


Overview	
Proposal	The Applicant proposes to develop a 1,045 m ² concrete plant (<i>Industry, Heavy</i>) at 815 Dewdney Avenue (Subject Property), which is zoned IL – Industrial Light Zone.
Additional Information	<p>The IL Zone requires that <i>Industry, Heavy</i> land-use be limited to indoors only and that applications be reviewed through the Discretionary Use procedure.</p> <p>The Discretionary Use procedure allows the Decision Authority to consider proposed developments on a case-by-case basis, factoring in overall “fit” and compatibility with surrounding land-use and roadways, etc., as well as public input.</p> <p>The Subject Property is located within the “Tuxedo Park” industrial area and is surrounded by lots zoned IL Zone, which accommodate a mix of light industrial and various commercial land-uses.</p>
Process	
Review / Decision	<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 Discretionary Use applications is the City Development Officer, unless the application warrants review and decision by City Council, in accordance with the Discretionary Use review criteria of the Zoning Bylaw (Ch.1, Part 1D, Section 1D.1 [1.2], [2a]).</p> <p>Where an application is directed to City Council, it will first be considered by the Regina Planning Commission (RPC) who will then provide a recommendation to City Council. 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 attached Application Review Process summary.</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>
Updates	Visit Regina.ca/proposeddevelopment for updates on this application.
Contact	<p>Tyson Selinger, City Planner I Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000</p>

