

Planned Group Developments

What is a Planned Group Development?

Planned group developments are a grouping of buildings that contain a single, or multiple, residential dwelling unit(s) on one parcel of land. These building structures can be a combination of one and two-unit dwellings, row houses or apartment buildings. Reference *Regina Zoning Bylaw 2019* for applicable development standards.

Planned Group Development Process

- 1) The applicant submits a Development Permit application.
- 2) Building permit applications may also be submitted at this time but no permits will be issued until the Development Permit has been approved and issued. All permits are to be submitted through eBuild, the City's online permit software.
- 3) Servicing & Infrastructure Approval Branch will review the proposal for site servicing and infrastructure. Planning will review the proposed development for compliance with Regina Zoning Bylaw 2019.
- 4) The building structures will be reviewed for compliance with the National Building Code and additional regulatory documents.
 - Each building requires its own building permit application.
 - If a change to the Development Permit approval is proposed, the review of the Building Permit(s) is placed on hold until the revision to the Development Permit has been approved.

Please reference the [Planned Group Application](#) package.

Development Permit Application requirements:

- Application Form
- Letter of Authorization
- Site Plan
- Civil Drawings - Engineered
- Landscape Plan
- Copy of Land Titles
- Addressing Plan (Buildings and site)
- Floor Plans
- Exterior Elevations (showing the dimensioned height as required by Regina Zoning Bylaw 2019)
- Zoning Bylaw Analysis Form

Building Permit Application requirements:

- Building Permit application form
- Letter of Authorization
- Architectural Plans (including any required mechanical or electrical information)
- Structural Plans



- Framing Layouts or Sealed Designs by supplier
- Energy Code forms and supporting documentation (9.36 or NECB)
- Site Plan (highlighting the specific building the permit pertains to)
- Addressing Plan (for units within each building)
- Any other documents as noted in their application type specific packages

How does this process benefit the developer?

The developer can concurrently submit the Development Permit application and the Building Permit application(s) at the same time. When all reviews are approved for the Development Permit review, the permit can be issued for site development. Building permits are reviewed concurrently with the Development Permit and can be issued once the Development Permit is approved. It is recommended for similar structure types that only one building permit application be submitted initially for review, in order to reduce the number of review cycles for similar type structures.

No civil drawings for the site are required for subsequent building permit applications which reduces the number of reviewers for these applications. Only if a change is proposed to the site would a revision to the Development Permit be required. A Service Coordinator is the applicant's main point of contact through this process.

For more information on Development Permits, Building Permits, Building Safety or Zoning Information, please visit Regina.ca or contact [Service Regina](#).