



Regina Planning Commission

**Tuesday, April 21, 2026
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Public Agenda
Regina Planning Commission
Tuesday, April 21, 2026**

Approval of Agenda**Adoption of Minutes**

Minutes of the public meeting held on March 17, 2026.

Administration Reports

RPC26-5 Concept Plan & Zoning Bylaw Amendment – 3631 & 3855 Gee Crescent

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the revised *Greens on Gardiner Concept Plan*, included as Appendix D – Concept Plan (Proposed).
2. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 3631 Gee Crescent, legally described as Block BB, Plan 102241910, and property located at 3855 Gee Crescent, legally described as Block AA, Plan 102241910, from RH – Residential High-Rise Zone to RN – Residential Neighbourhood Zone.
 - b. Amending Zoning Map 3485(A) accordingly.
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
4. Approve these recommendations at its meeting on May 6, 2026.

RPC26-6 Street Closure – Portion of 19th Avenue Right-Of-Way

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the application to close a portion of 19th Avenue Right-Of-Way, as shown in Appendix B – Street Closure Area;



OFFICE OF THE CITY CLERK

2. Instruct the City Solicitor to prepare the necessary bylaw to give effect to the recommendations, to be brought forward following approval of the recommendations by City Council and the required public notice; and
3. Approve these recommendations at its meeting on May 6, 2026.

Adjournment

AT REGINA, SASKATCHEWAN, TUESDAY, MARCH 17, 2026

AT A MEETING OF REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Councillor Shobna Radons, in the Chair
John Aston
Fred Hill
Nicole Kell
Sharon Markesteyn
Leah Murrigan
Maynard Sonntag
Kathleen Wilson
Councillor Dan Rashovich
Councillor George Tsiklis

Regrets: Jordan Gasior

Also in Attendance: Council Officer, Jennifer Gentile
Legal Counsel, Cheryl Willoughby
Director, Planning & Development Services, Autumn Dawson
Manager, City Planning, Ben Mario
Manager, Sport Facilities & Special Events, Melissa Coderre
Coordinator, Integration & Stakeholder Relations, Chris Sale
City Planner II, Zoey Drimmie

AGENDA APPROVAL

Commissioner Fred Hill moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the Chair, with the addition of the List of Delegations.

MINUTES APPROVAL

Councillor Dan Rashovich moved, AND IT WAS RESOLVED, that the minutes for the meeting held on February 24, 2026 be adopted, as circulated.

ADMINISTRATIVE REPORTS

RPC26-4 Official Community Plan & Zoning Bylaw Amendments – 4025 Parliament Avenue

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning the property located at 4025 Parliament Avenue, as shown on Appendix A-2, and legally described as Block Y1, Plan 102193040, from PS – Public Service Zone to MH – Mixed High-Rise Zone; and
 - b. Amending Zoning Map 2484(A) accordingly.
2. Amend Part B of *Design Regina: The Official Community Plan, Bylaw No. 2013-48* by deleting Section 2.4.
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
4. Approve this recommendation at its meeting on March 25, 2026.

The following addressed the Commission:

- William Wells representing Albert Park Community Association, Regina, SK
- Dustin McCall and Chad Jedlic, representing City Land Development, Regina, SK

Sharon Markesteyn moved that the recommendations contained in the report be concurred in.

Maynard Sonntag moved, AND IT WAS RESOLVED, that the Commission waive its mandatory 15 minute recess.

Amendment

Councillor George Tsiklis moved, in amendment, that City Council direct Administration to bring a report to City Council in Q2 of 2026 with parking options for the area around the south rugby fields.

The amending motion was put and declared CARRIED.

RESULT:	CARRIED [9 to 1]
MOVER:	Councillor Tsiklis
IN FAVOUR:	Commissioners: Aston, Hill, Morigan, Torgerson, Markesteyn, Sonntag Councillors: Rashovich, Tsiklis, Radons
AGAINST:	Commissioner Wilson

The main motion, as amended, was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commissioner Markesteyn
IN FAVOUR:	Commissioners: Aston, Hill, Morigan, Torgerson, Markesteyn, Sonntag, Wilson Councillors: Rashovich, Tsiklis, Radons

ADJOURNMENT

Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:57 p.m.

