

THE CITY OF WINNIPEG

BY-LAW NO 23/2025

A By-law of THE CITY OF WINNIPEG to amend the MBEA Enabling By-law No. 59/2016 in order to add contraventions relating to the Downtown Winnipeg Zoning By-law No. 100/2004.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

MBEA Enabling By-law amended

1 The MBEA Enabling By-law No. 59/2016 is amended by this by-law.

Table relating to Downtown Winnipeg Zoning By-law is added

2 Schedule “A” to the MBEA Enabling By-law No. 59/2016 is amended by adding the following table immediately after the table relating to the Community Safety Licensing By-law No. 91/2008.

Downtown Winnipeg Zoning By-law By-law No. 100/2004		<u><i>Administrative Penalty</i></u>	
<i>Provision</i>	<i>Contravention</i>	<i>Administrative Penalty (\$)</i>	<i>Early Payment Discount (\$)</i>
110(1)	<i>Undertaking or permitting the commencement, continuance, or maintenance of a development without undertaking or permitting the commencement, continuance or maintenance of a development without a valid development permit</i>	1,000.00	500.00
140(1)	<i>Undertaking, continuing or maintaining, or permitting to be undertaken, continued or maintained any development or use of a property, building, or structure, or any part thereof, unless that development or use complies with</i> <i>the by-law,</i> <i>the conditions of any development permit issued in respect of the development or use,</i> <i>the conditions of any agreement in respect of the development or use,</i> <i>any urban design approval issued in respect of the property, building or structure, and</i> <i>any variance order or conditional use</i>	1,000.00	500.00

	<i>order issued in respect of the property, building or structure.</i>		
140(2)	<i>Allowing land, building, structure, or part thereof to be used in any manner contrary to the by-law.</i>	<i>1,000.00</i>	<i>500.00</i>
150(2)	<i>Expanding or enlarging the non-conforming use of a building, structure, or land where sufficient accessory loading spaces not provided.</i>	<i>500.00</i>	<i>250.00</i>
200(2)(d)	<i>Failing to operate an approved conditional use in accordance to all plans and documents submitted as part of the application.</i>	<i>1,000.00</i>	<i>500.00</i>
200(7)	<i>Failing to comply with the conditions/ standards for an office facility as Home Occupation</i>	<i>1,000.00</i>	<i>500.00</i>
200(8)	<i>Carrying on a prohibited office facility as a Home Occupation</i>	<i>1,000.00</i>	<i>500.00</i>
200(12)	<i>Failing to comply with the conditions/standards for a Beekeeping Yard</i>	<i>500.00</i>	<i>250.00</i>
210(3)	<i>Failing to comply with the maximum floor area ratio for the sector in which the building is located</i>	<i>1,000.00</i>	<i>500.00</i>
210(4)	<i>Failing to comply with the maximum height articulated in the applicable sector</i>	<i>1,000.00</i>	<i>500.00</i>
210(5)	<i>Failing to comply with the minimum and maximum yard requirements articulated in the applicable sector.</i>	<i>1,000.00</i>	<i>500.00</i>
210(9)	<i>Failing to provide required minimum rear yard for residential uses or non-residential uses abutting a lot already containing residential uses.</i>	<i>1,000.00</i>	<i>500.00</i>
220(3.1)	<i>Failing to adhere to the operational standards for digital signs</i>	<i>500.00</i>	<i>250.00</i>
220(3.2)	<i>Placing digital signs on, or attaching digital signs to, any building that is on the List of Historical Resources or is nominated.</i>	<i>500.00</i>	<i>250.00</i>
220(5)	<i>Establishing or erecting a control device that obstructs or imitates any traffic control device.</i>	<i>500.00</i>	<i>250.00</i>
220(6)	<i>Establishing or erecting a sign where such sign is not accessory to an approved principal use (or uses).</i>	<i>500.00</i>	<i>250.00</i>
230(2)	<i>Developing or enlarging an off-street parking facility in contravention of the Parking regulations established in Part 2 or in Parts 3 - 6.</i>	<i>500.00</i>	<i>250.00</i>
230(3)	<i>Failing to maintain/develop Off-street parking facilities in accordance with development standards</i>	<i>500.00</i>	<i>250.00</i>

By-law No. 23/2025

240(4)	<i>Failing to develop/maintain Off-street loading facilities in accordance with the related development standards</i>	500.00	250.00
240(6)	<i>Failing to provide required loading facilities</i>	500.00	250.00
250(1)	<i>Failing to obtain urban design approval prior to commencement of development, redevelopment, expansion, demolition, or exterior alteration.</i>	1000.00	500.00
250(3)	<i>Failing to obtain urban design approval for development within public roads, public lanes, public walkways, rivers, and public rights-of-way.</i>	1000.00	500.00
250(5)	<i>Failing to obtain urban design review for interior building elements within the designated Weather Protected Walkway System</i>	1000.00	500.00
250(10)(e)(ii)	<i>Failing to improve a site in accordance with the conditions of Urban Design Review immediately following demolition</i>	1000.00	500.00
310(1)	<i>Establishing or expanding a use in contravention of Land Use regulations that are specific to the Multiple-use Sector.</i>	1,000.00	500.00
330(1)	<i>Establishing or erecting new signs or alterations to existing signs in contravention of the Sign regulations specific to the Multiple-Use Sector</i>	500.00	250.00
410(1)	<i>Establishing or expanding a use in contravention of the Land Use regulations that are specific to the Character Sector.</i>	1,000.00	500.00
420(1)	<i>Developing a building, structure, or expansion of existing structure in contravention of Bulk regulations and guidelines that are specific to the Character Sector.</i>	1,000.00	500.00
430(1)	<i>Establishing or erecting new signs or alterations to existing signs in contravention of the Sign regulations specific to the Character Sector</i>	500.00	250.00
510(1)	<i>Establishing or expanding a use in contravention of Land Use regulations that are specific to the Downtown Living Sector.</i>	1,000.00	500.00
520(1)	<i>Developing a building, structure, or expansion of existing structure in contravention of Bulk regulations and guidelines that are specific to the Downtown Living Sector.</i>	1,000.00	500.00
530(1)	<i>Establishing or erecting new signs or alterations to existing signs in contravention of the Sign regulations specific to the Downtown Living Sector.</i>	500.00	250.00

By-law No. 23/2025

Coming into force

3 This By-law comes into force upon Council giving three readings to a by-law that amends the Downtown Winnipeg Zoning By-law No. 100/2004 to allow for the designation and enforcement of Downtown Winnipeg Zoning By-law contraventions under the *Municipal By-law Enforcement Act*, CCSM c M245.

DONE AND PASSED this 27th day of February, 2025.