March 27, 2023

Public Notice

Dear Property Owner/Occupants:

RE: Application Number: PL202300047
Application Type: OFFICIAL COMMUNITY PLAN AMENDMENT & ZONING AMENDMENT
Legal Address: LOTS 3-4, BLOCK 315, PLAN OLD33 & LOTS 31-32, BLOCK 315, PLAN 99RA11005
Civic Address: 2925 SASKATCHEWAN DRIVE

The City of Regina is currently reviewing an Official Community Plan amendment and a Zoning Bylaw amendment application to rezone 2925 Saskatchewan Drive from IL – Light Industrial Zone to MH – Mixed High-Rise Zone to facilitate the development of a Buddhist Temple within the Cathedral neighbourhood. Please find attached a copy of an aerial photograph and information sheet.

Comments by the public will be summarized in a report and will help inform the final decision on this matter. If you have any comments on the proposed development or require additional information, please contact me at 306-777-7000 or email proposeddevelopment@regina.ca.

Your comments would be appreciated by April 18, 2023. 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 application is provided to the owners & occupants of properties located within the vicinity of the subject property.

Yours truly,

[Signature]

Zoey Drimmie
City Planner I
## Overview

### Background
- The subject property is in the Cathedral Neighbourhood.
- This site is currently vacant.
- The property is zoned IL – Light Industrial Zone and is proposed to be rezoned to MH – Mixed High-Rise Zone.

### Proposal
- The applicant proposes to amend the Cathedral Area Neighbourhood Plan to enable commercial development at this location.
- The proposed Zoning Bylaw amendment would rezone the site to MH-Mixed High-Rise Zone. This zone allows for a religious institution, which is prohibited in industrial zones.
- A religious institution is permitted in MH – Mixed High-Rise Zone up to 3000 square meters in size.

## Additional Information

### Process (Zoning Amendment)
- Refer to the Application Review Process on back of page.
- This application will require approval by City Council.
- 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 these meetings, be sure to give the City your contact information.

### Status Updates
- Visit [Regina.ca/proposeddevelopment](http://Regina.ca/proposeddevelopment) for updates on this application

### Contact
- Zoey Drimmie, City Planner I
- Planning & Development Services Department
- [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