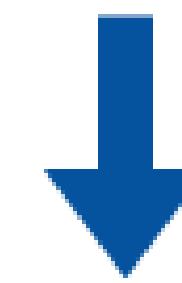
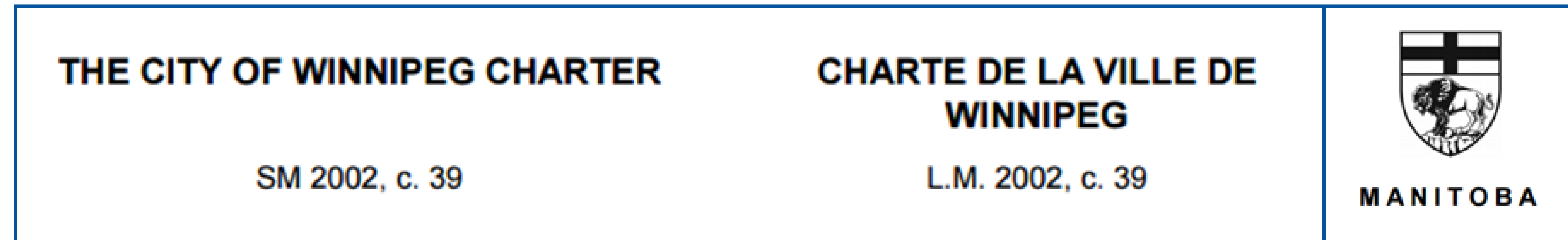


# Agenda

- 1) Development by right vs. Development Application
- 2) Decision-making Process: Who approves what and how?
- 3) Common Issues

