Minute No. 495
Minutes – Council – September 25, 2025

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

Item No. 15 Subdivision and Rezoning – 2401 Inkster Boulevard (Old Kildonan Ward) File DASZ 22/2025 [c/r DAV 148009/2025D]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the subdivision proposed under Development Application No. DASZ 22/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated August 19, 2025, and attached as Schedule "C" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions.

    A. That the developer be required to enter into a Servicing 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 7th, 2025 and attached as Schedule "B" to this report, with the following amendment:

        i. In Section IV – Servicing Conditions:

            a. Amend Condition 5 by adding the following new Subclause (c):

                "(c) In the event that Cleveland Street right of way, along the entire length of the subject property is closed, then the above conditions in Condition 5 will be deemed to be satisfied."

    B. That the City enter into, execute and deliver with the developer a Servicing 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

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

COUNCIL DECISION (continued):

C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing 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. 200/06 be amended by rezoning the subject land to an "M2 PDO-1 Airport Vicinity" Manufacturing General District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated August 19, 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 for those portions of the Owner's Land zoned "M2" Manufacturing General, the Owner must submit plans showing the location and design of any and all proposed:

a. buildings
b. accessory parking areas
c. private approaches
d. garbage enclosures
e. fencing
f. landscaping
g. lighting
h. free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Lord Selkirk-West Kildonan 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. *Deleted*

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

COUNCIL DECISION (continued):

iii. That the following uses shall not be permitted on the land:

a. Fleet Services
b. Freight or truck yard
c. Mini-warehouse, self-storage

iv. That the following uses shall be a Conditional Use on the land:

a. Outside storage
b. Outside operations
c. Towing and storage facility
d. Utility facility, major

3. That the City enter into, execute and deliver with the Developer:

A. a Servicing Agreement in accordance with Recommendation 1; and

B. a Zoning Agreement in accordance with Recommendation 2,

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").

4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, 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.

5. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 22/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

6. 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 this report (the "By-law") and bring same directly to Council by way of communication for first reading.

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

COUNCIL DECISION (continued):

7. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (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.

8. That Development Application No. DASZ 22/2025 will be deemed to be concluded and all approvals in connection with this matter will expire if the developer has not submitted the Plan and paid all associated ancillary fees (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 the 2 year period and Council approves the extension.

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

10. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

12. That Development Application No. DASZ 22/2025 will be deemed to be concluded and all approvals in connection with this matter will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

14. That the Variance order for File No. DAV 25-148009/D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 22/2025.

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

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 16, 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 September 12, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 3, 2025, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 1.A, delete the period after "Schedule "B" of this report", and replace with the following:

  ", with the following amendment:

  i. In Section IV – Servicing Conditions:

     a. Amend Condition 5 by adding the following new Subclause (c):

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

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

> "(c) In the event that Cleveland Street right of way, along the entire length of the subject property is closed, then the above conditions in Condition 5 will be deemed to be satisfied."

- Delete Recommendation 2.A.ii. in its entirety

and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

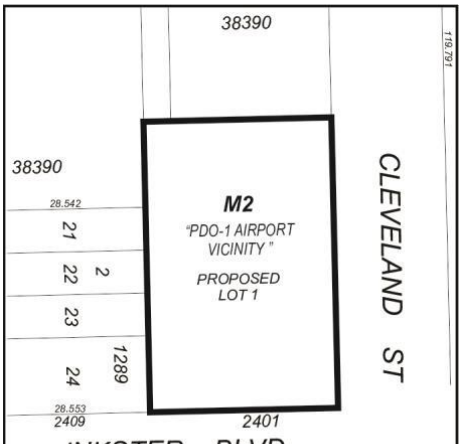
File: DASZ 22/2025

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Sharma, Chairperson
Councillor Eadie

Public Hearing: September 3, 2025
Council Building, 510 Main Street

Applicant: John Wintrup

Subject:



Premises Affected: 2401 Inkster Boulevard

For submission to: The Standing Policy Committee on Property and Development

Prepared by: J. Nachtigall, Assistant Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: September 5, 2025

Community Committee Recommendation:

On September 3, 2025, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 22/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated August 19, 2025, and attached as Schedule "C" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions.

    A. That the developer be required to enter into a Servicing 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 7th, 2025 and attached as Schedule "B" to this report***, with the following amendment:***

        i. In Section IV – Servicing Conditions:

            a. Amend Condition 5 by adding the following new Subclause (c):

                "(c) In the event that Cleveland Street right of way, along the entire length of the subject property is closed, then the above conditions in Condition 5 will be deemed to be satisfied."

    B. That the City enter into, execute and deliver with the developer a Servicing 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

    C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing 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. 200/06 be amended by rezoning the subject land to an "M2 PDO-1 Airport Vicinity" Manufacturing General District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated August 19, 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 for those portions of the Owner's Land zoned "M2" Manufacturing General, the Owner must submit plans showing the location and design of any and all proposed:

a. buildings
b. accessory parking areas
c. private approaches
d. garbage enclosures
e. fencing
f. landscaping
g. lighting
h. free-standing signage

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the Lord Selkirk-West Kildonan 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 parking areas, vehicle display areas, and outside sales areas must be paved with concrete, asphalt, paving stones, or other impervious surface to the satisfaction of the Director of Planning, Property and Development.***~~

iii. That the following uses shall not be permitted on the land:

a. Fleet Services
b. Freight or truck yard
c. Mini-warehouse, self-storage

iv. That the following uses shall be a Conditional Use on the land:

a. Outside storage
b. Outside operations
c. Towing and storage facility

d. Utility facility, major

a. Outside storage
b. Outside operations
c. Towing and storage facility
d. Utility facility, major

3. That the City enter into, execute and deliver with the Developer:

   A. a Servicing Agreement in accordance with Recommendation 1; and

   B. a Zoning Agreement in accordance with Recommendation 2,

   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").

4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, 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.

5. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 22/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

6. 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 this report (the "By-law") and bring same directly to Council by way of communication for first reading.

7. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (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.

8. That Development Application No. DASZ 22/2025 will be deemed to be concluded and all approvals in connection with this matter will expire if the developer has not submitted the Plan and paid all associated ancillary fees (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 the 2 year period and Council approves the extension.

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

10. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

12. That Development Application No. DASZ 22/2025 will be deemed to be concluded and all approvals in connection with this matter will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

14. That the Variance order for File No. DAV 25-148009/D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 22/2025.

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

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. We've heard, as per the Planner's report, and presentation from the Planner, it is a complex file, and I do appreciate the consultant, the owners, there was a lot of back and forth with the Public Service.

2. I know it took longer than they expected. But there's a lot of moving parts, and we'll be seeing them here again in the future for plan approval.

