

Regina Planning Commission

Tuesday, November 17, 2026
4:00 PM

Henry Baker Hall, Main Floor, City Hall

Public Agenda
Regina Planning Commission
Tuesday, November 17, 2026

Approval of Agenda

Adoption of Minutes

Minutes of the meeting held October 20, 2026.

Administrative Reports

RPC26-22 Zoning Bylaw Amendment – 1400 E 12th Avenue

Recommendation
The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:

    a. Rezoning a portion of 1400 E 12th Avenue, as shown in Appendix A-2 – Zoning, and legally described as Blk/Par 39A and 40 – Plan AQ5077 Ext 0, from RMH – Residential Manufactured Home Zone to RL – Residential Low-Rise Zone and H – Holding Overlay Zone.
    b. Amending Zoning Maps 3088(A) and 3088(B) accordingly.

2. Instruct the City Solicitor to prepare the necessary bylaws following approval of the recommendations and the required public notice; and

3. Approve these recommendations at its meeting on December 2, 2026.

Adjournment

AT REGINA, SASKATCHEWAN, TUESDAY, OCTOBER 20, 2026

AT A MEETING OF REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 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:	Councillor Shobna Radons, in the Chair John Aston Jordan Gasior Fred Hill Sharon Markesteyn Leah Morrigan (Remote) Maynard Sonntag Nicole Torgerson (Remote) Kathleen Wilson Councillor Dan Rashovich Councillor George Tsiklis
Also in Attendance:	A/ Deputy City Clerk, Martha Neovard Council Officer, Nadia Tasker Senior Legal Counsel, Cheryl Willoughby Deputy City Manager, City Planning & Community Services, Deborah Bryden Director, Planning & Development Services, Autumn Dawson Manager, City Planning, Ben Mario City Planner I, Vanessa Berg City Planner II, Zoey Drimmie

APPROVAL OF AGENDA

Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved at the call of the Chair with the addition of the List of Registered Delegations.

ADOPTION OF MINUTES

Commissioner John Aston moved, AND IT WAS RESOLVED, that the minutes for the meeting held on September 15, 2026, be adopted, as circulated.

ADMINISTRATIVE REPORTS

RPC26-18 Zoning Bylaw Amendment – 3800 Rochdale Boulevard

Recommendation
The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:

    a. Rezoning a portion of the property located at 3800 Rochdale Boulevard, as shown in Appendix A-2 – Zoning (Existing & Proposed), and legally described as Parcel 1, Plan 102254891, from MLM – Mixed Large Market zone to MH – Mixed High-Rise Zone.

    b. Amending Zoning Map 2493(A) accordingly.

2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.

3. Approve these recommendations at its October 28, 2026 meeting.

Kaitlyn Brown, representing Cornerstone Holdings Ltd, Regina, SK, addressed the Commission.

Commissioner John Aston moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commissioner Aston
IN FAVOUR:	Councillors: Radons, Rashovich and Tsiklis Commissioners: Aston, Gasior, Hill, Markesteyn, Morrigan, Sonntag, Torgerson and Wilson

RPC26-19 Zoning Bylaw Amendment- Chapter 11 (Signs)

Recommendation
The Regina Planning Commission recommends that City Council:

1. Approve amendments to *The Regina Zoning Bylaw, 2019* by replacing Subsection 11E.13(9), of Chapter 11, Part E, with the following text:

    "In DCD-CBM, sign regulations applicable to the ML – Mixed Low-Rise

Zone shall apply, except on lots fronting Chuka Boulevard, where sign regulations applicable to the MLM – Mixed Large Market zone shall apply to the Chuka Boulevard Interface area, per Figure 6G.F1."

2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.

3. Approve these recommendations at its October 28, 2026 meeting.

Joshua Bresciani, representing 102025755 Saskatchewan Corp., Regina, SK, addressed the Commission.

