



Infill Development

The Regina Zoning Bylaw, 2019 is the City of Regina's primary tool for regulating land use and development throughout the city and implementing the policies of the Official Community Plan (OCP). This summary sheet provides an overview of infill development regulations that are now in effect.

What is Infill?

Infill refers to the development of new residential dwellings in already established neighbourhoods. There are special zoning rules that apply to developments in many of these areas.

Infill development can include the development of a new residential dwelling on vacant land, additions and structural alterations to existing dwellings, or the redevelopment of existing dwellings.

What Are The Infill Regulations?

In 2015, the City, undertook a study to develop Infill Housing Guidelines to help achieve infill policies within the OCP, the Comprehensive Housing Strategy (2013) and other policy documents.

The Regina Zoning Bylaw, 2019 includes a RID – Residential Infill Development Overlay zone with regulations specific to infill development based

on the recommendations in the Infill Housing Guidelines. These regulations are intended to ensure that new buildings and structures located within Regina's infill boundary are sensitive to the context of existing development in the area and increase the degree of compatibility with existing development.

Where does the RID Overlay apply?

The RID – Residential Infill Development Overlay zone applies to many of the existing areas of the city that were developed up to the 1960's where the replacement of existing buildings has already started to take place.

How does the RID Overlay work?

The RID – Residential Infill Development Overlay zone applies in addition to the regulations already applicable to the underlying zone (e.g. R1, RN, RU). It modifies a specified set of development standards from the underlying zone to create new standards that apply to developments within the infill overlay boundary. It does not change the use of land allowed within the zone.



Questions?

Visit Regina.ca/zoningbylaw or contact Service Regina at 306-777-7000.

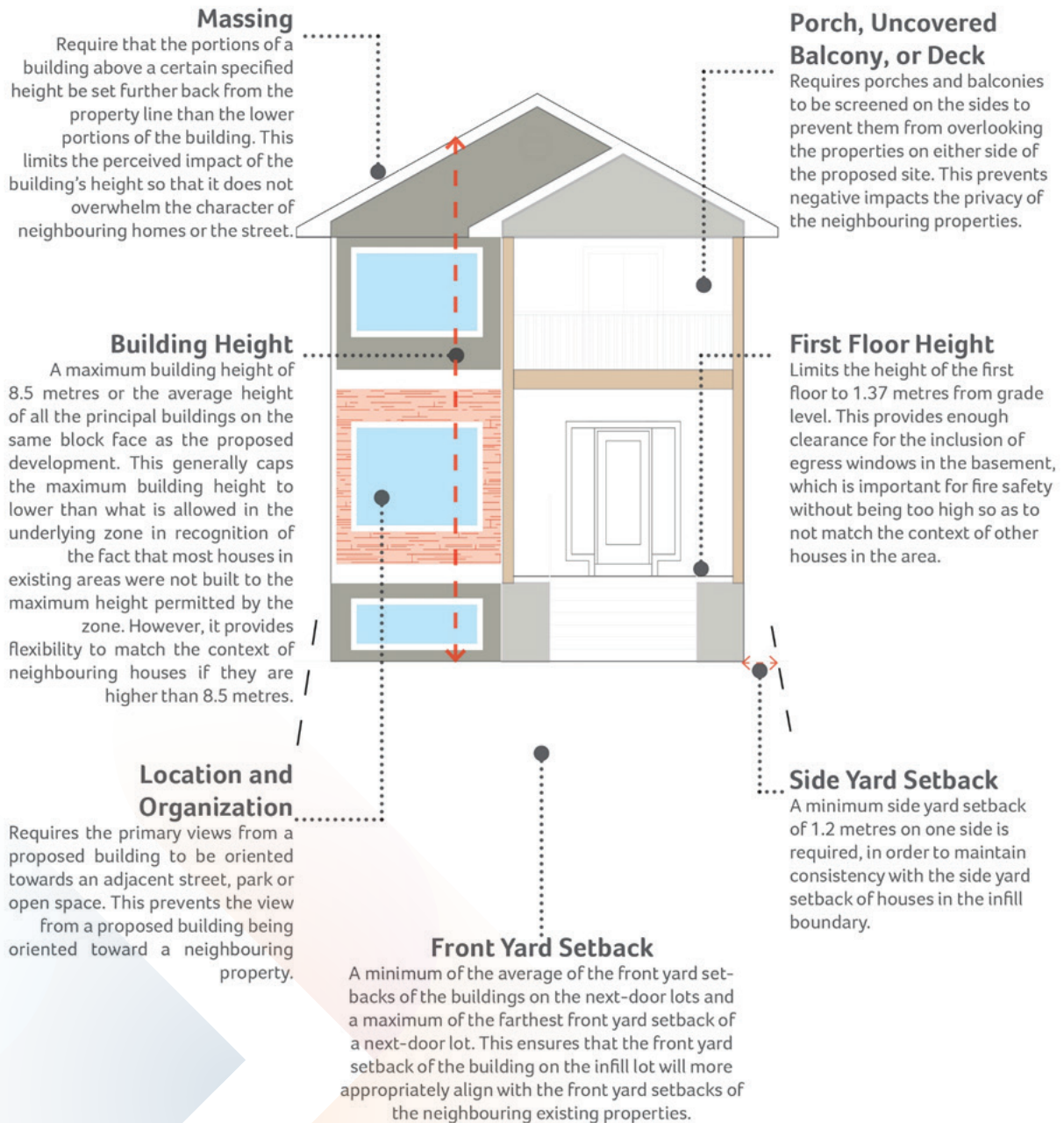
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What are the regulations of the RID Overlay?

The Zoning Bylaw should be consulted for the details of the regulations. However, the regulations generally cover the following areas:



How Does This Impact You?

Development proponents will need to become familiar with the special zoning rules that apply when developing within the existing areas of the city. Although these rules may seem more restrictive, they are developed to ensure that new development is consistent with existing development in these areas. This should reduce the contentious nature of future developments in existing areas and facilitate greater support for the proposed development from residents in the area of the proposed site.