



City of Regina

March 31, 2020

Dear Property Owner / Occupants:

RE: Application Number: **PL202000059**
Application Type: **Contract Zone**
Legal Address: Plan: 84R22521 Block: T / Plan: 101221142 Block: C /
Plan: FA4603 Block: C
Civic Address: 221 N Winnipeg Street

The City of Regina has received the above Contract Zone application for land use associated with "Office, Industry" land use.

The project is being reviewed under the Contract Zone approval process under *The Regina Zoning Bylaw 2019*. A contract zone is a zone that is created to accommodate a specific land use on a specific site in unique situations, and which is approved by City Council.

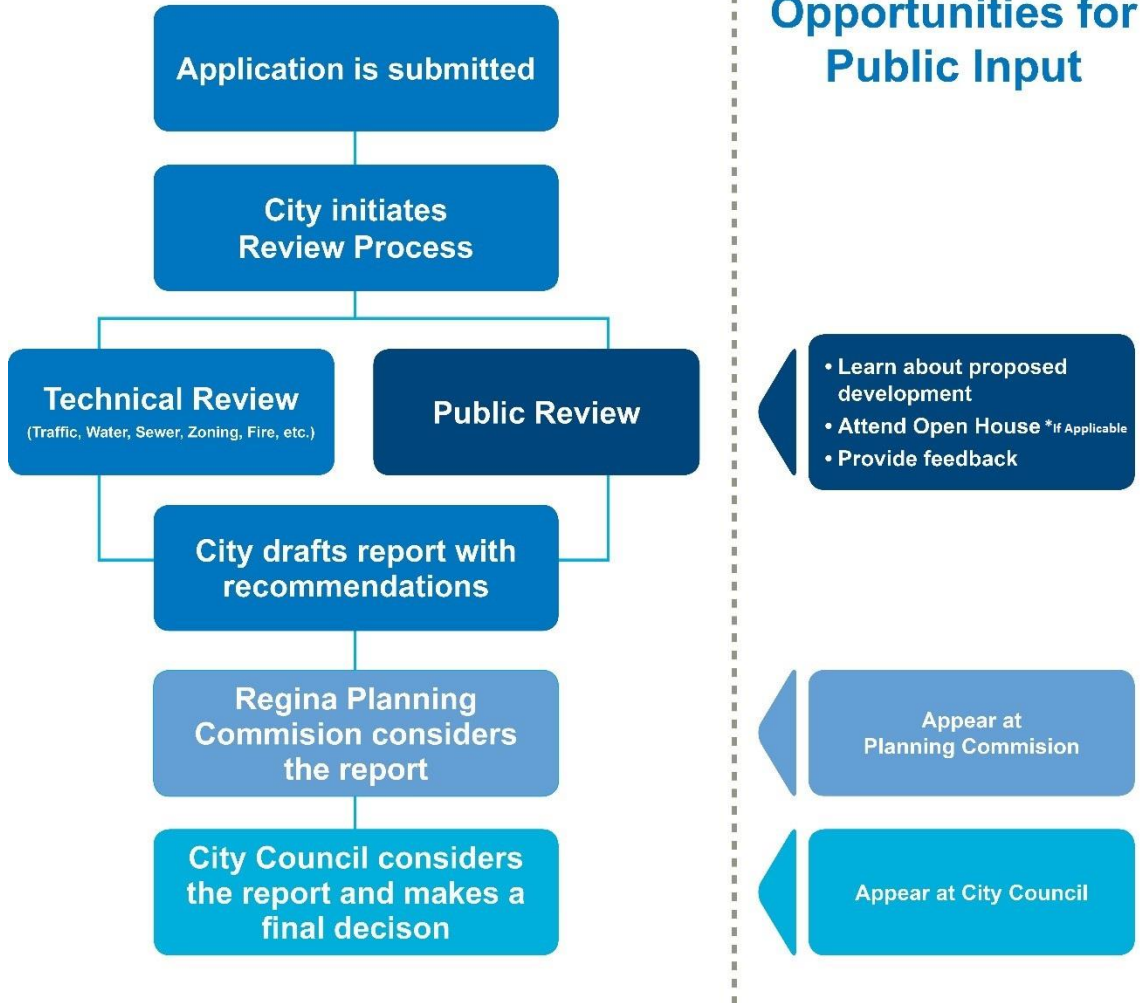
Please find attached a copy of the applicant's plans, an aerial photograph, and an information sheet. Should you wish to provide comments on this project, a comment sheet has been provided for your convenience. Comments would be appreciated by **April 21, 2020** and can be sent to the address indicated on the comment sheet. Additional information can also be found on the <https://www.regina.ca/proposeddevelopment>. Please scroll down to Proposed Development and click on more information to locate the appropriate project number.

