



June 5, 2025

## Public Notice

Dear Sir/Madam:

Re: Application Number:	PL202500115; PL202500116
Application Type:	Concept Plan Amendment; Zoning Bylaw Amendment
Civic Address:	1458 & 1462 N Courtney Street

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The City of Regina, Department of Planning & Development Services, has received the following application(s) pertaining to property described above and shown on attached maps (Subject Property):

**Concept Plan Amendment:**

The Applicant proposes to amend the *Rosewood Park Concept Plan – Land-Use Plan* by redesignating land from Municipal Utility to Flex Area 2.

**Zoning Bylaw Amendment:**

The Applicant proposes to rezone the Subject Property from UH – Urban Holding and MH – Mixed High-Rise Zone to RL – Residential Low-Rise Zone to pursue a residential development.

As an owner or occupant located within the vicinity of the Subject Property, we are bringing these applications to your attention and providing an opportunity for you to submit comments.

Additional information and a comment sheet are attached, which can also be found at [www.regina.ca/proposeddevelopment](http://www.regina.ca/proposeddevelopment). You may submit comments via mail, email (below), or directly through the City's website, via link noted above. Please submit your comments by **July 2, 2025**.

If you have any questions, or require additional information, please contact the undersigned at: 306.777.7000 or email [proposeddevelopment@regina.ca](mailto:proposeddevelopment@regina.ca)

Thank you,

A handwritten signature in black ink that reads 'Zoey Drimmie'.

Zoey Drimmie  
City Planner II

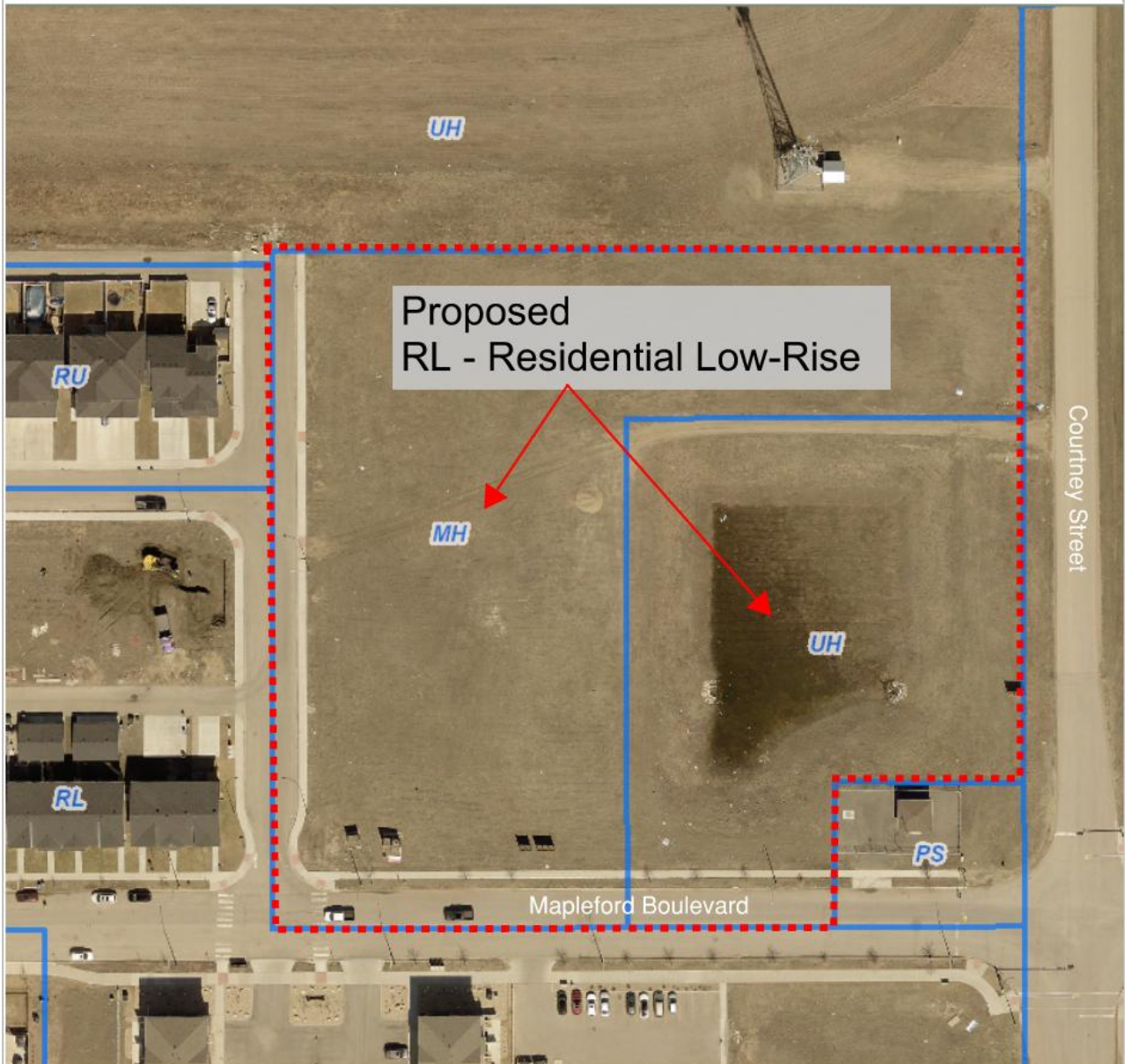
Overview	