Chairperson

Secretary



Concept Plan & Zoning Bylaw Amendment – 3631 & 3855 Gee Crescent

Date	April 21, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC26-5

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the revised *Greens on Gardiner Concept Plan*, included as Appendix D – Concept Plan (Proposed).
2. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning property located at 3631 Gee Crescent, legally described as Block BB, Plan 102241910, and property located at 3855 Gee Crescent, legally described as Block AA, Plan 102241910, from RH – Residential High-Rise Zone to RN – Residential Neighbourhood Zone.
 - b. Amending Zoning Map 3485(A) accordingly.
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
4. Approve these recommendations at its meeting on May 6, 2026.

ISSUE

This report responds to an application to amend the *Greens on Gardiner Concept Plan* (Greens on Gardiner CP) and *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) to rezone the residential property at 3631 and 3855 Gee Crescent (Subject Property) from a high density zone to a low

density zone, as shown in Appendix A-1 – Location and A-2 – Zoning (Existing & Proposed).

IMPACTS

Policy Impact

The proposed amended Greens on Gardiner CP supports key objectives of the City of Regina (City), as set forth in *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), relating to “complete neighbourhoods”, housing supply and diversity.

Strategic Priority Impact

The proposed amended Greens on Gardiner CP supports the City’s Strategic Priority relating to *Livability* – specifically, the outcome: “Neighbourhoods offer more diverse housing options and balanced population density.”

Environmental Impact

Reducing greenhouse gas (GHG) emissions and supporting renewability are key objectives of the City, as set forth in the Official City Plan (OCP) and the *Energy & Sustainability Framework*.

The Greens on Gardner Neighbourhood has been developed as a complete community, with options provided for alternative modes of transportation and served well by transit. Like all new development, the construction of new buildings results in GHG production; however, rezoning the Subject Property from high density to low density has a negligible impact to the overall impacts at a neighbourhood level.

Indigenous Impact

The Greens on Gardiner Neighbourhood provides a variety and diversity of housing opportunities, which addresses key objectives of *kâ-nâsihcikêwin* (Indigenous Framework) relating to *wihci-atoskêwin askîhk – living together on the land, in harmony*. This amendment reduces opportunities for density in the neighbourhood.

There are no financial, legal, labour, or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve the amendments – Recommended

Advantage: The proposal will continue to provide housing options in the neighbourhood and fill a vacant property with compatible development. The concept plan will continue to meet policy objectives.

Consideration: Through the consultation process, the City received a significant number of submissions supporting the rezoning from residents within the vicinity of the Subject Property.

OPTION 2 – Refer the report back to Administration for revisions or additional information and direct that it be resubmitted to the Regina Planning Commission or returned directly to City Council – Not Recommended

Advantage: Ensures that all information requested by Regina Planning Commission or City Council is provided to support a decision.

Consideration: Extends the decision and development timeline for the Applicant.

OPTION 3 – Deny the application to amend the amendments – Not Recommended

Advantage: There is no advantage to the City associated with this option.

Consideration: May result in the Subject Property remaining vacant.

COMMUNICATIONS & ENGAGEMENT

Public and stakeholder engagement is summarized in Appendix B. The Arcola East Community Association was consulted and did not provide comments.

Public notice of City Council’s consideration of this application and of the public hearing conducted in relation to the proposed amending bylaw will be given in accordance with *The Public Notice Policy Bylaw, 2020*. Additionally, the Applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the City Council meeting when the application will be considered.

DISCUSSION

Overview

Karina Developments Ltd. (Applicant), on behalf of PrairieScape Ventures Ltd. (Landowner), is requesting an amendment to the Greens on Gardiner CP to redesignate the Subject Property from high density residential to low density residential. The application would also rezone the Subject Property from RH – Residential High-Rise Zone to RN – Residential Neighbourhood Zone, which allows for lower density residential development.

The proposed RN – Residential Neighbourhood Zone (RN Zone) is intended to accommodate “a neighbourhood environment characterized by buildings with one and two units”. The differences between the existing and proposed zone are summarized in Appendix E – Zoning Comparison.

The Subject Property, located in Greens on Gardiner Neighbourhood, is currently vacant and consists of two parcels. The surrounding land use context is residential with a mix of low-density housing types (e.g. single-family, duplex). The Subject Property is directly adjacent to Green Apple Drive, which is classified as a collector roadway. Gee Crescent and Cade Street are classified as local roadways.

A subdivision application is being reviewed concurrently by Administration. The proposed subdivision contemplates 28 lots to be accessed from a rear lane. The proposed rezoning would allow for development of each lot with one or two dwelling units.

