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## Attached Secondary Suite (DCU "B") Conditional Use Application Form

Use this application if a project includes an attached secondary suite that does not meet all zoning rules. An attached secondary suite is a separate living space added to or created in a single-family home. It must meet specific standards under the Zoning By-law. If the suite does not meet those standards, conditional use approval is required.

#### What is an attached secondary suite?

A "secondary suite, attached" use is an accessory dwelling unit that is added to or created within a single-family dwelling residence that provides basic requirements for living, sleeping, cooking and sanitation. Only one (1) secondary suite, either attached or detached, shall be allowed per zoning lot.

#### What is a conditional use?

A "conditional use" means a building or land use that may be unique in its characteristics or operation, which could have an impact on adjoining properties. While the attached secondary suite use is permitted as an accessory use to the principal single-family dwelling use, a conditional use application is required when an attached secondary suite use does not meet the applicable Use Specific Standards of Zoning By-law No. 200/2006.

#### How long does the conditional use process take?

The length of time to process depends on the complexity of the application proposal and the completeness of the required documentation and information (refer to the checklist under "Application Submission Requirements"). In general, the process takes approximately six to eight weeks from the date of the application submission to complete. Complicated applications may take longer.

#### What happens during the conditional use process?

Once the application is submitted to a Zoning Development Officer and the applicable fees have been paid, the file is circulated to the Area Planner. The Planner will review the application and prepare a report outlining their recommendation to support the conditional use with conditions, request for changes in order to approve the conditional use or reject the conditional use altogether.

The criteria to approve a conditional use application are based on Subsection 247(3) of *The City of Winnipeg Charter*, which includes the following:

- (a) Is consistent with Plan Winnipeg and any applicable secondary plan
- (b) Does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway
- (c) Is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property
- (d) Is compatible with the area in which the property to be affected is situated

In the letter of intent, please explain how each criterion is met. This is an opportunity to address all issues and reduce the possibility of an important factor being overlooked.

Once the Area Planner approves the conditional use for posting, the variance clerk will create the public notices and contact the applicant to pick up the notices from the Zoning and Permits office. The applicant must post the notices on the subject property for a period of 14 days in a visible location facing the street(s) and/or lane(s). The applicant is responsible for maintaining the notices during the required 14-day posting period (as per Subsection 118 of *The City of Winnipeg Charter*). Should the notices be removed or damaged during the posting period, the applicant must contact the Zoning and Permits office for replacement notices.



The public notices inform the neighbourhood of the purpose of the conditional use and the date, time and location of the public hearing. On the day of the hearing, the decision maker (i.e. Community Committee [CC]) will decide whether to support the conditional use with conditions, request for changes in order to approve the conditional use or reject the conditional use altogether.

After the hearing, the City Clerk's Department generates a conditional use order which outlines the decision made by the CC, any conditions that the conditional use must abide by, and instructions on how to appeal the decision. If no appeals are received by the deadline specified on the order, the decision made on the conditional use order is deemed to be in effect.

# What happens if the development planning officer supports the conditional use but the application is appealed by <u>neighbours</u>?

- Any neighbouring property owner(s) who oppose the conditional use granted by the order may appeal the
  decision by submitting a written notice to the City Clerks Department prior to the end of the 14-day posting
  period as specified on the public notice
- The applicant shall be notified by registered mail of any appeals
- If there are appeals, the property is posted for a second 14-day period informing the neighbourhood of the appeal hearing date. The matter is heard before the Appeal Committee at City Hall, 510 Main Street.
- The Appeal Committee may dismiss the appeal (i.e. allow the original conditional use order to be confirmed), grant the appeal (i.e. dismiss the original order), or allow the appeal in part placing conditions on an Appeal Order
- If the <u>original order</u> is **dismissed** (i.e. the conditional use is **rejected**), the applicant cannot re-apply for the same conditional use within one (1) year from the date of the Appeal Order and a building or development permit cannot be issued for the proposed work

# What happens if the development planning officer rejects the conditional use but the application is appealed by the <u>applicant</u>?

**Please note:** The Development Planning Officer will contact the applicant prior to formally rejecting a conditional use application. The applicant may appeal a reject order as per the procedure below:

- If the Director of Planning Property and Development (or designate) **rejects** the conditional use application, the applicant shall be notified of the decision by registered mail
- The applicant may appeal the rejected order by submitting a written notice to the City Clerks Department prior to the conclusion of the appeal period as specified on the conditional use order
- The subject property is posted for a 14-day period informing the neighbourhood of the appeal and hearing date. The matter is heard before the Appeal Committee at City Hall, 510 Main Street
- The Appeal Committee may **dismiss the appeal** (i.e. allow the rejected order to be confirmed) or **grant the appeal** (i.e. dismiss the rejected order)
- If the **appeal is dismissed** (i.e. the conditional use is **rejected**), the applicant cannot re-apply for the same conditional use within one (1) year from the date of the Appeal Order and a building or development permit cannot be issued for the proposed work





#### How to reach us:

**Address:** Zoning & Permits

Unit 31-30 Fort St. Winnipeg, MB R3C 4X7

**Phone:** 204-986-5140

**Email:** Questions: ppd-zdo@winnipeg.ca

Applications: ppd-zoningapplications@winnipeg.ca

**Hours of operation:** Tuesday to Friday 8:30 a.m. to 4:30 p.m. Please note the office is closed to customers on Mondays. However, staff are available for telephone and email inquiries, and completed applications may be

dropped off in-person.

