

Overview	
Proposal	<p>The applicant proposes to amend the Zoning Bylaw by rezoning a 290-hectare area of land, described below and shown on attached maps, from:</p> <p>UH – Urban Holding Zone to the: IH – Industrial Heavy Zone</p> <ul style="list-style-type: none"> • Parts of: NW & NE Sec-05, Twp-18, Rge-19, W2M • Parts of: NW & SW Sec-04, Twp-18, Rge-19, W2M <p>To understand land-use and development types potentially allowable in the IH Zone, please review Part 5C (Table 5C.T2) of Chapter 5 of the City's Zoning Bylaw: openregina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019</p> <p>The City is not reviewing an application for a proposed development at this time.</p> <p>The Subject Property is also zoned AP – Aquifer Protection Overlay Zone and identified as forming part of a “high sensitivity” aquifer area. Due to this zoning and designation, proposed development will need to be reviewed through the “discretionary use” process, which will involve the following:</p> <ul style="list-style-type: none"> • Submission of an Aquifer Protection Plan. • Consideration of residential proximity; ensuring compatibility. • An opportunity for public to review proposed development and comment.
Background	<p>The Subject Property is an undeveloped parcel, currently subject to agricultural cultivation, located immediately to the north and east of the Co-op Refinery Complex – this land was annexed into the City, from the RM of Sherwood, in 2007 (west part) and 1953 (east part) – land to the north of subject Property were annexed in 2023.</p> <p>The location and surrounding land-use context is shown on the attached maps. Notably, lands to the north, south and east are zoned Industrial Heavy Zone; lands to the east, which are separated by Winnipeg Street and a railway corridor, are comprised of the Uplands and Kensington Greens neighbourhoods and zoned residential.</p>
Process	
Review/ Decision	<p>Following the public and technical review process, which is currently underway, the Administration will submit a report to the <u>decision authority</u>, 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 City Council will be considered, first, by the Regina Planning Commission (RPC) who will then provide a recommendation to City Council.</p> <p>Both the RPC and City Council meetings are open to the public; therefore, you may attend these meetings and view the deliberation, or speak directly to the RPC or City 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>
Updates	Visit Regina.ca/proposeddevelopment for updates on this application
Contact	<p>Jeremy Fenton, Senior City Planner Planning & Development Services 306.751.4228 or email (preferred): jfenton@regina.ca</p>

- PL202400017 - 1102 N FLEET STREET
- Proposed Rezoning

Appendix A-1 – Location



Parts of: NW & NE Sec-05, Twp-18, Rge-19, W2M
Parts of: NW & SW Sec-04, Twp-18, Rge-19, W2M

