APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

December 09, 2025

Land Development Branch
City of Winnipeg
Main Floor, 65 Garry Street
Winnipeg MB R3C 4K4

RE: Letter of Intent – 500 Regent
Extension of Time DASZ 29/2022

John Wintrup is the 'Applicant' in making all the development applications on the **SUBJECT LANDS** for the **PROPOSED DEVELOPMENT** as outlined below.

1. SUBJECT LANDS

(a) Municipal Address:	500 Regent Ave West
(b) Location:	Southeast corner of Regent Ave and Hoka
(c) Roll Numbers:	09005504500
(d) CT:	3179579/1
(e) Legal Description:	LOT 44 AND ELY 16.5 FEET OF LOT 43 BLOCK 127 PLAN 1840
(f) Registered Owners:	DHIRAJ NARULA AND JYOTI NARULA
(g) Neighbourhood:	4.402 Melrose
(h) Electoral Ward:	Transcona
(i) Development Plan:	*OurWinnipeg 2045 By-law No. 120/2020 [May 26, 2022]*
	Complete Communities Direction Strategy By-law No. 119/2020
(j) D. Plan Designation:	Mature Community
(k) Zoning By-law:	*Winnipeg Zoning By-law 200/*2006 [March 1, 2008]
(l) Zoning District:	*R1-M Residential Single-Family District – Medium*
(m) Land Area:	+/- 4,948 sq.ft.
(n) Lot Configuration:	Corner Lot
(o) Land Configuration:	Rectangle
(p) Fronting Street:	+/- 49.50 ft on Regent, P1
(q) Current Land-Uses:	Single-detached dwelling built in 1952, access to rear public lane.
(r) Proposed Dev'pmnt:	Rezone and subdivision as per DASZ 29/2022

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2. LOCATION

1) The subject +/- 4,948 sq.ft. lands with a single-detached dwelling is located on southwest corner of Regent Avenue West and Hoka St abutting an east/west rear public lane.

3. PROPOSED DEVELOPMENT

1) Extension of Time for the rezoning and subdivision as per DASZ 21/2021

4. BACKGROUND

1) On December 12, 2024 Council gave second and third reading to BY-LAW NO. 7/2023 with a one year deadline for registration of the zoning agreement at the Winnipeg Land Tittles Office to finalize the rezoning and subdivision.

5. REASON FOR EXTENSION

1) Zoning Agreement has been signed by the proponents, and is currently with Legal Services for processing. The Zoning Agreement will proceed for registration at Winnipeg Land Titles Office for the by-law to come into force and effect most likely after the one-year deadline, before December 12, 2025 due to the upcoming holidays.

6. APPLICATION MATERIAL

Information that is being provided with this Letter of Intent includes:

(1) Extension of Time Application Form;
(2) Letter of Authorization to John Wintrup;
(3) Current Status of Title;
(4) By-law 7/2023;
(5) Application Fee.



John Scott Wintrup, B.A. (Hons), M.Sc.Pl., MCIP, RPP, AICP, CNU-A, LEED® Green Associate™