

Contact:

Name: _____ Phone: _____

Email: _____

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? Yes* NoOr 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: _____ m²

Lot frontage (street name): _____ Actual length: _____ m

Front Yard Setback: _____ (Actual) Minimum (per bylaw): _____

Rear Yard Setback: _____ (Actual) Minimum (per bylaw): _____

Side Yard Setback: _____ (Actual) Minimum (per bylaw): _____

Total/Other Side Yard Setback: _____ (Actual) Minimum (per bylaw): _____

Site Coverage: _____ % (Actual) Maximum (per bylaw): _____

Total Area/Lot Area: _____

Total Main Floor Area: _____ (including all buildings and covered areas)

Floor Area Ratio: _____ (Actual) Maximum (per bylaw): _____

Total Floor Area/Lot Area: _____

Total Floor Area: _____ m² (all floors)

Building Height: _____ (Actual) Maximum (per bylaw): _____ m

Easements:Is there development within an easement? Yes* No

*If yes, provide an approval from the easement holder/owner.

Parking Stall 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 ²)	Minimum # of stalls required	Actual stalls provided

Parking Area Design Standards

Provide the following details for each type of stall proposed.

Angle of Parking (degrees)	Minimum required stall width (m)	Minimum required curb length per car (m)	Minimum required stall length (m)	Minimum required driveway width (m)

Loading Stalls (provide all uses on site):

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

Floor area of use (m ²)	Minimum # of stalls required	Actual stalls provided

Landscape Standards:
Required Landscape Area

Site Area = _____ m² x _____ % = _____ m² required
 (total site area) _____ m² provided

Required Trees and Shrubs

Trees (1 per 40 m² of required landscape area)

_____ /40 = _____ = _____ required
 (req'd lsp area) _____ provided

Shrubs (1 per 20 m² of required landscape area)

_____ /20 = _____ = _____ required
 (req'd lsp area) _____ provided

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

_____ : _____ /10 = _____ = _____ required
 (street # 1 name) (length) _____ provided

_____ : _____ /10 = _____ = _____ required
 (street # 2 name) (length) _____ provided

_____ : _____ /10 = _____ = _____ required
 (street # 3 name) (length) _____ provided

_____ : _____ /10 = _____ = _____ required
 (street # 4 name) (length) _____ 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):

- | | |
|---|--|
| <input type="checkbox"/> Sight Lines | <input type="checkbox"/> Refuse/garbage screening |
| <input type="checkbox"/> Amenity area calculations | <input type="checkbox"/> Landscape open space (planned groups) |
| <input type="checkbox"/> Landscape for major roadways | <input type="checkbox"/> Visual screening and buffering (for separate land uses) |
| <input type="checkbox"/> Bicycle parking | <input type="checkbox"/> Registered Massage Therapist Licence |
| <input type="checkbox"/> Active wall supporting documents | |