**Agenda – Executive Policy Committee – September 16, 2025**

**Report – Standing Policy Committee on Property and Development – September 12, 2025**

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

**Item No. 22 Subdivision and Rezoning – 45 Daman Farm Road, 100 Jean Louis Road and 2974 St. Mary's Road (St. Norbert-Seine River Ward) File DASZ 9/2025 [c/r DAV 111592/2025D]**

STANDING COMMITTEE RECOMMENDATION:

On September 12, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee, as amended, and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 9/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 15, 2025 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:

    A. That the "Plan" be amended in accordance with Section I-of the report of the Administrative Coordinating Group dated August 6, 2025 and attached as Schedule "B" to this Report; subject to the following amendments:

        i. In Section II – Plan considerations:

            a. Delete Condition 1 in its entirety

            b. Delete Condition 4 in its entirety

            c. Delete Condition 5 in its entirety

    B. That the developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 6, 2025 and attached as Schedule "B" to this report, with the following amendments:

        i. In Section IV – Servicing Conditions:

**Report – Standing Policy Committee on Property and Development – September 12, 2025**

STANDING COMMITTEE RECOMMENDATION (continued):

a. Delete Condition 14 in its entirety and replace it with the following:

"14. Public Reserve

The Developer shall provide, prior to the release of the Legal Plan of Subdivision, cash-in-lieu to the City equivalent to 10% of the planned area land, servicing, and improvements not provided, calculated at current rates. The payment amount shall be subject to the approval of the Director of Public Works and the Director of Planning, Property and Development."

C. That the City enter into, execute and deliver with the developer a Development Agreement in accordance with Recommendation 1.B., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"); and

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Development Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to the "RR2" Rural Residential 2 zoning district, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 15, 2025, and attached as Schedule "C" to this report, subject to the following conditions:

A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240 (1) of the City of Winnipeg Charter in accordance with the following:

i. The Owner must submit plans showing the location:

a. buildings;

b. tree preservation areas

**Report – Standing Policy Committee on Property and Development – September 12, 2025**

STANDING COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Riel Community Committee, prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That, no wells shall be permitted on the land at any time.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with Recommendation 2.A. and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

4. That upon instruction from the Director of Planning, Property and Development that the Developer has paid all fees, charges or other amounts due in respect of DASZ 9/2025 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

5. That Development Application No. DASZ 9/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. That the subdivision section of the By-law will come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

**Report – Standing Policy Committee on Property and Development – September 12, 2025**

STANDING COMMITTEE RECOMMENDATION (continued):

7. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with Recommendations 6 and 7, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

9. That Development Application No. DASZ 9/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

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

11. That the variance order for DAV 25-111592D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 9/2025.

**Report – Standing Policy Committee on Property and Development – September 12, 2025**

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 12, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee, with the following amendments:

- Delete Recommendation 1.A. in its entirety and replace with the following:

  "A. That the "Plan" be amended in accordance with Section I of the report of the Administrative Coordinating Group dated August 6, 2025 and attached as Schedule "B" to this Report, subject to the following amendments:

    i. In Section II – Plan considerations:

      a. Delete Condition 1 in its entirety

      b. Delete Condition 4 in its entirety

      c. Delete Condition 5 in its entirety"

- Delete Recommendation 1.B.i.a. in its entirety and replace with the following:

  "a. Delete Condition 14 in its entirety and replace it with the following:

    "14. <u>Public Reserve</u>

      The Developer shall provide, prior to the release of the Legal Plan of Subdivision, cash-in-lieu to the City equivalent to 10% of the planned area land, servicing, and improvements not provided, calculated at current rates. The payment amount shall be subject to the approval of the Director of Public Works and the Director of Planning, Property and Development."

- In Recommendation 1.C., delete the words "Recommendation 1.A." and replace with "Recommendation 1.B."

**Report – Standing Policy Committee on Property and Development – September 12, 2025**

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

- Delete Recommendation 2.A.i. in its entirety and replace with the following:

  "i. The Owner must submit plans showing the location:
  a. buildings;

  b. tree preservation areas

  on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Riel Community Committee, prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director."

- Delete Recommendation 2.A.ii. in its entirety and replace with the following:

  "ii. That, no wells shall be permitted on the land at any time."

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 4, 2025, the Riel Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 9/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 15, 2025 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:

   A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated August 6, 2025 and attached as Schedule "B" to this Report; with the following amendments:

      i. Delete Clauses 1 in its entirety

**Report – Standing Policy Committee on Property and Development – September 12, 2025**

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

ii. Delete Clause 4 in its entirety

iii. Delete Clause 5 in its entirety

B. That the developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 6, 2025 and attached as Schedule "B" to this report, with the following amendments:

i. In Section IV – Servicing Conditions:

a. Delete Clause 14 in its entirety and replace it with the following:

"14. Public Reserve

The Developer shall compensate the City cash in lieu for the amount of 10% of the planned area land and servicing not provided, at the then current values, by payment of cash, prior to the release of the Legal Plan of Subdivision, as approved by the Director of Public Works and the Director of Planning, Property and Development."

