Agenda – Appeal Committee – April 8, 2026

PUBLIC HEARINGS

Item No. 2 Appeal – Variance – 1035 Chevrier Boulevard
(River Heights-Fort Garry Ward)
File DAV 267754A/2025C

An appeal was received against the decision of the Director of Planning, Property and Development to reject a Variance on "the land" for the establishment of two residential lots not abutting a paved public lane at the rear of the lot.

Agenda – Appeal Committee – April 8, 2026

File:	DAV 267754A/2025C
Appellant(s):	John Wintrup
Applicant:	John Scott Wintrup Planning & Development (John Wintrup)
Premises Affected:	1035 Chevrier Boulevard
Legal Description:	LOT 4 PLAN 4837 23&29 ST V, hereinafter called “the land”
Property Zoned:	“R1-L Mature Communities PDO-1” (Residential Single-Family – Large, Mature Communities Planned Development Overlay – 1 District)
Nature of the Application:	To vary the "R1-L Mature Communities PDO-1" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the establishment of two residential lots not abutting a paved public lane at the rear of the lot.
Exhibits Filed:	1. Order DAV 267754/2025C dated February 24, 2026 2. Notice of Appeal filed by John Wintrup, received February 24, 2026 3. Notification of Public Hearing dated March 20, 2026 4. Manitoba Status of Title 3334762/1 5. Letter of authorization dated November 17, 2025 from Keyur Pathak to John S. Wintrup 6. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising 7. Plans, Sheet 1 for File DAV 267754/2025C dated December 3, 2025 8. Report from the Urban Planning Division dated February 18, 2026 9. Inspection Report

The Winnipeg Public Service to advise that all statutory requirements with respect to this appeal have been complied with.

Moved by Councillor

That the report of the Winnipeg Public Service be taken as read.

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

(a) ☐ is consistent ☐ is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) ☐ does not create ☐ does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) ☐ is ☐ is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) ☐ is ☐ is not
compatible with the area in which the property to be affected is situated.

Supporting Reasons:

Moved by Councillor

That the appeal be allowed / denied and the decision of the Director of Planning, Property and Development be / not be concurred in.

Moved by Councillor

That Variance Order DAV 267754//2025C be confirmed / cancelled

Moved by Councillor

That the public hearing with respect to this appeal be concluded.

Exhibit “8” referred to in File DAV 267754A/2025C

ADMINISTRATIVE REPORT

Title: DAV 25-267754\C – 1035 Chevrier Blvd

Issue: For consideration of a Variance associated with the creation of two new single-family lots not abutting a paved public lane at the rear of the lot.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
Isaiah Stonehouse	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **rejects** the application to vary the "R1-L Mature Communities PDO-1" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the establishment of two residential lots not abutting a paved public lane at the rear of the lot.

REASON FOR THE REPORT

- The applicant is proposing to establish two (2) new single-family lots and requires Variances for paved public lane requirements of the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application’s compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE: **DAV 25-267754\C**
RELATED FILES: DASSF 502/2026
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.605 - (MAYBANK)

SUBJECT: To vary the "R1-L Mature Communities PDO-1" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the establishment of two residential lots not abutting a paved public

lane at the rear of the lot.

LOCATION: 1035 Chevrier Blvd
LEGAL DESCRIPTION: LOT 4 PLAN 4837 23&29 ST V

APPLICANT: John Wintrup (John Scott Wintrup Planning & Development)
139 Roslyn Rd Unit 301
Winnipeg, MB R3L 0G7

OWNER: Keyur Pathak
22 Brookstone Pl
Winnipeg, MB R3Y 0C4

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Variance with respect to a property may be approved if the Variance:

(a) is consistent with *Plan Winnipeg* and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on Chevrier Blvd, in the Maybank neighbourhood of the River Heights - Fort Garry ward.
- The subject site is 5,398 square feet in area. The site is currently occupied by a single-family home built in 1948.
- The subject site is accessed by a gravel back lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the “Established Neighbourhoods – Mature Community” policy area. The property is zoned “R1-L” Residential Single-Family (Large) District.