3. So, I think the file was well understood, as we heard from their presentation today.

Objections under the Charter:

Total number of valid objections as per section 125(2) – 0

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

Exhibits Filed:

1. Application dated May 20, 2025
2. Notification of Public Hearing dated June 23, 2025
3. Manitoba Status of Title 3260203/1
4. Letter of authorization dated January 23, 2024 from Range Auto Sale (Anandjit Kaur Dhillon) to John S. Wintrup
5. Surveyor's Building Location Certificate and sketch dated February 20, 2025
6. Plans (11 pages)
7. Report from the Urban Planning Division dated August 19, 2025
8. Inspection Report
9. Communication dated August 28, 2025 from Amarjit Kaur Dhillon in support of the application
10. Communication dated August 28, 2025 from Prabheet Kaur Dhillon in support of the application
11. Communication dated August 28, 2025 from Anandjot Kaur Dhillon in support of the application
12. Communication dated August 28, 2025 from Gurpreet Kaur Dhaliwal in support of the application
13. Communication dated August 28, 2025 from Amardeep Singh Dhillon in support of the application
14. Communication dated August 28, 2025 from Jagjit Singh Dhillon in support of the application
15. Communication dated August 28, 2025 from Satgur Singh Sran in support of the application
16. Communication dated August 28, 2025 from Hardeep Kaur Sran in support of the application
17. Communication dated August 28, 2025 from Mark Newman in support of the application
18. Communication dated September 2, 2025 from John Wintrup in support of the application
19. Recording of Representations

REPRESENTATIONS:

In Support:

AJ Dhillon
Gurpreet Kaur Dhaliwal
Amarjit Kaur Dhillon
Anandjot Kaur Dhillon
Prabheet Kaur Dhillon
Armandeep Singh Dhillon
Jagjit Singh Dhillon
Mark Newman
Hardeep Kaur Sran
Satgur Singh Sran
John Wintrup

In Opposition:

Nil

For Information:

Nil

For the City:

S. Jerez, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit “7” referred to in File DASZ 22/2025

ADMINISTRATIVE REPORT

Title: DASZ 22/2025 – 2401 Inkster BLVD

Issue: An application for consideration at the Public Hearing to rezone the subject lot from an “A PDO-1 Airport Vicinity Protection Area 2” Agricultural District to an “M2 PDO-1 Airport Vicinity” Manufacturing General District.

Critical Path: Lord Selkirk - West Kildonan Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Jerez, RPP MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 22/2025 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated August 19, 2025, and attached as Schedule “C” to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions.
    A. That the developer be required to enter into a Servicing 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 7th, 2025 and attached as Schedule “B” to this report.
    B. That the City enter into, execute and deliver with the developer a Servicing 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
    C. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Servicing 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. 200/06 be amended by rezoning the subject land to an “M2 PDO-1 Airport Vicinity” Manufacturing General District in accordance with the

proposed by-law attached as Appendix “B” to this report and as shown on the map dated August 19, 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 for those portions of the Owner’s Land zoned “M2” Manufacturing General, the Owner must submit plans showing the location and design of any and all proposed:

a) buildings;

b) accessory parking areas;

c) private approaches;

d) garbage enclosures;

e) fencing;

f) landscaping

g) lighting; and

h) free-standing signage

on the Owner’s Land (“Works”) to the City for approval by the Director of Planning, Property and Development (“Director”) and the Lord Selkirk-West Kildonan 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 parking areas, vehicle display areas, and outside sales areas must be paved with concrete, asphalt, paving stones, or other impervious surface to the satisfaction of the Director of Planning, Property and Development.

iii. That the following uses shall not be permitted on the land:

a) Fleet Services;

b) Freight or truck yard; and,

c) Mini-warehouse, self-storage.

iv. That the following uses shall be a Conditional Use on the land:

a) Outside storage;

b) Outside operations;

c) Towing and storage facility; and,

d) Utility facility, major.

3. That the City enter into, execute and deliver with the Developer

A. a Servicing Agreement in accordance with recommendation 1; and

B. a Zoning Agreement in accordance with recommendation 2,

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").

4. That authority be delegated to the Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement, 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.
5. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 22/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.
6. 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 this report (the "By-law") and bring same directly to Council by way of communication for first reading.
7. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (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.
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13. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
14. That the Variance order for File No. DAV 25-148009/D shall not come into force and effect until the coming into force and effect of the zoning by-law for the subject land under File DASZ 22/2025.

REASON FOR THE REPORT

- The applicant intends to consolidate underlying parcels on the subject site and rezone the land to establish an auto/ light truck/ motorcycle repair and service use, as well as a heavy equipment sales, service and rental use.
- 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.

OURWINNIPEG 2045 POLICY ALIGNMENT

City Building Objective 1. Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals:

Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

City Building Objective 3. Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset:

New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning & Design Division
Prepared by	Simi Jerez, RPP MCIP
Date:	August 19, 2025
File No.	DASZ 22/2025

List of Schedules and Attachments

Schedule "A" Planning Discussion.

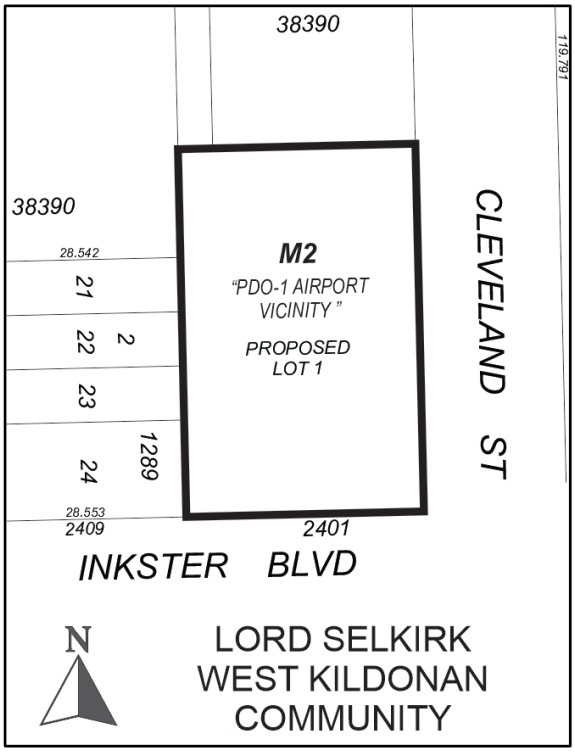
Schedule "B" Report of the Administrative Coordinating group, RE: Proposed Subdivision and Rezoning of Land Located at 2401 Inkster Boulevard, dated August 7, 2025.

Schedule "C" File 22/2025**,** Lord Selkirk - West Kildonan Community Committee, dated August 19, 2025**.**

Appendix "A" Proposed By-law

SCHEDULE 'A'

DATE:	August 19, 2025
FILE:	**DASZ 22/2025**
RELATED FILES:	DAV 25-141574\D
COMMUNITY:	Lord Selkirk-West Kildonan Community
NEIGHBOURHOOD #:	3.327 - North Inkster Industrial
SUBJECT:	An application for consideration at the Public Hearing to rezone the subject lot from an "A PDO-1 Airport Vicinity Protection Area 2" Agricultural District to an "M2 PDO-1 Airport Vicinity" Manufacturing General District.
LOCATION:	2401 Inkster Blvd
LEGAL DESCRIPTION:	LOT 25/30 BLOCK 2 PLAN 1289 PCL D PLAN 38390 SE 26 11 2E



APPLICANT:	John Wintrup 139 Roslyn Rd Unit 301 Winnipeg, MB R3L 0G7
OWNERS:	Range Auto Sales Inc. 119 Amberstone Rd Winnipeg, MB R2P 1K9
RECOMMENDATION:	Approval with conditions

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the north side of Inkster Boulevard between Mobile Street (Burrows Avenue south of Inkster Boulevard) and Cleveland Street, in the North Inkster Industrial neighbourhood of the Old Kildonan ward.
- The subject site is 18,602 square feet (0.42 acres) in area, currently occupied by a 972 square foot single-family dwelling built in 1973 and an accessory detached single-car garage. The site is currently in use to store automobiles for sale.
- The subject site is accessed by an approach on Cleveland Street, which is a gravel road.
- The site is located within the Established Neighbourhood Recent Communities policy area under the *Complete Communities Direction Strategy 2.0* and is zoned "A PDO-1 Airport Vicinity Protection Area" Agricultural and located within the Airport Vicinity Protection Area.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A warehouse use zoned "A" Agricultural; then Wolf Avenue; then single family dwelling use and vacant lot (same owner) zoned "A" Agricultural; then Haggart Avenue and land zoned "M1-PDO-2 Inksbrook Employment Lands Planned Development Overlay" Manufacturing Light.

