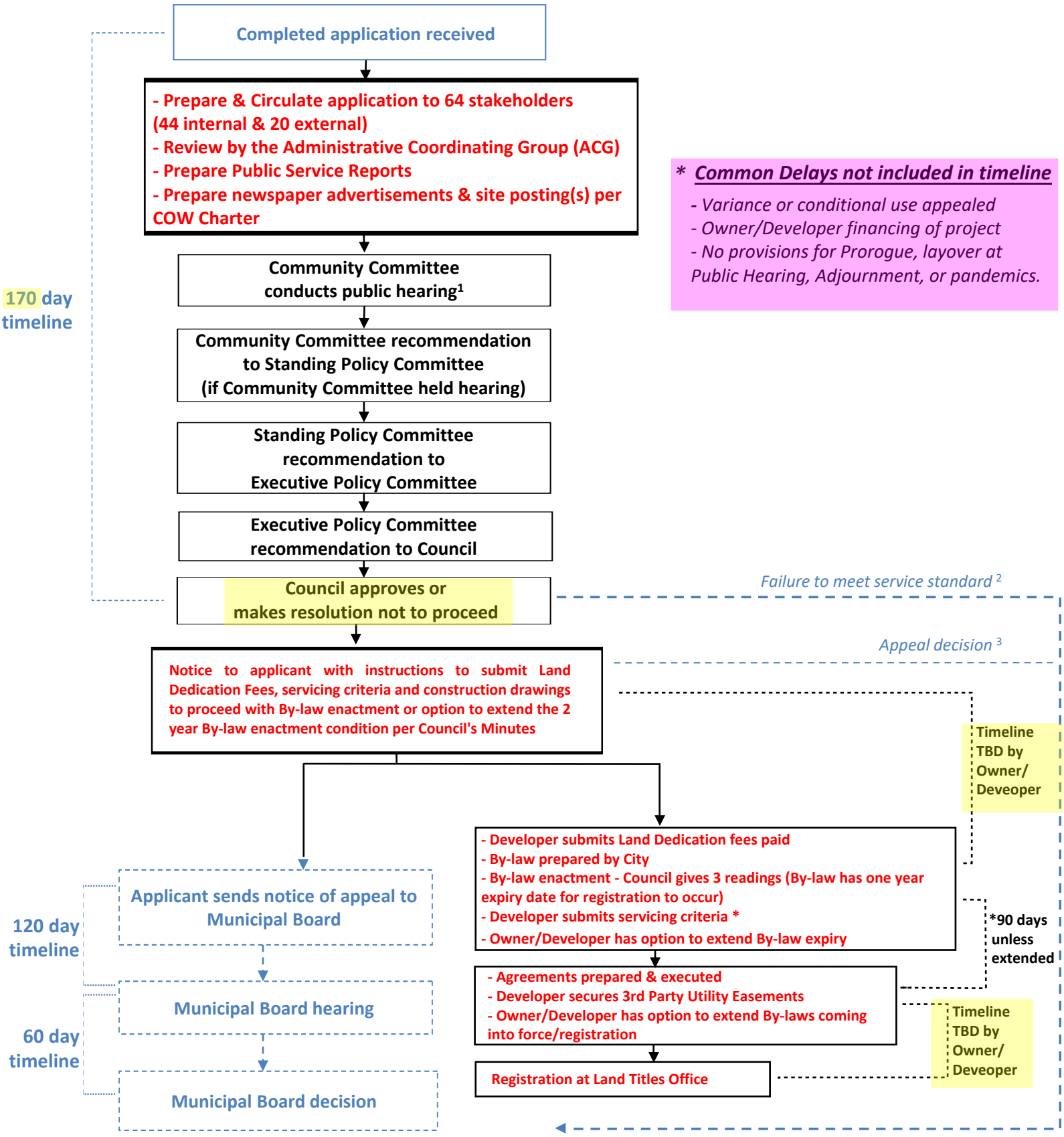
Zoning By-law Approval Process

(Text Amendment & Rezoning Zoning Agreement Amendments)

City of Winnipeg Charter



* ***Common Delays not included in timeline***

- Variance or conditional use appealed
- Owner/Developer financing of project
- No provisions for Prorogue, layover at Public Hearing, Adjournment, or pandemics.

