

Development Appeal Application

Prior to submitting a formal application, you may wish to contact the Planning & 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 *The Regina Zoning Bylaw, 2019*, 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 Appeal 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(4 & 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) and 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- a Minor Variance was revoked based on an objection by a property owner having a common boundary;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 if any of the below 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 and signed by the registered owner (if not the applicant)
2. A cheque payable to the City of Regina, debit/credit at City Hall, or call the City Clerk's Office (306-777-7262) to pay by phone. 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).

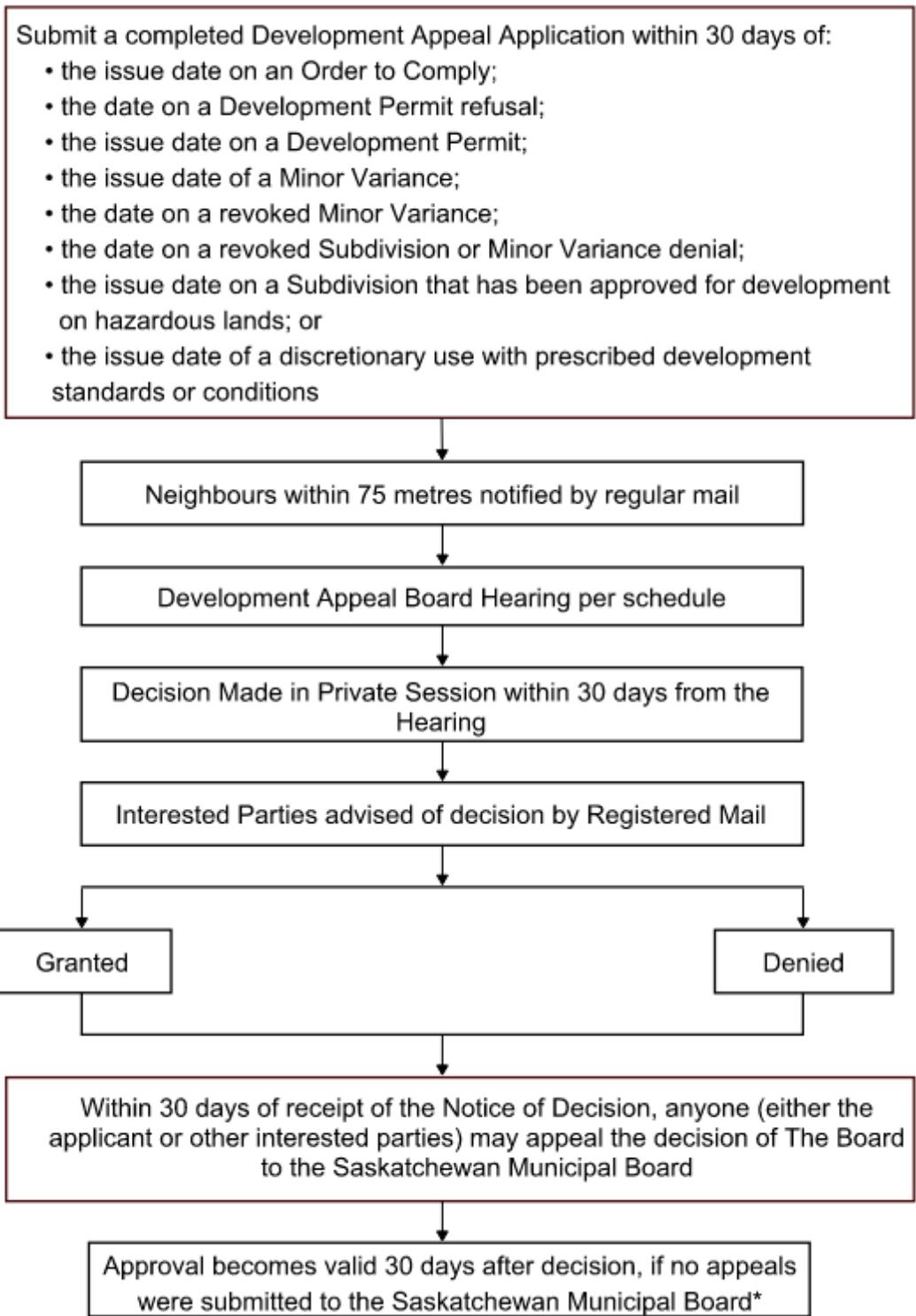
Submission

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

Or by email to developmentappealsboard@regina.ca

Development Appeal Procedure



*Board approval does not constitute a Development Permit, construction cannot start without a valid Development Permit and Building Permit (if required.)

Development Appeal Application

Applicant Information

Registered Owner
 Representative of Owner
 Option to Buy

Name: _____

Company: _____

Address: _____

City: _____ Province: _____ Postal Code: _____

Phone Number: _____ E-mail: _____

Subject Property

Civic Address: _____

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

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

Applicant's Interest in Property (if not Registered Owner, authorization is required)

Registered Owner
 Option to Buy
 Tenant
 Legal Representative
 Representative of Owner
 Other: _____

Present Status of Building or Structure Under Appeal

Construction Not Yet Began
 Under Construction
 Completed

Type of Appeal (Check One Box Only)

Misapplication of the Zoning Bylaw
 Order to Comply
 Refusal of Subdivision
 Conditions of Development Permit
 Conditions of Minor Variance
 Refusal of Development Permit
 Revocation of Subdivision
 Revocation of Minor Variance Approval
 Subdivision on Hazardous Lands

Description of Proposed Development (be specific)

Reasons for Development Appeal

Signature of Applicant

Date

Name (printed)

Signature of Registered Owner (If not Applicant)

Date

Name (printed)