

Residential and Commercial Tolerance (DAV “A”) Application Form

Use this application if your project does not fully meet zoning requirements. A tolerance may be given if the changes are considered minor and reasonable. This process helps support flexibility in development. It still follows the intent of zoning rules.

What is a variance and what is a tolerance?

A variance is a request to modify the dimensional standards of the Zoning By-Law (i.e. yards or building setbacks, height requirements and lot coverage) that apply to a specific property. When these standards cannot be met due to unique circumstances related to a property, a variance is an option to ensure that a property owner is not deprived of normal rights to use their property. A variance allows an exemption to one of more of the zoning requirements under certain circumstances, but it does not change the zoning designation of the property.

A tolerance is a minor variance granted by the Zoning Administrator. The *Development Procedures By-law* defines a tolerance as a variance to vary a dimensional standard contained in the *Winnipeg Zoning By-law*:

- (a) In respect of any yard requirement or spatial separation requirement, by no more than 5% or 0.3 metres (1 foot), whichever is the greater
- (b) In respect of any other dimensional standard, by no more than 5%

If the variance exceeds the parameters described above, it cannot qualify as a tolerance and would be considered a major variance subject to a public posting and/or public hearing.

As the tolerance is approved internally by the Zoning Administrator and does not require a public posting and/or public hearing, a letter of support will be required for residential single family and two-family dwelling uses. The letter must be signed by the registered owner(s) of the adjoining property/properties affected by the tolerance.

Failure to provide this letter could result in denial of the tolerance. The tolerance could also be denied by the Zoning Administrator if they determine that complying with the applicable zoning regulation does not create a hardship on the property. In these cases, the tolerance would have to undergo a full variance process to approve it.

How to reach us:

Address: Zoning & Permits
Unit 31- 30 Fort St.
Winnipeg, MB R3C 4X7

Phone: 204-986-5140

Email: Questions: ppd-zdo@winnipeg.ca
Applications: ppd-zoningapplications@winnipeg.ca

Hours of operation: Tuesday to Friday 8:30 a.m. to 4:30 p.m. Please note the office is closed to customers on Mondays. However, staff are available for telephone and email inquiries, and completed applications may be dropped off in-person.

Before applying:

1. We recommend arranging an appointment with a Zoning Development Officer to discuss your upcoming application. To schedule a meeting, please call Permits Direct Line at 204-986-5140 or email ppd-permitappointments@winnipeg.ca.
2. Contact the Area/District Planner to confirm whether they will support your proposal. Please view the planning assignments map at winnipeg.ca/PlanningAssignments to determine the Planner for your area.
3. Contact the Water and Waste department to request a [capacity assessment](#) for the water, sewer, and land drainage systems for the proposed development.

How to apply:

Permits Online (recommended option):

Apply online at winnipeg.ca/permitsonline.

By email:

You can submit digital copies of your application documents to ppd-zoningapplications@winnipeg.ca.

By mail, courier or drop off:

If you're unable to email your application, you can mail, courier or drop off your application package (maximum size of 11" x 17") to Zoning and Permits (Unit 31 – 30 Fort Street, Winnipeg, MB, R3C 4X7). Free customer parking is located in the surface parking lot off Assiniboine Avenue at Garry Street and designated customer parking stalls are available. Please register your vehicle license number with the front desk clerk at the Zoning and Permits office.

Fees:

Fees will be assessed at the time of application. Refer to the [Planning, Development and Building Fees and Charges](#) schedule for more information.

Single and two-family dwellings

New single family or two-family dwellings (new construction or additions)

Before construction or post-construction (work without an approved permit)

- 1st tolerance
- Each additional tolerance (same lot)

Accessory structures

Before construction or post-construction (work without an approved permit)

- 1st tolerance
- Each additional tolerance (same lot)

Other residential (e.g. multi-family dwelling) & commercial uses

Before construction or post-construction (work without an approved permit)

- 1st tolerance
- Each additional tolerance (same lot)

Payments can be made in Permits Onlien, in-person, by mail or by calling Permits Direct Line at 204-986-5140 and following the prompts to speak to the cashier. Please note that individual invoices of more than \$1,000 must be paid by certified cheque or bank draft, which can be made payable to the "City of Winnipeg".

