

# Detached Secondary Suite or Care Home (DCU "C") Conditional Use Application Form

Use this application if a project includes a detached secondary suite or care home. This is listed as a conditional use under the Zoning By-law.

A detached secondary suite is a separate living space located on the same lot as a single-family home but not attached to it. A care home provides residential accommodation and care for people living on-site. A conditional use is a land use that may have unique impacts and needs extra review.

#### What is a detached secondary suite?

A "secondary suite, detached" is a dwelling unit that is accessory to, but not attached to a single-family dwelling residence that provides basic requirements for living, sleeping, cooking and sanitation. Only one secondary suite either attached or detached, shall be allowed per zoning lot.

#### What is a care home?

A care home is a building or portion of a building used for the boarding or other residential accommodation and/or the care, treatment or supervision of persons in which care, treatment or supervision is not provided to any persons not resident in the care home and does not affect the residential character of the neighbourhood.

#### 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. A conditional use is a use of land listed as "conditional" under the use tables in the Zoning By-law.

#### 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 there are no appeals received by the deadline specified in the order, the decision made on the conditional use order is deemed to be in effect.

# What happens if the Community Committee supports the conditional use, but the application is appealed by neighbours?

- 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 appeal
  period as specified on the conditional use order
- 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 (allow the original conditional use order to be confirmed), grant the appeal (dismiss the original order), or allow the appeal in part placing conditions on an Appeal Order
- If the original order is **dismissed** (the conditional use is **rejected**), the applicant cannot re-apply for the same conditional use within one 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 Community Committee rejects the conditional use, but the application is appealed by the applicant?

- The applicant may appeal the rejected order by submitting a written notice to the City Clerks Department prior to the end of the 14-day appeal period as specified on the conditional use order
- The subject 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** (allow the rejected order to be confirmed) or **grant the appeal** (i.e. dismiss the rejected order)
- If the **appeal is dismissed** (the conditional use is **rejected**), the applicant cannot re-apply for the same conditional use within one 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 <u>winnipeg.ca/permitsonline</u>.

#### By email:

You can submit digital copies of your application documents to ppd-zoningapplications@winnipeg.ca.

#### 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:

Conditional Use Application Fee to Establish a Detached Secondary Suite or Care Home Use

Conditional Use Application Fee to Maintain a Detached Secondary Suite Use (established without an approved permit)

Conditional Use Application Fee to Maintain a Care Home Use (established without an approved permit)

Fees will be assessed at the time of application. Refer to the <u>Planning</u>, <u>Development and</u> <u>Building Fees and Charges</u> schedule for more information.

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 \$1,000 must be paid by certified 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.





# **Application Submission Requirements**

Date:		

#### **Address information:**

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

**Applicant information:** 

Applicant information	Applicant name: (print)				
	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.
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.
Assessment of adequacy of public services / site servicing study / lot grade plan	Drawings that demonstrate how the suite will connect to existing water and sewer lines. This can be achieved by the following options:  Option 1 - install new sewer and water service pipes from within the existing residence, or from some suitable location on private property, to the new detached secondary suite using a licensed sewer and water contractor and plumbing contractor.  Option 2 - install new connections from the City sewer and water mains to the new detached secondary suite using a licensed sewer and water contractor and licensed plumbing contractor as required.
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>
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. A Building Location Certificate may be determined to be mandatory in cases where development/construction has started without prior approval or permits.
Title plot	When there is more than one title affecting the property, the title numbers are plotted on a map to ensure that all lands described on the titles have been received.