Appendix A-1 – Location

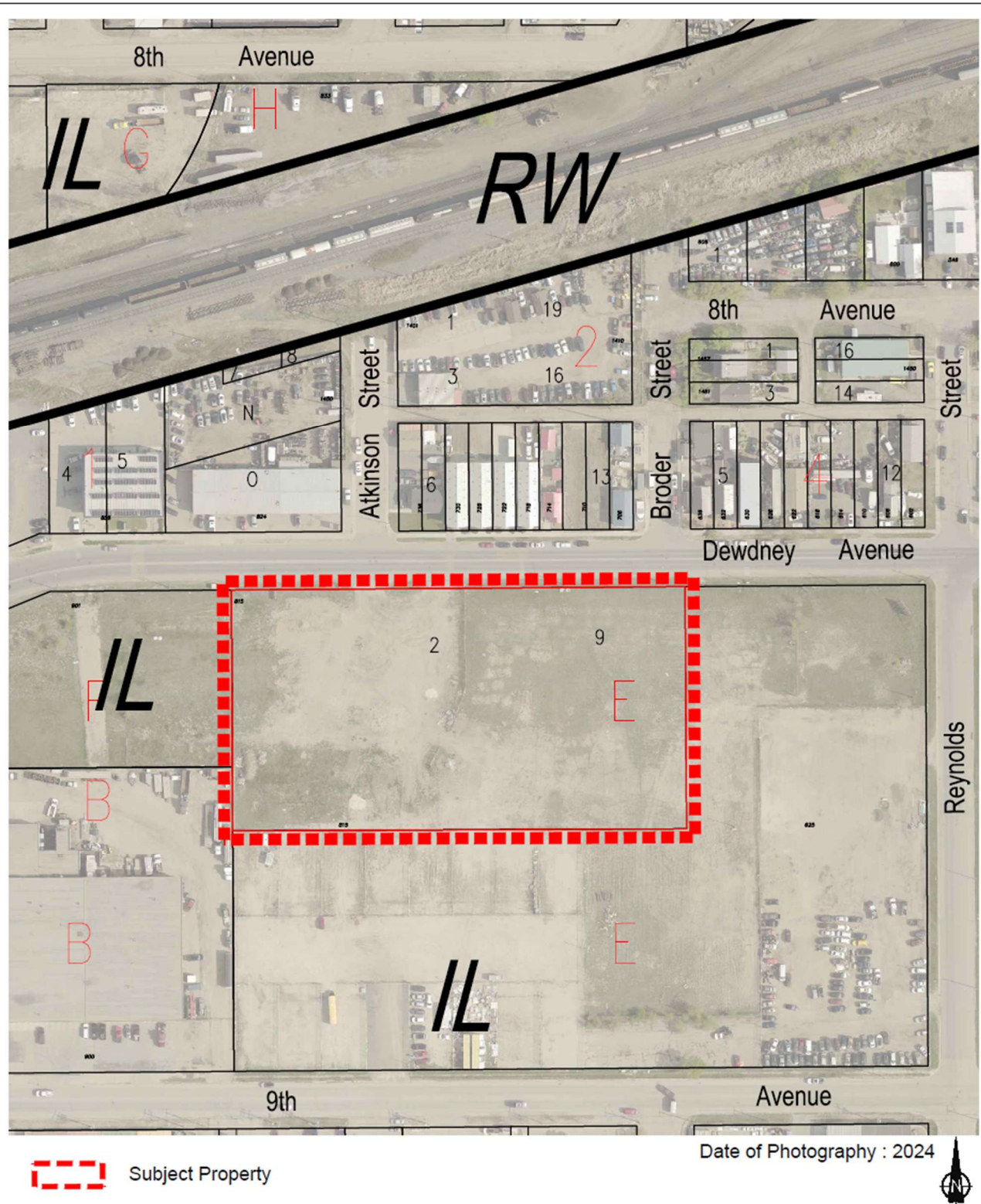


 Subject Property

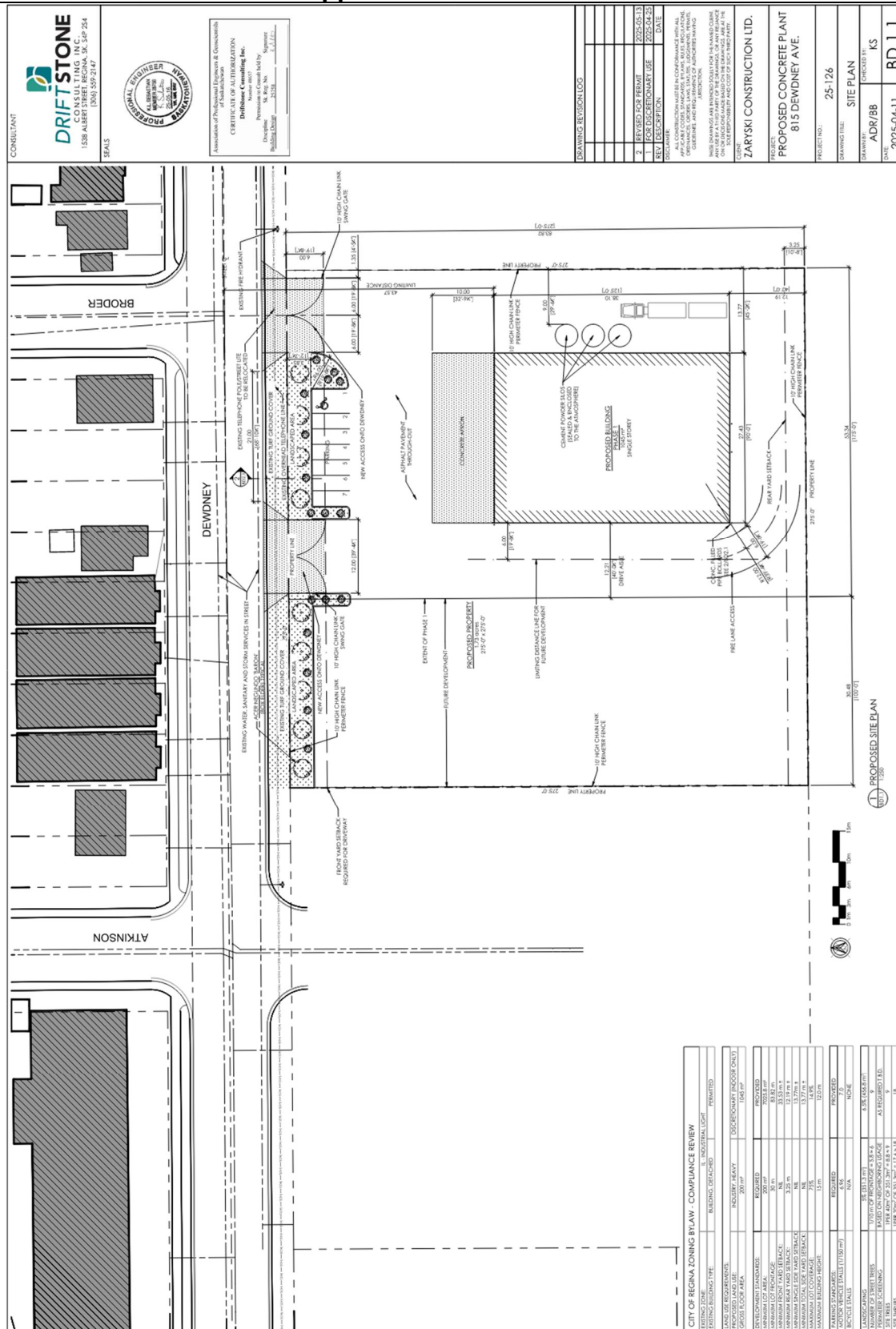
