

July 12, 2024

Public Notice

Dear Sir/Madam:

Re: Application Number:	PL202400089
Application Type:	Discretionary Use
Legal Address:	Lots 70 & 71; Block 4; Plan 65R38887
Civic Address:	5048 Sherwood Drive

The City of Regina, Department of Planning & Development Services, has received the following application(s) pertaining to property described above and shown on attached maps (Subject Property):

Discretionary Use:

The Applicant proposes to develop a place of worship (Assembly, Religious) within an existing building at 5048 Sherwood Drive. There are no proposed changes to the building footprint, exterior, or parking. The RN – Residential Neighbourhood Zone requires that “Assembly, Religious” be reviewed through the Discretionary Use procedure.

As an owner or occupant located within the vicinity of the Subject Property, we are bringing these applications to your attention and providing an opportunity for you to submit comments.

Additional information and a comment sheet are attached, which can also be found at www.regina.ca/proposeddevelopment. You may submit comments via mail, email (below), or directly through the City’s website, via link noted above. **Please submit your comments by August 02, 2024.**

If you have any questions or require additional information, please contact the undersigned at 306-777-7000 or email proposeddevelopment@regina.ca.

Kind regards,



Tyson Selinger
City Planner I

Overview

Proposal	<p>The Applicant proposes to develop a place of worship (“Assembly, Religious”) within an existing building at 5048 Sherwood Drive (Subject Property), which is zoned RN – Residential Neighbourhood Zone.</p> <p>The Proposed Development does not include any changes to the building’s footprint, exterior, or parking. The Subject Property has three existing parking spaces and a shared parking agreement with the neighbouring place of worship, tentatively subject to the Discretionary Use approval.</p>
Additional Information	<p>The RN – Residential Neighbourhood Zone requires that “Assembly, Religious” be reviewed through the Discretionary Use procedure.</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 includes: Ecole St. Mary School (north), Holy Trinity Roman Catholic Church (west), medium-density residential (south), low-density residential (west).</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. 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, please provide the contact listed below with your contact information.</p>
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

