

Minor Variance

Zoning Bylaw

CITY OF MOOSE JAW



A “Minor Variance” is defined in the City of Moose Jaw *Zoning Bylaw* as “a variation of either the minimum required distance of a building from the site line; or the minimum required distance of a building to any other building on the site, to a maximum of 10% variance from the bylaw standard”.

The procedure to apply for a minor variance is:

- Signed application letter from the property owner or representative;
- Application fee of \$100.00;
- Plans illustrating the specific variance being requested.

The Development Officer may approve the application for a minor variance, with or without conditions, or deny the application. The conditions of approval, or a denial of a minor variance may be appealed to the City of Moose Jaw Development Appeals Board within 30 days of approval/denial.

If the application is approved, a registered letter is sent to each property owner having a common boundary with the applicant’s land, notifying them of the minor variance. If an objection to the variance is lodged within 23 days, the approval is automatically revoked (denied), and the applicant has the right to appeal to the Development Appeals Board within 30 days.

Variances which are greater than 10% which apply to another development standard in the *Zoning Bylaw* must be appealed to Development Appeals Board.

Please contact Planning and Development Services at 306-694-4443 for further information.

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