
Prior to submitting a formal application, you may wish to contact the Development Services Department for a preliminary consultation.

A Development Appeal is a request to the Development Appeals Board for a variation of certain zoning regulations within *Regina Zoning Bylaw No. 9250*, as applied to a specific property.

The Development Appeals Board is made up of local citizens appointed by City Council. The Development Appeals Board has the authority to confirm, revoke, or vary an approval, decision, development standard or condition, or order imposed by the City of Regina.

An individual has the right to appeal to the Development Appeals Board in accordance with section 219(1) of *The Planning and Development Act, 2007*, where the Development Officer:

- is alleged to have misapplied the Zoning Bylaw in issuing a development permit;
- refuses to issue a development permit because it would contravene the Zoning Bylaw; or
- issues an Order to Comply pursuant to subsection 242(5) of *The Planning and Development Act, 2007*.

An individual also has the right to appeal to the Development Appeals Board in accordance with Section 58, 60(9), 60(10), 228(1) & 228(3) of *The Planning and Development Act, 2007*, where:

- a Discretionary Use was issued with prescribed development standards or conditions and the applicant is of the opinion that the development standards and conditions exceed those necessary to secure the objectives of the Zoning Bylaw;
- a Minor Variance was revoked based on an objection by a property owner having a common boundary;
- a Minor Variance was refused;
- a Minor Variance was approved with terms and conditions;
- a Subdivision has been refused or revoked; or
- a Subdivision has been approved with specific development standards for a development on hazardous lands.

An individual does not have the right to appeal if a development permit was refused on the basis that the use:

- is not a permitted use;
- is a discretionary use that has not been approved by resolution of Council; or
- is a prohibited use.

Application Requirements

Accuracy of information provided on the application form is critical to a legal and binding decision. Be as accurate as possible.

Application fees are required to be paid in full at the time of application.

Your application will be deemed incomplete and sent back to you in the event that any of the above required elements are missing from your submission.

The following is required:

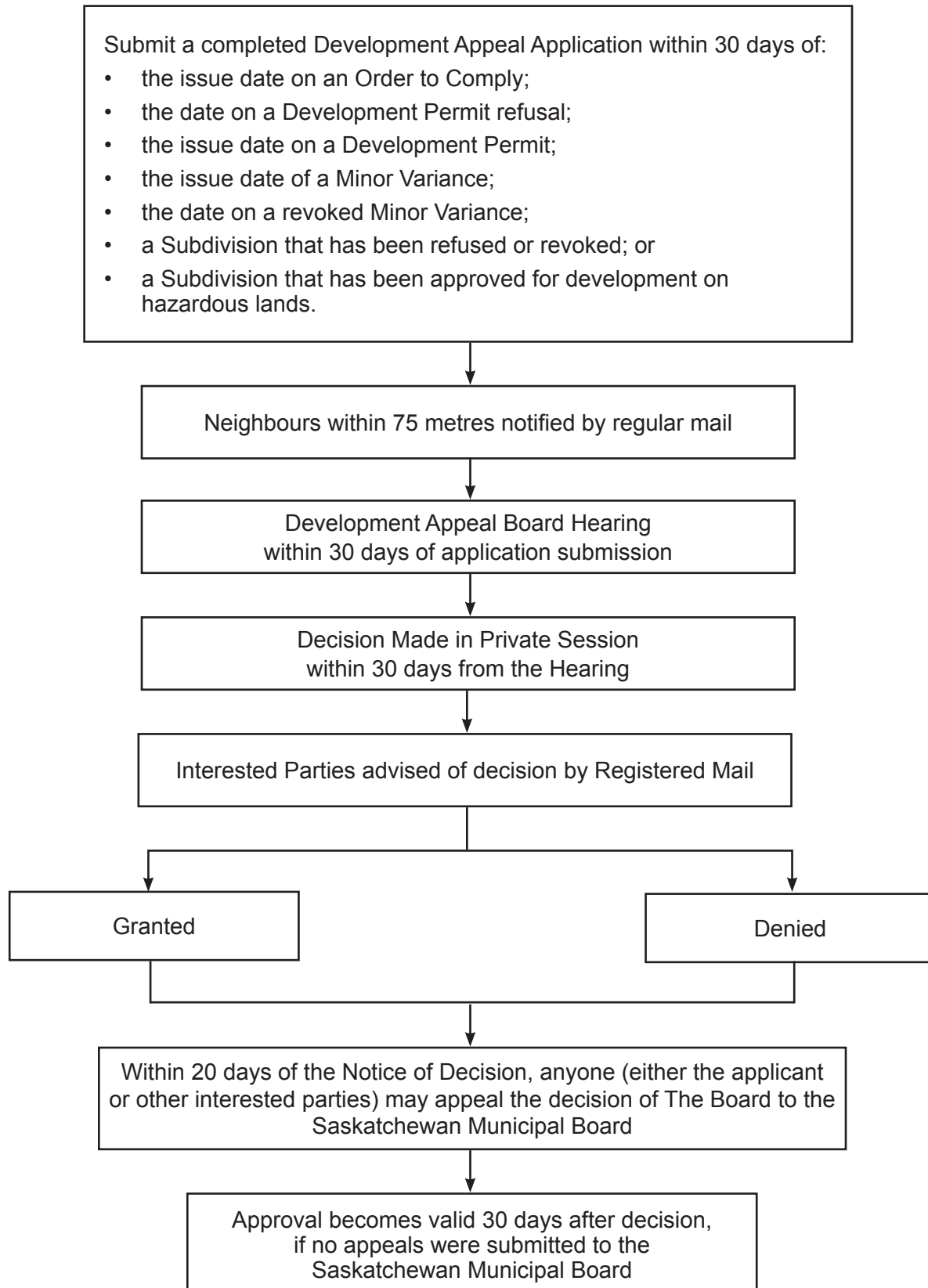
- 1. A completed application form with all questions answered and signed by the applicant;
- 2. A cheque payable to the City of Regina, reflecting the current application fee. Please see **Regina.ca** to obtain the current application fee;
- 3. An original copy of the Development Permit with conditions, Development Permit Refusal, or Order to Comply; and
- 4. Any additional information that may help support the appeal application (optional).

Submission

Submit the completed application form, the required application fees and supporting documents by mail or in person to:

Secretary of the Development Appeals Board
c/o City Clerk's Office
15th Floor, City Hall
PO Box 1790
Regina, SK S4P 3C8

Development Appeal Procedure



Appeal #: _____

Date Fee Paid: _____

Zone: _____

Subdivision: _____

Development Appeal Application Form

Applicant Information

Name: _____

Company: _____

Address: _____

City: _____ Province: _____ Postal Code: _____

Phone Number: Home: () _____ Work: () _____

Fax: () _____ Email: _____

Subject Property

Civic Address: _____

Lot(s): _____ Block: _____ Plan No: _____

¼: _____ Sec: _____ Tp: _____ Rg: _____ W 2nd Meridian

Applicant's Interest in Property

Registered Owner

Option to Buy

Tenant

Legal Representative

Representative of Owner

Other: _____

Present Status of Building or Structure Under Appeal

Construction not yet begun

Under construction

Completed

Type of Appeal (check one box only)

- | | | |
|---|--|---|
| <input type="checkbox"/> Misapplication of the Zoning Bylaw | <input type="checkbox"/> Order to Comply | <input type="checkbox"/> Refusal of Subdivision |
| <input type="checkbox"/> Conditions of a Development Permit | <input type="checkbox"/> Conditions of a Minor Variance | <input type="checkbox"/> Revocation of Subdivision |
| <input type="checkbox"/> Refusal of a Development Permit | <input type="checkbox"/> Revocation of Minor Variance Approval | <input type="checkbox"/> Subdivision on Hazardous Lands |

Description of Proposed Development (be specific):

Reason for Development Appeal:

Signature of Applicant

Date

Name (printed)