If you have any questions, please do not hesitate to contact the Planning & Development Services Department at (306) 777-7000 or email proposeddevelopment@regina.ca.
Sincerely,

Binod Poudyal
City Planner II

Information Sheet
 Contract Zone Application (PL202000059)
 Proposed Office, Industry
 221 N Winnipeg Street

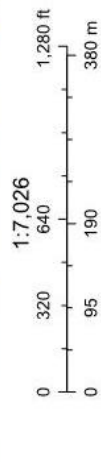
221 N Winnipeg Street	
Overview	
Background	<ul style="list-style-type: none"> The subject property is Zoned IL- Industrial Light, which allows for low and medium-intensity industrial development as well as small scale commercial activities to support industrial uses and their employees.
Proposal	<ul style="list-style-type: none"> The applicant proposes to amend the Zoning Bylaw to allow for “Office, Industry” land use in this location. The proposal would allow for re-use of approximately 30,000 square feet of existing space as “Office Industry.” No further changes to the site are being proposed. “Office, Industry”, means a land use associated with industries or businesses benefitting from close access to major corridors, regional customers, intermodal hubs, etc. This includes those owned or operated by the Municipal, Provincial, or Federal government. The Development will require approval as a <i>Contract Zone</i> by City Council. The proposed use will occupy area within the existing building.
Additional Information	
Process	<ul style="list-style-type: none"> 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 for updates on this application
Contact	Binod Poudyal, City Planner II Planning and Development Services Department proposeddevelopment@regina.ca / 306-777-7000



Appendix A-1



March 30, 2020



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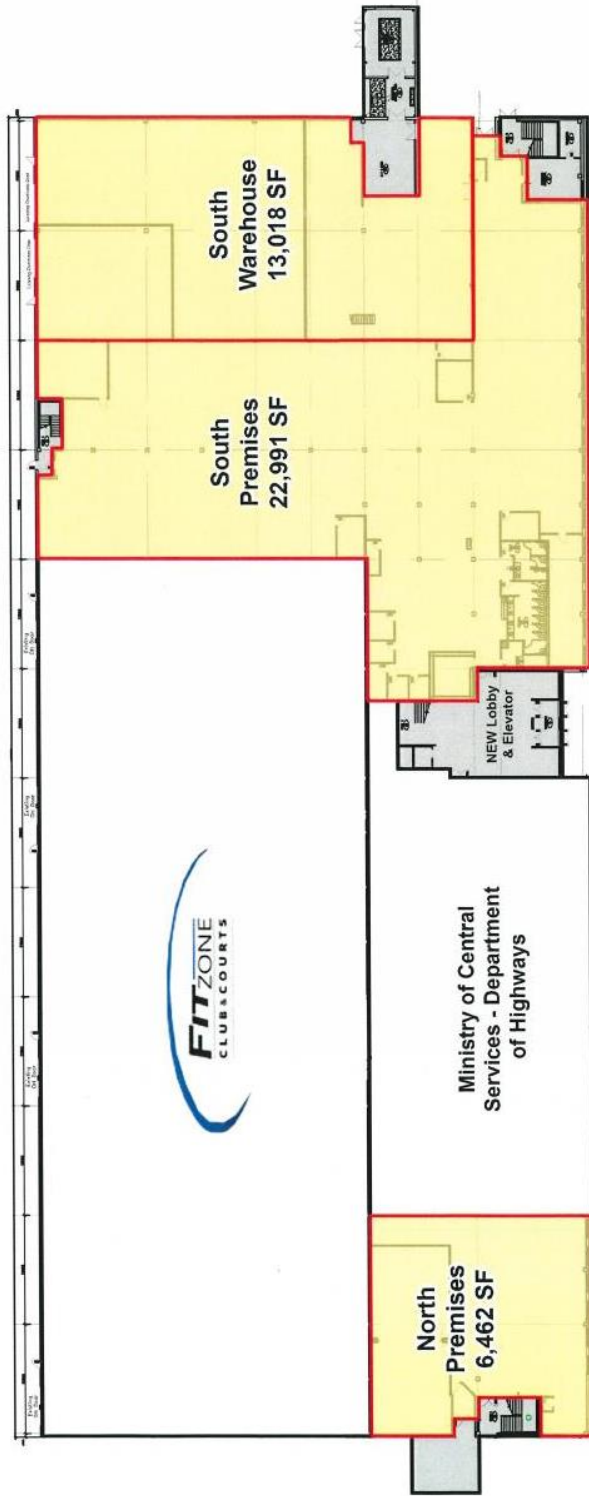
Map by: City of Regina Corporate GIS

