



Municipal Perspective on Developing Impacted Sites



Environmental Services Branch

Environmental Services Team

- Internal Environmental Response
- 24/7 On-call to support environmental releases

Impacted Sites Management

- City-owned impacted sites
- Purchasing, selling or acquiring properties
- Supporting City projects with environmental issues
- Working with industry and environmental consultants



City of Regina Landfill



- **Special Waste Disposal Permits**
 - Available at Regina.ca
- **Does not accept contaminated soil as clean fill**
- **Minimally impacted soil potentially accepted as waste**

Off-Site Monitoring Requests

- Required for doing an investigation on roadways, easements and parks
 - Boreholes, monitoring wells, remediation system
- Provide at least 2 weeks time to process
- Include additional step out holes
- Reviewed by Environmental Services and our construction planning group
 - Map showing planned locations
 - Depth
 - Diameter
 - Construction details
 - Surface repair details



Off-Site Monitoring Requests

- Will be end-dated, requiring decommissioning of wells after agreement ends (able to apply for extension)
- Agreements apply to initial installation and follow up monitoring
- Additionally require a Temporary Street Use Permit
 - Available online <https://www.regina.ca/bylaws-permits-licences/permits/#outline-road-sidewalk-closure-permits>
 - or contact:
rightofwaypermits@regina.ca
- City of Regina not part of SK 1st Call – put in service request or contact:
locates@regina.ca

Off-Site Monitoring Requests

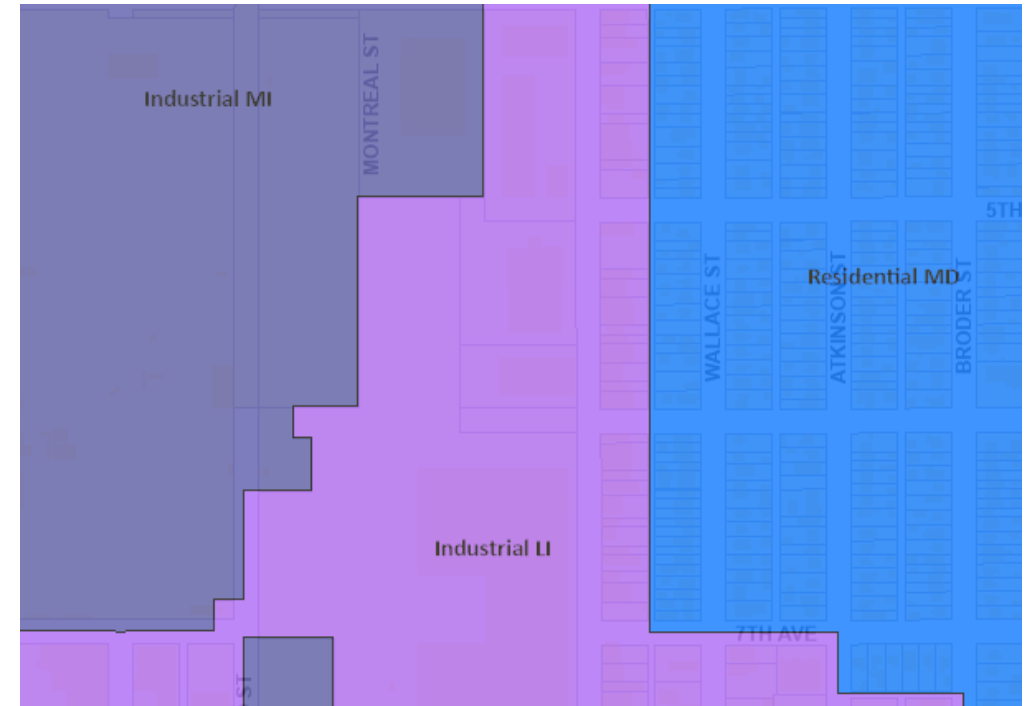
- Provide summary report(s) with:
 - surveyed locations
 - borehole logs
 - site figures
 - tables comparing results to applicable guidelines
 - Clear indication if offsite impacts were identified
- Submit to environmentalresponse@regina.ca

Notification Letters and CAP Acceptance

- Reach out to Environmental Services to discuss
- Submit to group email:
environmentalresponse@regina.ca

Zoning Bylaws vs Land Use





- When selecting land use, read Zoning bylaw definitions carefully
- Examples:
 - Industrial Light Zone – allows for small scale commercial
 - Downtown allows for dwelling units (residential)
 - Mixed-Use Zones allow for dwelling units (residential)
- Regina.ca – search for Zoning Bylaw