An amendment to the Greens on Gardiner CP is required to accommodate the rezoning. The Greens on Gardiner CP was originally approved in 2008 and subject to multiple amendments over time, with the last amendment being in 2024. The Subject Property is one of the last remaining undeveloped parcels within the Greens on Gardiner Neighbourhood.

Assessment

The proposed amendments have been reviewed from the perspective of OCP conformity, land use compatibility and transportation, utility and community services.

The amended Greens on Gardiner CP continues to align with OCP – Part A. While the proposed rezoning will result in less density and residential units, the Greens on Gardiner Neighbourhood has evolved to align with the City’s “Complete Neighbourhood” objectives, with significant higher density occurring along Chuka Boulevard, which is a transit corridor, and adjacent to the neighbourhood hub (Acre 21).

Generally, collector roadways are considered appropriate locations for higher density residential development, although policy does not require higher density in this context. Collector roads in the Greens on Gardiner and throughout other neighbourhoods tend to have a mixed pattern of residential intensity.

The Subject Property forms part of a substantially developed neighbourhood designated, per Map 1 – Growth Plan, as *Built or Approved Neighbourhood* – Phasing policy and minimum density objectives (50 persons per hectare) do not apply. Regardless, the Greens on Gardiner Neighbourhood exceeds this target.

There are no issues regarding serviceability or traffic, as the proposed development represents a moderate reduction to overall population (100 people) and units (80 units) than anticipated within the neighbourhood of approximately 9,000 people. A more detailed transportation and servicing analysis will be conducted at subsequent development stages.

DECISION HISTORY & AUTHORITY

On January 28, 2008, City Council considered item *CR07-196: Proposed Concept Plan (07-CP-5) “The Greens on Gardiner,” South Half of Community 1 in Southeast Sector Plan* and adopted a resolution to approve the recommendations.

