

Development Permit Application Types

****Other requirements may be requested at the discretion of the City of Regina during review of the application.**

<p>Development on Vacant Lands</p> <ul style="list-style-type: none"> • Development Permit application • Site plan (entire site showing all existing and proposed buildings) • Civil drawings for servicing/drainage/ponding • Landscape plan • Copy of land title(s) • Exterior elevations of proposed building(s) indicating height • Preliminary floor plan(s) showing building area(s) or number of dwelling units • Commercial zoning analysis form 	<p>Cell Tower</p> <ul style="list-style-type: none"> • Development Permit application • Site plan • Civil drawings for servicing/drainage/ponding • Landscape plan • Copy of land title(s) • Structural drawings • Geotech report
<p>Cannabis Retail</p> <ul style="list-style-type: none"> • Development Permit application • SLGA confirmation of Pre-Approval • Floor plans including total floor area of unit • Site plan including unit location if within a new or multi-unit building • Cannabis Retail 	<p>Commercial Landscaping</p> <ul style="list-style-type: none"> • Development Permit application • Landscaping plan • Provide existing and proposed landscape changes demarcated with revision bubbles on proposed changes • Required details of landscape elements
<p>Car Dealership/Outdoor Sales/Storage (Existing building)</p> <ul style="list-style-type: none"> • Development Permit application • Site plan • Location and size of all buildings • Floor plans • Parking area showing stalls, surfacing and drainage (reference Design Standards - Transportation) 	<p>Commercial/Industrial Parking Lot Development</p> <ul style="list-style-type: none"> • Development Permit application • Site plan • Location and size of all buildings • Civil drawings for ponding/drainage • Landscape plan • Parking stall layout/access to site/bicycle stalls (reference Design Standards - Transportation and Zoning Bylaw 2019)
<p>Land Use Change</p> <ul style="list-style-type: none"> • Development Permit application • Floor plans including total floor area of unit • Site plan • Provide existing land use • For massage services, provide the certification for the accredited members 	<p>Residential Driveway and Parking</p> <ul style="list-style-type: none"> • Development Permit application • Site Plan (see plan requirements on advisory) • Provide the location of the city-owned tree(s) with distance from the base of tree to the proposed parking area/driveway
<p>Residential Fence</p> <ul style="list-style-type: none"> • Development Permit application • Site Plan (entire site which includes the proposed fence location and labeled height) 	<p>Pergola (larger than 10 square metres)</p> <ul style="list-style-type: none"> • Development Permit application • Site plan • Elevation drawings showing height • Floor plan <p>Temporary Use</p> <ul style="list-style-type: none"> • Development Permit application • Site Plan showing details of temporary use including location, size, setbacks, etc. • Details on temporary use including installation, set-up/take-down dates, and hours of operation •