

AT REGINA, SASKATCHEWAN, WEDNESDAY, OCTOBER 14, 2026

AT A MEETING OF CITY COUNCIL

AT 1:00 PM

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

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

Also in Attendance: Acting City Manager, Jim Nicol
Acting City Clerk, Amber Ackerman
Acting Deputy City Clerk, Martha Neovard
City Solicitor, Shannon Williams
Deputy City Manager, City Operations, Kurtis Doney
Deputy City Manager, City Planning & Community Services, Deborah Bryden
Acting CFO & Deputy City Manager, Jeff May
Acting Deputy City Manager, Communications, Service Regina & Tourism, Kellah Lavoie
Director, Sustainable Infrastructure, Luke Grazier
Manager, Government Relations, Ryan Gray

(The meeting commenced in the absence of Councillor Jason Mancinelli.)

CONFIRMATION OF AGENDA

Councillor Shobna Radons moved, seconded by Councillor Victoria Flores, 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;**
- **CHANGE the order of the agenda to move the following items to be considered first, following approval of the Consent Agenda, in the following order:**
 - ***MN26-18 Impact of Bell AI Fabric Data Center Campus on the City***

- **CR26-116** ***of Regina and related delegations and communications
Community Non-Profit Tax Exemptions - 2027 and
related delegations and communications***
 - **CR26-117** ***Lead Service Connection Management Program - 2025
Update and related delegations and communications; and***
- **DEEM the following Notice of Motions as read into the record to give notice that they will be debated by Council at its October 28, 2026 meeting:**
 - **MN26-19** ***Amendment to Official Community Plan Respecting
Policies 3.17.1 and 3.17.2***
 - **MN26-20** ***Pedestrian and Cyclist Protection Strategy***

NOTICE OF MOTIONS

MN26-19 Amendment to Official Community Plan Respecting Policies 3.17.1 and 3.17.2

Recommendation

THEREFORE BE IT RESOLVED that City Council, notwithstanding any authority delegated to the City's Development Officer or any other municipal official under the Official Community Plan, the Zoning Bylaw, or any other City bylaw or policy:

1. Approve amendments to the requirements of Policies 3.17.1 and 3.17.2 (Policies) of Bylaw No. 2013-48 *Design Regina: The Official Community Plan* to state that the Policies may only be waived by the City on the approval of City Council; and
2. Instruct the City Solicitor to prepare the necessary bylaw amendments to give effect to the recommendations, to be brought forward to a meeting of City Council following approval of the recommendations and the required public notice.

MN26-20 Pedestrian and Cyclist Protection Strategy

Recommendation

THEREFORE BE IT RESOLVED that City Council direct Administration to:

1. Work with the City's Vision Zero and Complete Streets team and key road safety partners to bring forward a Pedestrian and Cyclist Protection Strategy Action Plan (Action Plan) to City Council for consideration in Q3 2027, that shall include, but not be limited to the following parameters;
 - a. The Action Plan shall identify and recommend policy, regulatory, educational, engineering, enforcement, and framework initiatives aimed at reducing traffic-related fatalities and serious injuries and significantly improving safety outcomes for pedestrians, children, cyclists, and other

vulnerable road users across the City of Regina transportation network;

- b. The Action Plan should be informed by collision data, best practices, and a review of factors contributing to pedestrian and cyclist fatalities and serious injuries, with priority given to measures that have the greatest potential to prevent collisions or reduce their severity; and
2. Bring any immediate policy changes that require Council approval and may improve pedestrian and cyclist safety to Council at the earliest opportunity.

(Councillor Jason Mancinelli arrived to the meeting.)

ADOPTION OF MINUTES

Councillor David Froh moved, seconded by Victoria Flores, AND IT WAS RESOLVED, that the minutes for the meetings held on September 22 and September 23 be adopted as circulated; and the minutes for the meeting held on October 6, 2026 be adopted with the following amendments:

- Referral motion vote result on item *CM26-10 2027 Preliminary Forecast - Utility Operating & Capital* corrected to change duplication of 'IN FAVOUR' to read 'AGAINST'; and
- Main motion vote result on item *CM26-10 2027 Preliminary Forecast - Utility Operating & Capital* corrected to remove 'Tsiklis' from IN FAVOUR vote, as he was AWAY during the vote.

CONSENT AGENDA

Pursuant to section 13.1(5) of *The Procedure Bylaw, No. 9004*, the following items were removed from the consent agenda, as delegates registered to speak to the items:

- CR26-116 *Community Non-Profit Tax Exemptions - 2027*
- CR26-117 *Lead Service Connection Management Program - 2025 Update*

Pursuant to section 13.1 of *The Procedure Bylaw, No. 9004*, Councillor Shanon Zachidniak requested that the following item be removed from the consent agenda:

- CR26-117 *Internal Audit Work Plan*

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

CR26-115 2026 Buffalo Pound Water Treatment Corporation - Semi-Annual Report

Recommendation

That City Council receive and file this report.

