



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: \_\_\_\_\_ M<sup>2</sup>/FT<sup>2</sup>

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*



FORM E - Commercial/Industrial Development

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

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

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

<b>GEOTECHNICAL ANALYSIS CONCERNS:</b>
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: _____
_____
<b>Concerns to note:</b>
_____
_____

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

<b>Water</b>		
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	
<b>Required Documents:</b>		
<input type="checkbox"/> <i>Complete Application for Water Service including a site plan that shows location of line and depth</i>		

<b>Holding Tank</b>	<i>Include site plan showing location and line depth</i>
<input type="checkbox"/> Installing new holding (septic) tank	Size: _____ gallons
<b>Required Prior to Work:</b>	
<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 used <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>	

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