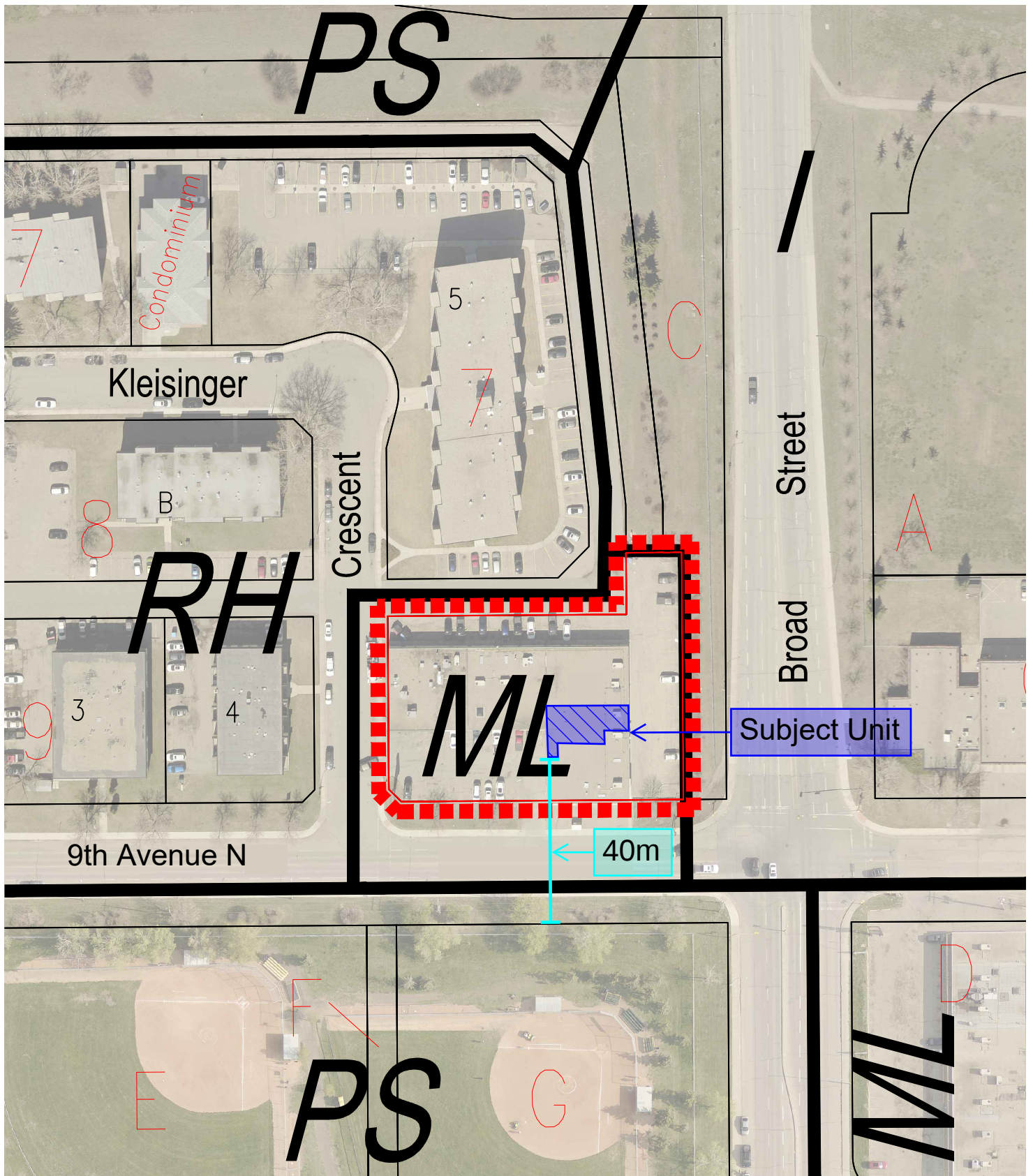


Overview	
Proposal	The Applicant proposes to develop a Cannabis Retail Store at 1802 9th Avenue N (Subject Property), which is zoned ML – Mixed Low-Rise Zone. This proposed location is within 60 metres of a ball diamond (“Open Space, Active”).
Additional Information	The land use “Retail Trade, Cannabis” is a permitted land use in the ML – Mixed High-Rise Zone but is subject to further specific development permit requirements (<i>Regina Zoning Bylaw</i> section 1.6A). A “Retail Trade, Cannabis” within 60 metres of an “Open Space, Active” may be reviewed and approved as a discretionary use. 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. The location and surrounding land-use context is shown on the attached maps. Notably, lands directly adjacent include: residential (west and north), open space recreation (south), commercial (southeast) and institutional (east).
Process	
Review / Decision	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. 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]). 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. If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.
Updates	Visit Regina.ca/proposeddevelopment for updates on this application.
Contact	Tyson Selinger, City Planner I Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000



