January 28, 2020

**Public Notice**

Dear Property Owner / Occupants:

RE: Application Number: PL201900032

Application Type: Zoning Bylaw Amendment & Discretionary Use

Civic Address: 4900 Parliament Avenue

Proposed Land Use: Agriculture, Animal Support

The purpose of this correspondence is to notify you of a change to the application noted above. Originally, the intent was to rezone the subject property from ML – Mixed Low-Rise to Contract Zone, however the intent is now to rezone to MH – Mixed High-Rise Zone, as this zoning designation is deemed to be more suitable for the proposed land use (Agriculture, Animal Support).

The proposal will go before Regina Planning Commission and Council in March. An Agriculture Animal Support is a discretionary use in the MH – Mixed High-Rise Zone when the floor area is greater than 500 square metres and is not adjacent to a lot zoned Industrial. The proponent will also be seeking discretionary use approval at the same meetings.

The Regina Humane Society proposes to still develop an Animal Community Centre which would include community orientated classrooms, educational exhibits, animal adoption areas, a veterinary clinic, a retail store, administrative offices and animal shelter holding and support areas.

Please find attached a copy of an aerial photograph, information sheet, and the applicant’s plans.

If you have any comments on the proposed development or require additional information, please contact me at 306-777-7000 or email proposeddevelopment@regina.ca.

Your comments deadline has been extended to February 11, 2020. A comment sheet has been included should you wish to send written comments through mail or fax. An electronic version can be found at www.regina.ca/proposeddevelopment under the project name. **Electronic correspondence is encouraged.**

Notice of this Zoning Bylaw Amendment & Discretionary Use application is provided to the owners & occupants of properties located within the vicinity of the subject property.

Sincerely,

Pamela Ewanishin
City Planner II
# Information Sheet

## Zoning Bylaw Amendment & Discretionary Use Application (PL201900032)

### Proposed Agriculture, Animal Support

### Overview

#### Background
- The subject property is located within the Harbour Landing subdivision
- The current site is vacant
- The application will be reviewed under the new Regina Zoning Bylaw 2019 regulations
- The subject property is currently zoned ML – Mixed Low-Rise Zone

#### Proposal
- The applicant proposes to develop an Agriculture, Animal Support building which is an animal shelter and veterinary clinic
- An Agriculture, Animal Support land use is prohibited within the ML – Mixed Low-Rise Zone when the land use is over 1000 m² in floor area including outdoor space. The proposed building’s total floor area is 3,535 m². The Agriculture, Animal Support land use’s floor area is 2,907 including outdoor space.
- The Zoning Bylaw Amendment is to rezone the lands to MH – Mixed High-Rise Zone where an Agriculture, Animal Support is a discretionary use when the floor area is over 500 square meters and is not abutting a Industrial Zone.
- Other accessory land uses within the building would be Service Trade, Personal for grooming; Retail Trade, Shop for the retail store and Institutional, Training which is any educational or classroom component within the building
- The proposed development requires 45 parking stalls, the subject property will provide 60 parking stalls

### Additional Information

#### Process
- Refer to the Application Review Process on back of page
- 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.

#### Regina Planning Commission / City Council Meeting
Visit [www.Regina.ca/proposeddevelopment](http://www.Regina.ca/proposeddevelopment) for updates on this application

#### Contact
Pam Ewanishin, City Planner II
Planning & Development Services
[proposeddevelopment@regina.ca](mailto: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
- Attend Open House *(if applicable)*
- Provide feedback

Appear at Planning Commission

Appear at City Council