



CLIENT CONTACT INFORMATION

Walker Projects
#109 – 1621 Albert Street
Regina, SK
S4P 2S5



PLANNING SERVICES

PROJECT DESCRIPTION

Wallace Insights was contracted by Walker Projects to undertake several planning related duties including the following:

- Review and Update of the Global Transportation Hub (GTH) Development Plan (Official Community Plan);
- Review and Update of the Global Transportation Hub Zoning Bylaw;
- Undertake regular development reviews of proposals for development within the Global Transportation Hub;
- Undertake detailed development review and make recommendations for issuance of development permits within the (GTH);
- Undertake a review of the Development Levy study for the Town of Pilot Butte;
- Provide policy advice to the Town of Pilot Butte related to development levies and charges.

PROJECT DURATION

This project commenced in November 2020 and is ongoing.

CHALLENGES AND SOLUTIONS

The GTH Development Plan and Zoning Bylaw were last updated in 2014. The GTH is a unique development within Saskatchewan with its own Act. Essentially it is an autonomous development authority within the City of Regina corporate limits. As such, the land use policies and zoning regulations must conform to the GTH Act, but also be compatible with the City of Regina and remain specifically directed towards attracting development related to logistics and the storage and movement of large amounts of goods to and from the GTH. The GTH Development Plan and Zoning Bylaw were also modernized for a more attractive appearance and ease of administration.

The Development Levy Review for Pilot Butte was undertaken in concert with Walker Projects to assist the Town towards policy decisions to balance growth and development costs.

SERVICES PROVIDED

Policy Analysis Zoning Regulations Development Levies
Statutory Review