



January 16, 2023

Public Notice

Zoning Bylaw Amendment Application (PL202200268)
Removal of Holding Overlay
4500E Victoria Avenue

The City of Regina is currently reviewing a Zoning Bylaw Amendment application to remove the Holding Overlay zone at 4500E Victoria Avenue. This zone was established in order to withhold development until such time as site remediation occurs relating to soil contamination. Based on a remediation report filed with the Ministry of the Environment, the City Administration is recommending that the Holding Overlay zone be removed.

Comments by the public will be summarized in a report and will help to inform the final decision on this matter. If you have any comments on the proposed development or require additional information, please contact me at **306-271-1966** or email **proposeddevelopment@regina.ca**.

Your comments would be appreciated by **February 6, 2023**. You may send comments through regina.ca/proposeddevelopment under the project file name. A comment sheet is attached, should you wish to send written comments through mail or fax, or email.

Notice of this application is provided to the owners & occupants of properties located within the vicinity of the subject property.

Sincerely,

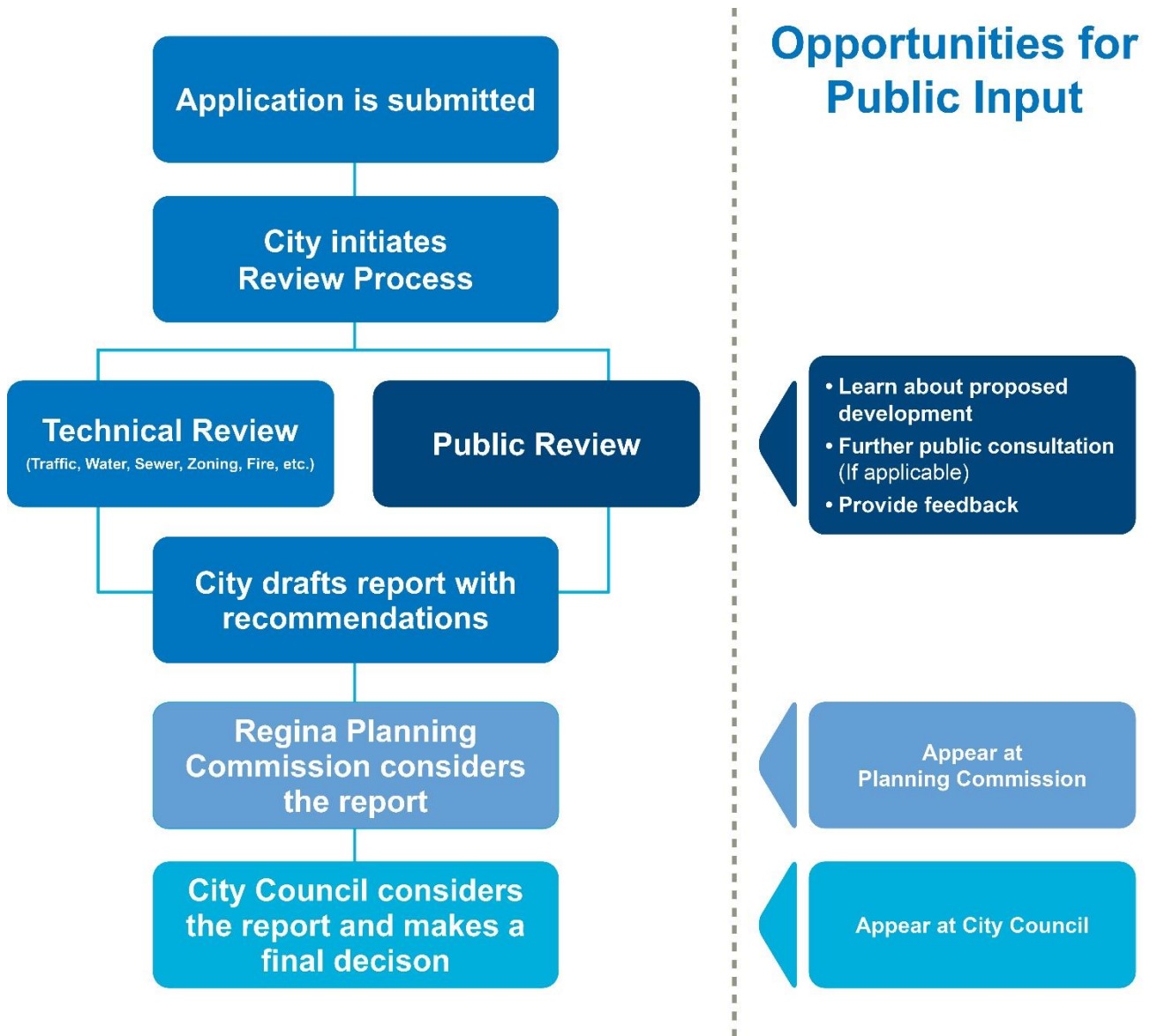
David Ferrone

David Ferrone
City Planner I

Information Sheet

Zoning Bylaw Amendment Application (PL202200268)
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 4500E Victoria Avenue

Overview	
Background	<ul style="list-style-type: none"> The subject property is located outside of but east of the Dewdney East neighbourhood The site is currently vacant and used to contain a driving school. On February 16, 2022, City Council approved an amendment to the Zoning Bylaw by applying the Holding Overlay zone to the Subject Property. (CR22-9) The overlay was applied due to concerns over possible environmental contamination.
Proposal	<ul style="list-style-type: none"> The applicant proposes to remove the holding overlay at 4500E Victoria Avenue. This is to seek a development permit to construct a proposed U-Haul storage and truck rental facility.
Additional Information	
Review Process	<ul style="list-style-type: none"> Refer to the Application Review Process on the back of the 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 of this application be sure to give the City your contact information.
Regina Planning Commission Meeting Date	February 14, 2023
Status Updates	Visit Regina.ca/proposeddevelopment for updates on this application
Contact	David Ferrone, City Planner I Planning and Development Services proposeddevelopment@regina.ca / 306-271-1966





Comment Sheet

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4500 E Victoria Avenue

We invite and encourage feedback regarding this proposal. Please check the box beside the statement that best represents your opinion and answer the following questions. Be specific as possible.

By completing this form you acknowledge that while your identity will not be disclosed, your comments may be used in full or in part in a public report considered by Regina Planning Commission and City Council.

- I support this proposal
- I would like it more if one or more features were different
- I would accept the proposal if many features were different
- I completely oppose this proposal
- None of the above/other

What elements of the development proposal do you support?

What changes to the development proposal do you recommend?

What other associated issues or comments do you have?

Please provide contact information if you wish to be informed of when Regina Planning Commission considers this matter:

Name

Address & Postal Code

Telephone and/or Email

Personal information is collected and maintained in accordance with The Local Authority Freedom of Information and Protection of Privacy Act. If you have any questions about collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca. collection of your personal information, contact the Access & Privacy team at lafoipp@regina.ca.

Please respond by: February 6, 2023

City website (preferred): regina.ca/proposeddevelopment

Email: proposeddevelopment@regina.ca

Mail: City of Regina
Planning & Development Services Department
PO Box 1790
Regina, SK S4P 3C8

Fax: 306-777-6823