CR26-118 Provincial Disaster Assistance Program Request for Designation

Recommendation

That City Council approve the following resolution:

“That the City of Regina apply to the Saskatchewan Public Safety Agency to have the city designated as an eligible assistance area under the Provincial Disaster Assistance Program, as a result of a significant rainfall event on September 6 and 7, 2026 that resulted in damaged properties across the city.”

CR26-119 Application for Title – 2026 Liens

Recommendation

That City Council:

1. Authorize the Manager of Property Revenue Services to serve a six-month notice on all parcels of land included in the list of lands marked as Appendix A;
2. Authorize the Manager of Property Revenue Services to proceed with the next steps in tax enforcement upon expiry of the six-month notice period; and
3. Cancel the taxes and penalties pursuant to clause 244(2)(c) of *The Cities Act*, as the taxes owing are uncollectable for the properties listed in Appendix B.

CR26-120 Fire Master Plan Update

Recommendation

That City Council receive and file this report.

MOTIONS

MN26-18 Impact of Bell AI Fabric Data Center Campus on the City of Regina

Recommendation

That City Council:

1. Direct Administration to prepare a report on the Bell AI Fabric data centre campus in the RM of Sherwood to include:

- a. Defining the City of Regina's role, current and ongoing status of approvals and any applications received, including any of the City of Regina's relationships and agreements with the Bell AI Fabric data centre campus project, including but not limited to water servicing and the City's formal and informal avenues of involvement;
 - b. An assessment of the project's effect on City of Regina's infrastructure and maintenance, demand on the City of Regina's water supply and distribution system, including capacity and long-term maintenance implications; effects on stormwater capacity and watershed; any effects on the City of Regina's wastewater infrastructure and any anticipated cost sharing or cost recovery mechanisms available for infrastructure impacts caused by a facility located outside city limits; and
 - c. Options available to the City to protect Regina's environment and residents in relation to the project, addressing cross-boundary noise, water, air quality, and infrastructure impacts.
2. Direct Administration to continue consulting with the Government of Saskatchewan on the Bell AI Fabric data centre campus project and report back to City Council with ongoing updates on the consultation, as the project continues to progress; and
3. Direct Administration to formally request the Government of Saskatchewan to share results of the environmental impact assessment they conduct on the expanded Bell AI Fabric data centre campus project with the City of Regina that may be publicly disclosed; and suggest that the following potential impacts be included as part of the environmental impact assessment:
 - a. air quality and emissions, including projected combustion emissions with modelled impacts on Regina air quality;
 - b. stormwater management and effects on the watershed;
 - c. acoustic modelling and sound propagation, including predicted noise levels and low frequency/ infrasound content at defined distances and directions; as well as the modelled impacts on the closest residential areas, Wascana Lake, the University of Regina, Wascana Golf Course and nearby nature conservation areas; and
 - d. effects on local ecosystems, including disruptions to wildlife migration patterns.

Mayor Chad Bachynski declared a conflict of interest on item MN26-18 Impact of Bell AI Fabric Data Center Campus on the City of Regina, citing his employment relationship with SaskEnergy, abstained from discussion and voting on the matter, temporarily stepped down from the Chair, and temporarily left the meeting.

(Deputy Mayor David Froh assumed the Chair.)

Councillor Mark Burton declared a conflict of interest on item MN26-18 Impact of Bell AI Fabric Data Center Campus on the City of Regina, citing his employment in the telecommunications sector and data center industry, abstained from discussion and voting on the matter, and temporarily left the meeting.

The following delegations addressed City Council

- DE26-90 James Elliott, Regina, SK
- DE26-91 Julia Janicki, Regina, SK
- DE26-92 Taya Triffo, representing No Data Centres on Treaty Land, Regina, SK

RECESS

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

City Council recessed at 2:29 p.m.

City Council reconvened at 2:47 p.m.

The Chair called for a 15 minute recess due to technical difficulties.

City Council recessed at 2:48 p.m.

City Council reconvened at 3:03 p.m.

- DE26-93 Erwin Heuck, Regina, SK

The Chair called for a 5 minute recess.

City Council recessed at 3:46 p.m.

City Council reconvened at 3:51 p.m.

- DE26-94 Gordon Hipperson, representing Hipperson Construction Company (1996) Limited, Regina, SK
- DE26-96 Dan Rink and Jaethan Reichel, representing Bell AI Fabric, Kamloops, BC

RECESS

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

City Council recessed at 4:18 p.m.

