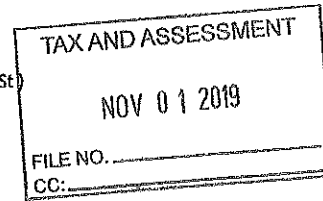


Darrell & MaryAnn Weinberger
PO Box 31010
Regina, Sask, Canada
S4R-8R6
LSD# 10-9-18-20 W2 (A), (1760 N Courtney St)



Oct 30, 2019

Att: Office of the City Clerk
Queen Elizabeth Court II Court
2476 Victoria Ave.
Regina, SK, S4P-3C8

Dear Sir or Madam,

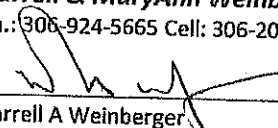
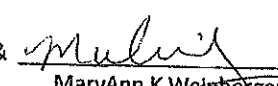
This Letter is in Regards to the annexation taxation mitigation imposed on our land located in the North West sector Regina LSD 10-9-18-20 W2 (A), 1760 N Courtney St. Prior to boundary alteration, we had been to all the city planning meeting. Whereas, we were informed that our land was in the 500K population growth boundary zone. In the past 5 years since then, the boundary has evolved and changed several time for the Cooper town Exhibit Plan.

During the RM of Sherwood occupied era, we had regular maintenance done to our access road and ditches. Since the city had taken over, we have been taxed the same but, with no services. We conduct all of our own road access and ditch maintenance, we have no services supplied by the City. To include, the street address given to us has no significance to our location accessibility. (If we were to have an Emergency, They would not be able to respond to that address or location because it doesn't exist!! Access is off Armour Road not Courtney St. 3 km away)

The rational of the imposing the tax mitigation to our property because the Diefenbaker Drive Road when extended, would go directly through the middle of our property so, that the position to incorporate our full land assessment into the 350 K population growth boundary was not of good accord. Our neighbor on our property line to the north of us has not be indicated to have a tax increase and is only 200 ft. from our house? He also has an Armour Rd address? In our defense, the location for the development of our land in future, would not become plausible for the next 10-15 years or beyond. So, keeping in mind and to that extent, we ask that you relocate the south property line of our land to support that 350K growth. But, with respect, we would support being relocated into 500K growth population group. Otherwise, we asked that our Taxes be mitigated not be increased to a growth boundary for another 5 years and then re-evaluated again at that time.

Sincerely,

Darrell & MaryAnn Weinberger
Ph.: 306-924-5665 Cell: 306-209-0734


Darrell A Weinberger & 
MaryAnn K Weinberger



PWL PWLORCH & ASSOCIATES LTD.



PHONE (306) 522-2900
586-9819
332-4885
Fax (306) 585-1328

2935 McCALLUM AVE.,
REGINA, SASKATCHEWAN,
CANADA S4S 0R3

November 1, 2019

Office of the City Clerk
Queen Elizabeth II Court
2476 Victoria Avenue
Regina, SK S4P 3C8

Dear Sir/Madam;

Re: Property Tax Mitigation
Oct 28/19 City Council Meeting Item CR19-95

I am writing concerning the agricultural-zoned property (owned by my company PW Lorch & Associates Ltd., "PWL") described as PT SE 03-17-20-W2 or city address as 4800 Campbell Street.

On behalf of PWL, I request that Council consider applying tax mitigation for this property as it has done since annexation.

PWL has owned this property for some twenty (20) years and the property continues to be farmed continuously, as it has been for more than 100-years.

PWL's property is in the City's 300,000 plan, however, I have been told by an official in the City's planning department that the west Harbour Landing properties are now in the City's 25-year plan, therefore it would seem that the 500,000 plan would be more appropriate.

As it stands now, PWL's taxes will have gone from approximately \$300/year (RM taxes) to \$1,817/year (2019 City of Regina taxes) – an increase of 600%.

Please note that the only service PWL receives from the City for this property is a tax notice once a year. Furthermore, since annexation the City has eliminated (excavated) the Campbell Street access to Hwy #1; and if that weren't enough, the City has also blocked access South on Campbell Street at Gordon Road, thereby isolating 4800 Campbell Street without any advance notice or consultation with PWL. I ask you, is this fair, or even legal?

I attended the Finance & Administration Committee meeting on Sept. 10/19 and made a presentation suggesting that the Administration's Option #4 would be the most fair and equitable option, however, the Committee Chair made it very clear that because the 2/3 property owners (farmers) had written to the City Clerk requesting mitigation, and were farmers and not businesses or investors, that they should be granted mitigation (Option #2). No one at City Hall ever told me that it was necessary to write to the City Clerk requesting mitigation. This is all about fairness and equal treatment for all 31 of the agricultural-zoned property owners referenced in the City Administration's report which was tabled at the Sept 10/19 F&A Committee (item #FA19-9).

It should also be noted that at the above meeting, two Councillors voted in favour of Option #2 and two voted in favour of Option #4. Then later at the Oct. 28/19 Council meeting, one Council member who had earlier voted for Option #4 flip-flopped and voted in favour of Option #2, thereby resulting in six Councillors in favour of Option #2 and five opposing.

It is well-understood and agreed that, if at any time during the mitigation period development should occur, then the mitigation will cease and the property shall be subject to the appropriate City taxes.

Thank you in advance for your positive response to this request.

Sincerely,



Wayne Lorch
President
PW Lorch & Associates Ltd.

CC: Mayor Michael Fougere

Councillors - Dr. Barbara Young
Bob Hawkins
Andrew Stevens
Lori Bresciani
John Findura
Joel Murray
Sharron Bryce
Mike O'Donnell
Jason Mancinelli
Jerry Flegel

James Ehman, QC, Kanuka Thuringer LLP