

**Contact:**

Name: \_\_\_\_\_  
 Email: \_\_\_\_\_

Phone: \_\_\_\_\_

**Subject Property:**

Address: \_\_\_\_\_

Land Use Zone: \_\_\_\_\_

Land Use Type(s): (as defined by *The Regina Zoning Bylaw, 2019* only) \_\_\_\_\_

**Heritage Property:**

Is the property Heritage Designated or within the Victoria Park Heritage Conservation District?

Yes\*    No

\*If Yes, provide the Heritage Alteration Approval letter or complete a Heritage Alteration Permit Application.

**Development Standards:**

Lot Area: \_\_\_\_\_ m<sup>2</sup>

Lot Frontage: (Street Name) \_\_\_\_\_ Actual Length \_\_\_\_\_ m

Front Yard Setback:                      Min (per bylaw) \_\_\_\_\_ m                      Actual \_\_\_\_\_ m

Rear Yard Setback:                        Min (per bylaw) \_\_\_\_\_ m                        Actual \_\_\_\_\_ m

Side Yard Setback:                         Min (per bylaw) \_\_\_\_\_ m                         Actual \_\_\_\_\_ m

Total/Other Side Yard Setback:        Min (per bylaw) \_\_\_\_\_ m                        Actual \_\_\_\_\_ m

Site Coverage:                              Max (per bylaw) \_\_\_\_\_ %                              Actual \_\_\_\_\_ %

Total Area/Lot Area = \_\_\_\_\_

Total Main Floor Area: (All buildings and covered areas) \_\_\_\_\_ m<sup>2</sup>

Floor Area Ratio:                         Max (per bylaw) \_\_\_\_\_                                      Actual \_\_\_\_\_

Total Floor Area/Lot Area = \_\_\_\_\_

Total Floor Area: (All floors) \_\_\_\_\_ m<sup>2</sup>

Building Height:                            Max (per bylaw) \_\_\_\_\_ m                            Actual \_\_\_\_\_ m

**Easements:**

Is there development within an easement?

Yes\*                       No

\*If Yes, provide an approval from the easement holder.

**Parking Stalls Count:** (Provide all uses on site)

Provide the following details for each use on the site. (add duplicate sheets as needed)

Land Use (per bylaw)	Area of use (m <sup>2</sup> )	Minimum number of stalls required	Actual stalls provided

**Loading Stalls:** (Provide all uses on site)

Provide the following details for each use on the site

Floor Area of use. (m <sup>2</sup> )	Minimum number of Loading stalls	Actual stalls provided

Please note that this checklist does not include **all** Zoning Bylaw requirements. You may be contacted for additional information required to complete the review.

List of common omissions (check the boxes to indicate if considered for this project, or N/A if not applicable to this project):

- Sight Lines
- Refuse/Garbage Screening
- Curbing
- Walkways
- Amenity Area Calculations
- Landscape Open Space (Planned Groups)
- Landscape for Major Roadways
- Visual Screening and Buffering (for separate land uses)
- Registered Massage Therapist License
- Bicycle Parking

## Landscaping Review

### Required Landscape Area

Site Area = \_\_\_\_\_ m<sup>2</sup> x \_\_\_\_\_ % = \_\_\_\_\_ m<sup>2</sup> **REQUIRED**   
(total site area) \_\_\_\_\_ m<sup>2</sup> *provided* **complies**  
\_\_\_\_\_ m<sup>2</sup> deficient

### Required Trees and Shrubs

Trees (1 per 40 m<sup>2</sup> of required landscape area)  
 \_\_\_\_\_ /40 = \_\_\_\_\_ → \_\_\_\_\_ **REQUIRED**   
(req'd lsp area) (round to the nearest whole number) \_\_\_\_\_ *provided* **complies**  
\_\_\_\_\_ deficient

Shrubs (1 per 20 m<sup>2</sup> of required landscape area)  
 \_\_\_\_\_ /20 = \_\_\_\_\_ → \_\_\_\_\_ **REQUIRED**   
(req'd lsp area) (round to the nearest whole number) \_\_\_\_\_ *provided* **complies**  
\_\_\_\_\_ deficient

### Street Trees (1 deciduous tree required per 10 lineal metres of street)

\_\_\_\_\_ : \_\_\_\_\_ /10 = \_\_\_\_\_ → \_\_\_\_\_ **REQUIRED**   
(street #1 name) (length) \_\_\_\_\_ *provided* **complies**  
\_\_\_\_\_ deficient

\_\_\_\_\_ : \_\_\_\_\_ /10 = \_\_\_\_\_ → \_\_\_\_\_ **REQUIRED**   
(street #2 name) (length) \_\_\_\_\_ *provided* **complies**  
\_\_\_\_\_ deficient

\_\_\_\_\_ : \_\_\_\_\_ /10 = \_\_\_\_\_ → \_\_\_\_\_ **REQUIRED**   
(street #3 name) (length) \_\_\_\_\_ *provided* **complies**  
\_\_\_\_\_ deficient

\_\_\_\_\_ : \_\_\_\_\_ /10 = \_\_\_\_\_ → \_\_\_\_\_ **REQUIRED**   
(street #4 name) (length) \_\_\_\_\_ *provided* **complies**  
\_\_\_\_\_ deficient

**Comments:**

**Screening (if parking area is adjacent to street)**

complies

A 3 m landscape strip is required for parking area/outdoor storage adjacent to street.  
 The landscape strip shall include perimeter screening (double row of shrubs, fencing or berm between 0.75m and 1 m in height and shall cover 80% of the length of the area).

_____ : <b>3 m strip and screening</b> <i>(street #1 name)</i>  <input type="checkbox"/> Double row of shrubs, spaced to form a closely-knit mass <input type="checkbox"/> Fencing <input type="checkbox"/> Berm	<input type="checkbox"/> <b>REQUIRED</b> <input type="checkbox"/> <i>provided</i> <input type="checkbox"/> <i>not provided</i>	<input type="checkbox"/> <b>NOT REQUIRED</b>
---	--	--

_____ : <b>3 m strip and screening</b> <i>(street #2 name)</i>  <input type="checkbox"/> Double row of shrubs, spaced to form a closely-knit mass <input type="checkbox"/> Fencing <input type="checkbox"/> Berm	<input type="checkbox"/> <b>REQUIRED</b> <input type="checkbox"/> <i>provided</i> <input type="checkbox"/> <i>not provided</i>	<input type="checkbox"/> <b>NOT REQUIRED</b>
---	--	--

_____ : <b>3 m strip and screening</b> <i>(street #3 name)</i>  <input type="checkbox"/> Double row of shrubs, spaced to form a closely-knit mass <input type="checkbox"/> Fencing <input type="checkbox"/> Berm	<input type="checkbox"/> <b>REQUIRED</b> <input type="checkbox"/> <i>provided</i> <input type="checkbox"/> <i>not provided</i>	<input type="checkbox"/> <b>NOT REQUIRED</b>
---	--	--

_____ : <b>3 m strip and screening</b> <i>(street #4 name)</i>  <input type="checkbox"/> Double row of shrubs, spaced to form a closely-knit mass <input type="checkbox"/> Fencing <input type="checkbox"/> Berm	<input type="checkbox"/> <b>REQUIRED</b> <input type="checkbox"/> <i>provided</i> <input type="checkbox"/> <i>not provided</i>	<input type="checkbox"/> <b>NOT REQUIRED</b>
---	--	--