Commissioner John Aston moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commissioner Aston
IN FAVOUR:	Councillors: Radons, Rashovich and Tsiklis Commissioners: Aston, Gasior, Hill, Markesteyn, Morrigan, Sonntag, Torgerson and Wilson

RPC26-20 Discretionary Use – 1102 N Fleet Street

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the Discretionary Use application for the proposed Work Camp land use, subject to the following development standards and conditions:

    a. The Work Camp development location shall be limited to the area defined as "Subject Property", shown on Appendix A-3.1A – Site and Building Concept Plan;
    b. The Work Camp development shall be generally consistent with the plans attached to this report as Appendix A-3 – Site and Building Concept Plan;
    c. Work Camp land use approval shall expire on December 31, 2028;
    d. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations of *The Regina Zoning Bylaw, 2019*;
    e. Subject to the above conditions, authorize the Development Officer to issue a development permit with respect to the application; and

2. Approve these recommendations at its October 28, 2026 meeting.

The following addressed the Commission:

- James Elliott, Regina, SK
- Richard Exner, representing Unifor 594, Regina, SK

(Councillor George Tsiklis temporarily left the meeting.)

- Sean Tucker, representing Unive, Victoria, BC

(Councillor George Tsiklis returned to the meeting.)

- Rebecca Granovsky-Larsen, Regina, SK
- Mark Simpson, representing Consumers' Co-operative Refineries Ltd, Regina, SK

(Commissioner Nicole Torgerson left the 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 5:32 p.m.

The Committee reconvened at 5:47 p.m.

(Commissioner John Aston left the meeting.)

Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the mandatory dinner recess be delayed until 6:30pm

Commissioner Fred Hill moved, AND IT WAS RESOLVED, that communication RPC26-21 from James Elliott, Regina SK be received and filed.

Commissioner Jordan Gasior moved that the recommendations contained in the report be concurred in.

Commissioner Jordan Gasior moved, AND IT WAS RESOLVED, that the mandatory dinner break be waived.

The motion was put and declared CARRIED.

RESULT:	CARRIED [7 to 2]
MOVER:	Commissioner Gasior
IN FAVOUR:	Councillors: Radons, Rashovich and Tsiklis Commissioners: Gasior, Hill, Markesteyn and Sonntag
AGAINST	Commissioners: Morrigan, Wilson

ADJOURNMENT

Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 7:15 p.m.

_____ _____

Chairperson Secretary

Zoning Bylaw Amendment – 1400 E 12th Avenue

Date	November 17, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC26-22

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:

    a. Rezoning a portion of 1400 E 12th Avenue, as shown in Appendix A-2 – Zoning, and legally described as Blk/Par 39A and 40 – Plan AQ5077 Ext 0, from RMH – Residential Manufactured Home Zone to RL – Residential Low-Rise Zone and H – Holding Overlay Zone.
    b. Amending Zoning Maps 3088(A) and 3088(B) accordingly.

2. Instruct the City Solicitor to prepare the necessary bylaws following approval of the recommendations and the required public notice; and

3. Approve these recommendations at its meeting on December 2, 2026.

ISSUE

This report responds to an application to amend *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) by rezoning a portion of 1400 E 12th Avenue, as shown in Appendix A-2 – Zoning, from Residential Manufactured Home Zone to Residential Low-Rise Zone.

Administration is also recommending a Holding Overlay Zone, which is a tool that prevents development from occurring until certain conditions are met.

IMPACTS

Policy Impact

The proposed rezoning supports the following key objectives of the City of Regina's (City) *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP):

- Intensification: "…at least 40 per cent of new housing units (equivalent to 30 per cent of new population) to be located in existing areas within the Intensification Boundary…"
- Efficient Servicing: "Maximize the efficient use of existing and new infrastructure."
- Housing: "Expand areas where apartments and multi-unit buildings are permitted uses."

Strategic Priority Impact

The proposed rezoning supports the "Livability" priority of the City's Strategic Plan: "*New residential and commercial developments enhance our city, serve the diverse needs of residents and build safe communities"*, and *"new development optimizes existing infrastructure, supporting long-term sustainable growth."*

Environmental Impact

Reducing greenhouse gas (GHG) emissions, supporting renewability and improving climate resilience are key objectives of the City, as outlined in the OCP, the *Energy & Sustainability Framework* and the *Corporate Climate Adaptation Strategy.*

The proposed rezoning enables development that places more people within proximity to existing transit, amenities and services; therefore, it has the potential to support active and shared (transit) mobility and reduce reliance on personal motor vehicles.

Indigenous Impact

The proposed rezoning supports the principle of wihci-atoskêwin askîhk (WEE-chey-AH-toe-skay-win AHS-keek) – *Living or working together in the land in harmony*, which is a key objective of kâ-nâsihcikêwin (Indigenous Framework), as it will allow for higher density development, which is a more efficient use of land and resources, and will expand housing opportunities and diversification.

