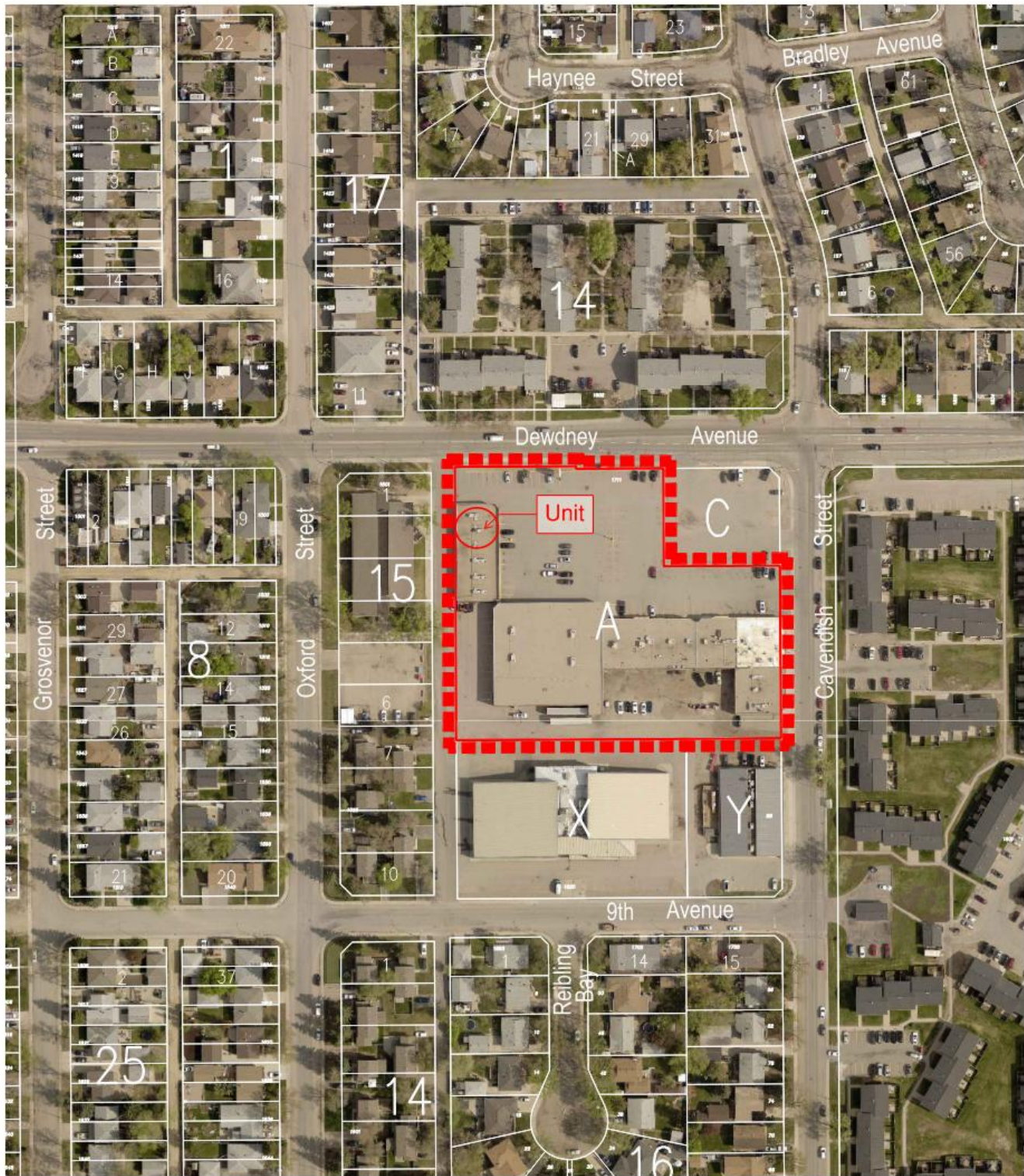


Overview	
<b>Proposal</b>	The Applicant proposes to develop a Cannabis Retail Store at 1711 E Dewdney Avenue (Subject Property), which is zoned MH – Mixed High-Rise Zone. This proposed location is within 60 metres of a public library (Assembly, Community).
<b>Additional Information</b>	<p>The land use “Retail Trade, Cannabis” is a permitted land use in the MH – 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 “Assembly, Community” may be reviewed and approved as a discretionary use.</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 (east and south), residential (north) and “Assembly, Community” (public library; west).</p>
Process	
<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="https://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