Respectfully Submitted,

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services

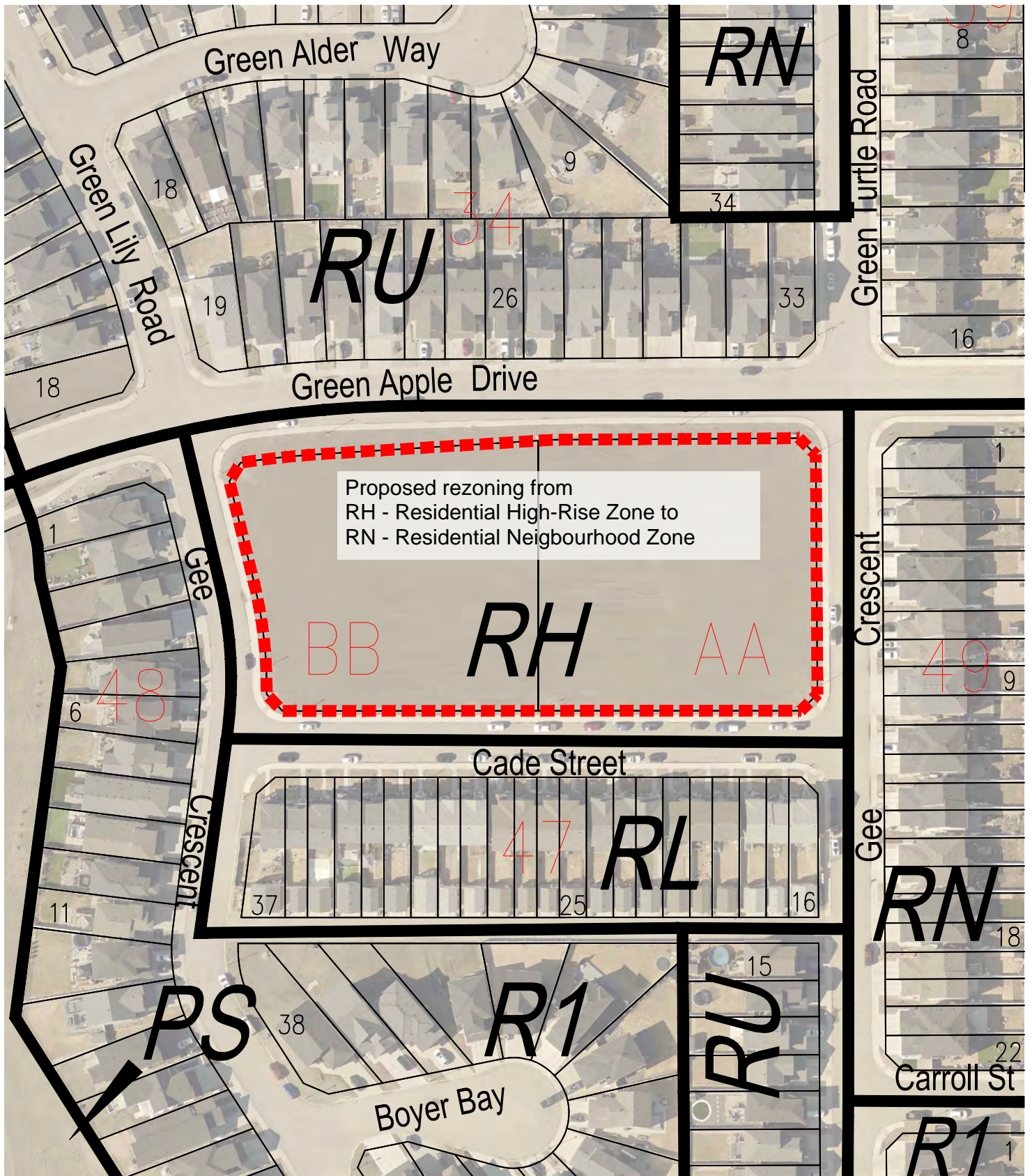


Deborah Bryden, Deputy City Manager
City Planning & Community Services


Prepared by: Zoey Drimmie, City Planner II

ATTACHMENTS

- Appendix A-1 - Location
- Appendix A-2 - Zoning (Existing & Proposed)
- Appendix B - Public Feedback
- Appendix C - Concept Plan (Existing)
- Appendix D - Concept Plan (Proposed)
- Appendix E - Zoning Comparison



Date of Photography : 2024

 Subject Property



Community Contact and Feedback Summary
Communications

Public Notice Sign January 23, 2026	<ul style="list-style-type: none"> One Public Notice sign posted at Subject Property
Public Notice Letter January 19, 2026	<ul style="list-style-type: none"> Mailed (Canada Post) to 101 addresses Standard notification radius (75 metres)
Website Information January 19, 2026	<ul style="list-style-type: none"> Information Notice posted on the City of Regina website Online comment portal open

Comments/ Feedback

Response	#	Comments
Completely opposed	13	<ul style="list-style-type: none"> Some would like to retain RH – Residential High-Rise Zone, while others oppose higher density/apartment-style buildings Would like it to be ‘open space’/vacant property Concerns with traffic, congestion, and parking
Accept if different	6	<ul style="list-style-type: none"> Would like it to be ‘open space’/vacant property
Support proposal	60	<ul style="list-style-type: none"> Support reduced number of units Aligns with existing neighbourhood Proposal helps alleviate concerns associated with a lack of on-street parking and school capacity issues
Total	79	

City Administration Response
1. Issue: Retain RH – Residential High-Rise Zone

Administration’s Response: The proposed Zoning Bylaw Amendment is initiated by the Applicant as a response to changing market demands.

Administration has reviewed the application from the perspective of the OCP “complete neighbourhoods” and deemed it to be in accordance with these policies. The Greens on Gardiner Neighbourhood has a mix of housing types and densities.

2. Issue: High Density/Apartment-Style Buildings

Administration’s Response: The application is to rezone the property From RH – Residential High-Rise Zone to RN – Residential Neighbourhoods Zone. The proposed rezoning is considered a “down-zoning” which would limit the development potential to only one and two unit dwellings.

3. Issue: Should be used as ‘Open Space’/Vacant Property

Administration’s Response: The City does not own this property, and it is intended for residential development. The Greens on Gardiner Concept Plan outlined the location of various land uses including residential and open space.

Further, all open space requirements for the neighbourhood have been met and existing open space is located within 100 metres of this land.

4. Issue: Overpopulation

Administration's Response: The proposed rezoning to the RN – Residential Neighbourhood Zone is considered a “down-zoning” and would limit the development potential.