South: Inkster Boulevard, then single-family residential uses in the Tyndall Park neighbourhood zoned Residential Single-family Medium.

East: Vacant industrial lands zoned “M1-PDO-2 Inksbrook Employment Lands Planned Development Overlay” Manufacturing Light.

West: A single family dwelling use zoned “A” Agricultural; then Mobile Street, vacant agricultural land zoned “A” Agricultural, and a warehouse zoned "M2 PDO-1 Airport Vicinity Protection Area" Manufacturing General.

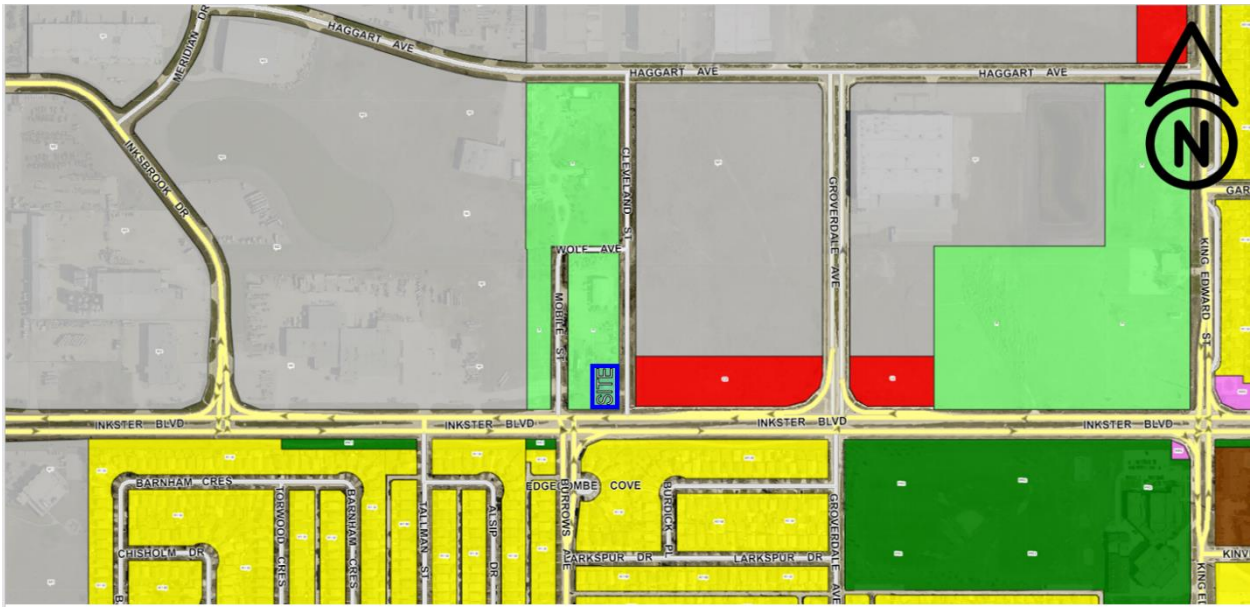


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The subject subdivision and rezoning (DASZ) application is intended to consolidate 7 underlying parcels and to rezone 2401 Inkster Boulevard from an “A” Agricultural District to an “M2” Manufacturing Light District to legally establish a vehicle repair and service use (auto/ light truck/ motorcycle) and a heavy equipment sales, service and rental use. The existing dwelling would be used for offices, with no new construction is intended at this time.
- The Public Service notes that the site was being used for auto sales without zoning approval and permits, and that automobile sales are not a permitted use the in “A” Agricultural District. In March 2024, Zoning Enforcement noted there were 6 passenger vehicles and a semi-truck stored on site and issued a By-law violation. There have been two (2) complaints from members of the public about the used vehicle lot. The sales are reported to have ceased, with the site being used for outside storage of passenger vehicles and heavy equipment.
- In October 2024, the Public Service approved a Conditional Use application to permit a heavy equipment sales use for a period of 5 years, subject to conditions including the closing of Cleveland Street. The Conditional Use has not come into effect as this condition of approval has not yet been met.
- The site plan provided shows two parking spaces where a garage is currently located. The rest of the site is shown as having a gravel surface. Site access would be taken via Cleveland Street, which is a gravel road.

- Plans provided includes a four (4) foot tall ornamental fence along the Inkster Boulevard street edge with a 16 foot return along the east and west property lines. A six and a half (6.5) foot high chain link fence is indicated along the west, north and east property lines with a chain link gate on Cleveland Street. Detailed drawings have not been provided.
- In addition to the proposed subdivision and rezoning, a concurrent Variance application has been submitted to permit a front yard reduction to the existing building, insufficient street edge and building foundation landscaping, and no pedestrian connections. Please refer to the Planner's report for analysis regarding the proposed variances (DAV 25-148009\D).

COLLABORATIVE PLANNING AND CONSULTATION

- The applicant contacted the Urban Planning and Design Division in August 2023 to inquire about support for a rezoning to permit automobile sales at 2401 Inkster Boulevard. The Public Service indicated potential support for a rezoning to "M1" Manufacturing Light at this location, under which would automobile sales would be a permitted use, and strongly recommended a pre-application as the site has potential servicing constraints and requirements for upgrades which could impact a future rezoning application. In addition, a consolidation of the subject site for development together with the abutting properties to the north and/or west was strongly recommend for future orderly development of the area.
- The applicant submitted Conditional Use and Variance applications without confirming support prior to submission, but worked openly with the Public Service to respond to questions and concerns.
- The Public Service requested that a road closing be approved prior to proceeding with the Conditional Use application. Without the road closing, PWD is not supportive of the proposed Conditional Use, having concerns regarding the proposed use (heavy equipment sales) taking access from the existing approach on an unimproved road that is not built to accommodate this use, and will not permit an additional access onto Inkster Boulevard, a goods movement corridor. The applicant asked that the Public Service proceed with the subject Conditional Use application while they initiate the closing separately.
- The applicant was informed that the Public Service would consider supporting the proposed heavy equipment sales use for a period of up to 5 years, as the surrounding area is rapidly urbanizing. The Urban Planning Division anticipates that at that time, the subject site and surrounding Agriculturally zoned land would be more suitable for rezoning and consolidation to lower intensity manufacturing or commercial uses, and that a Conditional Use application to extend this use may not be supportable at that time.
- The applicant was informed that the application would proceed with a condition of approval requiring approval of the road closing, in addition to the 5-year limit. The applicant did not flag concerns with the condition of approval limiting the proposed use to 5 years.
- Following approval of the Conditional Use and Variance, the applicant consulted with the neighbour north of the subject site regarding closing Cleveland Street and instead initiated a subdivision and rezoning of the subject site.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located in an "Established Neighbourhood – Recent Community" in *Complete Communities'* Urban Structure map. Established Neighbourhoods will accommodate contextually sensitive growth and change to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- With regard to this proposal, the key policies guiding the development of Established Neighbourhoods include:

  1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:

  - *Applicable City-endorsed policies or guidelines;*
  - *Existing zoning of the property and adjacent properties;*
  - *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
  - *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
  - *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
  - *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
  - *The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

  2.0 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.

