JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

November 08, 2024

Land Development Branch
Main Floor, 65 Garry St.
Winnipeg, MB R3C 4K4

RE: Letter of Intent – 101 De Vos RD Servicing Agreement Amendment File DAZ 210/2024

John Wintrup is the 'Applicant' in making the development application(s) on the ***SUBJECT LANDS*** for the ***PROPOSED DEVELOPMENT*** as outlined below.

1. *SUBJECT LANDS*

(a) Municipal Address:	101 De Vos RD
(b) Location:	N. side De Vos RD, E. Pembina and W. Sandpiper DR
(c) Roll Numbers:	03060072000
(d) CT:	3077032/1
(e) COW Caveat(s):	N/A
(f) Legal Description:	Parcel 7 PLAN 10450
(g) Registered Owners:	HERVO-DEVOS ENTERPRISES LTD.
(h) Neighbourhood:	Richmond West
(i) Electoral Ward:	Waverley West
(j) Provincial Regs:	*Outside Airport Regulations // Outside Flood Fringe Reg*
(k) Development Plan:	***OurWinnipeg 2045 By-law No. 120/2020*** [May 26, 2022] ***Complete Communities Direction Strategy By-law No119/2020***
(l) D. Plan Designation:	Recent Community
(m) Zoning By-law:	***Winnipeg Zoning By-law 200/2006*** [March 1, 2008]
(n) Zoning District:	**RR5**
(o) Zoning PDO:	N/A
(p) Land Area:	+/- 182,952 sq.ft.(4.2 acres) [500' x 300']
(q) Lot Configuration:	Interior
(r) Land Configuration:	Irregular Polygon
(s) Fronting Street:	+/- 66 ft ROW De Vos RD P3, Rural Standard, Ditch Drainage Gravel surface, Dust Control completed 25 Sept. and 22 July 2024
(t) Flanking Street:	N/A
(u) Back Lane:	N/A

(v) Transit: Blue Line, #91 6-min walk to the east on Pembina

(w) Transit 2025: Blue Line, #91 6-min walk to the east on Pembina

(x) Bikeways: *Protected Bike Lane*, Pembina Hwy

(y) Sewer District: Separate, Richmond West

(z) Current Land-Uses:

i. Two Storey Structures, accessory Hopper Bins

(aa) Adjacent Lands:

i. N., single-detached dwellings **R1**
ii. W., single-detached dwellings **R1**

(bb) Surrounding Lands:

i. E., across CNR, Access Storage, 3101 Pembina Highway **C2**
ii. S., across De Vos, Patene Building Supplies, 4.0 acres **M1**

(cc) Proposed Dev'pmnt:

i. Amend Servicing Agreement File DAZ 210/2024
ii. Delete De Vos RD future improvement payments

2. ***LOCATION***

(1) The subject lands are located at the north side of De Vos RD, abutting the west side of the CNR Letellier, 960 ft west of Pembina Hwy/PTH interchange.

3. ***PROPOSED DEVELOPMENT***

(1) Amend Servicing Agreement required under File DAZ 210/2024 by deleting De Vos RD future improvement payments:

Section III – Servicing Conditions

De Vos Road

The Developer shall pay to the City, in cash, on demand, their share of the cost of the following services to be constructed in De Vos Road, by others, along the full length of the Planned Area abutting Des Vos Road:

A 10.0m wide by 200 mm thick Portland cement concrete lane of pavement and all related works,

Street lighting,
Landscaping (trees and sod), and
A 1.5m wide by 100mm thick Portland cement concrete sidewalk,

all as determined by and to the satisfaction of the Director of Public Works.

4. RATIONALE

(1) De Vos RD bounded on the south side, west of the CNR Letellier, with 12.8 acres of Industrial zoned lands [3 property owners] that back onto PTH 100.
(2) Industrial land-users have occupied De Vos RD for several decades, using the same rural standard, gravel surface road.
(3) File DAZ 210/2024 101 De Vos [500 ft frontage] Developer also owns 106 De Vos RD [690 ft frontage] controlling 57% of frontage along De Vos RD: this landowner has no intention of changing their industrial land-uses and has not demanded upgrades to the gravel road.
(4) Commercial properties east of CNR front Pembina Hwy with no access points onto De Vos RD.
(5) Residential properties back onto the north side of De Vos RD with no access to De Vos RD.
(6) PTH ramp is on the south side of De Vos RD, east of the CNR, no access to De Vos RD.
(7) De Vos RD is primarily travelled by commercial vehicles such as truck tractors and semi-trailers.
(8) Minimal likelihood an intensification to commercial and/or residential land-uses to generate high volumes of light vehicles directly accessing De Vos RD.
(9) Council's recent approval of File DAZ 210/2024 indicates a high level of comfort for accommodating the continuation of industrial land-users along De Vos RD instead of changing to residential/commercial.
(10) Should there be any change of land-uses (commercial and/or residential) that require an urban standard roadway, a rezoning is required at which time the City can capture the improvements to De Vos RD to accommodate the demands of those land-users as no such demand exists today.