City Council reconvened at 4:39 p.m.

Councillor Sarah Turnbull moved, seconded by Councillor Shobna Radons, AND IT WAS RESOLVED, that the following communications be received and filed:

- CP26-47 Don Ross, George Gordon Developments Ltd., Regina, SK
- CP26-48 Jamie Schmidt, Regina, SK
- CP26-49 Michael Malagride, Regina, SK
- CP26-50 John Klein, Regina, SK
- CP26-51 Chris Yost, University of Regina, Regina, SK
- CP26-52 Ellen McLaughlin and Chris Reese, Regina, SK
- CP26-53 Shannon Berry-Krieser, Regina, SK
- CP26-54 Kate Pearce and Troy Williams, Regina, SK
- CP26-55 Eric Anderson, Saskatchewan Industrial & Mining Suppliers Association Inc., Saskatoon, SK
- CP26-56 Dylan Block, Regina, SK
- CP26-57 Mitch Grenier, U.A. Local 179, Saskatoon, SK
- CP26-58 Jeff Sweet, Saskatchewan Building and Construction Trades Council, Regina, SK
- CP26-59 Brandon Faul, U.A. Local 179, Regina, SK
- CP26-60 Meghan South, Regina, SK
- CP26-61 Simon Enoch, Canadian Centre for Policy Alternatives, Regina, SK
- CP26-63 Mike Tate, Regina & District Chamber of Commerce, Regina, SK

Councillor Sarah Turnbull moved, seconded by Councillor Shobna Radons, that the recommendation contained in the motion be concurred in.

RECESS

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

City Council recessed at 5:58 p.m.

City Council reconvened 6:45 p.m.

Amendment

Councillor David Froh moved, in amendment, seconded by Councillor Jason Mancinelli, that City Council direct Administration to work with Economic

Development Regina, and consult with Bell and the Provincial Government, University of Regina, Regina and District Chamber of Commerce, and Saskatchewan Polytechnic to identify economic opportunities associated with the project, both direct and indirect, and further work with these partners to identify appropriate regulatory and policy mechanisms to create an ecosystem that secures long-term operational labor force, and supply chain opportunities.

The amending motion was put and declared CARRIED.

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

Councillor George Tsiklis requested a separate vote on the main motion as amended Items #1-3, and Item #4.

Separate Vote - Items #1, #2, and #3 - Main Motion, as Amended

Items #1, #2, and #3 of the main motion, as amended, were put and declared CARRIED.

RESULT:	CARRIED [5 to 4]
MOVER:	Councillor Turnbull
SECONDER:	Councillor Radons
IN FAVOUR:	Councillors: Flores, Froh, Radons, Turnbull, and Zachidniak
AGAINST:	Councillors: Bezo, Mancinelli, Rashovich, and Tsiklis
AWAY:	Councillor Burton and Mayor Bachynski

Separate Vote - Item #4 - Main Motion, as Amended

Item #4 of the main motion, as amended, was put and declared CARRIED.

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

RECESS

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

15 minute recess was called.

City Council recessed at 8:21 p.m.

City Council reconvened at 8:36 p.m. in the absence of Councillors Shobna Radons and Sarah Turnbull.

(Mayor Chad Bachynski and Councillor Mark Burton returned to the meeting.)

(Mayor Chad Bachynski resumed the Chair.)

COMMITTEE REPORTS
EXECUTIVE COMMITTEE

Councillor David Froh declared a conflict of interest on item CR26-116 Community Non-Profit Tax Exemptions - 2027, citing his work with some of the potential exemption recipients, abstained from discussion and voting on the matter, and temporarily left the meeting.

CR26-116 Community Non-Profit Tax Exemptions - 2027

Recommendation

That City Council:

1. Approve the one-year property tax exemptions listed in Appendix A, Table 1, subject to approval by the Government of Saskatchewan or separate school division (where applicable) for any required exemption or partial exemption of the education portion of the property tax levy;
2. Authorize the Acting Chief Financial Officer & Deputy City Manager (or their delegate) to:
 - a) apply to the Government of Saskatchewan, on behalf of property owners, for exemptions of the education portion of the property taxes when the annual exempted amount is \$25,000 or greater. If the Government of Saskatchewan does not approve the requested exemption amount, the City of Regina may reduce the education tax exemption to an amount below \$25,000.
 - b) apply to the separate school division (where applicable and required) on behalf of the property owner, for exemptions from the education portion of property taxes. If the separate school division does not approve the requested exemption amount, the City of Regina will adjust the education tax exemption in accordance with the school division's decision;

3. Pursuant to clause 244(2)(a) of *The Cities Act*, abate the 2026 property taxes at 95.07 per cent for the following properties listed in Appendix A, Table 3:
 - a) the property leased by Nēwo Yōtina Friendship Centre for the full year;
 - b) the property leased by the Ranch Ehrlo Society for nine months; and
4. Direct the City Solicitor to prepare the necessary bylaws to authorize both the property tax abatements in Recommendation #3 and the 2027 property tax exemptions for the properties listed in Appendix A, Table 1.

