

<b>Overview</b>	
<b>Proposal</b>	The Applicant proposes to develop a dine-in coffee and dessert bakery shop on the property zoned ML – Mixed Low-Rise within an existing building.
<b>Additional Information</b>	<p>The <i>Regina Zoning Bylaw</i> requires that “Food &amp; Beverage, Restaurant” land-use be reviewed through the Discretionary Use procedure when proposed next to lots zoned residential. The subject Property is adjacent to residential lots zoned R1 – Residential Detached.</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 location and surrounding land-use context is shown on the attached maps. Notably, lands directly adjacent include: commercial and office (south and east), residential (north and east), and the Regina International Airport (west).</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 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.</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 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>
<b>Updates</b>	Visit <a href="http://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

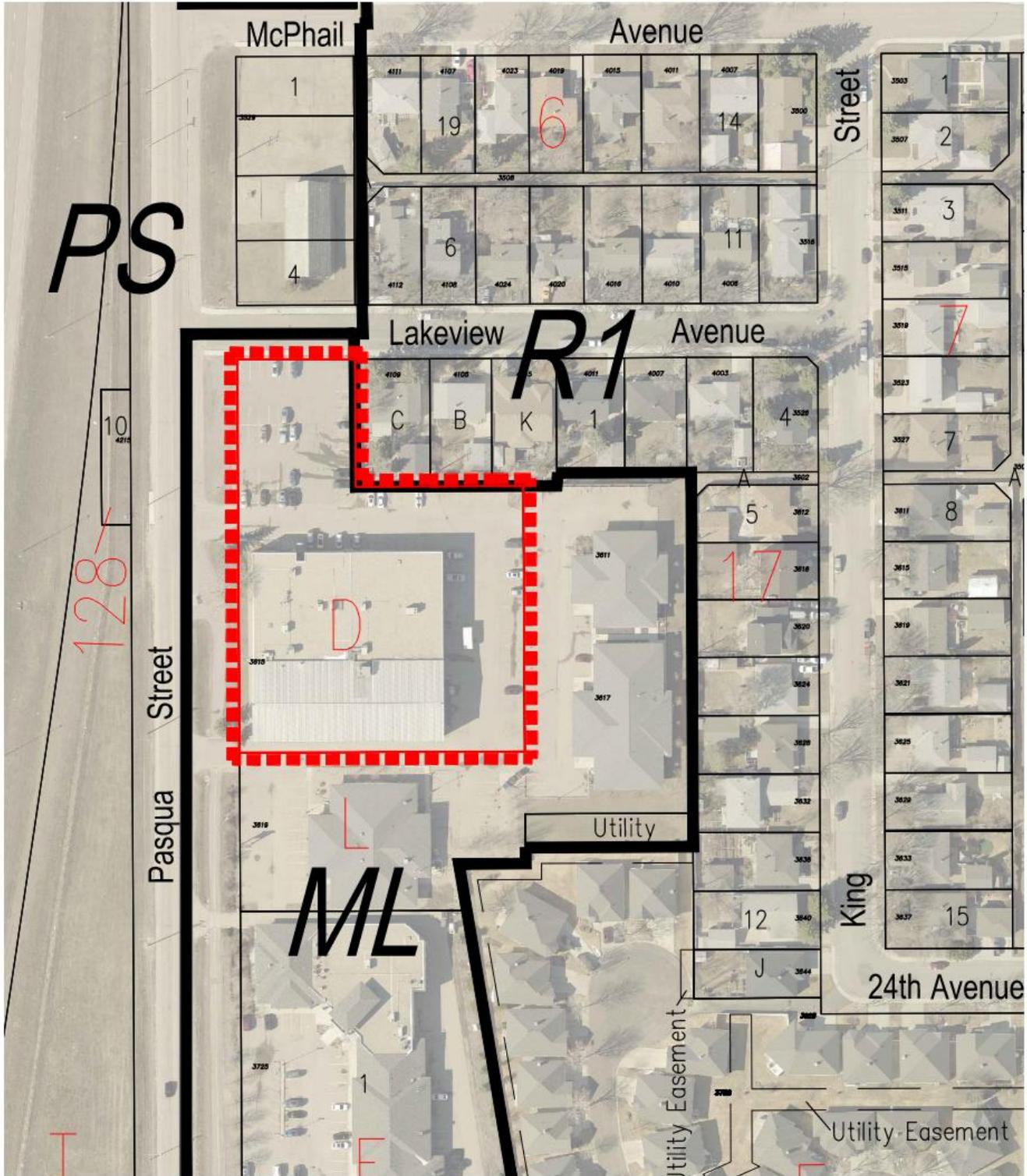
**Appendix A – Location**



 Subject Property

Date of Photography: 2024

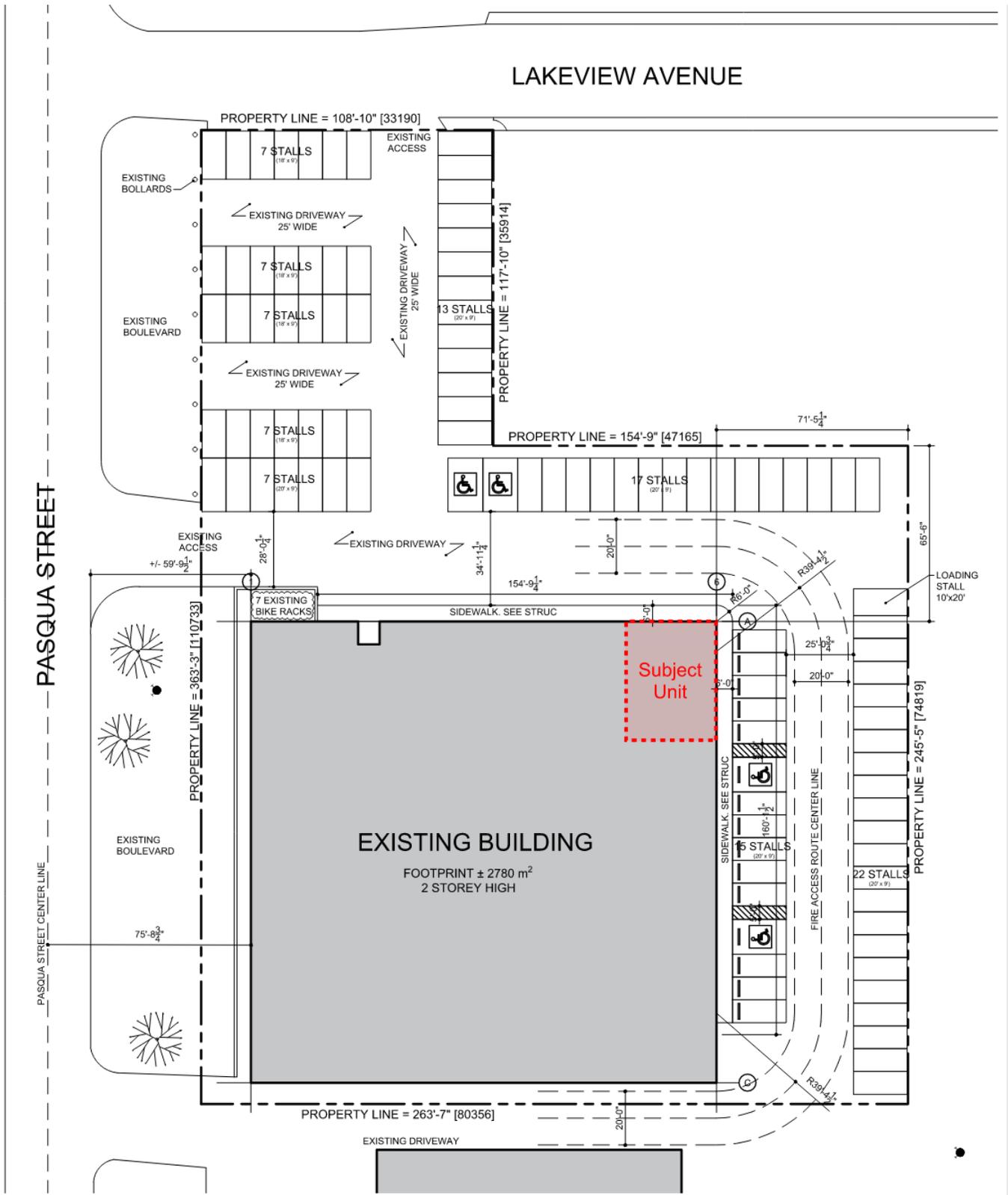


**Appendix B – Zoning (Current)**

 Subject Property

Date of Photography : 2024



**Appendix C – Building Site Plan Context (Existing)**



**Appendix D – Subject Unit Location**