March 16, 2021

Dear Property Owner / Occupants:

RE: APPLICATION NUMBER: PL202000256
APPLICATION TYPE: ZONING BYLAW AMENDMENT
LEGAL ADDRESS: The Towns Phase 2 - Stage 1

Public Notice
The City of Regina is currently reviewing a Zoning Bylaw Amendment application to rezone the subject area from UH – Urban Holding to residential zones.

For more detailed information, please find attached a copy of an aerial photograph, proposed rezoning map and information sheet.

If you have any comments on the proposed development or require additional information, please contact me at 306-777-7000 or email proposeddevelopment@regina.ca.

Your comments would be appreciated by April 15, 2021. A comment sheet has been included should you wish to send written comments through mail or fax.

An electronic version of the comment form can be found at www.regina.ca/proposeddevelopment under the project number. Electronic correspondence is encouraged. Notice of this Zoning Bylaw Amendment is provided to the owners & occupants of properties located within the vicinity of the subject property.

Sincerely,

Binod Poudyal
City Planner II
# Information Sheet

## Zoning Bylaw Amendment Application (PL202000256)

### Towns Phase 2 - Stage 1

#### Overview

**Background**
- The subject property is located within the Towns subdivision
- The subject property is vacant
- The property is zoned UH- Urban Holding

**Proposal**
- The applicant proposes to rezone the property as shown on the attached appendix A-1.
  - RL - Residential Low-Rise Zone is intended for Semidetached and townhouse type buildings
  - The LA - Lane Access Overlay Zone allows for front attached garages where otherwise lots would be allowed garages from the rear lane.
- Concurrent application to amend the Towns Concept plan is under review, this zoning bylaw amendment application is subject to approval of the concept plan amendment.

#### Additional Information

**Process**
- Refer to the Application Review Process on back of the page
- Any person is free to address Regina Planning Commission or 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.

**Regina Planning Commission / City Council Meeting**
Visit [www.Regina.ca/proposeddevelopment](http://www.Regina.ca/proposeddevelopment) for updates on this application

**Contact**
Binod Poudyal, City Planner II
Planning and Development Services
[proposeddevelopment@regina.ca](mailto:proposeddevelopment@regina.ca) / 306-777-7000
Opportunities for Public Input

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

Appear at Planning Commission
Appear at City Council

City Council considers the report and makes a final decision

Regina Planning Commission considers the report

City drafts report with recommendations

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

City initiates Review Process

Application is submitted

Development Services Department
City Planning & Development Division
Queen Elizabeth II Court / 2476 Victoria Avenue
PO Box 1790 / REGINA SK S4P 3C8
P: 777-7551 / F: 777-6823
Regina.ca