

March 27, 2023

## **Public Notice**

Dear Property Owner/ Occupants:

**RE:** Application Number: **PL202300047**  
Application Type: **OFFICIAL COMMUNITY PLAN AMENDMENT & ZONING AMENDMENT**  
Legal Address: **LOTS 3-4, BLOCK 315, PLAN OLD33 & LOTS 31-32, BLOCK 315, PLAN 99RA11005**  
Civic Address: **2925 SASKATCHEWAN DRIVE**

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The City of Regina is currently reviewing an Official Community Plan amendment and a Zoning Bylaw amendment application to rezone 2925 Saskatchewan Drive from IL – Light Industrial Zone to MH – Mixed High-Rise Zone to facilitate the development of a Buddhist Temple within the Cathedral neighbourhood. Please find attached a copy of an aerial photograph and information sheet.

Comments by the public will be summarized in a report and will help inform the final decision on this matter. 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](mailto:proposeddevelopment@regina.ca).

Your comments would be appreciated by **April 18, 2023**. A comment sheet has been included should you wish to send written comments through mail or fax. An electronic version can be found at [www.regina.ca/proposeddevelopment](http://www.regina.ca/proposeddevelopment) under the project name. **Electronic correspondence is encouraged.**

Notice of this application is provided to the owners & occupants of properties located within the vicinity of the subject property.