#### **Before applying:**

- 1. We recommend arranging an appointment with a Zoning Development Officer to discuss your upcoming application. To schedule a meeting, please call Permits Direct Line at 204-986-5140 or email <a href="mailto:ppd-permitappointments@winnipeg.ca">ppd-permitappointments@winnipeg.ca</a>.
- 2. Contact the Area/District Planner to confirm whether they will support your proposal. Please view the planning assignments map at <u>winnipeg.ca/PlanningAssignments</u> to determine the Planner for your area.
- 3. Contact the Water and Waste department to request a <u>capacity assessment</u> for the water, sewer, and land drainage systems for the proposed development.

#### How to apply:

#### Permits Online (recommended option):

Apply online at winnipeg.ca/permitsonline.

#### By email:

You can submit digital copies of your application documents to <a href="mailto:ppd-zoningapplications@winnipeg.ca">ppd-zoningapplications@winnipeg.ca</a>.

#### By mail, courier or drop off:

If you're unable to email your application, you can mail, courier or drop off your application package (maximum size of 11" x 17") to Zoning and Permits (Unit 31 – 30 Fort Street, Winnipeg, MB, R3C 4X7). Free customer parking is located in the surface parking lot off Assiniboine Avenue at Garry Street and designated customer parking stalls are available. Please register your vehicle license number with the front desk clerk at the Zoning and Permits office.

#### Fees: All fees are subject to change

Conditional use application fee to establish an attached secondary suite use	\$ 274.00 (fee) + 13.70 GST \$ 287.70
Conditional use application fee to maintain an attached secondary suite use (established without an approved permit)	\$ 660.00 (fee) + 33.00 GST \$ 693.00

Payments can be made in Permits Online, in-person, by mail or by calling Permits Direct Line at 204-986-5140 and following the prompts to speak to the cashier. Please note that the individual invoices of more than \$10,000 must be paid by cheque or bank draft, which can be made payable to the "City of Winnipeg".

Application fees must be paid before the application can be circulated to City departments for review. Please refer to the checklists under "Application Submission Requirements" to ensure you have supplied the required documentation and plans in order to avoid delays in processing.

**Refunds:** A conditional use application withdrawn prior to administrative approval or public posting may receive a partial refund that is 25% of the total application fee. A conditional use application withdrawn **after** administrative





approval and public posting is **not refundable**. Refunds are administered under the City of Winnipeg Planning, Development and Building Fees and Charges Booklet.

### **Application Submission Requirements**

Date:
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#### **Address information:**

Project address	Street number:	Street name:	
Legal description	Lot number:	Block number:	Plan number:

#### **Applicant information:**

	Applicant name: (print)			
Applicant information	Mailing address:	City & province:	Postal code:	
	Daytime phone number:	Email address:		

**Document and digital submission requirements:** To submit your application via email, provide a separate PDF file, named as indicated, for each of the documents that are applicable to your application.

Required	Documents must be submitted with the initial application package, unless they are not applicable to the context of the proposed development application.
May be required	Documents do not need to be submitted with the initial application package. Once your application is received, you will be notified if any of the "may be required" documents need to be submitted for the application to be deemed complete for processing.

#### **Key documents**

Type of document	Explanations & notes
Current status of title	A Status of Title is a document that identifies property ownership and is available from The Winnipeg Land Titles Office. It must be dated within three months of the application to verify current ownership, etc. For more information, visit <u>Teranet Manitoba</u>
Letter of intent (including project vision, use(s), project statistics, number of employees, hours of operation, etc.)	This letter should provide a description of the proposal, planning rationale such as how the proposal addresses Council policy, how it is compatible with its surrounding context, and a description of proposed measures to mitigate expected on- and off-site impacts. This letter should also provide a development summary, such as total gross land area, proposed area (in acres) of each land use category and zoning district, anticipated number of lots and units per land use category, proposed use of land and structures, etc.
City of Winnipeg caveats	Listed on the status of title as active instruments. Available from the Winnipeg Land Titles Office. For more information, visit <u>Teranet Manitoba</u>





