**THE CITY OF WINNIPEG**

**BY-LAW NO. 38/2026**

A By-law of THE CITY OF WINNIPEG to amend the Complete Communities Direction Strategy 2.0 By-law No. 119/2020 to re-designate lands generally located at the addresses commonly referred to as 1390 & 1470 Dugald Road from "Employment Lands – Business Park", "Employment Lands – Core Industrial", and "Employment Lands – General Industrial" to "Major Redevelopment Site" land use policy area.

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

**Complete Communities Direction Strategy 2.0 By-law amended**

**1** The Complete Communities Direction Strategy 2.0 By-law No. 119/2020 is amended by this By-law.

**Map 1 amended**

**2** Map 1, Map of the Urban Structure, is deleted and replaced with the map attached as Schedule "A" to this by-law.

**Map 8 amended**

**3** Map 8, Map of Major Redevelopment Sites, is deleted and replaced with the map attached as Schedule "B" to this by-law.

**Map 12 amended**

**4** Map 12, Map of Employment Lands, is deleted and replaced with the map attached as Schedule "C" to this by-law.

**Section C5 amended**

**5** Section C5. Major Redevelopment Sites is amended:

(a) by deleting Policy 3.2 and replacing with the following:

***Public Markets, Tuxedo Lafarge, and The Waters Urban Village***
*3.2 Ensure that the Public Markets, Tuxedo Lafarge, and The Waters Urban Village Major Redevelopment Sites accommodate a significant amount of employment uses, and in accordance with policies 3.2 through 3.12 of the General Growth section.*

(b) By adding the following immediately after Policy 3.8:

***The Waters Urban Village***
*3.9 Protect the enduring viability and desirability of the employment area surrounding The Waters Urban Village for a range of light-to-heavy industrial*

*uses by mitigating potential noise-related impacts from adjacent rail and employment operations.*

*3.9.1 Provide a minimum 100 metre setback from the south and southwest property lines to the wall of any habitable building, as defined in the secondary plan.*

*3.9.2 Provide a physical buffer at the south and southwest property lines where abutting lands designated as Core Industrial in accordance with the policies of the secondary plan.*

*3.9.3 Promote other measures to limit noise exposure, such as limitations on outdoor gathering spaces in proximity to the south and southwest property lines and noise attenuating residential construction standards.*

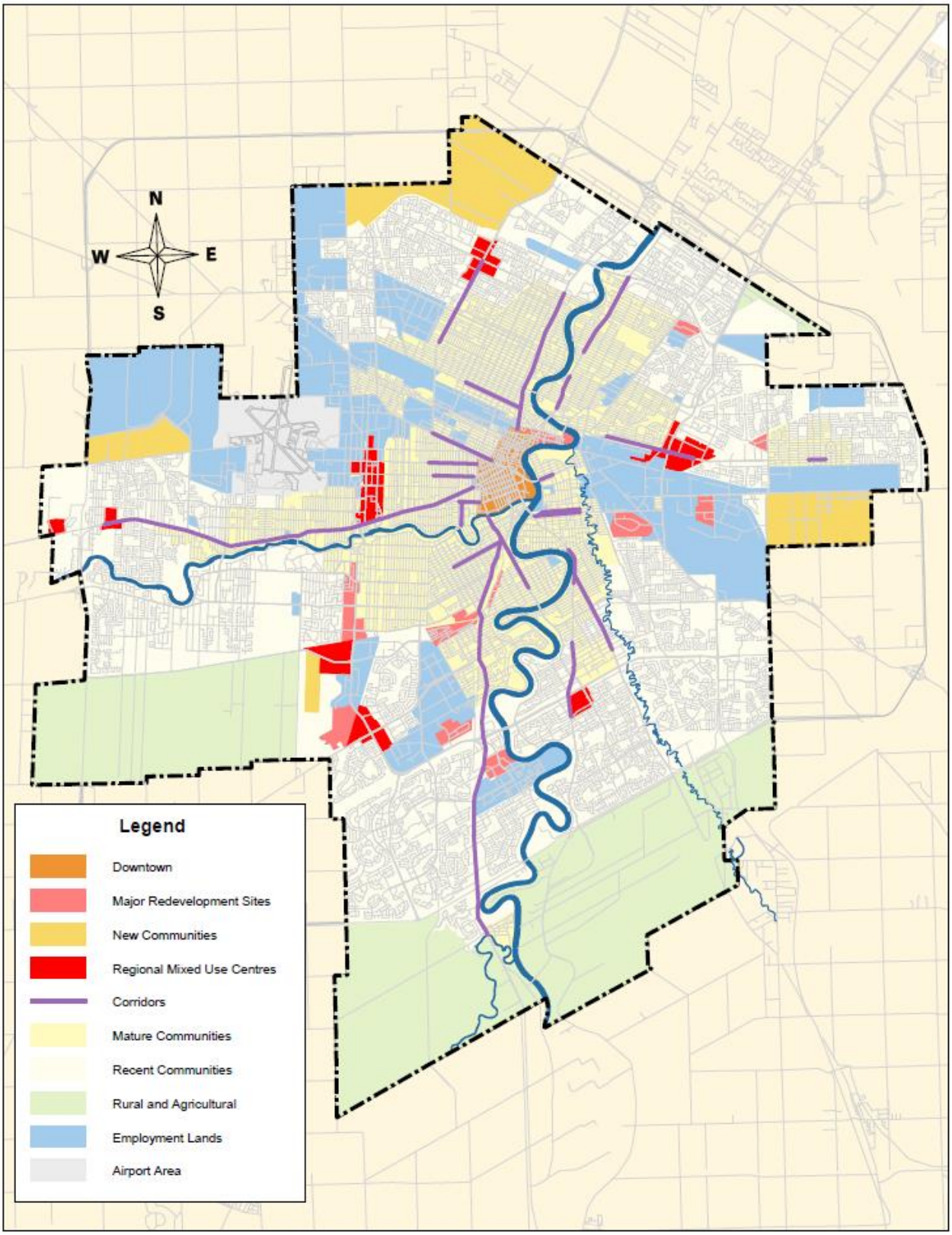
**RECEIVED FIRST READING** this 24th day of September, 2026;