Date of Photography: 2024



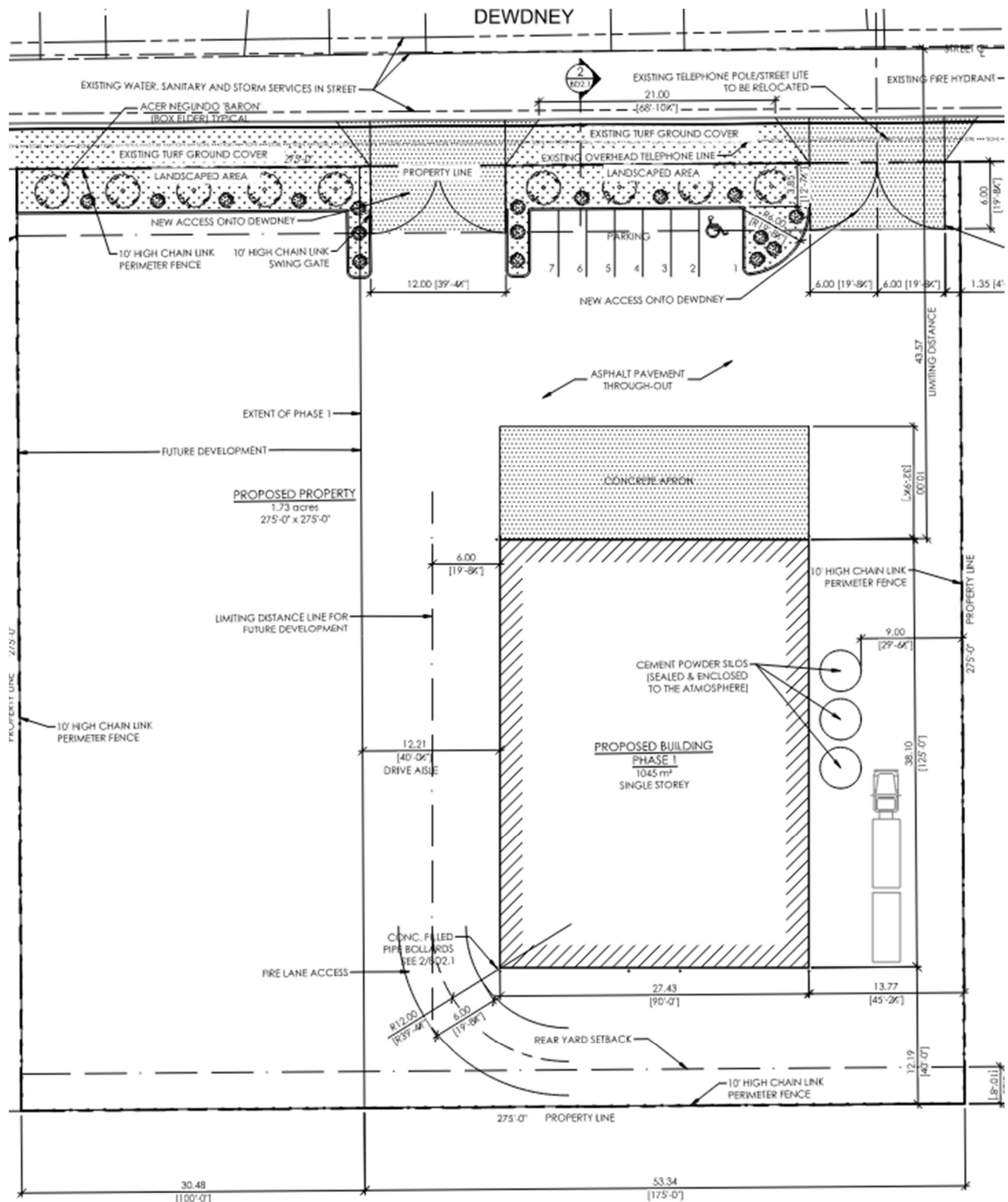
Project PL202500121 Civic Address/Subdivision 815 Dewdney Avenue

