

Zoning Bylaw Amendment Application

Prior to submitting a formal application, you may wish to contact the Planning Department for a preliminary consultation.

The Zoning Bylaw is a set of regulations which controls land use and development in the City of Regina. The Zoning Bylaw divides the city into zones. Within those zones, permitted and discretionary uses are established, as are regulations with respect to lot size, coverage, placement of buildings and other development standards. Requirements will vary among zones, but must be uniform within zones.

Requests for developments or improvements not in agreement with the Zoning Bylaw must involve a submission requesting an amendment to the Bylaw. The most common amendment request involves application for changes of land use designation or zoning changes.

Applications for zoning amendments will be determined to be either minor or major zoning amendments as follows:

Minor: A map change rezoning of a property from one designation to another for greenfield, or an extension of a zoning boundary to reflect addition of lands to existing property, or moderate change in use or intensity within its own class (example: commercial and industrial).

Major: All other zoning amendments are considered major.

Application Requirements

The following is required:

- 1. A completed application form with all questions answered and signed by the applicant and the owner (if different)
Accuracy of information provided on the application form is critical to a legal and binding decision. Be as accurate as possible.
- 2. A cheque payable to the City of Regina, reflecting the current application fee. Please contact the Planning Department at 777-7551 to obtain the current application fee;
Application fees are required to be paid in full at the time of application
- 3. Property titles for all affected lands
- 4. Any additional data as may be required pursuant to the Planning & Development Act, 2007, and any other applicable regulations herein or by the Development Officer.

Your application will be deemed incomplete and sent back to you in the event that any of the above required elements are missing from your submission.

Refund Policy

Should you wish to withdraw your application after submission, the following refund policy will apply:

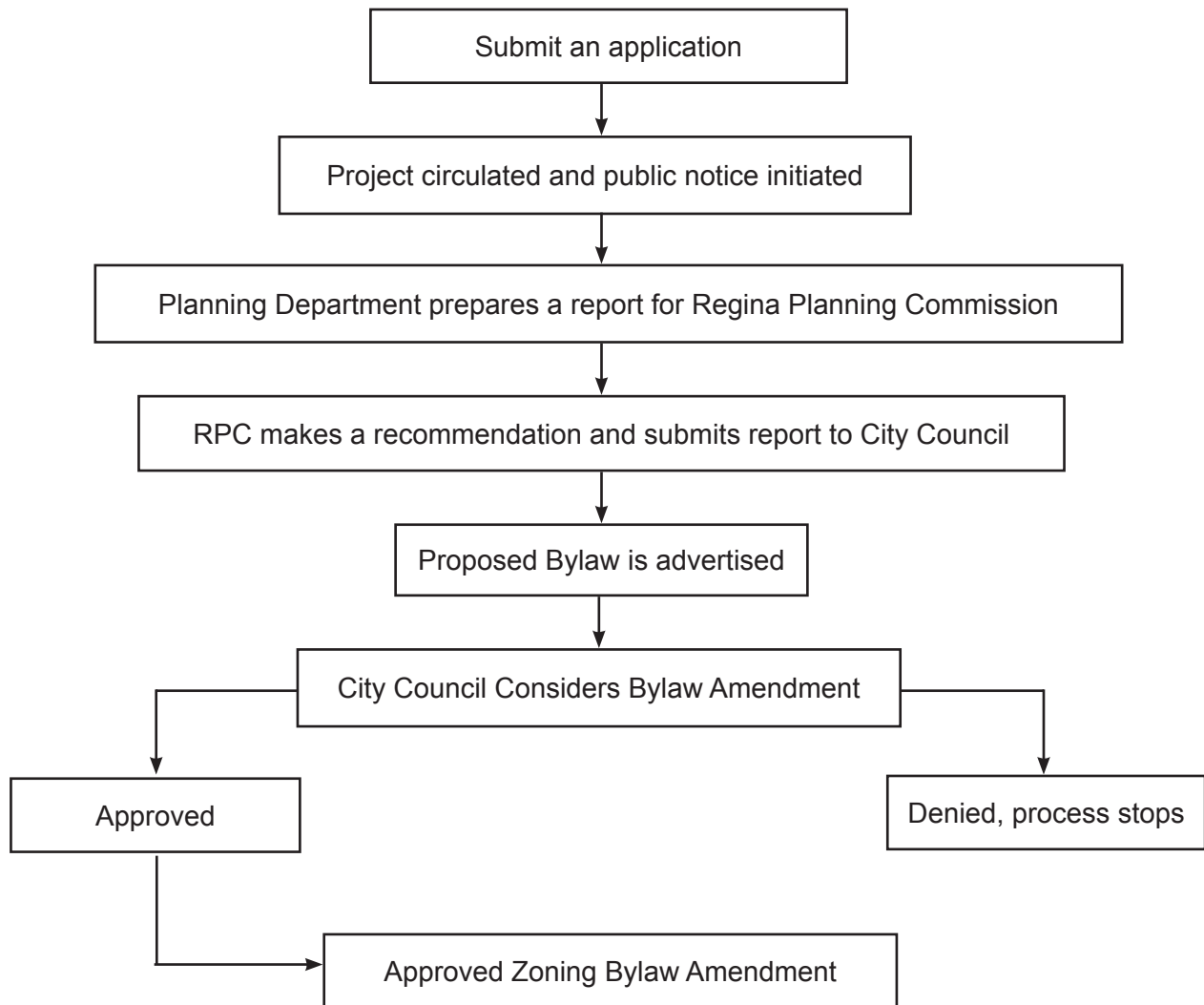
- 75% of the fee will be refunded if withdrawn before circulation
- 50% of the fee will be refunded if withdrawn after circulation but prior to advertisement in the newspaper
- 0% of the fee will be refunded if withdrawn after advertising in the newspaper

Submission

Submit the completed application form, the required application fees, plans and supporting documents to:

Planning Department
City of Regina
9th Floor, City Hall
P.O. Box 1790
Regina, Saskatchewan, S4P 3C8

Zoning Bylaw Amendment Procedure





Do you intend to apply for any City Housing Incentives? (check all that apply)

- ☐ Tax Incentive
☐ Capital Grant

FOR OFFICE USE ONLY

Application #: _____
Date Fee Paid: _____
Pymt Amount: _____

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Applicant

- ☐ Registered Owner ☐ Representative of Owner ☐ Option to Buy

Name: _____
Company: _____
Address: _____
City: _____ Province: _____ Postal Code: _____
Phone Number: () _____ E-Mail: _____

Present Owner (if different from Applicant)

Name: _____
Company: _____
Address: _____
City: _____ Province: _____ Postal Code: _____
Phone Number: () _____ E-Mail: _____

Subject Property

Address: _____
Lot(s): _____ Block: _____ Plan No: _____
1/4: _____ Sec: _____ Tp: _____ Rg: _____ W 2nd Meridian: _____

Agent/Engineer/Architect/Contractor

Present Use of Buildings and Property (be specific)

**Description of proposed development
(state exactly what you propose to do and hours of operation if applicable)**

**Section of the Zoning Bylaw (if known) which is proposed to be amended : Map Text
(if necessary, cite the current provision)**

If text is to be amended, please provide wording to be substituted

Please ensure you have attached

Application Fee Property titles

Signature of Applicant

Signature of Owner (if different from applicant)

Name

Name (printed)

Date

Date