

Richel Nixon

From: Autumn Dawson
Sent: October-15-18 4:40 PM
To: Fred Searle
Subject: FW: A few questions

From: Darrin Oremba [28\(1\)](#)
Sent: Monday, October 15, 2018 4:21 PM
To: Autumn Dawson <ADAWSON@regina.ca>
Subject: RE: A few questions

I can sure try.

Had a very good talk with SLGA today about us opening as a regular licensed club and what that could possibly allow and they confirmed that it could be a bikini or lingerie or topless with pasties club as long as there is no stripping at any time. They asked me to confirm this with the City of Regina rules and the zoning that we currently have. I know we still have to clear up the permits issues and that is being worked on but it would sure help to know more of what we would be allowed to do once we get approved to reopen.

Thanks in advance

Darrin Oremba
Premier Tax Services
(306) 352-9933

From: Autumn Dawson [<mailto:ADAWSON@regina.ca>]
Sent: Monday, October 15, 2018 4:01 PM
To: Darrin Oremba
Subject: RE: A few questions

Hi Darrin,

I am away from the office in meeting until Thursday. Do you have some time after 3:00pm on Thursday or any time on Friday?

Thanks,

Autumn

From: Darrin Oremba [28\(1\)](#)
Sent: Monday, October 15, 2018 11:05 AM
To: Autumn Dawson <ADAWSON@regina.ca>
Subject: RE: A few questions

Autumn,

Could we arrange a quick phone call to discuss what we have decided with Regina 151 and for me to ask a couple of questions about what would be allowed at the location we currently have?

If you could let me know a good time to call I would appreciate the help

Darrin Oremba
Regina 151 Events

From: Autumn Dawson [<mailto:ADAWSON@regina.ca>]

Sent: Thursday, October 04, 2018 10:19 AM

To: Darrin Oremba

Cc: Michelle Lavallee; Fred Searle

Subject: RE: A few questions

Good Morning Darrin,

By way of this email you will have Michelle Lavallee's contact information.

The definition of Adult Entertainment is found within Chapter 2 of the *Regina Zoning Bylaw No. 9250*:

<https://www.regina.ca/opencms/export/sites/regina.ca/residents/bylaw/.media/pdf/ch-02-intprtetation.pdf>

"ADULT ENTERTAINMENT" – live entertainment including strip-tease and wet clothing contests or similar adult performances as permitted in accordance with *The Alcohol Control Regulations, 2013*.

"ADULT ENTERTAINMENT ESTABLISHMENT" – a building or part of a building that features live adult entertainment.

Please let me know if you have any further questions.

Autumn Dawson, RPP
Senior City Planner
Current Planning Branch
P: 306.751.4459
E: adawson@regina.ca
Regina.ca



City of Regina

The City is making it easier and more convenient to access the services you need. Building, development and sign permit services are now available on the main floor of City Hall from 8 a.m. to 4:45 p.m., Monday to Friday.

From: Darrin Oremba ²⁸⁽¹⁾
Sent: Wednesday, October 03, 2018 1:39 PM
To: Autumn Dawson <ADAWSON@regina.ca>
Subject: A few questions

Autumn

Can I get an email from Michelle please for some building code questions?

Can we also get the City of Regina definition of Adult Entertainment again? My lawyer wants to go over that and give us some possible ideas of what we may or may not be able to do.

Thanks

Darrin Oremba
Premier Tax Services
(306) 352-9933

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Autumn Dawson

From: Michelle Lavallee
Sent: Wednesday, October 10, 2018 9:29 AM
To: 28(1)
Cc: Fred Searle; Autumn Dawson; Andrea Nylen
Subject: FW: Additional Info

Hello Darrin,

I am sorry, I was away and therefore was not able to return your email until today. Please review our response below from the building permit perspective.

Please let me know if you need more clarification

From: Darrin Oremba 28(1)
Date: October 5, 2018 at 11:43:41 AM CST
To: <MLAVALLE@regina.ca>
Subject: Additional Info

Michelle,

We met the other day in the meeting about Regina 151. I have called the city call in line a couple of times and no one seems to be able to direct me to a Change of Use / Occupancy permit. Could you please send me the link where I can find that on your site? The call in line was again not able to tell me what permits I would need to set up a new business such as nightclub (example) and commented that unless structural work was being completed that they did not think my contractor would need a permit other than for electric and plumbing.

The City of Regina does not currently have a change in use/occupancy application on our website however any change of major occupancy must submit a building permit application. A professional designer (registered architect or professional engineer) needs to assess the building for the following (please note this is not an exhaustive list): the National Building Code 3.2.2 classification, spatial separations and any required upgrades based on the new major occupancy, required occupancy separations, life safety requirements (such as sprinklers, fire alarm, etc), exiting requirements based on the new occupancy, etc. Here is a link to the building permit application form <https://www.regina.ca/opencms/export/sites/regina.ca/residents/building-demolition/.media/pdf/building-permit-application.pdf> . 2 hard copies of all drawings must be provided. Building permit applications are accepted on the main floor of City Hall

Also could you please send me more info on the legislation that shows we need a building permit for the limited amount of work we had done at the location by our contractor who is arguing with me. He states that it is not required for the scope of work they completed for us and has asked me to provide some proof of what I was told the other day. Anything you can provide will be appreciated. If we require a plumbing permit to confirm the work we did was okay they we will for sure apply for one.