Civic Address / Subdivision

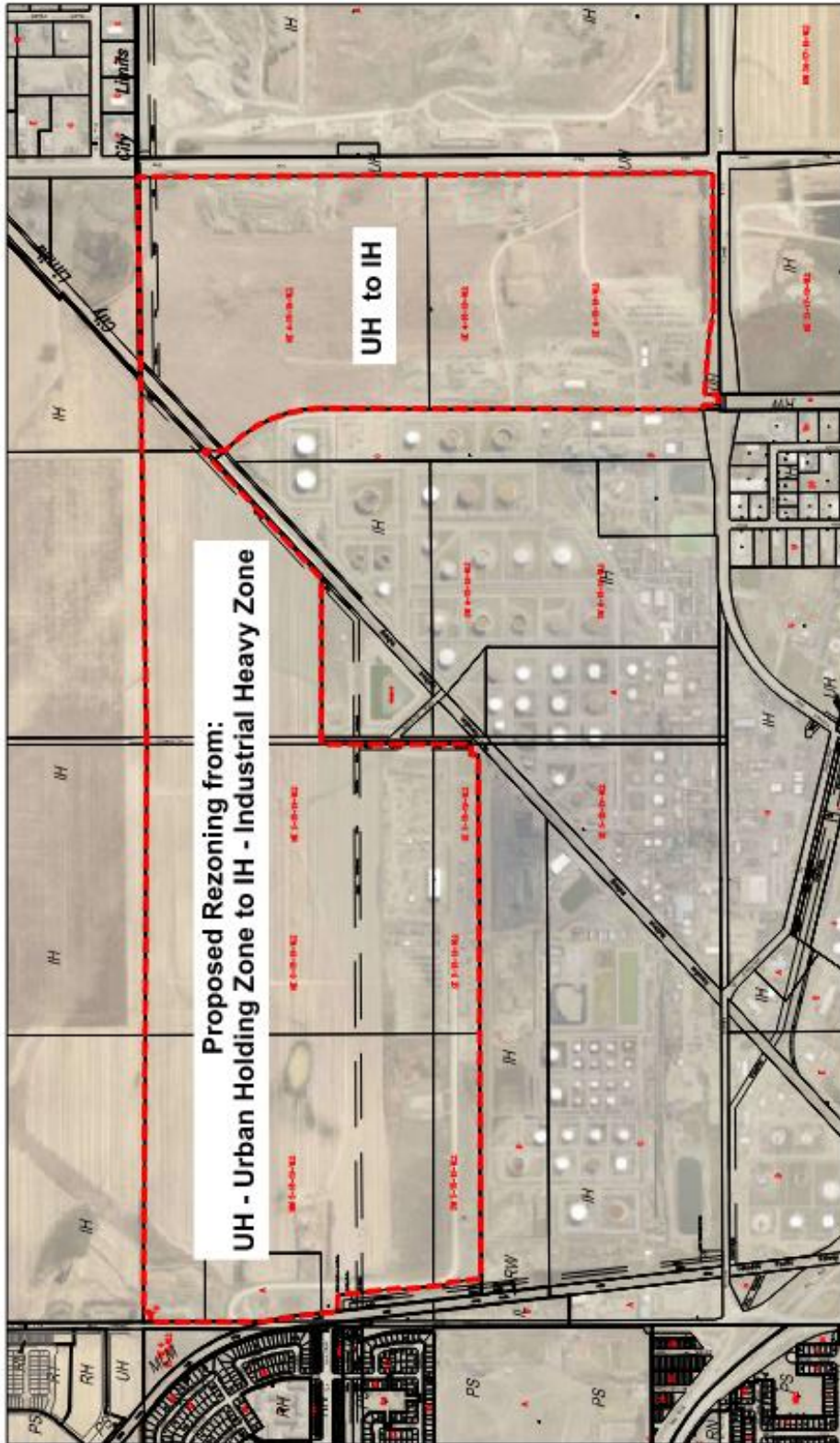
Subject Property



Project PL202400017

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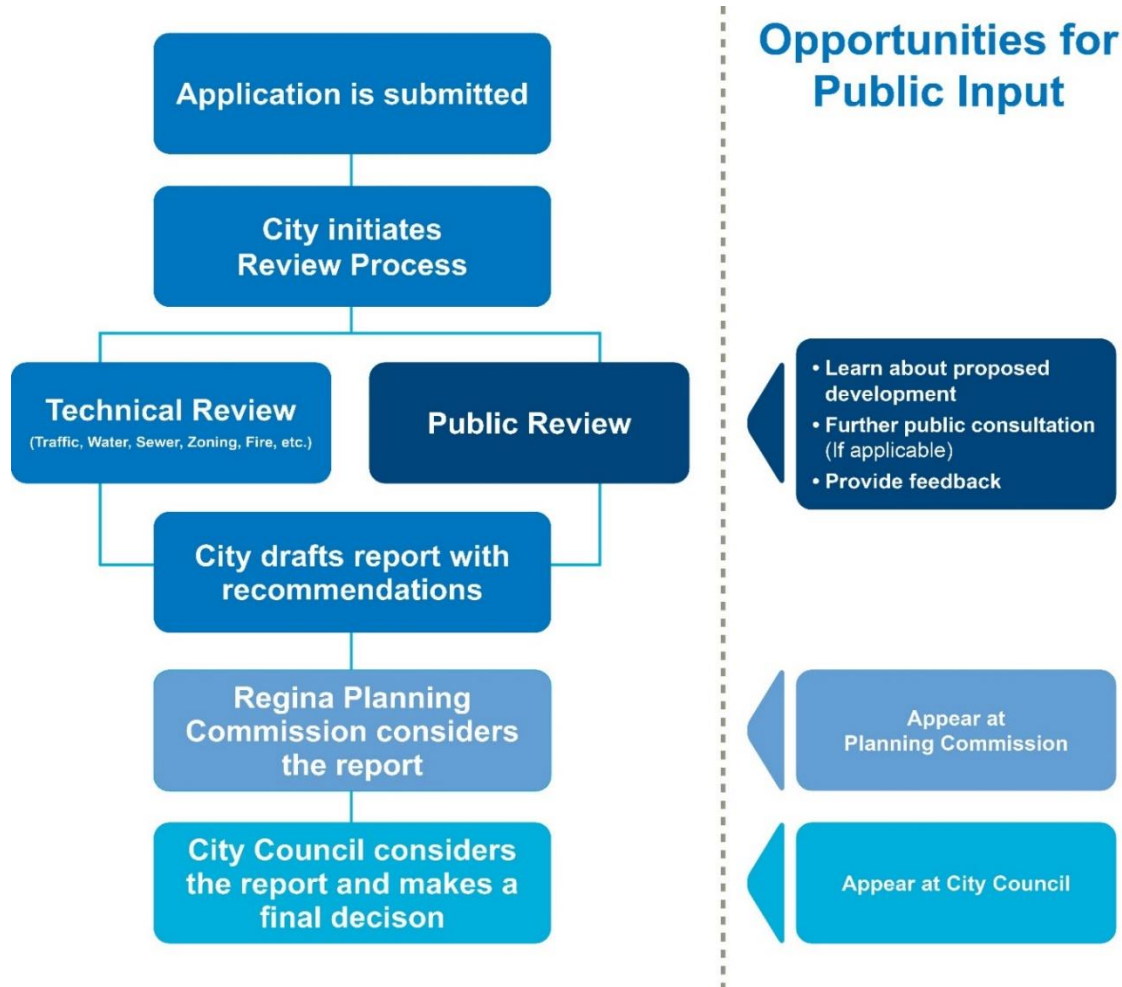
Appendix A-2 – Zoning



 Subject Property
 Project PL202400017

Civic Address / Subdivision
 Parts of: NW & NE Sec-05, Twp-18, Rge-19, W2M
 Parts of: NW & SW Sec-04, Twp-18, Rge-19, W2M

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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: March 8, 2024

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regina.ca/proposeddevelopment

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