APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

January 13, 2025

Land Development Branch
City of Winnipeg
Main Floor, 65 Garry Street
Winnipeg MB R3C 4K4

RE: Letter of Intent – 20 Macbell Road & LOT 3 PLAN 18762
Extension of Time File DASZ 31/2022

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 Addresses:

i. 20 Macbell RD [E.side Macbell]
ii. Unaddressed Land Parcel [W.side Macbell]

(b) Location: E. and W. side of MacBell RD south of Cloutier DR

(c) Roll Numbers:

i. 03091274200
ii. 03034200600

(d) CT:

i. 2727609/1
ii. 3239790/1

(e) COW Caveat(s):

i. 85-15294/1
ii. 3174243/1

(f) Legal Description:

i. LOT 5 BLOCK 1 PLAN 44186 [E.side Macbell]
ii. LOT 3 PLAN 18762 [W.side Macbell]

(g) Registered Owners: FAIRVIEW CUSTOM HOMES LTD.

(h) Neighbourhood: Cloutier Drive

(I) Electoral Ward: ST. NORBERT - SEINE RIVER

(j) Provincial Regs:

	i. Outside Airport Regulations
	ii. Inside Flood Fringe Reg. PLD-FR-02 Map Refence File PD 10197
(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:	Established Neighbourhoods > Recent Community
(m) Secondary Plan:	N/A
(n) Zoning By-law:	***Winnipeg Zoning By-law 200/2006*** [March 1, 2008]
(o) Zoning District:	
	i. R1-L Residential Single-Family Large
	ii. RR-5 Rural Residential
(p) Zoning PDO:	N/A
(q) Land Area:	+/-81,388 sq. ft. total
	i. +/- 33,472 sq. ft.
	ii. +/-47,916 sq. ft.
(r) Lot Configuration:	Interior Lots
(s) Land Configuration:	
	i. Rectangle
	ii. Square
(t) Fronting Street:	
	i. +/- 237.84 ft
	ii. +/- 210.24 ft
	MacBell RD, two lane P3 – Residential Snow Route. No on-street Parking Restrictions. Asphalt Surface
(u) Flanking Street:	N/A
(v) Transit:	N/A
(w) Bikeways:	*Centennial Trail, 247 feet to the north of the lands.*
(x) Municipal Services:	No sewer. No water.
(y) Sewer District:	Separate, Kilkenny
(z) Current Land-Uses:	
	i. Vacant Lands

(aa) Proposed Dev'pmnt:

i. Rezone LOT 3 PLAN 18762 from RR5 to R1-L
ii. Subdivision, 3 lots on LOT 3 PLAN 18762
iii. Subdivision, 3 lots LOT 5 BLOCK 1 PLAN 44186

2. LOCATION

(1) The subject +/- 81,388 sq. ft. of lands vacant abut the east and west sides of MacBell RD, south of Cloutier DR in the Cloutier Neighbourhood of the St. Norbert Ward.

3. PROPOSED DEVELOPMENT

(1) Rezone LOT 3 PLAN 18762 from RR5 to R1-L
(2) Subdivision, 3 lots on LOT 3 PLAN 18762
(3) Subdivision, 3 lots LOT 5 BLOCK 1 PLAN 44186

4. NOTES

(1) DASZ 21/2000 was approved by Council March, 2001 for rezoning seven (7) acres of lands at the southeast corner of MacBell Road and Cloutier Drive including the subject lands from 'A-5' Agricultural District to 'R1.9' Residential District (minimum 9,000 square foot lots).
(2) DASSF 562/2014 at 20 MacBell for was approved by Standing Policy Committee on Property and Development on September 16, 2014 subject to Servicing Agreement [AG 562/14] for 3 lots.
(3) DASZ 31/2022 was approved by Council on February 23, 2023.

5. RATIONALE

(1) The engineering team continues to work on the lot grading plan.
(2) Landowners are anticipating interest rates declining in the first or second quarter of 2025 to provide improved lending for this project.

6. APPLICATION MATERIAL

Information provided with this Letter of Intent includes:

(1) Letter of Authorization to John Wintrup;
(2) Current Status of Titles;
(3) City of Winnipeg Caveats
(4) Current Legal Description & Title Plot;

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

(5) Current Zoning & Lot Configuration;
(6) BY-LAW NO. 41/2023;
(7) Application Fee.

Please do not hesitate to contact me directly if there is any missing information or materials for the extension of time for **File DASZ 31/2022**. We respectfully request this matter be advanced and processed in a timely manner.



John Scott Wintrup, B.A. (Hons), M.Sc.Pl., MCIP, RPP, AICP, CNU-A, LEED® Green Associate™

4