



**CITY OF STEINBACH  
PLANNING & ZONING DEPARTMENT  
ZONING BY-LAW AMENDMENT APPLICATION**

City of Steinbach  
225 Reimer Avenue  
Steinbach, Manitoba R5G 2J1  
204-326-9877

*\*Please note: Incomplete applications will be returned*

Civic Address of Development: \_\_\_\_\_ Roll# \_\_\_\_\_

Legal Description of Development Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_\_\_\_\_

**Registered Owner Name:** \_\_\_\_\_ **Email:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Primary Secondary

**Applicant Name:** \_\_\_\_\_ **Email:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Primary Secondary

**What is the Zoning By-Law and Zoning By-Law Amendment?**

The City of Steinbach 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.

The Zoning By-Law divides the City into zones. Within these zones, permitted and discretionary uses are established, as are regulations with respect to lot size, coverage, placement of buildings and other development standards.

Requirements will vary among zones, but must be uniform within zones.

Requests for developments not in agreement with the Zoning By-Law may be permitted but must involve a submission requesting an amendment to the City of Steinbach Zoning By-Law 2100. (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**

1. Current building location certificate of any existing buildings on the property.
2. Sketch or site plan of the proposed development including building plans, parking plans and any other requests of the City of Steinbach City Planner.
3. Payment of the application fee at the time of submission.  
(Payment may be made by cash, cheque or debit).
4. Signatures and contact information of both the registered owner and applicant (if different than registered owner).
5. All fields of the application must be completed by the applicant and all supporting documentation must be attached.
6. Certificate of title (generated within 90 days) may be required.



**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. The applicant must provide evidence that the application will not alter the essential character of the neighborhood.
3. The City of Steinbach may require a development agreement as a condition of approval.

**Existing and Proposed Uses**

1. What is the current zoning of the Development Lot? \_\_\_\_\_

2. What is the proposed zoning of the Development Lot? \_\_\_\_\_

3. Present Use of Buildings and Property? (Please provide as much detail as possible and attach any additional information, pages if required)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4. Description of proposed development and uses. (Describe exactly what you are proposing to do and attach any additional information, pages if required. Please include number of units if applicable, height of building(s), number of parking stalls etc.....)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*I undertake to observe and perform all provisions of the Planning Act, the applicable Development Plan, Zoning By-Law, and any development agreement entered into under Section 46 of The Planning Act and any conditions imposed under the Planning Act and the provisions of other relevant laws or by-laws.*

\_\_\_\_\_  
Registered Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature (If not Registered Owner)

\_\_\_\_\_  
Date

**FOR PLANNING DEPARTMENT USE ONLY:**

Zoning Designation: \_\_\_\_\_ Official Community Plan Designation: \_\_\_\_\_ Planning File No: \_\_\_\_\_

Client No. \_\_\_\_\_ Planner: \_\_\_\_\_ Signature: \_\_\_\_\_

Date Application Received: \_\_\_\_\_ Payment Date: \_\_\_\_\_ Receipt No.: \_\_\_\_\_ Amount: \$ \_\_\_\_\_



**Zoning By-Law Amendment Procedure**