  2.4 Encourage the use of high-quality, energy efficient, and durable exterior building facade materials.

  2.12 New development should respect and complement the existing character of the built form of surrounding properties.

  2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.

2.8 Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:

- *Direct pedestrian access to main building entrances from the street;*
- *Transparent storefront displays;*
- *Human scaled signage; and*
- *Decorative lighting, awnings, benches and other pedestrian oriented amenities.*

2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

4.10 Consider the establishment of new neighbourhood-focused, small scale commercial uses where at least one of the following criteria are met:

a. The property is a corner lot fronting a collector or arterial street;

b. The property abuts an existing commercial use on a collector or arterial street;

c. Immediately adjacent uses render the subject property unsuitable for residential development; or

d. The property contains existing non-residential uses or buildings that were not designed to accommodate residential uses.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The property is zoned "A" Agricultural district under the Winnipeg Zoning By-Law, which is intended for general agricultural and related activities.
- The proposed Manufacturing General (M2) district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations, with some limited outside operations and storage.
- Section 152 of Zoning By-law No. 200/06 prescribes the following dimensional standards for the “M2” district:

TABLE 5-6: Dimensional Standards for Manufacturing Zoning Districts
amended 121/2008

Zoning District	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Ft.)	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.) [note a]	Minimum Interior Side Yard (Ft.) [note a]	Minimum Corner Side Yard (Ft.)	Maximum Height of Building. (Ft.)	Maximum Floor Area Ratio
M2	NA	NA	25	0	0	15	100	2.0
M3	NA	NA	25	0	0	15	150	3.0

- The proposed “auto / light truck / motorcycle, repair and service” use is permitted in the “M2” zoning district, and defined in Winnipeg Zoning By-law 200/2006 as:
- *An establishment involved in the repair and maintenance of automobiles, light trucks, motorcycles, recreational vehicles and similar vehicles. Services include engine,*

transmission, or differential repair or replacement; body work; upholstery work; painting; engine tune-ups; oil change and lubrication; brake repair shop; tire store; detailing and polishing, and associated repairs. Vehicle parts ordinarily installed on the premises may be sold.

- A "heavy equipment sales, service, and rental" use is permitted in the "M2" zoning district, and defined as follows:

  A facility that is engaged in the sales and repair of heavy equipment typically used in agricultural, commercial or industrial operations, including tractors, trucks with a gross vehicle weight of over 15,000 pounds, semi trucks and/or trailers, harvesters, loaders and tracked vehicles as well as sales of parts, whether new or used, for heavy equipment.

ANALYSIS OF PROPOSED CONSOLIDATION AND REZONING

- The subject site is located along Inkster Boulevard, a key traffic route and goods movement corridor. The site flanks lands zoned "C2" Commercial Community along Inkster Boulevard, and "M1" Manufacturing Light to the north of the "C2 lands, within the Inksbrook Employment Lands Planned Development Overlay area. The intensity of manufacturing zoning increases slightly to a mix of "M1" and "M2" Manufacturing General west of Mobile Street. South of Inkster Boulevard is the Tyndall Park neighbourhood zoned Residential Single-family Medium. The zoning of properties along the north side of Inkster Boulevard allows for a transition between manufacturing uses and the Tyndall Park neighbourhood.
- The Public Service initially indicated support in principle for a rezoning of the subject site to an "M1" district, which is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building with some limited outside storage.
- The site is located within an island excluded from the General Employment lands policy area on the north side of Inkster Boulevard, per *OurWinnipeg 2045*, included instead within the Established Neighbourhoods policy area together with the residential neighbourhood south of the subject site. However, due to the location in relation to manufacturing uses on the north side of Inkster Boulevard, the site an surrounding properties between Cleveland Street and Mobile Street are uniquely positioned.
- The reasons provided for approval of a 2003 Variance (DAV 66/2003C) were that major re-development of the area for industrial purposes was not imminent, that the scale of the dealership proposed at that time would be appropriate for a temporary period (to a maximum of five years), during which development in the vicinity could be reevaluated. In addition to a sunset clause, approval was subject to confining storage and repairs to an area to the rear of the projection of the rear wall of the dwelling, as Inkster Boulevard is a major traffic route and the residential development on the south side of Inkster Boulevard necessitates that visually.
- In 2024, a Conditional Use to permit heavy equipment sales and a related Variance to maintain a gravel surface parking and vehicle display areas instead of asphalt, concrete, paving stones, or a combination thereof were approved, subject to conditions of approval, for the following key reasons:
  - The proposal does not involve the construction of new buildings and would repurpose the existing dwelling into an office and the existing detached garage to a garbage room.

- While this property is zoned agricultural with substandard services, it is located in an area that has been developing rapidly. Conditions of approval would limit the duration of the proposed heavy equipment sales use, so as not to entrench the use on the site, but to provide a productive use for the property while awaiting future development of the subject site and abutting the “A” Agricultural zoned lands between residential uses to the south and the surrounding General Employment lands on the north side of Inkster Boulevard.
- The drawings submitted indicate that the site would be almost entirely surfaced with gravel for parking and vehicle display areas. Minimizing the permanency of the site by supporting the related Variance application to maintain a gravel surface parking and vehicle display area versus paved will allow the site to evolve in the future to reflect the surrounding context.

- Considering the urbanizing context of this site, the transitional zoning of abutting sites from “M1” Manufacturing Light to “C2” Commercial Community, and that the proposed use is aligned with the proposed zoning district, the Public Service is supportive of the proposed “M2” Manufacturing General rezoning to provide flexibility to align with future uses as the area develops.
- A zoning agreement is recommended, aimed at ensuring that future development of the subject lands is compatible with the surrounding area and does not create a substantial adverse effect, as follows:
  - Use restrictions bringing permitted and conditional uses in line with “M1” uses, with the option to revise via a Zoning Agreement Amendment as the surrounding area develops.
  - That parking areas, vehicle display areas, and outside sales areas must be paved with concrete, asphalt, paving stones.
  - A condition of approval has been added requiring Plan Approval by the Director of Planning, Property and Development and the Lord Selkirk-West Kildonan Community Committee to ensure development reflects conditions of approval and will be compatible with the area.

