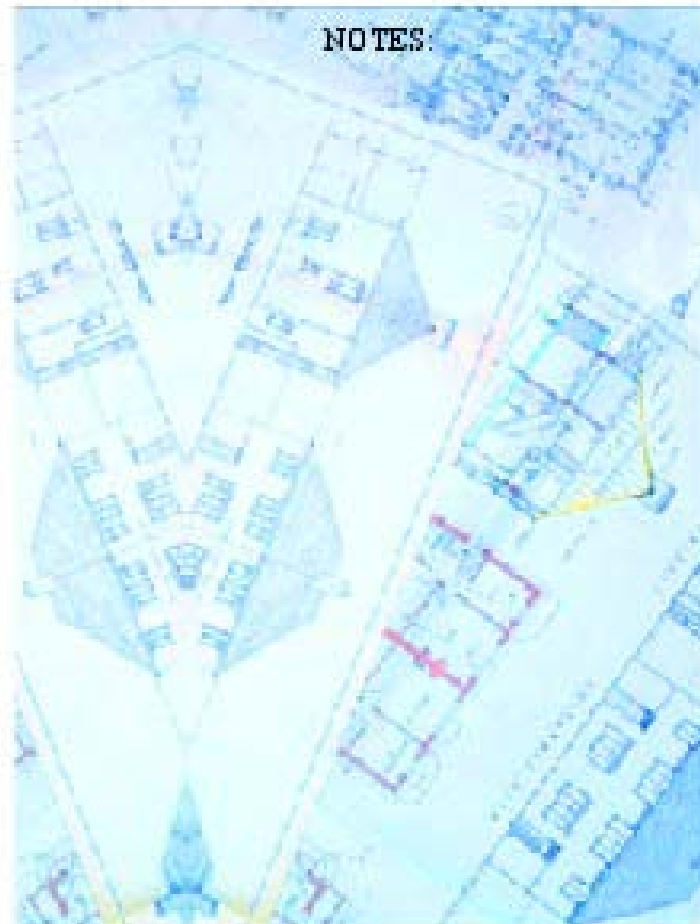




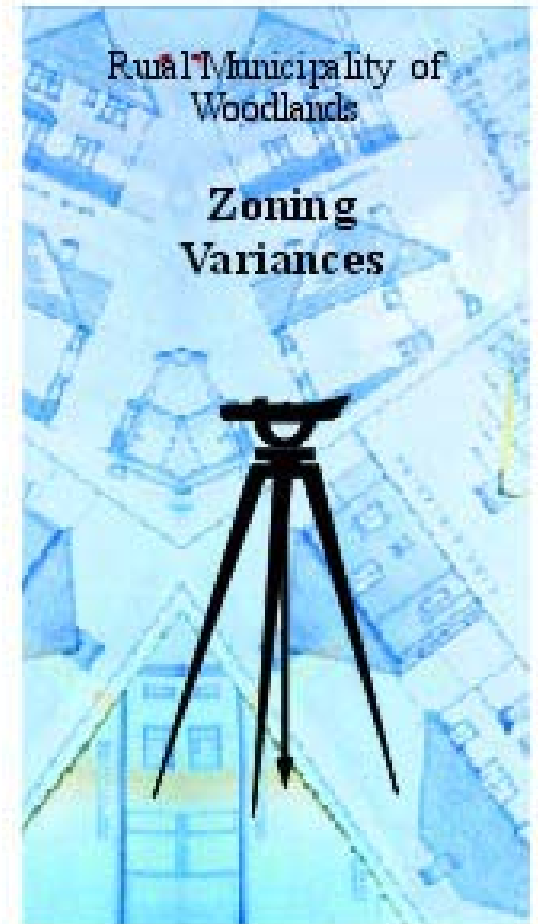
**What Do I Require To Apply For A Variance?**

- \* Letter of Intent
- \* Certificate of Title
- \* Variance Application
- \* Payment of \$250.00
- \* Building Location Certificate

WHERE DO I APPLY FOR A VARIATION ORDER?

