

Application Checklist

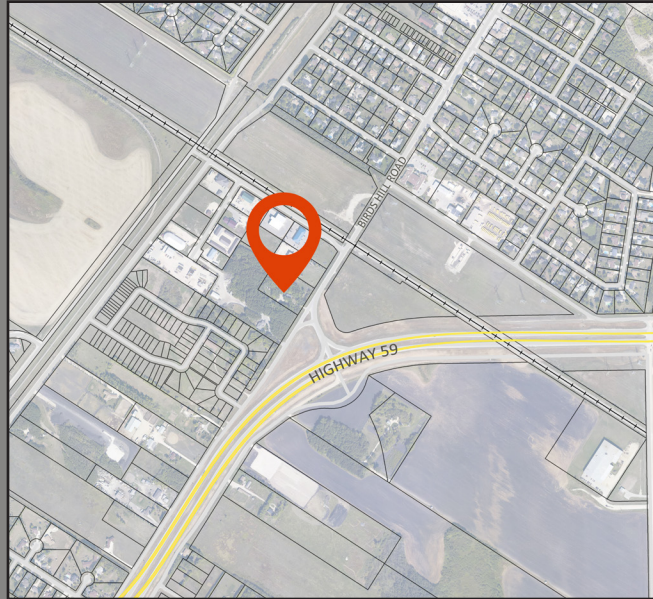
Before submitting your required application, please confirm you have the following items:

- Completed Application Form, which includes the following:
 - Owner's Name and Mailing address/contact information
 - Current Status of Title (dated within 30 days of application)
 - Site Plan (RRPD may request a survey to be drawn by a Manitoba Land Surveyor)
 - Letter of Intent (explaining why the application is being requested)
 - Applicable Fees

RED RIVER PLANNING DISTRICT

2978 BIRDS HILL ROAD
EAST ST. PAUL, MB, R2E 1J5
PH: (204)669-8880 FAX: (204) 669-8882
TOLL FREE: 1-800-876-5831

Method of payment: Cash, debit or cheque,
payable to Red River Planning District.



E-MAIL: info@rrpd.ca

WEBSITE: www.redriverplanning.com

ONLINE PERMIT APPLICATIONS

<https://ca.cloudpermit.com/login>

Cloudpermit 

This Pamphlet provides general guidance only. For definitive requirements and procedures, please consult *The Planning Act*, the National Building Code, the Development Plan, the respective Secondary Plan, Zoning By-Law, Building By-Law and/or any other applicable By-Law, Agreement, or other piece of applicable legislation.

Please contact the Red River Planning District for further information or to make an application.

All fees and information are subject to change without notice, and should be verified by the Red River Planning District Office.

Date Revised: February 1, 2024

CONDITIONAL USE



 **RED RIVER**
PLANNING DISTRICT
Guiding Development • Building Community

Planning and Development Services
St. Clements • St. Andrews
East St. Paul • West St. Paul • Dunnottar

What is a Conditional Use?

A Conditional Use is a use listed in the regulating Zoning By-Law which, because of location, size or some other aspect of the use, requires specific approval of the municipal council before it can be established.

When is a Conditional Use required?

A Conditional Use is required as per the above, and typically when a property owner proposes to use a parcel of land in a manner that might affect adjacent land owners or properties.

Examples of when a Conditional Use may be required:

- Placing Livestock on the property
- Establishing a Contractor's Yard
- Storing explosive, toxic or hazardous materials on the property
- Operation of a Bed and Breakfast
- Building an Asphalt Plant
- Building a Drive-Thru Restaurant

What is required from the Property Owner/ Applicant to Apply for Conditional Use?

A detailed letter of intent, including plans and specifications of any structures and land modifications, a site plan, current copy of the Status of Title and a cheque made out to the "Red River Planning District".

What is the purpose of a Conditional Use hearing?

The Municipal Council holds Conditional Use hearings to provide an open and fair forum where the pros and cons in each case can be heard. Council hears all arguments in favor and against the Conditional Use Application before ruling on the Applicant's proposal.

Can I make representation at Council regarding a Conditional Use Application?

The applicant and any affected land owner will have the opportunity to make representation to Council and is strongly encouraged to be at the meeting on the date specified in the notice which is posted on the affected property.

When do I hear if my Conditional Use has been approved or rejected?

Applicants generally will hear if their proposal has been approved, rejected or tabled following the hearing. Our office will mail you the resolution. Once you have received this written resolution, you may act upon the conditions, if approved.

Will my neighbours be notified?

YES. Public Hearing Notices are mailed out to all landowners within a one-hundred (100) meter radius (328 ft).

Can I get a refund if my application is rejected?

No. The monies collected for the application are used to cover the costs of processing and notification.

Can I appeal the Municipal Council's decision if my application is rejected?

No. Council's decision is FINAL and there is NO APPEAL.

TYPICAL SITE PLAN