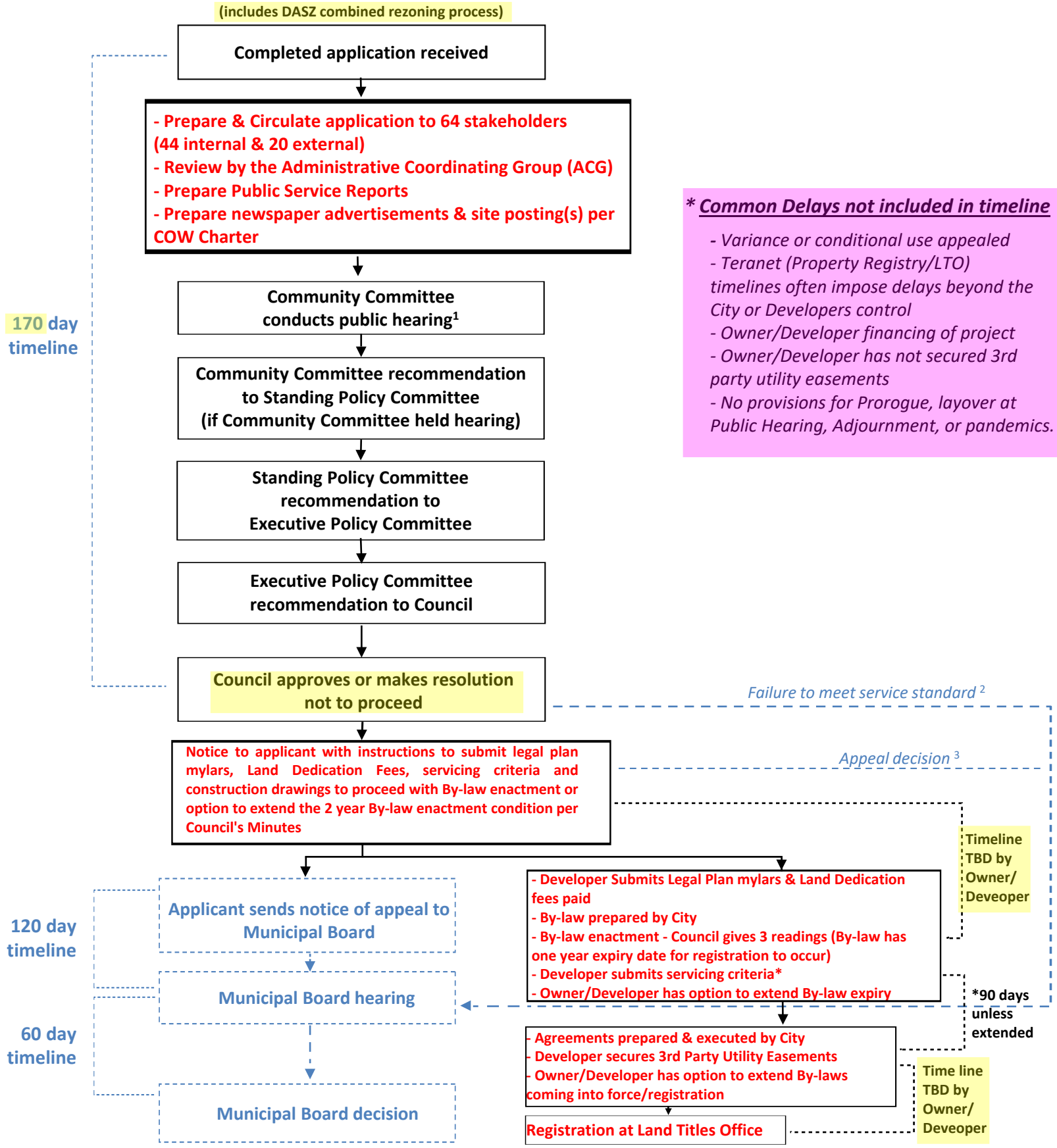
[1] Standing Policy Committee holds hearings for lands located in the downtown and land that is located in two or more community areas. For land that is located in two or more community areas, the Standing Policy Committee may direct a Community Committee to hold the hearing.

[2] Applicant has 90 days to appeal missed service standard.

[3] Applicant has 60 days to appeal decision (rejection or conditions of approval).

(Subject to Change)

Subdivision Approval Process (Community Area)



Common Delays not included in timeline

- Variance or conditional use appealed
- Teranet (Property Registry/LTO) timelines often impose delays beyond the City or Developers control
- Owner/Developer financing of project
- Owner/Developer has not secured 3rd party utility easements
- No provisions for Prorogue, layover at Public Hearing, Adjournment, or pandemics.

[1] Public hearing is held by Standing Policy Committee for subdivisions involving lands downtown or in multiple community areas.