RECOMMENDATION

The Urban Planning and Design Division recommends **approval with conditions** as the subdivision and rezoning application generally complies with the *Complete Communities Direction Strategy 2.0,* and with the recommended conditions of approval the proposal would be compatible with the surrounding area.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division

Report Prepared by: S. Jerez, RPP MCIP
PPD File #: DASZ 22/2025

Schedule "C" for File DASZ 22/2025
Lord Selkirk West Kildonan Community Committee, dated August 19, 2025

By-Law No. _____

File No. **DASZ 22/2025**

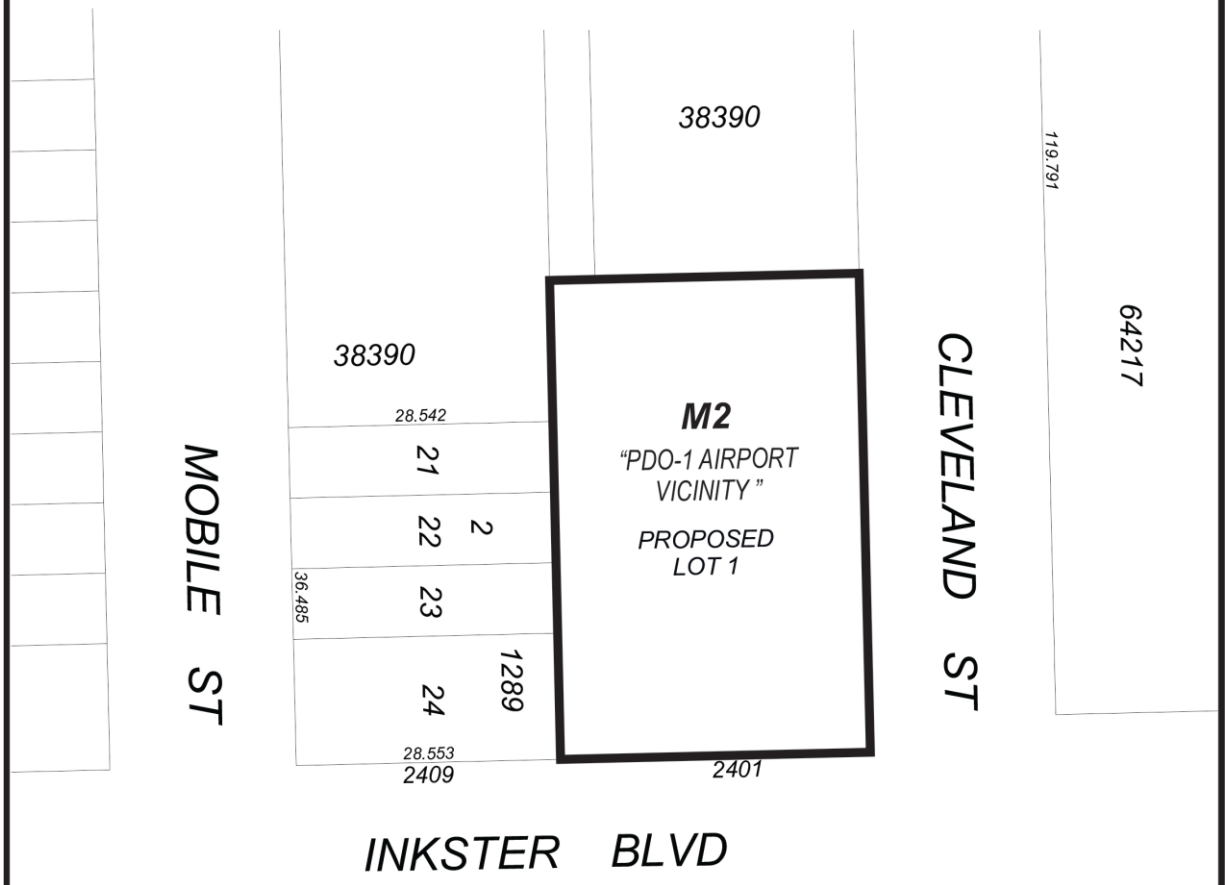
Atlas Sheet No. **T19**

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EAST KILDONAN TRANSCONA COMMUNITY

Explanation

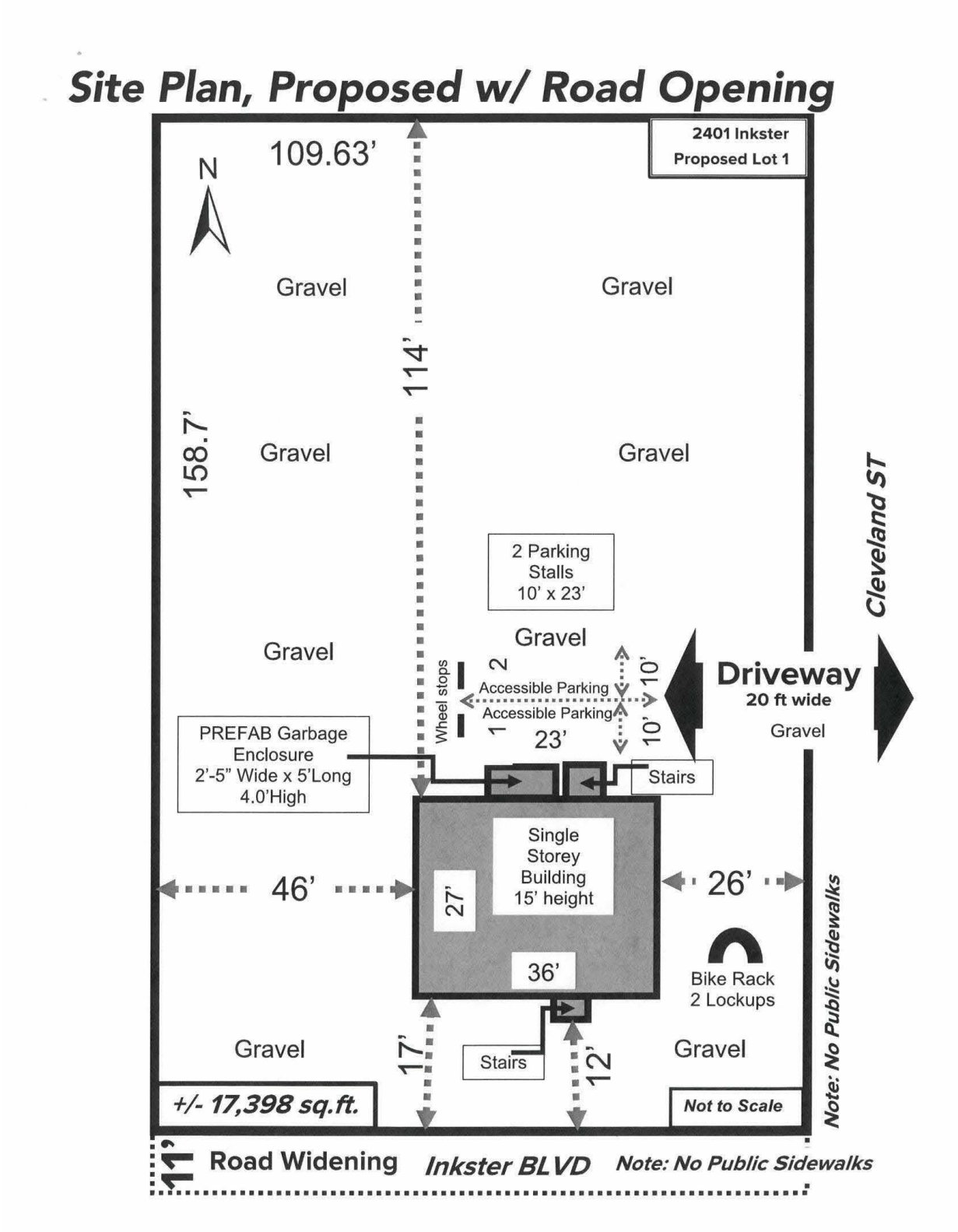
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 2401 Inkster Boulevard from an "A PDO-1 AIRPORT VICINITY" AGRICULTURAL DISTRICT to an "M2 PDO-1 AIRPORT VICINITY" MANUFACTURING GENERAL DISTRICT to consolidate the underlying title lots and establish automotive and heavy equipment sales, service, and rental uses.



