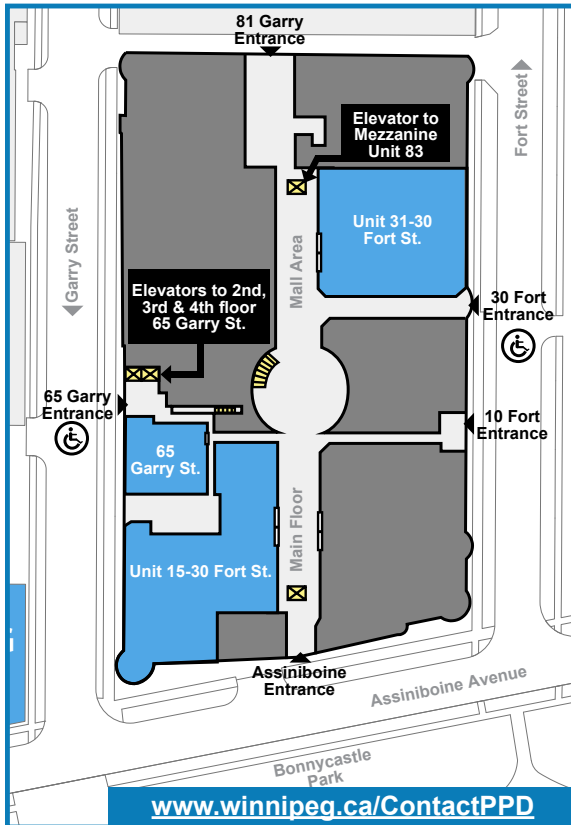




Planning, Property
and Development
Department



For more information on this bulletin,
please contact:

Zoning and Permits Branch
& Plan Examination Branch

PH: 204-986-5140

or

311

Planning, Property and Development
Department Unit 31 - 30 Fort Street
Winnipeg, Manitoba
R3C 4X7

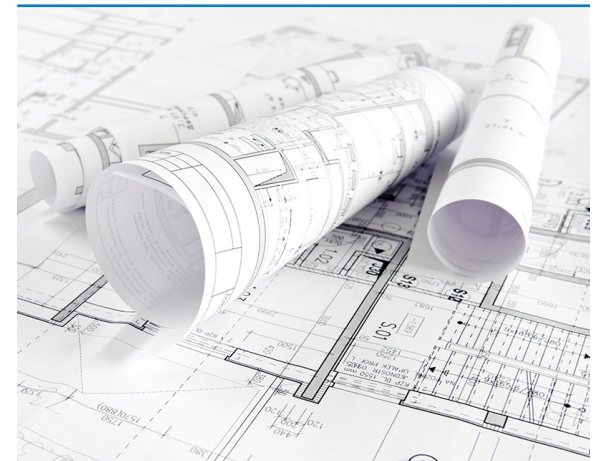
www.winnipeg.ca/ppd

*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.*

January 2019

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 sites within the city. 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.

To reflect the City's ongoing need for improvement, we are currently reviewing all housing permit applications digitally. In keeping with this arrangement, all master plan applications will also need to be submitted in an electronic format. Please contact our permits branch at ppd-permit@winnipeg.ca or **204-986-5140** to make an application.

As of January 1, 2019, all master plan applications will be reviewed in January and February of the calendar year for which they are registered. No new applications will be accepted after that period.

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

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, and/or
- Floodway fringe regulations, and/or
- Infill properties.

The Master Plans Approval Program allows for the following design options:

- Variable facade details
- Variable interior partition locations and details
- Variable foundation type options

The Master Plans Approval Program does not allow for the following design options:

- Changes in the building footprint
 - Changes in the square footage
 - Changes in the size and number of windows
 - Structural alterations
-