C. That the City enter into, execute and deliver with the developer a Development Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"); and

D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Development Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to the "RR2" Rural Residential 2 zoning district, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 15, 2025, and attached as Schedule "C" to this report, subject to the following conditions:

**Report – Standing Policy Committee on Property and Development – September 12, 2025**

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240 (1) of the City of Winnipeg Charter in accordance with the following:

   i. That the developer shall submit architectural design guidelines for all single- family dwellings in the planned area, which shall be subject to Plan Approval by the Riel Community Committee and the Director of Planning, Property and Development, and shall address, at minimum, the following elements:

      a. tree preservation areas on individual lots

   ii. That wells shall not be permitted

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with Recommendation 2.A. and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

4. That upon instruction from the Director of Planning, Property and Development that the Developer has paid all fees, charges or other amounts due in respect of DASZ 9/2025 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

**Report – Standing Policy Committee on Property and Development – September 12, 2025**

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

5. That Development Application No. DASZ 9/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

6. That the subdivision section of the By-law will come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.

7. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with Recommendations 6 and 7, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

9. That Development Application No. DASZ 9/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

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

11. That the variance order for DAV 25-111592D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 9/2025;

## PUBLIC HEARING SUMMARY

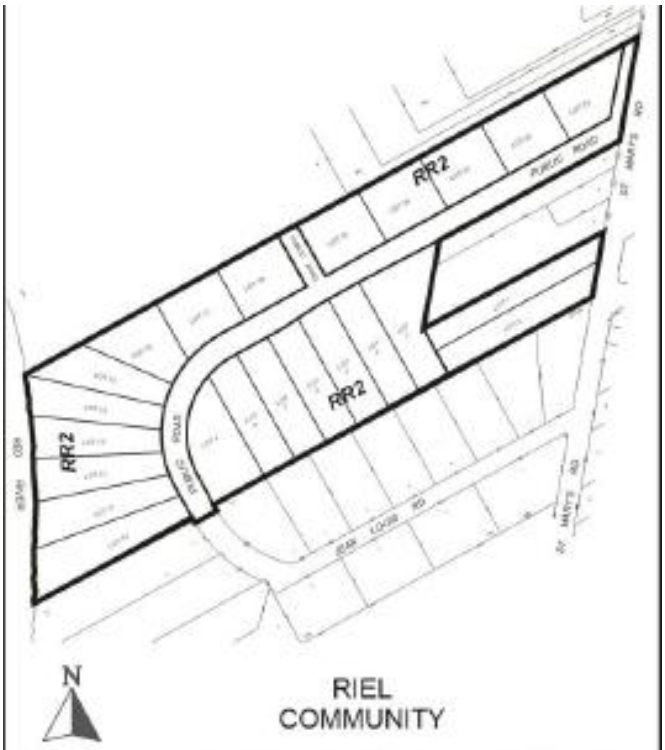
**File:** DASZ 9/2025

**Before:** Riel Community Committee
Councillor Allard, Chairperson
Councillor Chambers
Councillor Mayes

**Public Hearing:** September 4, 2025
Council Building, 510 Main Street

**Applicant:** Landmark Planning & Design Inc. (Jeff Pratte)

**Subject:**




**APPLICANT:** Landmark Planning & Design Inc. (Jeff Pratte)
**FILE:** DASZ 9/2025
**PROPOSAL:** An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "RR2" RURAL RESIDENTIAL 2 DISTRICT to facilitate the establishment of twenty-three (23) residential lots and the extension of Jean Louis Road into the new subdivision. **For information, phone D.Clark, Planner at 204-986-5684**
**DEMANDEUR:** Landmark Planning & Design Inc. (Jeff Pratte)
**N° DE DOSSIER:** DALZ 9/2025
**PROJET:** Demande d'approbation par le conseil municipal du plan de lotissement indiqué ci-dessus et proposition de modification du *Zoning By-law No. 200/2006* (règlement municipal sur le zonage) visant à modifier le zonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie RR5 (secteur résidentiel en milieu rural 5) à la catégorie RR2 (secteur résidentiel en milieu rural 2) en vue de faciliter l'aménagement de 23 lots résidentiels et le prolongement du chemin Jean-Louis jusque dans le nouveau lotissement. **Pour plus de renseignements, appelez D. Clark, urbaniste, au 204-986-5684.**

| | |
|---|---|
| **Premises Affected:** | 45 Daman Farm Road, 100 Jean Louis Road and 2974 St. Mary's Road |
| **For submission to:** | The Standing Policy Committee on Property and Development |
| **Prepared by:** | Zachary Mohan, Committee Clerk<br>Riel Community Committee |
| **Report date:** | September 8, 2025 |

**Community Committee Recommendation:**

***On September 4, 2025, the Riel Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:***

***1. That the subdivision proposed under Development Application No. DASZ 9/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 15, 2025 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:***

***A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated August 6, 2025 and attached as Schedule "B" to this Report; with the following amendments:***

***i. Delete Clause 1 in its entirety***

***ii. Delete Clause 4 in its entirety***

***iii. Delete Clause 5 in its entirety***

***B. That the developer be required to enter into a Development Agreement with the City pursuant to subsection 259(1) of the City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated August 6, 2025 and attached as Schedule "B" to this report, with the following amendments:***

***i. In Section IV – Servicing Conditions:***

***a. Delete Clause 14 in its entirety and replace it with the following:***

***"14. <u>Public Reserve</u>***

***The Developer shall compensate the City cash in lieu for the amount of 10% of the planned area land and servicing not provided, at the then current values, by***

***payment of cash, prior to the release of the Legal Plan of Subdivision, as approved by the Director of Public Works and the Director of Planning, Property and Development."***

***C. That the City enter into, execute and deliver with the developer a Development Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"); and***

***D. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Development Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.***

***2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to the "RR2" Rural Residential 2 zoning district, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 15, 2025, and attached as Schedule "C" to this report, subject to the following conditions:***

