## Overview

**Background**
The subject property:
- Contains an existing veterinary clinic, which is considered in the Zoning Bylaw to be a **“Agriculture, Animal Support” land use**
- Is currently zoned **MH-Mixed Highrise**, which is intended for mixed use development within a building or on a single lot.

**Proposal**
- The owner/applicant proposes to expand the existing veterinary clinic and is considered discretionary if gross floor area is greater than 500 square meters.
- Existing Gross Floor area: 367 Square meters.
- Proposed Total built up area: 827 Square meters
- The proposal includes, removal of parts of existing building and addition of new structure, including a partial 2 storey, on-site parking, and enhanced landscaping.

## Additional Information

**Process**
- Refer to the Application Review Process on back of page
- A ‘discretionary use’ is allowed on the property only after public and technical review. City Council’s approval is required before construction may begin.
- 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**
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Opportunities for Public Input

- Learn about proposed development
- Further public consultation (if applicable)
- Provide feedback

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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

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Appear at Planning Commission

Appear at City Council