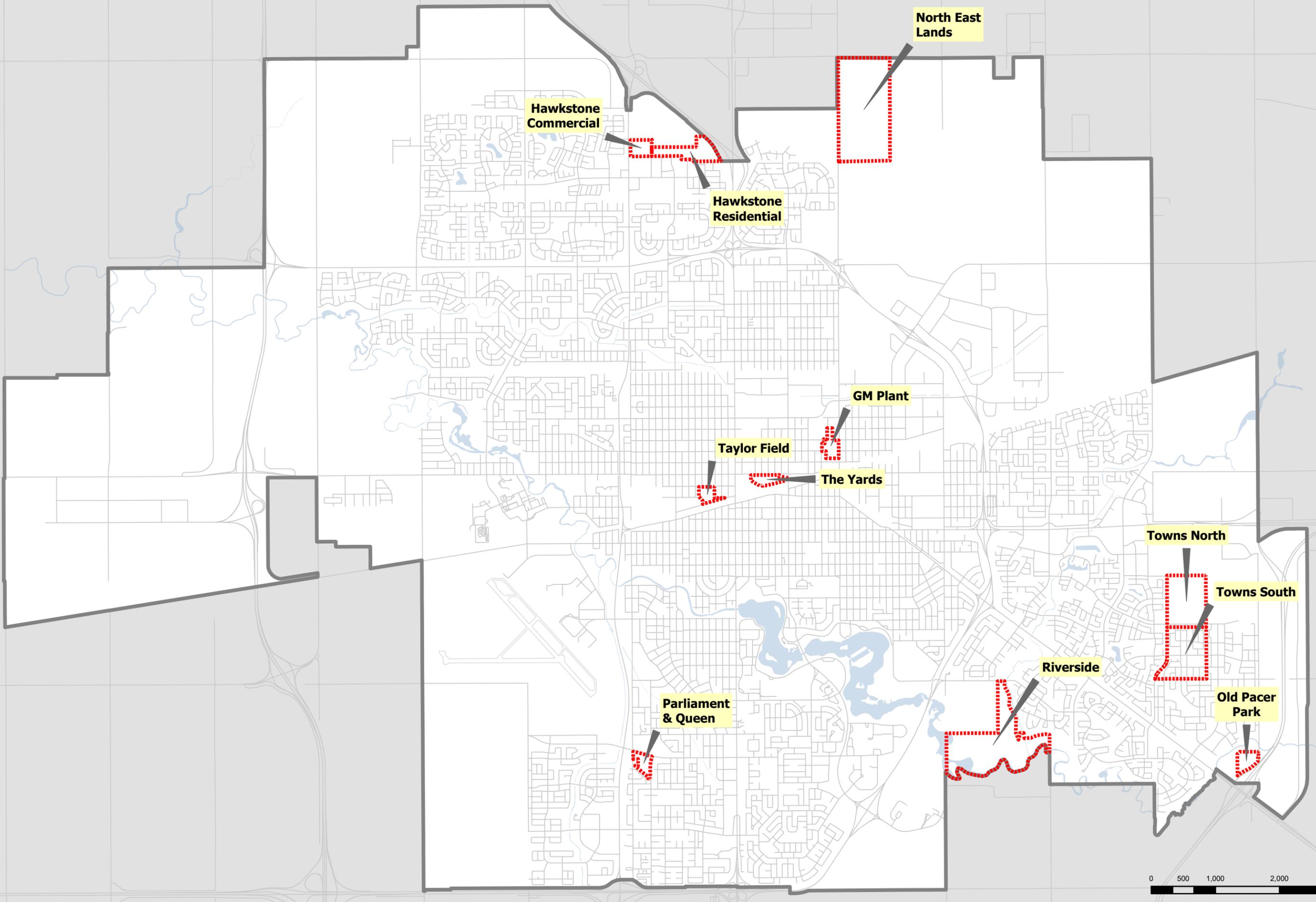
Daren Anderson, Chief Financial Officer &  
Deputy City Manager

Prepared by: Dustin McCall, Manager Land Development

## **ATTACHMENTS**

Appendix A - Major Land Holdings

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