Appendix B: Development Permit Exemptions

Currently, 25 projects are exempt from development permits:

- Demolition of buildings or structures.
- Interior building alterations when there is no change of use of the building and no new dwelling units.
- Permitted fences located in the side, rear or front yard of single and two-family dwellings.
- Single-level side or rear open decks in R1 and R2 zoning, 24 in. or less in height. Single-level side or rear yard open decks in R1 and R2 zoning level with a main floor entrance if they follow private approach guidelines and setbacks.
- Landscaping, not required by a development approval, with no change in overall lot grading, including outdoor furniture; must follow private approach guidelines and setbacks.
- Ornamental or decorative structure, provided they follow private approach guidelines and setbacks.
- Flagpole.
- Replacement of light standards on private property in the same location.
- Repair of parking areas with no change to the existing approach or surface material type. Repair to follow private approach guidelines and setbacks.
- Replacement of accessory outdoor mechanical equipment in the same location.
- Grading or preparation of land and/or installation of on-site services under a land development approval or development/servicing agreement if the work relates to topsoil, or is a single or two family residential greenfield development with lot grading plans.
- Permitted accessory enclosed with roof structures less than 108 sq. ft. of building area located in the side or rear yard of any zoning district (if the structure is not a detached secondary suite and follows private approach guidelines and setbacks).
- Detached garages accessory to single and two-family dwellings provided they follow private approach guidelines and setbacks and zoning regulations.
- Fences and gates in any zoning district if they follow private approach guidelines and setbacks and maximum height zoning regulations.
- In-ground or above-ground private swimming pools or hot tubs not located in the front yard; not next to a stormwater retention basin; and not within the Designated Floodway Fringe Area Regulation.
- Patios (other than outdoor drinking and dining use) if they follow private approach guidelines and setbacks.
- Play structures.
- Retaining walls four 4 ft. or less where there is no lot grading modification. Property is not in the Designated Floodway Fringe Area Regulation; follows private approach guidelines; has a 2 ft. setback.
- Temporary sales office for marketing an approved development.
- Temporary office during construction of an approved development.
- Ground-mounted satellite dish or other antennae installations. (Does not include antennae installations under the Winnipeg Antennae Systems Policy.)
- Building-mounted antennae where there is no structural alteration to a building and located more than 8 ft. above grade. (Does not include antennae installations that are subject to the Winnipeg Antennae Systems Policy.)
- Solar photovoltaic installations located on a building 8 ft. above grade or not on a building at grade.
- Driveways to off-street parking areas, provided they follow private approach guidelines and setbacks.

- Accessory structures less than 150 sq. ft. such as open sided pergolas, gazebos or similar structures if they follow private approach guidelines and setbacks and are not secondary suites.