221 Winnipeg Street North

Regina, Saskatchewan

Main Floor Plan

Appendix A-2



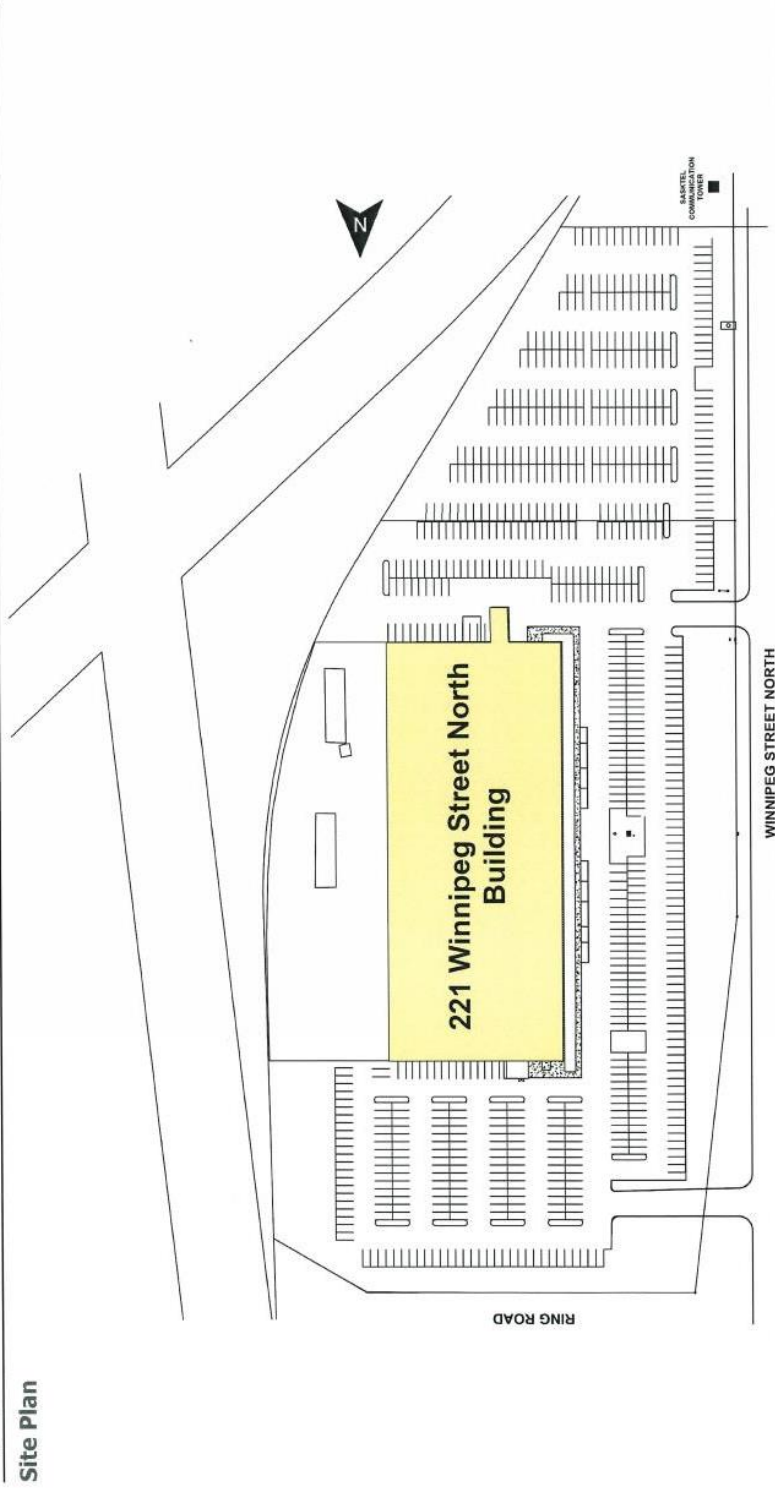
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Appendix A-3

221 Winnipeg Street North

Regina, Saskatchewan

Site Plan



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