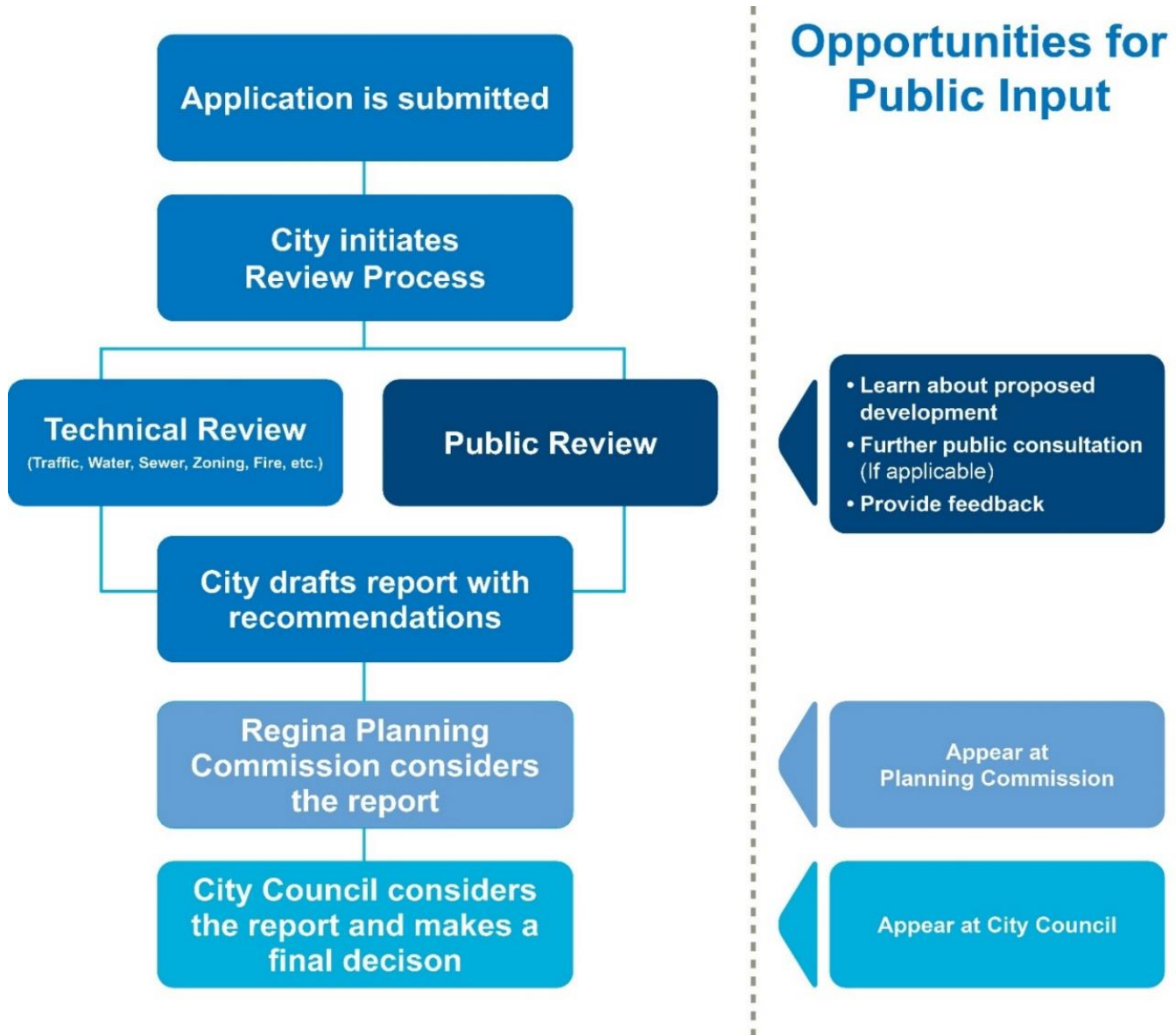


Overview	
Proposal	<p>The applicant proposes to rezone the subject property from MLM—Mixed Large Market Zone to MH—Mixed High-Rise Zone to accommodate the expansion of the existing commercial business (A&B Autobody).</p> <p>To understand land-use and development types potentially allowable in the MH Zone, please review Part 4B (Table 4B.T2) of Chapter 4 of the City of Regina Zoning Bylaw: https://open.regina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019</p>
Background	<p>The Subject Property is located within the Heritage neighbourhood at the intersection of Winnipeg Street and Saskatchewan Drive.</p> <p>The subject property is currently zoned MLM – Mixed Large Market and is used for automotive repair services (Service Trade, Motor Vehicle, Light).</p>
Process	
Review/ Decision	<p>Following the public and technical review process, which is currently underway, the Administration will submit a report to the <u>decision authority</u>, which will include a summary of the public comments, as well as Administration’s recommendation.</p> <p>The decision authority respecting Zoning Bylaw amendments is the Regina City Council. Applications directed to City Council will be considered, first, by the Regina Planning Commission (RPC) who will then provide a recommendation to City Council.</p> <p>Both the RPC and City Council meetings are open to the public; therefore, you may attend these meetings and view the deliberation, or speak directly to the RPC or City Council. Please refer to the Application Review Process on back of page.</p> <p>If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.</p>
Updates	Visit Regina.ca/proposeddevelopment for updates on this application.
Contact	Tyson Selinger, Planner I Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000

