THE CITY OF WINNIPEG

BY-LAW NO. /2026

A By-law of THE CITY OF WINNIPEG to create the Neighbourhood Infill Benefits Reserve Grant Program.

AND WHEREAS on June 5, 2025, Council approved amendments to the Winnipeg Zoning By-law No. 200/06 to allow as-of-right residential development of new two-unit, three-unit, and four-unit dwellings;

AND WHEREAS Complete Communities 2.0 directs the City to provide community benefits and public amenities to support infill development;

AND WHEREAS Council has established the Neighbourhood Infill Benefits Reserve Fund in order to create and continue the City's physical legacy of parks and recreation facilities in the wards where infill development has occurred;

AND WHEREAS section 219 of *The City of Winnipeg Charter* provides that Council may establish grant programs by by-law;

NOW THEREFORE THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

PART 1 – INTRODUCTORY PROVISIONS

Short title

1 This By-law may be cited as the "Neighbourhood Infill Benefits Reserve Fund Grant Program By-law" or "NIBR Grant Program By-law".

Definitions

2(1) In this By-law:

"approval", unless otherwise stated, means an approval of an application for a NIBR grant by an authority designated under this By-law, and **"approved"**, in respect of an application has a corresponding meaning;

"Charter" means *The City of Winnipeg Charter*, S.M. 2002, c. 39;

"City" means The City of Winnipeg continued under section 8 of the Charter;

"community" means the area represented by a community committee;

"community committee" means the committee, established pursuant to section 15.2 of the City Organization By-law 7100/97, that represents the community that includes the ward infill area in which the proposed NIBR project is located;

"Council" means the council of the City;

"councillor" has the same meaning as in the Charter;

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"Director" means the Director of Planning, Property and Development, and any person to whom the Director has delegated their authorities under this By-law;

"Executive Policy Committee" means the Executive Policy Committee of the City;

"infill community" means the area represented by a community committee that includes the ward infill area in which the NIBR project is located;

"NIBR" means the Neighbourhood Infill Benefits Reserve Fund;

"NIBR grant" means a grant sought under, or issued through, the NIBR Grant Program;

"NIBR Grant Program" means the Neighbourhood Infill Benefits Reserve Fund Grant Program;

"non-compliant application" means an application for a proposed NIBR project that does not comply with the expenditure criteria set out under section 6 of this by-law;

"ward infill area" means the infill area for each ward of the City as set out in Schedule "A" to this by-law;

"ward allocation" means the amount of NIBR funding allocated to a ward infill area under subsection 6(1) of this by-law.

PART 2 – NEIGHBOURHOOD INFILL BENEFITS RESERVE FUND GRANT PROGRAM

Program established
3 The program for the distribution and administration of grants to be provided in accordance with this by-law is hereby established as the "Neighbourhood Infill Benefits Reserve Fund Grant Program".

Purposes of program
4(1) The NIBR Grant Program is intended to result in the creation or continuation of a physical legacy of parks and recreation facilities, or other investments in City infrastructure or assets as may be approved by Council, in ward infill areas where infill development has occurred.

Grants
5(1) Grants under the NIBR Grant Program must be issued pursuant to this by-law only.

Allocation of NIBR funds
6(1) All funds collected for use in the NIBR Grant Program must be allocated to the ward infill area where the funds originated unless otherwise approved in accordance with this by-law.

Eligibility criteria
7(1) Applicants and proposed projects must meet the following criteria to be eligible for a grant under the NIBR Grant Program:

(a) The project must be located in a ward infill area;

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(b) The project must benefit the ward infill area corresponding to the ward allocation from which funding is requested;

(c) The project must only use the NIBR grant for one the following purposes:

(i) acquisition of land for parks or recreational facilities;
(ii) the development of properties for parks and recreational purposes including such ancillary equipment and structures as may be necessary to that development;
(iii) construction or renovation of recreation facilities on parks and recreation properties; or
(iv) tree planting on publicly accessible land, with a preference for City owned or administered land.

