

## Planned Group Developments

### What is a Planned Group Development?

A Planned Group Development land use is a Discretionary Use within *Regina Zoning Bylaw 2019*. Planned group developments are a grouping of buildings that contain a single, or multiple, residential dwelling unit(s) on one parcel of land. These building structures can be a combination of one and two-unit dwellings, row houses or apartment buildings.

### Planned Group Development Process

- 1) The applicant submits a Discretionary Use application, which is processed by a City Planner through our Planning Branch.
- 2) During the Discretionary Use process, the applicant may submit the Development Permit application to begin the review process of the site. Building permit applications may also be submitted at this time but no permits will be issued until the Development Permit has been approved and issued. All permits are to be submitted through eBuild, the City's online permit software.
- 3) Servicing & Infrastructure Approval Branch will review the proposal for site servicing and infrastructure. Planning will review the proposed development for compliance with Regina Zoning Bylaw 2019.
- 4) When the Discretionary Use has been approved, the Development Permit can be issued.
- 5) The building structures will be reviewed for compliance with the National Building Code and additional regulatory documents.
  - Each building requires its own building permit application.
  - If a change to the Development Permit approval is proposed, the review of the Building Permit(s) is placed on hold until the revision to the initial Development Permit has been approved.
  - Significant changes or an increase in intensity/density may require an amendment to the Discretionary Use approval.

### Process Flow



Please reference the Planned Group Application package.

### Development Permit Application requirements:

- Application Form
- Letter of Authorization
- Floor Plans
- Exterior Elevations (showing the dimensioned height as required by Regina Zoning Bylaw 2019)
- Landscape Plan
- Site Plan
- Civil Drawings - Engineered
- Copy of Land Titles
- Zoning Bylaw Analysis Form

### Building Permit Application requirements:

- Building Permit application form
- Commercial Checklist, Single Family Dwelling Application Package or Multi-unit Dwelling (Part 9) application package (if applicable)
- Letter of Authorization
- Architectural Drawings (including any required mechanical or electrical information)
- Site Plan (highlighting the specific building the permit pertains to)
- Addressing Plan
- Structural Drawings
- Energy Documents (9.36 or NECB)
- Engineered components (roof/floor truss information, etc.)
- Any other documents as noted in their application type specific packages

### How does this process benefit the developer?

The developer can concurrently submit the Discretionary Use application and the Development Permit application at the same time. Once the Discretionary Use gets approved, the Planning Branch issues an approval letter. At this time if all reviews are approved for the Development Permit review, the permit can be issued for site development. Building permits can also be reviewed concurrently with the Development Permit but cannot be issued until the Development Permit has been approved. No civil drawings for the site are required for subsequent building permit applications which reduces the number of reviewers for these applications. Only if a change is proposed to the site would a revision to the Development Permit be required. A Service Coordinator is the applicant's main point of contact through this process.

For more information on Development Permits, Building Permits, Building Safety or Zoning Information, please visit [Regina.ca](http://Regina.ca) or contact [Service Regina](#).