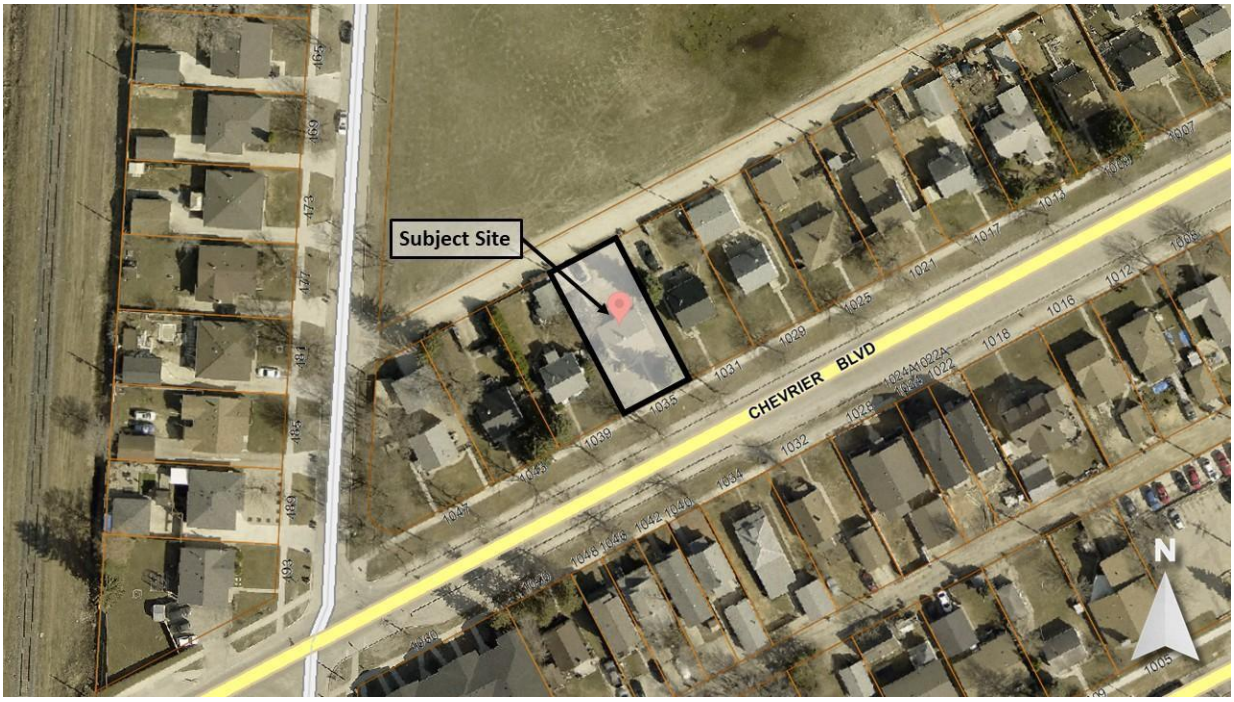


Figure 1: Aerial photo of subject site and surrounding area.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Rear gravel lane, then green space zoned “PR2” Parks and Recreation - Active Neighbourhood/Community.

South: Chevrier Blvd, then single-family homes zoned “R1-L” Residential Single-Family (Large).

East: Single-family homes zoned “R1-L” Residential Single-Family (Large).

West: Single-family homes zoned “R1-L” Residential Single-Family (Large).

