

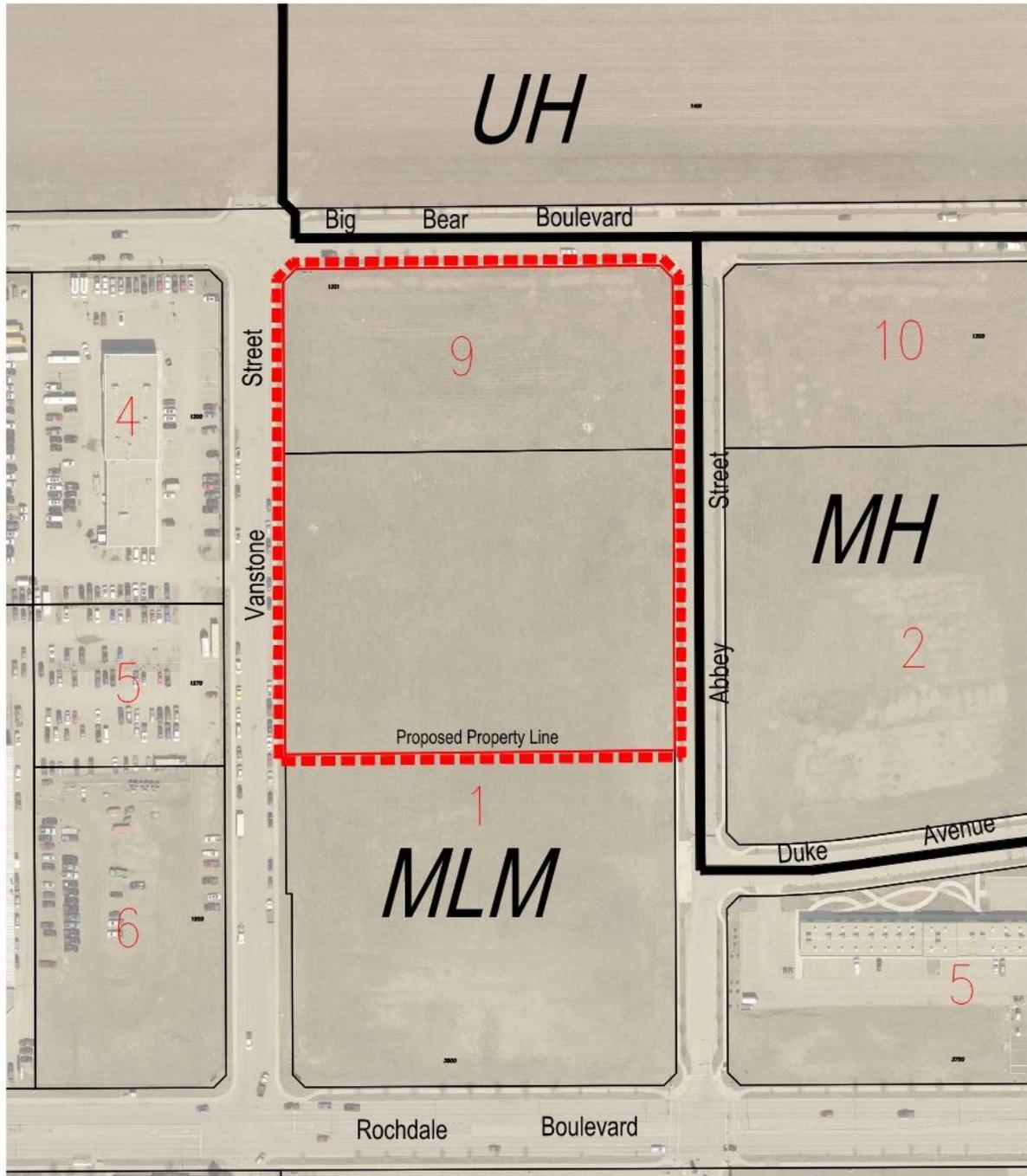
Overview	
Proposal	<p>Cornerstone Holdings Ltd. (Applicant & Landowner) proposes to develop a develop a car dealership (“Retail Trade, Motor Vehicle – Light” and “Service Trade, Motor Vehicle – Light”) on property zoned MH – Mixed High-Rise Zone and MLM – Mixed large Market.</p> <p>The <i>Regina Zoning Bylaw</i> requires that “Retail Trade, Motor Vehicle – Light” exceeding a gross floor area of 1000m² including outdoor area, and “Service Trade, Motor Vehicle – Light” exceeding a gross floor area of 500m² be reviewed through the Discretionary Use procedure.</p>
Additional Information	<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 currently vacant land though intended for commercial development. The Subject Property is flanked by an arterial roadway and is surrounded by an existing dealership to the west, vacant land intended for future development to the north and east, commercial to the south.</p> <p>The Subject Property is located within an area subject to the requirements of the <i>Hawkstone Concept Plan</i>. The proposed development conforms with this Plan.</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.</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>
Updates	Visit Regina.ca/ProposedDevelopment for updates on this application.
Contact	Zoey Drimmie, City Planner II Planning & Development Services ProposedDevelopment@regina.ca / 306-777-7000

