

Commercial Building Permit Process (New Construction and Additions)

Development Permit Review
Appointments should be arranged to discuss your proposal with a Zoning Development Officer (Phone: 936-4113). Development Permits can be issued prior to a Building Permit Application.

Application
31 - 30 Fort Street

Permit Technician
Reviews of documentation for completeness and identification of additional approvals

Commercial Tracker
Circulates plans and documentation

A Development Permit and Building Permit is required on all projects.
Development Permit - the construction of a building or structure on, over or under land, a change in the use or intensity of use of a building or land and the excavation of land.
Building Permit - applies to new construction, including the design, construction, erection, placement, or addition to a building or structure.

Zoning
31 - 30 Fort Street
Phone 936-6140

- Land Use
- Bulk regulations for Zoning Bylaws 6400/1994 and 160/2004
- Zoning Caveats
- Minor Variances
- Design Approval
- Parking and Loading
- Landscaping
- Fencing

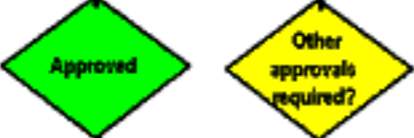
Community Services
Environmental Health Services Branch
33 Yarmock Street
Phone 936-2443

Reviews applications falling inside original City of Winnipeg boundaries (prior to amalgamation).

- Food Service Establishment
- Floor plan required: Equipment Lists & Finishing Materials (floor, walls, ceilings, countertops etc.)
- Public Recreational Water Facilities
- Licensed Care Facilities
- Personal Services (eg. Tattoos, Body Piercing)

Provincial Health
Phone 945-7100

Reviews applications falling outside original City of Winnipeg boundaries (prior to amalgamation).



Other Approvals

- Floodfringe
- Airport Vicinity
- Planning and Land Use**
15 - 30 Fort Street
Phone 936-2635
- Variance
- Conditional Use
- Building Design Board Approval
- Downtown Design Board Approval
- Consent Approval
- Rezoning
- Subdivision
- Zoning Agreement Amendment
- Plan Winnipeg Amendment
- Historical Buildings
- Waterways

Water and Waste
243 Ravelston Avenue West
Phone 936-3484

- Lot grading / drainage patterns
- Storm-water management - site drainage, roof drains, flow control
- Downspouts (rainwater leaders)
- Sump pump discharge pipe (outlet)
- Site servicing - sewer and water connections
- Water meter sizing - fixture count
- Multiple metering
- Backflow Prevention

Plan Examination Branch
82 - 30 Fort Street
936-6263

- Fire Protection
- Occupant Safety and Accessibility
- Structural
- Mechanical
- Electrical
- Floodfringe
- Airport Vicinity

Fire Department
Assess Fire lane(s)
Fire Hydrant location
Dangerous & Hazardous goods

- Structural Plan Examiner**
Structural, analysis, materials and loads
- Fire Protection**
Classification
Construction
Washrooms
Barrier-free design

Decision diamonds: 'Approved' (green), 'Foundation or Structural Frame' (yellow), 'Approved' (green).

- Electrical Plan Examiner**
Fire alarms
Exit lights
Transformers
Service distribution
- Mechanical Plan Examiner**
Fire Suppression systems
Cooking equipment
Duct collection

Public Works

Technology Services Engineering Division
186-1155 Pacific Avenue
Phone 936-4113

- Private Approaches & Walks
- Access to Construction site
- Damage Risk Assessment to City's Infrastructure/Plant

Transportation Division
190 Main Street
Phone 936-6239

- Projects abutting regional streets
- Commercial, Industrial and Multiple Family Projects
- Future right-of-way requirements
- Parking areas
- Construction in Public Right of Ways
- On site signage and lighting
- Private approaches
- Encroachment
- Access Routes
- Hoarding & fencing during construction
- Covered walkways

Streets Maintenance Division
184-1155 Pacific Avenue
Phone 936-6076

- Signage, trees, landscaping in Public Right of Way
- Proposed walks or approaches
- Encroachments
- Ditches
- Culvert crossings

Commercial Tracker
Assesses fees and contacts applicant for permit pickup

Cashier
Processes Payment

Applicant notified