# Policy Hierarchy



**LOCAL AREA PLANS**



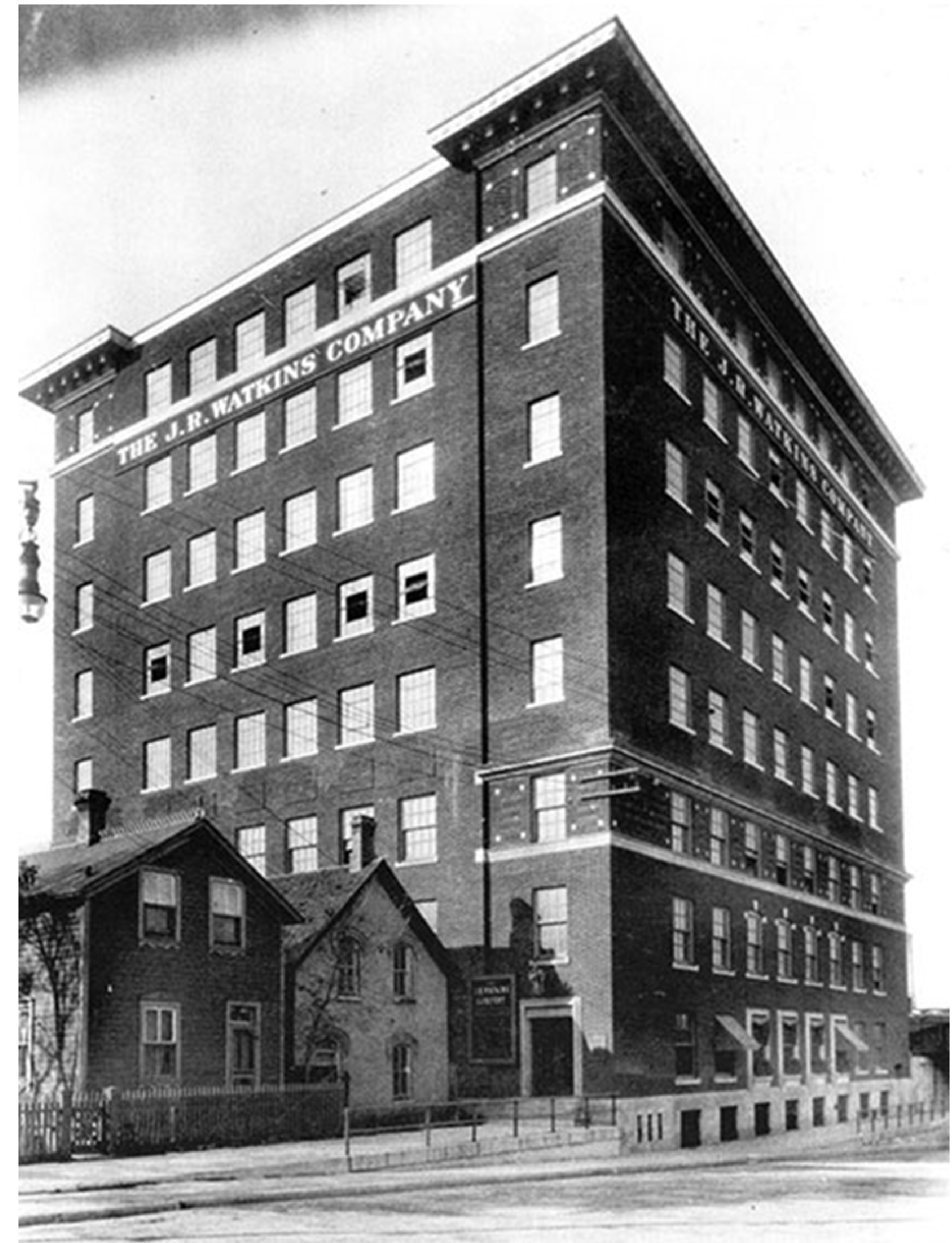
**ZONING**

**Zoning is a regulatory tool that manages the use and development of land and buildings.**

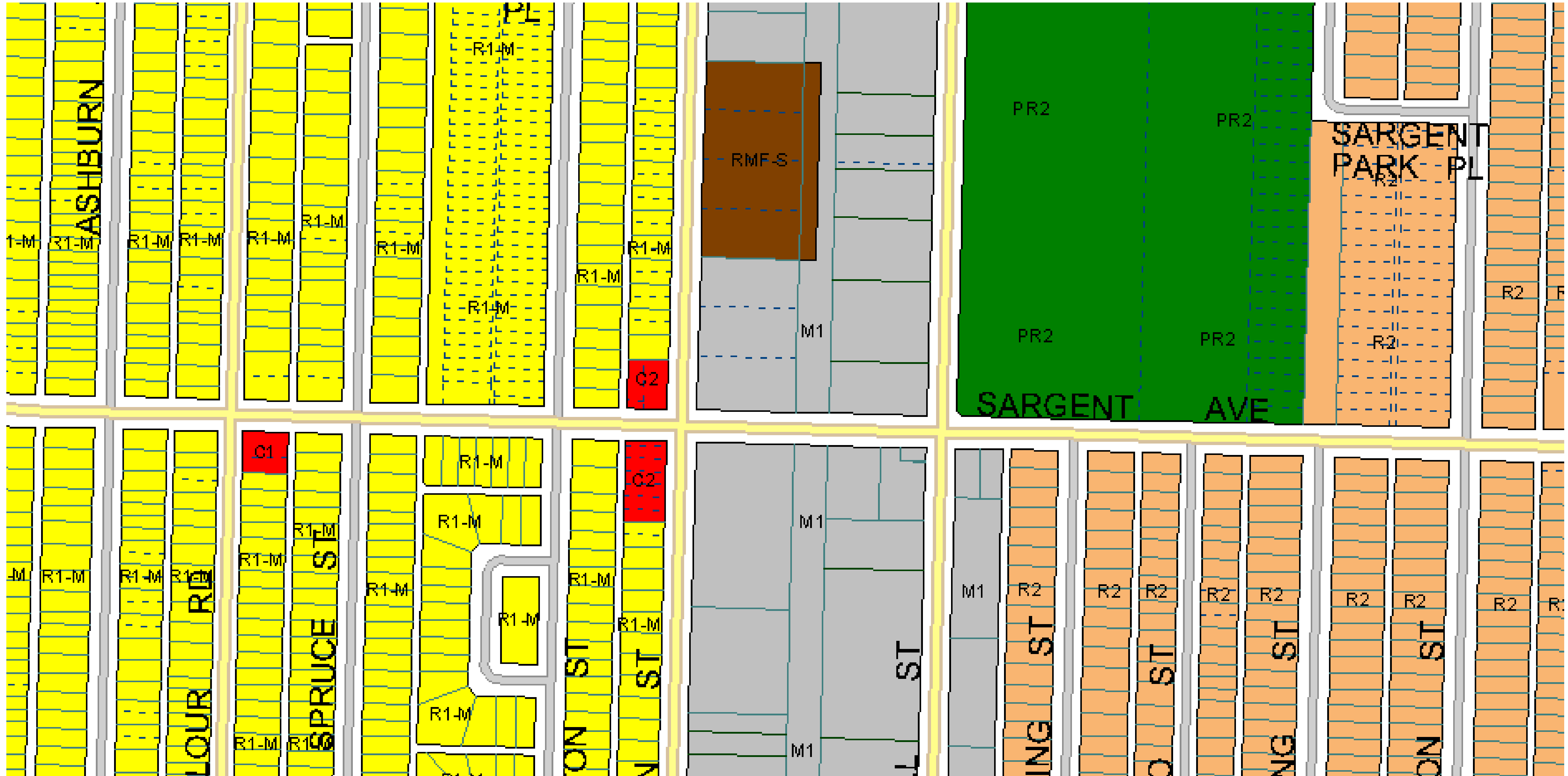
**There are two zoning by-laws applicable to the City of Winnipeg:**

