

Discretionary Use – 815 Dewdney Ave

Date	June 13, 2025
To	Deborah Bryden, Development Officer
From	Planning & Development Services
Item #	PL202500121

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

Zaryski Construction Ltd. (Applicant) proposes to develop an “Industry, Heavy” land use at 815 Dewdney Ave (Subject Property). Specifically, the Applicant is proposing a “ready-mix” concrete plant business, which produces concrete by mixing cement and aggregate material in batches and then delivers this ready-to-use concrete to construction sites. This intended land use is proposed to be located on the east half of the Subject Property only, as the Applicant is intending to subdivide the Subject Property, should this application be approved.

The Subject Property is located near the Tuxedo Park industrial area and is zoned IL – Industrial Light Zone, which requires that Industry, Heavy be reviewed through the discretionary use procedure to assess potential safety, nuisance and environmental implications. Additionally, within this zone, all “Industry, Heavy” land use must be contained indoors.

The development is expected to produce approximately 50 to 100 cubic metres of concrete per day, which is then delivered by trucks to customers. Storage of cement and aggregate materials will be within the new building, along with the concrete production process. The outdoor area will be limited to parking, truck movement and storage of heavy vehicles.

According to the Applicant, the hours of operation are expected to be Monday through Saturday from 7 a.m. to 6 p.m. Daily traffic associated with this business is expected to be 30 to 50 heavy vehicle trips and 10 to 20 light vehicle trips per day.

The Subject Property is surrounded by lots zoned IL Zone, which accommodate a mix of light industrial and various commercial land uses and has direct access to an arterial roadway to the north (Dewdney Avenue). The nearest residential property is 300 metres to the north (Eastview).

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”; and 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 land use and zoning related details of this proposal are summarized as follows:

Land Use Details	Existing	Proposed
Zoning	IL	IL
Land Use	Vacant	Industry, Heavy
Building Footprint (m ²)	n/a	1,045

Zoning Analysis	Required	Proposed
Minimum Lot Area	200m ²	7021
Minimum Lot Frontage	30m	84m
Maximum Site Coverage	50%	15%
Maximum Building Height	15m	12m
Recommended Parking Stalls	6	6
Required Parking Stalls (Accessible)	0	1
Required Bike Stalls	0	0
Minimum Landscape Area	5%	6.5%

Through a Zoning Bylaw amendment (January 31, 2024 – CR24-1), on-site parking is now only “recommended” instead of “required,” which means it is optional. The proposed development meets the recommended amount of on-site parking.

The proposed development conforms to the Zoning Bylaw.



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.

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 involves particulate matter (cement and aggregate).

Since the proposed development qualifies as an Industry, Heavy land use, and involves particulate matter through the production of cement, Administration assessed the need to require a hazardous material report. It was determined that such report was not required because all storage of materials and manufacturing is required to be done indoors and not exposed to the outdoors. Therefore, minimal impact on nearby land is anticipated.

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. 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 neighbourhood character, traffic or a public right-of-way. The additional traffic generated is expected to be low. The applicant has indicated that their proposed business will generate up to 70 trips per day, whereas the current daily amount for Dewdney Avenue is 15,000.

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.

Following the public notice, three comments were submitted, which has been summarized below:

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	2	<ul style="list-style-type: none"> • Increased heavy truck traffic on Dewdney Avenue. • Dust generated affects surrounding businesses



		and buildings. <ul style="list-style-type: none"> • Access to this development should be from 9th Avenue and not Dewdney Avenue • Large industrial development should be off main arterial roads for visibility, traffic safety, and preservation of Dewdney Ave character
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	1	<ul style="list-style-type: none"> • Creates jobs and employment.

Regarding the concern relating to truck traffic:

- The Subject Property is located in an industrial area where industrial zoning applies. Within this context, light and heavy truck traffic is typical, and it is noted that there are several businesses, within the vicinity of the Subject Property, that utilize "semitrailers".
- Dewdney Avenue is classified as an arterial and also designated as a heavy vehicle truck route in addition to Winnipeg Street and Park Street directly west and east respectively.
- There is no legal access to 9th Avenue.

Regarding the concern relating to dust: It is a requirement of the IL – Industrial Light Zone that “Industry, Heavy” land use be located indoors only; therefore, the outdoor storage of aggregate material, which is a typical ingredient or concrete, and that generates dust, will not be permitted.