***A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240 (1) of the City of Winnipeg Charter in accordance with the following:***

***i. That the developer shall submit architectural design guidelines for all single- family dwellings in the planned area, which shall be subject to Plan Approval by the Riel Community Committee and the Director of Planning, Property and Development, and shall address, at minimum, the following elements:***

***a. tree preservation areas on individual lots***

***ii. That, wells shall not be permitted***

***B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with Recommendation 2.A. and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").***

***C. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.***

***3. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.***

***4. That upon instruction from the Director of Planning, Property and Development that the Developer has paid all fees, charges or other amounts due in respect of DASZ 9/2025 (collectively, the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.***

***5. That Development Application No. DASZ 9/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.***

***6. That the subdivision section of the By-law will come into force when the Development Agreement is fully executed and the Plan is registered in the Winnipeg Land Titles Office.***

***7. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.***

***8. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with Recommendations 6 and 7, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.***

***9. That Development Application No. DASZ 9/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.***

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

***11. That the variance order for DAV 25-111592D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 9/2025;***

***Note: The wording in bold and italics denotes amendments made by the Community Committee.***

The Riel Community Committee provided the following supporting reasons for its recommendation:

1. My supporting reasons are based on the conditions that I have here in front of me.

2. There is a motion forthcoming that will address the issue of inspection and enforcement through a by-law.

**Objections under the Charter:**

Total number of valid objections as per section 125(2) – 118

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

**Exhibits Filed:**

1. Application dated March 27, 2025
2. Notification of Public Hearing dated April 11, 2025
3. Manitoba Status of Titles 3139811/1, 3139809/1, 1068067/1
4. Letter of authorization dated November 12, 2024, from A and S Construction (Frank Spezzano) to Landmark Planning & Design Inc.
5. Surveyor's Building Location Certificate and sketch dated November 26, 2019.
6. Daman Farm Subdivision Concept 2 – Variance Overlay
7. Shadow Plan – North Area
8. Daman Farm Road – RR2 Lot Table
9. Title Plot – Daman Farm Road Potential Development
10. Communication from John Stefaniuk in support of the application
11. Plans (1 page)
12. Report from the Urban Planning Division dated August 15, 2025
13. Communication dated August 20, 2025, from Jim Kuziw in opposition to the application
14. Communication dated August 20, 2025, from Carmen Cacea in opposition to the application
15. Communication dated August 20, 2025, from Bill Lopuck and Barbara Thom in opposition to the application
16. Communication dated August 20, 2025, from Bryan Kroeker in opposition to the application
17. Communication dated August 20, 2025, from Shawn Barbour in opposition to the application
18. Communication dated August 20, 2025, from David Lasko in opposition to the application
19. Communication dated August 20, 2025, from Janice Lasko in opposition to the application
20. Communication dated August 20, 2025, from Adam Holik in opposition to the application
21. Communication dated August 20, 2025, from Chris Friesen in opposition to the application
22. Communication dated August 20, 2025, from Melissa Perrin in opposition to the application
23. Communication dated August 21, 2025, from Tylo Borsboom in opposition to the application

**Exhibits Filed (continued):**

24. Communication dated August 21, 2025, from Ashley Shields in opposition to the application
25. Communication dated August 21, 2025, from Adam Shields in opposition to the application
26. Communication dated August 21, 2025, from Susan Bouchat in opposition to the application
27. Communication dated August 21, 2025, from Leah Moore in opposition to the application
28. Communication dated August 22, 2025, Douglas Feldman in opposition to the application
29. Communication dated August 22, 2025, from Norma Feldman in opposition to the application
30. Communication dated August 22, 2025, from Dave Dulko in opposition to the application
31. Communication dated August 24, 2025, from Diane Dziurdz in opposition to the application
32. Communication dated August 24, 2025, from Gerry Valois in opposition to the application
33. Communication dated August 25, 2025, from Ulrike Hellmuth in opposition to the application
34. Communication dated August 25, 2025, from Gilles Gobert in opposition to the application
35. Communication dated August 25, 2025, from Kimberly Dunetz in opposition to the application
36. Communication dated August 25, 2025, from Sally Gobert in opposition to the application
37. Communication dated August 25, 2025, from Sean Henderson in opposition to the application
38. Communication dated August 26, 2025, from Jeff Pratte in support of the application
39. Letters in support of the application purporting to contain 7 signatures, submitted by Jeff Pratte
40. Communication dated August 27, 2025, from Paulette Desmarais in opposition to the application
41. Inspection Report
42. Communication dated August 27, 2025, from Shane Halliburton in opposition to the application
43. Communication dated August 27, 2025, from Behnam Hashemnezhadnameghi in opposition to the application
44. Communication dated August 28, 2025, from Alex Reimer in opposition to the application
45. Communication dated August 28, 2025, from Elizabeth Gonzalez in opposition to the application
46. Communication dated August 28, 2025, from Joan Williams in opposition to the application