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

OTHER OPTIONS

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

Advantage: The proposed rezoning enables residential intensification; therefore, supports efficient servicing, fiscal sustainability and housing diversity, which are key OCP objectives.

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

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

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

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

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

Advantage: There is no advantage to the City associated with this option.

Consideration: Lands zoned RMH Zone have limited intensification potential, as the only permissible building type is *Building, Manufactured Home*.

COMMUNICATIONS & ENGAGEMENT

Public and stakeholder engagement is summarized in Appendix B – Public Feedback. No submissions were received from the Dewdney East Community Association.

In addition to the standard public notification, the City facilitated a Public Open House event on September 28, 2026, which provided an opportunity for residents to obtain information regarding zoning, servicing and traffic implications, and to pose questions to the Applicant. This event was held at a facility within the neighbourhood and was attended by approximately 40 residents.

Public notice of City Council's consideration of this application and the related public hearing will be given in accordance with *The Public Notice Policy Bylaw, 2020*. The Applicant and other interested parties will receive a copy of the report and be notified of their right to appear as a delegation at the City Council meeting where the application will be considered.

DISCUSSION

Overview

Glen Elm Properties Ltd. (Applicant and Landowner) is requesting that a 4.8-hectare portion of 1400 E 12th Avenue (Subject Property) be rezoned from RMH – Residential Manufactured Home Zone (RMH Zone) to RL – Residential Low-Rise Zone (RL Zone), as shown in Appendix A-2 – Zoning.

The proposed RL Zone is intended to accommodate "…a neighbourhood environment characterized by a mixture of low-rise multi-unit building types" and will allow for residential intensification. Prominent features associated with the RL Zone are included as Appendix C – RL Zone Summary.

The Subject Property transitioned to a vacant state in 2025; however, it previously formed part of the "Glen Elm Mobile Home Community" ("manufactured home park"). A 2.8-hectare area of this manufactured home park, with approximately 33 dwelling units, remains.

The Subject Property is located in the Dewdney East Neighbourhood and is surrounded by:

- Ring Road to the west, which is a limited-access expressway.
- Residential development to the south (remnant portion of the manufactured home park).
- A combination of low-and medium-density residential to the north and east.

The proposal supports accommodating growth within established neighbourhoods. Although the City is not reviewing a development application at this time, a future development could include a combination of townhouses and low-rise apartment buildings. An image reflecting this scenario is included in this report as Appendix D – Hypothetical Development Scenario. This image was prepared by the Applicant for the purpose of assessing traffic, servicing and public feedback, and is included as non-binding information and not subject to review at this time.

Assessment

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

The Subject Property is designated, per OCP Growth Plan (Map 1), as "Existing Neighbourhood" and forms part of the "Intensification Boundary".

Although the Subject Property is not located within a specific area identified for intensification (i.e. Urban Centre, Urban Corridor, Primary/Secondary Intensification Area), OCP Policy 2.7A establishes criteria for supporting other locations, within the Intensification Boundary, for higher density development. The Subject Property meets the Policy 2.7A criteria, as it:

- Is near an Urban Corridor (Victoria Avenue - 150 metres).
- Is adjacent to lands zoned Residential High-Rise Zone (RH Zone).
- Fronts a roadway with transit service (Oxford Street).

- Forms a corner site and has adequate access to roadway networks.
- Is serviceable (with modifications, as described below).

The following land use compatibility factors apply, which support the proposed rezoning:

- Low-density residential to the west and north will be buffered from existing roadways – Ring Road and 10th Avenue (10th Avenue is a 30-metre-wide local street corridor).
- Low-density residential to the south will be buffered by a 30-metre-wide utility easement.
- Medium-density residential, zoned RH Zone, frames part of the west side.
- Overall, the surrounding built environment is varied and includes a mix of different housing types and densities, as well as commercial development in close proximity.

The application was accompanied by a Transportation Impact Assessment, completed in accordance with City requirements, which concludes that:

- Traffic associated with the Hypothetical Development Scenario (Appendix D) will have minimal impact on the surrounding road network.
- Some access modifications and specific roadway upgrades are recommended.

The Traffic Impact Assessment was required at this stage to assist in reviewing appropriate zoning considerations; however, traffic implications and required roadway upgrades will be further reviewed at the Development Permit stage, responding to the specific development scenario being proposed. Any required upgrades, or roadway infrastructure that forms part of a future development, will be the financial responsibility of the Developer.

