

Overview	
Proposal	<p>The Planning & Development Services of the City Planning & Community Development Division has received an application to accommodate future light industrial. The proposed development will require:</p> <ul style="list-style-type: none"> • Amending the Fleet Street Business Park Concept Plan, as shown on Appendix B-2 • Rezoning from UH – Urban Holding Zone to IL – Industrial Light Zone
Background	<p>The existing Concept Plan is shown on Appendix B-1.</p> <p>The Subject Property is located within the Fleet Street Business Park.</p> <p>The surrounding land uses are Highway 46 and the landfill to the north, the Rural Municipality of Sherwood No. 159 to the east, residential to the south, and industrial to the west. There are two railway lines within the concept plan boundaries: Canadian National and Canadian Pacific Kansas City.</p>
Additional Information	
Process	<p>These applications require review by the Regina Planning Commission (RPC) and approval by Regina City Council (Council) – both the RPC and Council meetings are public forums where interested parties may attend and provide comments. If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.</p> <p style="text-align: center;">Please refer to the Application Review Process on back of page.</p>
Updates	<p>Visit Regina.ca/proposeddevelopment for updates on this application</p>
Contact	<p>Zoey Drimmie, City Planner II Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000</p>



Opportunities for Public Input

- Learn about proposed development
- Further public consultation (If applicable)
- Provide feedback

Appear at Planning Commission

Appear at City Council

We invite and encourage feedback regarding this proposal. Please check the box beside the statement that best represents your opinion and answer the following questions. Be specific as possible.

By completing this form you acknowledge that while your identity will not be disclosed, your comments may be used in full or in part in a public report considered by Regina Planning Commission and City Council.

- I support this proposal
- I would like it more if one or more features were different
- I would accept the proposal if many features were different
- I completely oppose this proposal
- None of the above/other

What elements of the development proposal do you support?

What changes to the development proposal do you recommend?

What other associated issues or comments do you have?

Please provide contact information if you wish to be informed of when Regina Planning Commission considers this matter:

Name

Address & Postal Code

Telephone and/or Email

Personal information is collected and maintained in accordance with The Local Authority Freedom of Information and Protection of Privacy Act. If you have any questions about collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca. collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca.

Please respond by: January 24, 2024

City website (preferred):
regina.ca/proposeddevelopment

Email: proposeddevelopment@regina.ca

Mail: **City of Regina
Planning & Development Services
Department
PO Box 1790
Regina, SK S4P 3C8**

