

Planning, Property and Development

Separating Development and Building Permits

Phasing Development & Building Permits

Agenda

- Why is the permit process changing?
- What are the key changes?
- How will the City support industry through this change?
- Frequently asked questions (FAQ's)
- What types of questions may industry have?
- Feedback

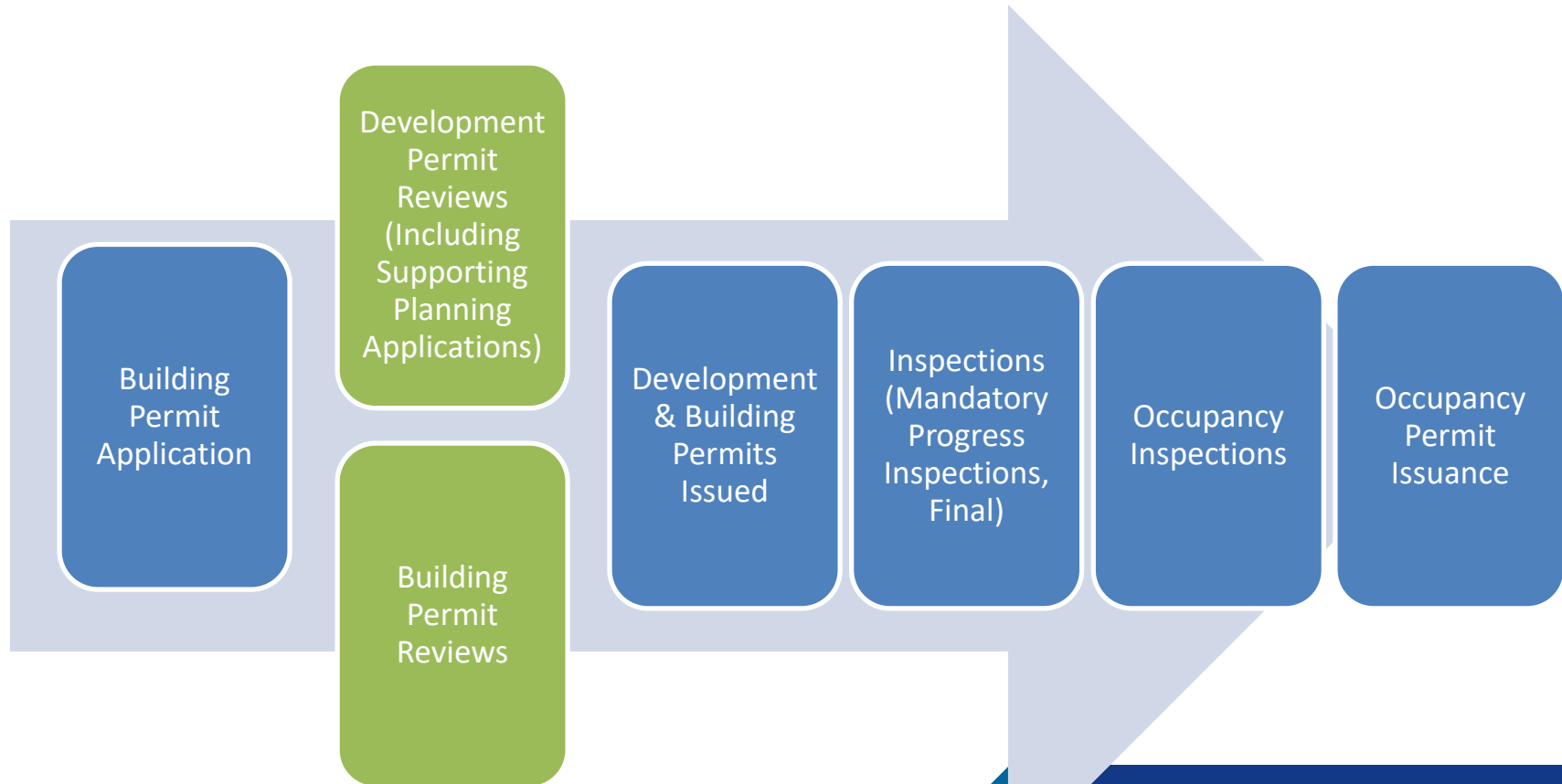
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Why is the permit process changing?

- The City is separating development and building permits (which are currently combined) to align with provincially legislated requirements in Bills 37 and 38.
- Where applicants submit one application today, they will need to submit two applications in the future, where required.
- The need to make permitting process changes has provided the City with an opportunity to strategically look at other jurisdictions as we develop solutions.
- The City anticipates the permit process changes will be implemented mid-November, 2022.