APPROVED
GREENS ON GARDINER CONCEPT PLAN
LAND-USE



LEGEND

1) LAND USE & AREAS

	CONCEPT PLAN BOUNDARY		
	LOW DENSITY	64.10 ha	36.15 %
	MEDIUM DENSITY	11.89 ha	6.71 %
	LIVE/WORK OR MEDIUM DENSITY	0.55 ha	0.31 %
	HIGH DENSITY	10.47 ha	5.90 %
	MEDIUM OR HIGH DENSITY	2.89 ha	1.63 %
	MIXED USE	8.19 ha	4.62 %
	MIXED-USE AND/OR COMMERCIAL	8.56 ha	4.83 %
	MUNICIPAL RESERVE (MR)	15.28 ha	8.62 %
	ROADS	38.26 ha	21.58 %
OTHER			
	FLOODWAY / ENVIRONMENTAL RESERVE (ER)	7.88 ha	4.44 %
	FLOOD FRINGE / ENVIRONMENTAL RESERVE (ER)	4.46 ha	2.52 %
	MUNICIPAL UTILITY (MU)	1.28 ha	0.72 %
	SASKTEL	0.17 ha	0.10 %
	CHURCH	3.32 ha	1.87 %
TOTAL AREA		177.30 ha	100 %

2) INFRASTRUCTURE

- ARTERIAL ROAD
- COLLECTOR ROAD
- LOCAL ROAD
- WALKWAY
- POTENTIAL STORM POND
- CREEK CENTERLINE
- PATHWAY
- POTENTIAL FUTURE PATHWAY EXTENSIONS


















**PROPOSED
GREENS ON GARDINER CONCEPT PLAN
LAND-USE**











LEGEND

1) LAND USE & AREAS

	CONCEPT PLAN BOUNDARY		
	LOW DENSITY	65.20 ha	36.79 %
	MEDIUM DENSITY	11.89 ha	6.71 %
	LIVE/WORK OR MEDIUM DENSITY	0.55 ha	0.31 %
	HIGH DENSITY	9.37 ha	5.28 %
	MEDIUM OR HIGH DENSITY	2.89 ha	1.63 %
	MIXED USE	8.19 ha	4.62 %
	MIXED-USE AND/OR COMMERCIAL	8.56 ha	4.83 %
	MUNICIPAL RESERVE (MR)	15.28 ha	8.62 %
	ROADS	38.26 ha	21.58 %
OTHER			
	FLOODWAY / ENVIRONMENTAL RESERVE (ER)	7.88 ha	4.44 %
	FLOOD FRINGE / ENVIRONMENTAL RESERVE (ER)	4.46 ha	2.52 %
	MUNICIPAL UTILITY (MU)	1.28 ha	0.72 %
	SASKTEL	0.17 ha	0.10 %
	CHURCH	3.32 ha	1.87 %
TOTAL AREA		177.30 ha	100 %

2) INFRASTRUCTURE

	ARTERIAL ROAD
	COLLECTOR ROAD
	LOCAL ROAD
	WALKWAY
	POTENTIAL STORM POND
	CREEK CENTERLINE
	PATHWAY
	POTENTIAL FUTURE PATHWAY EXTENSIONS



Appendix E

Comparison of Existing and Proposed Zoning for 3631 & 3855 Gee Crescent RH – Residential High-Rise Zone vs. RN – Residential Neighbourhood Zone

Summary	RH Zone (Existing)		RN Zone (Proposed)
	Intent	Accommodate a neighbourhood environment characterized by a mixture of multi-unit building types.	
Location	Residential neighbourhoods – typical, but not limited to urban corridor, transit nodes and prominent intersections		Residential neighbourhoods – typical to existing residential development.

Land-Use	RH Zone (Existing)		RN Zone (Proposed)
	Dwelling	Dwelling, Unit	Permitted Use
Group Care		Permitted Use	Permitted Use
Institution	Day Care	Permitted: <ul style="list-style-type: none"> • Arterial/Collector corner-lot; 30 kids or less, or • Existing non-residential building; 30 kids or less Otherwise, Discretionary	Permitted: <ul style="list-style-type: none"> • Arterial/Collector corner-lot; 30 kids or less, or • Existing non-residential building; 30 kids or less Otherwise, Discretionary
	Education	Not Allowed	Not Allowed
Assembly	Recreation	Discretionary Use	Discretionary Use
	Religious	Discretionary Use	Discretionary Use
Food & Beverage	Restaurant	Not Allowed	Not Allowed
	Lounge	Not Allowed	Not Allowed
Retail Trade	Shop	Not Allowed	Not Allowed
	Fuel Station	Not Allowed	Not Allowed
Service Trade	Personal	Not Allowed	Not Allowed
	Wash – Light	Not Allowed	Not Allowed
Transport	Parking Lot	Not Allowed	Not Allowed
Office		Not Allowed	Not Allowed

		RH Zone (Existing)	RN Zone (Proposed)
Max Units/Lot		No max	Two (outside Intensification Boundary)
Max Height		20 metres	11 metres
Setbacks	Front	3 - 4.5 metres	3 – 4.5 metres
	Side	0.45 – 5 metres	0.45 – 1.2 metres
	Rear	3.5 - 5 metres	3.5 – 5 metres
Max Lot Coverage		60 per cent	50 per cent
Max Floor Area Ratio		3	0.85



Street Closure – Portion of 19th Avenue Right-Of-Way

Date	April 21, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC26-6

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the application to close a portion of 19th Avenue Right-Of-Way, as shown in Appendix B – Street Closure Area;
2. Instruct the City Solicitor to prepare the necessary bylaw to give effect to the recommendations, to be brought forward following approval of the recommendations by City Council and the required public notice; and
3. Approve these recommendations at its meeting on May 6, 2026.