Application Submission Requirements

Date: _____

Address information:

Project address	Street number:	Street name:	
Legal description	Lot number:	Block number:	Plan number:

Applicant information:

Applicant information	Applicant name: (print)		
	Mailing address:	City & province:	Postal code:
	Daytime phone number:	Email address:	



Applicant declaration

By submitting this application, you:










































































- ☐ Confirm that you are the copyright holder of the documents in your application and if you are not the copyright holder, you have the right to include the documents in your application.
- ☐ Grant the City of Winnipeg a non-exclusive, non-revocable license to reproduce, in whole or in part, any document submitted as part of your application for internal use, inclusion in staff reports or distribution to the public either online or through other means for the purpose of application review.
- ☐ Understand that development applications may be subject to a public hearing or public meeting in accordance with *The Winnipeg Charter* and applicable City by-laws and certain documents contained in your application may be made available to the public as part of the development application process.
- ☐ Understand and agree the documents provided to the City of Winnipeg are subject to The Freedom of Information and Protection of Privacy Act (Manitoba) (FIPPA) and may be released if required in accordance with FIPPA.
- ☐ Will indemnify and save harmless The City of Winnipeg, its officials, employees, and agents against all claims, liabilities, and expenses of every kind, in respect to anything done or not done pursuant to this application, including negligence and/or the failure to observe all by-laws, acts, or regulations.








Please print name and company name (if applicable)_____
Signature

Document and digital submission requirements: To submit your application via email, provide a separate PDF file, named as indicated, for each of the documents that are applicable to your application.

 Required	Documents must be submitted with the initial application package, unless they are not applicable to the context of the proposed development application.
 May be required	Documents do not need to be submitted with the initial application package. Once your application is received, you will be notified if any of the “may be required” documents need to be submitted for the application to be deemed complete for processing.

Key documents

Type of document	Explanations & notes		
 Current status of title	A Status of Title is a document that identifies property ownership and is available from The Winnipeg Land Titles Office. It must be dated within three months of the application to verify current ownership, etc. For more information, visit Teranet Manitoba		
 Letter of intent (including project vision, use(s), project statistics, number of employees, hours of operation, etc.)	This letter should provide a planning rationale such as how the proposal addresses Council policy, how it is compatible with its surrounding context, and a description of proposed measures to mitigate expected on- and off-site impacts. This letter should also provide a development summary, such as total gross land area, proposed area (in acres) of each land use category and zoning district, anticipated number of lots and units per land use category, proposed use of land and structures, etc. Please see template at the end of this document.		
 Plan of subdivision	Plan outlining the dimensions and labels of the parcels or lots that are being created or amalgamated.		
 Letter of authorization	Written authorization by all registered owner(s) of the land whose name(s) appear on the Status of Title. If the owner on the title is a company name or number, the person signing the letter must state the company name or number as shown on the title and that they are authorized to sign for that company. Please see template at the end of this document.		
Site plan	<p>Detailed, fully dimensioned, drawn to scale site plan, including the following:</p> <table border="0"> <tr> <td> <input type="checkbox"/>  Project name <input type="checkbox"/>  Municipal address <input type="checkbox"/>  North arrow <input type="checkbox"/>  Dimensioned setbacks <input type="checkbox"/>  Proposed use <input type="checkbox"/>  Scale <input type="checkbox"/>  Dimensioned property lines <input type="checkbox"/>  Streets labeled <input type="checkbox"/>  Exterior lighting <input type="checkbox"/>  Vehicular circulation (parking spaces, drive aisles, driveways, accessible parking, ingress / egress, loading etc.) <input type="checkbox"/>  Screening or treatment of any natural features <input type="checkbox"/>  Proposed buffers or landscaped yards </td><td> <input type="checkbox"/>  Land parcel area <input type="checkbox"/>  Pedestrian connections <input type="checkbox"/>  Existing and proposed structures (number, location and height) <input type="checkbox"/>  Floodway and flood fringe levels <input type="checkbox"/>  Features adjacent to parcel (City streets, sidewalks, curb cuts, median breaks) <input type="checkbox"/>  Boundary survey (total acreage, zoning, date, north arrow and vicinity map) <input type="checkbox"/>  Easements and utility rights of way (depth, width, location, type and registration number) <input type="checkbox"/>  Nearby transit stops <input type="checkbox"/>  Garbage enclosures <input type="checkbox"/>  Free standing signs <input type="checkbox"/>  Mechanical equipment </td></tr> </table>	<input type="checkbox"/>  Project name <input type="checkbox"/>  Municipal address <input type="checkbox"/>  North arrow <input type="checkbox"/>  Dimensioned setbacks <input type="checkbox"/>  Proposed use <input type="checkbox"/>  Scale <input type="checkbox"/>  Dimensioned property lines <input type="checkbox"/>  Streets labeled <input type="checkbox"/>  Exterior lighting <input type="checkbox"/>  Vehicular circulation (parking spaces, drive aisles, driveways, accessible parking, ingress / egress, loading etc.) <input type="checkbox"/>  Screening or treatment of any natural features <input type="checkbox"/>  Proposed buffers or landscaped yards	<input type="checkbox"/>  Land parcel area <input type="checkbox"/>  Pedestrian connections <input type="checkbox"/>  Existing and proposed structures (number, location and height) <input type="checkbox"/>  Floodway and flood fringe levels <input type="checkbox"/>  Features adjacent to parcel (City streets, sidewalks, curb cuts, median breaks) <input type="checkbox"/>  Boundary survey (total acreage, zoning, date, north arrow and vicinity map) <input type="checkbox"/>  Easements and utility rights of way (depth, width, location, type and registration number) <input type="checkbox"/>  Nearby transit stops <input type="checkbox"/>  Garbage enclosures <input type="checkbox"/>  Free standing signs <input type="checkbox"/>  Mechanical equipment
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Type of document	Explanations & notes
 Letter of support	Written support or signatures of support from adjoining property owners who may be adversely affected by the proposed development. Please see template at the end of this document.
 Floor plans	Detailed, fully dimensioned, drawn to scale floor plans showing the interior layout of the building, including labels and dimensions of all rooms.
 Building elevations	Detailed, fully dimensioned, drawn to scale building elevations outlining the exterior appearance of the building. Learn more about building elevation requirements.
 City of Winnipeg caveats	Listed on the status of title as active instruments. Available from the Winnipeg Land Titles Office. For more information, visit Teranet Manitoba
 Building location certificate	<p>A Building Location Certificate (or surveyor's certificate) is a document prepared by a Manitoba Land Surveyor illustrating the location of buildings or structures on the land with dimensions. An application may be accepted without a Building Location Certificate for use of vacant land if the applicant can show that the proposed use meets the Zoning By-law. Visit the Association of Manitoba Land Surveyors website for more information.</p> <p>In some cases, a detailed, well-drawn, fully dimensioned site plan may be substituted at the City's discretion.</p>
 Title plot	When there is more than one title affecting the property, the title numbers are plotted on a map to ensure that all lands described on the titles have been received.
 Proposed phasing	Number of phases and anticipated time of completion.