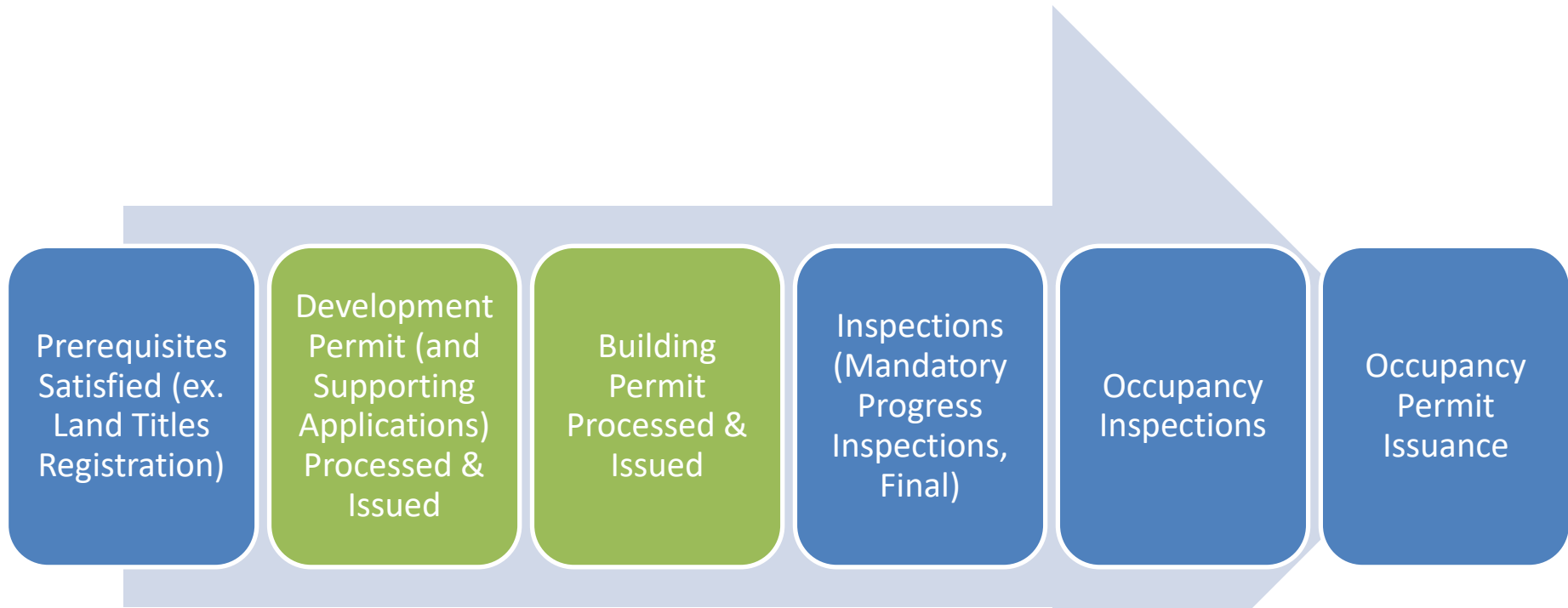
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Current Process Overview



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Key Changes - Future Process Overview



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Does this change affect all permitting?

- At present, special events, emergency residential shelters, signs and new home construction in new subdivisions are exempt from this change.

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Departments Involved in the Change

- Planning, Property & Development
 - Zoning & Permits
 - Urban Planning
 - Land Development
 - Land Information Services
- Water & Waste
 - Engineering
 - Flood Protection
 - Landfill
- Public Works
 - Engineering
 - Streets & Transportation
- Fire
 - Plan Examination

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How Will the City Support Industry Through this Change?

- Update all website content and create new website content to provide an overview of the process, including links to relevant resources, information and applications
- Update all application forms, eliminating information that no longer needs to be submitted with building permit applications (e.g. civil drawings, etc.)
- Enable the processing of development permits on Permits Online for non-residential, multi-unit residential, and 1-2 family residential projects (i.e. all types)
- Release a new location search tool that will identify policy considerations for properties (e.g. Flood Fringe, Mature Communities, etc.)

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How Will the City Support Industry Through this Change?

- Minimize circulation of simple development permits
 - Residential 1-2 family dwellings and accessory structures
 - Projects that do not require supporting applications (e.g. variance, plan approval, etc.) or input from other divisions or departments to assess proposals against unique bylaws, regulations or policies tied to the location of the property (e.g. Flood Fringe, Mature Communities, etc.)
 - Administrative zoning approval only

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How Will the City Support Industry Through this Change?

- Industry engagement sessions to introduce the change and answer questions in advance of the change taking effect.

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What Types of Questions May Industry Have?

- Are there specific questions that you anticipate your associations will be interested in, beyond those that we have covered?

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Feedback

- How can we assist industry with transitioning through this process change?
- What do you see as your memberships biggest concerns with this legislated change?
- Do you have initial feedback on this process change?

These are necessary changes, however if there is feedback, we will take it away and evaluate it as a post implementation continuous improvement opportunity, within the legislated requirements.

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Thank you
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