The application was accompanied by a Servicing Report, completed in accordance with City requirements, based on the Hypothetical Development Scenario (Appendix D), which concludes that:

- On-site storm water detention will be required, which will be the responsibility of the Developer to construct, own and operate.
- There would be no resulting adverse impacts on the water distribution system.
- There is no existing capacity within sanitary sewer (wastewater) collections system to accommodate the proposed development.

Limitations with wastewater system capacity (Subject Property and vicinity) are also recognized in the City's *Wastewater Master Plan* (2017), which recommends the construction, by 2040, of a City operated storage reservoir within the neighbourhood (at Cavendish Street near Reibling Park).

In lieu of the aforementioned 2040 City project, the Applicant proposes to construct a wastewater storage facility on-site that will be privately owned and maintained. This option (private wastewater facility) is deemed to be potentially viable; however, with the condition that a Holding Overlay is applied, as recommended in this report, and that removal of the Holding Overlay be contingent on:

- Submission of a Development Permit application and development concept that conforms with City requirements, including the RL Zone regulations and standards.
- The requisite legal agreements being registered on title respecting ownership and operation/maintenance of the private wastewater facility, and other restrictions as may be relevant, to allow for the private infrastructure solution.

Another scenario warranting Holding Overlay removal would be the construction and implementation of the aforementioned 2040 City project, prior to a development application coming forward for the Subject Property, or other solution satisfactory to the City.

The Applicant's proposed solution will allow redevelopment to occur, and new housing to be brought online, in the near-term, without diminishing neighbourhood or Citywide service levels.

The proposed rezoning presents an opportunity to advance the City's Intensification Target, which is important for achieving environmental and economic sustainability goals, while, at the same time, supporting housing opportunities and diversity at a location suitable for higher density development.

DECISION HISTORY & AUTHORITY

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

Respectfully Submitted,

Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,

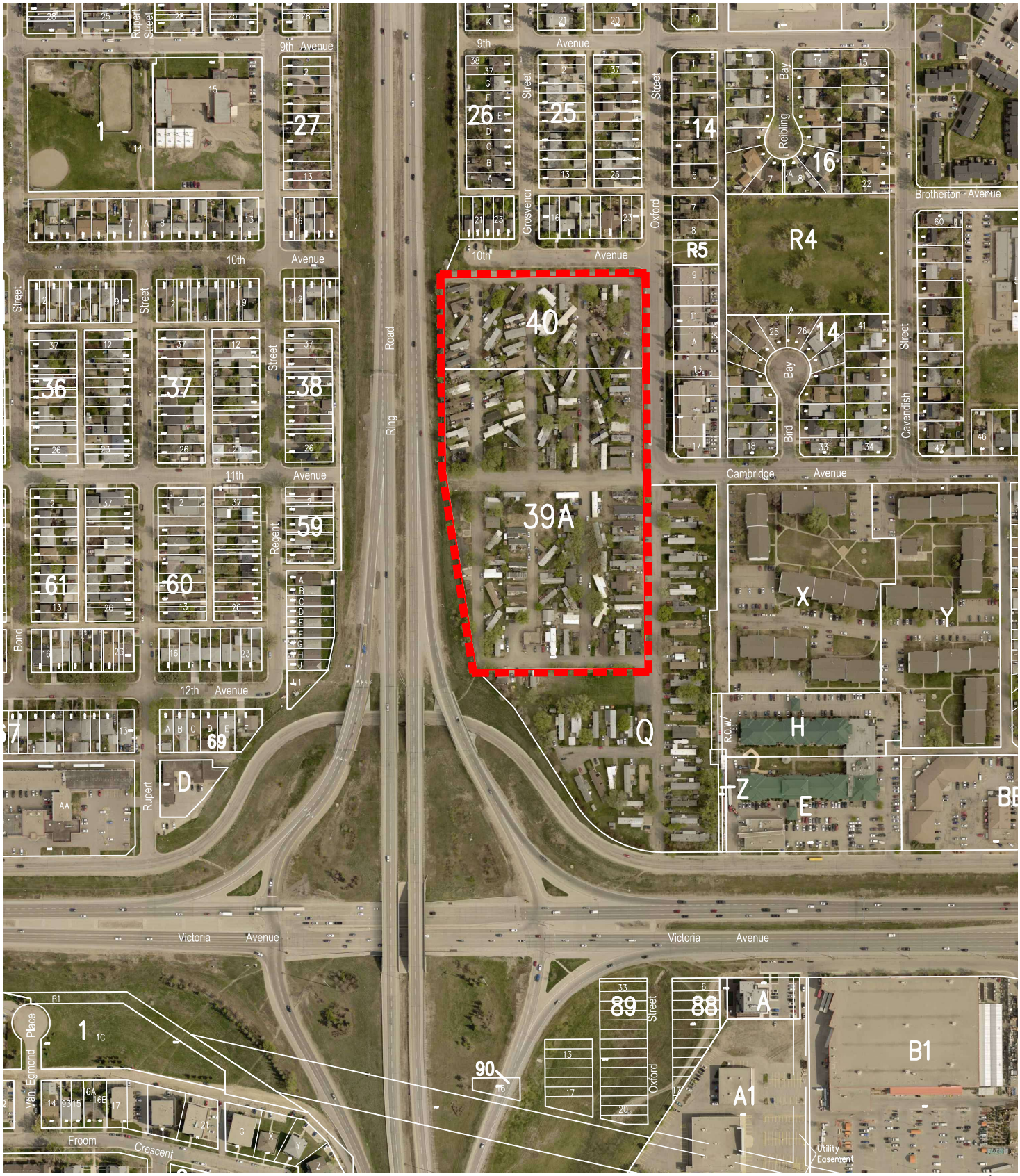
Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Jeremy Fenton, Senior City Planner