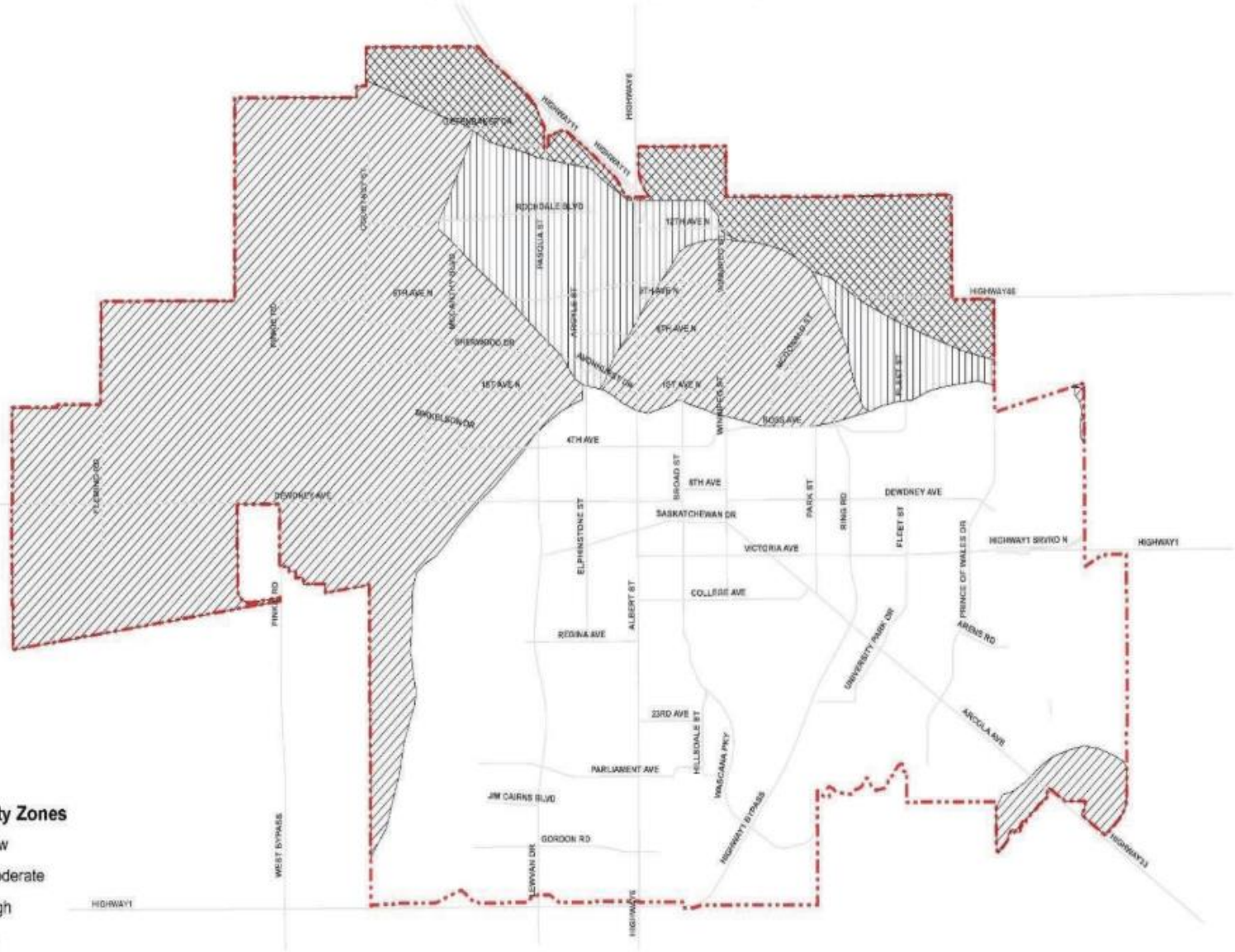


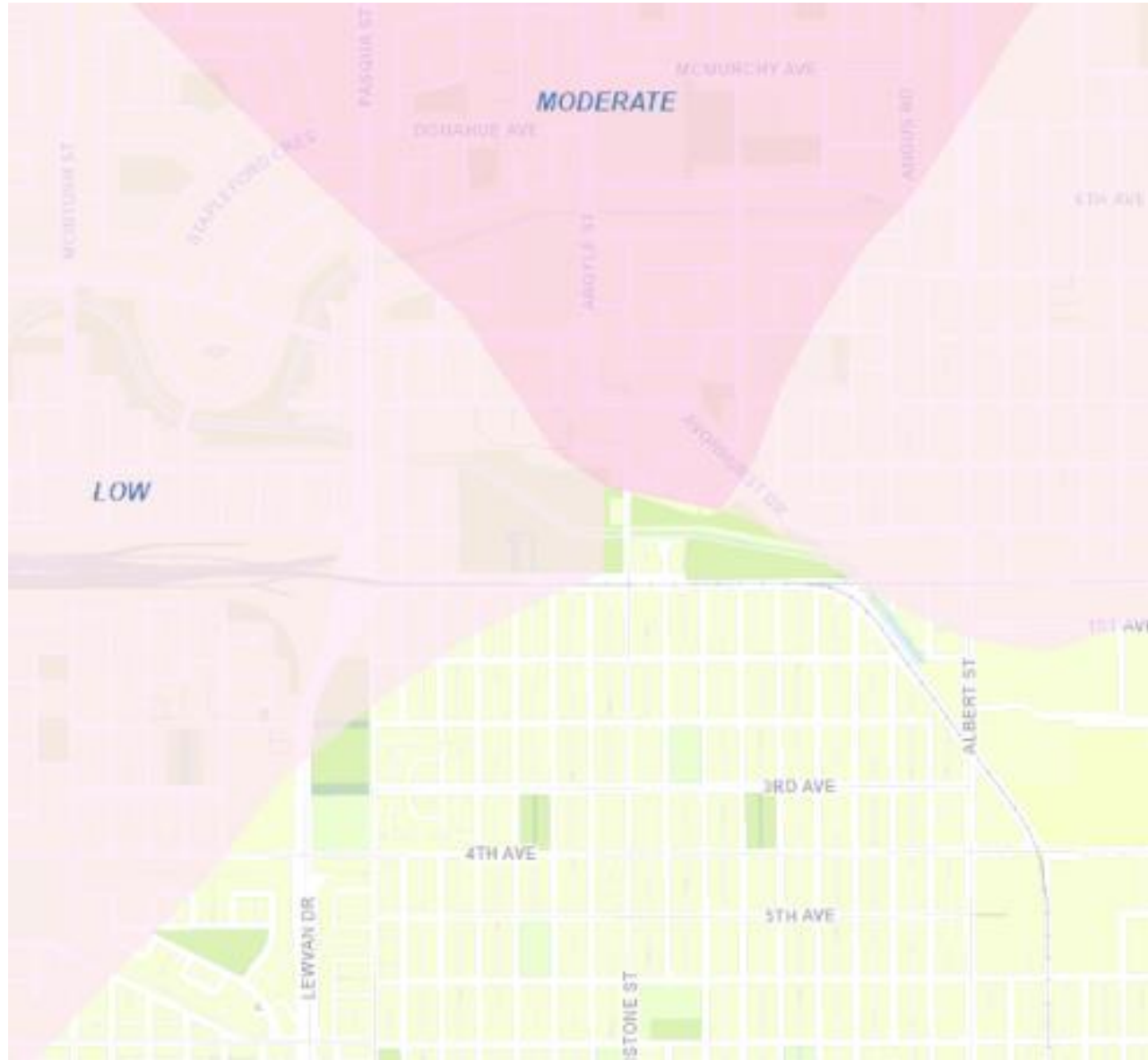
Zoning Bylaw Chapter 8 Part 8B Aquifer Protection Overlay Zone

- Intent is to protect groundwater resources from contamination
- Restrictions to new developments or modifications to existing developments
- Limitations on excavation depths:
 - High sensitivity – 3 m
 - Medium sensitivity – 4.5 m
 - Low sensitivity – 6.0 m
- All holes (drilling, piling, etc.) shall be properly sealed to minimize impacts to aquifer
- Aquifer Protection Plan may be required

CITY OF REGINA Aquifer Protection Overlay Zones Map

- Legend**
- Aquifer Sensitivity Zones**
-  Sensitivity Low
 -  Sensitivity Moderate
 -  Sensitivity High
 -  CITY LIMITS





Open City Resources

Airphotos and Satellite Images

- <https://opengis.regina.ca/basicviewer/viewer.html>
 - 1951, multiple from 2001 through 2024
 - Use Pictometry feature for “birdseye” oblique views
- Zoning Map
 - Search: City of Regina Bylaw Map Viewer

