Agenda – Council – December 18, 2025

Report – Standing Policy Committee on Property and Development – December 4, 2025

Item No. 9 Application Process for As-of-Right Residential Developments

STANDING COMMITTEE RECOMMENDATION:

On December 9, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That an extension of time of 30 days be granted for the Winnipeg Public Service to report back on the total number of variance applications for development permits made under the new Schedule AC (Development Requirements for Low Density Infill) of the Winnipeg Zoning By-law.

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

Agenda – Council – December 18, 2025

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DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 9, 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 December 4, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

COUNCIL DECISION:

On June 5, 2025, Council concurred in the recommendation of the Winnipeg Public Service and adopted the following:

4. That the Director of Planning, Property and Development be directed to:

    B. Review the process and total number of applications approved under this process and report back within six months.

NOTICE OF EXTENSION REQUEST

Title: Application Process for As-of-Right Residential Developments

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

AUTHORIZATION

Author	Department Head
J. Veitch	H. Borys

RECOMMENDATION

The Public Service requests that an extension of 30 days be granted to report back on the following:

That the Director of Planning, Property and Development be directed to:

Review the process (Schedule AC) and total number of applications approved under this process and report back within six months.

REASON FOR THE EXTENSION

The Department needs one additional month to gather and coordinate the information required to prepare the report.

DECISION MAKING HISTORY

COUNCIL DECISION: Council adopted the following:

Council concurred in the recommendation of the Winnipeg Public Service, as amended, and adopted the following:

1. That Council give first reading to a by-law to amend the Winnipeg Zoning By-law No. 200/2006 (the “By-law”) in accordance with this report, a draft of which is attached as Appendix A, with the following amendments:

4. That the Director of Planning, Property and Development be directed to:

A. Submit a monthly report to the Standing Policy Committee on Property and Development on the total number of variance applications for development permits made under the new Schedule AC (Development Requirements for Low Density Infill) of the Winnipeg Zoning By-law

and any associated conditional use (if applicable), with the exception of any variance in respect of any lot to which the Downtown Zoning By-law applies.

B. Review the process and total number of applications approved under this process and report back within six months.

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