Letter of Authorization

Registered owner(s) of the property whose name(s) appear on the title.

To: The City of Winnipeg
Planning, Property & Development Department
Zoning & Permits
31 – 30 Fort St.
Winnipeg, Manitoba R3C 4X7

Date: _____

RE: _____ (address or legal description of application)

I (we) hereby give authorization to:

_____ (Applicant's name)

To apply for a development application for the above address.

Registered owner(s) on the current Status of Title or Certificate of Title:

Please print name and company name (if applicable)

Signature

Please print name and company name (if applicable)

Signature

Please print name and company name (if applicable)

Signature

Please print name and company name (if applicable)

Signature

Request for Support of a Zoning Tolerance

Signatures of support from adjoining impacted neighbours

To: The City of Winnipeg
Planning, Property & Development Department
Zoning & Permits
31 – 30 Fort St.
Winnipeg, Manitoba R3C 4X7

Date: _____

RE: _____(address or legal description of application)

I consulted with my neighbours on my request for relief on the following zoning restriction(s) at the above referenced premises.

Please provide a brief description of the tolerance application in the space provided below.

The following neighbours support/do not oppose my request for a Zoning Tolerance:

Name	Address	Daytime phone number	Signature(s)

Letter of Intent – City of Winnipeg – Zoning & Permits

Date		File number	
Name of applicant			
Property address			
Proposed structure/ renovation			

What is/are the reason(s) for this development? (Please attach any additional information if more room is required)

How would it impact you, if you cannot proceed with this proposed development?

How will the new development impact your neighbours/neighbourhood?

Letter of Intent – City of Winnipeg – Zoning & Permits

Date		File number	
Name of applicant			
Property address			
Proposed structure/ renovation			

Does this new development affect any current developments on your lot?

Have you discussed your plans with City staff or other industry professionals familiar with City of Winnipeg By-law requirements?

Describe how the current by-laws create a hardship specifically to the proposed development (why your new development cannot meet by-law requirements).

Letter of Intent – City of Winnipeg – Zoning & Permits

Date		File number	
Name of applicant			
Property address			
Proposed structure/ renovation			

Additional comments

Signature(s) of applicant(s)

Signature: _____	Date: _____
Signature: _____	Date: _____
Signature: _____	Date: _____
Signature: _____	Date: _____

We are collecting your personal information to manage and administer your application. *The Freedom of Information and Protection of Privacy Act (FIPPA)* section 36(1)(b) allows us to collect it for this purpose, while FIPPA section 44(1)(a) allows us to disclose it. FIPPA gives you privacy rights, and we do not use or share your personal information for any other purpose unless it is authorized by law or with your consent. Contact the City of Winnipeg Corporate Access and Privacy Officer at FIPPA@winnipeg.ca or dial 311 if you have questions about this collection of your personal information.