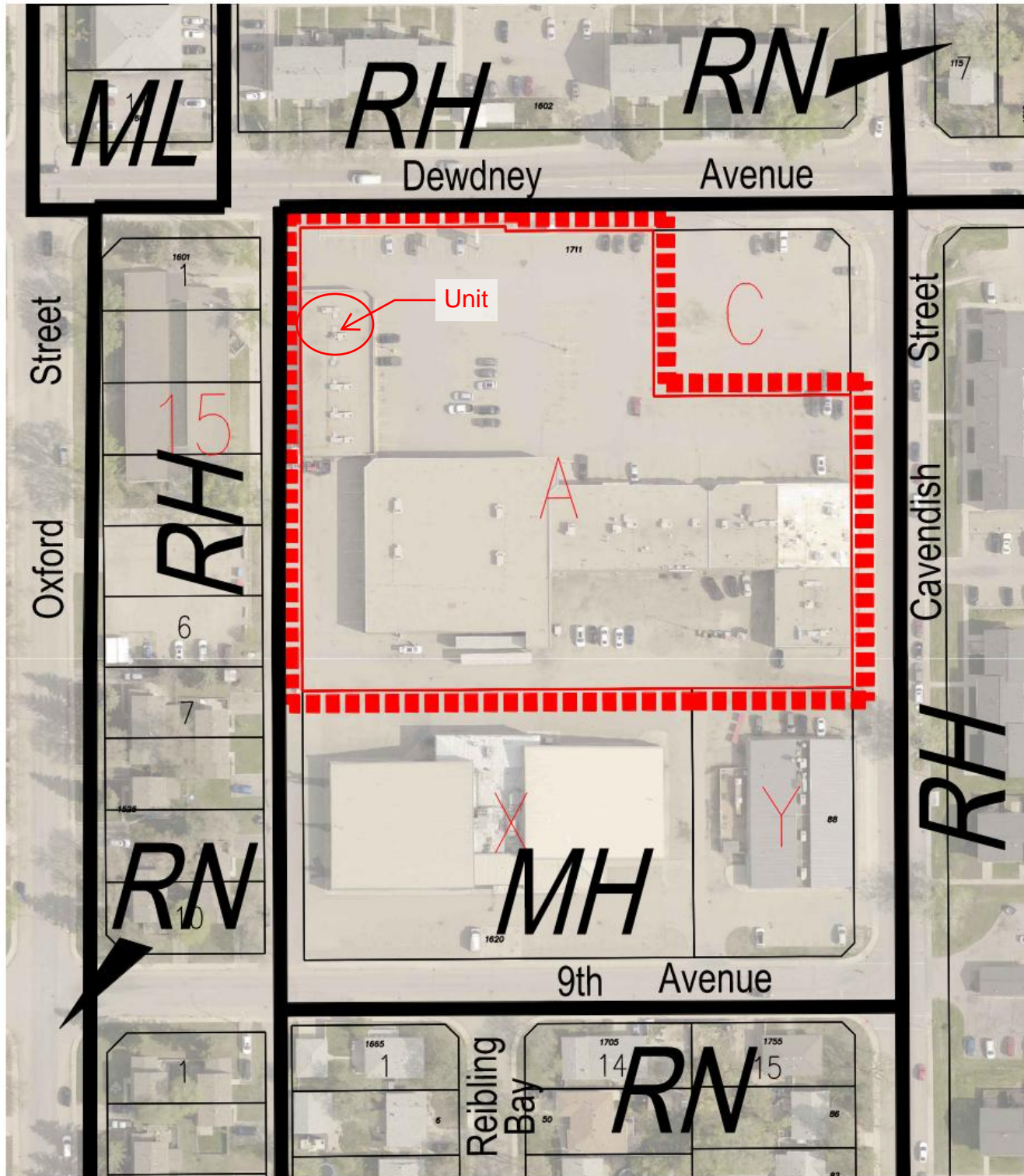


Subject Property

Date of Photography: 2024





**Appendix B – Zoning (Current)**


Subject Property

Date of Photography : 2024





