

RURAL MUNICIPALITY OF VANSCOY

306-668-2060

connect@rmvanscoy.ca

Box 187, Vanscoy, SK S0L 3J0



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. Single Parcel Map Amendment, Residential or Agriculture	\$400.00
2. Single Parcel Map Amendment, Commercial or Industrial	\$550.00
3. 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 to make an application:

- a. A completed **application form** (attached);
- b. Receipt of full payment of the applicable application fee
Payment can be made by credit card through OptionPay at www.rmvanscoy.ca, e-transfer to payments@rmvanscoy.ca, cash or cheque in the office
- c. A scaled site plan, renderings, elevation drawings showing existing land use;
- 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.



Rezoning Process Overview

1. **Application Review:** The R.M. Planning Department first reviews the application to ensure it meets all applicable bylaws and policies. If it does, a report, recommendation, and draft amending bylaw are prepared for Council's review.
2. **Council Consideration & First Reading:** If Council believes the application complies with policies and has merit, they will pass a motion to support the rezoning, subject to Ministerial approval. Council will also give the bylaw "First Reading" to begin the required public notice and hearing process.
3. **Public Notification:** After First Reading, a public notice is published in a local newspaper for two consecutive weeks. The notice includes the reason for the rezoning, the affected parcel(s), and the date of the public hearing.
4. **Public Input Before the Hearing:** Before the hearing date, anyone may contact R.M. Planning staff to discuss the proposed bylaw. Written comments received by the deadline in the notice will be included in the Council agenda for the hearing.
5. **Public Hearing:** At the public hearing, the public can speak for or against the proposed bylaw. People may also attend without speaking.
6. **Council Decision:** After the hearing, Council may give Second and Third Readings to approve the bylaw, or they may defeat the bylaw and deny the rezoning. If denied, the decision cannot be appealed.
7. **Ministerial Approval:** If approved by Council, the bylaw and supporting documents are sent to the provincial Community Planning branch for Ministerial approval. The bylaw and rezoning take effect on the date of that 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.

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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.

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	

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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)

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 and Land Use Proposed (To help us confirm that your proposed use aligns with the appropriate Zoning District, please provide detailed information about how you intend to use the property):

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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:	