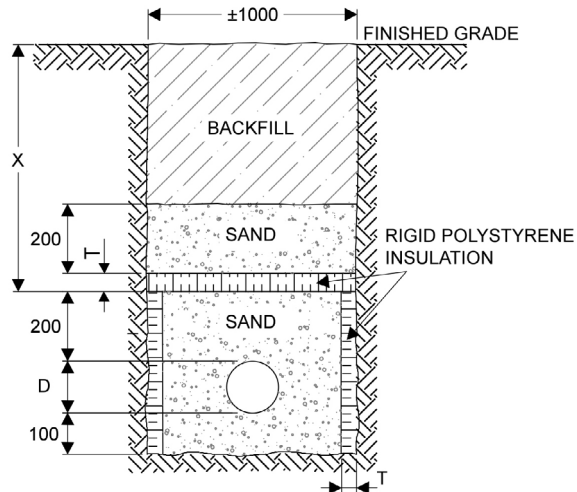


If the above specifications cannot be met then the following diagram applies:



If X = 900 to 1,200 mm then T = 100 mm  
 If X = 1,500 to 1,800 mm then T = 75 mm  
 If X = 2,100 or more then T = 50 mm

**INSULATION DETAIL FOR PIPE IN AN EXCAVATION**

**Note:** For information on attached secondary suites, please see the Attached Secondary Suites brochure.

**Financial Assistance:**

The Province of Manitoba supports secondary suites through the Municipal Planning Guidelines for Secondary Suites:

[www.gov.mb.ca/ia/plups/pdf/mpgss.pdf](http://www.gov.mb.ca/ia/plups/pdf/mpgss.pdf)

The Province of Manitoba offers a financial incentive program for the construction of new secondary suites. For information, call **204-945-5566** or **1-866-689-5566**.

*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.*

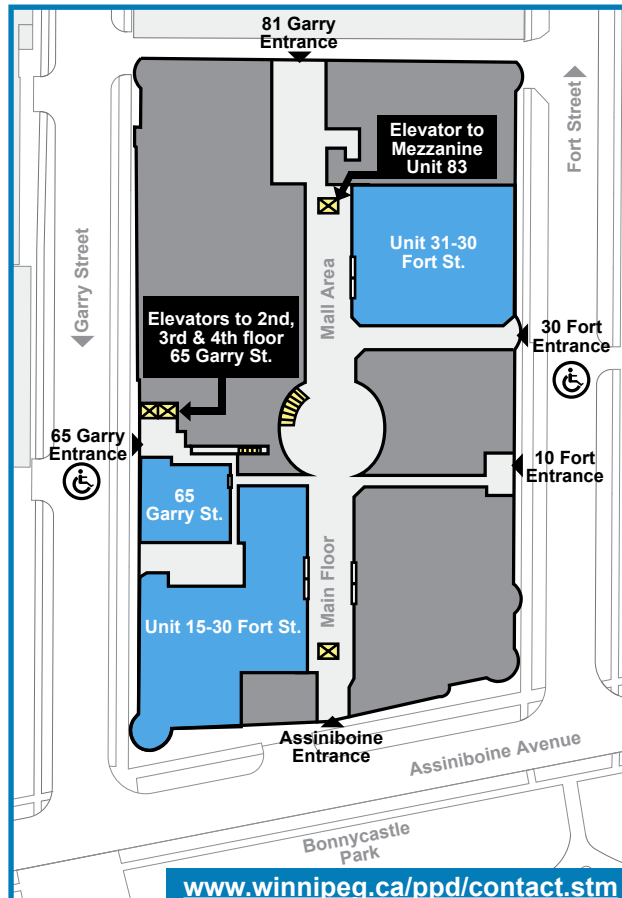
June 2017



Please call the Plan Examination Branch  
 Phone: 204-986-5268

Planning, Property & Development Department  
 83 - 30 Fort Street Winnipeg, Manitoba R3C 4X7

[www.winnipeg.ca/ppd](http://www.winnipeg.ca/ppd)



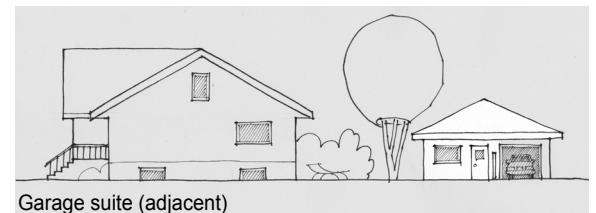
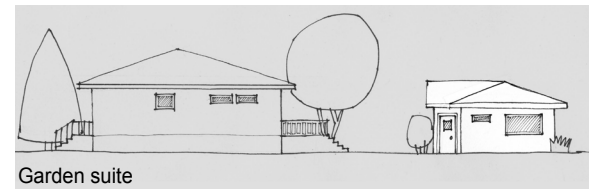
[www.winnipeg.ca/ppd/contact.stm](http://www.winnipeg.ca/ppd/contact.stm)



