# Concept Plan Amendment: PL202300085
Zoning Bylaw Amendment: PL202300079
500 N Courtney Street, Regina, SK

## Overview

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| • The subject property is located in the Coopertown neighbourhood.  
• The property is currently zoned:  
  o RU - Residential Urban Zone, and  
  o LA – Lane Access Overlay Zone.  
• This site is currently vacant.  
• The surrounding land uses:  
  o East: Sherwood – McCarthy Neighbourhood across Courtney Street.  
  o South: Westhill Park Neighbourhood across 9th Avenue N.  
  o North and West: Vacant land planned for future development.  |
| • The applicant proposes to remove rear lanes in Blocks 2 and 3, as indicated in Appendix A-1. This minor amendment intends to facilitate the development of single-family homes with front-attached garages.  
• As rear lanes will be removed, the current Lane Access Overlay Zone also requires removal.  
• The property’s underlying zone, RU- Residential Urban, will not be affected. |

## Additional Information

### Process (Concept Plan Amendment and Zoning Bylaw Amendment)

• Concept plans illustrate the specific location of land uses, streets and open space for proposed new development areas. A zone controls the type and size of land use on a property.  
• Refer to the Application Review Process on the back of the page.  
• This application will require approval by City Council.  
• Any person is free to address Regina Planning Commission or City Council. If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.

## Status Updates

Visit Regina.ca/proposeddevelopment for updates on this application.

## Contact

Bijaya Lamichhane, City Planner II  
Planning & Development Services Department  
proposeddevelopment@regina.ca / 306-777-7000
Application is submitted

City initiates Review Process

Technical Review
(Traffic, Water, Sewer, Zoning, Fire, etc.)

Public Review

City drafts report with recommendations

Regina Planning Commission considers the report

City Council considers the report and makes a final decision

Opportunities for Public Input

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

Appear at Planning Commission

Appear at City Council