Agenda – Standing Policy Committee on Property and Development – March 16, 2026

APPEAL HEARINGS

Item No. 5 **The Development Procedures By-law 104/2020 – 888 Corydon Avenue (Fort Rouge-East Fort Garry Ward)**
File EP-1(A)

Appellant: John Wintrup

Premises Affected: 888 Corydon Avenue

Nature of Appeal: On February 13, 2026, John Wintrup appealed the Decision dated February 2, 2026, issued by Zoning Development Officer, Urban Planning and Design, Planning, Property and Development Department, regarding provisions of The Development Procedures By-law 104/2020.

The Decision stated:

- Thank you for submitting your DAZ application(s) for 888 Corydon received by the Zoning & Permits Office on January 21, 2026. Your application(s) are deemed incomplete and we require the following information in order to proceed with processing;

    - Fully dimensioned site plan
    - Landscaping plan (can be added to the site plan)
    - Letter of intent confirming proposed development and use
    - Elevations
    - Letter of authorization that authorizes the applicant signed by the owner shown on title
    - City of Winnipeg interest shown on title (caveat)
    - Design review application

- A design review is required to be submitted prior to or concurrently with the Development Application package as per Schedule W of the Winnipeg Zoning Bylaw 200/2006 (PDO-1) Corydon Osborne:

    "Design Review Process:

    (5) Design Review applications must include site plans including landscaping, elevation drawings and all dimensions.

Nature of Appeal (continued):

The Decision stated (continued):

(6) Design Review applications must be submitted prior to or concurrently with a development application and approved by the Director prior to issuance of a development or building permit."

- Please note - Your application does not include enough information to begin a zoning review. Once the above documents have been received, your application will be reviewed and taken to an intake meeting with other City branches. Additional documents or information may be requested after this meeting

- Please note that until all required documents are received, your application will not be processed and there is a 6 month deadline for this information, expiring on July 21, 2026. If the information requested is not received by this deadline date, your application may be deemed abandoned and a new application would be required. If you need additional time beyond the 6 months to provide this information please let us know in writing prior to this expiry date and your reasons for this extension.

Exhibits Filed:

1. Decision dated February 2, 2026, issued by the Zoning Development Officer, Urban Planning and Design, Planning, Property and Development Department
2. Notice of Appeal filed by John Wintrup received February 13, 2026
3. Notification of Appeal Hearing dated February 19, 2026
4. Report of the Winnipeg Public Service dated March 4, 2026
5. Communication dated March 13, 2026 from John Wintrup in support of the appeal

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That in accordance with Section 5.1(3) of the Development Procedures By-law No. 104/2020, the Appeal be allowed / denied, and the Public Service be directed to:

(a) determine that the development application is complete subject to the payment of applicable fees;

OR

(b) determine that the development application is incomplete

Supporting Reasons:

Moved by Councillor

That the Appeal Hearing be concluded.