

September 15, 2023

Public Notice

Official Community Plan Amendment & Zoning Bylaw Amendment Recently Annexed Lands in Section 3, Township 18, Range 19, W2M and Parcel B Plan 101888556 Ext 0

A ministerial order has been passed to approve the alteration of Regina's municipal boundaries effective January 25, 2023. The lands listed below, and as shown on Appendix A-1, that were formerly in the RM of Sherwood are now within city limits:

- Northeast half of Section 3, Township 18, Range 19, West of the Section Meridian (W2M) lying to the east of the Landfill.
- Southeast half of Section 3, Township 18, Range 19, W2M lying to the east of the Landfill.


To recognize these lands within City of Regina bylaws, the lands, and the existing landfill property, will be rezoned to Industrial Heavy (IH) within the *Regina Zoning Bylaw*. All applicable maps contained in the *Official Community Plan* will also be amended to reflect the new city limits and identify these lands as a 'New Employment Area', which is the land use designation assigned to future industrial development areas.

Please find attached a copy of an aerial photograph and OCP Growth Plan map.

This notice is provided to the owners & occupants of properties located within the vicinity of the subject property. Any person is free to address Regina Planning Commission (RPC) or City Council. The RPC meeting date is tentatively set for **October 31, 2023**.

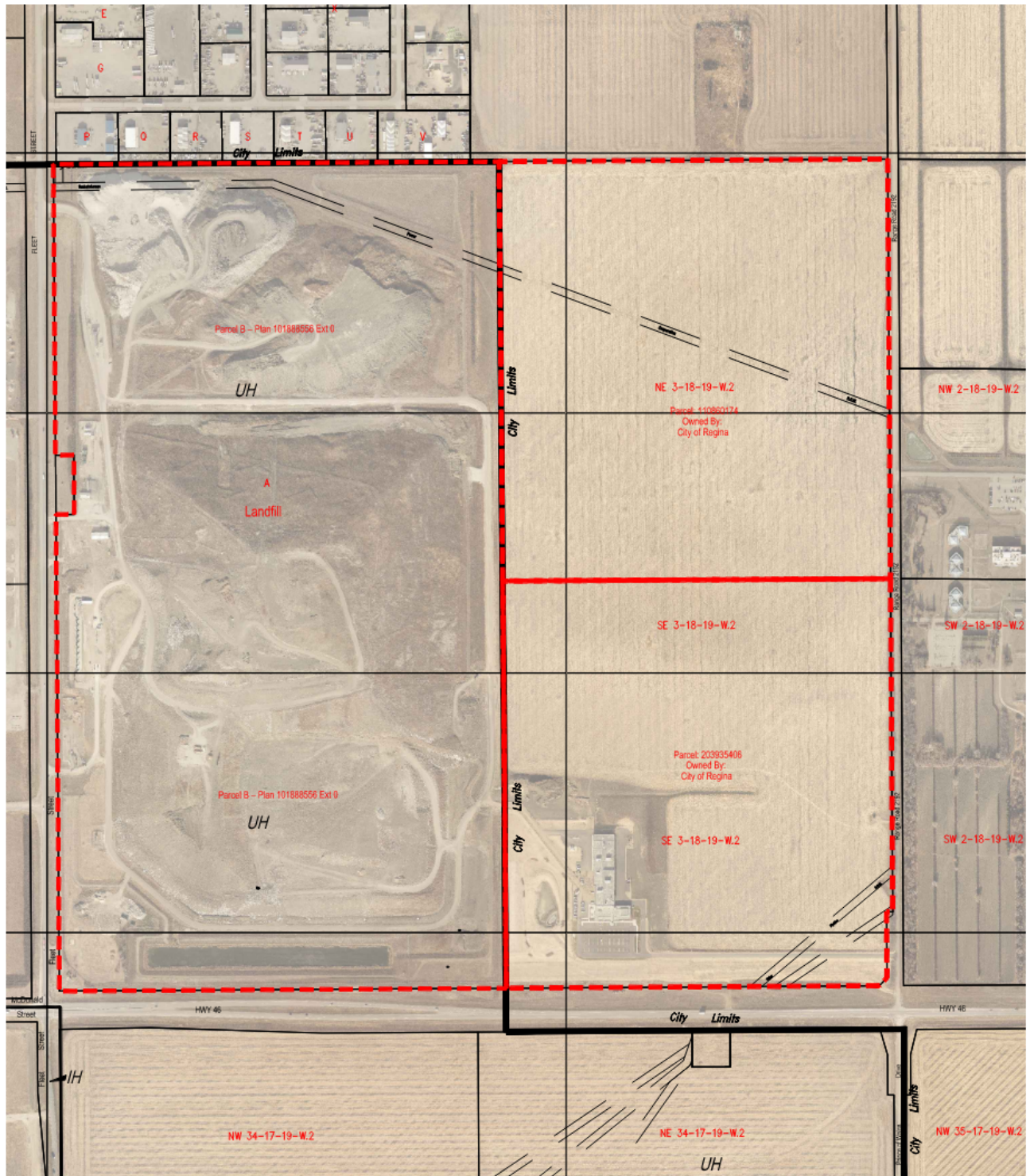
If you have any comments on the proposed development or require additional information, please contact me at **306-777-7000** or email proposeddevelopment@regina.ca referencing 'Proposed Bylaw Amendments for Annexed Lands.' Your comments would be appreciated by **October 4, 2023**.

Sincerely,



Vanessa Berg
City Planner I

Appendix A-1



Subject Property

Date of Photography : 2020



Map 1

GROWTH PLAN

**WITHIN BUILT OR APPROVED
NEIGHBOURHOODS:**

235,000 persons

TO REACH 300,000:

65,000 persons

New Neighbourhoods: 45,000 persons

Intensification: 20,000 persons

City Centre - Downtown: 5,000 persons

City Centre - RRI: 2,500 persons

City Centre - Elsewhere: 2,500 persons

Other Parts of the City: 10,000 persons

Note: Populations indicated for new neighbourhoods are estimates

LEGEND

Joint Planning Area
Perimeter

City Boundary

Major Road

Built or Approved
Neighbourhoods

New Neighbourhoods
(300k)

Intensification Area
(300k)

Future Long-Term
Growth (~500k)

City Centre

Existing Approved
Employment Area

New Employment
Area

Collaborative
Planning Area

Special Study Area

Wastewater Treatment
Plant Area

Airport Land

Express Transit
Corridor

Urban Corridor

Urban Centre

