
Master Plans Approval is a program designed to allow for faster processing of applications for new home construction.

Master Plans have been used in the City of Winnipeg permit application review process for many years.

Master Plans are sets of house plans that are reviewed, prior to the summer construction season, by the City of Winnipeg Plan Examination Branch for building code compliance to allow for pre-approval during the building permit application review process. Master Plans must be approved and registered before a building permit application can be made.

Effective April 6, 2004, The City of Winnipeg, in conjunction with the Manitoba Home Builders Association, introduced an enhanced Master Plans program that allows variable options to be used with the Master Plan.

This enhancement allows more flexibility compared with the house plans that are usually submitted for a building permit. The same set of plans can be used for a variety of building designs for houses. This flexibility allows more building permits to be issued with the same set of plans. It also eliminates the need for a new set of detailed plans to be submitted with every permit application.

As many design options as possible can be chosen by a builder when applying for a permit to construct a house, as long as the master plans on file have had these options approved in advance.

House builders who take advantage of the City of Winnipeg's New Home Master Plans Approval Program will be able to obtain their building permits within five (5) working days of permit application. Under this process a permit technician will review only the non-structural components of the house e.g. the windows, cladding and fire rating, for Building Code spatial separation requirements and a Zoning Development Officer will conduct a regular zoning review.

The Master Plans Approval Program includes the following design options:

- Variable elevation details
 - Variable roof framing options
 - Variable garage sizes
 - Variable alcove cantilever sizes, including allowing for smaller sizes using the same details
 - Variable alcove cantilever locations
 - Variable interior partition location and details
 - Variable foundation type options
 - Variable basement foundation widths and lengths
 - Allowance for new additional options to be added in the future
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PLANNING, PROPERTY
AND DEVELOPMENT
DEPARTMENT



For more information on this bulletin, please
contact

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or



Winnipeg
at your service.

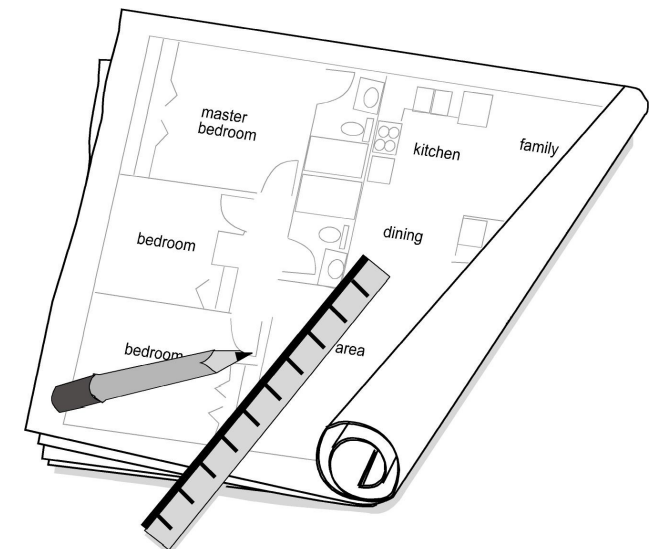
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July 2004

New Home Master Plans Approval Program

*A program for faster
processing of building
permit applications for
new home construction*



*Every effort has been made to ensure the accuracy of
information contained in this publication. However,
in the event of a discrepancy between this publication
and the governing City of Winnipeg By-law,
the By-law will take precedence.*