ISSUE

This report responds to an application to close a portion of 19th Avenue Right-Of-Way (Subject Property), as shown in Appendix B – Street Closure Area, so that the Subject Property can be sold and consolidated with the adjacent property at 321 19th Avenue to extend their yard space.

IMPACTS

Financial Impact

The proceeds from the sale of the land will be transferred to the Land Development Reserve. Ongoing, increased property tax revenue will occur once the land is consolidated with the adjacent

landowner.

The Subject Property represents a small, isolated portion of unused road right-of-way; therefore, there are no significant impacts related to policy, strategic priority, legal, labour, environmental, Indigenous, or inclusion, diversity, equity & accessibility matters.

OTHER OPTIONS

OPTION 1 – Approve the street closure – RECOMMENDED

Advantage: The proposal transitions vacant, unused City of Regina (City) property to taxable property and removes the City from any future maintenance costs and responsibilities.

Consideration: The Subject Property has been assessed and is deemed surplus and not required for any roadway purposes. The Subject Property is encumbered by a City water line; therefore, an easement agreement is required to protect the City's interests and the integrity of the pipeline.

OPTION 2 – Refer the report back to Administration for revisions or additional information and direct that it be resubmitted to the Regina Planning Commission or returned directly to City Council – NOT RECOMMENDED

Advantage: Ensures that all information requested by the Regina Planning Commission or City Council is provided to support a decision.

Consideration: Extends the decision and development timeline for the Applicant.

OPTION 3 – Deny the street closure – NOT RECOMMENDED

Advantage: Retains land for potential future public purposes or benefit and avoids the need to enter into an easement agreement to protect the City's water line.

Consideration: No future public purposes or benefit are known or anticipated. City utility lines running through private property and protected via easements are not uncommon.

COMMUNICATIONS & ENGAGEMENT

Public notice of City Council's consideration of this application will be given in accordance with *The Cities Act* and *The Public Policy Notice Bylaw, 2020*. Additionally, the Applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the City Council meeting when the application is considered.

DISCUSSION

Overview

City of Regina Real Estate Branch (Applicant) is proposing to close a 94 square metre portion of the Subject Property at the intersection of 19th Avenue and Douglas Road (Appendix A-1 – Location). The closure of the road right-of-way is being sought at the request of the adjacent residential landowner at 321 19th Avenue who would like to consolidate it with their property to extend their yard space.

The Subject Property is currently considered part of the City’s roadway network. The unique configuration of the Subject Property is the result of the angle of the intersection of the two adjacent streets. The Subject Property is vacant, partially landscaped (grass cover), accommodates a segment of a City 150mm water line and abuts the side yard of a residentially zoned property.

Assessment

Administration has confirmed the Subject Property is not required for future road upgrades or to access adjacent residential lots and is not required for traffic circulation. The Crown utility corporations were consulted and have no concerns with the closure.

The City has water infrastructure within the right-of-way that runs north-to-south between 19th Avenue and Douglas Road. A six-metre utility easement is required and will be registered on title through the subdivision process. The proposed easement is shown on Appendix B. This easement will restrict any permanent structures within the easement area.

Considering that the street right-of-way is unused and not required in the future, and that the subsequent subdivision and consolidation will enable more efficient land use while protecting City infrastructure, the closure of the Subject Property is being recommended.

DECISION HISTORY & AUTHORITY

City Council’s approval is required pursuant to Section 13 of *The Cities Act*.

