

**Discretionary Use – 855 Park Street**

<b>Date</b>	January 29, 2025
<b>To</b>	Deborah Bryden, Development Officer
<b>From</b>	Planning & Development Services
<b>Item #</b>	PL202400229

**BACKGROUND**

---

Section 1D.1.2(2) of *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) specifies that all applications for discretionary use are delegated to the Development Officer, except those which meet specified criteria. Since the proposed application does not meet the specified criteria, the application is delegated to the Development Officer.

**APPLICATION**

---

Dumur Industries (Applicant) proposes to develop an “Industry, Heavy” land use at 855 Park Street (Subject Property) within an existing multi-tenant industrial building. Specifically, the Applicant is proposing a business involving media blasting (surface removal) and painting of heavy equipment.

The Industry, Heavy land use is defined as an industrial activity involving or producing “(a) welding (as a principal use); (b) particulate matter; or (c) substances which may cause nuisance such as light, glare, odour or noise” (Zoning Bylaw, Chapter 2, Part 2B). The proposed development qualifies for this land use as it will produce dust, noise, fumes and odour.

The Subject Property is located within the Ross Industrial Park and is zoned IH – Industrial Heavy Zone, which requires that Industry, Heavy be reviewed through the discretionary use procedure to assess potential safety, nuisance and environmental implications.

The surrounding properties are also zoned IH – Industrial Heavy Zone and the Subject Property is bound by arterial roadways to the north and west (Ross Avenue and Park Street, respectively) and the Ring Road to the east. The nearest residential property is 450 metres to the south.

**REVIEW CRITERIA**

---

The application is reviewed as per the criteria established in Section 1E3.5 of the Zoning Bylaw as follows:

**(a) consistency with the vision, goals and policies of the Official Community Plan**

In accordance with *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), the Subject Property is designated “Existing Approved Employment Area”; therefore, may be developed at this time (no phasing applies) in accordance with this designation.

Economic Prosperity and expanding employment opportunities are key objectives of the City of Regina (City), as set forth in the OCP. Section D5, Goal 4 supports the expansion of the industrial

base and Section D10, Goal 3 supports economic generators, industry clusters and shared industry infrastructure. The proposed development supports these objectives.

**(b) consistency with the objectives and policies of any applicable special study or policy document for the site, area or neighbourhood with emphasis on:**

- (i) land use;**
- (ii) intensity of development; and**
- (iii) impact on public facilities, infrastructure or services.**

No neighbourhood plan, concept plan, or special study or policy document applies.

**(c) consistency with regulations of the Zoning Bylaw.**

The proposed development is limited within an existing unit of an existing industrial warehouse building, which conforms to the Zoning Bylaw. There are no changes to the building associated with this discretionary use application.

Other Zoning Bylaw requirements that must be adhered to relate to applications that involve or may involve hazardous material, as described below:

**(d) potential adverse impacts or nuisances affecting:**

- (i) nearby land, development, land uses, or properties;**
- (ii) neighbourhood character;**
- (iii) the environment;**
- (iv) traffic;**
- (v) a public right-of-way; and**
- (vi) any other matter(s) affecting public health and safety.**

Since the proposed development qualifies as an Industry, Heavy land use, and may involve the processing or production of hazardous material in the form of dust and paint particulates, the Applicant was required to submit a report outlining the types of hazardous material(s) including health, safety, environmental implications and measures for addressing potentially harmful effects (per Chapter 1, Section 1E.3(3.3) of the Zoning Bylaw).

The report, which was completed to the satisfaction of the City, notes the following proposed measures for mitigating effects:

- Blasting and painting to be undertaken in self-contained units (booths) which will help isolate particulate matter, noise and odour.
- Blasting booth designed to limit and treat the particulate matter debris.

Administration further notes that there are no sensitive land uses (e.g. residential or daycares) within proximity and the Subject Property is not located in an aquifer sensitivity area, floodway or area of environmental sensitivity. No concerns related to building standards were identified through the discretionary use review, although a building permit will confirm requirements. The proposed development was examined by the Saskatchewan Health Authority who commented that they have no concerns with the application.

No potential adverse impacts were identified affecting traffic or a public right-of-way.

## **PUBLIC NOTICE**

---

The public has been notified about the application as required by *The Public Notice Policy Bylaw, 2020* by way of:

- (a) Sign posting on the subject property;
- (b) Written notice sent to assessed property owners within 75 metres; and
- (c) website posting on regina.ca.

No comments were received from adjacent landowners. There is no community association for this general area.

Since the public response did not raise any degree of concern, this application is delegated to the Development Officer.

## **SUMMARY**

---

The proposed development complies with all criteria for discretionary use approval in the Zoning Bylaw and aligns with applicable policy and regulations. Further, Administration is satisfied that the location is suitable for the proposed development and that the Applicant has demonstrated that measures will be implemented for mitigating pernicious effects

## **RECOMMENDATION**

---

The application for a proposed discretionary use for Industry, Heavy located at 855 Park Street, being Block A, Plan 102245598 in the Ross Industrial Park is APPROVED, subject to the following standards and conditions:

1. The development shall generally be consistent with the plans attached to this report as Appendix A-3.
2. Authorize the Development Officer to issue a development permit with respect to the application.

