

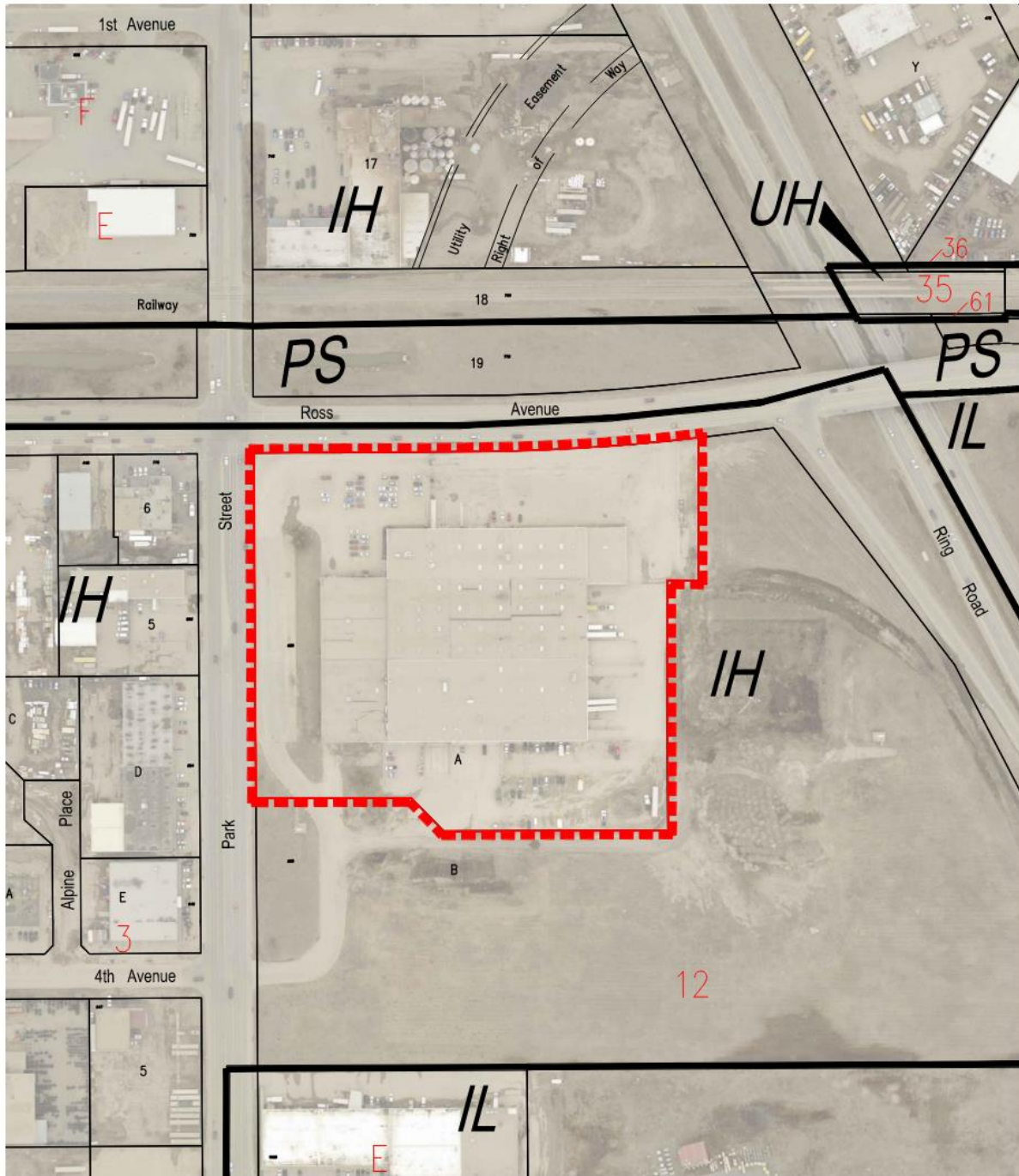
Overview	
Proposal	The Applicant proposes to utilize space within the existing building for “Industry, Heavy” land use which includes indoor media blasting, painting, and assembly of heavy equipment. The lot is zoned IH – Industrial Heavy Zone.
Additional Information	<p>The IH Zone requires that “Industry, Heavy” land use be reviewed through the Discretionary Use procedure.</p> <p>The Discretionary Use procedure allows the Decision Authority to consider proposed developments on a case-by-case basis, factoring in overall “fit” and compatibility with surrounding land-use and roadways, etc., as well as public input.</p> <p>The location and surrounding land-use context is shown on the attached maps. Notably, the Subject Property is surrounded by other lots zoned IH (Industrial Heavy) and IL (Industrial Light). To the north is a storm pond and rail-line, to the east and south is vacant land, and to the west is a mix of industrial and commercial.</p>
Process	
Review / Decision	<p>Following the public and technical review process, which is currently underway, the Administration will submit a report to the Decision Authority, which will include a summary of the public comments, as well as Administration’s recommendation.</p> <p>The Decision authority respecting Discretionary Use applications is the City Development Officer, unless the application warrants review and decision by City Council, in accordance with the Discretionary Use review criteria of the Zoning Bylaw (Ch.1, Part 1D, Section 1D.1 [1.2], [2a]).</p> <p>Where an application is directed to City Council, it will first be considered by the Regina Planning Commission (RPC) who will then provide a recommendation to City Council. Both the RPC and Council meetings are open to the public; therefore, you may attend these meetings and view the deliberation, or speak directly to the RPC or Council. Please refer to the attached Application Review Process summary.</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, City Planner I Planning & Development Services proposeddevelopment@regina.ca / 306-777-7000

