### Overview

#### Background
The Subject Property (1500 N Winnipeg Street) is located on the north periphery of the city and consists of undeveloped farmland.

In 2013, City Council approved a concept plan (Somerset Concept Plan) for the Subject Property, which supports a mixed-use neighbourhood development.

In 2022, City Council approved an amendment to this Concept Plan, which supports a proposed new rail line along the north boundary of the concept plan area. This proposed new rail line will support the proposed Viterra facility and may also, in future, replace the existing rail line along south boundary.

No development has yet to occur on the Subject Property.

#### Proposal
The Proponent proposes to amend the existing Somerset Concept Plan by reconfiguring the land-use (Appendix B) and servicing scheme. This amendment will result in a projected population of 2800 residents.

In addition to the attached information, the full proposed Somerset Concept Plan report can be found at: Regina.ca/proposeddevelopment

**Note:** Only the Land-Use Plan and the Circulation Plan (Appendices E and F of the full proposed Somerset Concept Plan Report) are subject to approval. At the same time, the Proponent is seeking to replace the existing zoning scheme with an updated version that aligns with amended Concept Plan (Appendix C).

### Additional Information

#### Process
These applications require review by the Regina Planning Commission (RPC) and approval decision by City Council. These meetings are open to the public and you may speak directly to RPC and City Council. If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.

Please refer to the Application Review Process on back of page.

#### Updates
Visit Regina.ca/proposeddevelopment for updates on this application

#### Contact
Jeremy Fenton, Senior City Planner, City Planning Branch
Planning & Development Services Department
jfenton@regina.ca or 306.751.4228
Application is submitted

City initiates Review Process

Technical Review (Traffic, Water, Sewer, Zoning, Fire, etc.)

Public Review

City drafts report with recommendations

Regina Planning Commission considers the report

City Council considers the report and makes a final decision

Opportunities for Public Input

- Learn about proposed development
- Further public consultation (if applicable)
- Provide feedback

Appear at Planning Commission

Appear at City Council
Appendix B-1  Existing Somerset Concept Plan (already approved)
Appendix B-2  Proposed Somerset Concept Plan (proposed revisions)