Respectfully Submitted,



---

Manager, City Planning

---

Director, Planning & Development Services

## **DECISION OF DEVELOPMENT OFFICER**

---

As recommended in this report, this application is:

APPROVED

DENIED



February 3, 2025

---

Deborah Bryden, Deputy City Manager  
City Planning & Community Development  
(Development Officer)

---

Dated

Report prepared by: Tyson Selinger, City Planner I

Attachments:

Appendix A-1: Location

Appendix A-2: Zoning

Appendix A-3: Unit & Building Plan

Appendix A-1: Location



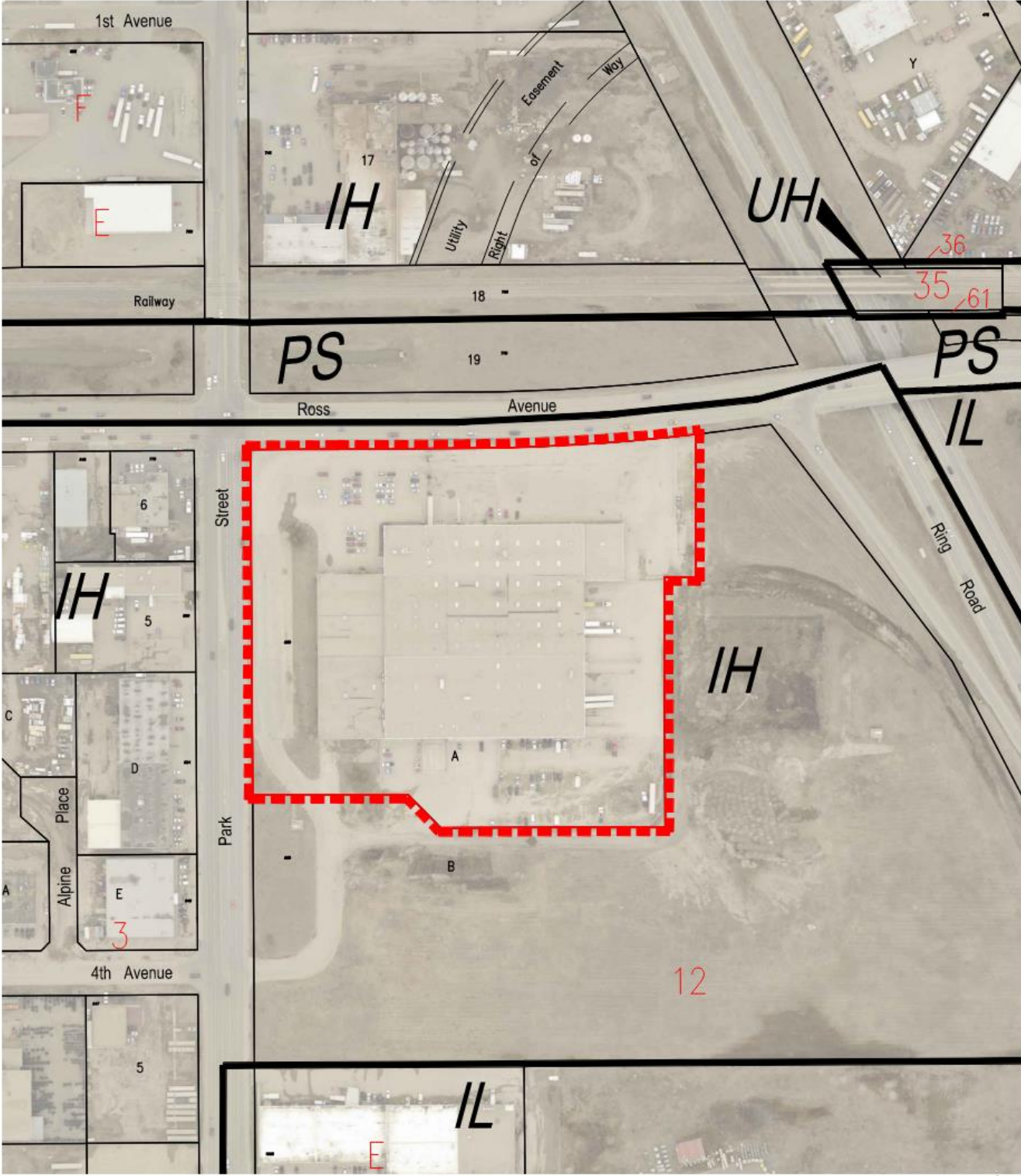
 Subject Property

Date of Photography: 2023





Appendix A-2 : Zoning



 Subject Property

Date of Photography : 2023



Appendix A-3: Unit and Building Plan

Building Plan



Unit Plan