<b>Proposal</b>	<p>The Applicant proposes to amend the <i>Rosewood Park Concept Plan – Land-use Plan</i>, which affects the Rosewood Park neighbourhood, by redesignating land from Municipal Utility to Flex Area 2.</p> <p>The Applicant proposes to amend the Zoning Bylaw by rezoning the Subject Property from UH – Urban Holding Zone and MH – Mixed High-Rise Zone to RL – Residential Low-Rise Zone, which supports the development of low-rise multi-unit building types.</p> <p>To understand land-use and development types potentially allowable in the RL Zone, please review Part 3C (TC.T2) of Chapter 3 of the City’s Zoning Bylaw:  <a href="https://openregina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019/resource/1798d4b5-948b-4a21-bcf2-f9890d2d8b96">https://openregina.ca/dataset/bylaw-no-2019-19-the-regina-zoning-bylaw-2019/resource/1798d4b5-948b-4a21-bcf2-f9890d2d8b96</a></p> <p>The City is not reviewing an application for a proposed development at this time.</p>
<b>Additional Information</b>	<p>The intent of the Applicant is to relocate the storm water management facility to a new location and transition the site to a residential development. The Flex Area 2 designation allows for residential, commercial or mixed-use; however, the proposed zoning (RL Zone) limits development to, primarily, residential and complementary.</p> <p>The location and surrounding land use context is shown on the attached maps. Notably, adjacent lands include: undeveloped land to the north; low-density residential to the west and east; medium-density residential and a daycare facility to the south.</p>
Process	
<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 Concept Plan amendments and 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.</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="https://regina.ca/proposeddevelopment">Regina.ca/proposeddevelopment</a> for updates on this application.
<b>Contact</b>	Zoey Drimmie, City Planner II Planning & Development Services <a href="mailto:proposeddevelopment@regina.ca">proposeddevelopment@regina.ca</a> / 306.777.7000

