

- **PL202400017 - 1102 N FLEET STREET**
- **Proposed Rezoning**

Key Points:

- The application to rezone the subject property to IH – Heavy Industrial Zone is still under review.
- The City anticipates that the application will be brought to Regina Planning Commission on May 28, 2024 (tentative) and subsequently to City Council on June 12, 2024.
- The rezoning application establishes the zone requirements for future development to be evaluated. Rezoning does not approve any development; but it allows for it to be considered.
- Future industrial development will require subsequent approvals through a *discretionary use* application review process, which will consider specific information about proposals. Public review and input will be required.

Questions and Answers

1. What is the City doing to make sure the Uplands neighbourhood does not suffer from more industrial development?

Approval of the rezoning application would confirm the land for future industrial development and allow for consideration of specific proposals. The specifics about the type of use and its impacts will be evaluated through a *discretionary use* process.

2. What is a discretionary use application?

A *discretionary use* application is a type of land use identified within a zone, per the Zoning Bylaw. It requires the applicant to submit detailed plans, including necessary technical reports that demonstrate the impact of the land use on its surroundings. The City has the authority to approve the application (with conditions) or to deny the application if concerns cannot be addressed. Land use compatibility is a key consideration of a discretionary use application.

3. Are there any environmental concerns with heavy industrial expansion in this area?

One issue is that the property sits on a sensitive aquifer, so the City will need to ensure through the discretionary use process that ground water protection measures are in place.

4. What feedback did the City collect through the review of the zoning application?

The City circulated to the rezoning to about 800 households in Uplands and received about 60 responses. Many people raised concerns about potential nuisance issues, such as noise, odor, and traffic.

5. What does the City do with the public feedback?

The City reviews all feedback and ensures that concerns are considered and addressed in the report. We are well aware that there are concerns with impacts of industrial development. These will be shared with the applicant as we work with them towards submission of development applications.