Agenda – Council – May 2, 2025

Report – Standing Policy Committee on Property and Development – April 16, 2025

Item No. 9 **Extension of Time – Plan of Subdivision and Rezoning – Land Located on the East Side of Macbell Road and Land Located on the West Side of Macbell Road (Lot 3, Plan 18762)**
(St. Norbert-Seine River Ward)
File DASZ 31/2022

STANDING COMMITTEE RECOMMENDATION:

On April 22, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DASZ 31/2022 be extended to March 23, 2026.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development – April 16, 2025

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 22, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 16, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 10, 2025, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

ADMINISTRATIVE REPORT

Title: Extension of Time – Plan of Subdivision and Rezoning – Land located on the east side of Macbell Road (20 Macbell Road) and land located on the west side of Macbell Road (Lot 3, Plan 18762)– File No. DASZ 31/2022

Critical Path: Riel Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Hammerberg	N/A	N/A	N/A

EXECUTIVE SUMMARY

The time limit for enactment by Council of the necessary rezoning by-law under DASZ 31/2022 expires on March 23, 2025. The Developer has requested an extension of time in order to enact the rezoning by-law.

The Winnipeg Public Service has no objection to this request.

RECOMMENDATIONS

1. That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DASZ 31/2022 be extended to March 23, 2026.

2. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

Council approval is required for an extension of time.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations are concurred in, the Developer will be allowed an extension of time to March 23, 2026, to enact the required rezoning by-law under DASZ 31/2022 and complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On February 23, 2023, Council adopted Item No. 10 of the Report of the Standing Policy Committee on Property and Development, dated February 2, 2023, which recommended approval of a plan of subdivision and rezoning to an “R1-L” Residential Single-Family (Large) District under Winnipeg Zoning By-Law 200/2006, as amended in accordance with Schedule “C”. See Appendix “A” attached. Rezoning By-law 41/2023 received first reading by Council on March 23, 2023.

Recommendation 7. of the above-referenced report states:

"That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the “Fees”) are not submitted within 2 years after the By-law has been given first reading unless the Developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension."

The necessary by-law has not been enacted and the two 2-year period is set to expire on March 23, 2025.

On January 13, 2025, John Scott Wintrup Planning & Development, c/o John Wintrup, 301-139 Roslyn Road, Winnipeg, Manitoba, R3L 0G7 submitted a request for a one (1) year extension of time to satisfy the necessary by-law enactment requirements and complete the necessary registrations at the Winnipeg Land Titles Office. See Appendix “B” attached.

The Winnipeg Public Service has reviewed this request for an extension of time and is of the opinion that approval of the subject extension of time would be acceptable and circumstances leading to the original approval remain unchanged.

FINANCIAL IMPACT

N/A

CONSULTATION

N/A

OUR WINNIPEG 2045 POLICY ALIGNMENT

With regard to this proposal, the key policies guiding the development of Established Neighbourhoods include:

Goal 1: Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City’s residential intensification target.

1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.
1.2 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.

Goal 2: Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.

Massing and Scale
a. New development should respect and complement the existing character of the built form of surrounding properties.

The policies under Goal 9 of the Strategic Infrastructure and Resources section of CCDS 2.0 also apply to the subject proposal:

Goal 9: Manage subdivisions and development along riverbanks and in areas that are known to be at risk of flooding by recognizing the value of protecting these lands and the natural limitations and risks associated with building in these areas.

9.1 Regulate subdivisions or development in areas that are known to be at risk of flooding in accordance with the City of Winnipeg Charter, by-laws, and applicable Provincial regulations.

9.1.1 Discourage subdivisions where it would be impractical or impossible to comply with the applicable flood fringe regulations.

9.3 Regulate development in proximity to waterways in order to protect built assets from flooding and natural riverbank processes, with consideration for building lifecycle.

At the Riel Community Committee, plans were amended to reduce the lot count from eight (8) lots to six (6) lots and the proponent has indicated that they will be able to comply with the Designated Floodway Fringe Area Regulations (DFFAR) 266/91 aligning with the above noted policy. The requirement to meet the DFFAR is identified within the servicing obligations approved by Council.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

With the changes made to the application by Council, by reducing the lot count from eight (8) to six (6) and ensuring compliance with the Designated Floodway Fringe Area Regulations (DFFAR), the proposed development does align with the Key Direction in the Winnipeg Climate Action Plan: “Ensure New Areas of Growth are Designed According to the Principles of Complete Communities”.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Real Estate and Land Development
Prepared by: M. Hammerberg, Land Development Services Coordinator
Date: March 5, 2025
File No: DASZ 31/2022
Attachments: Appendix “A” – DASZ 31/2022 Map
Appendix “B” – Letter Requesting Extension of Time

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