(d) The applicant must demonstrate that it has the resources necessary for the ongoing operation, maintenance and support of any parks or recreation facilities which would be developed through the NIBR grant.

7(2) Where a NIBR grant is to be used for the acquisition of land for parks or recreational facilities, the acquisition must comply with the City Real Estate – Acquisition of Property Policy, as approved or amended by Council from time to time.

7(3) The Director may impose additional eligibility requirements that are consistent with this by-law.

Ineligible for grant

8(1) The following are ineligible and will not be funded by the NIBR:

(a) Salaries related to the regular operation of the City's services;

(b) Operating materials and supplies;

(c) Regular maintenance of parks and recreational facilities or equipment;

(d) Acquisition of equipment not directly related to the development or renovation of parks properties; or

(e) Property management costs including utilities, taxes, and other related costs.

Evaluation and approval of grants by Director

9(1) The Director is authorized to:

(a) establish a process by which applicants can apply for NIBR grants, including the start date on which applications will be accepted and a deadline by which applications must be received;

(b) establish a process for evaluating and approving applications for NIBR grants; and

(c) issue NIBR grants in accordance with this by-law.

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9(2) Any application submitted to the NIBR Grant Program must be submitted in the form or format required by the Director.

9(3) Incomplete applications will not be considered for a NIBR grant. An application is incomplete until all information reasonably required by the Director to review the application has been provided.

9(4) Subject to section 10, the Director is authorized to approve NIBR grants on condition that:

(a) any decision respecting an approval must be made only after consultation with the councillor for the ward infill area in which the NIBR project is located; and

(b) the application meets the eligibility criteria set out in section 7.

9(5) The Director may refer any application they are authorized to approve under subsection 9(4) to the community committee, who may determine whether to approve or reject the application.

9(6) For greater certainty, even when authorized to do so, the Director or community committee is not required to approve an application or issue a NIBR grant under this by-law.

Grant amounts

10(1) The Director cannot approve an application or issue a NIBR grant where the approval or issuance:

(a) would exceed $100,000;

(b) when combined with other NIBR grants, would commit more than $100,000 in NIBR funds to the same project or a substantially similar project;

(c) would exceed the aggregate of the ward allocation for the ward infill area in which the proposed NIBR project would take place.

10(2) Any authority who is designated to approve a NIBR grant in accordance with this by-law may determine the amount of the NIBR grant to be approved, which may be an amount other than what is requested by the applicant in its application.

Non-compliant applications

11(1) Where the Director receives an application that does not comply with the eligibility criteria described in section 7 they must refer the application to the community committee.

11(2) Where a community committee receives a referral from the Director under subsection 11(1), the community committee may:

(a) reject the non-compliant application; or

(b) refer the report to Executive Policy Committee with a recommendation to approve the non-compliant application.

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11(3) Where Executive Policy Committee receives a referral from a community committee under subsection 11(2), it shall refer the application to Council with a recommendation to either approve or reject the non-compliant application.

11(4) Upon receiving a referral from Executive Policy Committee respecting a non-compliant application, Council may either reject or approve the application.

11(5) Where Council approves a non-compliant application under subsection 11(4), that application is deemed to be eligible for a NIBR grant.

Applications exceeding the maximum amount

12(1) Where the Director cannot approve an application in accordance with clause 10(1)(a) or (b), they must refer that application to the community committee and the community committee must either approve or reject the application.

12(2) Subject to section 13, the Director shall not refer any application to a community committee where the requested amount in the application exceeds the aggregate of NIBR funds in the ward allocation for the ward infill area in which the proposed NIBR project would take place.

Approval of NIBR amounts from alternate or multiple ward allocations

13(1) Where an applicant requests NIBR funding from:

(a) a ward allocation within the infill community other than the ward allocation for the ward infill area in which the project is located; or

(b) multiple ward allocations within the same infill community;

the Director must refer that application to the community committee, and the community committee must either approve or reject the application.

13(2) Where an applicant requests NIBR funding from a ward allocation outside the infill community or multiple ward allocations across more than one community, the Director must refer that application directly to the Executive Policy Committee.

