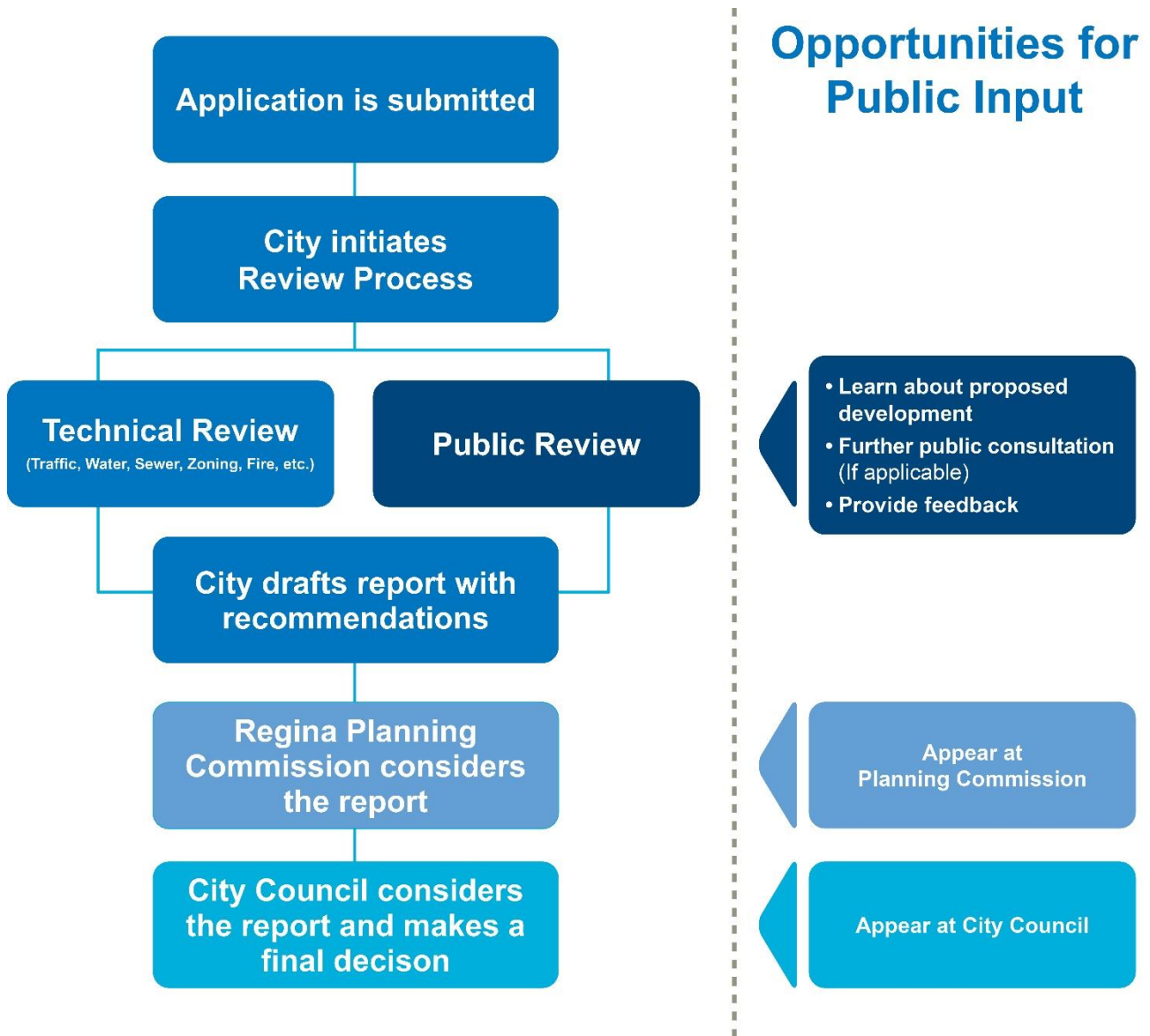
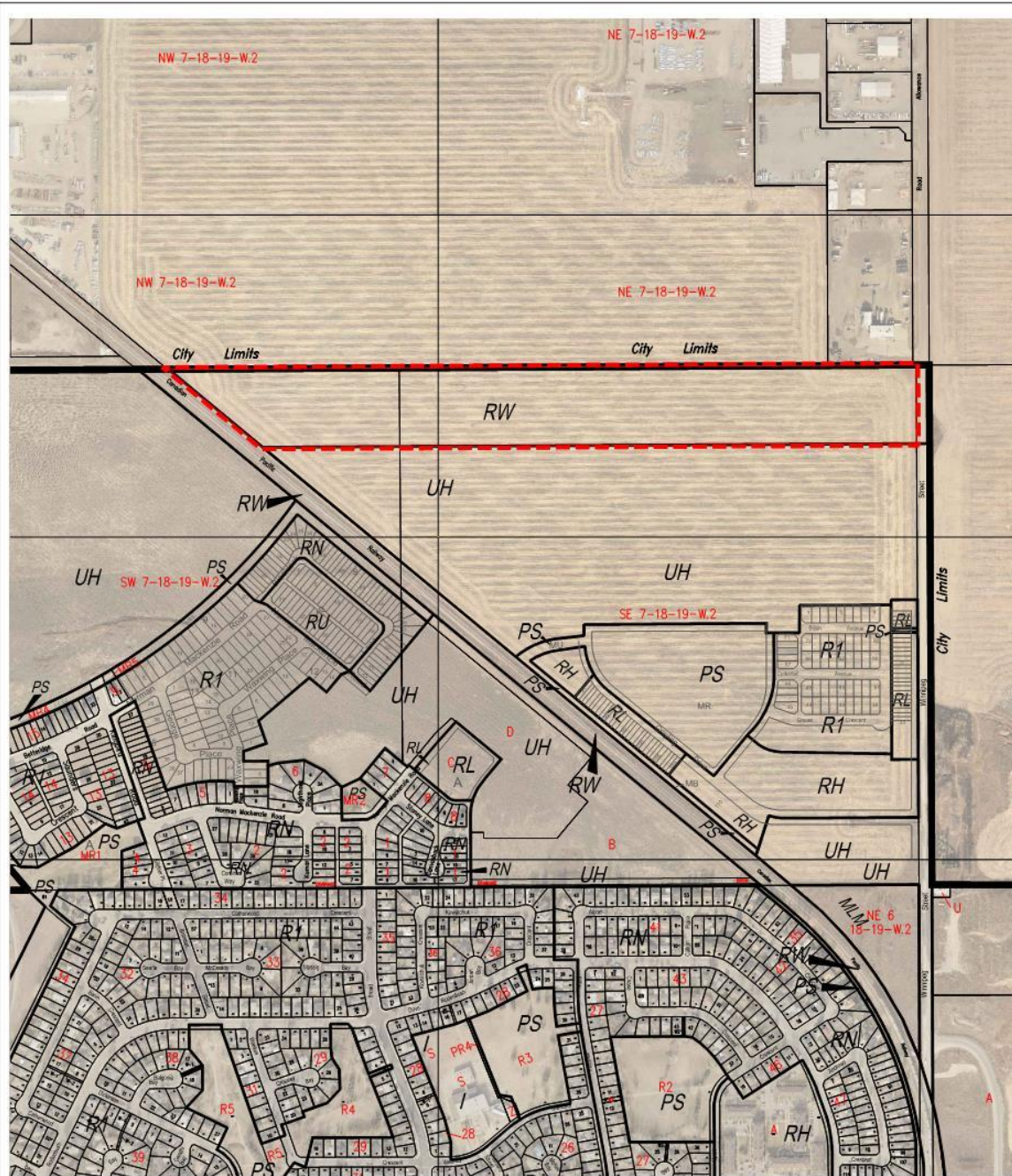