Appendix A – Location Subject Property

Date of Photography: 2023



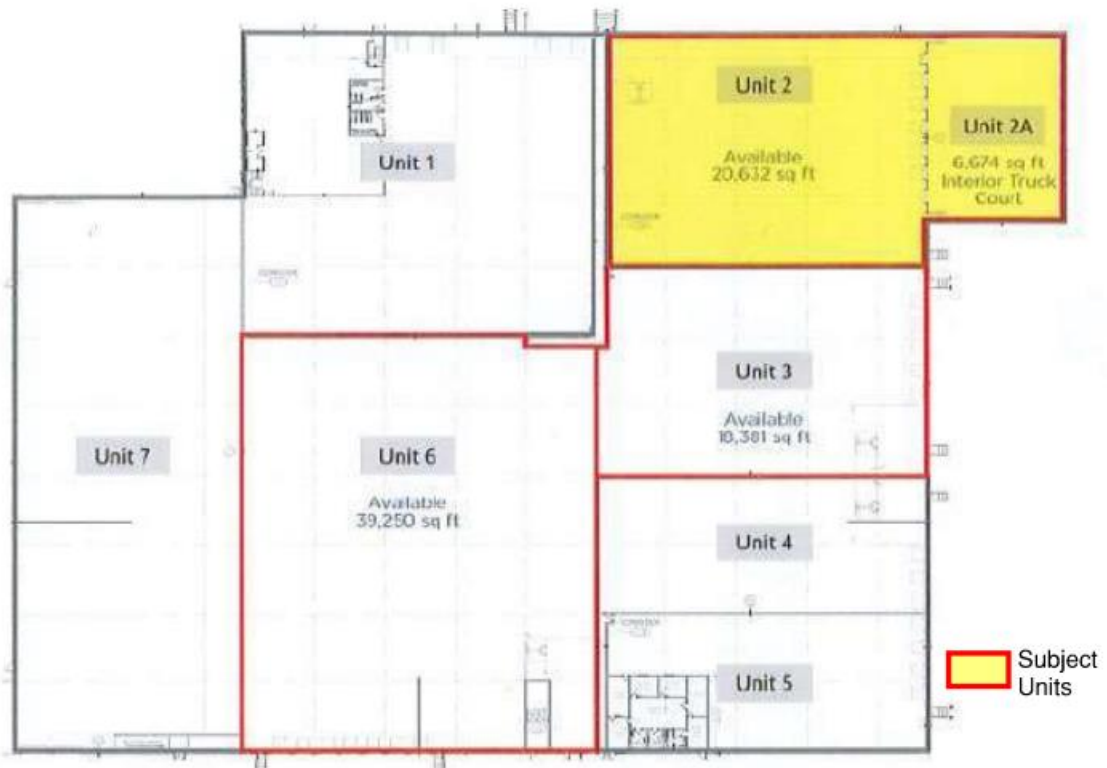
Appendix B – Current Zoning



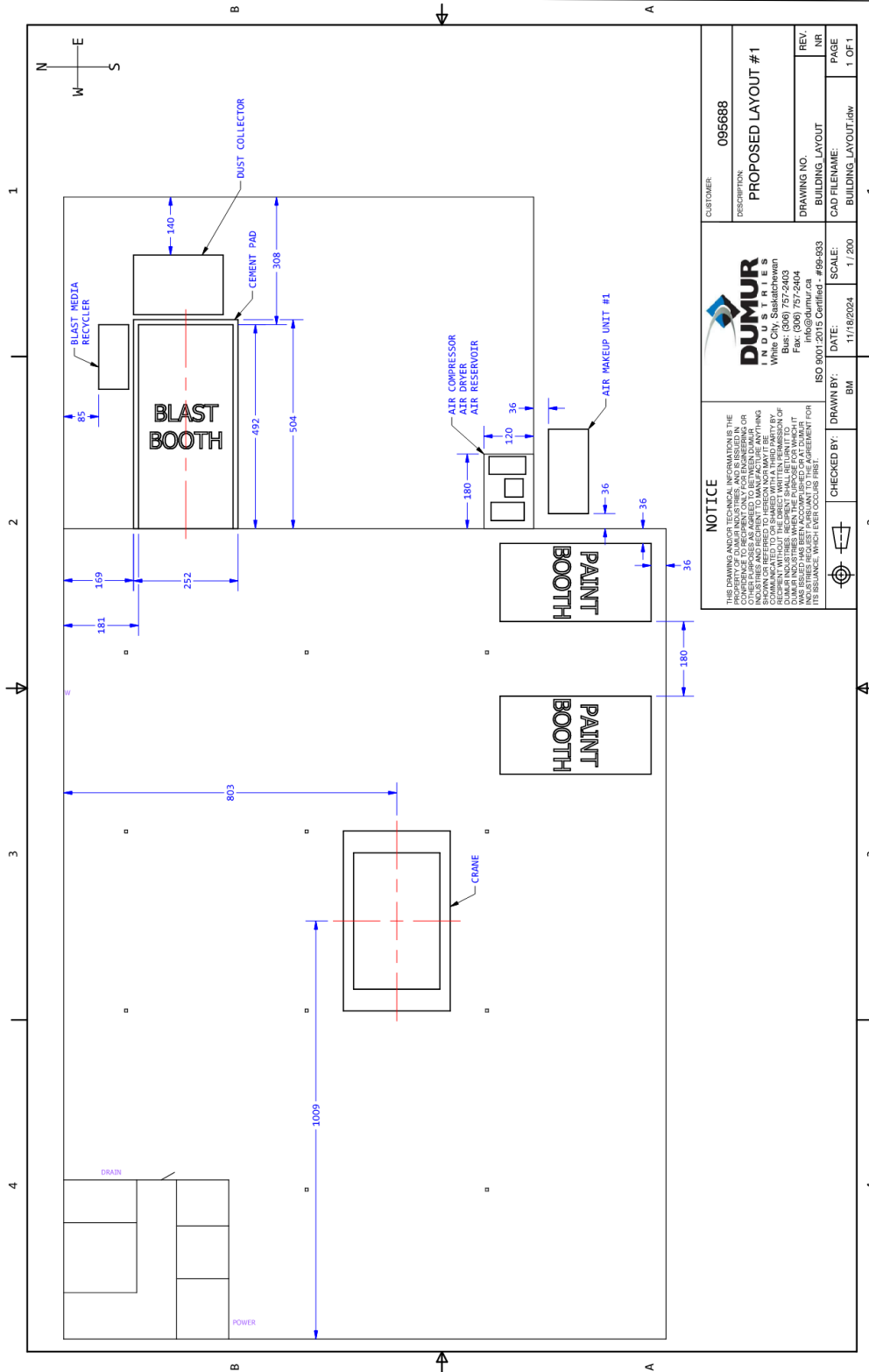
 Subject Property

Date of Photography : 2023



Appendix C – Units in Subject Property

Appendix D – Proposed Development Layout



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	<p>DRAWING NO.: BUILDING LAYOUT</p> <p>REV.: NR</p>
<p>DATE: 11/18/2024</p> <p>SCALE: 1/200</p>	<p>CAD FILE NAME: BUILDING_LAYOUT.dwg</p> <p>PAGE: 1 OF 1</p>
<p>DRAWN BY: BM</p> <p>CHECKED BY: [Symbol]</p>	<p>DUMUR CONSULTING INC. 1111 11th Avenue White City, Saskatchewan S0A 1A0 Phone: (306) 757-2404 Fax: (306) 757-2403 Email: info@dumur.ca ISO 9001:2015 Certified #99-233</p>

Application Review Process
