

BYLAW NO. 2020-72

THE REGINA ZONING AMENDMENT BYLAW, 2020 (No. 23)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to amend *The Regina Zoning Bylaw, 2019* by re-zoning the subject lands from IL – Light Industrial Zone to MH – Mixed High-Rise Zone to accommodate future commercial development opportunities.
- 2 The authority for this Bylaw is section 46 of *The Planning and Development Act, 2007*.
- 3 Schedule “A” of *The Regina Zoning Bylaw, 2019* is amended in the manner set forth in this Bylaw.
- 4 Chapter 9 – Zoning Maps (Map No. 2688(A)) is amended by rezoning the lands described in this section as shown on the map attached as Appendix “A” as follows:

**Civic Address:** 3405 & 3431 Saskatchewan Drive

**Legal Land Description:** Lots 42 & 43, Block 333, Plan 90RA05074 and Lot 6, Block 333, Plan OLD33

**Current Zoning:** IL – Light Industrial Zone

**Proposed Zoning:** MH – Mixed High-Rise Zone

- 5 This Bylaw comes into force on the date Bylaw No. 2020-71, *Design Regina: The Official Community Plan Amendment Bylaw, 2020 (No. 5)* is approved by the Ministry of Government Relations.

READ A FIRST TIME THIS 16<sup>th</sup> DAY OF December 2020.

READ A SECOND TIME THIS 16<sup>th</sup> DAY OF December 2020.

READ A THIRD TIME AND PASSED THIS 16<sup>th</sup> DAY OF December 2020.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

(SEAL)

CERTIFIED A TRUE COPY

\_\_\_\_\_  
City Clerk

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Solicitor

APPENDIX “A”



## ABSTRACT

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PURPOSE:	The purpose of this Bylaw is to amend <i>The Regina Zoning Bylaw, 2019</i> by re-zoning the subject lands from IL – Light Industrial Zone to MH – Mixed High-Rise Zone to accommodate future commercial development opportunities.
ABSTRACT:	The Bylaw amends <i>The Regina Zoning Bylaw, 2019</i> by rezoning the properties located at 3405 & 3431 Saskatchewan Drive from IL – Light Industrial Zone to MH – Mixed High-Rise Zone.
STATUTORY AUTHORITY:	Section 46 of <i>The Planning and Development Act, 2007</i> .
MINISTER’S APPROVAL:	N/A
PUBLIC HEARING:	Required, pursuant to section 10 of <i>The Public Notice Policy Bylaw, 2020</i> .
PUBLIC NOTICE:	Required, pursuant to section 13 of <i>The Public Notice Policy Bylaw, 2020</i> .
REFERENCE:	Regina Planning Commission, December 9, 2020, RPC20-34.
AMENDS/REPEALS:	Amends <i>The Regina Zoning Bylaw, 2019</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services