**Exhibits Filed (continued):**

47. Communication dated August 28, 2025, from Mathieu Desmarais in opposition to the application
48. Communication dated August 28, 2025, from Erna Buffie in opposition to the application
49. Communication dated August 28, 2025, from Denis Cloutier in opposition to the application
50. Communication dated August 28, 2025, from Richard Reimer in opposition to the application
51. Communication dated August 28, 2025, from Diane de Rocquigny in opposition to the application
52. Communication dated August 29, 2025, from Grace Pelletier in opposition to the application
53. Communication dated August 29, 2025, from Edmond Pelletier in opposition to the application
54. Communication dated August 29, 2025, from Joanne Klippenstein in opposition to the application
55. Communication dated August 29, 2025, from Gerald Desmarais in opposition to the application
56 Communication dated August 29, 2025, from John McBride in opposition to the application
57. Communication dated August 29, 2025, from Pam Lucenkiw in opposition to the application
58. Communication dated August 29, 2025, from Andries Blouw in opposition to the application
59. Communication dated August 29, 2025, from Denise Tenkula in opposition to the application
60. Communication dated August 30, 2025, from Linda Lawson in opposition to the application
61. Communication dated August 30, 2025, from Anne Smallwood in opposition to the application
62. Communications dated August 31, 2025, from Wendy Heinrichs in opposition to the application
63. Communication dated September 1, 2025, from Alycia Albrechtsen in opposition to the application
64. Communication dated September 2, 2025, from Ed and Debbie Westphal in opposition to the application
65. Communication dated August 30, 2025, from Mildred Smallwood in opposition to the application
66. Communication dated August 30, 2025, from Jacqueline Godard in opposition to the application
67. Communication dated August 30, 2025, from Dean Alfonso in opposition to the application
68. Communication dated August 31, 2025, from Elizabeth Premecz in opposition to the application
69. Communication dated August 31, 2025, from Jozsef Premecz in opposition to the application

**Exhibits Filed (continued):**

70. Communication dated August 31, 2025, from Marcel Fontaine in opposition to the application
71. Communication dated August 31, 2025, from Elizabeth Fontaine in opposition to the application
72. Communication dated August 31, 2025, from Shirley Wishnowski in opposition to the application
73. Communication dated August 31, 2025, from Donald Garrioch in opposition to the application
74. Communication dated August 31, 2025, from Margaret Sylvia Garrioch in opposition to the application
75. Communication dated August 31, 2025, from Claudia Weselake in opposition to the application
76. Communication dated September 1, 2025, from Jindra Vancura in opposition to the application
77. Communication dated September 1, 2025, from Michal Vancura in opposition to the application
78. Communication dated September 1, 2025, from David Vancura in opposition to the application
79. Communication dated September 1, 2025, from Ken Devine in opposition to the application
80. Communication dated September 1, 2025, from Mathew Guerra in opposition to the application
81. Communication dated September 1, 2025, from Krystal Vielfaure in opposition to the application
82. Communication dated September 1, 2025, from David Albrechtsen in opposition to the application
83. Communication dated September 1, 2025, from Mika Tenkula in opposition to the application
84. Communication dated September 1, 2025, from Robert Loiselle in opposition to the application
85. Communication dated September 1, 2025, from Michelle Olivson in opposition to the application
86. Communication dated September 2, 2025, from Bev Pike, Co-Ordinator of the South Osborne Residents Group Inc. in opposition to the application
87. Communication dated September 2, 2025, from Shelley Sweeney in opposition to the application
88. Communication dated September 2, 2025, from Kathryn Kawka in opposition to the application
89. Communication dated September 2, 2025, from Heather Clark in opposition to the application
90. Communication dated September 2, 2025, from Sofie Bruce in opposition to the application
91. Communication dated September 2, 2025, from Daniel Vida in opposition to the application

**Exhibits Filed (continued):**

92. Communication dated September 2, 2025, from Russell Olivson in opposition to the application
93. Communication dated September 2, 2025, from Michael Li in opposition to the application
94. Communication dated September 2, 2025, from Cesar Bruce in opposition to the application
95. Communication dated September 2, 2025, from Sean Bruce in opposition to the application
96. Communication dated September 2, 2025, from Shirley Mitchell in opposition to the application
97. Communication dated September 2, 2025, from Eva Vida in opposition to the application
98. Communication dated September 2, 2025, from Pennee Kroeker in opposition to the application
99. Communication dated September 2, 2025, from Robert Kroeker in opposition to the application
100. Communication dated September 2, 2025, from Gord Gaudes in opposition to the application
101. Communication dated September 2, 2025, from Cynthia Dyck in opposition to the application
102. Communication dated September 2, 2025, from Karen Friesen in opposition to the application
103. Communication dated September 2, 2025, from Ben Jimenez in opposition to the application
104. Communication dated September 2, 2025, from Celina Jimenez in opposition to the application
105. Communication dated September 2, 2025, from Barbara Borton in opposition to the application
106. Communication dated September 2, 2025, from Matthew Bernard in opposition to the application
107. Communication dated September 2, 2025, from Claudine Majzels in opposition to the application
108. Communication dated September 2, 2025, from Bruce Surgeoner in opposition to the application
109. Communication dated September 2, 2025, from Denis Hebert in opposition to the application
110. Communication dated September 2, 2025, from Lorraine Hebert in opposition to the application
111. Communication dated September 2, 2025, from Mike Loewen in opposition to the application
112. Communication dated September 2, 2025, from Chris David Dyck in opposition to the application
113. Communication dated September 2, 2025, from Jozsef Pintarics in opposition to the application

