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

REPORTS

Item No. 12 Extension of Time – Plan of Subdivision and Rezoning – 966 John Bruce Road East
(St. Vital Ward)
File DASZ 33/2022

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and recommended to Council:

1. That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DASZ 33/2022 be extended to December 15, 2026.

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

DECISION MAKING HISTORY:

Moved by Councillor Wyatt,

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.

Carried

Moved by Councillor Wyatt,

That the recommendation of the Riel Community Committee be concurred in and forwarded to the Executive Policy Committee and Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On January 7, 2026, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

ADMINISTRATIVE REPORT

Title: Extension of Time – Plan of Subdivision and Rezoning –966 John Bruce Road East – File No. DASZ 33/2022

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

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Martinson	N/A	N/A	N/A

EXECUTIVE SUMMARY

The time limit for enactment by Council of the necessary rezoning by-law under DASZ 33/2022 expires on December 15, 2025. The Developer has requested an extension of time in order to enact the rezoning by-law.

The Winnipeg Public Service has no objection to this request.

RECOMMENDATIONS

1. That the time limit to provide for the enactment of the necessary rezoning by-law under File No. DASZ 33/2022 be extended to December 15, 2026.

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

Council approval is required for an extension of time.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations are concurred in, the Developer will be allowed an extension of time to December 15, 2026, to enact the required rezoning by-law under DASZ 33/2022 and complete the necessary registrations at the Winnipeg Land Titles Office.

HISTORY/DISCUSSION

On September 22, 2022, Council adopted Item No. 24 of the Report of the Executive Policy Committee, dated September 14, 2022, which recommended approval of a plan of subdivision and rezoning to an “R1-M” Residential Single-Family (Medium) District under Winnipeg Zoning By-Law 200/2006. See Appendix “A” attached. Rezoning By-law 149/2022 received first reading by Council on December 15, 2022.

Recommendation 7. of the above-referenced report states:

"That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the “Fees”) are not submitted within 2 years after the By-law has been given first reading unless the Developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension."

On January 30, 2025, Council adopted Item No. 11 of the Report of the Standing Policy Committee on Property and Development, dated January 13, 2025, extending the time limit to satisfy the Coming into Force provisions of By-law 149/2022 to December 15, 2025.

By-law No. 149/2022 has not come into force by the required registration of the Plan of Subdivision and Zoning Agreement, File No. DASZ 33/2022, by caveat in the Winnipeg Land Titles Office and the one (1) year time limit expires on December 15, 2025.

On December 5, 2025, Nardosh and Balbir Khinda, 960 John Bruce Road East, Winnipeg, Manitoba, R3X 1Y5 submitted a request for a one (1) year extension of time to satisfy the necessary by-law enactment requirements and complete the necessary registrations at the Winnipeg Land Titles Office. See Appendix “B” attached.

The Winnipeg Public Service has reviewed this request for an extension of time and is of the opinion that approval of the subject extension of time would be acceptable and circumstances leading to the original approval remain unchanged.

FINANCIAL IMPACT

N/A

CONSULTATION

N/A

OUR WINNIPEG 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

- **Key Direction 4.2:** 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: Real Estate and Land Development
Prepared by: B. Martinson, Land Development Services Coordinator
Date: December 9, 2025
File No: DASZ 33/2022
Attachments: Appendix "A" – DASZ 33/2022 Map
Appendix "B" – Letter Requesting Extension of Time