***City of Winnipeg Zoning By-law No. 200/06***

***Downtown Zoning By-law No. 100/04***



# Zoning





## SECTION 137 – DIMENSIONAL STANDARDS

Zoning District and Designation	Minimum Lot Area (Sq. Ft.) [Notes a, e] amended 95/2014	Minimum Lot Width (Ft.) (Note e) amended 95/2014	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Side Yard (Ft.) [Note b]	Minimum Reverse Corner Street Side Yard (Ft.)	Maximum Height of Bldg. (Ft.)	Maximum Lot Coverage (%)
<b>Principal Residential Structure</b>								
<b>RR5</b>	5 acres	25	25	25	25	25	35	30
<b>RR2</b>	87,120	25	50	25	25	25	35	30
<b>R1-Estate</b>	20,000	25	30	25	10	20	35	30
<b>R1-Large</b>	5,500	25	20	25	4	10	35	40
<b>R1-Medium</b>	3,500	25	15 [note c & d]	25	4	4	35	45
<b>R1-Small</b>	2,500	25	15 [note c & d]	25	3 each, or 2 & 4	4	35	45
<b>RMH</b>	See section 147, <i>Residential Mobile Home Park District-Specific Standards</i>							
<b>R2</b>	5,000 (2,500 per dwelling unit for two-family; 800 per dwelling unit for multi-family)	25	20	25	4	10	35	NA

## **SUBDIVISION (DASSF, DAS, DASZ)**

Short form subdivisions: the subdivision (or consolidation) of property where no public street or lane is being created and a zoning change is not required. No public hearing required.

Long form subdivisions: the subdivision of property necessitating a zoning change and/or creates new public streets. Council approval required, with a public hearing at Community Committee.

