

Industrial Use Application

Prior to submitting a formal application, you may wish to contact the Planning & Development Services Department for a preliminary consultation.

The information requested in this form will be used to determine the environmental impact of the proposed development. The Development Officer will review the application and consult with technical advisors as required to assess any environmental implications.

If the Development Officer determines that the industrial use utilizes hazardous materials, the proposed development will be deemed a discretionary use. If the proposed development is already deemed a discretionary use, this form must be attached to the discretionary use application form.

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 in the event that any of the above required elements are missing from your submission.

The following is required:

- 1. A complete application form with all questions answered and signed by the applicant and the owner (if different); and
- 2. Any additional information that may help determine compliance with *Regina Zoning Bylaw 2019*

The information in this application may be provided to other agencies and organizations in the review of the proposed development.

Your application will be deemed incomplete and sent back to you in the event that any of the above required elements are missing from your submission.

Submission

Submit the completed application form and supporting documents to:

Planning & Development Services
City of Regina
9th Floor, City Hall
PO Box 1790
Regina, SK S4P 3C8

or by E-mail to:
proposeddevelopment@regina.ca



Industrial Use Application Form

You may use additional sheets, photos, plans, or other documents in order answer the questions below. If the question does not apply, please write N/A in the space provided.

Applicant Information

Name: _____

Company: _____

Address: _____

City: _____ Province: _____ Postal Code: _____

Phone Number: Work: () _____ Cell: () _____

Fax: () _____ Email: _____

Subject Property

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

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

Address: _____

Part A. Description of Industrial Use and Development

1. Describe the proposed industry in terms of industry type, products produced and processing/ manufacturing processes involved:

2. Estimated number of motor vehicles accessing the industrial site per operating day:

Cars _____ Trucks _____ Heavy Equipment _____

3. Name of street(s) used to access the site:

4. Normal times of operation: _____ a.m. to _____ p.m.

5. Will there be demolition of existing structures? Yes No

5a. If yes, describe what is being demolished:

6. Will there be removal of any existing underground tanks? Yes No

6a. If yes, describe the type and number of tanks being removed:

7. Will there be any new buried tanks? Yes No

7a. If yes, describe purpose and contents:

8. Has the applicant undertaken any site investigations (e.g. test drilling for soils)? Yes No

8a. If yes, describe or attach drilling logs:

9. Will there be any site excavations, stripping, or special site surface preparation? Yes No

9a. If yes, describe extent and purpose:

Part B. Environmental Factors

Glare

10. Will the development create glare, or use reflecting materials and/or unusually bright colors?
 Yes No

10a. If yes, describe:

Air Emissions

11. Will there be a discharge of any substance into the air? Yes No

11a. If yes, state the substance(s) that will be released and the concentration of the substance released:

Source	Substance	Construction
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>

12. Will odorous substances be released? Yes No

12a. If yes, describe nature, frequency, and probable extent:

Noise

13. Will the industrial activities produce outdoor noise? Yes No

13a. If yes, indicate the primary sources:

14. Indicate the noise levels produced:

Day noise levels _____dB(A)

Night noise levels _____dB(A)

15. Are noise sensitive land uses such as residences, hospitals, schools, hotels, churches and open spaces near the site? Yes No

15a. If yes, specify the land use and distance from the subject property:

Solid Waste

16. Will there be industrial solid wastes, including sludges and residues? Yes No

16a. If yes, describe where it will be stored and in what manner:

17. Describe how the waste will be transported:

Storm Water

18. Will storm sewers be installed? Yes No

19. Will there be any special storm water management activities or facilities? Yes No

19a. If yes, describe:

Wastewater

20. Will industrial wastewater require disposal to the City sanitary sewage works? Yes No

21. Will wastewater treatment or storage facilities be located on site? Yes No

21a. If yes, describe:

Hazardous Substances

22. Will hazardous substance(s) be stored, transported, used, or produced? Yes No

22a. If yes, describe below and provide Material Safety Data Sheets:

Chemical Name	Quantities on Site	Storage Method
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>

Environmental Impact Controls

23. Provide information on proposed plans or activities to minimize any adverse environmental effects arising from the industrial use (e.g. site security, monitoring, surveillance routines, etc.):

24. As a condition of discretionary use approval, an emergency response plan will be required to the satisfaction of Regina Emergency Planning. Please attach the emergency response plan intended for this development. If you have any questions or require further information in this regard, please contact Regina Emergency Planning at 306-777-7886.

See Attached

25. Has your company had any previous experience in operating the type of development being proposed? Yes No

25a. If yes, identify where and what differences (if any) there will be in the development or operation of the proposed facility:

26. Are there other facilities utilizing the same technology that will be applied in the proposed development? Yes No

26a. If yes, identify where:

27. Has your company had any previous history of convictions or are there any ongoing investigations of environmental infractions in Saskatchewan or any other Jurisdictions? Yes No

27a. If yes, identify where:

28. How will the proposed development ensure that similar infractions do not occur?

Additional Information

Provide any additional descriptions or comments:

Additional information may be required by the City of Regina following its preliminary review of this application, including but not limited to, a risk assessment for the proposed project.

Certification

I hereby certify that the statements provided above and in any attached documents are true and correct. If any of the facts stated in this form change, I accept responsibility to inform the City of Regina, City Planning & Development Division.

Signature of Applicant

Signature of Owner (if different from Applicant)

Name (printed)

Name (printed)

Date

Date