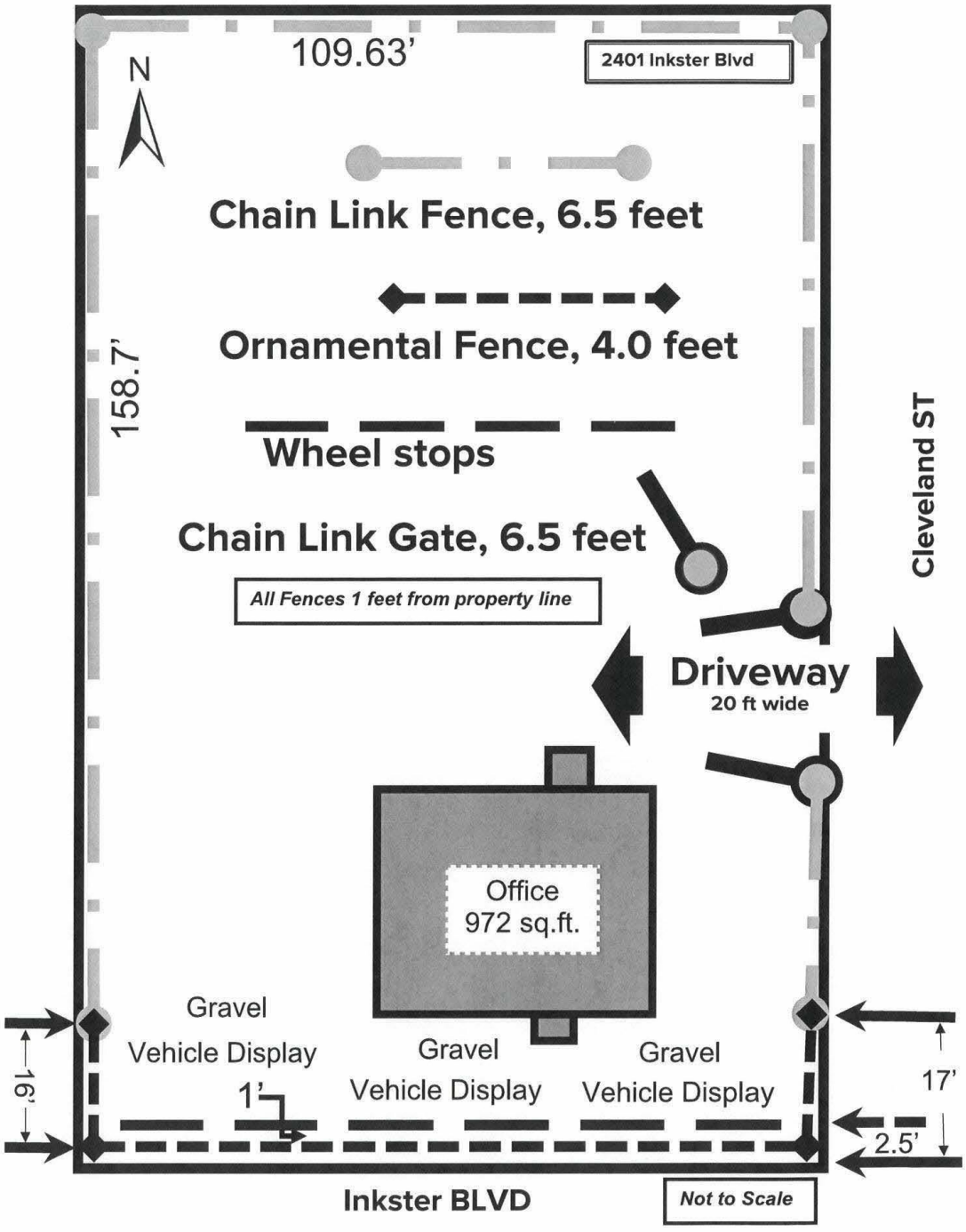
THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “6” referred to in File DASZ 22/2025