Fax: **306-777-6823**

Appendix A-1



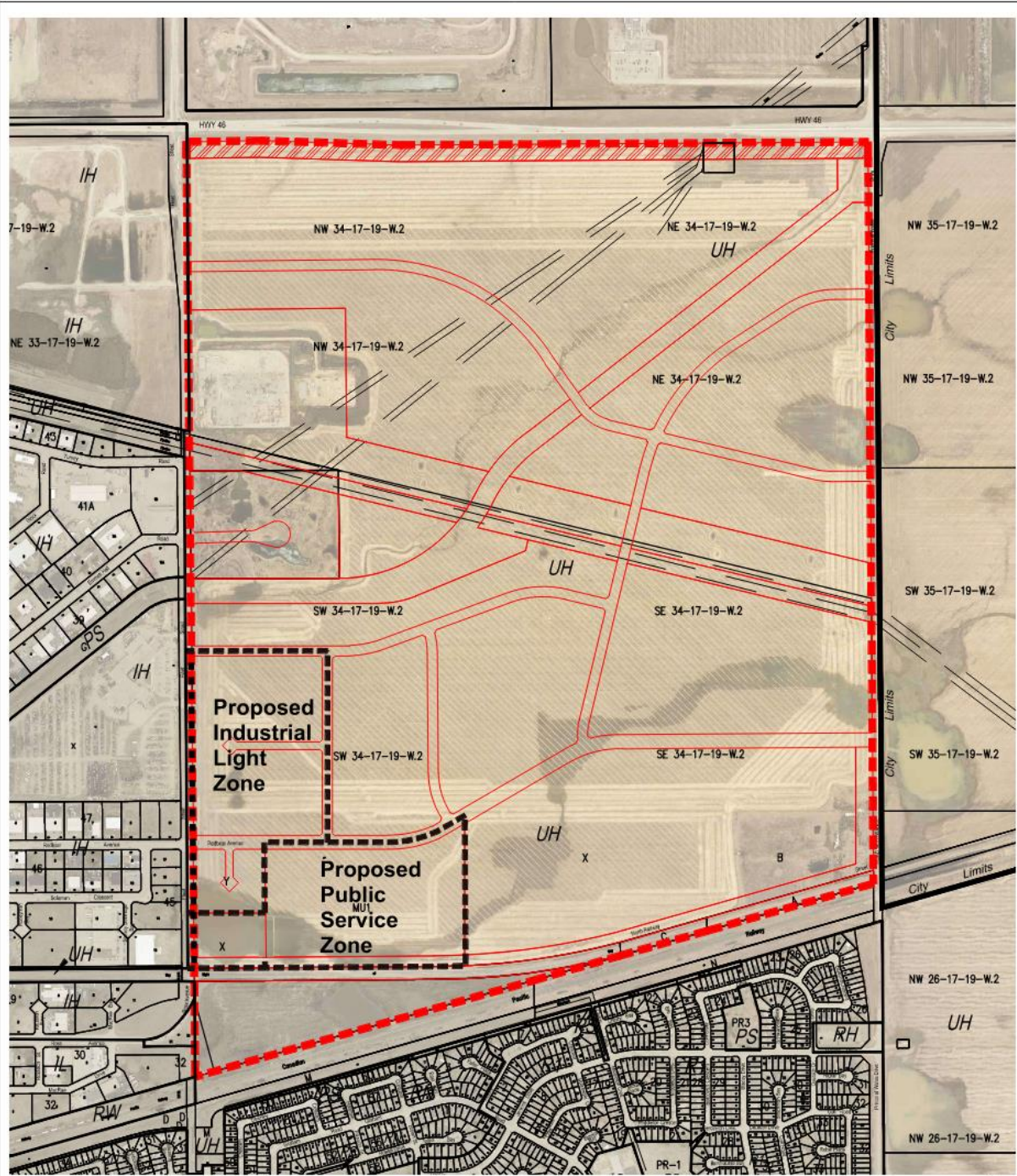
 Subject Property


Date of Photography: 2020



Project PL202300212 PL202300214 Civic Address/Subdivision Fleet Street Business Park

