TANNER'S CROSSING PLANNING DISTRICT
2nd Floor, Civic Centre, 103 Main Street South ~ Box 1072, Minnedosa, MB, Canada R0J 1E0
Phone: (204) 867.2364 • Fax: (204) 867.5543 • Email: tcpd@mymts.net

PLANNING APPLICATION

Development Plan Amendment ☐ **Zoning By-Law Amendment** ☐

Application fee: Fee submitted: Yes ☐ No ☐

Owner(s):

Applicant(s):

Legal Description of Property

Location of Property

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: _____

Applicable Documents: Development Plan: _____ Zoning By-Law: _____

Subject Provision:

Proposed Changes:
Zoning By-Law Varied/Amended
to allow:

Development Plan Amended to:

Reasons in Support:

DECLARATION

I, the undersigned _____ am the authorized agent/owner in this application.
(please print)

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.

Signature of Owner/Applicant _____ Date _____

Address of Owner(s) _____

Address of Applicant(s) _____

Telephone Numbers: Owner(s) _____ Applicant(s) _____

_____ _____

For Office Use Only

Date Received _____ File Number _____

Application Received by: _____ Jurisdiction _____

Notes:

NOTE: Please complete application and provide all applicable information 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.

Tanner's Crossing Planning District
PLANNING APPLICATION
Information and Fees

GENERAL INFORMATION

Tanner's Crossing Planning District formally adopted its **Development Plan By-Law No. 06** on February 19, 2004. Member municipalities of the District subsequently adopted municipal zoning by-laws as set out below:

1. **Town of Minnedosa Zoning By-law No. 2452** – adopted on September 14, 2004
2. **Rural Municipality of Minto Zoning By-law No. 2/04** – adopted on May 11, 2004
3. **Rural Municipality of Odanah Zoning By-law No. 1/04** – adopted on May 13, 2004

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.

PLANNING ADMINISTRATION FEES

1.	Development Plan Amendments	$_____
2.	Zoning By-law Amendments	$_____
3.	Conditional Uses	$_____
4.	Variation Orders	$_____
5.	Minor Variations (requiring approval by the Development Officer)	$_____
6.	Zoning Memos, Residential	$_____
7.	Copying of all Requested Documents (per page)	$_____
8.	NSF Cheques	$_____
9.	Appeal Filing Fee	$_____