Minutes – Standing Policy Committee on Property and Development – January 13, 2026

REPORTS

Item No. 1 Monthly Reporting on Variance Applications Made for As-of-Right Residential Developments

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and granted an extension of time of 30 days to report back on the 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.

DECISION MAKING HISTORY:

Moved by Councillor Santos,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

Councillor Wyatt was absent from the vote on the above motion.

COUNCIL DECISION:

On June 5, 2025, Council adopted the recommendation of the Winnipeg Public Service, as amended, which included the following:

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.

NOTICE OF EXTENSION REQUEST

Title: Variance and Conditional Use applications for development permits made under the new Schedule AC of the Winnipeg Zoning By-law

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 30 days be granted to report back on the following:

At the June 5, 2025 meeting, Council concurred in the recommendation of the Winnipeg Public Service, as amended, and adopted the following:

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.*

REASON FOR THE EXTENSION

The new Zoning By-law Schedule AC was adopted as By-law on June 26, 2025. At the required date of report submission into the RIS system, no updates had occurred since the last report in December 2025.

DECISION MAKING HISTORY

On June 5, 2025, Council approved the above motion.