

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 No. 100/2004 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 twenty-fifth day of March, 2026, at the City of Winnipeg, Manitoba.



Director of Planning, Property
and Development

Schedule “A”

Development Permit Exemptions

Certain construction projects are exempt from development permits. Projects within the downtown may still require design review. Confirmation must be obtained from ppd-zdo@winnipeg.ca before proceeding.

Note: The following development work is not eligible for development permit exemption:

- Work near waterways (defined as at least 107 m from the Red, Assiniboine, La Salle and Seine rivers, and 77 m from Sturgeon, Truro, Omand’s, and Bunn’s creeks)
 - Work within the Designated Floodway or Designated Floodway Fringe areas
 - Work where the property abuts a stormwater retention basin
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1. Demolition of buildings or structures
 2. Interior building alterations when there is no change of use of the building and no new dwelling units
 3. Permitted fences located in the side, rear or front yard of single and two-family dwellings
 4. Single-level side or rear open decks in R1 and R2 zoning, 24 in. or less in height. Single-level side or rear yard open decks in R1 and R2 zoning level with a main floor entrance if they follow private approach guidelines and setbacks
 5. Landscaping, not required by a development approval, with no change in overall lot grading, including outdoor furniture; must follow private approach guidelines and setbacks
 6. Ornamental or decorative structure, provided they follow private approach guidelines and setbacks
 7. Flagpole
 8. Replacement of light standards on private property in the same location
 9. Repair of parking areas with no change to the existing approach or surface material type. Repair to follow private approach guidelines and setbacks.
 10. Replacement of accessory outdoor mechanical equipment in the same location
 11. Grading or preparation of land and/or installation of on-site services under a land development approval or development/servicing agreement if the work relates to topsoil, or is a single or two family residential greenfield development with lot grading plans
 12. Detached garages, carports, sheds, pool houses, and other non-garage accessory structures accessory to single and two-family dwellings if they follow private approach guidelines, setbacks, and zoning regulations
 13. Accessory structures less than 150 sq. ft. in any zoning district if they follow private approach guidelines and setbacks and are not secondary suites
 14. Fences and gates in any zoning district if they follow 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; not next to a stormwater retention basin; and not within the Designated Floodway Fringe Area Regulation.
 16. Patios (other than outdoor drinking and dining use) if they follow private approach guidelines and setbacks

17. Play structures
18. Retaining walls 4 ft. or less where there is no lot grading modification. Property is not in the Designated Floodway Fringe Area Regulation; follows private approach guidelines; has a 2 ft. 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 under the Winnipeg Antennae Systems Policy.)
22. Building-mounted antennae where there is no structural alteration to a building and located more than 8 ft. 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 ft. above grade or not on a building at grade
24. Driveways to off-street parking areas, provided they follow private approach guidelines and setbacks
25. Tents less than 901 sq. ft. in all zoning districts
26. Short term rental accommodation in zoning districts where permitted
27. Barrier-free ramps and landings located on private property and outside the public right-of-way
28. Change of permitted use in existing shopping centres, except for assembly uses or when creating additional floor area
29. New window openings in single and two-family dwellings
30. Removal of doors or windows, unless in downtown or needs design review
31. Like-for-like exterior work for residential and commercial development not in downtown or planned area with design review
32. Change in exterior cladding material, not subject to design review/plan approval
33. Shade structures in public parks
34. Outdoor sweat lodges as accessory use
35. Restoration work on private property due to a City-led right-of-way renewal/rehabilitation project where the private property owner has consented to the work
36. Like-for-like fuel tank replacements
37. Change of use to establish an office in an existing building (excluding call centres) where there are no changes to site layout, parking, access or loading areas, no increase in gross floor area or building footprint, the space proposed for occupancy was previously approved for and occupied by a commercial use, and the property is in one of the following zoning districts:
 - Residential Mixed-Use (RMU), Transit-Oriented Development (TOD), Commercial Neighbourhood (C1), Commercial Community (C2), Commercial Corridor (C3), Commercial Regional (C4), Commercial Mixed-Use (CMU), Educational & Institutional (EI), Manufacturing Mixed-Use (MMU), Manufacturing Light (M1), or Manufacturing General (M2) under the Winnipeg Zoning By-law No. 200/2006; or Multiple-Use Sector (M), Downtown Living Sector (D), or Character Sector (C) under the Downtown Winnipeg Zoning By-law No. 100/2004

38. Change of use to establish a personal services use (excluding body modification establishments, cheque-cashing facilities, medical or dental clinics, funeral chapels and mortuaries) or a retail sales use (excluding auction rooms, landscaping or garden supplies and supermarkets) in an existing building where there are no changes to site layout, parking, access, or loading areas, no increase in gross floor area or building footprint, the space proposed for occupancy was previously approved for and occupied by a commercial use, and the property:
 - is not located in an area zoned under the Downtown Winnipeg Zoning By-law No. 100/2004
 - is in a Residential Mixed-Use (RMU), Transit-Oriented Development (TOD), Commercial Neighbourhood (C1), Commercial Community (C2), Commercial Corridor (C3), Commercial Regional (C4), Commercial Mixed-Use (CMU), Manufacturing Mixed-Use (MMU), or Manufacturing Light (M1) zoning district under the Winnipeg Zoning By-law No. 200/2006
39. Change of use to re-establish agricultural cultivation (farming), where the land was previously used for agricultural cultivation, the area and extent of cultivation are not expanding, and no new buildings are proposed for construction
40. Replacement of an existing fire escape, where there is no change in location, size, configuration, or extent
41. Like-for-like replacement of balconies, where there is no change in location, size, projection, configuration, or extent