Agenda – Council – January 29, 2026

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

Item No. 3 Applications and Process for Schedule AC of the Zoning By-law

STANDING COMMITTEE RECOMMENDATION:

On January 20, 2026, 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 this report be received as information.

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

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 20, 2026, 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 January 13, 2026, 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 December 18, 2025, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

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.

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 following to the Executive Policy Committee and Council:

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

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

1. That an extension of time of 30 days be granted for the Winnipeg Public Service to report back on the matter.

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

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.

ADMINISTRATIVE REPORT

Title: Applications and Process for Schedule AC of the Zoning By-law

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

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Veitch	H. Borys	N/A	J. Dunford

EXECUTIVE SUMMARY

On June 5, 2025, Council adopted a new Zoning By-law Schedule AC (Development Requirements for Low Density Infill). At the time, Council directed the Public Service to review the Schedule AC process and provide total number of applications approved under this process and report back within six months.

As of the third week of November, development permits have been issued for five projects.

There are no changes proposed to the process.

RECOMMENDATIONS

That this report be received as information.

REASON FOR THE REPORT

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

IMPLICATIONS OF THE RECOMMENDATIONS

There are no implications associated with receiving this report as information.

DISCUSSION

The new Zoning By-law Schedule AC was adopted as By-law on June 26, 2025. As of the third week of November, just over five months have elapsed since the new By-law was adopted and there have been five development permits issued.

The five development permits issued are as follows:

Address	Neighbourhood	Type	Number of Units
11 Inman Ave	Varennes	New build	Duplex
693 & 695 Rosedale Avenue	Lord Roberts	New build	Duplex
226 Young Street	West Broadway	Conversion – Single to Two Units	Duplex
735 Dudley Avenue	Earl Grey	New build	Duplex
167 Berrydale Avenue	St. Vital	New build	Two Duplexes – 4 Units Total

The process for obtaining a development permit under Schedule AC is the same as obtaining a development permit for any other development.

1. Applications can be made online or via e-mail.

2. Once the application is received, it is checked for completeness. This happens within 20 days of receipt of the application. If the application is complete, and fully compliant with the Zoning By-law, a development permit will be issued.

3. If it is not complete, the applicant will be notified and advised what additional information is required.

4. If a development application is required, such as a variance or plan approval, this must be approved before the development permit can be issued.

Schedule AC reviews currently take staff approximately three-four hours to complete. The same projects prior to Schedule AC took approximately 15-30 minutes to complete. Over time, as staff become more familiar with the new regulations, the review time is expected to decrease.

There are no changes proposed to the process at this time.

FINANCIAL IMPACT

Financial Impact Statement Date: November 26, 2025

Project Name:

Applications and Process for Schedule AC of the Zoning By-law

COMMENTS:

There are no financial implications associated with the recommendations in this report.

Mike Mcginn Nov. 26, 2025
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal: 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.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the Winnipeg Climate Action Plan (CAP), and it was determined the CAP is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the Winnipeg Poverty Reduction Strategy (PRS), and it was determined the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Michael Robinson, MCIP, RPP
Date: November 27, 2025
File: N/A