APPENDIX "B" – LETTER REQUESTING EXTENSION OF TIME

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

November 05, 2025

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

RE: Letter of Intent – 37 MOORE AVENUE, Vacant City-Owned Property located Between 35 and 39 Moore Avenue
Extension of Time

John Wintrup is the 'Applicant' in making the development application(s) on the **SUBJECT LANDS** for the **PROPOSED DEVELOPMENT** as outlined below.

1. SUBJECT LANDS

(a) Municipal Address:	37 Moore
(b) Location:	N.side Moore AVE, and S.side of Oustic AVE West, btwm
(a) Roll Numbers:	08003361500
(b) CT:	1081777/1
(c) COW Caveat(s):	N/A
(d) Legal Description:	LOT 127 PLAN 23091
(e) Registered Owners:	City of Winnipeg
(f) Neighbourhood:	Norberry
(g) Electoral Ward:	St. Vital
(h) Provincial Regs:	*Outside Airport Regulations // Outside Flood Fringe Reg*
(I) Development Plan:	***OurWinnipeg 2045 By-law No. 120/2020*** [May 26, 2022]
	Complete Communities Direction Strategy By-law No119/2020
(j) D. Plan Designation:	Recent Community
(k) Zoning By-law:	***Winnipeg Zoning By-law 200/2006*** [March 1, 2008]
(l) Zoning District:	***R1 Residential Single Family***
(m) Zoning PDO:	*N/A*
(n) Land Area:	+/- 11,122 sq.ft. [50 ft x 222.65 ft]
(o) Lot Configuration:	Interior, Through Lot
(p) Land Configuration:	Rectangular

(q) Fronting Street:	+/- 50 ROW Moore P3 Concrete, sidewalks
(r) Fronting Street:	+/- 25 ROW Oustic AVE W P3, Concrete, sidewalks
(s) Back Lane:	gravel, east/west alignment, 16 ft wide ROW
(t) Transit:	Route #14 #676 2min east, St. Mary's at Moore
	Route #16 2min west Dunkirk at Moore
(u) Bikeways:	*Multi-use Pathway,* Dunkirk
(v) Sewer District:	Combined, Mager Sewer District
(w) Current Land-Uses:	vacant lands, being used as a 'L' shaped informal vehicle/lane access

(x) Adjacent Lands:

i. East, 35 Moore, single-detached dwelling 50' lot **R1.**
ii. West, 39 Moore, single-detached dwelling 60' lot **R1.**
iii. East, 38 Oustic Ave W., single-detached dwelling 30' lot **R1.**

(y) Surrounding Lands:

i. North, across Oustic AVE W., 42 Barrington single-detached dwellings **R1.**
iv. South, across Moore, 36 Moore single-detached dwellings **R1.**

(z) Proposed Dev'pmnt:

i. Open Roads and create lots as per **City Misc. Plan No. 10071/7** File DAS 14/2021.

2. LOCATION

(1) The subject land is a through lot located on the northside of Moore Avenue and south side of Oustic that is used, informally, as an extension of the gravel public lane serving the south side of Oustic and north side of Moore Ave that terminates as a legal ROW on the east property line.

3. PROPOSED DEVELOPMENT

(1) Extension of Time.

4. BACKGROUND

(1) On January 18, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service

and approved the sale of the Subject City Property, located between 35 and 39 Moore and identified as "Subject City Property" on Misc. Plan 10071/7 to 6727132 Manitoba Ltd. Status of Title 1081777/1 includes LOTS 123 and 124 PLAN 22841: these City Properties are not subject to this development application.

(2) On September 1, 2021, Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development File DAS 14/2021 for one new lot on Oustic Ave W and the amendment to require the proponent to consolidate the proposed two lots on Moore Avenue into one lot fronting Moore.

(3) On September 1, 2021, Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and approved a Variance on "the land" for the establishment of two (2) residential building lots to permit as follows:

1. On consolidated Lot 1 and 2:
B. A lot area of 4,540 square feet instead of 7,733 square feet.

3. On Proposed Lot 3:

1. *A lot width of 29.49 feet (8.98 metres) instead of 48 feet (14.63 metres);*
2. *A lot area of 2629 square feet (224.24 square metres) instead of 7733 square feet (718.4 metres).*

Subject to the following conditions:

1. *That the height of principal buildings shall be limited to a maximum of 30 feet.*
2. *That no front driveway approaches shall be permitted.*
3. *That there shall be no new garages constructed attached to any principal dwelling on the subject property.*
4. *That any principal dwelling located on the subject properties shall provide an entrance on the building elevation facing the front yard.*
5. *That each newly constructed dwelling shall be distinctly different from one another in terms of the design, and incorporate a balance of varying materials into the front façade.*

6. That the Owner must submit plans showing the location and design of any and all proposed:

1. *Buildings including elevations of the front façades identifying proposed finishing materials;*
2. *Accessory parking areas;*
3. *Fencing;*
4. *Landscaping*

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

7. That alcoves, bay windows, vestibules and similar building elements creating interior floor area shall be at least two feet from any side lot line, measured from the exterior finish of said building element

(4) On September 29,2021 Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and approved File DAS 14/2021 subject to conditions.

(5) On December 15, 2022, Council adopted By-law 156/2022 to approve a plan of subdivision for land located at 37 Moore Avenue in the Riel Community pursuant to Development Application No. DAS 14/2021.

(6) On January 25, 2024, Council approved an extension of time to December 15, 2024.

5. BACKGROUND

(1) The engineering team continues to work on the lot grading plan.

(2) The utility easement drawing completed by Barns and Duncan, has gone missing somewhere between MB Hydro and the private legal team working on this file: MB Hydro is re-doing the issuance of the paperwork.

6. APPLICATION MATERIAL

Information provided with this Letter of Intent includes:

(1) Letter of Authorization;

(2) Current Status of Title(s);

(3) Current Legal Description & Title Plot;

(4) Current Zoning & Lot Configuration;

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(5) City Misc. Plan No. 10071/7;

(6) By-law 156/2022;

(7) Application Fee.

Please do not hesitate to contact me directly if there is any missing information or materials for this application. We respectfully request this matter be advanced and processed in a timely manner.



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