Subject Property

Date of Photography : 2024



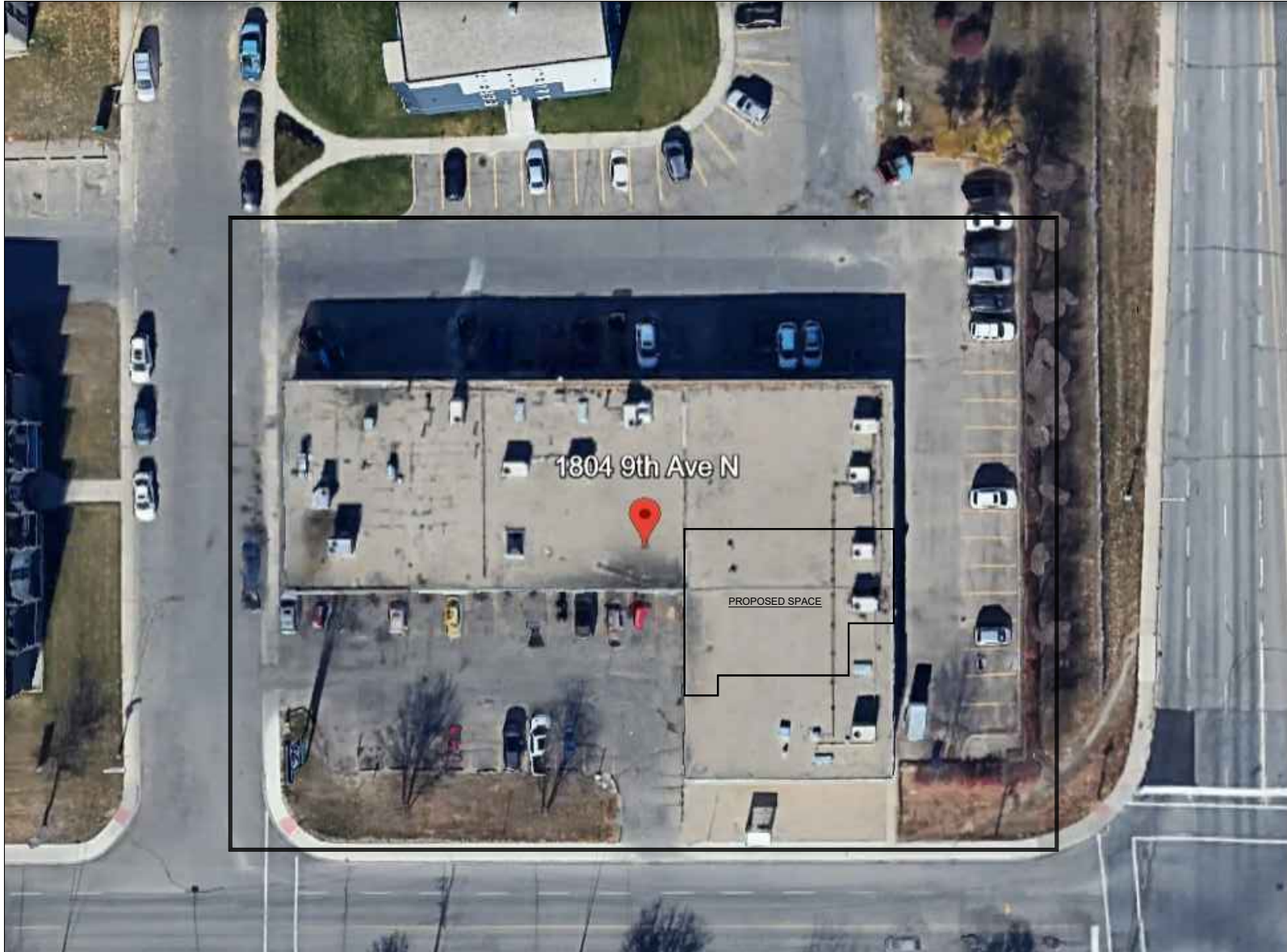


Subject Property

Date of Photography: 2024



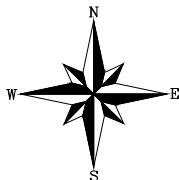
Appendix C: Site Plan (Existing)


PLAN NOTES:

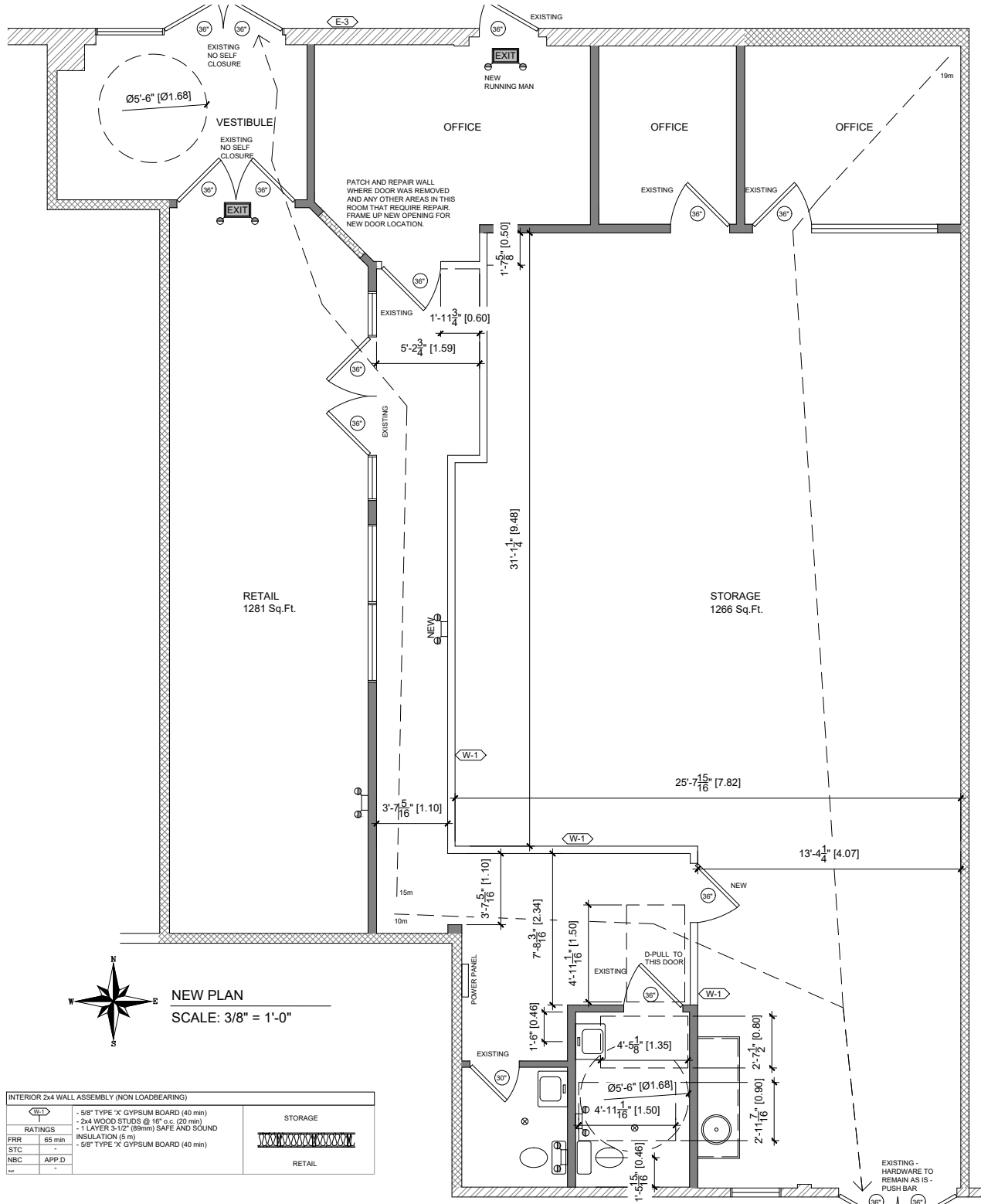
OCCUPANCY CHANGE.
 NO CHANGES TO BUILDING ENVELOPE OR ROOF SYSTEM.
 NO CHANGES TO PLUMBING OR ELECTRICAL.
 NO CHANGES TO THE SITE OR PARKING AND ACCESS TO THE BUILDING.
 NO LAND USE CHANGE.

SITE EXISTS AS IS WITH PARKING, LANDSCAPING, VEHICLE ENTRANCES, SIDEWALKS AND PARKING LOT LIGHTING.

NO CHANGE TO PARKING, LANDSCAPING, VEHICLE ENTRANCES, SIDEWALKS OR PARKING LOT LIGHTING.



Appendix D: Floor Plan



- EXISTING INTERIOR WALL TO REMAIN AS IS
- ▨ EXISTING WALL
- ▨ TYPE X DRYWALL (ADJACENT OCCUPANCIES)
- 125mm STEEL STUDS @ 16" o.c.
- 1 LAYER 3-1/2" FIBERGLASS INSULATION
- ▨ TYPE X DRYWALL (EXISTING THIS SUITE)
- ADD TWO LAYERS ▨ TYPE X DRYWALL TO FACE OF ALL WALLS SHARED WITH ADJACENT OCCUPANCIES
- PROPOSED WALL 2 HOUR RATING UL U408
- ▨ EXISTING EXTERIOR WALL TO REMAIN AS IS
- LEVER HARDWARE TO ALL DOORS UNO