**Exhibits Filed (continued):**

114. Communication dated September 2, 2025, from Dave Green, Co-chairs, OURS-Winnipeg, in opposition to the application
115. Communication dated September 2, 2025, from Karen Priestley in opposition to the application
116. Communication dated September 2, 2025, from Kim Thompson in opposition to the application
117. Communication dated September 2, 2025, from Peter Dueck in opposition to the application
118. Communication dated September 3, 2025, from Ronald Miller in opposition to the application
119. Communication dated September 3, 2025, from Nancy Ens in opposition to the application
120. Communication dated September 3, 2025, from Jessie Halliburton in opposition to the application
121. Communication dated September 3, 2025, from Cary Davies in opposition to the application
122. Communication dated September 3, 2025, from Kerri James in opposition to the application
123. Communication dated September 3, 2025, from Steven Wintoniw in opposition to the application
124. Communication dated September 3, 2025, from Hannah Wintoniw in opposition to the application
125. Communication dated September 3, 2025, from Susan Wintoniw in opposition to the application
126. Communication dated September 4, 2025, from Susan Bouchat in opposition to the application
127. Communication dated September 4, 2025, from Denis Cloutier in opposition to the application
128. Communication dated September 4, 2025, from Andre de Rocquigny in opposition to the application
129. Communication dated September 4, 2025, from Arny Lovatt in opposition to the application
130. Communication dated September 4, 2025, from Jeff Pratte, Landmark Planning & Design Inc. in support of the application
131. Presentation in support of the application, submitted by Jeff Pratte, Landmark Planning & Design Inc. at the public hearing
132. Communication dated September 3, 2025, from Garry Zielke in opposition to the application
133. Presentation in opposition to the application, submitted by Michelle Olivson at the public hearing
134. Recording of Representations

REPRESENTATIONS:

In Support:

Jeff Pratte

REPRESENTATIONS (continued):

In Opposition:

Alycia Albrechtsen
David Albrechtsen
Dean Alfonso
Shawn Barbour
Matthew Bernard
Andries Blouw
Tylo Borsboom
Barbara Borton
Susan Bouchat
Cesar Bruce
Sean Bruce
Sofie Bruce
Erna Buffie
Carmen Carcea
Heather Clark
Denis Cloutier
Cary Davies
Andre de Rocquigny
Diane de Rocquigny
Gerald Desmarais
Mathieu Desmarais
Paulette Desmarais
Ken Devine
Peter Dueck
Dave Dulko
Kimberly Dunetz
Chris David Dyck
Cynthia Dyck
Diane Dziurdz
Nancy Ens
Douglas Feldman
Norma Feldman
Elizabeth Fontaine
Marcel Fontaine
Chris Friesen
Karen Friesen
Donald Garrioch
Margaret Sylvia Garrioch
Gord Gaudes
Gilles Gobert
Sally Gobert
Jacqueline Godard
Elizabeth Gonzalez
Dave Green
Mathew Guerra
Behnam Hashemnezh-adnameghi
Jessie Halliburton
Shane Halliburton
Denis Hebert
Lorraine Hebert
Wendy Heinrichs
Ulrike Hellmuth
Sean Henderson
Adam Holik
Kerri James
Ben Jimenez
Celina Jimenez
Elizabeth Premecz
Jozsef Premecz
Kathryn Kawka
Shelley Killeen
Joanne Klippenstein
Bryan Kroeker
Pennee Kroeker
Robert Kroeker
Jim Kuziw
David Lasko
Janice Lasko
Linda Lawson
Michael Li
Mike Loewen
Trish Loewen
Robert Loiselle
Bill Lopuck
Arny Lovatt
Pam Lucenkiw
Claudine Majzels
John McBride
Ronald Miller
Shirley Mitchell
Leah Moore
Michelle Olivson
Russell Olivson
Edmond Pelletier
Grace Pelletier
Melissa Perrin
Bev Pike
Jozsef Pintarics
Jozsef Premecz
Elizabeth Premecz
Karen Priestley
Alex Reimer
Richard Reimer
Adam Shields
Ashley Shields
Anne Smallwood
Mildred Smallwood
Bruce Surgeoner
Shelley Sweeney
Denise Tenkula
Mika Tenkula
Kerry Thacher
Barbara Thom
Kim Thompson
Gerry Valois
David Vancura
Jindra Vancura
Michal Vancura
Daniel Vida
Eva Vida
Krystal Vielfaure
Claudia Weselake
Debbie Westphal
Ed Westphal
Joan Williams
Hannah Wintoniw
Steven Wintoniw
Susan Wintoniw
Shirley Wishnowski
Garry Zielke

REPRESENTATIONS (continued):

For Information:

Nil

For the City:

D. Clark, Senior Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
S. Nuttall, Planner, Planning, Property and Development Department

Exhibit "12" referred to in File DASZ 9/2025

# ADMINISTRATIVE REPORT

**Title:** DASZ 9/2025 – 45 Daman Farm Road

**Issue:** An application for consideration at the public hearing to subdivide the land into 23 residential lots, rezone the lots to "RR2" Rural Residential 2 acres, and extend a road.

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

## AUTHORIZATION

| Author | Department Head | CFO | CAO |
|---|---|---|---|
| D. Clark RPP, MCIP | n/a | n/a | |

## RECOMMENDATIONS

1. That Development Application No. DASZ 9/2025 for the subdivision and rezoning of land located at 45 Daman Farm Road and 2974 St. Mary's Road be rejected.
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

- The applicant is proposing to subdivide the property into 23 lots and rezone to the "RR2" Rural Residential 2 zoning district.
- Subdivision and Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

## IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Public Service are concurred in, the subject lands will not be subdivided and rezoned, and a public right-of-way will not be opened as proposed.

## HISTORY

- On April 21, 2021, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended rejection of the creation of 23 rural residential lots to be rezoned to the “RR2” zoning district, with lot sizes ranging from 1.9 acres to 3.3 acres.

