

**MULTIPLE FAMILY DWELLINGS**  
**DOING BUSINESS IN WINNIPEG BY-LAW NO. 91/2008**

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This document is a by-law extract of pertinent sections regarding the regulation of specific business activities as adopted by Council effective June 1, 2008. To view the Doing Business in Winnipeg By-Law in its entirety, visit: <http://clkapps.winnipeg.ca/dmis/>

**PART 1: GENERAL LICENSING PROVISIONS**

**DEFINITIONS**

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**“bed and breakfast establishment”** means a dwelling in which

- (a) sleeping accommodations are rented;
- (b) the maximum occupancy load, as determined by the Manitoba Building Code, is twelve or fewer;
- (c) breakfasts are provided; and
- (d) no individual is allowed to rent sleeping accommodations for more than 28 consecutive days;

but does not include:

- (e) a facility licensed or otherwise regulated in its provision of accommodations by the Government of Manitoba or the Government of Canada;
- (f) a hospital, a sanatorium or a facility designated by regulations under *The Mental Health Act*;
- (g) a personal care home licensed under *The Health Services Insurance Act*;
- (h) a residential care facility licensed under *The Social Services Administration Act*;
- (i) a shared facilities dwelling or a hostel;

**“converted residential dwelling”** means a Division II building as defined in the Residential Fire Safety By-law No. 4304/86 but does not include:

- (a) a building that would otherwise meet the definition of a Division II building but which complies with all applicable requirements for a Group C occupancy under the Manitoba Building Code;
- (b) a facility licensed or otherwise regulated in its provision of accommodations by the Government of Manitoba or the Government of Canada;
- (c) a hospital, a sanatorium or a facility designated by regulations under *The Mental Health Act*;
- (d) a personal care home licensed under *The Health Services Insurance Act*;
- (e) a residential care facility licensed under *The Social Services Administration Act*;
- (f) a bed and breakfast establishment.

*Residential Fire Safety By-law No. 4304/86*

*“Division II Building” means a building containing a residential occupancy, having a maximum building height of three storeys, and which was originally designed for use by one or two families but has been converted so as to provide more than two suites or more than one suite with a commercial occupancy.*

**“dwelling”** has the same meaning as in the Neighbourhood Liveability By-law No. 1/2008;

*Neighbourhood Liveability By-law No. 1/2008*

*“dwelling” means a building or other structure, all or part of which has been used, is used or is capable of being used for human habitation, and includes:*

- (a) a single or two-family dwelling house;
- (b) an apartment block or other multiple family residential building;
- (c) a group home, assisted living facility and dormitory;

- (d) a live-work space;
- (e) a mobile home or recreational vehicle;
- (f) a hostel; and
- (g) a hotel;

“dwelling unit” has the same meaning as in the Neighbourhood Liveability By-law No. 1/2008;

Neighbourhood Liveability By-law No. 1/2008

**“dwelling unit” means**

- (a) a single family dwelling house;
- (b) a suite within a dwelling; or
- (c) one or more connected rooms within a dwelling, which may or may not include sanitary or kitchen facilities, used as a residence by a single person or by two or more people, whether related or not, who are living together as a housekeeping unit;

“shared facilities dwelling” means a shared facilities dwelling as defined in Division 4;

Doing Business in Winnipeg 91/2008 Division 4 - Hostels

**“shared facilities dwelling” means a dwelling**

- (a) which is designed for sanitary facilities or cooking facilities to be shared by occupants of three or more dwelling units, whether or not the dwelling units are occupied; or
- (b) in which sanitary facilities or cooking facilities are shared by two or more residents of a dwelling unit that is not operated under a single tenancy;

*but does not include*

- (c) a facility licensed or otherwise regulated in its provision of accommodations by the Government of Manitoba or the Government of Canada;
- (d) a hospital, a sanatorium or a facility designated by regulations under The Mental Health Act;
- (e) a personal care home licensed under The Health Services Insurance Act;
- (f) a residential care facility licensed under The Social Services Administration Act;
- (g) a hostel or a bed and breakfast establishment.

## APPROVAL OF LICENCE APPLICATION

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61(2) A Shared Facilities Dwelling Licence, a Converted Residential Dwelling with Shared Facilities Licence or a Converted Residential Dwelling Licence must not be issued until the designated employee receives:

### Zoning Compliance

- (a) verification from a City employee authorized to administer and enforce the Winnipeg Zoning By-law or the Downtown Winnipeg Zoning By-law that operation of the business on the premises for which the licence is sought is permitted under one of those two zoning by-laws;
- (b) *repealed 127/2008*

### Occupancy Permit

- (c) where required by the Winnipeg Building By-law, a copy of an occupancy permit authorizing the business to occupy the premises for which the licence is sought.

### Compliance with Neighbourhood Liveability By-law Mandatory

- (d) in the case of a Converted Residential Dwellings with Shared Facilities Licence, verification from an individual authorized to administer or enforce the Neighbourhood Liveability By-law that the premises at which the converted residential dwelling with shared facilities is proposed to be operated meets the requirements of that By-law;

### **Fire Prevention**

61(3) A Converted Residential Dwelling Licence or a Converted Residential Dwelling with Shared Facilities Licence must not be issued until the designated employee receives verification from a City employee authorized to administer and enforce the Residential Fire Safety By-law No. 4304/86 that the premises at which the business is proposed to be operated or carried on meets the requirements of that By-law.

## **PART 2: RATES**

All licence fees are based on an annual licence, for one year from the business start date, and cannot be pro-rated, reduced or refunded. Licence holders renewing a licence must pay the fee as increased by the rate of inflation, or as otherwise approved by Council.

See **Licence Fees** page at [https://www.winnipeg.ca/cms/BLES/LS/business\\_licenses/licence\\_fees.stm](https://www.winnipeg.ca/cms/BLES/LS/business_licenses/licence_fees.stm).