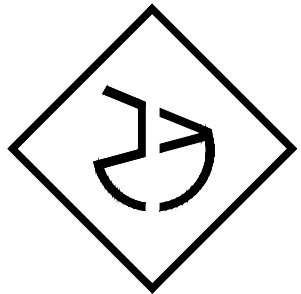
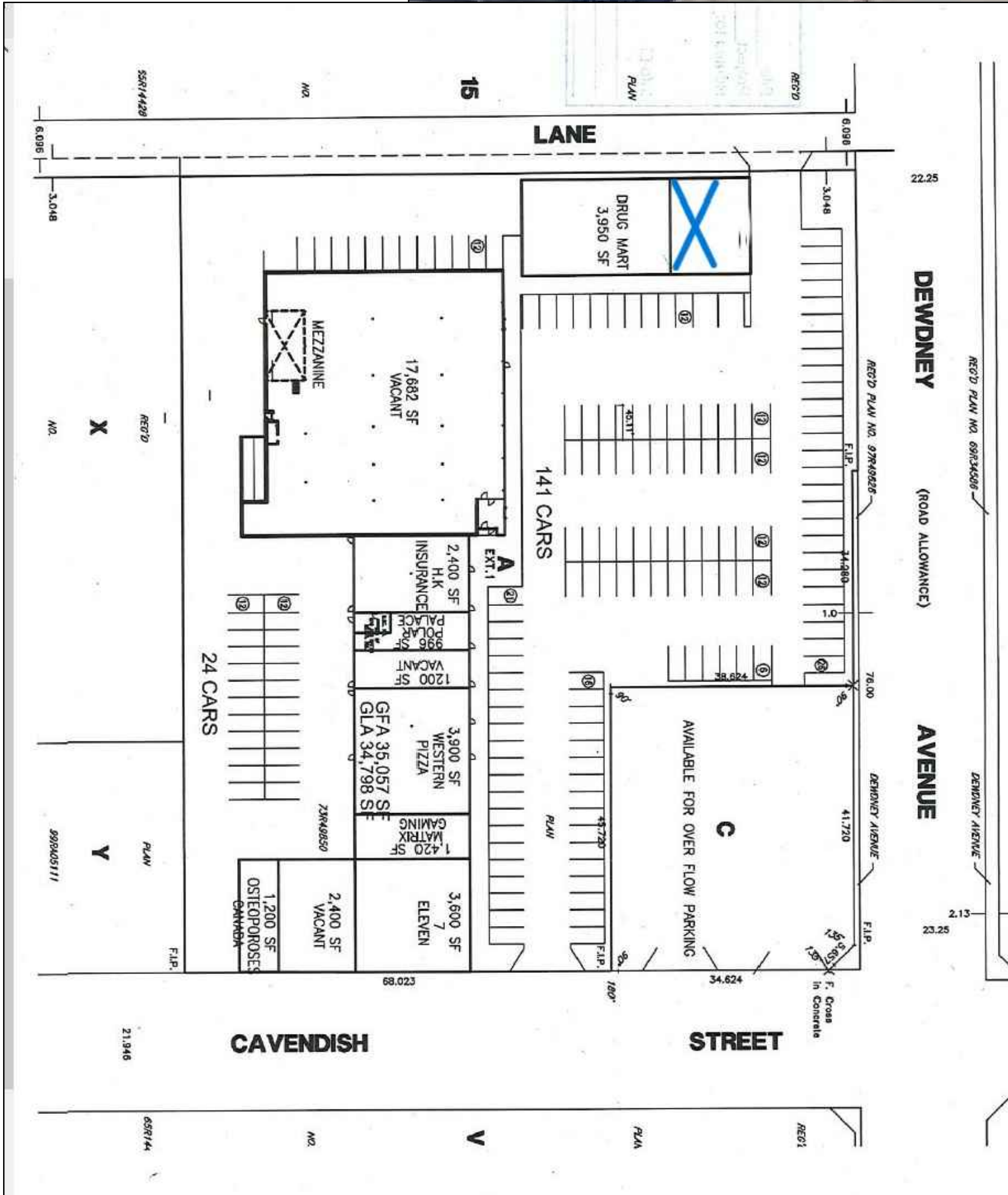
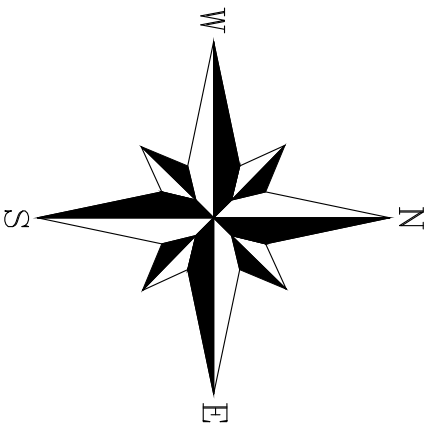
Appendix C1 - Site Plan

