



2nd Floor Civic Centre
103 Main Street South
PO Box 1072
Minnedosa, MB
R0J 1E0
204-867-2364

Development Plan Amendment Application

Serving: Town of Minnedosa • RM of Minto-Odanah

To complete the fillable form, click on drop-down selectors or place cursor in the blue highlight areas to enter data.

Town of Minnedosa Assessment Roll #:	RM of Minto-Odanah Assessment Roll #:
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OWNER INFORMATION	
Name(s):	
Mailing Address:	
Email Address:	Phone #:
<i>* An application may be filed by any person other than the owner, but only if that person also provides written authorization by the owner(s) to file an application for this property.</i>	

APPLICANT INFORMATION	SAME AS OWNER
Name(s):	
Mailing Address:	
Email Address:	Phone #:

AGENT/FIRM INFORMATION	SAME AS OWNER
Agent Name(s):	
Mailing Address:	
Email Address:	Phone #:

PRIMARY CONTACT <i>(for all matters relating to this application)</i>	Applicant	Owner	Agent/Firm
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LEGAL DESCRIPTION OF PROPERTY AND LAND LOCATION			
Section: NW	NE	SW	SE
Section:	Township:	Range:	WPM
— OR —			
Lot(s):	Block:	Plan No.:	Lot Size:
BETWEEN: Cross Street:		and Cross Street:	
Property Zoning:			
Street Address:			
<i>Street Address, Town, Province and Postal Code</i>			

COUNCIL REQUESTS THAT THE FOLLOWING BE SUPPLIED:		
Certificate of Title	Survey Plan by M.L.S.	Authorization to Apply
Valid Option to Purchase	Other Data	
Subject Provision:		

PROPOSAL DETAILS
Current Development Plan
Current Development Plan Designation of the subject lands:
Does the proposed amendment change, replace, or delete a policy in the plan?
Change Replace Delete
What land use(s) does the current Development Plan designation authorize?

EASEMENTS AND RESTRICTIVE COVENANTS	
Are there any easements, restrictive covenants, caveats, right-of-way, or other registered agreements affecting the subject property?	Yes No
If you answered "Yes" above, please provide a description of each and its purpose:	

SERVICING INFORMATION		
Access to subject lands will be gained by:		
Provincial Highway	Municipal Road	Private Road
Township Road <i>(maintained year-round)</i>	Township Road <i>(maintained seasonally)</i>	Other
<i>If access to the subject lands is by water only, please include with submission identification of the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road.</i>		

WATER, SEWAGE AND DRAINAGE SERVICES		
Sewage Disposal <i>(select service type)</i>		
Municipal – publicly owned piped sewage system	Privately owned communal wastewater system	
Privately owned and operated wastewater system	Other	
<i>If the application will permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed a servicing options report and a hydrogeological report will be required.</i>		
Water Supply <i>(select service type)</i>		
Municipal – publicly owned water system	Privately owned communal water well	
Privately owned individual well	Other	
Stormwater Drainage — A preliminary stormwater drainage report is required for all types of storm drainage. Select the proposed stormwater drainage servicing below:		
Municipal Sewers	Ditches and Swales	Stormwater Management Pond
Other		
Access <i>(select service type)</i>		
Provincial <i>(MB Highway access or land use permit may be required)</i>	Regional	
Municipal	Water	

PROPOSED CHANGES <i>(300 characters)</i>
Development Plan varied/amended to allow:

REASONS IN SUPPORT <i>(300 characters)</i>

DECLARATION

I undertake to observe all provisions of the Planning Act, the applicable Development Plan, Zoning By-Law and any Development Agreement entered into under authority of the Planning Act and any conditions therein, and the provisions of other relevant Laws or By-Laws.

Owner/Applicant's Name (*print*)

Owner/Applicant's Name (*print*)

Owner/Applicant's Signature

Owner/Applicant's Signature

Date (YYYY-MM-DD)

Date (YYYY-MM-DD)

To electronically sign this document, click on a signature field. A "digital signature identity" is required; you will be prompted to create one if you do not already have one set up in Adobe Acrobat.

NOTE: Please complete application and ensure all required information and signatures are included. When completed, submit this form along with the required fees to the Office of the Development Officer for Tanner's Crossing Planning District. If you have any questions, please call the Development Officer at 204-867-2364.

