



Rural Municipality of Vanscoy No. 345

Box 187 Vanscoy, Sask. S0L 3J0

PH :(306) 668-2060 FX :(306) 668-1338

Email: planner@rmvanscoy.ca

APPLICATION TO REZONE LAND

To change the zoning of a property, for example from agricultural to industrial, a bylaw amendment to the applicable Zoning Bylaw is required. Typically, a rezoning is required because the current Zoning District does not allow for the proposed development or there is a conflict with the proposed land use, parcel size or other regulation.

Application Fees:

Amendment Categories:

| | |
|--|--------------------|
| 1. Textual amendment | \$500.00 |
| 2. Single Parcel Map Amendment, Residential or Agriculture | \$400.00 |
| 3. Single Parcel Map Amendment, Commercial or Industrial | \$550.00 |
| 4. Map Amendment (greater than two parcels) | \$1,500.00 plus |
| | \$20.00/lot |

In addition to the above noted fees, the applicant shall be solely responsible for all costs associated with:

- i. Satisfying Council's public notification policy (i.e. costs of newspaper advertisement);
- ii. Registration of an interest on the title of the property proposed for rezoning as prescribed by the Information Services Corporation (Land Titles) should one be required; and
- iii. Engagement of the necessary planning, engineering, legal or other professional expertise necessary to review an application and/or implement Council's decision.

Application Requirements:

The following is required in order to make an application:

- a. A completed **application form** (attached); and
- b. Receipt of full payment of the applicable application fee, which can be paid by cash or cheque in the office as well as by e-transfer to our main email address at rm345@sasktel.net; and
- c. A scaled site plan, renderings, elevation drawings showing existing land use; and
- d. A scaled site plan, showing proposed subdivision(s), sizes of lots, access to services for proposed lot(s) including roads, utilities, etc.; and
- e. Any other information as necessary to support the rezoning application



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Rezoning Process Overview

Rezoning land includes a bylaw amendment which is a legal process under provincial legislation. It requires the R.M. to take certain steps during a rezoning process.

The initial step is for the R.M. Planning Department to review rezoning applications to ensure the requirements of any R.M. bylaws and policies are met; with a report, recommendation and amending bylaw prepared for R.M. Council review and consideration.

If the application complies with all policy requirements and Council feels it has merit, they will pass a motion to support the rezoning application including a condition of approval to receive Ministerial approval of the amending bylaw. They will give what is referred to as "First Reading" to the bylaw in order to begin the required public notification and public hearing process.

After First Reading to the bylaw is given, an advertisement indicating the reason for rezoning, the affected parcel(s) and the date of the public hearing is placed in a local newspaper for two (2) consecutive weeks.

Prior to the public hearing date, anyone can discuss the proposed bylaw with R.M. planning staff. Any written comments on the bylaw received by the date indicated in the advertising notice will be included in the agenda package for R.M. Council's consideration on the date of the public hearing.

At the public hearing, the public has an opportunity to speak for or against the proposed bylaw. Members of the public may also sit in the gallery to witness the proceedings without speaking to the proposed bylaw.

After the public hearing has closed, Council may give motions for Second and Third Readings to the bylaw which would support the rezoning application; or they may defeat the motions and proposed bylaw denying the application for rezoning.

If the application is denied, it cannot be appealed. However, if the bylaw is passed an information package and copies of the bylaw will be sent to the Community Planning branch with the province for Ministerial approval of the bylaw. The bylaw and rezoning come into effect on the date of Ministerial approval.

Decision Time Frame

The timing associated with the approval of a rezoning will be based upon the completeness and quality of information provided. The rezoning process usually takes 75+ days depending on the complexity of the application and scheduled R.M. Council meeting dates.

Appeals

As per *The Planning and Development Act, 2007* there is no right of a person to appeal a decision of the Council to refuse to rezone the person's land.



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REZONING – APPLICATION FORM

Contact Information:

Name of Applicant _____

Mailing Address _____

Telephone #: _____ Email: _____

NOTE: If the applicant is not the registered owner of the subject property, the owner of the property must also sign the application form or provide a letter of consent for the application to be processed.

Registered Owner – As Above or ...

Name of Owner _____

Mailing Address _____

Telephone # _____ Email: _____

Legal Description of Land Proposed for Development:

All/Part of the _____ ¼ , Section _____, Township _____, Range _____, W3

LSD(s) _____ Lot(s) _____ Block(s) _____

Registered Plan No. _____

Certificate of Title No. _____

| Existing Land Uses within 2 miles of proposal | Distance |
|--|-----------------|
| Intensive Livestock Operation | |
| Existing Rural Residential Development | |
| Landfill or Waste Disposal Site | |
| Urban Municipality | |
| Airport | |
| Lagoons | |
| Existing Industrial or Commercial Development | |
| Mineral Extraction (Gravel Deposits) | |

Required Submission:

- Subdivision Application Submitted to Province (if applicable): File No. _____
- Site Sketch showing existing land use (include topography and buildings)
- Site Sketch of proposed use of land (include number of sites, size and access)



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Rezoning Application (page 2)

Current Zoning Designation (PLEASE CIRCLE ONE)

| | | | |
|---------------------------------------|---|--|------------------------|
| AR Agricultural Residential | A Agricultural | C Commercial | M Industrial |
| H Hamlet | CR1 Low Density Country Residential | CR2 Medium Density Country Residential | |

Proposed Zoning Designation (PLEASE CIRCLE ONE)

| | | | |
|---------------------------------------|---|--|------------------------|
| AR Agricultural Residential | A Agricultural | C Commercial | M Industrial |
| H Hamlet | CR1 Low Density Country Residential | CR2 Medium Density Country Residential | |

Brief Description of Development Proposed (include type of lots, servicing of land, identify hazard land, etc):

Declaration by Applicant

I, _____ of _____ in the Province of Saskatchewan, solemnly declare that all of the above statements within this application are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

I further agree to indemnify and hold harmless the Municipality from and against any claims, demands, liabilities, costs or damages related to the development undertaken pursuant to this application.

DATE: _____ SIGNATURE: _____

DATE: _____ LANDOWNER SIGNATURE: _____

(required if differs from applicant)

| For Office Use Only | |
|----------------------------|--|
| Date Received: | |
| Receipt Number: | |
| Amount Paid: | |