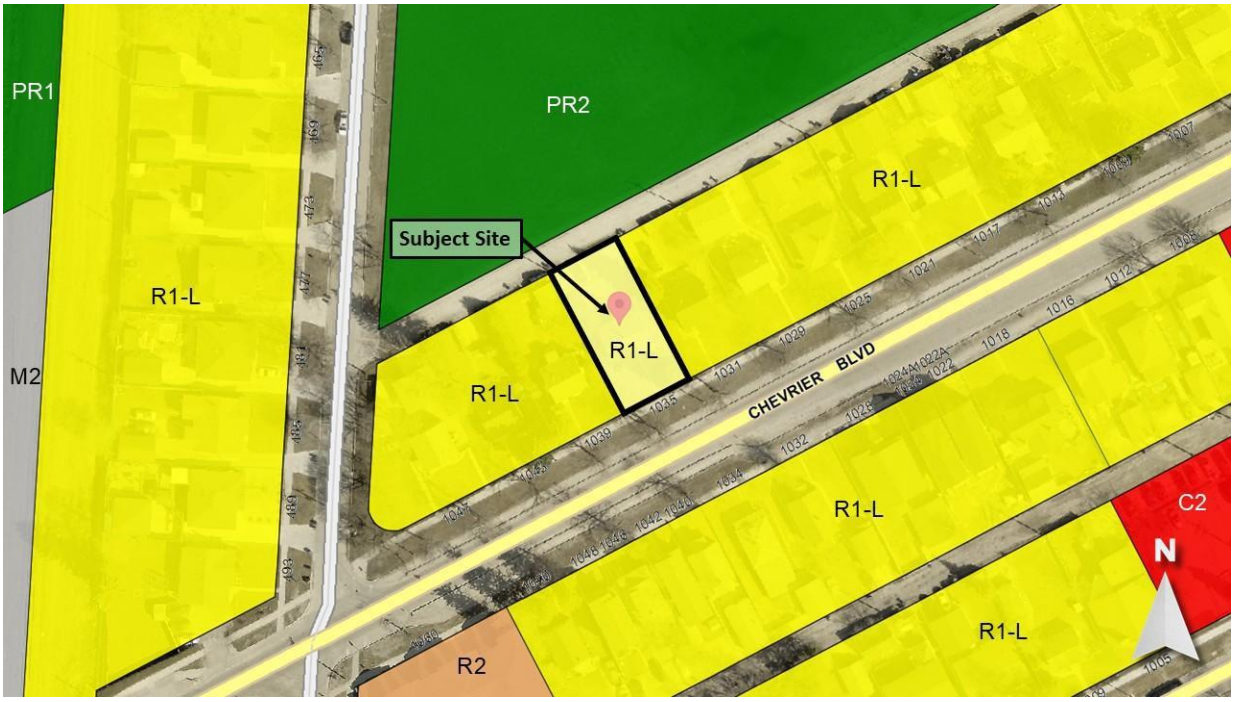


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to create two (2) lots through subdivision
    - Proposed Lot 1
        - 2,700 square feet in area
        - A lot width of 25 feet
        - A new single-family dwelling is proposed
    - Proposed Lot 2
        - 2,700 square feet in area
        - A lot width of 25 feet
        - A new single-family dwelling is proposed
- The existing single-family home on site would be demolished.
- A Variance is required for the establishment of two residential lots not abutting a paved public lane at the rear of the lot.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant did not consult with the Urban Planning and Design Division prior to submitting their application.

With the Public

The applicant did not include signatures of support in their application.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0 (CCDS 2.0)

CCDS 2.0 is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.

- The subject property is located in an Established Neighbourhood designated as a "Mature Community" as outlined in *CCDS 2.0.*
- The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities, to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Goal 1 states "encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City's residential intensification target."
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.

  1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:

  a. Applicable City-endorsed policies or guidelines;

  b. Existing zoning of the property and adjacent properties;

  c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;

  d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

  e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;

  f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;

  g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

  h. *The supporting transit, pedestrian and active transportation network; and*

  i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.

Mature Communities Planned Development Overlay 1 (Mature Communities PDO)

The *Mature Communities PDO* (Schedule Y of the Winnipeg Zoning By-Law) contains the following policy with respect to subdivisions:

9(2) *A development application for subdivision of a lot within an R1 zoning district must not be approved unless:*

(a) Where the proposed subdivision will create two (2) equal-sized lots:

(i) each lot meets the minimum site width requirements of this PDO; and

(ii) each lot abuts a paved public lane at the rear of the lot.

The applicant is proposing the establishment of two residential lots not abutting a paved public lane at the rear of the lot, therefore a Variance is required.

VARIANCES

Establishment of Two Residential Lots Not Abutting a Paved Public Lane

A Variance has been requested for the establishment of two residential lots not abutting a paved public lane at the rear of the lot.

Although the proposed lots would abut a gravel lane, the *Mature Communities PDO* requires that any new lots within an "R1" zoning district established through a subdivision abut a *paved* public lane. A 2024 report by the Winnipeg Public Service further details common issues as they pertain to gravel rear lanes:

"Within the City of Winnipeg, gravel lanes are considered improved rights-of-way as they have been constructed to enable vehicular traffic. However, typically during the spring melt as well as high levels of precipitation they can pose significant issues for the residential communities having access to those lanes. In particular, poor land drainage following rain and snow melt, the formation of ruts, and rapid degradation of the lane are frequently cited by residents as impeding the use of their lanes. While the lanes do facilitate access to properties and therefore function as an improved right-of-way, their poor state can restrict travel along them for many vehicles. Unlike asphalt or concrete lanes, gravel lanes are not considered paved" (p. 3).

