

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

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