### **Plans of development**

Type of document	Explanations & notes		
Letter of authorization	Written authorization by all registered owner(s) of the land whose name(s) appear on the Status of Title. If the owner on the Title is a company name or number, the person signing the letter must state the company name or number as shown on the Title and that (s)he is authorized to sign for that company. Please see template at the end of this document.		
Letter of support	Written support or signatures of support from adjoining property owners who may be adversely affected by the proposed development.		
	Detailed, fully dimensioned, drawn to sca	le site plan including the following:	
Site plan	Project name  Municipal address  Dimensioned property lines  Dimensioned setbacks  Scale  North arrow  Streets labeled	Existing and proposed structures (number, location and height)  Parking spaces  Proposed buffers or landscaped yards  Pedestrian connections  Floodway and flood fringe levels	
Floor plans	Detailed, fully dimensioned, drawn to scale floor plans showing the interior layout of the building including labels and dimensions of all rooms.		
Building location certificate	A Building Location Certificate (or surveyor's certificate) is a document prepared by a Manitoba Land Surveyor illustrating the location of buildings or structures on the land with dimensions. An application may be accepted without a Building Location Certificate for use of vacant land if the applicant can show that the proposed use meets the Zoning By-law. Visit the <u>Association of Manitoba Land Surveyors website</u> for more information.  In some cases, a detailed, well-drawn, fully dimensioned site plan may be substituted at the City's discretion.		
Building elevations	Detailed, fully dimensioned, drawn to scale building elevations outlining the exterior appearance of the building. Learn more about <u>building elevation</u> requirements.		





### **Letter of Authorization**

Registered owner(s) of the property whose name(s) appear on the title.

To:	The City of Winnipeg	Date:
	Planning, Property & Development Department	
	Zoning & Permits	
	31 – 30 Fort St.	
	Winnipeg, Manitoba R3C 4X7	
	. 0	
DE.		(address or local description of application)
KE:		(address or legal description of application)
I (we) h	nereby give authorization to:	
		_ (Applicant's name)
То арр	ly for a development application for the above address	5.
• •		
Registe	ered owner(s) on the current Status of Title or Certificat	te of Title:
		C:t
Please	e print name and company name (if applicable)	Signature
Dlagge	a print page and sampany page (if applicable)	Cianatura
Please	e print name and company name (if applicable)	Signature
Place	p print name and company name (if applicable)	Signaturo
riease	e print name and company name (if applicable)	Signature
Please	e print name and company name (if applicable)	Signature
i icase	. print hame and company hame (ii applicable)	oignature





## **Request for a Support of a Zoning Conditional Use**

(Signatures of support from adjoining impacted neighbours)

To:	The City of Winnip Planning, Propert	y & Development Departm	ent	Date:
	Zoning & Permits			
	31 – 30 Fort St.	D0.0 AV7		
	Winnipeg, Manitol	oa R3C 4X7		
RE: _		(address o	or legal description of ap	plication)
consu oremis		ours on my request for reli	ef on the following zonii	ng restriction(s) at the above referenced
Pleas	e provide a brief de	scription of the Condition	nal Use application in t	he space provided below.)
Γhe fol	llowing neighbours s	upport/do not oppose my	request for a Zoning Co	nditional Use:
	Name	Address	Daytime phone number	Signature(s)





# **Letter of Intent - City of Winnipeg - Zoning & Permits**

Date		File number	
Name of applicant			
Property address			
Proposed structure/ renovation			
What is/are the reason(s	s) for this development? (Please attach any f	urther hard co	pies if more room is
<u> </u>			
low would it impact you	u, if you cannot proceed with this proposed d	levelopment?	
low will the new develo	pment impact your neighbours/ neighbourh	ood?	
			·





# **Letter of Intent - City of Winnipeg - Zoning & Permits**

Date		File number
Name of applicant		
Property address		
Proposed structure/ renovation		
oes this new developm	ent affect any current developments on you	r lot?
lave you discussed you	r plans with other city staff or professionals	in the City of Winnipeg?
-		
	et by-laws create a hardship specifically to the total by-law requirements):	e proposed development (why your new





### **Letter of Intent - City of Winnipeg - Zoning & Permits**

Date		File number	
Name of applicant			
Property address			
Proposed structure/ renovation			
Additional comments:			
<del></del>			
Signature(s) of applican	t(s):		
Signature:	Date: _		
Signature:	Date: _		
Signature:	Date: _		
Signature:	Date: _		

We are collecting your personal information to manage and administer your application. *The Freedom of Information and Protection of Privacy Act (FIPPA)* section 36(1)(b) allows us to collect it for this purpose, while FIPPA section 44(1)(a) allows us to disclose it. FIPPA gives you privacy rights, and we do not use or share your personal information for any other purpose unless it is authorized by law or with your consent. Contact the City of Winnipeg Corporate Access and Privacy Officer at <a href="FIPPA@winnipeg.ca">FIPPA@winnipeg.ca</a> or dial 311 if you have questions about this collection of your personal information.