## Information Sheet

Concept Plan Amendment & Zoning Bylaw Amendment Application (PL202200041 & PL202200043)  
1500 N Winnipeg Street (Somerset)

Overview	
<b>Background</b>	<ul style="list-style-type: none"> <li>The subject property is in the Somerset Concept Plan.</li> <li>The property is currently zoned UH – Urban Holding Zone.</li> <li>This site is currently being used for agriculture.</li> <li>Surrounding land uses include mixed agriculture and industrial to the west, north and east, the Kensington Greens Neighbourhood to the southwest and future residential development within the Somerset Neighbourhood to the south.</li> </ul>
<b>Proposal</b>	<ul style="list-style-type: none"> <li>The applicant proposes to rezone 13.27 hectares of land within the Somerset Concept Plan to RW – Railway Zone to facilitate a rail spur line of the Viterra Canola Crush Facility.</li> <li>A change to the Somerset Concept Plan is also required. It is proposed to be redesignated from mixed residential to railway.</li> <li>The proposed railway would connect from the facility in the RM, through this location, and to the CN Rail line.</li> <li>The Canola Crush Facility is not located within City limits. Only the proposed railway is within City limits.</li> </ul>
Additional Information	
<b>Zoning Bylaw Amendment Process</b>	<ul style="list-style-type: none"> <li>A Zoning Bylaw Amendment changes the zone of one or multiple properties. A zone controls the type and size of land uses on a property.</li> <li>Refer to the Application Review Process on back of page</li> <li>Applications requiring City Council’s consideration will be sent to Regina Planning Commission for review. Any person is free to address Regina Planning Commission or City Council.</li> <li>If you wish to be kept informed about the date and time of meetings (if any), or the outcome this application be sure to give the City your contact information.</li> </ul>
<b>Status Updates</b>	Visit <a href="http://Regina.ca/proposeddevelopment">Regina.ca/proposeddevelopment</a> for updates on this application
<b>Contact</b>	Michael Sliva, City Planner II Planning and Development Services Department proposeddevelopment@regina.ca / 306-777-7000





