

# Planning & Development Services Advisory

## Driveway and Parking

Prior to submitting a formal application, you may wish to [contact](#) the Planning & Development Services Department for a preliminary consultation.

*Regina Zoning Bylaw No. 2019-19* regulates the location of off-street residential parking and driveway width. Vehicles on residential property shall only be parked in approved parking stalls or on an approved driveway leading up to a garage, carport or legal parking pad on site. Where the property backs onto a lane, vehicle access to the required parking stall must be from the lane. Front or flankage yard (the side yard of a corner lot abutting a public street or lane) parking may be permitted on a lot that backs onto a lane if the lot meets certain conditions of the Zoning Bylaw.

### Parking Location

Scenarios where front or flankage yard parking may be permitted:

- An attached garage or carport with vehicular access from a public street along the front or flankage side;
- A detached garage, a carport or a parking pad in the side or rear yard, with vehicular access from a public street along the front or flankage side; or
- When there is no alley access and insufficient room to provide vehicular access from the front or flankage yard to the rear or side yard.
- When the lot has a lawfully existing building and a lawfully existing parking stall with access provided from the front yard; or more than 80 per cent of principal buildings on the same blockface have existing front yard vehicular access with the proper surface type; and the lot has a minimum frontage of 8.5 metres.

Note: An existing curb cut does not indicate driveway crossing approval. An application submission is required for review.

Scenarios where front or flankage yard parking is **not** permitted:

- Within 10 metres of an intersection.
- Residential driveways are not permitted on arterial roads.
- Driveways are not permitted on freeways or expressways.
- Driveways are not permitted within 1.5 metres of an alley/lane entrance or exit.

### Driveway Width

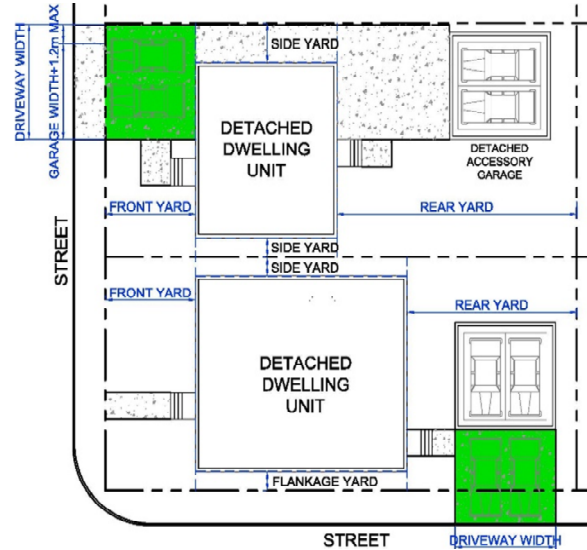
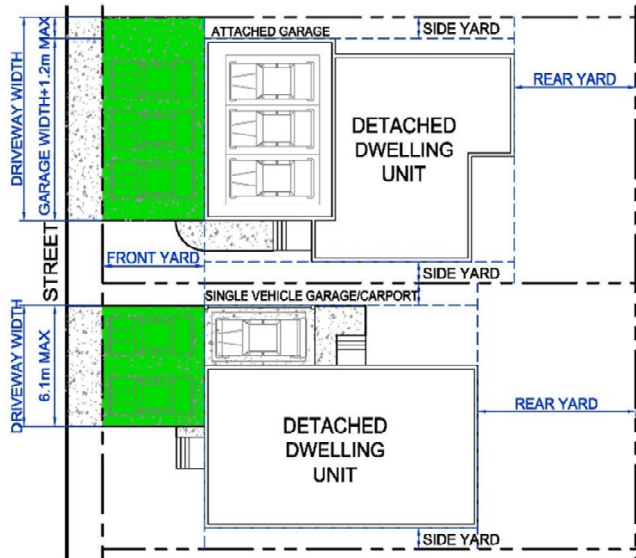
The maximum width of a residential driveway cannot exceed:

- The sum of the exterior dimensions of the garage, carport or parking pad on site and 1.2 metres on the side of the driveway nearest to a side property line; or
- 6.1 metres where the lot has an approved parking configuration of a single vehicle and has no alley and insufficient room to provide vehicular access from the front or flankage yard, to the rear or side yard.

### Driveway Length

- A minimum 5.5 metre setback from the back of the walk or back of the curb is required for flankage yard parking to ensure the private vehicle will not encroach to the city sidewalk, parking lane or travel lane.

## Examples



## Forestry Bylaw: Protection of Public Trees

The proposed driveway cannot interfere with nor impact existing trees on City property. As such, the *Forestry Bylaw 2002-48* must be abided by when locating a driveway on City property. The Bylaw states that no person shall:

- Damage, disturb, prune or remove any Public Tree;
- Do any work or activity which damages or interferes with the root system of an Public Tree;
- Construct any walkway, driveway or paving within a distance of 0.5 metres from the base of any Public Tree for every 10 centimetres of diameter of the trunk at a point 1.0 metre off the ground. If you require further clarification, contact the Forestry team at [arborist@regina.ca](mailto:arborist@regina.ca)
- Alter the grade level or drainage pattern that interferes with the access of water, air or nutrients to any Public Tree.

## Site Plan Requirements

Attach a site plan which contains the following details:

- Civic and legal address
- Labelled property lines
- Existing building/structures on the subject property
- Existing and proposed parking stall, driveway and curb crossing with dimensions (if applicable)
- Location and names of all streets, lanes, alleys that border the subject property
- Location of all public trees
- Dimensions from proposed driveway to all structures, property lines, back of walk or curb (if applicable) and all public trees.

## Surfacing Requirements

- Proposed surface material must be a dust free hard surface excluding gravel and slag.

## Application Process

Submit a completed [Development Permit application](#) form, site plan and supporting documents:

Online: [eBuild](#)

Mail: City of Regina  
2476 Victoria Avenue  
Planning & Development Services  
PO Box 1790  
2476 Victoria Avenue Regina  
SK S4P 3C8

In Person: City Hall

Main Floor Permit  
Counter

