

COMBINED HEARINGS

RED RIVER PLANNING DISTRICT

CONTACT: 806-A MANITOBA AVENUE
SELKIRK, MB
R1A 2H4
PH: (204) 482-3717
TF: (800) 876-5831
FX: (204) 482-3799

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



E-MAIL: info@rrpd.ca

WEBSITE: www.redriverplanning.com

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.



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

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

Don't forget to call before you dig:



Manitoba Hydro 1-888-624-9376
MTS (204) 941-7267
Shaw 1-866-344-7429

WEB: www.callb4udig.mb.ca

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

What is a Combined Public Hearing?

A combined hearing is where one public hearing is held for multiple planning applications for the same property, rather than holding multiple public hearings. This is a streamlined process to the applicant, and provides more transparency to the public. Some examples of combined hearings are: subdivision and variances, or subdivision and re-zoning on the same site. To determine if your application would benefit from a combined hearing, please contact our office during our business hours.
(Monday to Friday, 8:30 a.m. – 4:15 p.m.).

What is the advantage of having a Combined Public Hearing?

Typically separate planning applications are processed and reviewed separately which can take several months to complete depending on the complexity of the project. Often when dealing with applications individually there may be some confusion and information is presented at different times based on the application coming forward. By combining the public hearings all information would be shared at the same time with Council and the public, which can assist Council making an informed decision and provide the public with a full picture of what is being proposed.

Can I make a presentation at the Council meeting regarding my Combined Public Hearing application?

Yes, the applicant and any affected land owner will have an opportunity to make a presentation to Council. It is strongly encouraged to attend the meeting in person on the specified date. This allows Council to ask any questions and may prevent unnecessary delays.

How will I know if my application has been approved or not?

Property Owners will receive a copy of Council's resolution once a decision has been made. The resolution will specify if the application has been approved, rejected or tabled. Once you have received written resolution, you can proceed with the next phase of your development which is often completing conditions brought forward by the municipality.

Will my neighbours be notified?

Yes. Notices will be mailed out to your immediately neighbours within one-hundred (100) metres radius (328 feet) from your property lines, and in the case of a Zoning Amendment a notice will also be placed in the local newspaper. You will also receive a poster from our office that you are required to post on your property for two weeks prior to the hearing date and submit photographic proof to our office. These requirements are outlined in The *Planning Act*.

Can I get a refund if my application is rejected?

No. The fees collected are used to cover the cost of processing your file and advertising costs.

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

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

What happens if I need to amend my application?

If you amend your application after we have circulated to government agencies or sent our report to Council, you may be required to pay additional fees and may require a new combined hearing. To understand the possible implications please discuss with our office staff. In the case of a combined hearing this may result in amending both applications even if there are final plans submitted.

