

Heritage Conservation Districts

Under the Heritage Conservation Districts By-law No. 87/2018

A Guide to Obtaining Heritage Approvals and Permits



Heritage Conservation Districts conserve and manage change within areas of special architectural and historical significance. Since 2018, the City has been regulating alterations in Heritage Conservation Districts through Heritage Permits to ensure that these areas are a legacy for future generations.

The Heritage Permit is administered by the Planning, Property and Development Department pursuant to [the Heritage Conservation Districts By-law No. 87/2018](#).

This By-law identifies all designated Heritage Conservation Districts (HCDs), outlines the procedure for obtaining a Heritage Permit, and establishes the protections afforded to each HCD through a district-specific HCD Plan.

HOW DO I KNOW IF MY PROPERTY IS WITHIN A HERITAGE CONSERVATION DISTRICT?

Every designated HCD will have an HCD Plan added as a schedule to the Heritage Conservation Districts By-law. Additionally, a list of designated HCDs are posted on the City's website, winnipeg.ca/heritagedistricts

WHAT ARE "CHARACTER-DEFINING ELEMENTS"?

The character-defining elements of a Heritage Conservation District are the elements identified in each HCD Plan and are protected under the Heritage Conservation Districts By-law. These elements embody the HCD's heritage value and are protected from demolition and alterations.

Some examples of Character-Defining Elements in an HCD are:

- Turn of the century buildings with ornate facades
- Ornamental fencing
- Large front yards with soft landscaping

WHAT IS A HERITAGE PERMIT?

A Heritage Permit is a document which legally authorizes alterations to a property located within an HCD pursuant to the provisions of the Heritage Conservation Districts By-law.

WHY IS A HERITAGE PERMIT REQUIRED?

The Heritage Conservation Districts By-law states that a Heritage Permit authorizes the owner to carry out alterations in respect of a property located in an HCD. The Heritage Permit is required to ensure that alterations, additions, and new developments are consistent with the conservation of the special architectural and historical significance of the HCD.

WHEN IS A HERITAGE PERMIT REQUIRED?

A Heritage Permit is required prior to undertaking work on a property within an HCD. Each HCD Plan will list the type of work that does not require a Heritage Permit. If the work is not included on this list, you will require a heritage permit.

Some examples of work that may require a Heritage Permit in an HCD include:

- A new addition to a building that is visible from the street.
- A new infill building.
- A new fence in the front yard.

WHO SHOULD I CONTACT IF I'M NOT SURE OF MY BUILDING'S HERITAGE STATUS, RESTRICTIONS, AND REQUIREMENTS?

Contact the Planning, Property & Development Department, Urban Design Division, Heritage Unit at ppd-heritage@winnipeg.ca

WHAT IS THE PROCESS FOR RECEIVING A HERITAGE PERMIT?

A Heritage Permit must be applied for by completing an application form and by submitting required information. All Heritage Permit applications undergo review by Heritage staff and, at times, are referred to the HCD Advisory Committee. This review evaluates applications in accordance with best practices for heritage conservation as established by the HCD Plan and the [Standards and Guidelines for the Conservation of Historical Places in Canada](#). If an application is approved by Heritage staff, a Heritage Permit will be issued.



For a major project, such as an infill development, a pre-application meeting with the applicant and the HCD Advisory Committee may be arranged. This meeting should occur at the conceptual or schematic design stage of the project. There is no fee for this meeting. Contact Heritage staff for more information.

For information on the repair or replacement of heritage windows, please review the document [Guidelines for the Repair or Placement of Windows in Historic Buildings](#).

* To review the Standards and Guidelines for the Conservation of Historic Places in Canada, please refer to: winnipeg.ca/ppd/Heritage/DesignStandardsAndGuidelines.stm

*To review an HCD Plan, please review to the Heritage Conservation Districts website: winnipeg.ca/heritagedistricts

WHO MAKES THE APPLICATION FOR A HERITAGE PERMIT?

An application may be submitted by the owner or authorized representative.

WHAT INFORMATION IS REQUIRED TO APPLY FOR A HERITAGE PERMIT AND WHAT IS THE FEE?

An information brochure, available from Heritage staff, outlines the application requirements and fees.

Submission requirements include a completed application form, along with plans, reports, and images. Other information may be requested by Heritage staff.

The brochure is available to download online at: winnipeg.ca/ppd/Heritage/HeritageReviewPermits.stm

WHERE CAN I GET AN APPLICATION?

Application forms are available at:

Heritage Unit
15-30 Fort Street
Winnipeg, MB R3C 4X5
Online:

winnipeg.ca/ppd/Heritage/HeritageReviewPermits.stm

WHAT IF I PROCEED WITH CONSTRUCTION WITHOUT MAKING AN APPLICATION TO THE CITY?

Any person who begins or authorizes work in the regulated area without first obtaining approval from the City is in contravention of the Historical Resources By-law and is subject to a fine.

ALL DOCUMENTS ARE AVAILABLE ONLINE

winnipeg.ca/ppd/heritage



Planning, Property & Development
Urbanisme, biens et aménagement

Heritage Unit
ppd-heritage@winnipeg.ca | winnipeg.ca/ppd/heritage
Permits Direct Line
204-986-5140 | ppd-permit@winnipeg.ca

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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.