5. *APPLICATION MATERIAL*

Information provided with this Letter of Intent includes:

(1) Letter of Authorization to John Wintrup;
(2) Current Status of Titles;
(3) Current Legal Description & Title Plot;
(4) Current Zoning & Lot Configuration;
(5) BYLAW 116/2024;
(6) Application Fee.

Please do not hesitate to contact me directly if there is any missing information or materials for this application at **101 De Vos RD**.

John Scott Wintrup, B.A. (Hons), M.Sc.Pl., MCIP, RPP, AICP, CNU-A, LEED® Green Associate™
301-139 Roslyn RD Winnipeg MB R3L0G7 Encl.



Figure 1: De Vos RD at Pembina Hwy.



Figure 2: De Vos RD, west of Pembina Hwy.



Figure 3: 101 De Vos RD looking East.



Figure 4: De Vos RD, not accessed by Sandpiper DR.

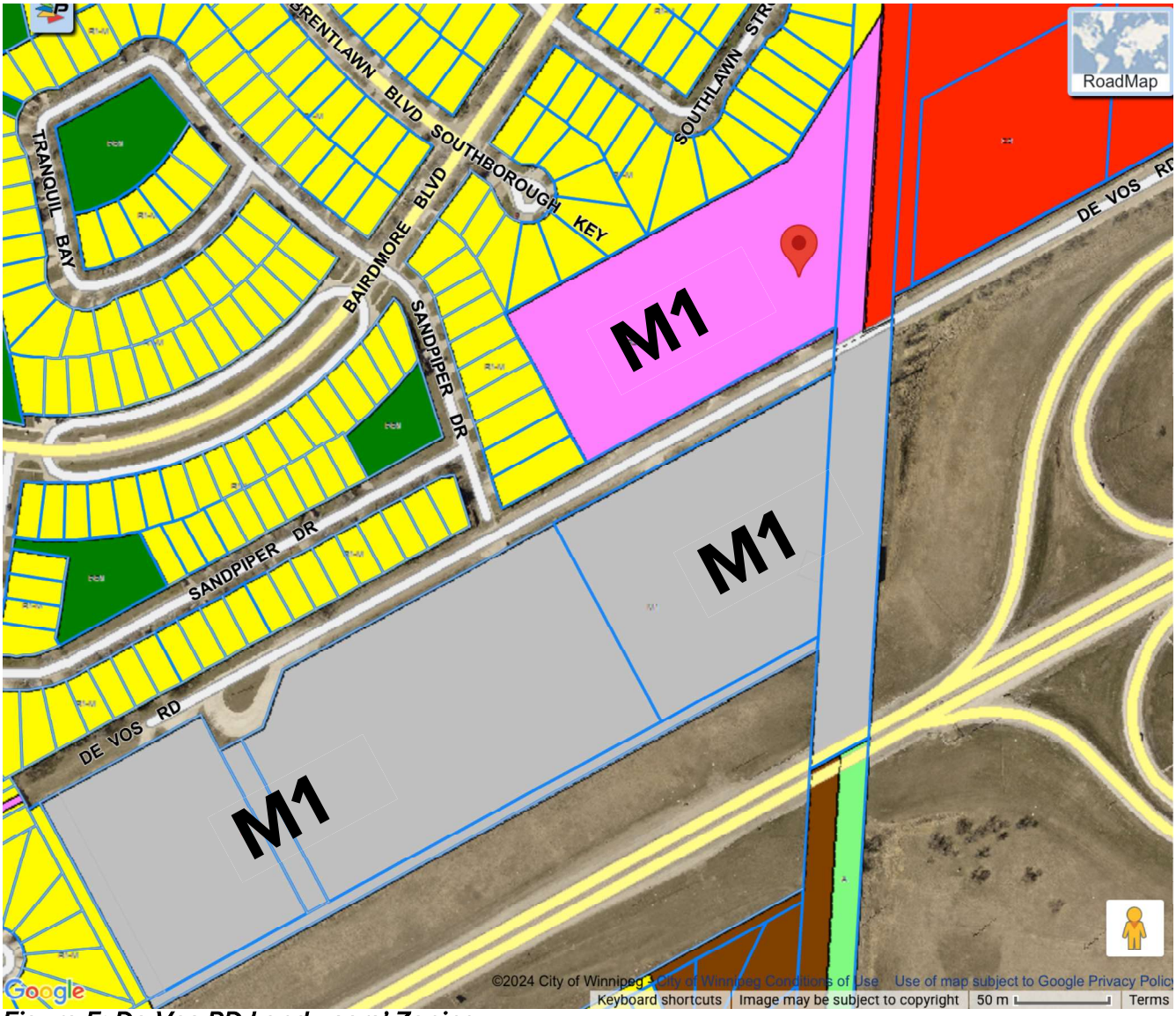

Figure 5: De Vos RD Land-users' Zoning.