13(3) Where Executive Policy Committee receives a referral from the Director under subsection 13(2), it shall refer the application to Council with its recommendation to either approve or reject the application.

13(4) Upon receiving a referral from the Executive Policy Committee under subsection 13(3), Council may either approve or reject the application**.**

Agreement requirements

14(1) A NIBR grant of up to $10,000 may be issued to an applicant without a grant agreement being entered into by the applicant.

14(2) For a NIBR grant of $10,001 or more, the applicant must enter into a grant agreement with the City, in a form required by the City, that reflects this by-law and such other terms and conditions deemed necessary by the City Solicitor to protect the interests of the City.

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14(3) The Director is authorized to negotiate and approve the contents, terms and conditions of the documents outlined in this section, as applicable.

Conditions on grants
15(1) The Director is authorized to impose reasonable conditions on any NIBR grant issued.

15(2) It is a condition of any NIBR grant that the project must be initiated within two (2) years of the approval date of the NIBR grant and substantially completed within five (5) years of the approval date of the NIBR grant, or such later date as may be approved by the Director.

15(3) In addition to any other conditions imposed under subsections 15(1) and 15(2), it is a condition of a NIBR grant issued to an organization other than the City that:

(a) prior to commencement of any work on the project, final plans and specifications must be submitted to the designated employee for the purpose of review and approval;

(b) a minimum of five (5) business days' notice be provided to the designated employee prior to the commencement of any project work and notification of staff for critical inspection points during construction;

(c) prior to commencement of any work on the project, evidence of liability insurance, satisfactory to the City's Risk Management Branch must be provided by the recipient and/or any contractors to be engaged on the project;

(d) the project must proceed in accordance with the final plans and specifications as approved by the Director and any revisions must receive the prior approval of the Director or their designate;

(e) any contractors hired in connection with the project must be listed on the City’s Approved Contractors listing;

(f) where required to obtain access to the project via city property, the organization obtain a temporary access agreement prior to the commencement of the work;

(g) where required, the organization provide periodic audited financial statements or other evidence satisfactory to the City Auditor to verify that the project was undertaken as planned and that the NIBR grant was expended solely for the intended purpose;

(h) the project must be carried out in compliance with all City policies and procedures, codes, laws, by-laws and regulations; and

(i) any required permits, licenses, consents and other authorizations as may be required to permit the carrying out of the project must be obtained by the organization or its agent prior to the commencement of any activity whatsoever.

Payment of grant
16(1) In addition to the NIBR grant conditions in section 15, payment may only be made to an organization other than the City on a reimbursement basis upon fulfillment of the following conditions:

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(a) satisfactory inspection and approval of final work by the City, as may be required by the City;

(b) the City being provided with satisfactory evidence of the project costs paid, including but not limited to paid invoices, receipts and cancelled cheques;

(c) the satisfactory completion of any reporting that may be required by the designated employee; and

(d) the organization must be in compliance with the terms of this By-law and its NIBR grant agreement.

PART 3 – ADMINISTRATIVE PROVISIONS

Appeal
17(1) Any appeal in respect of decisions made pursuant to this by-law that is authorized by the Charter may be made to the Standing Policy Committee on Planning and Development or whichever other Council committee assigned responsibility for the NIBR.

Administration fee for appeals
18(1) Subject to subsections 18(2) and (3), an administration fee of $250.00 is hereby imposed for an appeal made under subsection 17(1).

18(2) An appeal may not be accepted by the City Clerk until the fee imposed by subsection 18(1) has been paid to the City Clerk.

18(3) The appeal body hearing the appeal may order the administration fee referred to in subsection 18(1) to be refunded to the appellant if the appeal has been made in good faith and is determined to have some merit.

Coming into force
19(1) This By-law comes into force upon receiving third reading by Council.

DONE AND PASSED this day of , 2026.

