

# Zoning Bylaw Analysis Form

Required for New Buildings or Substantial Additions

**Contact:**

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

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

**Subject Property:**

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

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

Land Use Type(s): (as defined by Regina Zoning Bylaw No. 9250 only)

\_\_\_\_\_

**Heritage Property:**

Is the property Heritage Designated or on the Heritage Holding Bylaw list?  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: (shown to bylaw definition) Max (per bylaw) \_\_\_\_\_ m Actual \_\_\_\_\_ m

**Easements:**

Is there development within an easement?  Yes\*  No

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

**Driveways:**

Number of one way: \_\_\_\_\_

Number of two way: \_\_\_\_\_

Position of driveways:  90 deg  70 deg  other: \_\_\_\_\_ deg

Actual width(s) (measured at top of flare) \_\_\_\_\_ m \_\_\_\_\_ m \_\_\_\_\_ m

**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> ) /Seat count *	Minimum number of stalls required (Table 14.4- 14.7)	Actual stalls provided

\* Seat count is discussed in Parking Requirements of the Regina Zoning Bylaw No. 9250.

**Parking Stalls Standards**

Provide the following details for each type of stall proposed (Table 14.1).

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)

Provide the following details for each type of parking stall proposed.

Surface material type: \_\_\_\_\_ Thickness: \_\_\_\_\_mm

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

Provide the following details for each use on the site (Table 14.9).

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

Provide the following details for each type of delivery/loading stall proposed (Table 14.8).

Stall Length (m)	Dock Angle (degrees)	Clearance (m)	Birth Width (m)	Apron Space (m)	Total Offset (m)

Provide the following details for each type of stall proposed.

Type: \_\_\_\_\_ Surface material: \_\_\_\_\_ Thickness: \_\_\_\_\_mm  
 Type: \_\_\_\_\_ Surface material: \_\_\_\_\_ Thickness: \_\_\_\_\_mm

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

For garages refer to Accessory Use Regulations Chapter 11.

For residential decks refer to Permitted Yard Encroachments Chapter 6B.7.

Please see this 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)

## Landscaping Review

**Required Landscape Area (see Table 15.4)** *reference 15B.3.1(1)*

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** *reference 15B.3.1(2)(a & c)*

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)** *reference 15B.3.1(2)(b)*

\_\_\_\_\_ : \_\_\_\_\_ /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

**Screening (if parking area is adjacent to street)** *reference 15B.3.3(1)*

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).

<p>_____: <b>3 m strip and screening</b></p> <p>(street #1 name)</p> <p><input type="checkbox"/> Double row of shrubs, spaced to form a closely-knit mass    <input type="checkbox"/> Fencing    <input type="checkbox"/> Berm</p> <p style="text-align: right;"> <input type="checkbox"/> <b>REQUIRED</b>  <input type="checkbox"/> provided  <input type="checkbox"/> not provided </p>	<input type="checkbox"/> NOT REQUIRED
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<p>_____: <b>3 m strip and screening</b></p> <p>(street #2 name)</p> <p><input type="checkbox"/> Double row of shrubs, spaced to form a closely-knit mass    <input type="checkbox"/> Fencing    <input type="checkbox"/> Berm</p> <p style="text-align: right;"> <input type="checkbox"/> <b>REQUIRED</b>  <input type="checkbox"/> provided  <input type="checkbox"/> not provided </p>	<input type="checkbox"/> NOT REQUIRED
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<p>_____: <b>3 m strip and screening</b></p> <p>(street #3 name)</p> <p><input type="checkbox"/> Double row of shrubs, spaced to form a closely-knit mass    <input type="checkbox"/> Fencing    <input type="checkbox"/> Berm</p> <p style="text-align: right;"> <input type="checkbox"/> <b>REQUIRED</b>  <input type="checkbox"/> provided  <input type="checkbox"/> not provided </p>	<input type="checkbox"/> NOT REQUIRED
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<p>_____: <b>3 m strip and screening</b></p> <p>(street #4 name)</p> <p><input type="checkbox"/> Double row of shrubs, spaced to form a closely-knit mass    <input type="checkbox"/> Fencing    <input type="checkbox"/> Berm</p> <p style="text-align: right;"> <input type="checkbox"/> <b>REQUIRED</b>  <input type="checkbox"/> provided  <input type="checkbox"/> not provided </p>	<input type="checkbox"/> NOT REQUIRED
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**Interior Parking Landscape Area (10% of parking area)** *reference 15B.3.3(2)(b)*

<p>Parking Area = _____ m<sup>2</sup> x 10 % = _____ m<sup>2</sup> <b>REQUIRED</b></p> <p style="margin-left: 20px;">(total parking area)                                  _____ m<sup>2</sup> provided</p> <p style="margin-left: 20px;">   _____ m<sup>2</sup> deficient</p>	<input type="checkbox"/> complies
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**Interior Parking Trees and Shrubs** *reference 15B.3.3(2)(b)(iii & iv)*

Trees (1 per 30 m<sup>2</sup> of required landscape area)

<p>_____/30 = _____</p> <p>(req'd lsp area)</p>	<p>—————→</p> <p>(round to the nearest whole number)</p>	<p>_____<b>REQUIRED</b></p> <p>_____ provided</p> <p>_____ deficient</p>	<input type="checkbox"/> complies
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Shrubs (1 per 10 m<sup>2</sup> of required landscape area)

<p>_____/10 = _____</p> <p>(req'd lsp area)</p>	<p>—————→</p> <p>(round to the nearest whole number)</p>	<p>_____<b>REQUIRED</b></p> <p>_____ provided</p> <p>_____ deficient</p>	<input type="checkbox"/> complies
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