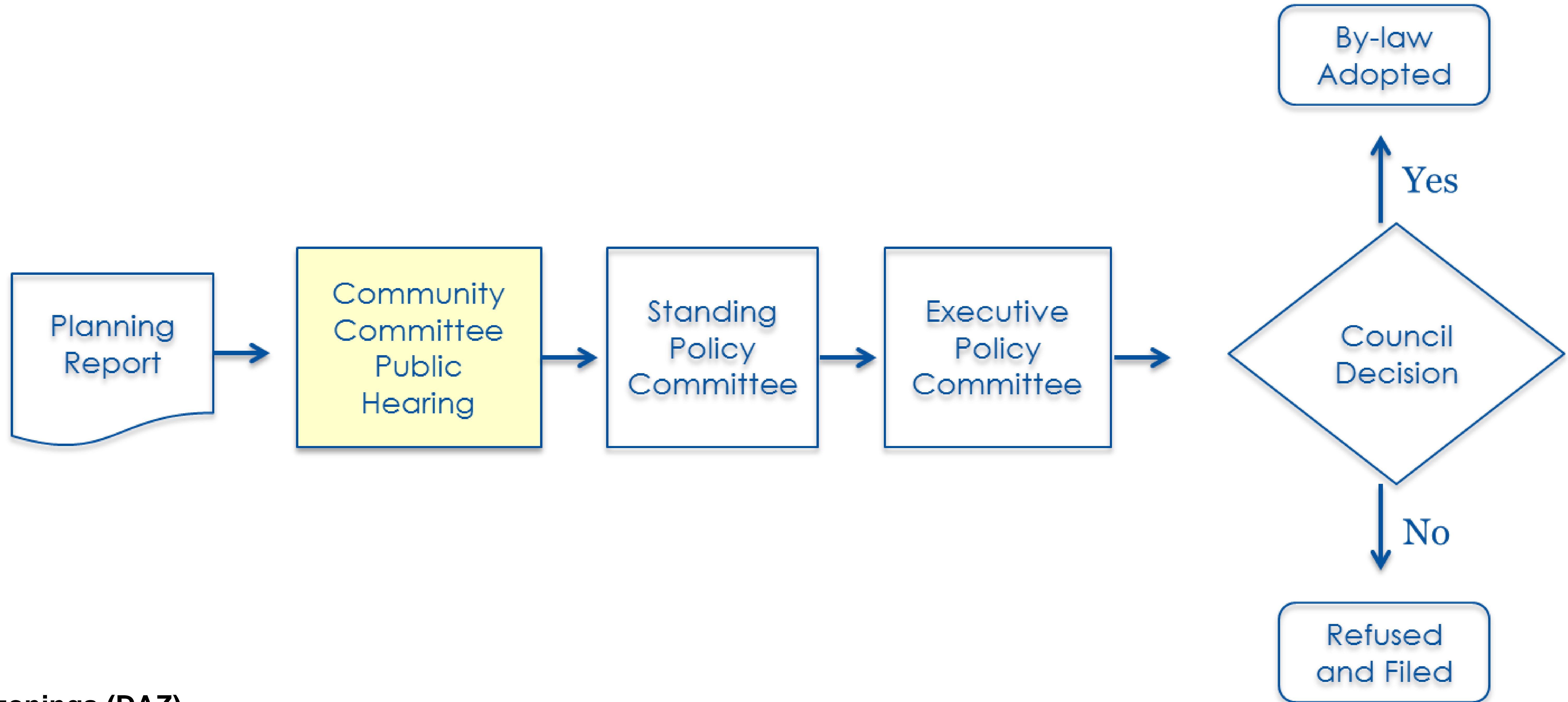
## **REZONING (DAZ)**

A request to change a property's zoning without creating new lots or modifying the property lines of an existing lot. Council approval required, with a public hearing at Community Committee.

## **ZONING AGREEMENT AMENDMENT (ZAA)**

Often established as a result of a rezoning/subdivision application, zoning agreements further manage a site's function and development, imposing additional conditions beyond the rules of the zoning by-law. Council approval required, with a public hearing at Community Committee.

