



Re-Zoning Application
(Zoning By-Law Amendment)

Town of Ste. Anne
30B Dawson Road
Ste. Anne, MB R5H 1B5
204-422-5293

What is a Re-Zoning (Zoning By-Law Amendment)?

The Town of Ste. Anne’s Zoning By-Law is the planning tool that regulates land use and development by setting specific standards. These standards include provisions for how land and buildings may be used, where buildings and structures may be located, lot sizes, dimensions, parking and landscaping.

A Rezoning is changing the current zone set for a property to a new zoning to meet specific standards for plans of the use of a property. Requests for developments not in agreement with the Zoning By-Law may be permitted but must involve a submission requesting an amendment to the Town of Sainte-Anne Zoning By-Law 8-2020. (Applications may be subject to a public hearing process).

Please note, as per The Planning Act Section 80(2) an application for an amendment to a zoning by-law under clause (1)(b) may be refused if, in the opinion of the board or council,

- a. Is without merit;
- b. The proposed amendment is not generally consistent with the development plan by-law; or
- c. It is the same or substantially similar to an earlier application that was refused within one year before the day when the new application is made.

Application Requirements:

To process your application, please provide the following:

- Completed Application form, signed by both registered owners and applicant (if different).
- Application Fee (Payable to the Town of Ste. Anne by cheque, cash or debit).
- Detailed Site Plan showing the proposed development, including buildings plans, parking plans, and any other requests of the Town of Ste. Anne.
- Other plans and documentation may be required, depending on the request.

Final Approval Requirements (Potential List of Requirements as a Condition of Approval)

- Signed Development Agreement between the Town and the Registered Owners (Shall be a registered caveat to the title)
- Other Conditions as set by the Town

Process:

Once the Application and required documents have been received, it will be reviewed by the Town. A Public Hearing will be required, giving the surrounding neighbors within 100 meters of the property in question and to comment on the application prior to the decision of Council. Applicants are encouraged to attend the hearing to answer questions and comments that Council and the Public may have regarding the request. Once the Public Hearing has been held, Council shall make their decision.

Fees:

Application Fee	\$500.00
Actual Costs (Legal Fees, Advertising Costs, etc.)	To be Invoiced to Applicant

Contact Information:

Applicant’s Name: _____

Registered Owner(s): _____

Civic Address of Development: _____ Roll No. _____

Legal Description of Development: _____
Lot Block Plan

Mailing Address: _____ Postal Code: _____

Applicant’s Phone Number: _____
Home Phone Cellphone

Email Address: _____



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Application Details:

Current Zoning of the Development Lot? _____

Proposed Zoning of the Development Lot? _____

What is the present use of the buildings and property? What is the proposed development and uses?

(Please provide as much detail as possible. Attach extra papers if you need more room)

Application Conditions:

1. The applicant must provide evidence that the proposed Zoning By-Law Amendment will not be detrimental to people living in the surrounding area, or that it will not negatively affect other properties or other development in the area.
2. 2. The applicant must provide evidence that the application will not alter the essential character of the neighborhood.
3. 3. The Town of Sainte-Anne may require a development agreement as a condition of approval

Registered Owner Signature

Date

Applicant Signature

Date

Office Use Only:

Zoning: _____ Application Number: _____ Date Application Received: _____

Payment Date: _____ Receipt #: _____ Amount: \$ _____

Received by: _____

Approved: Yes No By-Law No. _____ 3rd Reading Resolution No: _____

Date Approved: _____

Conditions: _____

Conditions Met: Yes No



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Re-Zoning/Zoning Amendment Procedure