- On June 22, 2022, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended support of the creation of 10, 5 acre lots, remaining zoned as “RR5” Rural Residential.

## OURWINNIPEG 2045 POLICY ALIGNMENT

The proposed development does not align with OurWinnipeg2045 section 6.32 under the Growth Section, which states the following:

> *6.32 Rural and Agricultural Areas*
>
> *Designate Rural and Agricultural Areas within the Urban Structure, as non-urbanized lands suitable for agriculture, specialized agriculture, Indigenous land-based practices where possible, and supportive uses, as well as rural living that is permitted under existing, adopted secondary plans, and does not require a full range of municipal services*

## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed development would not align with the following 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.

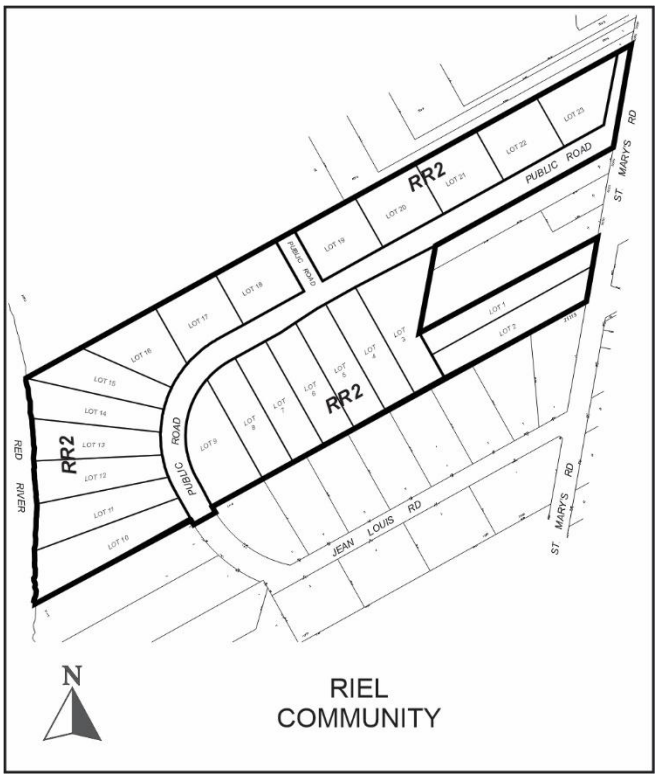
## SUBMITTED BY

| | |
|---|---|
| Department | Planning, Property and Development |
| Division | Urban Planning Division |
| Prepared by | Devin Clark, RPP, MCIP |
| Date: | August 15, 2025 |
| File No. | DASZ 9/2025 |

| | |
|---|---|
| Schedule A | Planning Discussion |
| Schedule B | Report of the Administrative Working Group – August 6, 2025 |
| Schedule C | File No. DASZ 9/2025 Riel Community Committee, dated August 15, 2025 |
| Appendix A | Proposed By-law |

**SCHEDULE 'A'**

| | |
|---|---|
| **DATE:** | August 15, 2025 |
| **FILE:** | DASZ 9/2025 |
| **RELATED FILES:** | DAV 25/111592D |
| **COMMUNITY:** | Riel Committee |
| **NEIGHBOURHOOD #:** | 5.543 – St. Vital Perimeter South neighbourhood |
| **SUBJECT:** | To subdivide the land into 23 lots and rezone all lots from the "RR5" Rural Residential 5 district to the "RR2" Rural Residential 2 district. |
| **LOCATION:** | 45 Daman Farm RD & 2974 St. Mary's RD |
| **LEGAL DESCRIPTION:** | LOT 20 PLAN 20513 159/166 ST N |




| | |
|---|---|
| **APPLICANT:** | Jeff Pratte (Landmark Planning & Design Inc.)<br>298 Waterfront Dr<br>Winnipeg, MB R3B0G5 |
| **OWNER:** | A&S Construction Ltd.<br>300 – 900 Lorimer Blvd<br>Winnipeg, MB R3P 2V4 |
| **RECOMMENDATION:** | Rejection |

## SITE DESCRIPTION

- The subject site is located on the west side of St. Mary's Road in the St. Vital Perimeter South neighbourhood of the St. Norbert – Seine River Ward.
- The site is approximately **57 acres in area** and comprises two separate rural residential lots zoned Rural Residential 5 ('RR5').
- The subject site is within the Rural and Agricultural Areas under *OurWinnipeg 2045* and the *Complete Communities Direction Strategy 2.0.* The site also falls under the *St. Vital Perimeter South Secondary Plan*.




**Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024)***

## SURROUNDING LAND USE AND ZONING

**North:** Rural residential properties zoned "RR5" Rural Residential.

**South:** Rural residential properties zoned "RR2" Rural Residential 2, and Jean Louis Road.

**East:** St. Mary's Road, then rural residential properties zoned "RR5" Rural Residential 5.

**West:** The Red River.




**Figure 2: Zoning of the site and surrounding area.**

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide and rezone the land to Rural Residential 2 ('RR2') to create 23 rural residential lots ranging in size from 3.3 acres to 1.9 acres. The proposal includes the extension of Jean Louis Road.
- A road stub is proposed to accommodate a future connection to the lands located to the north.
- The proposed development requires variances for substandard lot size and lot widths (see associated variance application and planner's report for DAV 25-111592\D).

