

WHAT IS A CONDITIONAL USE?

An application to modify zoning requirements governing use of land, buildings and structures in relation to the land in each zone as they apply to an individual site. Certain uses are deemed conditional because their unique characteristics cannot be properly classified in any particular zone or zones without considering the impact of those uses upon neighbouring land and the public need for the particular use at that particular location.

WHAT TIMELINES ARE INVOLVED?

The timeline for a Variation process is approximately forty (40) days. A minimum of fourteen (14) days' notice must be given to all those receiving a copy of the hearing notice.

IF A CONDITIONAL USE IS APPROVED, WILL A PERMIT BE REQUIRED?

Always verify with the Carman-Dufferin Planning District before starting your project.

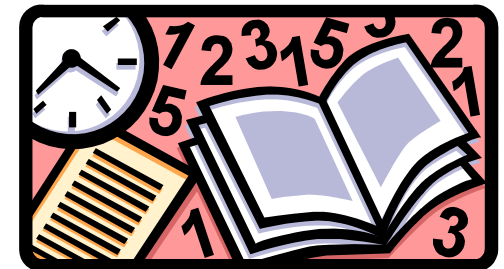
WHAT PROCESS IS INVOLVED IN AN APPLICATION FOR A CONDITIONAL USE?

- When the applicant is applying, the following items are required:
 - Survey certificate
 - Status of title
 - Site plan showing the area affected as well as what is to be adjusted – the more information the better
- A hearing date is set.
- The application is circulated to the Town and/or Rural Municipality for comments.
- A notice is sent by mail to property owners located within 100 meters (330 feet) of the property line in question for comments.
- Once comments are received, a report is presented to the members of the Carman-Dufferin Planning District Board on the hearing date specified. Anyone wishing to make presentation to the Board regarding the application may do so at the hearing.

- The Board will then approve or deny the application. The Board may at this time include conditions of approval on the application. An Order is then issued to the applicant and/or owner approving or denying the application. The Decision of the Board is mailed to the applicant and to any person who made representation at the hearing.
- Expiry of Approval – the approval of the Board shall expire and cease to have any effect if it is not acted upon within twelve (12) months of the date of the decision, unless it is renewed prior to the expiry date at the discretion of the Board of an additional period not exceeding twelve (12) months.

WHERE DO I APPLY FOR A CONDITIONAL USE?

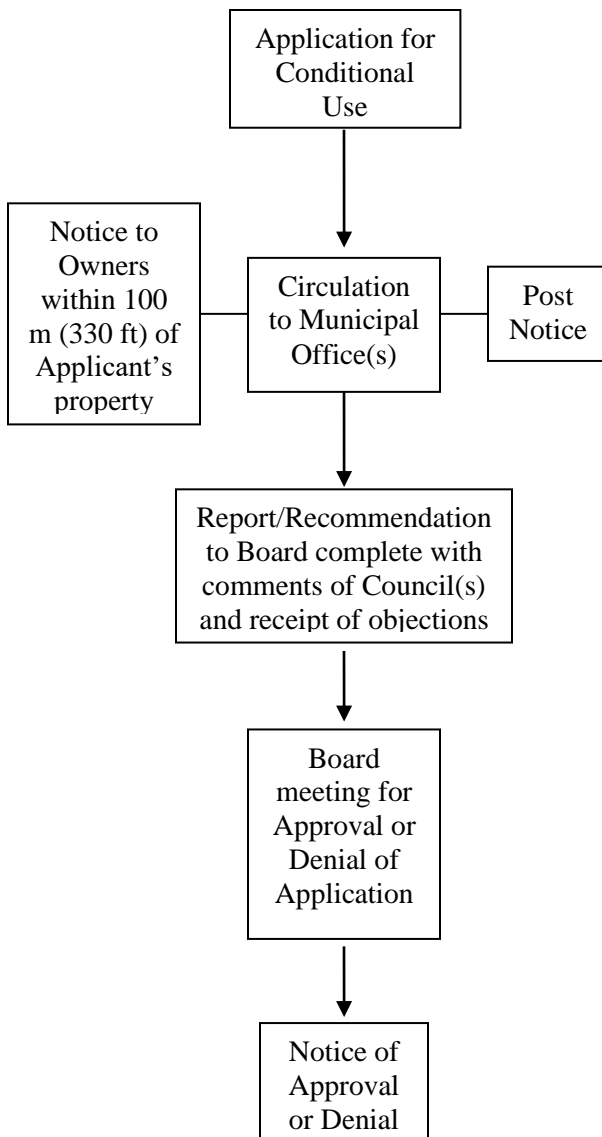
Contact:
Carman-Dufferin Planning District



**APPLICATION FOR
CONDITIONAL USE PROCESS**

Planning Act Reference:

Part 7



Every effort has been made to ensure the accuracy of the information contained in this brochure. However, in case of a discrepancy between this brochure and the By-law, the By-law will take precedence.

Please call for further information.

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August 2019



**Carman-Dufferin
Planning District**

Conditional Use Application Information

*Zoning regulations for applying
for a conditional use*