1711 E DEWDNEY AVENUE  
REGINA, SK  
CONCEPTUAL LANDSCAPE PLAN



PLAN NOTES:

- NO 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.
- EXISTING TENANT SPACE IS RETAIL AND WILL REMAIN AS RETAIL WITH NO INTERIOR RENOVATIONS. SEE ORIGINAL RENOVATION DRAWINGS FOR EXISTING SPACE.



ALTERED DIMENSIONS  
DRAFTING AND DESIGN

0	ISSUED FOR PERMIT	2025.04.28
NO.	DESCRIPTION	DATE

THESE DRAWINGS ARE THE PROPERTY OF THE RESPECTIVE CONSULTANTS AND AS SUCH MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND OTHER DATA FROM THE PROJECT AND REPORT ANY DISCREPANCIES TO CONSULTANT TEAM BEFORE PROCEEDING WITH ANY WORK. ALL WORK TO COMPLY WITH ALL APPLICABLE CODES, STANDARDS AND REGULATIONS.

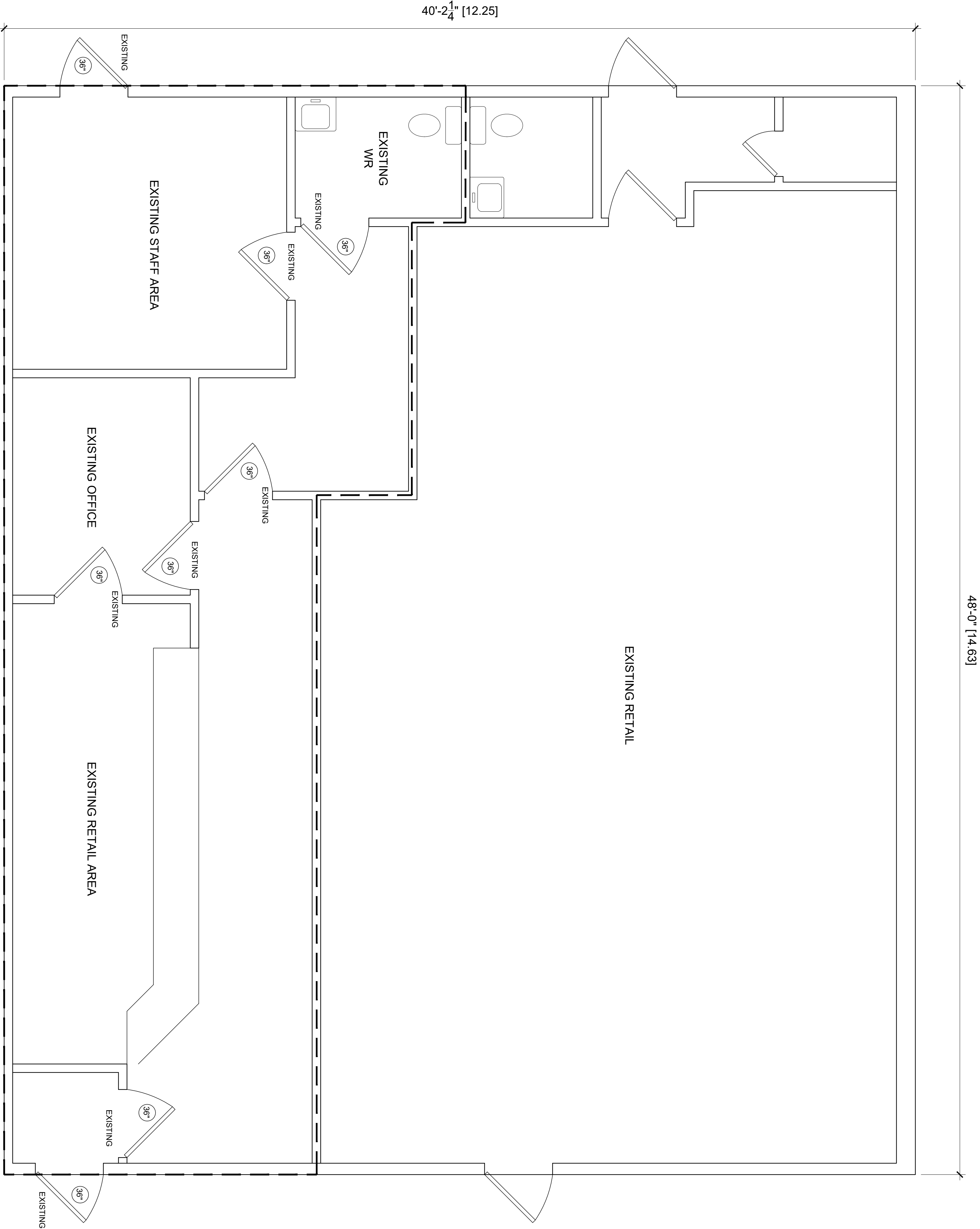
CLIENT:  