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Tyson Selinger, City Planner I

ATTACHMENTS

ATTACHMENTS

Appendix A-1 – Location

Appendix A-2 – Zoning

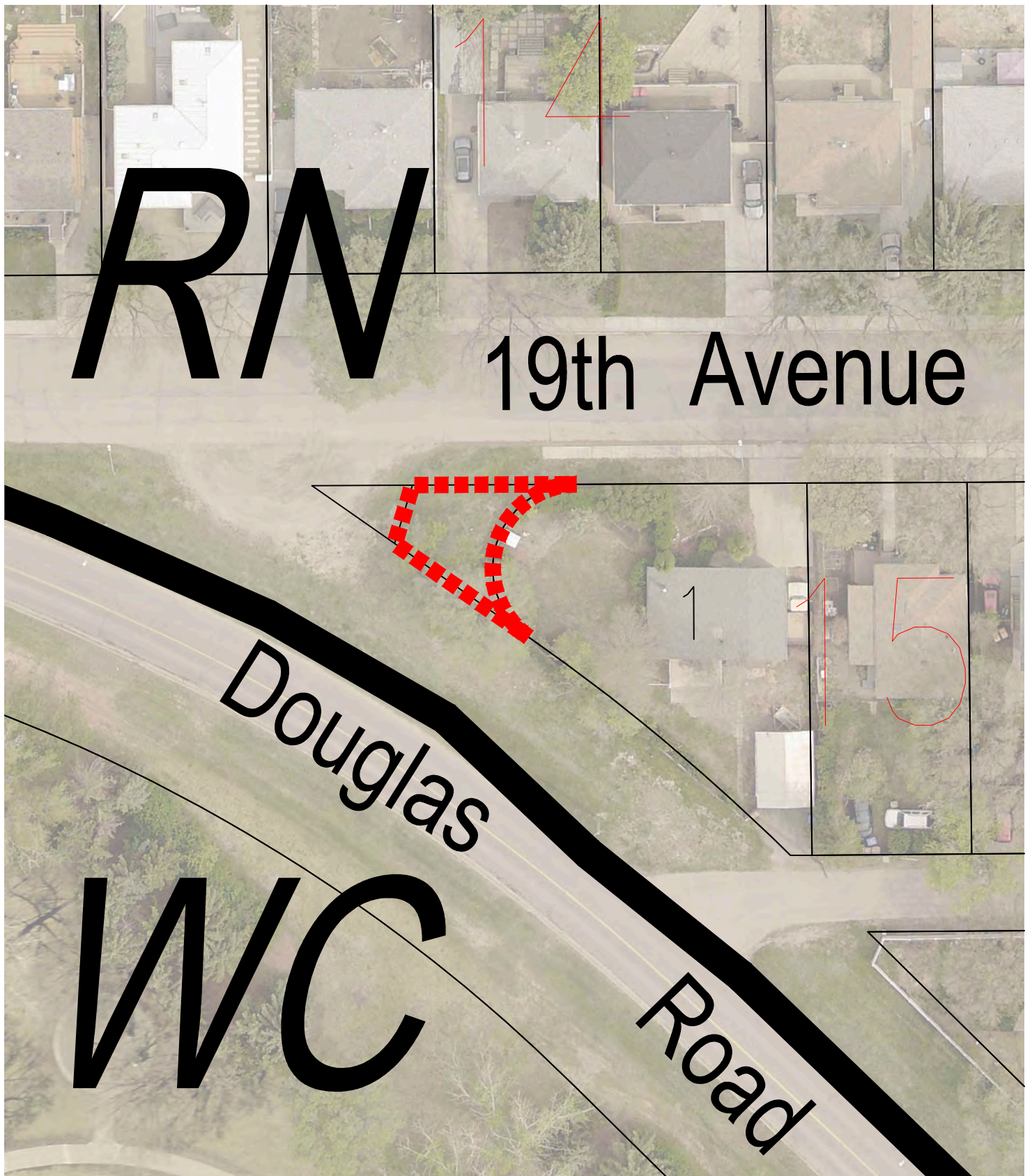
Appendix B – Street Closure Area



Subject Property

Date of Photography: 2024





Subject Property

Date of Photography : 2024



Appendix B

N PROPOSED SUBDIVISION
 OF PART OF
 St/L 2, PLAN FP620
 NW.1/4 SECTION 17
 TWP.17 - RGE.19 - W.2M.
 REGINA, SASKATCHEWAN
 C.R. CHRISTIE, S.L.S.
 2026

CITY OF REGINA APPROVAL

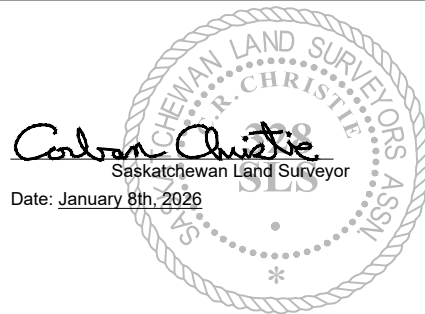
The subdivision proposed herein outlined in bold dashed line is approved under the provisions of Bylaw No. 7748 of the City of Regina