## COLLABORATIVE PLANNING and CONSULTATION

- *With the Urban Planning and Design Division*

  The applicant reached out to discuss the proposal with the Public Service prior to submitting the formal application.

- *With the Public*

  The applicant indicated that a letter to adjacent property owners was sent out prior to the public hearing notification being put up on site.

**ANALYSIS AND ISSUES**

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045* and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- This site is located within the "Rural and Agricultural Lands" policy area. The Vision for this policy area is as follows:
    - *Rural and Agricultural lands will be managed in a manner that accommodates food production, rural living, and supportive uses that do not require a full range of municipal services. Land fragmentation should be minimized in preparation for long-term urban development, where applicable.*
    - Policies relevant to this proposal include:
    - Goal 2: Prevent the fragmentation of rural and agricultural land.
        - *2.1 Require a minimum site area of 16 hectares (40 acres) except where an applicable statutory plan allows a smaller site, or to facilitate the consolidation or reconfiguration of land into larger holdings.*
        - *2.3 Encourage consolidation of existing lots.*

- Under the Servicing Section of Complete Communities 2.0 the following goals and policies are relevant:
    - Goal 3.0*: Manage servicing in an efficient and sustainable manner that supports large lot and agricultural development in rural and agricultural areas.*
        - *3.1 Development in Rural and Agricultural Areas shall be predominantly serviced by private services and rural standard roadways all to the satisfaction of the Directors of Public Works, Water and Waste, and Planning, Property & Development.*
        - *3.2 Consider the possible subdivision or conversion of land in unserviced areas only where a statutory secondary plan establishes minimum parcel sizes, and appropriate servicing criteria.*

ST. VITAL PERIMETER SOUTH SECONDARY PLAN

- The subject site falls under the St. Vital Perimeter South Secondary Plan By-law No. 1735/77.
- The St Vital Perimeter South Secondary Plan allows for the subdivision of land in unserviced areas and establishes minimum parcel sizes, and appropriate servicing criteria, with the exception of lands located in "Hazard Areas." "Hazard Areas" include lands that are "subject to hazardous conditions like flooding or transitional areas between bodies of saline and potable water" (Section 3). Specifically, section 3.2 (a) states:

  *15 3.2 Groundwater (a) To protect the potable groundwater resources in the Action Area by not approving development which may cause appreciable adverse effects upon the quality or quantity of potable groundwater and by limiting groundwater withdrawal through the arrangement and maintenance of appropriate development densities.*

- The subject lands are located within the medium density rural residential policy area. This section of the secondary plan indicates the following direction on lot area and widths:

  *1.1 (c) To establish a medium density rural residential area and to adopt a zoning by-law establishing a minimum site area of two acres and a minimum site width of 180 feet for a single-family dwelling site subject to approved variations.*

CITY OF WINNIPEG ZONING BY-LAW 200/2006

*Current Zoning*

"RR5" Rural Residential 5

- Currently the lands are zoned Rural Residential 5 ('RR5'). The RR5 district is intended to provide areas for large-lot rural residential development, along with limited agricultural uses. The RR5 district requires: a minimum lot width of 300 feet, a minimum lot area of 5 acres, side yards of 25 feet, a front yard of 25 feet, and a rear yard of 25 feet. The maximum building height is 35 feet and the maximum lot coverage is 30%.

*Proposed Zoning*

"RR2" Rural Residential 2

- The applicant is proposing to rezone the subject site to Rural Residential 2 ('RR2'). The RR2 district is intended to provide areas for large-lot rural residential development. The RR2 district requires: a minimum lot width of 180 feet, a minimum lot area of 2 acres, side yards of 25 feet, a front yard of 50 feet, and a rear yard of 25 feet. The maximum building height is 35 feet and the maximum lot coverage is 30%.

*Reason for the Subdivision and Rezoning*

- The applicant is proposing to subdivide and rezone the land to Rural Residential 2 ('RR2') in order to create 23 rural residential lots ranging in size from 2 acres to 3 acres as well as extend the Jean Louis Road right-of-way into the new subdivision.

COMPATIBILITY WITH SECONDARY PLAN AND SURROUNDING NEIGHBOURHOOD

- Concerns regarding the groundwater in the area were originally addressed in the St. Vital – Perimeter South Hydrogeological Assessment Report from 2004 (the Report) which identified concerns about the sustainability of the aquifers in the area and the potential of saline contamination resulting from additional development. To prevent the risk of salt water infiltration in the aquifers, the Report recommended lot sizes be restricted to 5 acres or larger. The larger lot sizes are recommended to limit the number of private wells drawing water from the aquifer.
- When the St. Vital Perimeter South Secondary Plan was originally adopted the subject lands were identified as being located under the Medium Density Rural Residential Policy Area where minimum lot sizes of 2 acres and minimum lot widths of 180 feet are permitted. With the concerns identified in the Report and by the Water and Waste Department, the direction provided under the Hazard Areas Policy Area under the Secondary Plan applies which allows for the restriction of development in order to protect potable groundwater resources.

- The applicant suggests in the letter of intent that wells could be restricted on the land through either conditions on the variance, a condition on a Zoning or Servicing Agreement or through a registered development scheme caveat through the Real Property Act.
- Through discussions with the Administrative Coordinating Group, the Water and Waste Department has indicated it is not in a position to set up the various required regulatory mechanisms nor arrange sharing or transfer of jurisdiction of wells from the Province.
- Accordingly, the City's Water and Waste Department recommends that lot sizes be restricted to 5 acres or larger and used only for residential purposes. Water and Waste does not support 2-acre lot configurations. This is consistent with what was supported under the subdivision application in 2022 under file DAS 24/2022.