ATTACHMENTS

Appendix A-1 - Location
Appendix A-2 - Zoning
Appendix B - Public Feedback
Appendix C - RL Zone Summary
Appendix D - Hypothetical Development Scenario

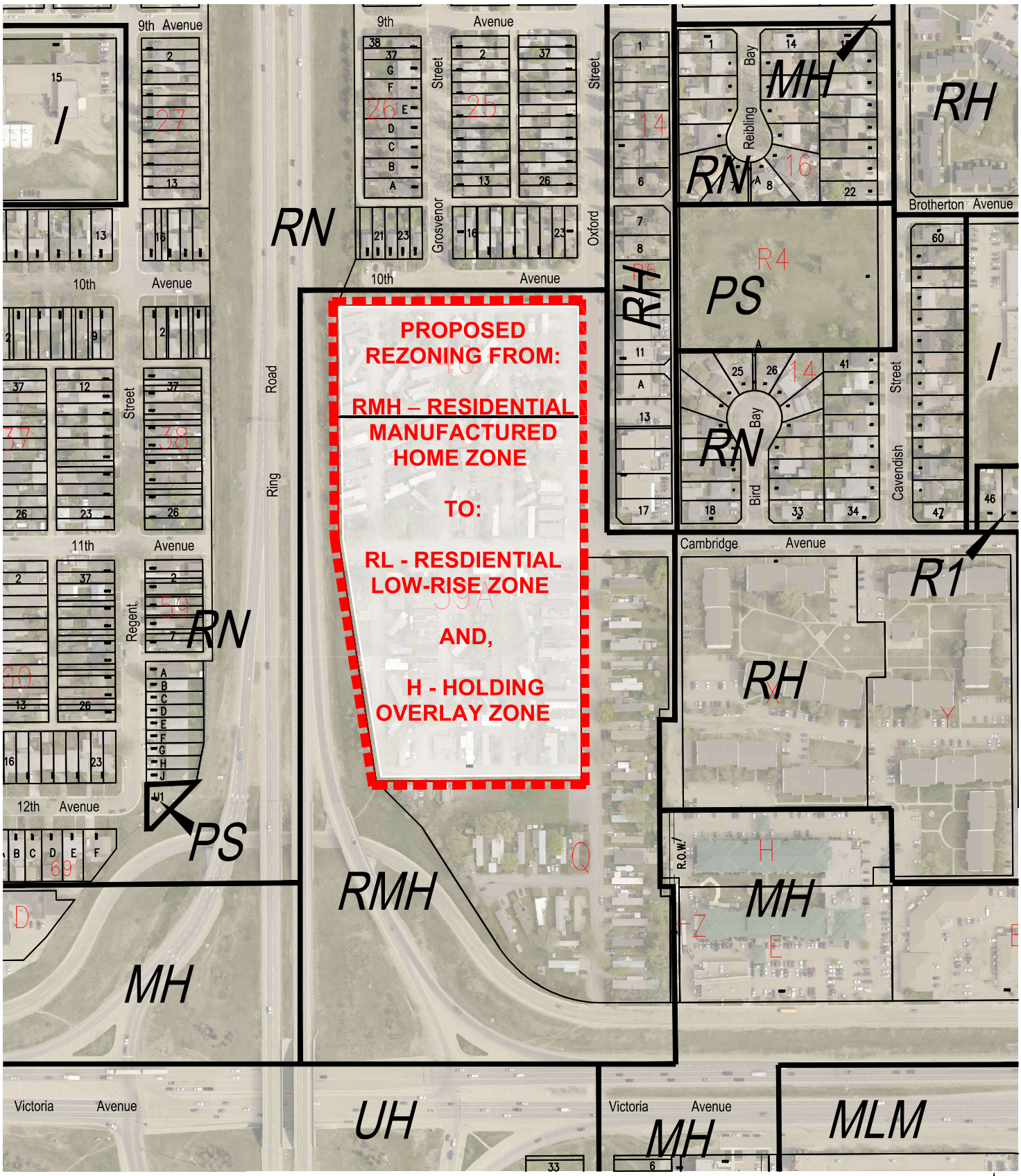
Appendix A-1



Subject Property

Date of Photography: 2024

Project PL202500403 Civic Address/Subdivision 1400 E 12th Avenue
Par 40 and Par 39A



Subject Property

Blk/Par 39A and 40 - Plan AQ5077 Ext 0

Date of Photography : 2024

Project PL202500403 Civic Address/Subdivision 1400 E 12th Avenue

REGINA

Appendix B

Community Contact and Feedback Summary

Communications	
Public Notice Sign September 8, 2026	• One Public Notice sign posted at Subject Property
Public Notice Letter September 8, 2026	• Mailed (Canada Post) to 273 addresses • Customized notification radius – extended beyond 75 metres to correspond to Traffic Impact Assessment study area
Website Information September 8, 2026	• Information Notice posted on the City of Regina (City) website • Open House Notice posted on the City website • Online comment portal open
Open House September 8, 2026	• Open House held at venue within neighbourhood (Sandman Hotel) • 40 attendees

Comments/Feedback		
Response	**#**	**Comments**
Support	**1**	• Residential diversity and market options
Qualified Support	**5**	• Would support if City restricts parking on adjacent streets • Would support if Developer is required to limit construction noise, dust • Would support if high-density residential is prohibited
Oppose	**3**	• Will exacerbate existing on-street parking issues (lack thereof) • Will exacerbate existing traffic issues, generally • Will exacerbate traffic safety along Oxford Street and Cambridge Avenue • Property impact – Water, sanitary sewer, drainage • Property impact – Property values will be negatively affected
Total	**8**	

City Administration Response

1. Issue: Parking

Administration's Response: It is recognized that the proposed RL – Residential Low-Rise Zone is a concern with some residents in terms of added density and, consequently, implications for on-street parking (lack thereof), which is regarded by some as an existing issue.

