February 24, 2021

Dear Property Owner / Occupants:

RE: APPLICATION NUMBER: PL202000245
APPLICATION TYPE: ZONING AMENDMENT
LEGAL ADDRESS: SE ¼ SEC 14-17-19-W2M
CIVIC ADDRESS: 3300 Anaquod Road

Public Notice

The City of Regina is currently reviewing a Zoning Bylaw Amendment application to rezone the subject area from UH – Urban Holding to residential zones.

For more detailed information, please find attached a copy of an aerial photograph, proposed rezoning map and information sheet.

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 would be appreciated by March 23, 2021. A comment sheet has been included should you wish to send written comments through mail or fax.

An electronic version of the comment form can be found at www.regina.ca/proposeddevelopment under the project number. Electronic correspondence is encouraged. Notice of this Zoning Bylaw Amendment is provided to the owners & occupants of properties located within the vicinity of the subject property.

Sincerely,

Binod Poudyal
City Planner II
### Overview

#### Background
- The subject property is located within the Eastbrook Subdivision
- The subject property is vacant
- The property is zoned as UH - Urban Holding
- The proposed rezoning aligns with the Towns Concept Plan

#### Proposal
- The applicant proposes to rezone the property as shown on the attached appendix A-3.
  - RL - Residential Low-Rise Zone is intended for townhouse type buildings
  - RU - Residential Urban Zone allows for single detached or two-unit buildings.
  - The LA - Lane Access Overlay Zone allows for front attached garages where otherwise lots would be allowed garages from the rear lane.

### 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
Binod Poudyal, City Planner II
Planning and 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
• Further public consultation (if applicable)
• Provide feedback

Appear at Planning Commission

Appear at City Council