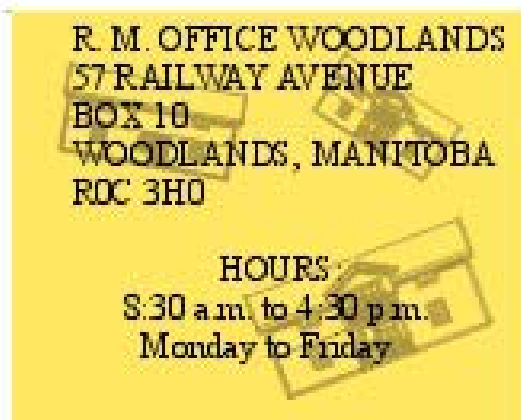


NOTES:



Rural Municipality of Woodlands

**Zoning Variances**

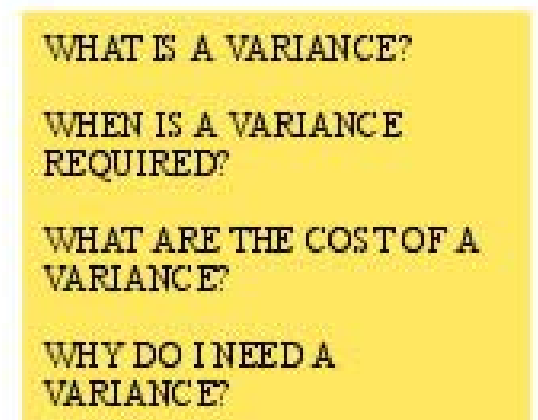


R. M. OFFICE WOODLANDS  
57 RAILWAY AVENUE  
BOX 10  
WOODLANDS, MANITOBA  
R0C 3H0

HOURS  
8:30 a.m. to 4:30 p.m.  
Monday to Friday



FOR MORE INFORMATION PLEASE  
CALL THE BUILDING INSPECTOR  
AT:  
PHONE: 383-5679  
FAX: 383-5169



WHAT IS A VARIANCE?  
WHEN IS A VARIANCE REQUIRED?  
WHAT ARE THE COST OF A VARIANCE?  
WHY DO I NEED A VARIANCE?

## What Is A Variance?

A zoning variance modifies the Zoning By-law as it applies to a specific property. For example, a zoning by-law may specify that a building on a residential lot must be setback a minimum of 125'-0" from the front property line. A zoning variance may allow an individual to vary this 125'-0" requirement to a distance which is less than 125'-0". An individual would apply for a front yard variance if they want to build closer to the front property line than the By-law permits.

Variations are required when an individual wants to vary:

- \* Site Area
- \* Site Width
- \* Front, Side, or Rear yard setbacks
- \* Building Height
- \* Site Coverage

## What Is The Purpose Of A Variance Hearing?

The municipal council holds variance hearings monthly to provide an open and fair forum where all in each case can be heard. The municipal council hears all arguments in favor or against the variance application before ruling on the applicant's proposal.

## What Is The Procedure For A Variation Hearing.

No sooner than 14 days before a hearing:

- \* The notices have to be posted.
- \* Notice of hearing to be sent to applicant by registered or certified mail.
- \* Notices to sent out by (regular mail) to all owners of property within 100 meters of affected property.

## When Do I Hear If My Variance Has Been Approved Or Rejected?

Individuals will hear if their variance application has been approved or rejected following the municipal council's review of all pertaining information and reports. The report provides background information and recommendations for council's consideration.

## Can I Appeal The Municipal Council's Decision If My Application Is Rejected?

The municipal council's decision is final and there is no appeal.

## How Long Does The Variance Process Take?

The whole process normally takes 40 days before the matter is heard by the municipal council.

## What Is Required From Owner/Applicant?

A letter of intent is required, giving reason for requesting a variance.

A plot plan is required showing setbacks of building requiring variance and other structures on site.

Certificate of title and legal description.

A Building Location Certificate may be required.

## Can I Make Representation At Council Regarding A Variance Application?

The applicant and any affected land owners will have the opportunity to make representation to council on the date and time specified in the notice.

## How Much Does It Cost To Apply For A Variance?

It costs \$250.00, which includes all advertising and mailing out of notices.

## Can I Get A Refund If My Variance Is Rejected?

No, the monies collected for a variance application are used for cover costs of processing and mailing.