Yours truly,



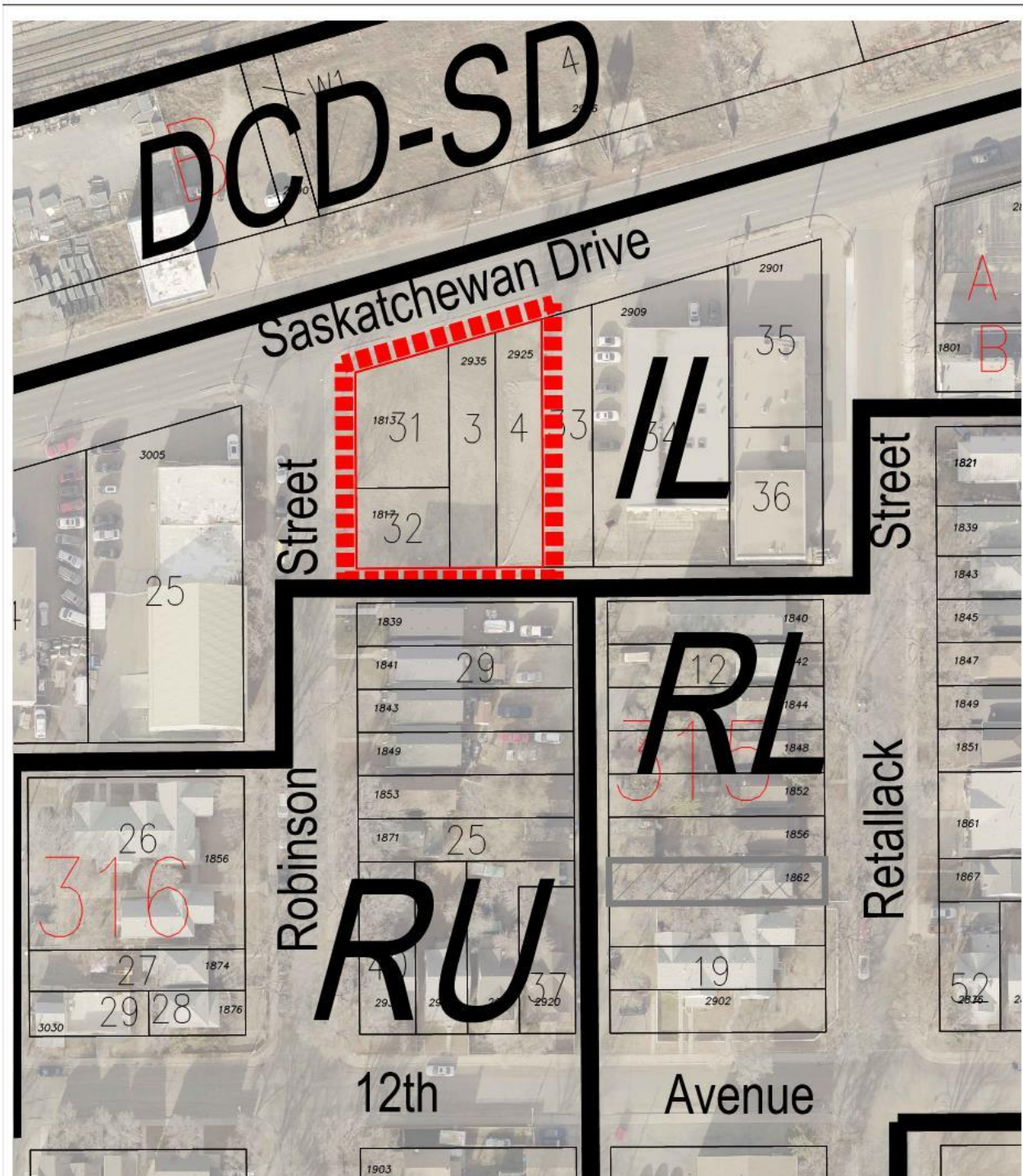
Zoey Drimmie  
City Planner I

Overview	
<b>Background</b>	<ul style="list-style-type: none"> <li>• The subject property is in the Cathedral Neighbourhood.</li> <li>• This site is currently vacant.</li> <li>• The property is zoned IL – Light Industrial Zone and is proposed to be rezoned to MH – Mixed High-Rise Zone.</li> </ul>
<b>Proposal</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to amend the Cathedral Area Neighbourhood Plan to enable commercial development at this location.</li> <li>• The proposed Zoning Bylaw amendment would rezone the site to MH-Mixed High-Rise Zone. This zone allows for a religious institution, which is prohibited in industrial zones.</li> <li>• A religious institution is permitted in MH – Mixed High-Rise Zone up to 3000 square meters in size.</li> </ul>
Additional Information	
<b>Process (Zoning Amendment )</b>	<ul style="list-style-type: none"> <li>• Refer to the Application Review Process on back of page.</li> <li>• This application will require approval by City Council.</li> <li>• Applications requiring City Council’s consideration will be sent to Regina Planning Commission for review. Any person is free to address Regina Planning Commission or City Council.</li> <li>• If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.</li> </ul>
<b>Status Updates</b>	Visit <a href="https://regina.ca/proposeddevelopment">Regina.ca/proposeddevelopment</a> for updates on this application
<b>Contact</b>	Zoey Drimmie, City Planner I Planning & Development Services Department <a href="mailto:proposeddevelopment@regina.ca">proposeddevelopment@regina.ca</a> / 306-777-7000



## Opportunities for Public Input





Subject Property

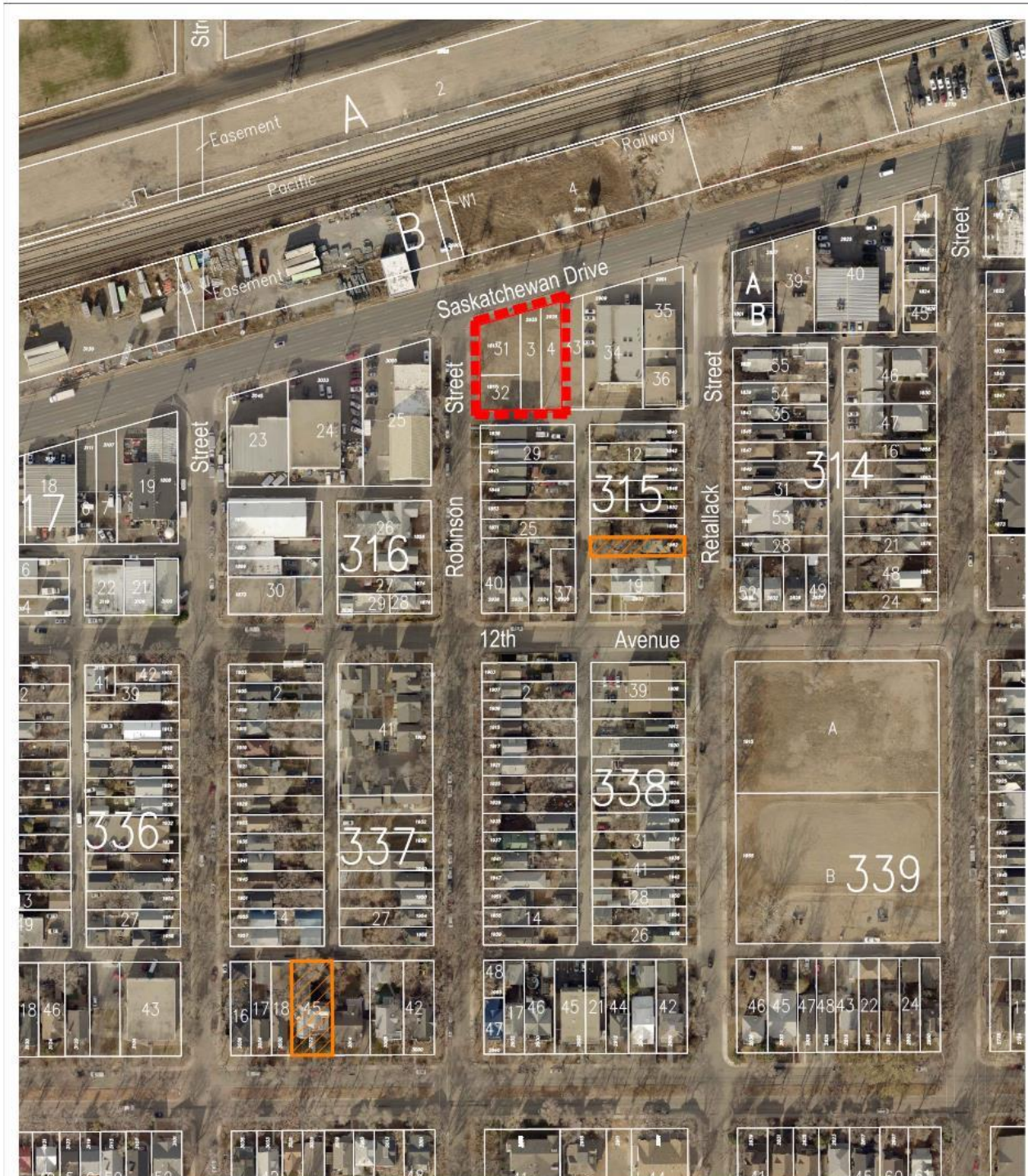


Heritage Property

Date of Photography : 2020



# Appendix A-2



Subject Property



Heritage Property

Date of Photography: 2020



Project PL202300047 Civic Address/Subdivision 2925 Saskatchewan Drive