# Decision-making Process

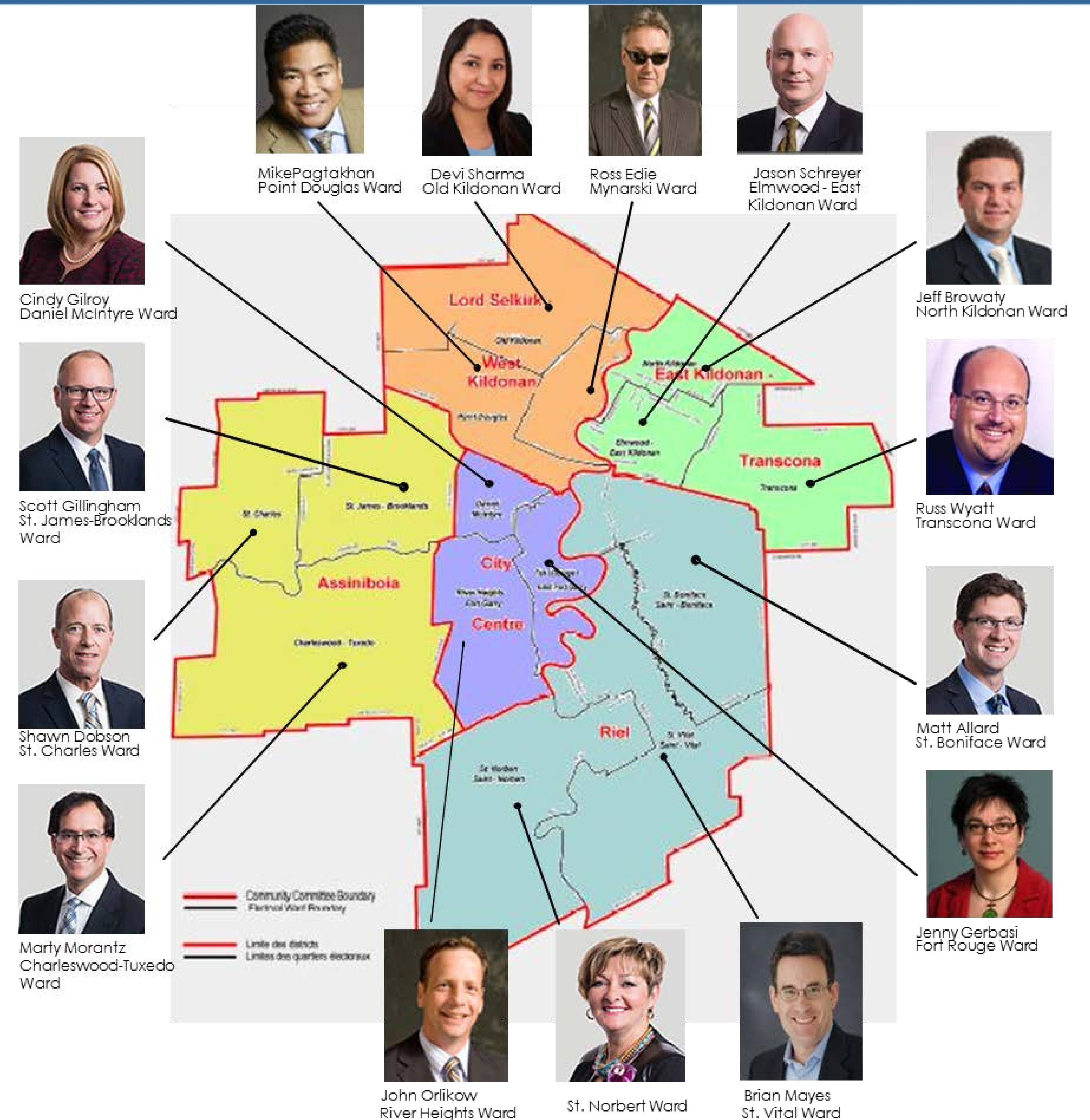


**Rezonings (DAZ)**  
**Rezoning and Subdivision (DASZ)**  
**Zoning Agreement Amendment (ZAA)**



# Decision-making Process

- Three Ward Councillors are grouped into 5 Community Committees
- Have authority to assign street names and conduct public hearings on land and licensing matters.



## **VARIANCE (DAV)**

In the zoning by-law, there are rules for development for each zoning district – building setbacks, building heights, lot coverage, etc. When a property owner finds it either impossible or impractical to meet these rules, a variance application may be filed to modify the zoning by-law provisions.