WESTERN CANNABIS CO.

PROJECT:  
RETAIL RENOVATION  
1711 E DEWDNEY AVE  
REGINA, SASKATCHEWAN

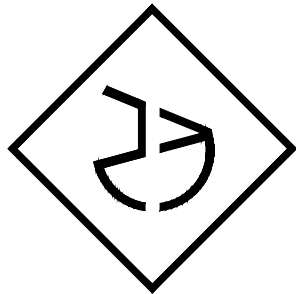
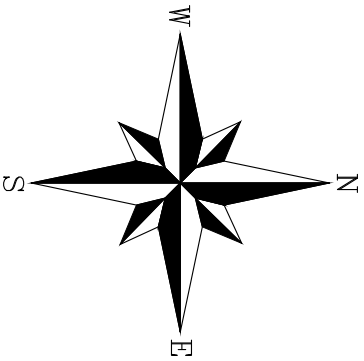
DRAWING TITLE:  
SITE PLAN  
NOTES

DATE: May 30, 2025	DRAWING NUMBER:
SCALE: AS NOTED	A.0
DRAWN: AK	

Appendix C2 - Floor Plan



EXISTING PLAN - AREA 751 Sq.Ft.  
SCALE: 3/8" = 1'-0"



ALTERED DIMENSIONS  
DRAFTING AND DESIGN

NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	2025.04.28

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CLIENT:  
WESTERN CANNABIS CO.

PROJECT:  
RETAIL RENOVATION

1711 E DEWDNEY AVE  
REGINA, SASKATCHEWAN

DRAWING TITLE:  
EXISTING FLOOR PLAN

DATE: May 30, 2025	DRAWING NUMBER:
SCALE: AS NOTED	A.1
DRAWN: AK	