Delegation DE26-86 Kimberley Wenger, representing North Central Family Centre, Regina, SK, addressed City Council.

Councillor Jason Mancinelli moved, seconded by Councillor Dan Rashovich, AND IT WAS RESOLVED, that the following communications be received and filed:

- CP26-62 **Melanie Kingston, All Nations Hope Network, Regina, SK**
- CP26-64 **Mary Ann McGrath, Regina Early Learning Centre, Regina, SK**

Councillor Victoria Flores moved, seconded by Councillor Jason Mancinelli, that City Council:

1. **Approve the one-year property tax exemptions listed in Appendix B, Table 1, subject to approval by the Government of Saskatchewan or separate school division (where applicable) for any required exemption or partial exemption of the education portion of the property tax levy;**
2. **Authorize the Acting Chief Financial Officer & Deputy City Manager (or their delegate) to:**
 - a) **apply to the Government of Saskatchewan, on behalf of property owners, for exemptions of the education portion of the property taxes when the annual exempted amount is \$25,000 or greater. If the Government of Saskatchewan does not approve the requested exemption amount, the City of Regina may reduce the education tax exemption to an amount below \$25,000;**
 - b) **apply to the separate school division (where applicable and required) on behalf of the property owner, for exemptions from the education portion of property taxes. If the separate school division does not approve the requested exemption amount, the City of Regina will adjust the education tax exemption in accordance with the school division's decision;**

3. Pursuant to clause 244(2)(a) of *The Cities Act*, abate the 2026 property taxes at 95.07 per cent for the following properties listed in Appendix B, Table 3:

a) the property leased by Nēwo Yōtina Friendship Centre for the full year;

b) the property leased by the Ranch Ehrlo Society for nine months; and

4. Direct the City Solicitor to prepare the necessary bylaws to authorize both the property tax abatements in Recommendation #3 and the 2027 property tax exemptions for the properties listed in Appendix B, Table 1.

(Councillors Shobna Radons and Sarah Turnbull returned to the meeting.)

The motion was put and declared CARRIED.

RESULT:	CARRIED [8 to 2]
MOVER:	Councillor Flores
SECONDER:	Councillor Mancinelli
IN FAVOUR:	Councillors: Bezo, Burton, Flores, Mancinelli, Radons, Turnbull, Zachidniak, and Mayor Bachynski
AGAINST:	Councillors: Rashovich and Tsiklis
AWAY:	Councillor Froh

(Councillor Shanon Zachidniak left the meeting.)

Councillor George Tsiklis moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that the meeting continue past 9:00 p.m.

(Councillor David Froh returned to the meeting.)

CR26-117 Lead Service Connection Management Program – 2025 Update

Recommendation

That City Council:

1. Approve recommendations set out in Option 1 of this report, ensuring the accelerated 2036 replacement timeline remains achievable by accelerating necessary hydro-vacuum investigations for inventory confirmation and construction coordination;
2. Approve recommendations set out in Option 2 of this report, to improve affordability by introducing a maximum homeowner contribution of \$5,000 for private-side lead service connection replacements;
3. Direct Administration to bring forward Utility Rate impacts for recommended options through the 2027 budget process;

4. Direct the City Solicitor to prepare the necessary amendments to Bylaw No. 8942 to support implementation of a maximum homeowner contribution of \$5,000 for private-side lead service connection replacements;
5. Remove items CR25-115 (2d) and (2f) from its List of Outstanding Items.

The following delegations addressed City Council:

- DE26-87 Florence Stratton, representing Get the Lead Out, Regina, SK
- DE26-88 Trish Elliott, Regina, SK
- DE26-89 Beverly McDougald, Regina, SK

Councillor David Froh moved, seconded by Victoria Flores, AND IT WAS RESOLVED, that communication CP26-46 from Phil Jeffreys, Cathedral Village Community Association, Regina, SK be received and filed.

Councillor Jason Mancinelli moved, seconded by Councillor Victoria Flores that the recommendation contained in the report be concurred in.

The motion was put and declared CARRIED.

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

ADJOURNMENT

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

The meeting adjourned at 9:34 p.m.

Pursuant to Section 12(2) of City Council's Procedure Bylaw No. 9004, Item CR26-114 Internal Audit Work Plan is deemed tabled to the October 28, 2026 City Council meeting.

Chairperson

Secretary