Per *The Regina Zoning Bylaw, 2019*, there is no minimum requirement for on-site motor vehicle parking stalls (except specified situations); therefore, the number provided is at the discretion of the developer. The purpose of not requiring motor vehicle parking stalls is to maximize the efficient use of land and City services, support active transportation and transit, support housing by reducing construction costs, and support a market-based approach to parking.

On-street parking is a shared public resource and, further, there are no land uses (e.g. schools, hospitals) in the vicinity having parking needs that might conflict with residential parking. Administration notes that, while there is no minimum requirement for on-site motor vehicle parking stalls, developers will, typically, provide parking stalls at a level that meets the anticipated needs of the future residents (typically, 1 stall per dwelling unit, or more).

2. Issue: Traffic – Generally

Administration's Response: It is recognized that the proposed RL – Residential Low-Rise Zone is a concern with some residents in terms of added density and, consequently, implications for traffic, which is regarded by some as an existing issue.

For most redevelopment proposals, relating to site areas that are significantly larger than a typical urban lot, traffic implications are a legitimate consideration. For this rezoning application, the Applicant was required to complete a Traffic Impact Assessment – this study concluded:

- Traffic associated with Appendix D – Hypothetical Development Scenario will have minimal impact on the surrounding road network.
- Some access modifications and specific roadway upgrades are recommended.

Traffic implications will be further reviewed at the Development Permit stage, responding to the specific development scenario being proposed.

3. Issue: Traffic - Oxford Street and Cambridge Avenue

Administration's Response: The Applicant's Traffic Impact Assessment traffic included an assessment of Oxford Street and Cambridge Avenue.