Appendix A - Location

Subject Property

Date of Photography: 2024



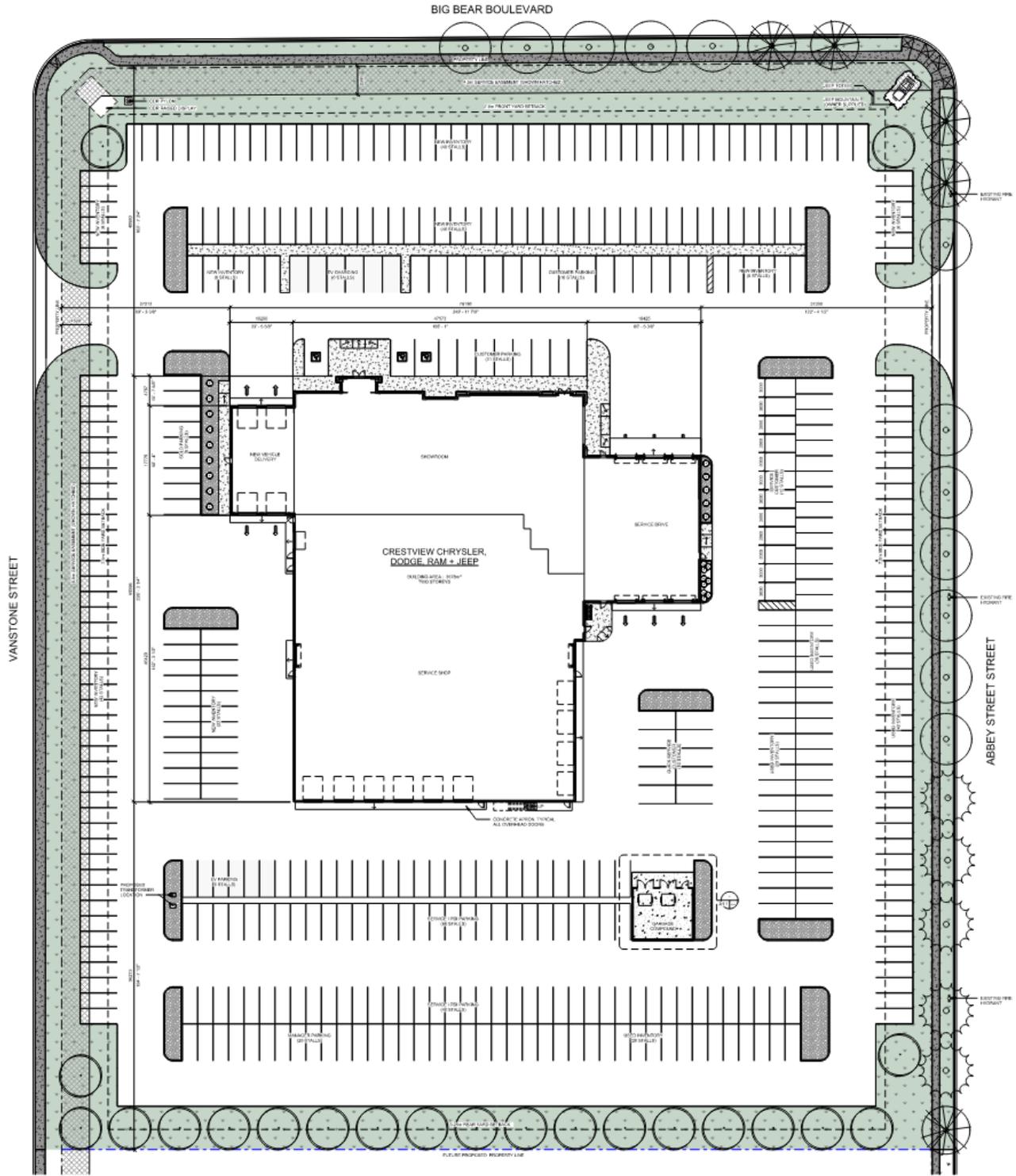
Appendix B – Zoning

Subject Property

Date of Photography : 2024



Appendix C1 – Site Plan



 **SITE PLAN**

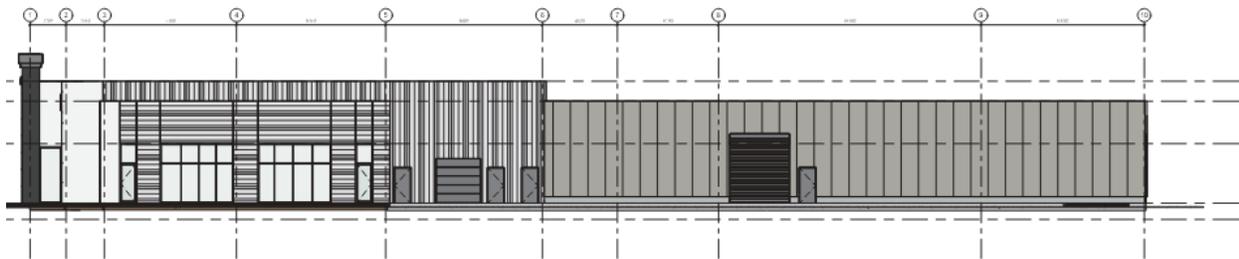
Appendix C2 – Elevation



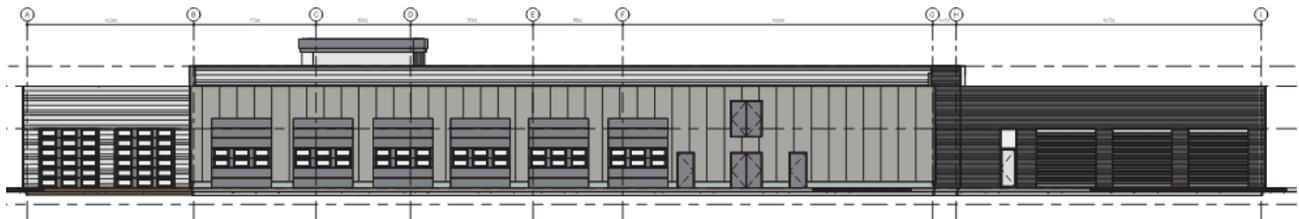
EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - SOUTH



Application Review Process