Appendix A-2



 Concept Plan Area

 Phase One Rezoning

Date of Photography : 2023



Project PL202300212
PL202300214

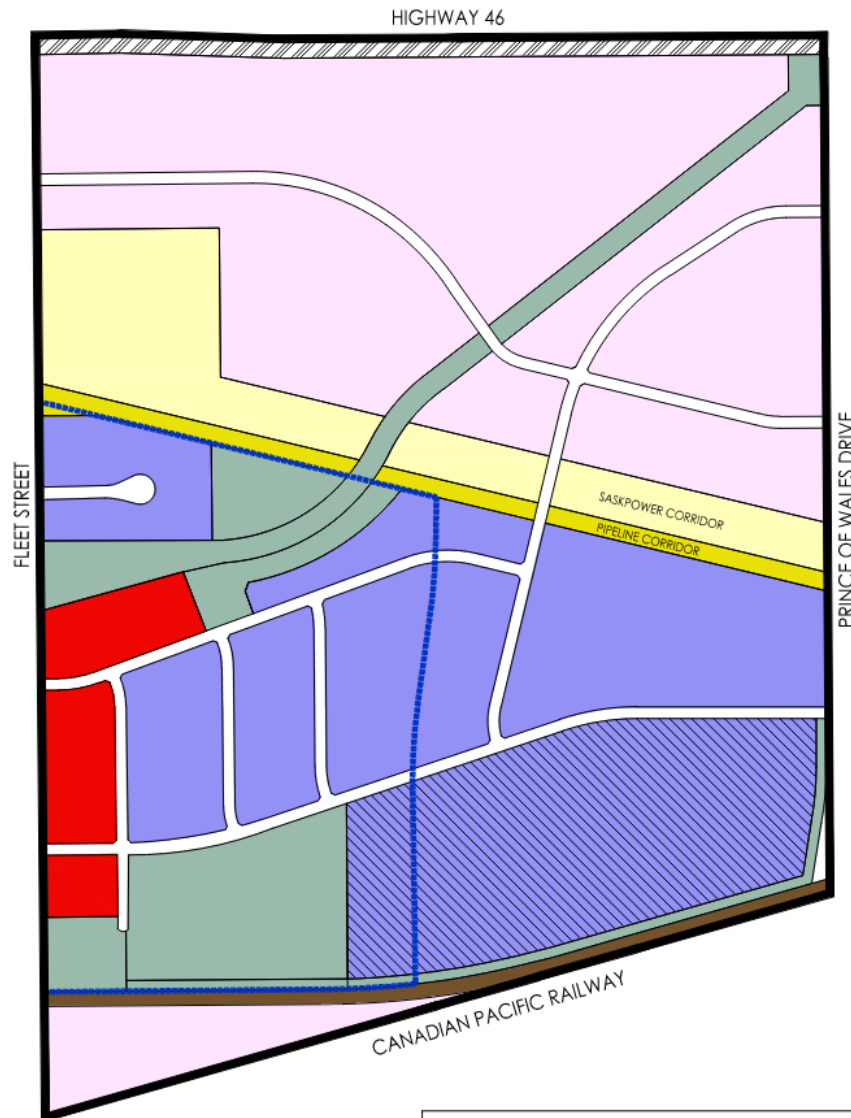
Civic Address/Subdivision

Fleet Street Business Park

Appendix B-1



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LEGEND	
Commercial Services District	Municipal Utility Parcel
Light Industrial District	Proposed Roadway Widening
Medium Industrial District	Phase 1 Boundary
Potential Rail Services District	Plan Area Boundary



400-10220 103 Avenue
Edmonton, AB T5J 0K4
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**FLEET STREET BUSINESS PARK
SECONDARY PLAN**

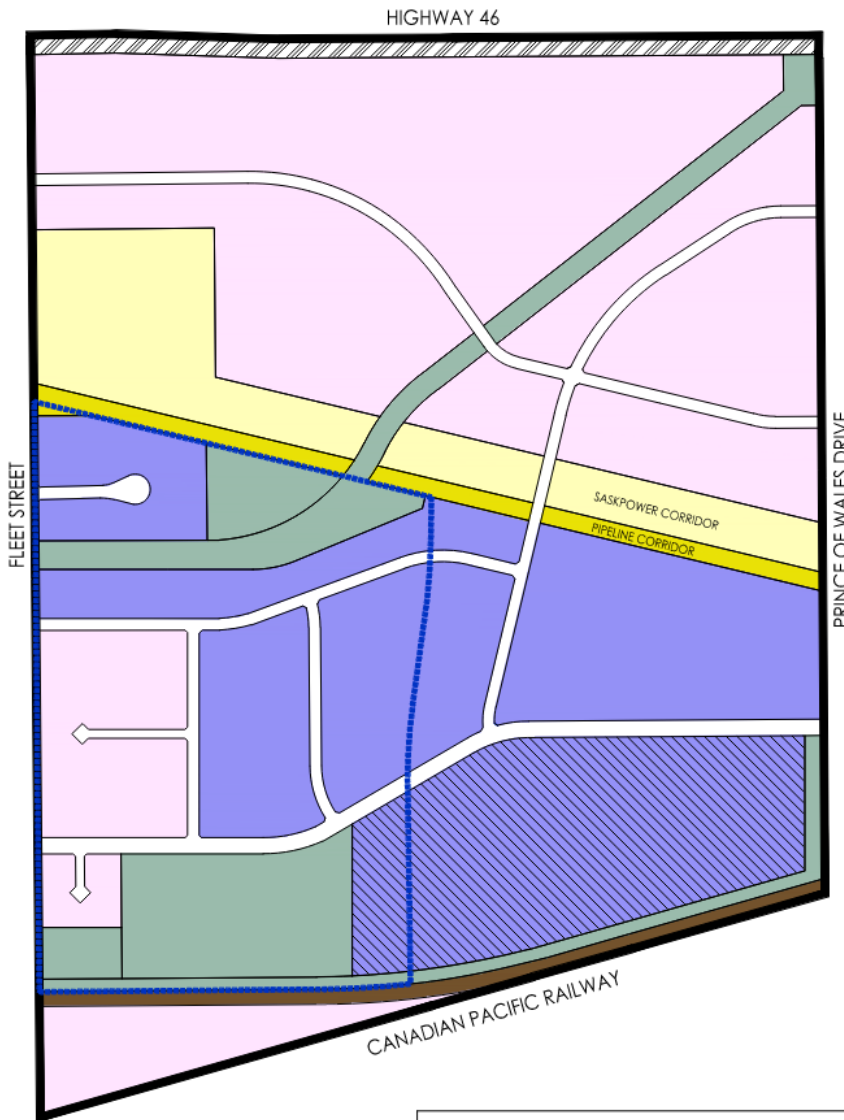
FIG 1A - APPROVED LAND USE CONCEPT

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Appendix B-2



SCALE - 1:12,500



LEGEND	
Light Industrial District	Municipal Utility Parcel
Industrial District	Proposed Roadway Widening
Potential Rail Services District	Phase 1 Boundary
	Plan Area Boundary

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**FLEET STREET BUSINESS PARK
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FIG 1B - PROPOSED LAND USE CONCEPT

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