

Planning & Development Services Advisory

Auto Dealerships

Prior to submitting a formal application, applicants are encouraged to [contact](#) the Planning & Development Services Department for a preliminary consultation.

Regina Zoning Bylaw No. 2019-19 regulates the location and land use of auto dealerships. Outdoor storage areas used for selling vehicles must meet development standards of the Zoning Bylaw and compliance with Design Standards. When a structure, temporary or permanent, is proposed on site for the business, a Building Permit is required. Permits must be obtained before construction or operation begins. Failure to do so may result in penalties or delays in approval.

Note: The applicant should obtain their permit approval(s) prior to obtaining their Auto Dealership license from the Province for their proposed location of business.

Auto Dealership – proposed location

Regina Zoning Bylaw No. 2019-19 regulates the location of proposed auto dealerships.

- Confirm the land zone of the property through this [map](#);
- Confirm the land use is permitted in the proposed [land zone](#);

Permit Requirements

Note: It is highly recommended the applicant consult a design professional.

An auto dealership approval may require both a development permit and a building permit.

- A Development Permit is required when:
 - An auto dealership is proposed on any site.
 - Alterations are proposed to the site of an existing auto dealership.
- A Building Permit is required when:
 - A proposed structure, either temporary or permanent, is proposed on the site of an auto dealership.

Note: A temporary structure must conform with both the Zoning and Building Bylaws. Temporary structures are approved for a maximum period of 12 months. Requested extensions may require a new application. Information regarding temporary structures can be found [here](#).

Application Requirements

Development Permit:

- A [Development Permit Application](#) form (the property owner must sign the application or provide a letter of authorization)
- Site plan (see requirements below)
- Civil Drawings (if applicable)

Building Permit:

- A [Building Permit application](#) form (the property owner must sign the application or provide a letter of authorization)
- A [Temporary Structure application](#) form (if applicable)
- Structural, architectural, electrical, mechanical drawings as required
 - Professional seal is required if outside the scope of Part 9
 - [Modular Buildings](#)
- CSA A277 Certificate (if applicable)
- Engineered foundation
- NECB Compliance documentation
- Barrier-free requirements

Site Plan Requirements

Attach a site plan which contains the following details:

- Civic and legal address.
- Labelled property lines.
- The site plans shall be drawn to scale and dimensions shown on all property lines.
- Existing/proposed building/structures with dimensions to all property lines and adjacent structures.
- Existing and proposed parking areas and stall dimensions.
- Existing and proposed outdoor storage areas
- Location and names of all streets, lanes, alleys that border the subject property.
- Proposed site landscaping must comply with landscaping requirements as per the Zoning Bylaw.
- Proposed site drainage, stormwater retention, and surface material must comply with [Design Standards](#).

Inspections

Book your building inspections through our [Commercial Building Inspection](#) form or call 306-777-7551. Inspections booked within two business days cannot be guaranteed as it's based on staff availability.

Application Process

Submit a complete application form and supporting documents through the online portal [eBuild](#) .