Appendix A – Location

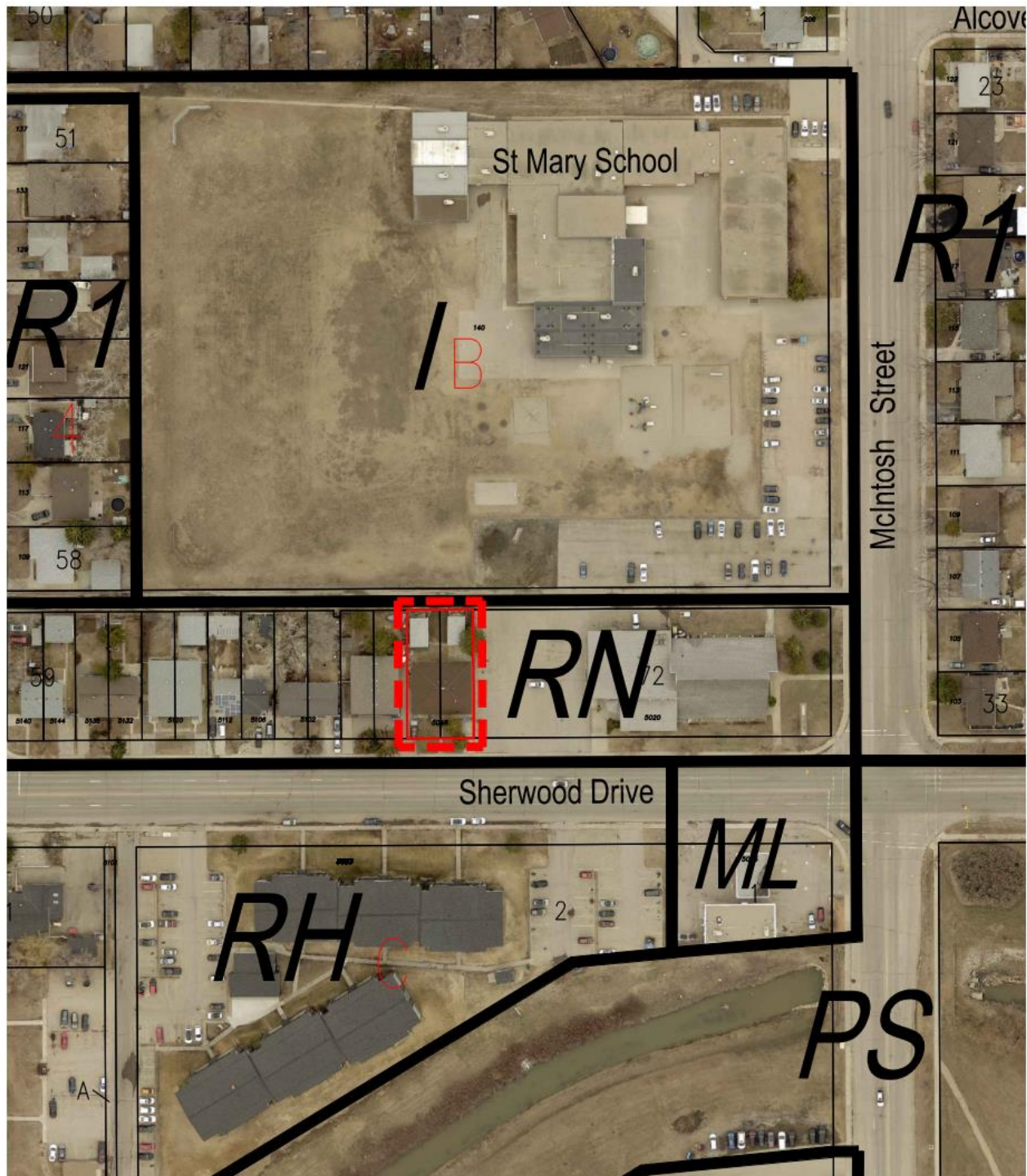


Subject Property

Date of Photography: 2023



Project PL202400089 Civic Address/Subdivision 5048 Sherwood Drive



Subject Property

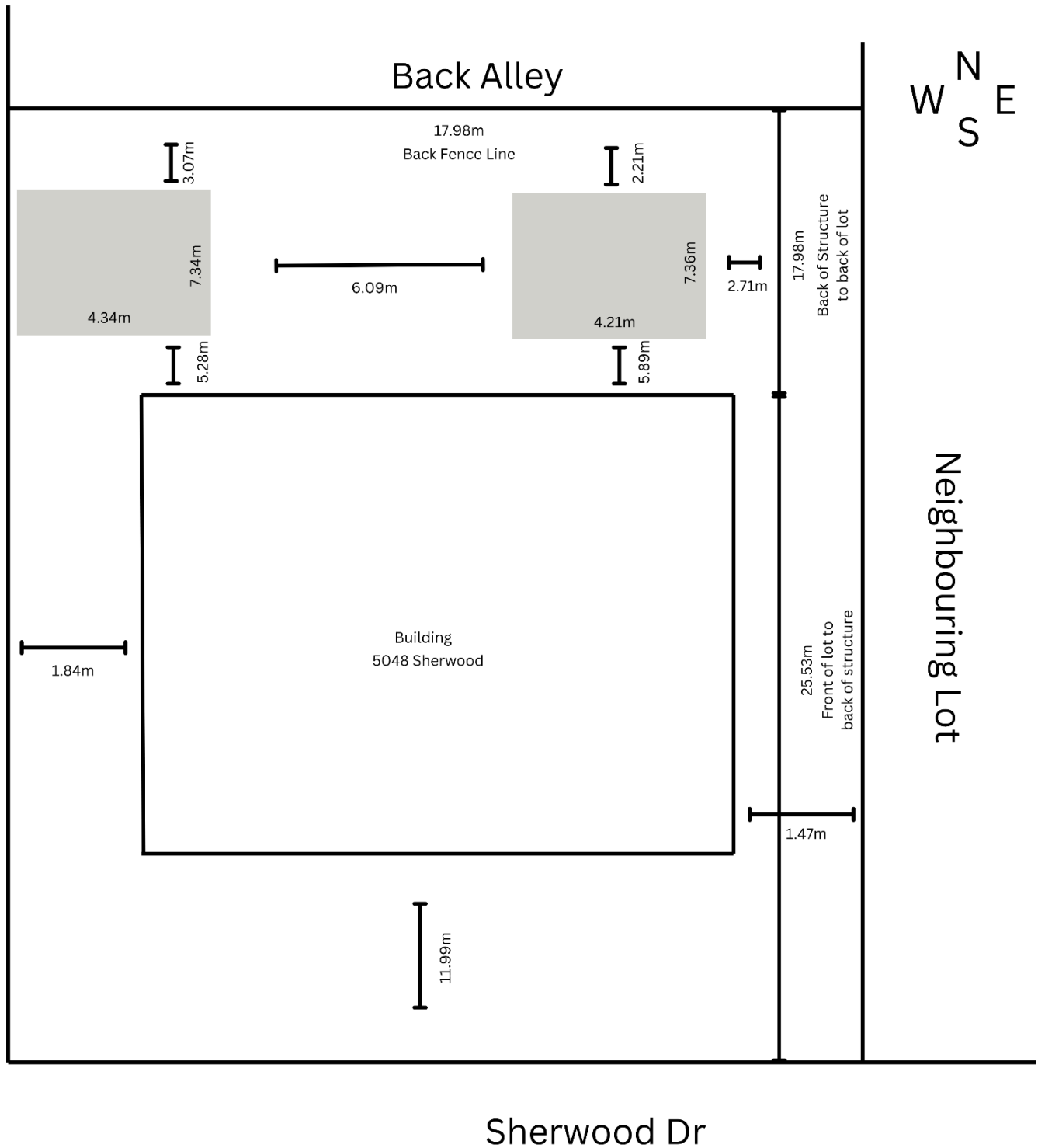
Date of Photography : 2023

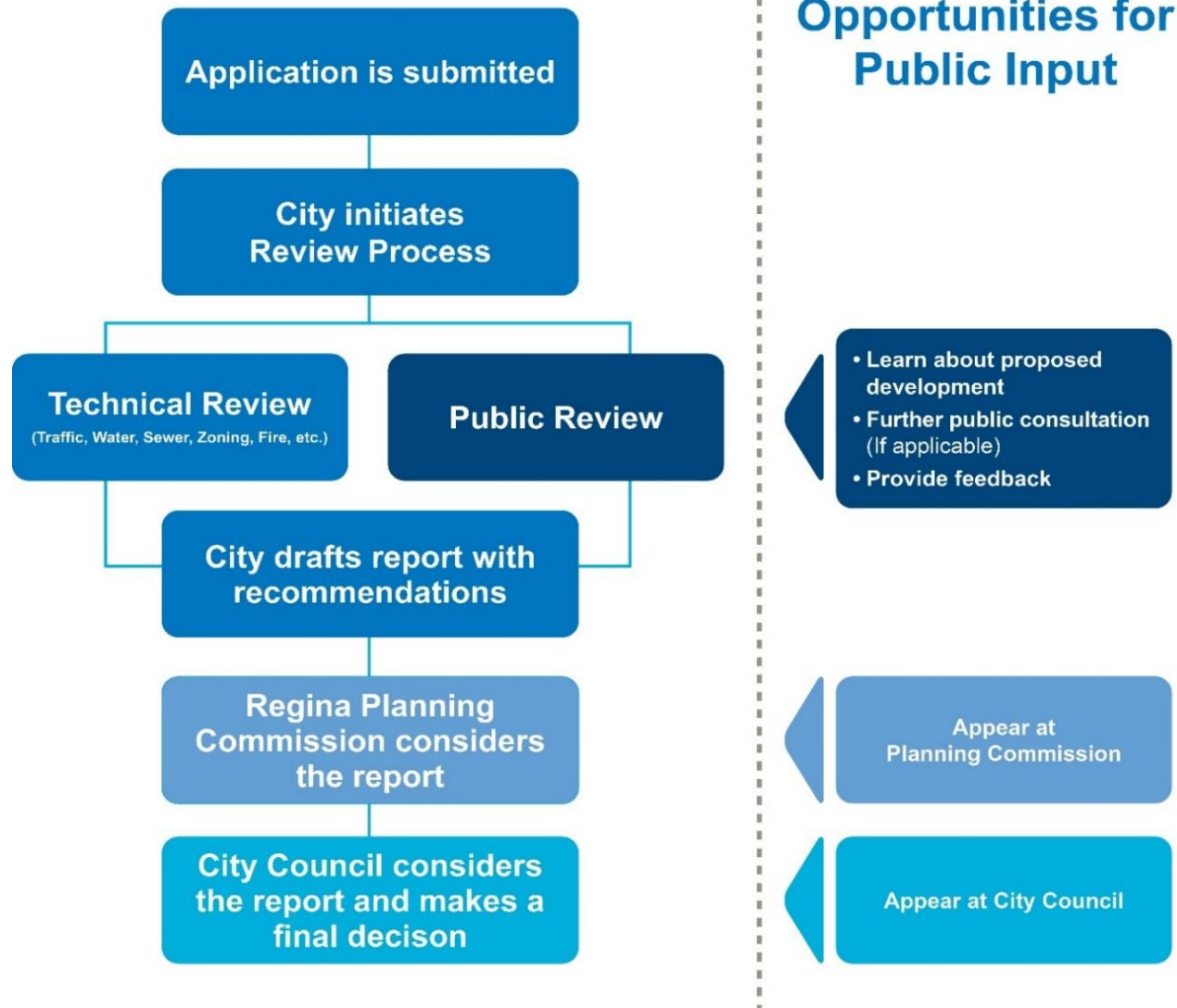


Project PL202400089 Civic Address/Subdivision 5048 Sherwood Drive

Appendix C – Site Plan

Appendix C – Site Plan (Existing)



Application Review Process

Note: In the case of a **Discretionary Use Application**: if there are few-to-no concerns raised during the public and technical review, the application may be directed to the City Administration (City Development Officer) for approval consideration (not Regina Planning Commission and City Council)