Application Review Process



Appendix A – Location



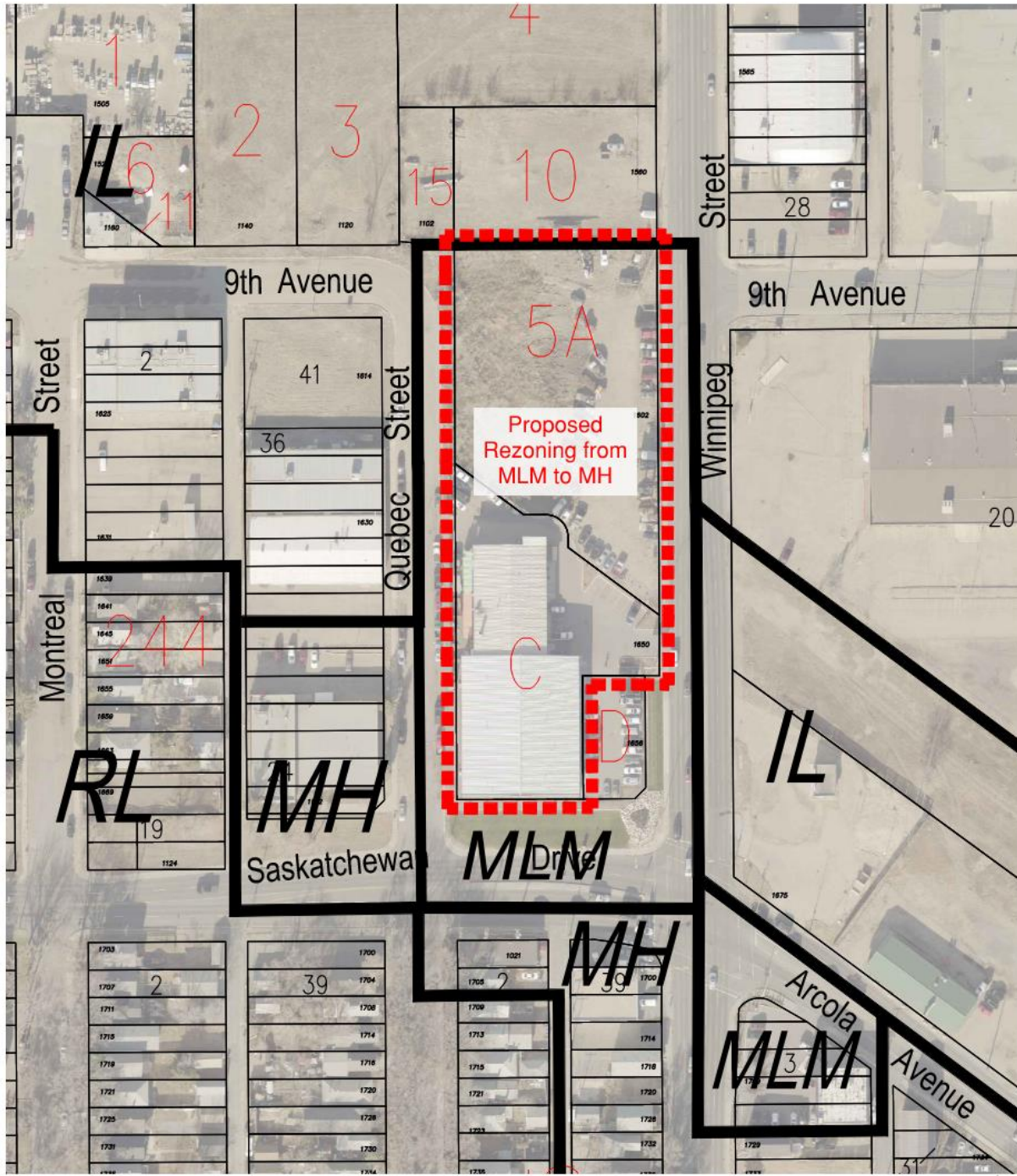
 Subject Property

Date of Photography: 2023



Project PL202400083 Civic Address/Subdivision 1602 and 1650 Winnipeg Street

Appendix B – Zoning



Subject Property

Date of Photography : 2023



Project PL202400083 Civic Address/Subdivision 1602 and 1650 Winnipeg Street