Mayor

City Clerk

Approved as to content:

Director of Planning, Property
and Development

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Legally reviewed and certified as to form:

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for Director of Legal Services
and City Solicitor

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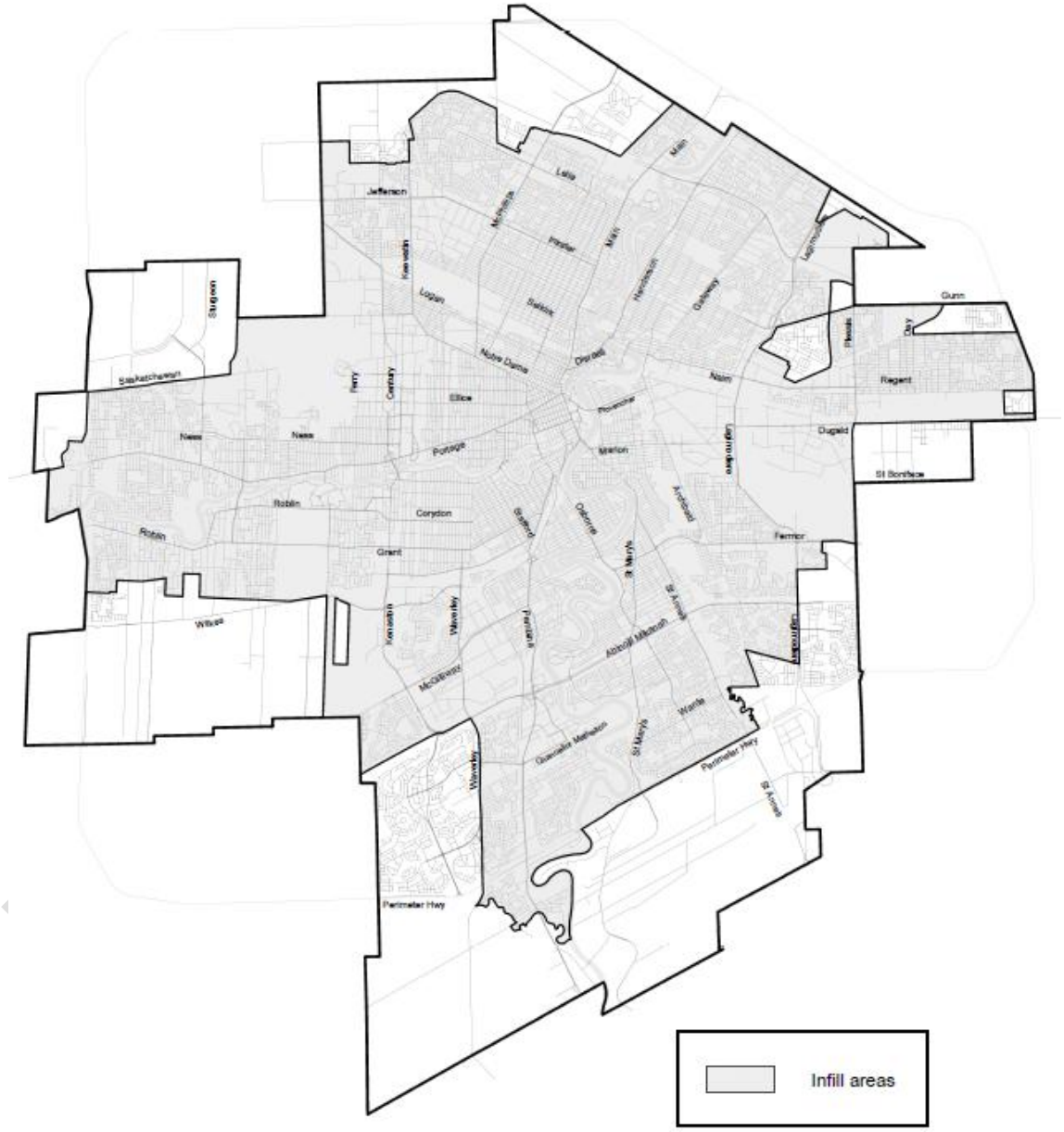
SCHEDULE "A"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