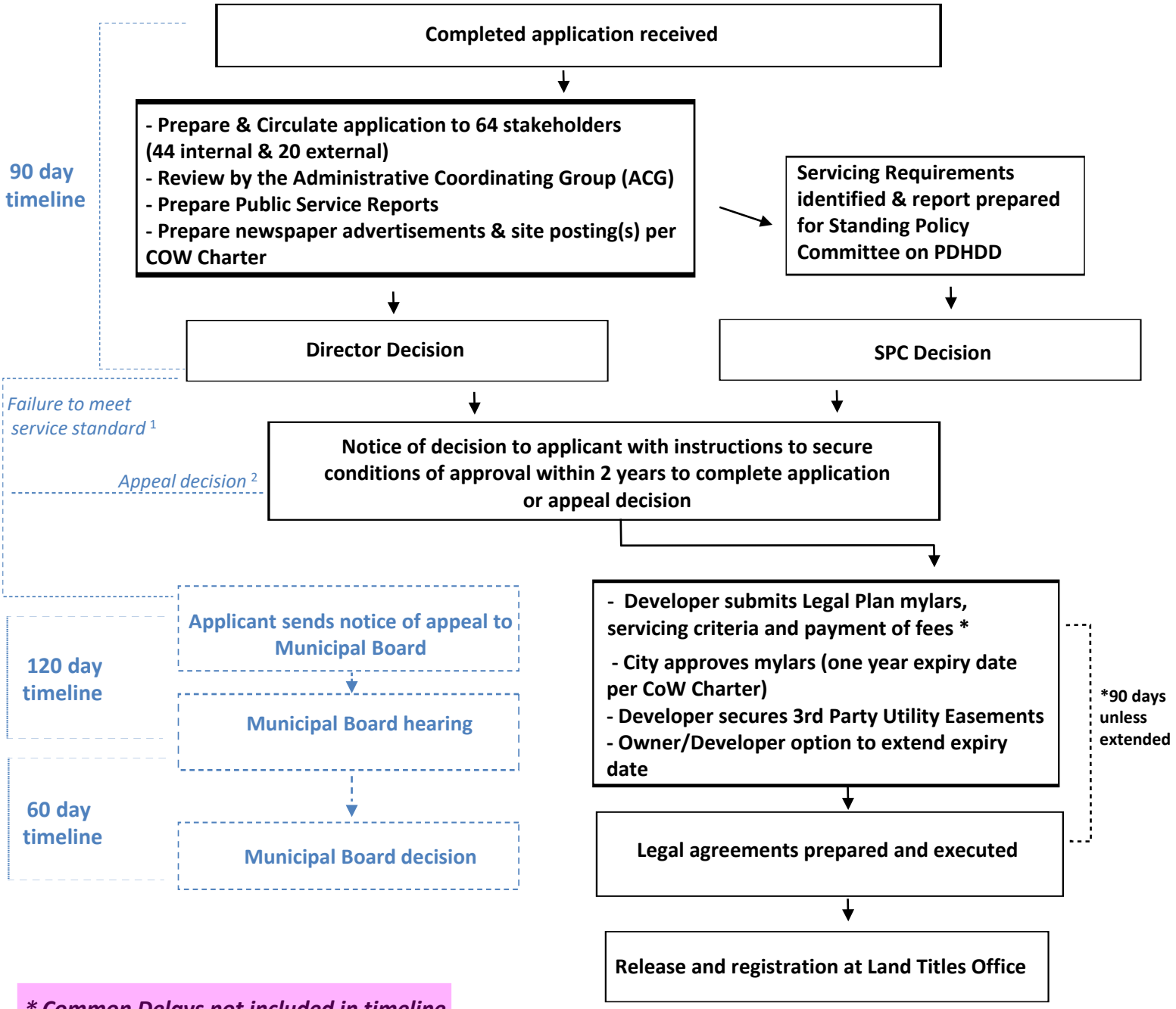
[2] Applicant has 90 days to appeal missed service standard.

[3] Applicant has 60 days to appeal decision (rejection or conditions of approval).

(Subject to Change)

Short Form Subdivision (DASSF), Plan of Survey (DAPS), Plan of Consent (CA), Condo Plan of Subdivision, Airspace Plans

Administrative Approval by Director



Common Delays not included in timeline

- *Variance or conditional use appealed*
- *Teranet (Property Registry/LTO) timelines often impose delays beyond the City or Developers control*
- *Owner/Developer financing of project*
- *Owner/Developer has not secured 3rd party utility easements*
- *No provisions for Prorogue, layover at Public Hearing, Adjournment, or pandemics.*

[1] Applicant has 90 days to appeal missed service standard.

[2] Applicant to appeal decision (rejection or conditions of approval).