**RECEIVED SECOND READING** this 24th day of September, 2026;

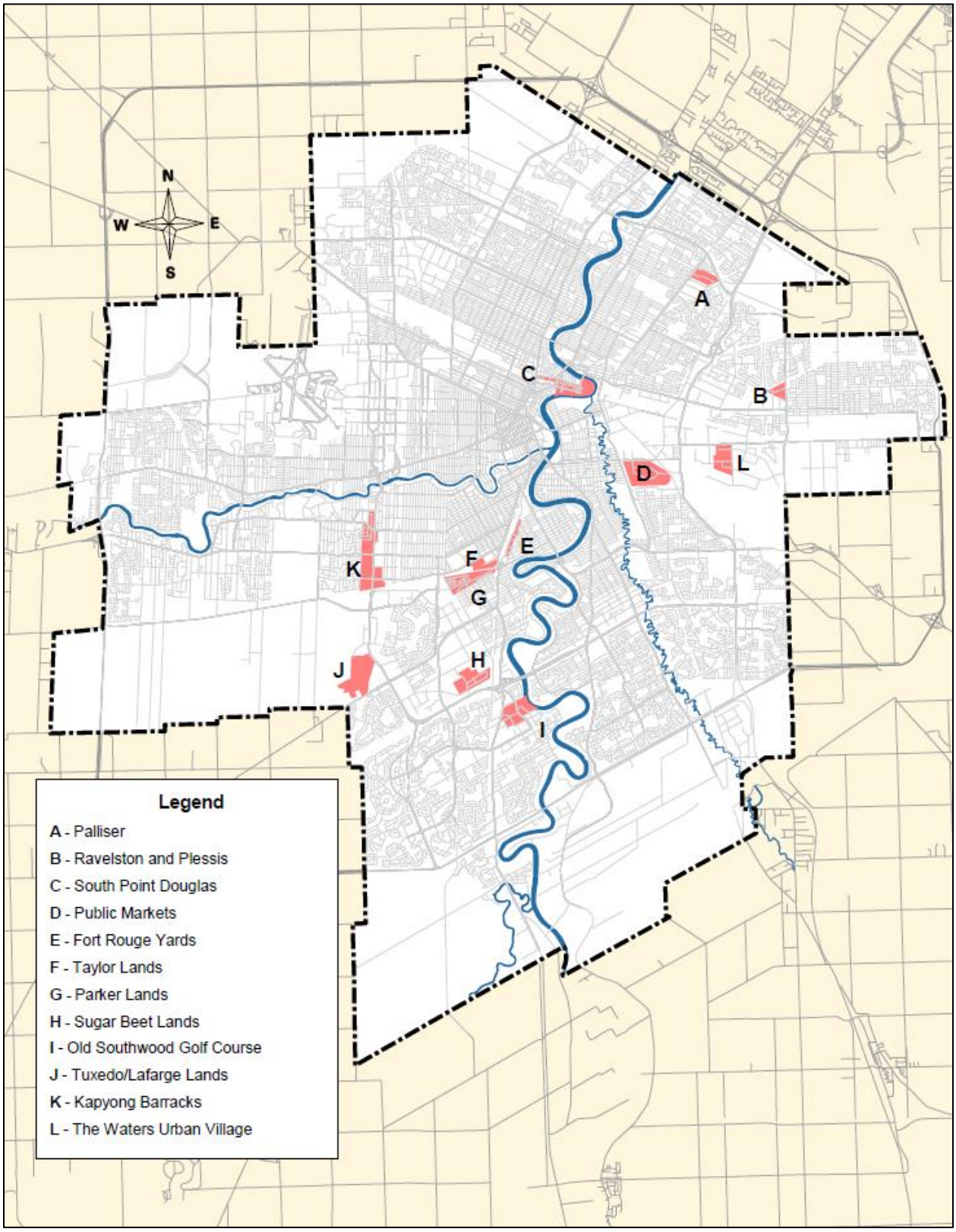
**RECEIVED THIRD READING** this 24th day of September, 2026;

