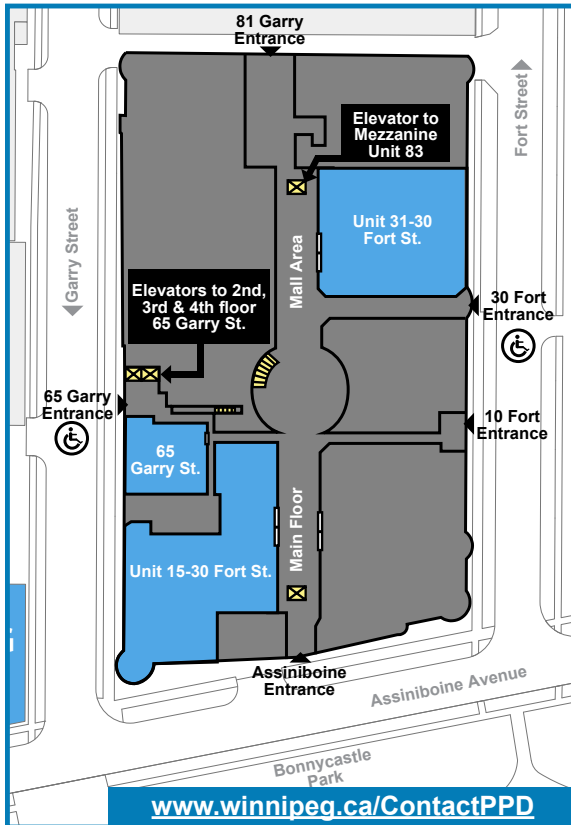


Planning, Property & Development Department
83 - 30 Fort Street Winnipeg, Manitoba R3C 4X7

www.winnipeg.ca/ppd



Planning, Property
and Development
Department

For more information on this bulletin,
please contact:

Zoning and Permits Branch
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or



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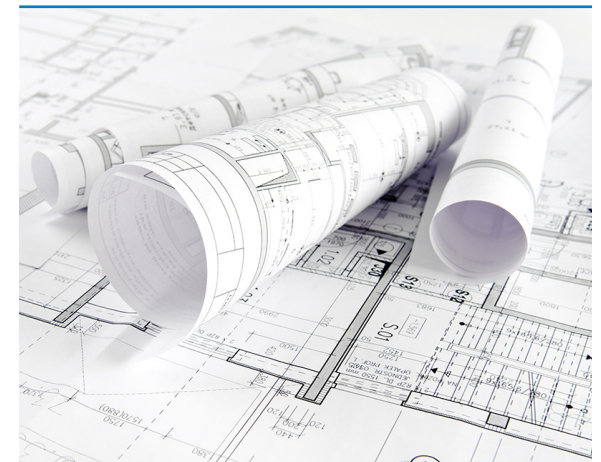
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*Every effort has been made to ensure the accuracy
of information in this brochure. In the event of a
discrepancy between this booklet and the governing
City of Winnipeg By-law, the By-law will take
precedence.*

September 2017

NEW HOME MASTER PLANS APPROVAL PROGRAM

A program for faster processing
of building permit applications
for new home construction



Master Plans Approval

is a program designed to allow for faster processing of applications for new home construction. Master Plans have been used in the City of Winnipeg permit application review process for many years.

Master Plans are sets of house plans that are reviewed by the City of Winnipeg Plan Examination Branch for building code compliance to allow for pre-approval during the building permit application review process. Master Plans must be approved and registered before a building permit application can be made.

This program allows more flexibility compared with the house plans that are usually submitted for a building permit. The same set of plans can be used for a variety of building designs for houses. This flexibility allows more building permits to be issued with the same set of plans. It also eliminates the need for a new set of detailed plans to be submitted with every permit application.

Each permit application submission using an approved Master Plan must be accompanied by a sealed and signed Professional Designer's Certificate (RPDC) for Housing for the specific address of the build.

As many design options as possible can be chosen by a builder when applying for a permit to construct a house, as long as the master plans on file have had these options approved in advance.

Home builders who take advantage of the City of Winnipeg's New Home Master Plans Approval Program will be able to obtain their building permits within five (5) working days of permit application. *Under this process a permit technician will review only the non-structural components of the house e.g. the windows, cladding and fire rating for Building Code spatial separation requirements and a Zoning Development Officer will conduct a regular zoning review.

* With the exception of new construction subject to:

- Airport vicinity protection area,
- Floodway fringe regulat or
- Infill properties.

The Master Plans Approval Program includes the following design options:

- Variable elevation details
 - Variable roof framing options
 - Variable garage sizes
 - Variable alcove cantilever sizes, including allowing for smaller sizes using the same details
 - Variable alcove cantilever locations
 - Variable interior partition location and details
 - Variable foundation type options
 - Variable basement foundation widths and lengths
 - Allowance for new additional options to be added in the future
-