Subsection 8(1) of the *Uniform Building and Accessibility Standards Act* provides for the City to put into effect standards for any matter in connection with the design, construction, erection, placement, alteration, repair, renovation, demolition, relocation, removal, use, occupancy or **change of occupancy** of a building. These standards are found in the City of Regina Building Bylaw. Section 1.3.1.6 of the City of Regina Building Bylaw 2003-7 “When an occupancy of a building or any part thereof is changed, these requirements apply to all parts of the building affected by the change.” This means that a change of occupancy is governed by the bylaw regulations and requirements. In general, Subsection 1.3 of the Building Bylaw states that where a building or any part thereof is altered, where the whole or any part of a building is relocated, when the whole or any part of a building is demolished, when the building is damaged by fire, earthquake or other cause, when an unsafe condition exists in or about a building, when an occupancy of a building or any part thereof is changed, these requirements exist. Subsection 1.4.1.2 says that a permit is required whenever work regulated by these requirements is to be undertaken. So, if a building is altered, relocated, demolished, damaged which requires repairs **or change of occupancy** requires a building permit to be applied for. In your case, the occupancy was classified as warehouse (Group F major occupancy) prior to you changing it to “assembly” (Group A Division 2 major occupancy– where people gather) within the National Building Code. **Please note this is different from Land Use.**

In addition, Subsection 1.4.1.5 (1) says that “a plumbing system shall not be constructed, extended, altered, renewed or repaired or a connection made to a sewer unless a plumbing permit to do so has been obtained.” You had mentioned that they had put in a bar which would have running water. This is an alteration to the plumbing system. Our process for a plumbing permit currently is through a building permit. Please have your plumber take out a permit for the plumbing that was altered or constructed.

Is it possible to have someone from your office come by our property to have a very quick look around to see if we have any chance of being allowed to operate as a night club / lounge with the building as is or if I am wasting my time and money on this project? We can be available at any time for someone to make a quick walk through and pass along any concerns so we then know if this spot will work for us before we go through the process of requesting permits and waiting for inspections.

The City’s building officials cannot in any way act as a designer which is what you are asking us to do. You will need to engage a professional designer to come and assess the building for you.

If I need to forward this request to someone else at the city please let me know

Thank you in advance

Darrin Oremba
Regina 151 Events

“Registered Mail”

September 21, 2018

Regina 151
Attn: Darrin Oremba
110 Dewdney Avenue East
Regina, SK S4N 4G2

Dear Mr. Oremba,

Re: Regina 151 – City of Regina Requirements

It has come to the City’s attention that you are the operator of a new business located at 110 Dewdney Avenue East. This letter is to advise you of the City of Regina (City) requirements regarding your business operations, known as ‘Regina 151’.

The *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) provides land use regulations and requirements for all properties within the City of Regina. No development shall occur without a development permit, except where a particular development is specifically exempted by the Zoning Bylaw. The City has not received an application for or issued a development permit for any change in use of the subject lands.

The property at 110 Dewdney Avenue East is located within the IT – Industrial Tuxedo Park Zone (IT Zone). The City understands that the nature of the business, ‘Regina 151’, is one that offers live adult entertainment. The operation of an Adult Entertainment Establishment at this location would contravene the Zoning Bylaw.

The IT Zone does accommodate a land use of “Licensed Club” which is defined under the Zoning Bylaw as “a building or part of a building used for the meeting and social activities of the members and guests of an organization and which has been licensed by the Saskatchewan Liquor and Gaming Authority to sell alcoholic beverages for consumption on the premises, but does not include a Recreational Service Facility.”

A Licensed Club land use would still require a development permit to be issued by the City and cannot include Adult Entertainment as defined in the Zoning Bylaw. Prior to operating, the use would also require a license to be issued by the Saskatchewan Liquor and Gaming Authority (SLGA) Licensed Club. The SLGA is the approving authority for liquor licensing.

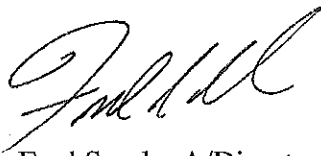
In order to avoid further enforcement measures by the City under the *Planning and Development Act, 2007*, the following will be required:

- Cease any unauthorized land uses immediately; and
- Apply for and obtain appropriate development permits for all land uses prior to commencing or continuing the development.

Further to the above, our records do not show that a building permit has been applied for an assembly occupancy on this property. You will require building permits from the City for any change in occupancy, completed or future construction, demolition, alterations or renovations. City staff will need to review your plans to ensure the building complies with all current building codes, bylaw and applicable regulations, including but not limited to the National Fire Code of Canada and National Building Code of Canada. This review and approval must occur prior to the change in occupancy of any building.

Should you have any questions related to the permit and zoning requirements please contact Autumn Dawson, A/Manager of Current Planning at 306-777-7000.

Yours truly,



Fred Searle, A/Director
Development Services Department

c: Michelle Lavallee, Manager, Building Standards
Autumn Dawson, A/Manager, Current Planning
Randy Ryba, Fire Marshal
Saskatchewan Liquor and Gaming Authority
Regina Police Service

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