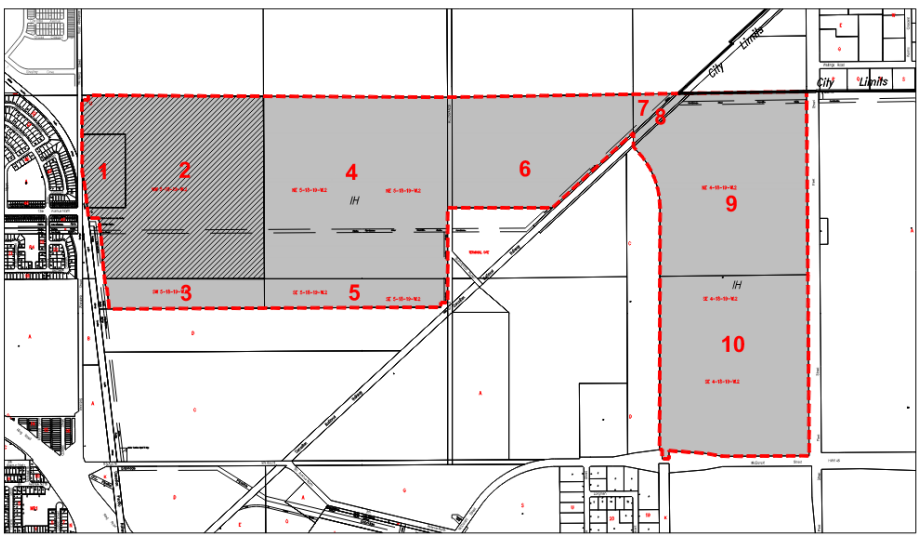


PUBLIC NOTICE: ZONING BYLAW AMENDMENTS

1501 Fleet Street

Regina City Council will consider an amendment to *The Regina Zoning Bylaw, 2019* - the properties identified, and as shown on the map below, will be considered for rezoning as follows:

- | | |
|---|--|
| <p>Current Zoning:</p> <ul style="list-style-type: none"> • UH – Urban Holding Zone | <p>Proposed Zoning:</p> <ul style="list-style-type: none"> • IH – Industrial, Heavy Zone • H – Holding Overlay Zone |
|---|--|



 Subject Property
 H - Holding Overlay
 IH - Industrial Heavy Zone

Project: PL202400017 Civic Address / Subdivision: 1501 Fleet Street

1	Blk/Par A-Plan 77R27678 Ext 1	6	Blk/Par B-Plan FM1873 Ext 0
2	NW 05 18 19 2 Ext 96	7	NE 04 18 19 2 Ext 59
3	SW 05 18 19 2 Ext 98	8	<ul style="list-style-type: none"> • Blk/Par B-Plan 101349682 Ext 10 • NE 04 18 19 2 Plan CG4875 Ext 1 • Blk/Par A-Plan 101349682 Ext 9
4	NE 05 18 19 2 Ext 0	9	NE 04 18 19 2 Ext 61
5	SE 05 18 19 2 Ext 96	10	SE 04 18 19 2 Ext 1

REASON: The Proponent is applying for the above noted amendment (rezoning) in order to pursue industrial development at the Subject Property.

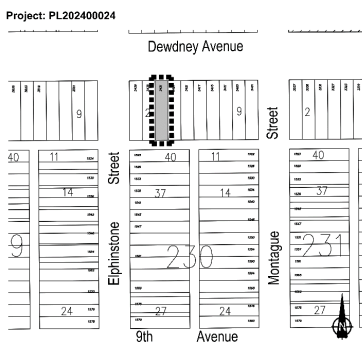
The purpose of the Holding Overlay is to withhold development, on affected parcels, until environmental testing is complete and the parcels are deemed suitable for development.

3431 Dewdney Avenue

Lot 3, Block 230, Plan OLD33 Ext. 5

Regina City Council will consider an amendment to *The Regina Zoning Bylaw, 2019* - the properties identified, and as shown on the map below, will be considered for rezoning as follows:

- | | |
|---|--|
| <p>Current Zoning:</p> <ul style="list-style-type: none"> • RU – Residential Urban Zone | <p>Proposed Zoning:</p> <ul style="list-style-type: none"> • MH – Mixed High-Rise Zone |
|---|--|



REASON: The Proponent is applying for the above-noted amendment (rezoning) to facilitate commercial development at the Subject Property.

Text Amendment – Industrial, Heavy Zone (Part 5C):

Regina City Council will consider an amendment to the Industrial, Heavy Zone (Part 5C) of *The Regina Zoning Bylaw, 2019*, as follows:

1. Replace, within Table 5C.T1, all references to 11 metres with 15 metres.
2. Replace, within Table 5C.T1, all references to 15 metres with 30 metres.
3. Add, within Row T2.4 of Table 5C.T2, as a discretionary use: *Transportation, Terminal (i.e. rail yards) within 300 metres of properties zoned residential or mixed-use are discretionary.*
4. Replace, within Table 5C.T3, Row T3.7, 15 metres with 30 metres.
5. Add, as 4.4(3) to Section 5C.4: *Notwithstanding any other section of Part 5C, no maximum height limit shall apply to mechanical or equipment structures, or structures of similar purpose.*

REASON: The amendments increase the maximum height limits within the Industrial, Heavy Zone and require that *Transportation, Terminal* (i.e. rail yards), within 300 metres of properties zoned residential or mixed-use, be reviewed through the Discretionary Use procedure.

OFFICIAL COMMUNITY PLAN AMENDMENTS

Appendix B – School Siting and Re-Use Guidelines

Regina City Council will consider an amendment to *Design Regina: The Official Community Plan, Bylaw No. 2013-48*, as follows:

1. Repeal Policy 7.4 of Part A, Section D5.
2. Repeal Appendix B of Part A.

REASON: The School Siting and Re-Use Guidelines conflict with City objectives relating to complete neighbourhoods; diverse and inclusive neighbourhoods and housing diversity; therefore, are considered obsolete.

INSPECTION: A copy of the proposed amendment bylaws will be available for examination on the City's website commencing **Friday, June 21, 2024**.

HEARING: The City Council will consider the above-noted amendment at its meeting on **Wednesday, June 26, 2024, at 1 p.m.** Citizens who want to address the City Council may attend the meeting via teleconference or in person.

- Please register by completing the online form on [Regina.ca/register](https://regina.ca/register) to request to address City Council/ Committee on a meeting agenda item.
(Note: Submissions to register are no longer accepted by email.)
- The deadline to register is no later than 12 p.m. on the Monday prior to the scheduled meeting.
- A written brief in advance is required to present at a City Council meeting.

Find more information about presenting to Council and Committees on [Regina.ca](https://regina.ca).