Geotechnical Analysis – Information Guide

Information is based on S3.6 of Zoning Bylaw 11/2021.

3.6 Geotechnical Analysis Required

3.6.1 In accordance with Section 3.7 of the OCP, all new development on any parcel of land within the Town must be accompanied by a geotechnical analysis report, which must be completed and approved by a Registered Engineer in the Province of Saskatchewan. The analysis shall indicate topography, surface drainage, geological and geotechnical conditions at the site of the proposed development as they relate to slope instability and erosion hazards. The report must indicate the suitability of the site for development, any remedial measures that may be required to ensure the natural resource base is not irreparably altered and also, identify safe building sites and recommended foundation types. Remedial measures may be specified as conditions to the issuance of a development permit. The report must also address whether the site is subject to flooding, earth movement or instability and whether this makes the site unsuitable for development or is hazardous for the proposed use.

3.6.2 The geotechnical engineer shall answer the following questions:

a. Will the proposed development be detrimentally affected by natural erosion or slope instability?

b. Will the proposed development increase the potential for erosion or slope instability that may affect the proposed development, or any other property?

3.6.3 Unless the geotechnical engineer can answer "no" in response to both of the above questions, further analysis will be required. The additional analysis must define the hazard as it may affect the proposed development and any other potentially affected lands. The report will identify hazard mitigation measures including engineered works and other measures deemed to be effective in eliminating or managing anticipated erosion and slope instability, and will identify and explain known and suspected residual hazards. The responsibility for monitoring and responding to monitored findings shall be resolved before approval is granted.

3.6.4 If such an evaluation is not done, or having been done, and the Development Officer or Council determines that excessive remedial or servicing measures are necessary to safely and efficiently accommodate the proposed development, then the development permit application shall be refused.

3.6.5 The geotechnical analysis provided as part of the application submission pursuant to **Section 3.6.1** above will be registered as an interest on the property title with the costs of the registration to be the responsibility of the applicant.

**Information is provided as a reference guide only and may not include all applicable information required by the developer. Please review the Town's Zoning Bylaw and Official Community Plan, which is available on our website at www.reginabeach.ca*

3.6.6 Reductions to Development Standards as a Result of Geotechnical Analysis

If a proposed development is unable to comply with a minimum yard setback contained in this Bylaw due to the results of the required Geotechnical Analysis report, a reduced setback may be considered by Council through the discretionary use process pursuant to **Section 3.9**. Proposals seeking a reduced setback under this provision shall be required to apply for a discretionary use application, even if the use is listed as permitted, which shall be evaluated against the general discretionary use evaluation criteria in **Section 5.2,** any additional criteria of in specific zoning district schedule, and shall not contradict the OCP or any provision of the Town Building Bylaw and National Building Code. The public notice for the discretionary use shall clearly identify the proposed reduction and the reason behind the request from the Geotechnical Analysis report.