

Information Bulletin

Infill Housing Construction Regulations

Infill housing construction refers to construction on sites located in established neighbourhoods and includes single detached houses, semi-detached houses, duplexes as well as multi-dwelling residential complexes.

The infill housing process may include the demolition of an existing structure to facilitate the construction of the new dwelling. This may raise concerns for owners of neighbouring properties and for the community at large. Some of these concerns could include, but may not be limited to:

- Public safety on and around the building/construction site,
- Potential damage to neighbouring properties including fences, landscaping, sidewalks, etc.,
- Improper site drainage,
- Unsightly and scattered construction debris,
- Storage of demolition and building construction materials.

Public Safety

Property owners and builders must consider public safety during all stages of demolition, excavation and construction.

A house number, visible from the street, must be maintained on the site until construction is completed.

As soon as demolition or construction begins, the site must be fenced with a continuous 6 foot high metal fence installed around the site to prevent access by unauthorized persons and animals. The fence must be situated entirely on the construction site and cannot extend beyond any property lines. If the neighboring property owners refuse access to their property, it remains the contractor's responsibility to find an alternative way to install and maintain the security fence. This fence shall remain in place until the structure is sealed and secured, the excavations have been backfilled and building materials are no longer being stored on the property.

Potential Damage

Damage to adjacent properties is not permitted, however damage does occur occasionally. It is the responsibility of the owner/contractor/constructor to repair all damages caused by them or their sub-trades during the demolition and construction process.

Proper soil stabilization may be required on the sides when excavating close to neighbouring properties. This may include shoring to protect adjacent structures and foundations. The authority having jurisdiction may require that the demolition and excavation be engineered.

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Issued by:

Housing Inspection Branch

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October 10, 2017

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Entering onto private properties is considered trespass and is not condoned or recommended. Always obtain consent from neighbouring property owners before entering onto their property.

Property Drainage

When a lot is under construction, storm runoff must be managed in such a way as to avoid negative effects on neighbouring properties.

Material Storage

The owner/contractor/constructor is responsible for ensuring all construction materials and debris are properly stored, secured or contained in bins or containers. Loose debris and materials are not permitted.

All construction materials shall be located on the construction site and not on boulevards or neighbouring properties.

Permits

All required permits must be in place prior to the commencement of the demolition and/or construction of the project.

Any deviation from the approved drawings, including substitution of materials, must be submitted to the City for plans re-examination and approval.

For questions or more information, contact the Housing Inspections Branch at:

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