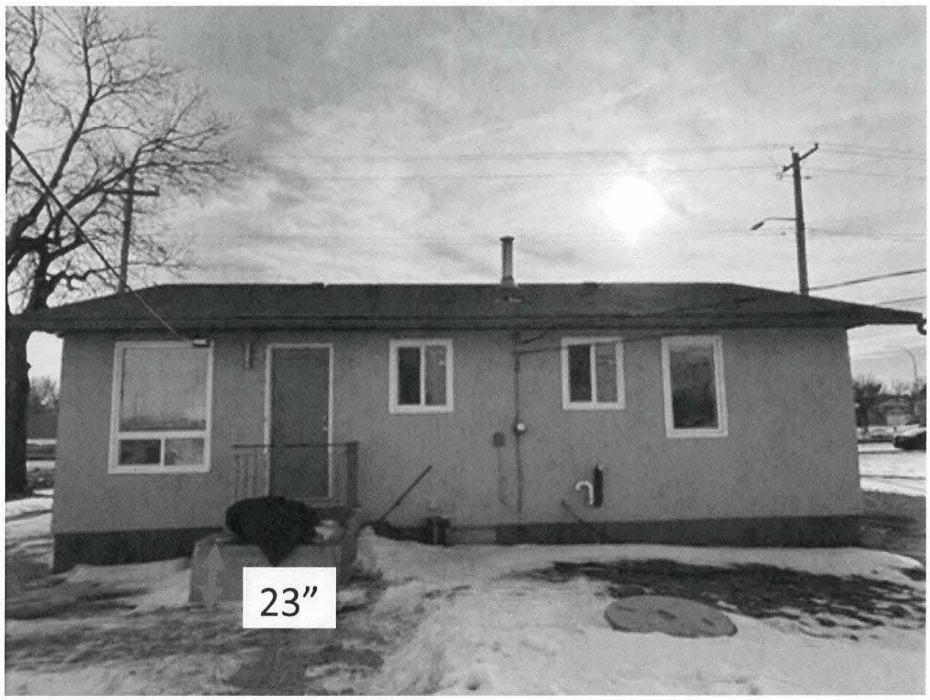
Site Plan, Proposed – Fencing



South Elevation



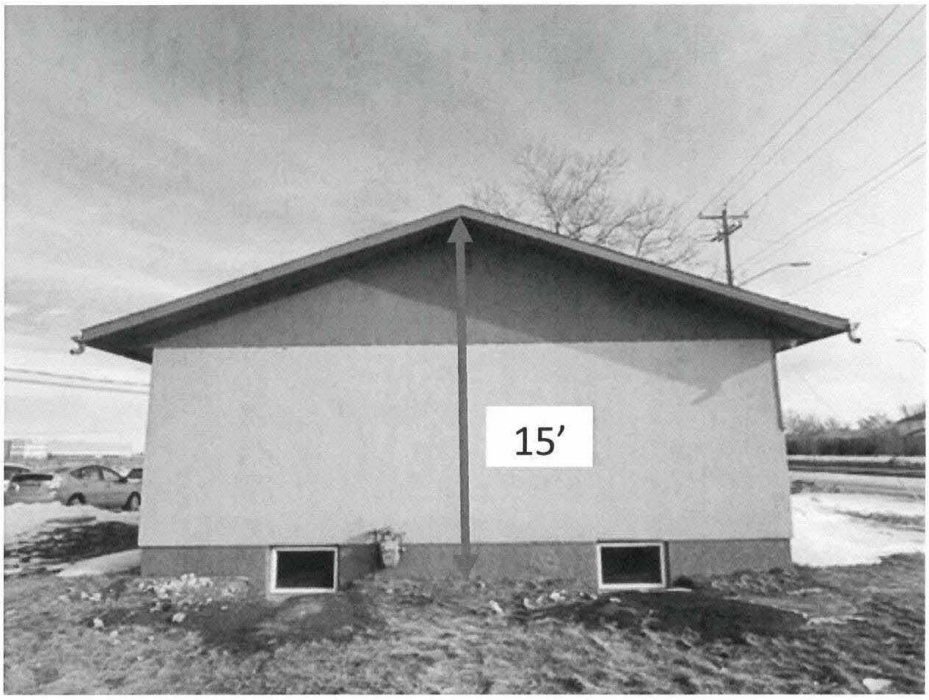
North Elevation

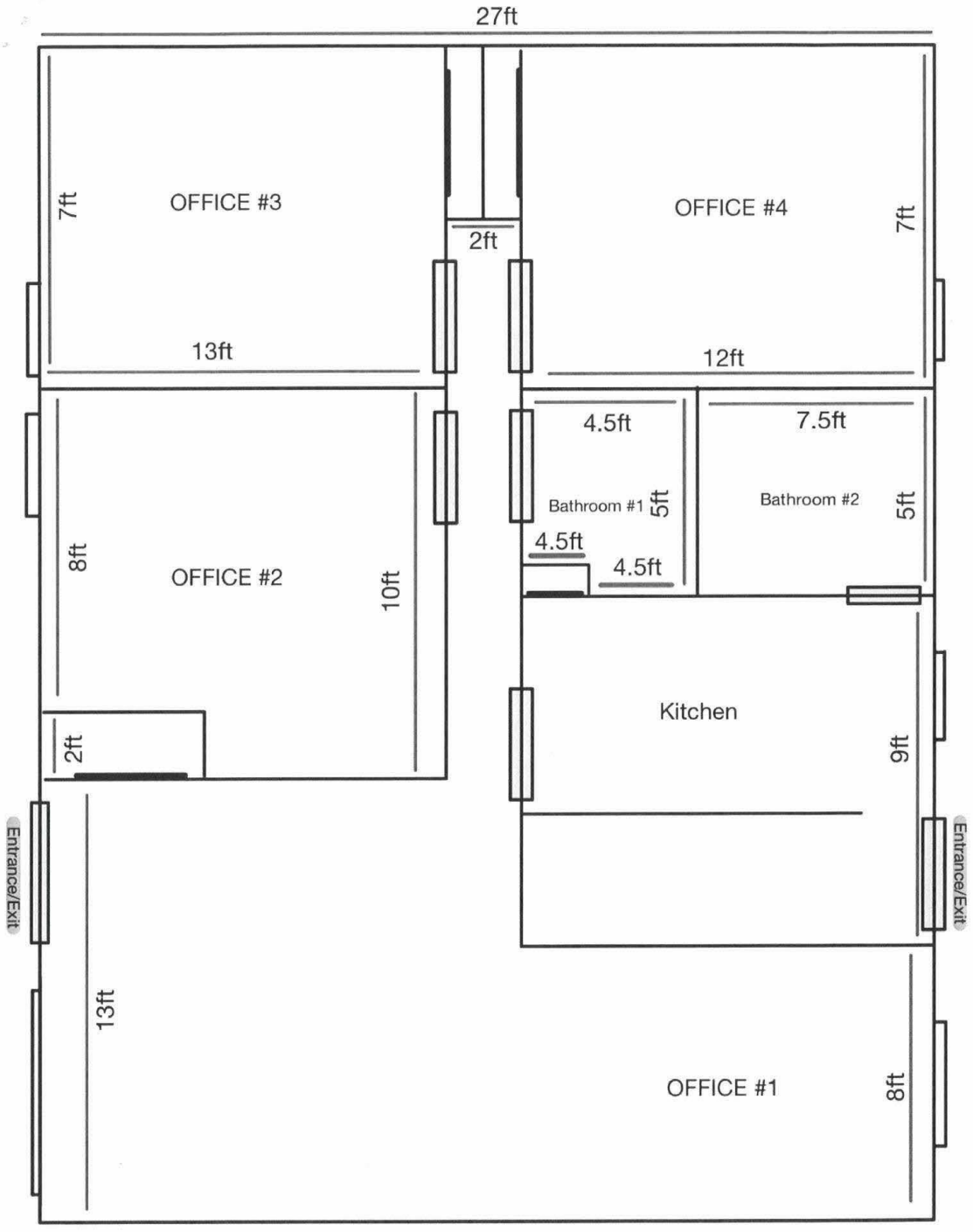


East Elevation

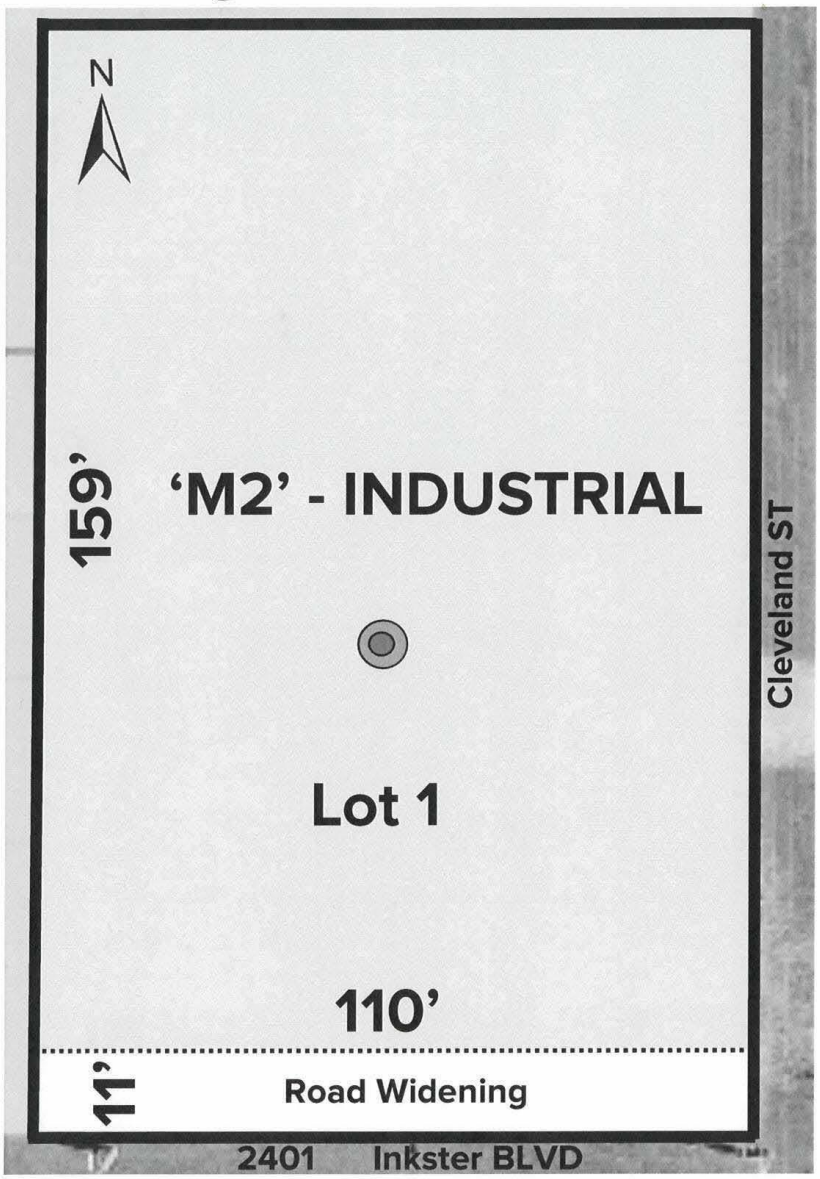


West Elevation




27ft
7ft
OFFICE #3
2ft
OFFICE #4
7ft
13ft
12ft
4.5ft
7.5ft
Bathroom #1
5ft
Bathroom #2
5ft
4.5ft
4.5ft
8ft
OFFICE #2
10ft
Kitchen
2ft
9ft
Entrance/Exit
Entrance/Exit
13ft
OFFICE #1
8ft