Dated this _____ day of _____, A.D. 2026

City Clerk

NOTE:

- Measurements are in metres and decimals thereof.
- Measurements shown with (±) are approximate & may vary by up to 1m subject to final survey.
- Area to be registered is outlined in bold dashed line and contains 94.00 sq.m (0.009 ha. / 0.02 acs)
- Easements registered on title have been plotted from available documents.
- Unregistered underground utilities are not shown.



OWNER: CITY OF REGINA

Plan

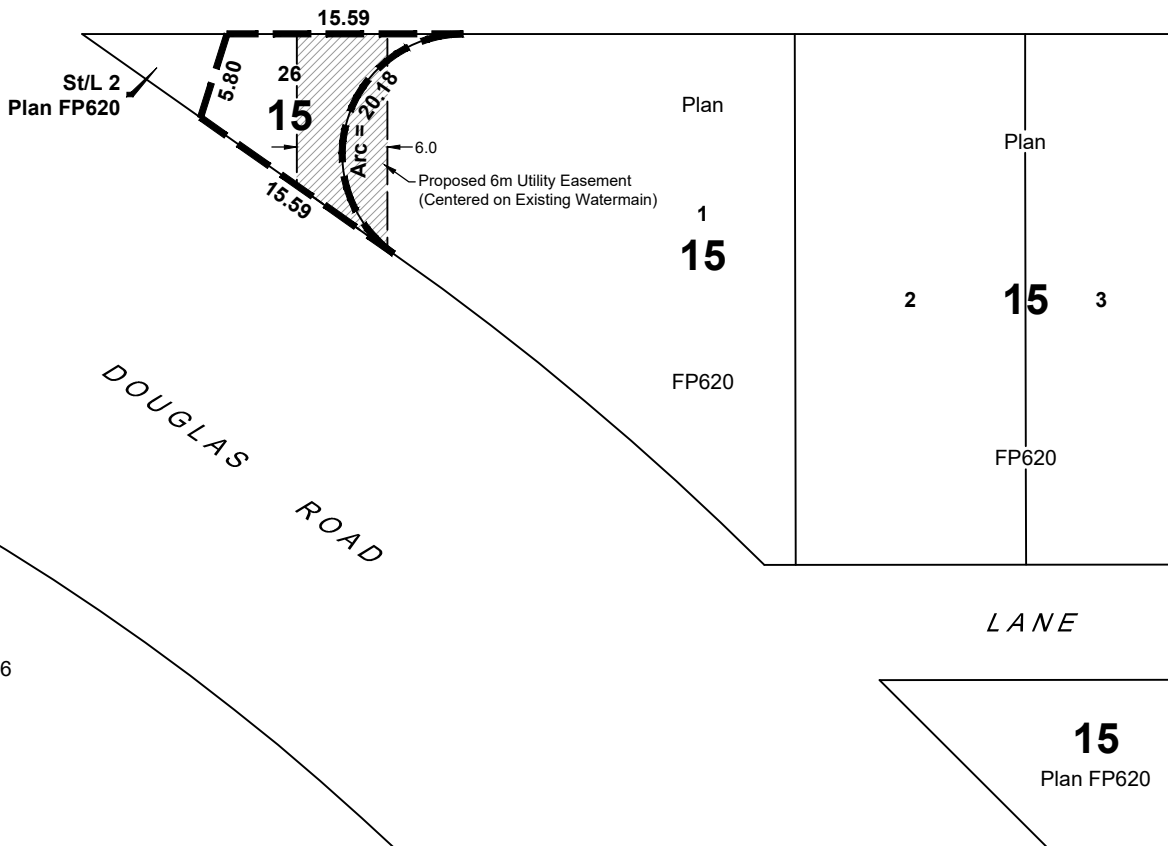
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FD3700

NOTE:

- Proposed Lot 26, Blk 15 is to be parcel tied to Lot 1, Blk 15, Plan FP620

19TH AVENUE



B
 Plan
 101919416



Phone: 306-569-2020
 Fax: 306-569-2026
 Regina, SK
 www.2020geomatics.com

REVISION:

1.) Added Proposed 6m Easement. Mar.19, 2026

Scale 1:500	Project No.: 15462
Preliminary Survey: N/A	