

<b>Overview</b>	
<b>Proposal</b>	<p>The Applicant proposes to amend the Zoning Bylaw by rezoning 5901 13<sup>th</sup> Avenue (Subject Property) from UH – Urban Holding Zone to IL – Industrial Light Zone.</p> <p>To understand land-use and development types potentially allowable in the MH Zone, please review Part 5B (5B.T2) of Chapter 5 of the City’s <i>Zoning Bylaw</i>: <a href="http://open.regina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019">open.regina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019</a></p>
<b>Additional Information</b>	<p>The Subject Property accommodates the business Canadian Bobcat Services. The proposed zoning would allow greater flexibility in expanding the industrial business. The applicant intends to expand an existing building to develop a washing bay to be utilized by company vehicles which is not permitted under the UH Zone.</p> <p>The location and surrounding land-use context is shown on the attached maps. Notably, adjacent lands include the Regina International Airport to the south, and the RCMP Academy to the north including commercial. Lands to the west are undeveloped and to the east is park space.</p> <p>The Subject Property is not within an area subject to a neighborhood plan (Part B.0 of the <i>Official Community Plan</i>) or concept plan policy.</p>
<b>Process</b>	
<b>Review / Decision</b>	<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 Zoning Bylaw amendments is the Regina City Council. Applications directed to Council will first be considered by the Regina Planning Commission (RPC) who will then provide a recommendation to Council.</p> <p>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 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>
<b>Updates</b>	Visit <a href="http://Regina.ca/proposeddevelopment">Regina.ca/proposeddevelopment</a> for updates on this application.
<b>Contact</b>	Tyson Selinger, City Planner I Planning & Development Services <a href="mailto:proposeddevelopment@regina.ca">proposeddevelopment@regina.ca</a> / 306-777-7000

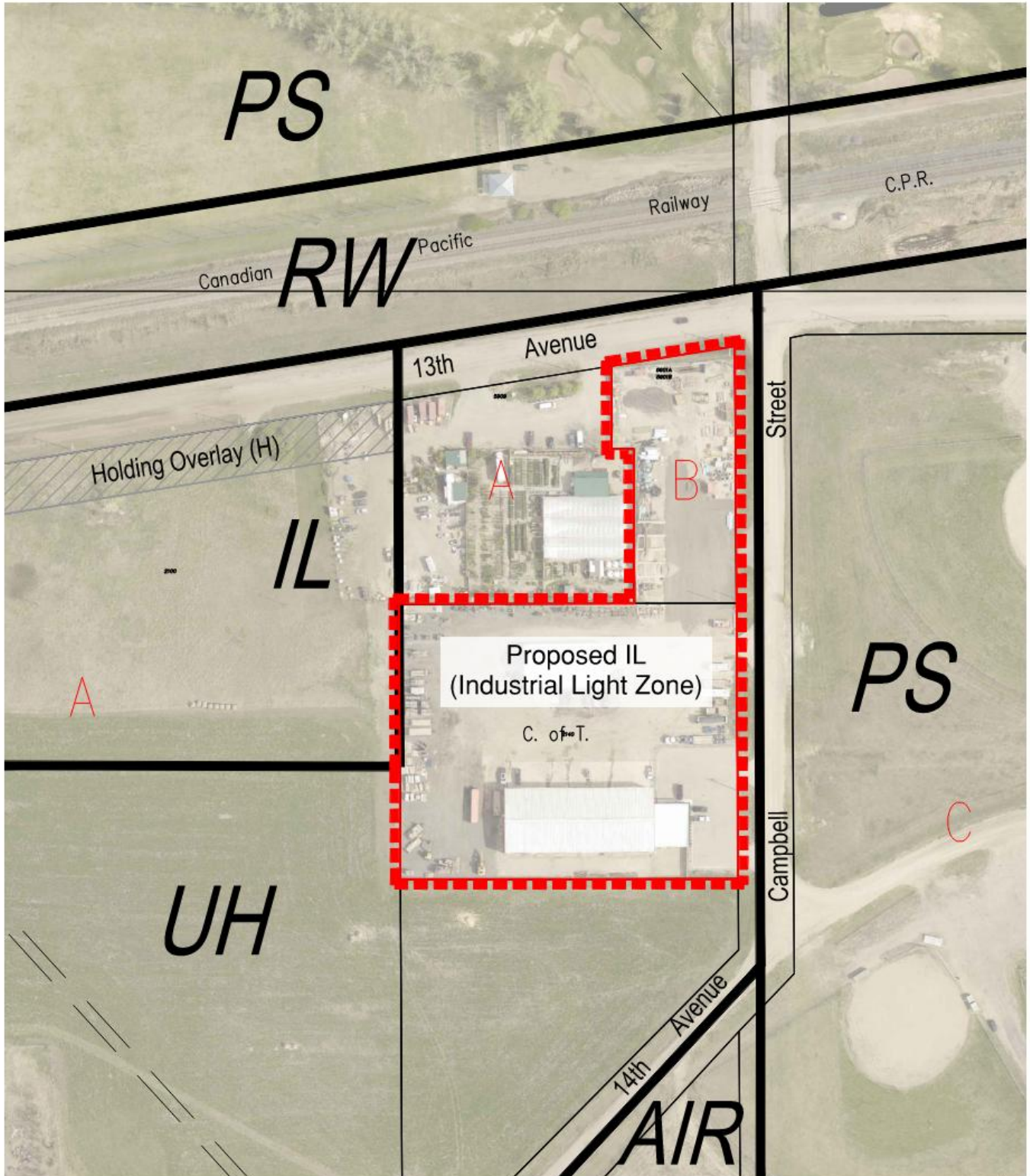
**Appendix A – Location**



 Subject Property

Date of Photography: 2024



**Appendix B – Proposed Rezoning**

Subject Property

Date of Photography : 2024



**Process Overview**