Appendix A-2 – Zoning

 Project PL202500121 Civic Address/Subdivision 815 Dewdney Avenue

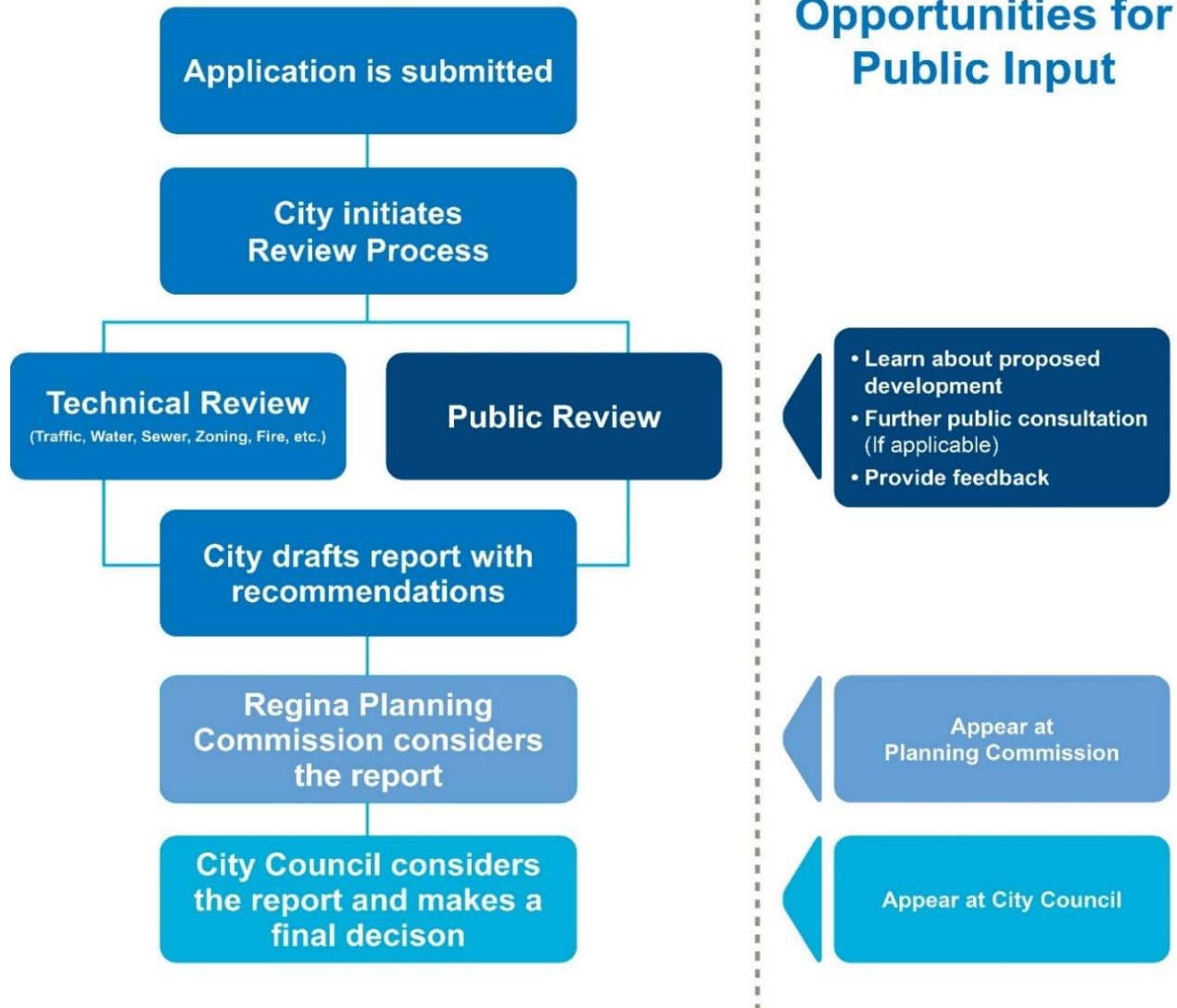
Appendix B-1 – Site Plan



Appendix B-2 – Site Plan



PROPOSED SITE PLAN
1:250

Appendix C
Application Review Process

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

Name

Address & Postal Code

Telephone and/or Email (email preferred)

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: June 13, 2025

City website (preferred):
regina.ca/proposeddevelopment

Email:
proposeddevelopment@regina.ca

Mail:
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Services Department
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