Agenda – Executive Policy Committee – October 21, 2025

Report – Standing Policy Committee on Property and Development – October 9, 2025

Item No. 2 Authority for Determining Completeness of a Development Application

STANDING COMMITTEE RECOMMENDATION:

On October 9, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service, as amended, and submitted the following to Council:

1. That the Winnipeg Public Service be granted an extension of time of 30 days to report back on the following:

    A. Restore shared authority to declare a development application to be complete, matching the language prescribed in Part 2(B)(vi) of (*repealed*) By-Law 160/2011, so that "the Standing Policy Committee, Executive Policy Committee or the Director" would each hold the same authority as any other "designated employee" to determine whether a development application was complete, and

    B. Additionally require that if the Standing Policy Committee or Executive Policy Committee consider a motion to declare a development application to be complete, the mover of any such motion must also submit in writing reasons for the proposed declaration motion via a letter to the appropriate Committee Chair, copied to Committee members and the Chief Administrative Officer, for that motion to be in order.

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

Agenda – Executive Policy Committee – October 21, 2025

Report – Standing Policy Committee on Property and Development – October 9, 2025

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On October 9, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Delete the words “180 days” and replace with “30 days”

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

COUNCIL DECISION:

On June 26, 2025, Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That Public Service be directed to report back within 90 days with draft amendments to the Development Procedures By-Law that would:

    A. Restore shared authority to declare a development application to be complete, matching the language prescribed in Part 2(B)(vi) of (*repealed*) By-Law 160/2011, so that “the Standing Policy Committee, Executive Policy Committee or the Director” would each hold the same authority as any other “designated employee” to determine whether a development application was complete, and

    B. Additionally require that if the Standing Policy Committee or Executive Policy Committee consider a motion to declare a development application to be complete, the mover of any such motion must also submit in writing reasons for the proposed declaration motion via a letter to the appropriate Committee Chair, copied to Committee members and the Chief Administrative Officer, for that motion to be in order.

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

NOTICE OF EXTENSION REQUEST

Title: Authority for Determining Completeness of a Development Application

Critical Path: Standing Policy Committee on Property and Development

AUTHORIZATION

Author	Department Head
J. Veitch	H. Borys

RECOMMENDATION

The Public Service requests that an extension of 180 days be granted to report back on the following:

At its June 26, 2025, meeting Council concurred in the recommendation of the Executive Policy Committee, as amended, and adopted the following:

1. That Public Service be directed to report back within 90 days with draft amendments to the Development Procedures By-Law that would:

   A. Restore shared authority to declare a development application to be complete, matching the language prescribed in Part 2(B)(vi) of (repealed) By-Law 160/2011, so that "the Standing Policy Committee, Executive Policy Committee or the Director" would each hold the same authority as any other "designated employee" to determine whether a development application was complete, and

   B. Additionally require that if the Standing Policy Committee or Executive Policy Committee consider a motion to declare a development application to be complete, the mover of any such motion must also submit in writing reasons for the proposed declaration motion via a letter to the appropriate Committee Chair, copied to Committee members and the Chief Administrative Officer, for that motion to be in order.

REASON FOR THE EXTENSION

The Public Service requires more time to review current standard operating procedures on application intake, review and completeness as well as working with Legal to prepare potential Development Procedure By-law amendments as required.

DECISION MAKING HISTORY

On June 26, 2025, Council approved the above motion.