

<b>Overview</b>	
<b>Proposal</b>	<p>The Applicant proposes to amend the Zoning Bylaw by rezoning 2100 Garry Street (Subject Property) from UH – Urban Holding Zone to IL – Industry Light Zone.</p> <p>To understand land-use and development types potentially allowable in the IL Zone, please review Part 5B (5B.T2) of Chapter 5 of the City’s Zoning Bylaw: <a href="https://open.regina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019">open.regina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019</a></p> <p>The City is not reviewing an application for a proposed development at this time.</p>
<b>Additional Information</b>	<p>The Subject Property is a vacant, undeveloped lot, previously used for agricultural purposes.</p> <p>The location and surrounding land-use context is shown on the attached maps. Notably, lands directly adjacent include the Regina International Airport to the south, and the RCMP Academy to the north. Lands to the west are undeveloped and lands to the east are used to accommodate commercial businesses.</p> <p>The Subject Property is not within an area subject to neighbourhood plan or concept plan policy..</p>
<b>Process</b>	
<b>Review / Decision</b>	<p>Following the public and technical review process, which is currently underway, the Administration will submit a report to the Decision Authority, which will include a summary of the public comments, as well as Administration’s recommendation.</p> <p>The Decision Authority respecting Zoning Bylaw amendments is the Regina City Council. Applications directed to Council will first be considered by the Regina Planning Commission (RPC) who will then provide a recommendation to Council.</p> <p>Both the RPC and Council meetings are open to the public; therefore, you may attend these meetings and view the deliberation, or speak directly to the RPC or Council. Please refer to the Application Review Process on back of page.</p> <p>If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.</p>
<b>Updates</b>	Visit <a href="https://Regina.ca/proposeddevelopment">Regina.ca/proposeddevelopment</a> for updates on this application.
<b>Contact</b>	Tyson Selinger, City Planner I Planning & Development Services <a href="mailto:proposeddevelopment@regina.ca">proposeddevelopment@regina.ca</a> / 306-777-7000

**Appendix A – Location**

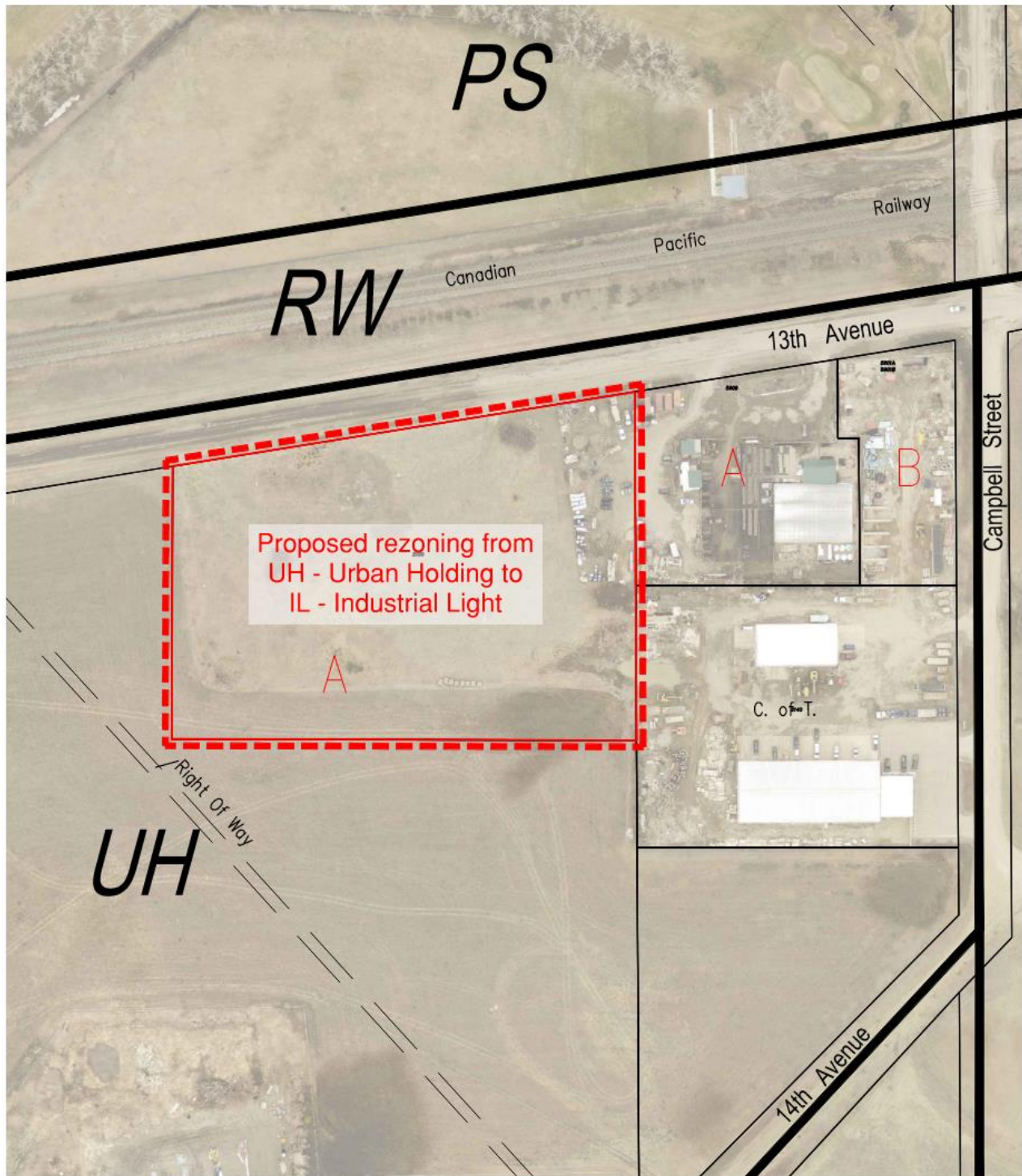


 Subject Property

Date of Photography: 2023



Project PL202400105    Civic Address/Subdivision 2100 Garry Street

**Appendix B – Zoning** Subject Property

Date of Photography : 2023

Project PL202400105 Civic Address/Subdivision 2100 Garry Street