Date of Photography : 2020

 Subject Property

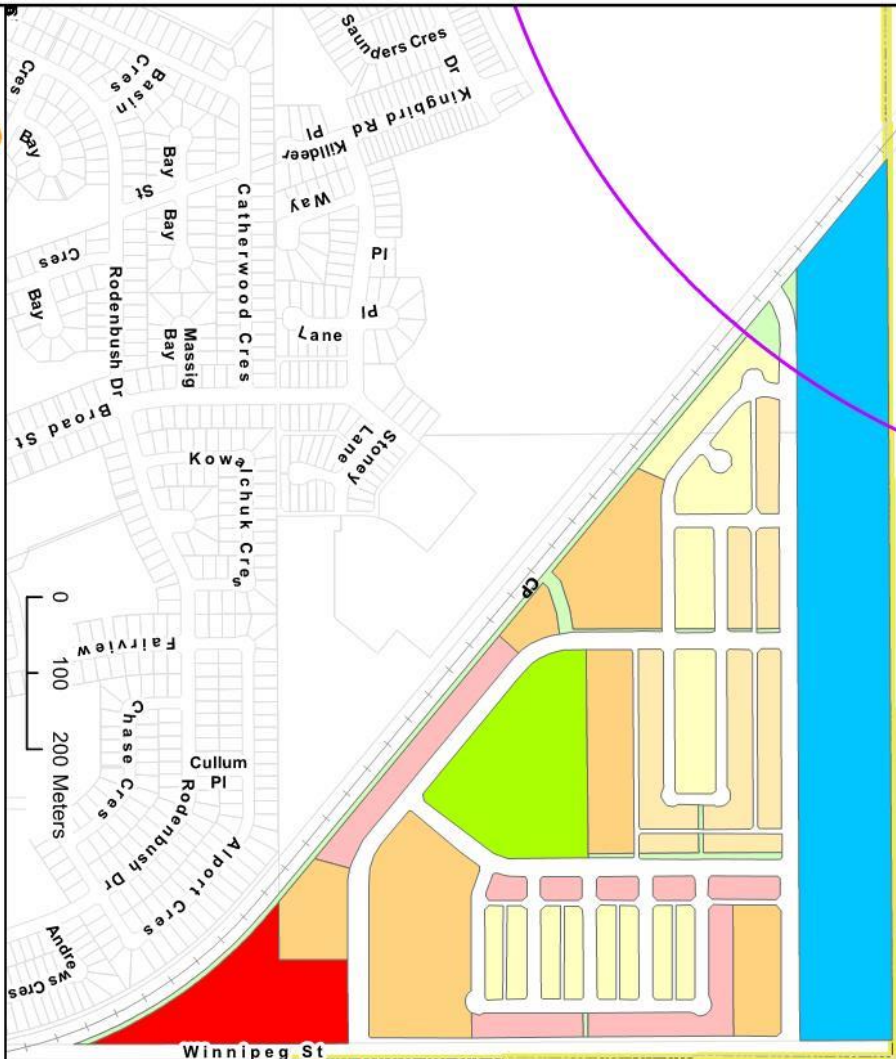


Project PL202200041 PL202200043 Civic Address/Subdivision 1500 N. Winnipeg Street



# Somerset Concept Plan (Land Use Concept)

1:8,000



Total Plan Area	56.89 hectares (568,925sq. m.)	Percent of Total Plan Area
Low Density - Front Access	5.94 hectares (62,118sq. m.)	10.44%
Low Density - Rear Access	4.29 hectares (42,920sq. m.)	7.54%
Medium Density - Rowhouses	3.29 hectares (37,662sq. m.)	6.66%
Medium Density - Multi-Family	9.86 hectares (98,686sq. m.)	17.33%
Landscape Buffers/ Corridors	1.57 hectares (15,726sq. m.)	2.75%
Park	4.03 hectares (40,356sq. m.)	7.08%
Rail & Infrastructure Corridor/ Buffer	13.15 hectares (131,543sq. m.)	23.11%
Mixed Use	2.93 hectares (29,362sq. m.)	5.15%
Roadways & Lanes	11.34 hectares (110,554sq. m.)	19.94%

**Legend**

- Low Density - Front Access
- Low Density - Rear Access
- Medium Density - Rowhouses
- Medium Density - Multi-Family
- Landscaped Buffers/ Corridors
- Park
- Rail & Infrastructure Corridor/Buffer
- Mixed Use
- Parcel Lines
- EVRAZ 1000m Buffer
- City Limits
- RAILWAY

## Financial Strategy & Sustainability/ Land & Real Estate/ Real Estate



6/13/2022 O:\RA\Requests\Misc\SomerSet Map.mxd

Any Dimensions shown are approximate values in metres

