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*   ☐No

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^2
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: _____m^2 (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 (m²)	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 (m²)	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**

Required Screening Requirements (if parking area is adjacent to a street)

A 3 m landscape strip is required per parking area/outdoor storage adjacent to a street. The landscape strip shall include perimiter screening (double row of shrubs, fencing or berm between 0.75 m and 1 m in height and shall cover 80% of the length of the area. Fencing shall be at least 85% opaque.)
_____: 3 m strip and screening = **_____ required**
(street # 1 name)   **_____ provided**

_____: 3 m strip and screening = **_____ required**
(street # 2 name)   **_____ provided**

_____: 3 m strip and screening = **_____ required**
(street # 3 name)   **_____ provided**

_____: 3 m strip and screening = **_____ required**
(street # 4 name)   **_____ 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
☐ Amenity area calculations
☐ Landscape for major roadways
☐ Bicycle parking
☐ Active wall supporting documents

☐ Refuse/garbage screening
☐ Landscape open space (planned groups)
☐ Visual screening and buffering (for separate land uses)
☐ Registered Massage Therapist Licence