



FORM E - Commercial/Industrial Development

TYPE OF DEVELOPMENT & FEE

☐ Principle Use

☐ Permitted \$100

☐ Discretionary \$200

☐ Accessory Use

☐ Permitted \$50

☐ Discretionary \$100

☐ Change in Use of existing building (check appropriate principle use/accessory use)

PROPOSED DEVELOPMENT/USE

Commercial/Industrial Zones

Proposed Use as listed in the Permitted Uses and/or Discretionary Uses of the Zoning District Section of the Town of Regina Beach Zoning Bylaw 11/2021: *List all that apply*

**See applicable Zoning District section of Zoning Bylaw 11/2021 for list of permitted and discretionary uses*

PROPOSED DEVELOPMENT INFORMATION

Proposed Business

Existing Use of Land or Building: _____

Name of Operation: _____

Number of Employees: Full Time _____ Part Time _____

Number of Employees employed on Premises: Full Time _____ Part Time _____

General Operation Plan (provide description):

☐ Year Round

☐ Seasonal - Month _____ to _____

Hours of Operation

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------|--------|---------|-----------|----------|--------|----------|
| | | | | | | |

SIGNAGE *Complete FORM F*

Proposed Building/Structure:

☐ Development is a renovation to building above. *Complete PBI Commercial Renovation Specification form*

Intended Use of Building/Structure:

Cost of Construction

\$ _____

Proposed Start and Completion Date

Estimated Start Date: _____

Estimated Completion Date: _____

Required Documents:

☐ *Geotechnical Analysis Report*

☐ *Proposed building plans including floor plan, elevation, foundation, etc.*

☐ *Heritage Exempt Checklist*

Proposed Building/Structure size

Size: _____ M²/FT²

Size: L _____ x W _____ x H _____

Proposed Setbacks:

Front: _____

Rear: _____

Side: _____ N / E / S / W

Side: _____ N / E / S / W

☐ Proposed building will be moved onto site. *Complete FORM B*

☐ Proposed development will require an existing building to be demolished. *Complete FORM B*



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| Existing Buildings/Structures on Lot | List all existing buildings including sheds | Include L x W x H |
|--------------------------------------|---|---|
| Building: _____ | _____ | Size: _____ M ² /FT ² |
| Building: _____ | _____ | Size: _____ M ² /FT ² |
| Building: _____ | _____ | Size: _____ M ² /FT ² |

| | |
|--|---|
| Off -street Parking | <i>Include existing and proposed on site plan</i> |
| Change: <input type="checkbox"/> Yes <input type="checkbox"/> No | If Yes: # of existing: _____ # of proposed: _____ |

| | |
|--|--|
| Property access/driveway | <i>Include existing and proposed on site plan</i> |
| Change: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Existing Length: ____ Width ____ | <input type="checkbox"/> culvert request |
| <input type="checkbox"/> Proposed Length: ____ Width ____ | <input type="checkbox"/> Town tree removal request |

| |
|---|
| GEOTECHNICAL ANALYSIS CONCERNS: |
| Geotechnical Analysis Report will be registered on title at the cost of the applicant as per Section 3.6.5 of Zoning Bylaw 11/2021. |
| By initialing, the property owner acknowledges the above: _____ |
| _____ |
| Concerns to note: |
| _____ |
| _____ |

| | |
|---|-----------------------------|
| Excavation/Fill/ Drainage/Leveling/Grading/Land Clearing/Landscaping & Screening (include depths/amounts and type) | <i>Include on site plan</i> |
| _____ | |
| _____ | |
| _____ | |

| | | |
|--|--|--------------------------------------|
| Water | | |
| Property is serviced with a curb stop | <input type="checkbox"/> Yes <input type="checkbox"/> No | <i>Include location on site plan</i> |
| New Water line being connected to curb stop | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Required Documents: | | |
| <input type="checkbox"/> <i>Complete Application for Water Service including a site plan that shows location of line and depth</i> | | |

| | |
|---|--|
| Holding Tank | <i>Include site plan showing location and line depth</i> |
| <input type="checkbox"/> Installing new holding (septic) tank | Size: _____ gallons |
| Required Prior to Work: | |
| <input type="checkbox"/> Plumbing Permit—Obtained from municipal office | |
| <input type="checkbox"/> Contractor & Contact Information: | |
| <input type="checkbox"/> Installation Date | |
| Existing holding (septic) tank: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| If Yes: <input type="checkbox"/> tank will be removed <input type="checkbox"/> tank will be decommissioned and remain | |
| <i>Proof of decommissioning required to be submitted to Municipal Office</i> | |

| |
|--|
| DISCRETIONARY USE SECTION (Complete if applicable) |
| For Council Consideration: |
| In detail, explain what is being requested, the reasoning, and the intended use of the proposed development. |
| Additional information may be attached to application. |
| _____ |
| _____ |
| _____ |
| _____ |
| _____ |
| _____ |