**Appendix A-1 – Location**





## Appendix A-2 – Zoning (Current & Proposed)



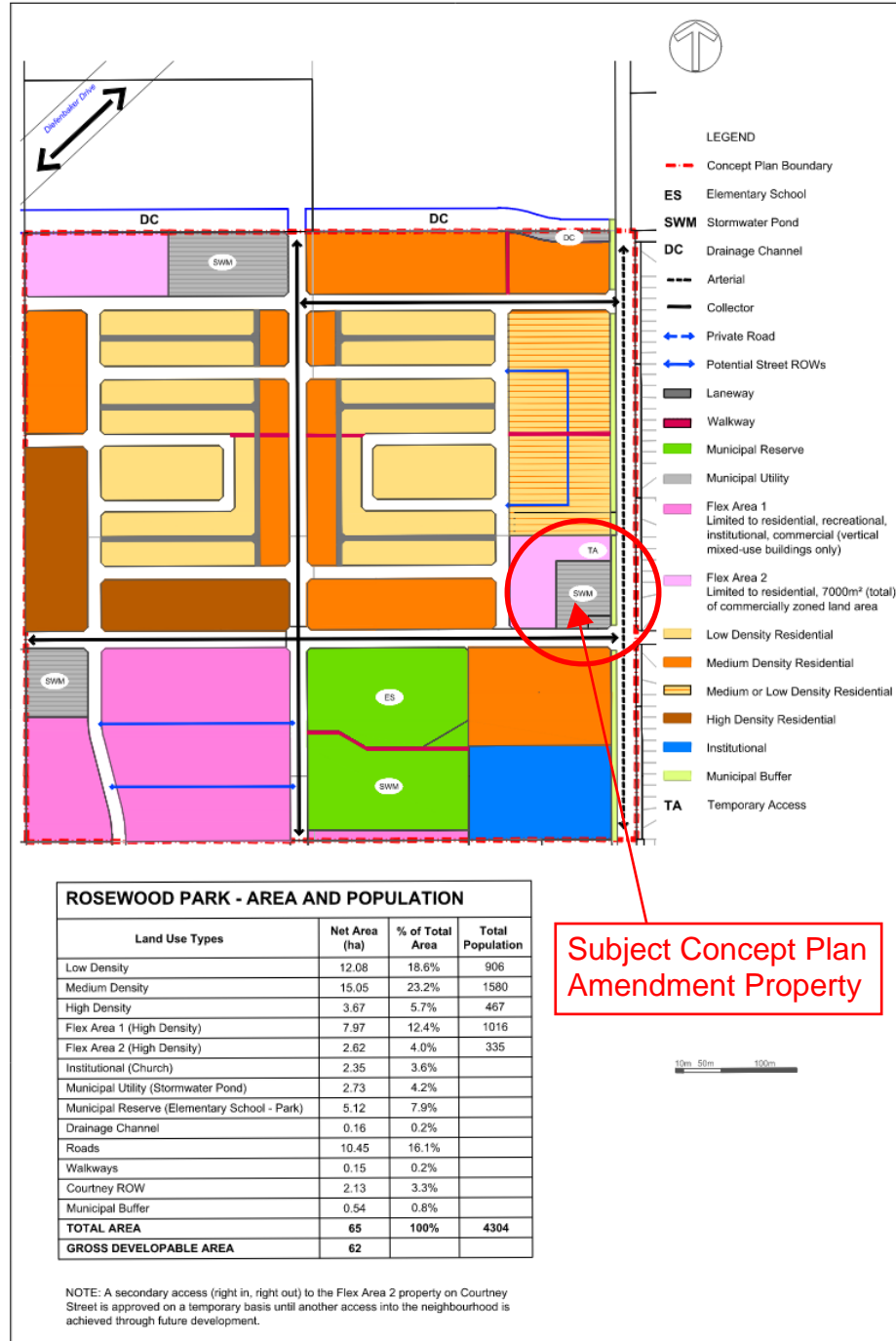
Subject Property

Date of Photography : 2020



## Appendix B – Concept Plan (Existing)

### Rosewood Park Concept Plan - Land-Use Plan





**Process Overview**



We invite and encourage feedback regarding this proposal. Please check the box beside the statement that best represents your opinion and answer the following questions. Be specific as possible.

**By completing this form, you acknowledge that while your identity will not be disclosed, your comments may be used in full or in part in a public report considered by Regina Planning Commission and City Council.**

- ☐ I support this proposal
- ☐ I would like it more if one or more features were different
- ☐ I would accept the proposal if many features were different
- ☐ I completely oppose this proposal
- ☐ None of the above/other

**What elements of the proposal do you support?**

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**What changes to the proposal do you recommend?**

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**What other associated issues or comments do you have?**

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Please provide your contact information if you wish to be informed of when Regina Planning Commission considers this matter:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address & Postal Code

\_\_\_\_\_  
Telephone and/or Email (email preferred)

Personal information is collected and maintained in accordance with The Local Authority Freedom of Information and Protection of Privacy Act. If you have any questions about collection of your personal information, contact the Access & Privacy team at [lafoipp@regina.ca](mailto:lafoipp@regina.ca). collection of your personal information, contact the Access & Privacy team at [lafoipp@regina.ca](mailto:lafoipp@regina.ca).

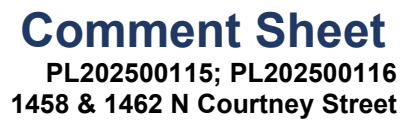
**Please respond by: July 2, 2025**

City website (preferred):  
[regina.ca/proposeddevelopment](http://regina.ca/proposeddevelopment)

Email:  
[proposeddevelopment@regina.ca](mailto:proposeddevelopment@regina.ca)

Mail:  
**City of Regina  
Planning & Development  
Services Department  
PO Box 1790  
Regina, SK S4P 3C8**



This image shows a full page of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for handwriting practice or general writing. There are no margins, text, or other markings on the page.