RECOMMENDED SERVICING AGREEMENT

Should a decision be made that supports the development application, a servicing agreement has been prepared and attached as Schedule B to this report.

RECOMMENDATION

The Public Service recommends rejection for the following reasons:

- The proposal is not consistent with the direction provided in the Hazard Areas Policy Area under the St. Vital Perimeter South Secondary Plan which allows for the restriction of development in order to protect potable groundwater resources.
- The Public Service is not in a position to set up the various required regulatory mechanisms nor arrange sharing or transfer of jurisdiction of wells from the Province.
- Due to the sensitive nature of the ground water aquifer in the area, the Public Service recommends that lot sizes be restricted to 5 acres or larger and used only for residential purposes.

This Report Submitted by: Devin Clark, RPP, MCIP
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DASZ 9/2025

**Schedule "C" for File No. DASZ 9/25, Riel Community Committee, dated August 15, 2025**

By-Law No. _____

File No. **DASZ 9/2025**

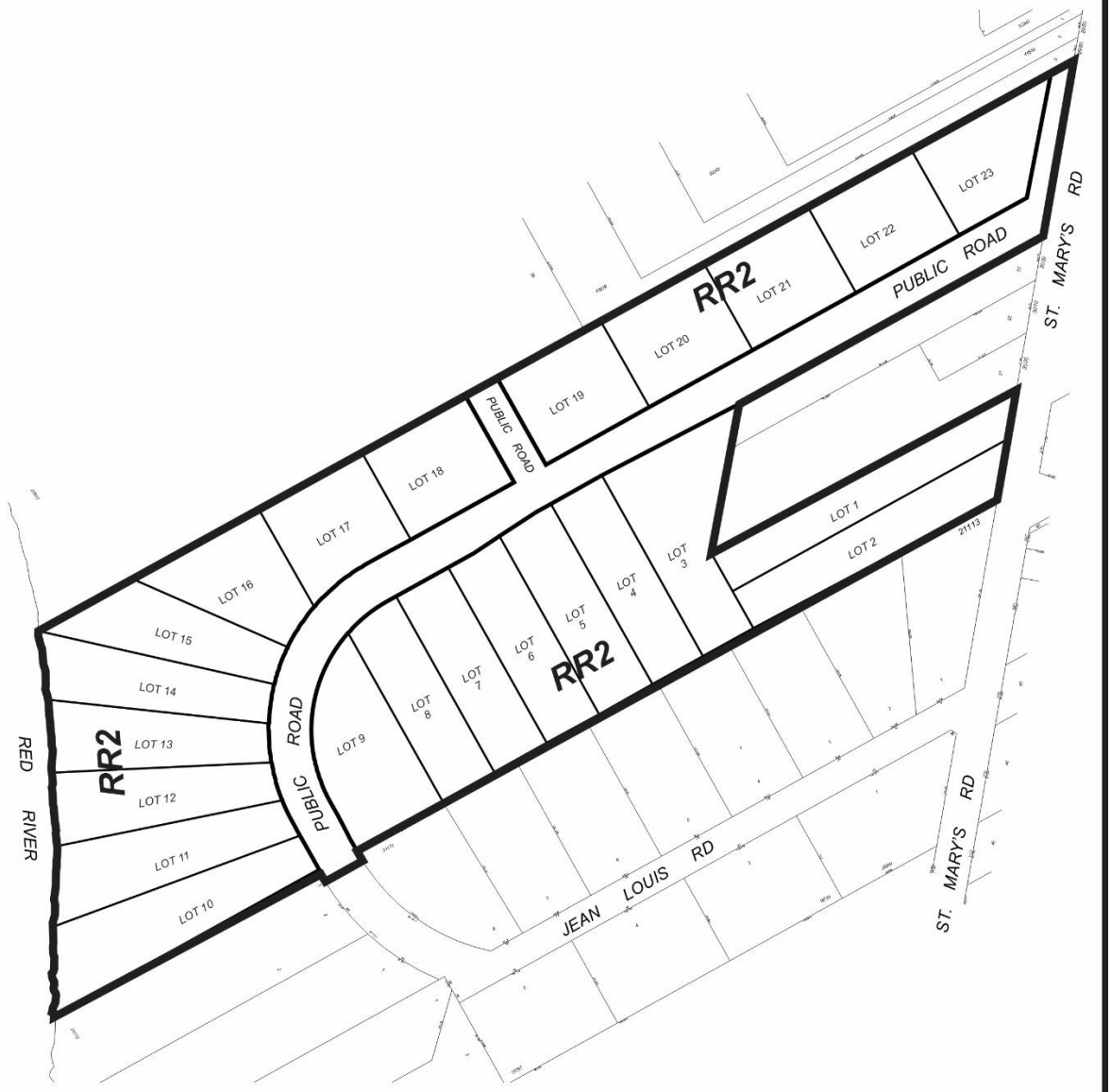
Atlas Sheet No. **AO25**

N

**RIEL COMMUNITY**

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 45 Daman Farm Road and 2974 St Mary's Road from "RR5" RURAL RESIDENTIAL 5 DISTRICT to an "RR2" RURAL RESIDENTIAL 2 DISTRICT to facilitate the establishment of twenty-three (23) residential lots and the extension of Jean Louis Road into the new subdivision.




THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “11” referred to in File DASZ 9/2025

