

DECLARATION

Development Permit Exemptions

WHEREAS The Winnipeg Zoning By-law No. 200/2006 provides as follows:

- 8 (1) *Subject to section 8.1, a person must not commence, continue or maintain, or permit to be commenced, continued or maintained, any development unless a valid development permit has been issued in respect of the development.*

AND WHEREAS the Downtown Winnipeg Zoning By-law provides as follows:

- 110 (1) *Subject to subsection (1.3), a person must not commence, continue or maintain, or permit to be commenced, continued or maintained, any development unless a valid development permit has been issued in respect of the development.*

AND WHEREAS s. 8.1(1) of the Winnipeg Zoning By-law and s. 110(1.1) of the Downtown Winnipeg Zoning By-law provide authority to the Director of Planning, Property and Development to determine the types of development for which a development permit is not required;

AND WHEREAS any such determination takes effect upon the occurrence of, among other things, a written declaration;

NOW THEREFORE I HEREBY DECLARE that, pursuant to my authority under s. 8.1 of the Winnipeg Zoning By-law and s. 110(1.1) of the Downtown Winnipeg Zoning By-law, development permits are not required in respect of the types of development set out in Schedule "A" to this Declaration.

AND FURTHER, I HEREBY REVOKE any previous declaration that development permits are not required made pursuant to this authority.

Signed this eighteenth day of March, 2024, at the City of Winnipeg, Manitoba.



Director of Planning, Property
and Development

Schedule “A”

Development Permit Exemptions

1. Demolition of buildings or structures. (Already exempt)
2. Interior building alterations when there is no change of use of the building and no new dwelling units. (Already exempt)
3. Landscaping, other than landscaping required by a development approval, with no change in overall lot grading, including outdoor furniture, must comply with Private Approach Guidelines and setbacks.
4. Ornamental or decorative structure, provided complies with Private Approach Guidelines and setbacks.
5. Flagpole
6. Replacement of light standards on private property in the same location.
7. Repair of parking areas with no change to the existing approach or surface material type. Repair to comply with Private Approach Guidelines and setbacks.
8. Replacement of accessory outdoor mechanical equipment in the same location.
9. Grading or preparation of land and/or installation of on-site services in accordance with a land development approval or development/servicing agreement if the work only relates to topsoil or is a single or two family residential greenfield development with lot grading plans.
10. Single level open decks in R1 and R2 zoning, 24 inches or less in height, or level with a main floor door entrance provided they comply with Private Approach guidelines and setbacks. (Already partially exempt.)
11. Permitted accessory structures enclosed with roof less than 108 square feet of building area located in the side or rear yard of any zoning district provided not a detached secondary suite and comply with Private Approach guidelines and setbacks.
12. Detached garages accessory to single and two-family dwellings provided they comply with Private Approach guidelines and setbacks and zoning regulations
13. Permitted fences located in the side, rear or front yard of single and two-family dwellings. (Already exempt.)
14. Fences and gates in any zoning district provided they comply with Private Approach Guidelines and setbacks and maximum height zoning regulations.
15. In-ground or above-ground private swimming pools or hot tubs not located in the front yard and not adjacent to a Stormwater Retention Basin and not within the Designated Floodway/Floodfringe. No above grade components within 5 feet of a property line and less than 15 percent of lot area.
16. Patios (other than outdoor drinking and dining use) provided they comply with Private Approach Guidelines and setbacks.
17. Play structures.
18. Retaining walls four feet or less in height where there is no lot grading modification, property is not in the Designated Floodway Fringe Area Regulation provided complies with Private Approach Guidelines and has a two-foot setback.
19. Temporary sales office for marketing an approved development.
20. Temporary office during construction of an approved development.

21. Ground mounted satellite dish or other antennae installations. (Does not include antennae installations that are subject to the Winnipeg Antennae Systems Policy.)
22. Building mounted antennae where there is no structural alteration to a building and located more than 8 feet above grade. (Does not include antennae installations that are subject to the Winnipeg Antennae Systems Policy.)
23. Solar photovoltaic installations located on a building 8 feet above grade or not on a building at grade. (Add to permitted projections in rear yard – min 5 ft. setback.)
24. Driveways to off-street parking areas, provided they comply with Private Approach Guidelines and setbacks.
25. Accessory structures less than 150 square feet in any zoning district such as open sided pergolas, gazebos or similar structures provided they comply with Private Approach Guidelines and setbacks and are not secondary suites.