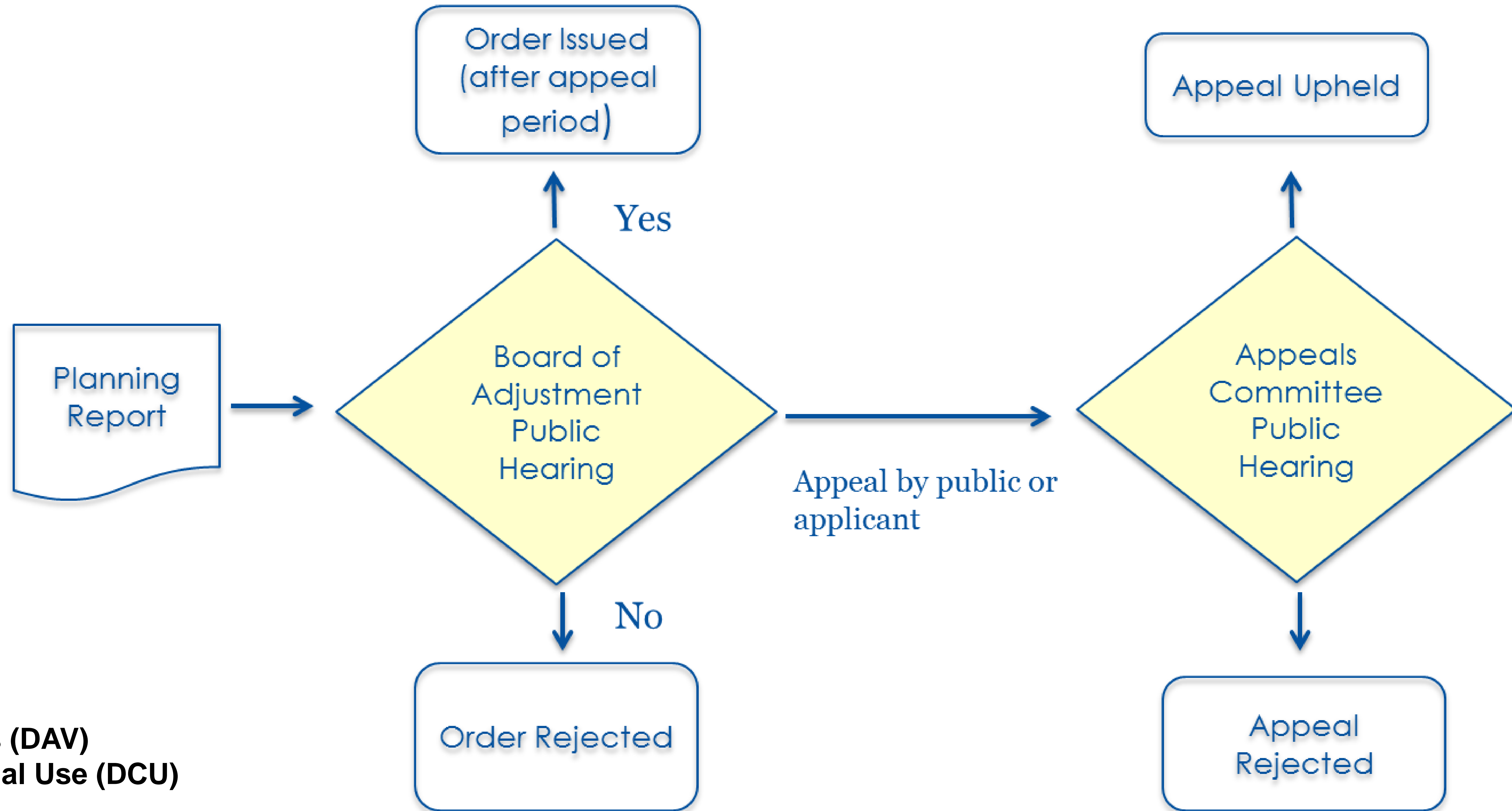
Most variances are approved by the Board of Adjustment, with appeals heard at the Appeals Committee.

## **CONDITIONAL USE (DCU)**

The zoning by-law prescribes all permitted and restricted land uses in each zoning district. Some uses are “conditional”, meaning their approval is subject to administrative review and a public hearing.

Conditional uses are approved by the Board of Adjustment, with appeals heard at the Appeals Committee.

# Decision-making Process



**Variances (DAV)**  
**Conditional Use (DCU)**

# Decision-making Process

## **PUBLIC HEARINGS**

A statutory requirement required by the City of Winnipeg Charter built into the decision-making process. Not optional.

Carried out by the City.

Public notification required.

Required to be held at a Committee of Council. Minutes are recorded to inform the decision-making process going forward.

## **OPEN HOUSES**

Typically carried out by the applicant.

Not legally required, although is usually strategically beneficial to the applicant.

City has guidelines for public open houses. It offers considerations such as:

- Avoid weekends, statutory holidays, dates of Community Committee meetings, etc.
- Host at a neutral site.
- Solicit feedback through an exit survey.

# Common Concerns



- Context sensitive
- Height and bulk
- Privacy – location of windows and doors
- Site design – garbage enclosure, landscaping, parking



# Residential Infill Strategy



**OurWinnipeg™**  
It's Our City, It's Our Plan, It's Our Time

[www.winnipeg.ca/infillstrategy](http://www.winnipeg.ca/infillstrategy)