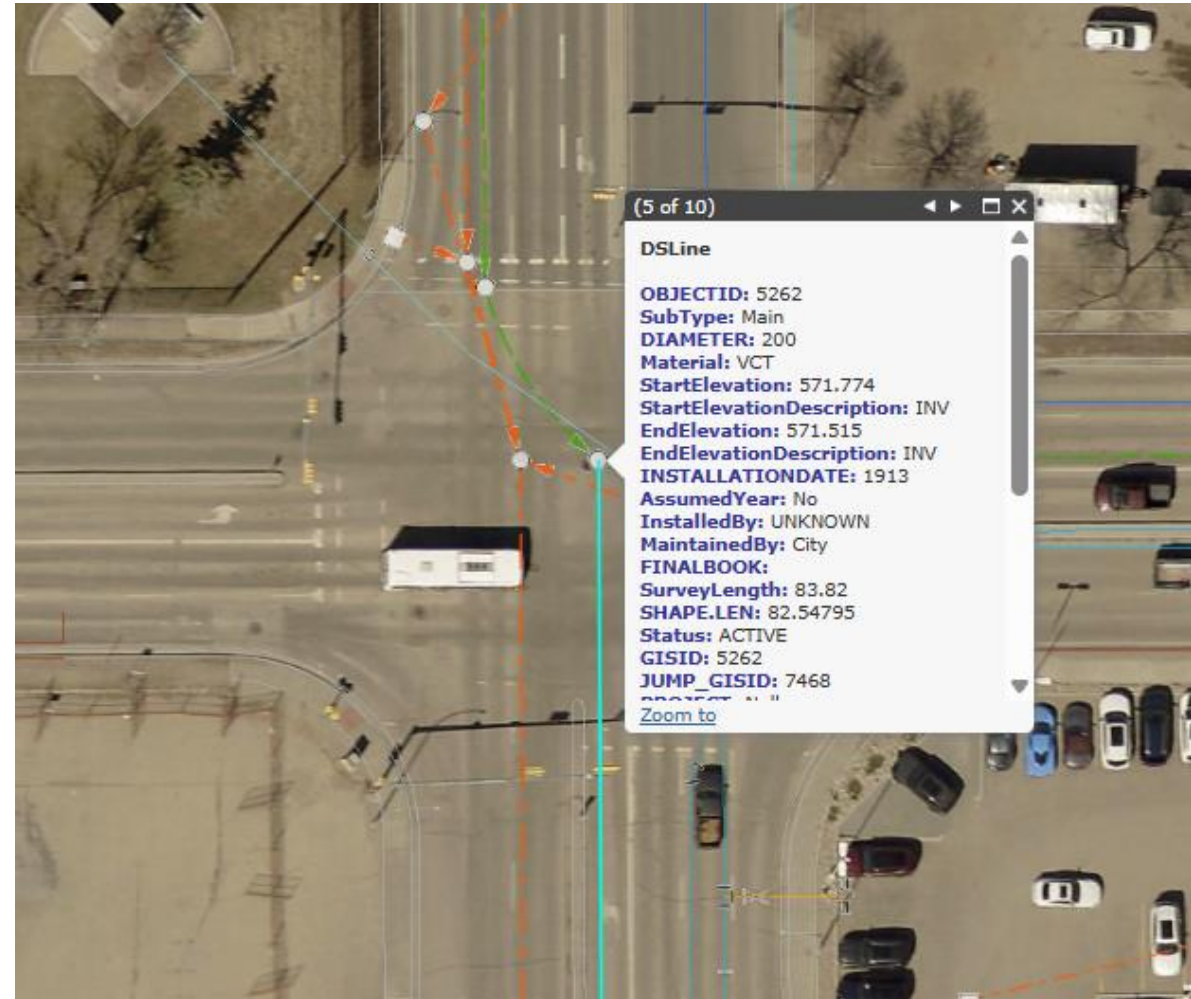


1951 and 2014 Images



Infrastructure Viewer

Underground Utilities
Search: City of Regina
Infrastructure Viewer



City Programs

- City Centre Incentive Program: www.Regina.ca/CCIP



- Developing an Internal Brownfield Management Strategy

Contact Information

Email

environmentalresponse@regina.ca

Service Requests

www.regina.ca

306-777-7000

Questions?

Regina.ca