Since the public response are limited, 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 815 Dewdney Avenue, being Block E, Plan 102269112 Ext 1 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 B-1.
2. Authorize the Development Officer to issue a development permit with respect to the application.

Respectfully Submitted,



Ben Mario *Person*

Manager, City Planning

Director, Planning & Development Services

DECISION OF DEVELOPMENT OFFICER

As recommended in this report, this application is:

☒ APPROVED

☐ DENIED

A handwritten signature in black ink, appearing to read 'Deborah Bryden'.

June 17, 2025

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

Dated

Report prepared by: Tyson Selinger, City Planner I

Attachments:

Appendix A-1: Location

Appendix A-2: Zoning

Appendix B-1: Site Plan

Appendix B-2: Site Plan (Magnified)

Appendix A-1: Location

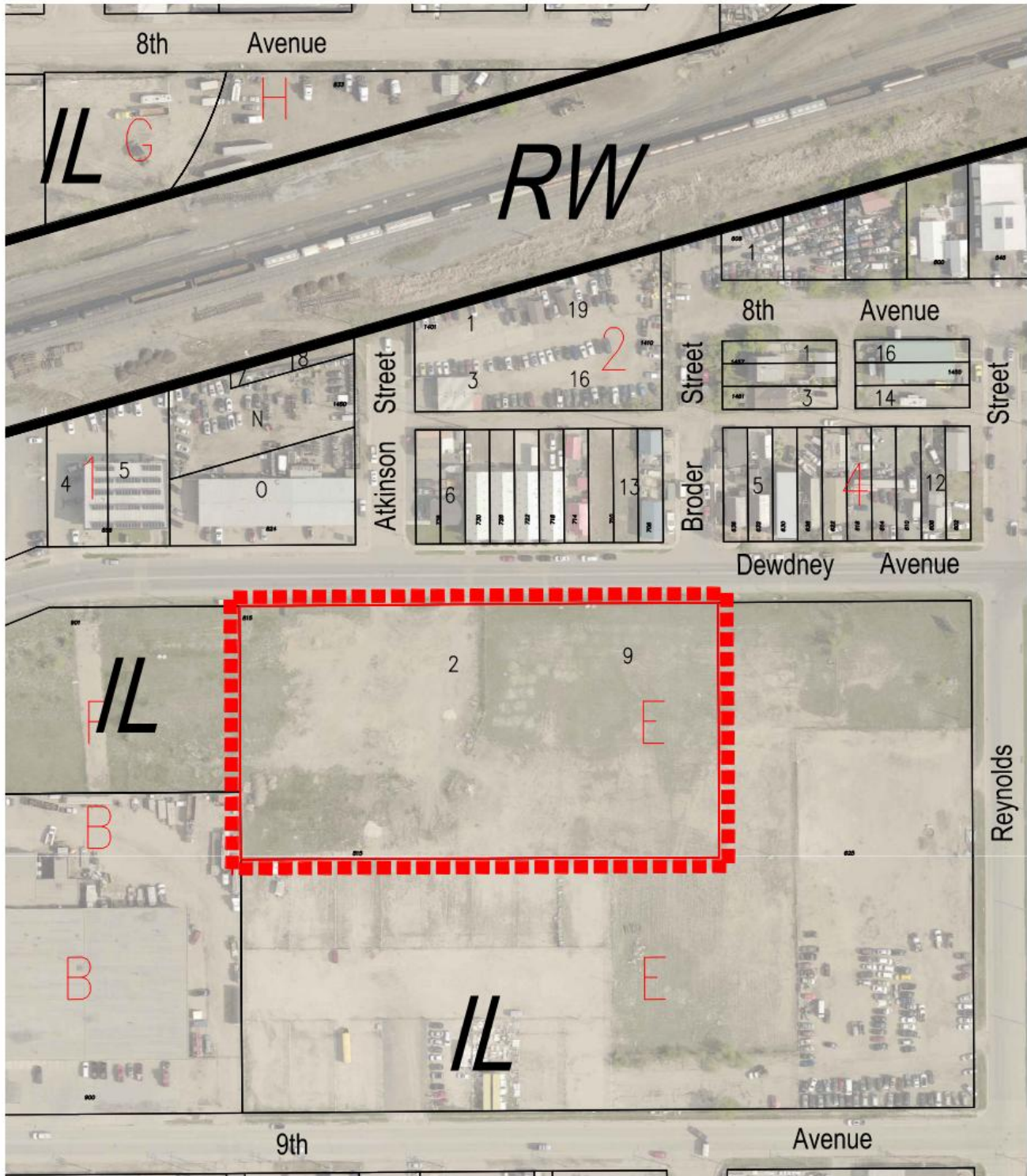


Subject Property

Date of Photography: 2024



Appendix A-2 : Zoning



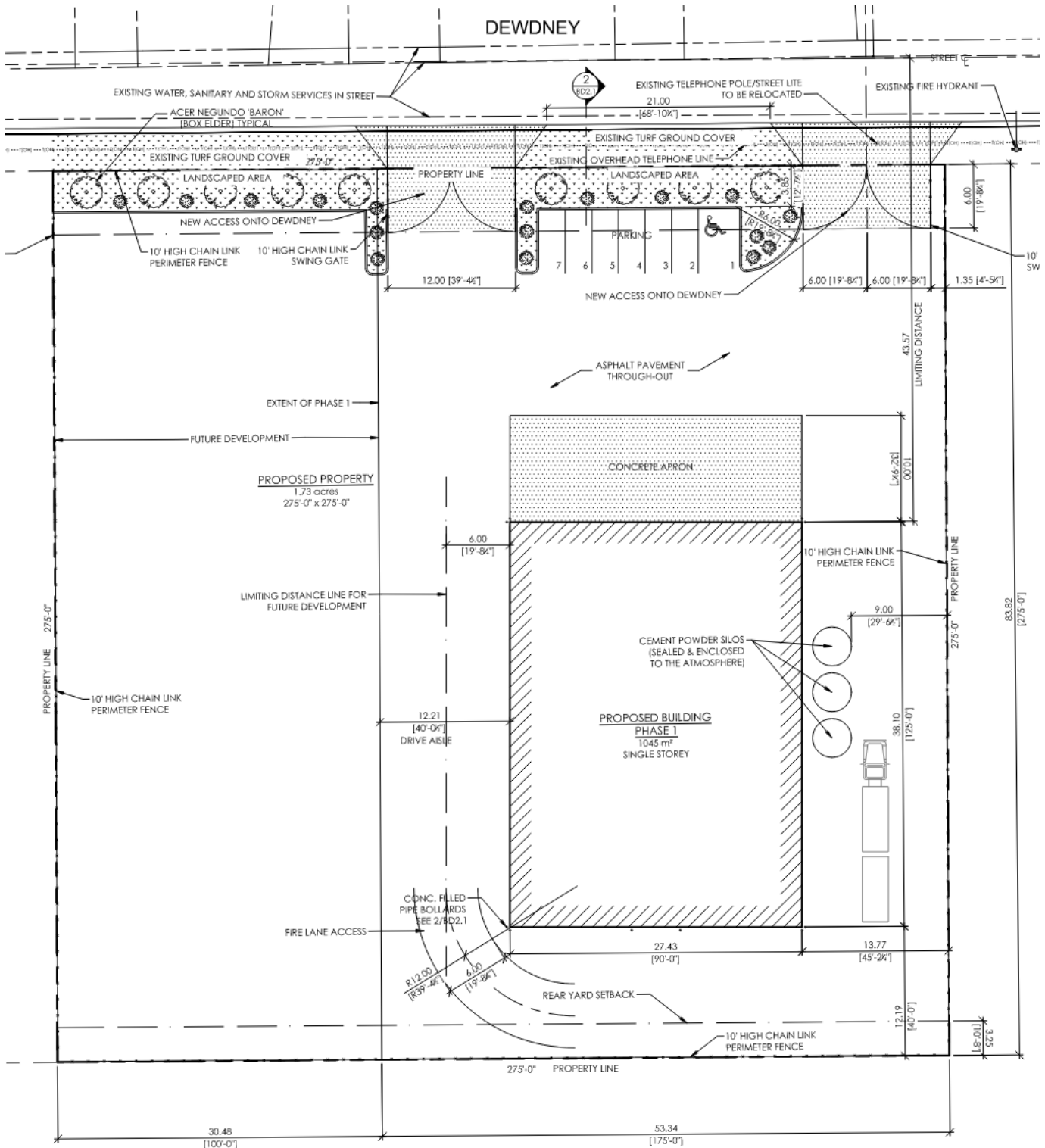
Subject Property

Date of Photography : 2024



DRAWING REVISION LOG	
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Appendix B-2: Site Plan (magnified)



1 PROPOSED SITE PLAN
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