**DONE AND PASSED** this 24th day of September, 2026.

**SCHEDULE "A"**


N
W
E
S
Legend
Downtown
Major Redevelopment Sites
New Communities
Regional Mixed Use Centres
Corridors
Mature Communities
Recent Communities
Rural and Agricultural
Employment Lands
Airport Area

**SCHEDULE "B"**


N
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A
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C
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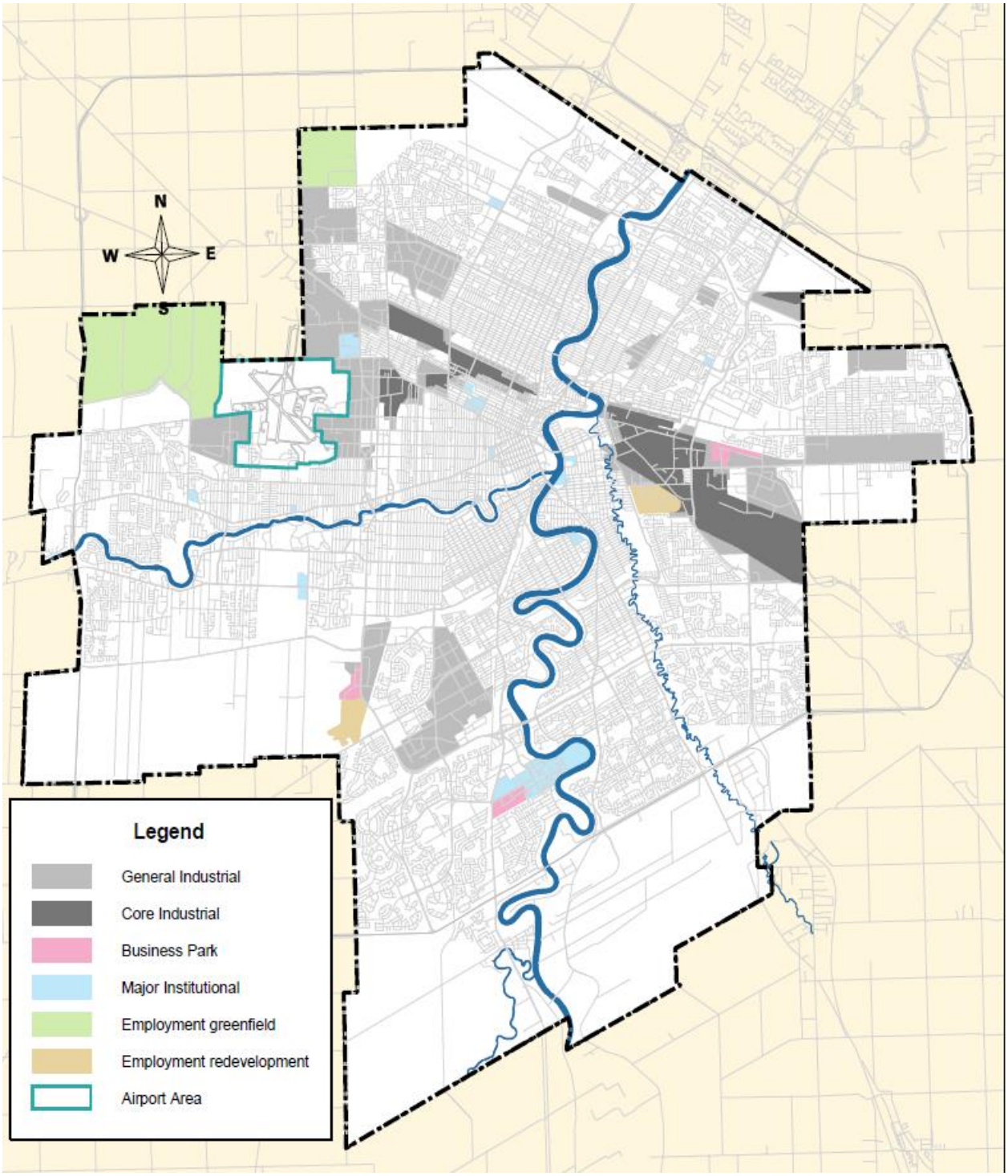
L
Legend
A - Palliser
B - Ravelston and Plessis
C - South Point Douglas
D - Public Markets
E - Fort Rouge Yards
F - Taylor Lands
G - Parker Lands
H - Sugar Beet Lands
I - Old Southwood Golf Course
J - Tuxedo/Lafarge Lands
K - Kapyong Barracks
L - The Waters Urban Village

**SCHEDULE "C"**


N
W
E
S
Legend
General Industrial
Core Industrial
Business Park
Major Institutional
Employment greenfield
Employment redevelopment
Airport Area