<table>
<thead>
<tr>
<th>Overview</th>
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<tr>
<td><strong>Background</strong></td>
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| • The subject property is in the Somerset Concept Plan.  
• The property is currently zoned UH – Urban Holding Zone.  
• This site is currently being used for agriculture.  
• 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. |
| **Proposal** |
| • 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.  
• A change to the Somerset Concept Plan is also required. It is proposed to be redesignated from mixed residential to railway.  
• The proposed railway would connect from the facility in the RM, through this location, and to the CN Rail line.  
• The Canola Crush Facility is not located within City limits. Only the proposed railway is within City limits. |

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<tr>
<th>Additional Information</th>
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<tr>
<td><strong>Zoning Bylaw Amendment Process</strong></td>
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| • 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.  
• Refer to the Application Review Process on back of page  
• 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.  
• 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. |
| **Status Updates** |
| Visit [Regina.ca/proposeddevelopment](https://www.regina.ca/proposeddevelopment) for updates on this application |

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<tr>
<th>Contact</th>
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| Michael Sliva, City Planner II  
Planning and 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
Financial Strategy & Sustainability/Land & Real Estate/Real Estate

Legend

- Railway
- City Limits
- Evraz Iron & Steel
- Freeway
- Alkaid Use
- Rail & Intermodal Centres/Buffer
- Park
- Landsense Site/Buffer/Conditions
- High Density - High-Rises
- Medium Density - Row Homes
- Low Density - Rear Access
- Low Density - Front Access

Somerset Concept Plan (Land Use Concept)

Scale: 1:8,000