Planning, Property  
 and Development  
 Department

# DETACHED SECONDARY SUITES

## Zoning and Construction Requirements



A detached secondary suite (also known as a laneway house or granny flat) is a self-contained living space located adjacent to a single-family residence. It can be an independent structure or located over or attached to a detached garage. It provides the basic requirements for living, sleeping, cooking, and sanitation. Only one detached secondary suite is permitted on any single-family property.

A detached secondary suite can be occupied by a family member, or it can be used as a rental unit. It is only permitted on a property where the primary house is a single-family dwelling.

### Approval Process – Zoning

A Conditional Use 'C' approval is required and a variance application may be required if the following criteria are not met:

- The property must be a minimum of 325 m<sup>2</sup> (3,500 ft<sup>2</sup>).
- The property must be a 'through lot', corner lot or abut an improved public lane.
- Floor area of the suite must be no smaller than 32.5 m<sup>2</sup> (350 ft<sup>2</sup>) and no larger than 55.7 m<sup>2</sup> (600 ft<sup>2</sup>).
- The height of the secondary suite is limited to 4.57 m (15'-0") if it is situated on grade and 7.62 m (25'-0") if it is situated above a detached garage.
- It can be no closer than 3.05 m (10'-0") from the primary dwelling.
- Minimum side yard must be the same as the primary dwelling and the rear yard setback must be no less than 1.5 m (5'-0").
- It must be no greater than 45.7 m (150'-0") from the nearest curb on the front street and an unobstructed pathway. A minimum of 762 mm (2'-6") in width must be provided between the front property line and the secondary suite.

- No roof decks are allowed above the floor area.
- The maximum lot coverage of the property shall be no greater than the applicable zoning district allows.
- The maximum lot coverage for all accessory structures on the property shall be no greater than 44.9 m<sup>2</sup> (484 ft<sup>2</sup>) or 12.5% of the total lot area, to a maximum of 81.75 m<sup>2</sup> (880 ft<sup>2</sup>).
- It cannot be used as home-based business, care home or neighbourhood rehabilitation facility.
- Properties with detached secondary suites must provide a minimum of two off-street parking spaces. A secondary suite may not be subdivided from the principal building.
- Detached secondary suites are only permitted in R1 and R2 zoning districts with single family dwellings.

To determine your zoning district, call the Zoning and Permits Branch at 204-986-5140 or go to <https://cms00asa1.winnipeg.ca>

### Approval Process – Building Permit

A building permit application is required to develop a detached secondary suite. Your application needs to include two copies of:

- a lot grading plan;
- a site plan or Surveyor's Certificate of your property detailing:
  - the location and details of the proposed sewer and water connections;
  - the location and design of the proposed secondary suite, including building elevations, floor plans, materials, exterior lighting, windows, doors, balconies, patios, outdoor space, fencing, parking and landscaping;
- detailed and dimensioned floor plans;

- sectional drawings and other construction detail drawings for all levels of the secondary suite (and garage if attached to or situated over) showing how sound and fire protection code requirements are being met;
- structural engineering (signed and sealed) drawings.

Homeowners are encouraged to hire a design professional to help you design a suite that fits your space, is compatible with your neighbourhood, and satisfies applicable zoning and building code requirements.

### Building Code Regulations

The building code does not differentiate between single family dwellings and detached secondary suites. As such, all current Manitoba Building Code, Winnipeg Building By-law, Winnipeg Electrical By-law, and Manitoba Plumbing Code requirements and regulations are applicable to the construction of detached secondary suites.

### Sewer and Water Services

Sewer and water services can be extended from the primary dwelling or they can be brought in from the street with the approval of City of Winnipeg Water and Waste Department. If you want to extend sewer and water services, you will need to provide a site servicing plan prepared by a licensed surveyor or a professional civil engineer licensed to practice in the Province of Manitoba. Please note:

- Sewer line shall be set at a minimum depth of 1.83 m (6'-0") below grade to avoid frost and must meet sloping requirements of the Manitoba Plumbing Code.
- Water line shall be set at a minimum 2.29 m (7'-6") deep below grade.