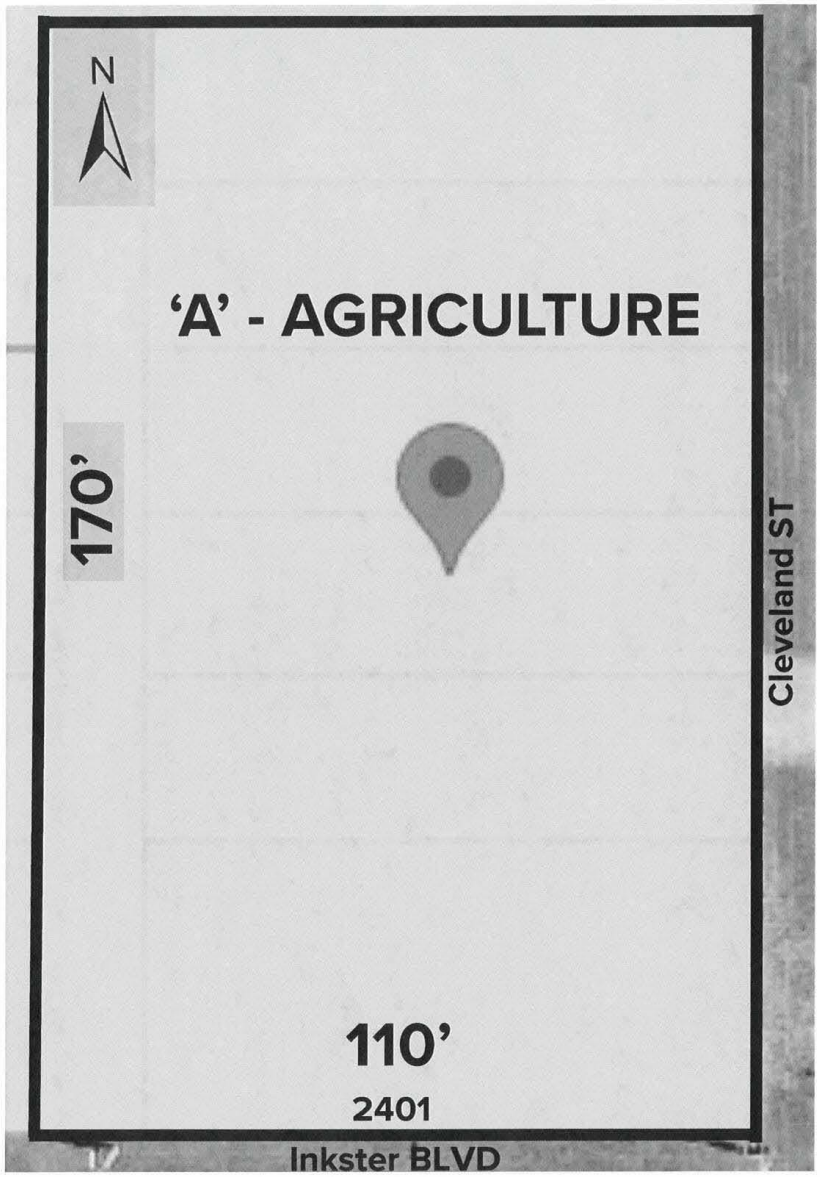
Rezoning / Subdivision



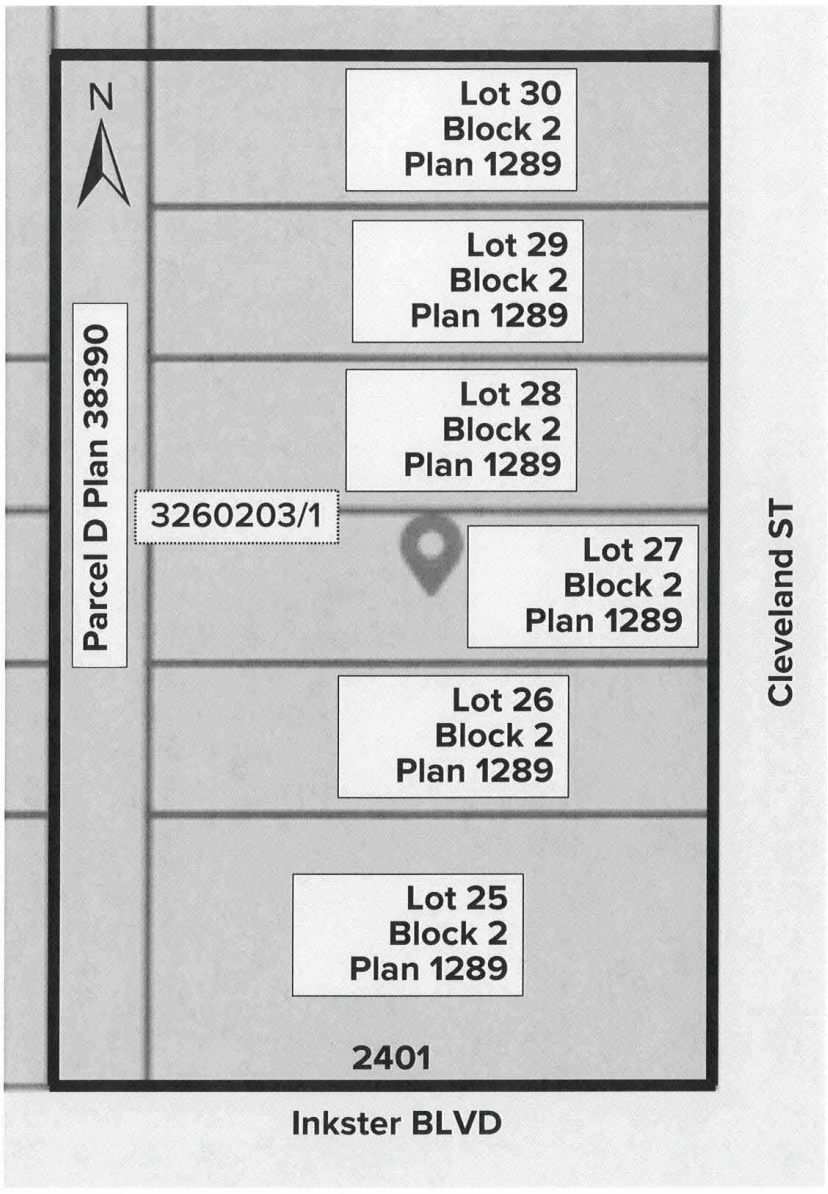
Subject lands

17,490 sq.ft.

Current Zoning / Configuration



Legal Descriptions and Title Plot



PREFAB GARBAGE ENCLOSURE

2'-5" w x 5'-0"L x 4'-0"H