FOR OFFICE USE ONLY

OTHER INFORMATION / NOTES (*up to 600 characters*)

<p>OTHER INFORMATION / NOTES (<i>up to 600 characters</i>)</p>

FEES

Basic Application Fee: \$

Advertising Costs: \$

\$ Other — Explanation:

Payment Method:

Application No.:

Receipt No.:

Date Completed Application Received: (YYYY-MM-DD)

Development Officer Signature:

Date Completed Application Approved: (YYYY-MM-DD)

Scan File MMO Permit-LV Stats Can

PLANNING APPLICATION INFORMATION

GENERAL INFORMATION

Tanner's Crossing Planning District formally adopted its **Development Plan By-Law No. 01-2018** on February 20, 2019. Member municipalities of the District subsequently adopted municipal zoning by-laws as set out below:

1. **Town of Minnedosa Zoning By-law No. 2567** – adopted on December 2019
2. **Rural Municipality of Minto-Odanah Zoning By-law No. 4/20** – adopted on January 14, 2021

The Development Plan sets out a broad set of goals, objectives and policies which help to guide future use and development of land in the District. Complementing the Development Plan are municipal zoning by-laws, each of which sets out specific performance standards and regulations for the use and development of land specific to each municipality in the District.

A zoning by-law zones areas of land for certain types of development. Permitted and Conditional uses and development standards are prescribed for each zone. A zoning by-law must generally conform to the development plan adopted for the area. The objectives and policies in the development plan guide Council in preparing the zoning by-law and in considering possible amendment(s) to the zoning by-law.

Proposals involving the subdivision of land for individual or multiple lot development will be subject to a review and approval process involving the municipal council, utility companies and certain provincial government departments. This process provides an opportunity to development proposals to be evaluated in accordance with the provisions of the development plan. A subdivision proposal cannot proceed without the approval of the Municipal Council and the Provincial approving authority (Manitoba Intergovernmental Affairs). Council and/or the provincial approving authority may attach conditions to a subdivision approval in accordance with *The Planning Act*, as amended.

Council has designated the Tanner's Crossing Planning District's Development Officer to issue building and development permits, zoning memoranda, non-conforming certificates and other similar documents and allow minor variations to certain requirements of member municipal zoning by-laws.

EXPLANATIONS OF APPLICATIONS

Conditional Use

1. Each municipal zoning by-law divides the municipality into different zones where compatible uses of land, buildings and structures are permitted. There are, however, certain uses (designated "Conditional Uses") which cannot properly be permitted in any zone without consideration, in each case, of the impact of those uses upon neighbouring land.
2. Where a municipal zoning by-law identifies a given use in a particular zone as being a conditional use, an application for approval of a Conditional Use shall be made to Council by the owner of the land, building or structure, or by a person authorized in writing by the owner.

Any person may apply for a Conditional Use Order, in accordance with the provisions of *The Planning Act*. An application for Conditional Use with all the required information and prescribed fee, shall be made to the Development Officer of Tanner's Crossing Planning District.

Variations

1. A Variation may be applied for to vary the height, site area, site width, site coverage, separation distances, floor area and cubic contents of a building, front yard, side yard, rear yard and dwelling unit density, as they apply to an individual site. Any person may apply to Council for a Variation Order, in accordance with the provisions of *The Planning Act*. An application for a Variation Order and all the required information and fees shall be made to the Development Officer of Tanner's Crossing Planning District.

Development Plan and Zoning By-Law Amendments

1. The Board of Tanner's Crossing Planning District may (at its sole discretion) on its own initiative, or at the request of an applicant, amend the District Development Plan. The Council of a member municipality may (at its sole discretion) on its own initiative, or at the request of an applicant, amend its own Zoning By-law, but in all cases member municipal zoning by-laws must be generally consistent with the District Development Plan. NOTE: An application to amend a zoning by-law is subject to the approval of Council whereas an amendment to the Development Plan is subject to the approval of the Minister of Intergovernmental Affairs and Council.
2. An application to amend the District Development Plan and/or member municipal Zoning By-law, along with all required information and prescribed fees shall be made to the Development Officer of Tanner's Crossing Planning District.