## **Plans of development**

Type of document	Explanations & notes	
	Detailed, fully dimensioned, drawn to scale	site plan including the following:
Site plan	☐ Project name	☐ Land parcel area
	☐ Municipal address	Pedestrian connections
	□ North arrow	☐ Existing and proposed structures (number,
	☐ Dimensioned setbacks	location and height)
	□ Proposed use	☐ ■ Boundary survey (total acreage, zoning, date, north arrow and vicinity map)
	Scale	☐ Floodway and flood fringe levels
	☐ ☑ Dimensioned property lines	☐ Features adjacent to parcel (City streets,
	□ Streets labeled	sidewalks, curb cuts, median breaks)
	☐	☐ ☐ Easements and utility rights of way
	☐	(depth, width, location, type and
	spaces, drive aisles, driveways, accessible parking, ingress / egress,	registration number)  Nearby transit stops
	loading etc.)	Garbage enclosures
	☐ Screening or treatment of any	
	natural features	Free standing and accessible parking signs
	☐ Proposed buffers or landscaped	Bicycle parking
	yards	☐ Mechanical equipment
	Plan outlining the dimensions and labels of	the parcels or lots that are being created or
Plan of subdivision	amalgamated. Information on the existing a included.	and/or proposed zoning district(s) should be
Digital graphic	Learn more about <u>digital graphic requireme</u>	ents.
	-	floor plans showing the interior layout of the
Floor plans	building including labels and dimensions of	
Puilding aloyations	Detailed, fully dimensioned, drawn to scale appearance of the building. Learn more abo	
Building elevations	Detailed, fully dimensioned, drawn to scale	<u> </u>
Landscaping plan		
	☐ ☐ Plant list (number, size and species)	Open space
	Planting to be removed or kept (num species)	
	New planting (number, location and	Screening Screening
P	Written support or signatures of support fro	
Letter of support		oment. Please see template at the end of this
Dranged wheeler	Number of phases and anticipated time of c	completion.
Proposed phasing		





	Planning & design		Eng
	Parking study Colour renderings Sun / shadow study Street level visualization of proposed		Community tr transportation in Stormwater m Servicing opti
	Public consultation program  Arborist report  Context photos Financial impact assessment Commercial land supply study Cultural heritage impact statement (Historical Resources)		Geotechnical Groundwater Wind study Photometric p Noise / vibrati Parking functi checks, clearance turn)
_ _ _	Employment land supply study Residential land supply study Archeological resource assessment		

Engineering studies				
□ [i	Community transportation study and / or ansportation impact study			
	Stormwater management report			
	Servicing options report			
	Geotechnical study / slope stability study			
	Groundwater impact study			
	Wind study			
	Photometric plans			
	Noise / vibration study			
	Parking functionality analysis (vehicle access necks, clearances, swept path analysis - e.g., auto rn)			





## **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	
RE:		(address or legal description of application)
I (we) I	hereby give authorization to:	
		_ (Applicant's name)
To app	oly for a development application for the above address	5.
Regist	ered owner(s) on the current Status of Title or Certificat	re of Title:
regise	ered owner(s) on the editient states of title of certifical	e of free.
Please	e print name and company name (if applicable)	Signature
Please	e print name and company name (if applicable)	Signature
Please	e print name and company name (if applicable)	Signature
		<b>o</b>
Please	e print name and company name (if applicable)	Signature





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

Signatures of support from adjoining impacted neighbours.

To:	The City of Winnip	eg		Date:	
		y & Development Departme	ent		
	Zoning & Permits				
	31 – 30 Fort St.	D0.0.4V7			
	Winnipeg, Manito	oa R3C 4X7			
RE: _		(address or	· legal description of ap	plication)	
	h 1 M	. ( )			
rconsu premis		ours on my request for relie	er on the following zoni	ng restriction(s) at the above reference	:ea
Please	provide a brief desc	ription of the Conditional U	se in the snace provide	d below	
icasc	provide a brief dese	inplient of the conditional o	se in the space provide	a below.	
The fo	llowing neighbours s	upport/do not oppose my r	equest for the following	g conditional use (select <b>one</b> ):	
	one secondary suit	e, detached use accessory t	o a single-family dwelli	ng residence	
	a care home use				
			Daytime		
	Name	Address	phone number	Signature(s)	

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.