At the Development Permit stage, relating to a development proposal, the City will consider:

- Further review of traffic implications, including implications for Oxford Street and Cambridge Avenue (traffic management).
- Options to upgrade the roadway, as a response to additional traffic.

4. Issue: Water and Sewer

Administration's Response: The application was accompanied by a Servicing Report, completed in accordance with City requirements, based on Appendix D – Hypothetical Development Scenario, which concludes that:

- There would be no resulting adverse impacts on water distribution system.
- There is no existing capacity within sanitary sewer (wastewater) collections system to accommodate the proposed development; however, resolutions have been identified.
- On-site storm water detention will be required.

Water Infrastructure: All development is required to comply with City standards to ensure adequate system pressure/flows for daily or firefighting use. This would be confirmed during a future review stage, with more detailed information.

Wastewater Infrastructure: Two potential resolutions include:

- Future (2040+) City operated storage facility within the neighbourhood (at Cavendish Street near Reibling Park), as identified in the City's *Wastewater Master Plan* (2017).
- Privately operated storage facility, as identified in the Applicant's Servicing Report.

Ultimately, all development is required to comply with City standards to ensure that existing properties are not negatively impacted regarding wastewater sewer capacity. This would be confirmed during a future review stage, with more detailed information.

Stormwater Infrastructure: The developer is required to install private stormwater facilities, in accordance with City standards, to ensure that City systems are not overwhelmed and to ensure that neighbouring properties are not negatively affected. This would be confirmed during a future review stage, with more detailed information.

5. Issue: Density

Administration's Response: It is recognized that the 20-metre height limit associated with the proposed RL – Residential Low-Rise Zone is a concern with some residents in terms of community character and added density.

Applying the RL Zone to the Subject Property has been assessed and is deemed appropriate:

- The Subject Property meets OCP intensification criteria (Policy 2.7), as it:
  - Is near an Urban Corridor (Victoria Avenue – 150 metres).
  - Is adjacent to lands zoned Residential High-Rise Zone (RH Zone).
  - Fronts a roadway with transit service (Oxford Street).
  - Forms a corner site and has adequate access to roadway networks.
  - Is serviceable (with modifications, as described in the report).
- Low-density residential to the west and north will be buffered from existing roadways – Ring Road and 10th Avenue (10th Avenue is a 30-metre-wide local street corridor).
- Low-density residential to the south will be buffered by a 30-metre-wide utility easement.
- Medium-density residential, zoned RH Zone, frames part of the west side.
- Overall, the surrounding built environment is varied and includes a mix of different housing types and densities, as well as commercial development in close proximity.

The Zoning Bylaw requires that proposed buildings with a height greater than 15 metres be reviewed through the Discretionary Use procedure in order to ascertain impacts on neighbouring properties.

This procedure also provides an opportunity for the City to require changes or to deny application.

6. Issue: Property Value

Administration's Response: Administration acknowledges that implications for property value are a concern for some residents; however:

- A key objective of the City's OCP, and the provincial legislation that underpins OCP policy, is to foster inclusive and sustainable community development.
- The City is not aware of confirmed evidence indicating that residential rezoning, or the typical development that may result from the rezoning, will result in lower property value.

Appendix C

RL – Residential Low-Rise Zone Summary

Intent	• Accommodate a neighbourhood environment characterized by a mixture of low-rise multi-unit building types
Location	• Residential neighbourhoods; collector street frontage (typically) • Urban Centers and Corridors

Dwelling	Dwelling, Unit	Permitted Use
	Group Care	Permitted Use
Institution	Day Care	Permitted: • Arterial/Collector corner lot; 30 kids or less, or • Existing non-residential building; 30 kids or less Otherwise, Discretionary
	Education	Not allowed
Assembly	Recreation	Discretionary Use
	Religious	Discretionary Use
Food & Beverage	Restaurant	Not allowed
	Lounge	Not allowed
Retail Trade	Shop	Not allowed
	Fuel Station	Not allowed
Service Trade	Personal	Not allowed
	Wash – Light	Not allowed
Transport	Parking Lot	Not allowed
Office		Not allowed

Max Units/Lot	No max
Max Height	15m – Permitted Use; 15-20m – Discretionary Use
Front Setbacks	3 - 4.5m

Appendix D

Hypothetical Development Scenario
(Information Only)