Per the standards set out in the *Mature Communities PDO* which require new subdivisions to abut a paved public lane at the rear of the lot, the Division rejects this Variance.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division **rejects** the application for the following reasons:

(a) is **not** consistent with *Plan Winnipeg* and any applicable secondary plan;

In that, *the proposal for the establishment of two residential lots not abutting a paved public lane is inconsistent with Policy 1.3 in the Established Neighbourhoods chapter of Complete Communties 2.0 requiring subdivisions be done in a context sensitive manner.*

(b) **does** create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that, *the applicant is proposing to establish two new residential lots abutting a gravel lane, which could present several issues for nearby residents, including but not limited to poor land drainage, the formation of ruts, and rapid degradation of the lane.*

(c) is **not** the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

In that, *the requested Variance is a significant departure from what is permitted for subdivisions processed under the Mature Communities PDO of the Zoning By-Law.*

(d) is **not** compatible with the area in which the property to be affected is situated.

In that, *the public lane at the rear of the lot is not paved (gravel), and is therefore insufficient to support the proposed R1 subdivision as per Policy 9(2)(a)(ii) of the Mature Communities PDO.*

OURWINNIPEG 2045 POLICY ALIGNMENT

City Building Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the Winnipeg Climate Action Plan and it was determined that the Winnipeg Climate Action Plan 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 *PRS* and it was determined the *PRS* is not applicable to this specific report.

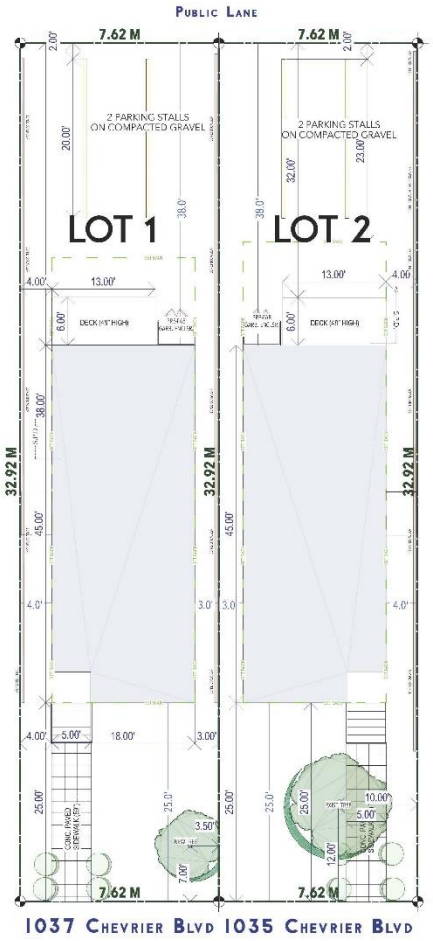
SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Isaiah Stonehouse, MCP
Date:	Wednesday, February 18, 2026
File No.	DAV 25-267754\C

Exhibit “7” referred to in File DAV 267754A/2025C

LOT 1

	REQUIRED		PROVIDED
LOT AREA:		100%	2699.97 SF
ALLOW BUILDABLE AREA:		37.3%	1007.27 SF
ACTUAL BLDG. COVERAGE:		29.3%	790.6 SF
SOFT LANDSCAPING:		30%	30%
SITE SETBACKS:			
FRONT ALIGNMENT:	15.0 FT		25.0 FT
REAR YARD:	27.0 FT		38.0 FT
SIDE YARD (south):	3 FT		3.0 FT
SIDE YARD (north):	4 FT		4.0 FT
PARKING:			
PARKING STALL RATIO: --			1:1
8'X20' STALL:	N/A,		2 Stalls
10'X20' STALL (Accsbl):	1 Stall		N/A
AMENITY:			
PUBLIC GARBAGE:	YES		YES
RESD. GARBAGE BIN:	TBA		TBA
PRIVATE GARB Collection:	REQ.		N/A



LOT 2

ZONING SUMMARY:

	REQUIRED		PROVIDED
LOT AREA:		100%	2699.97 SF
ALLOW BUILDABLE AREA:		38.6%	1043.12 SF
ACTUAL BLDG. COVERAGE:		29.3%	791.26 SF
SOFT LANDSCAPING:		30%	30%
SITE SETBACKS:			
FRONT ALIGNMENT:	15.0 FT		25.0 FT
REAR YARD:	27.0 FT		38.0 FT
SIDE YARD (south):	3 FT		3.0 FT
SIDE YARD (north):	4 FT		4.0 FT
PARKING:			
PARKING STALL RATIO: --			1:1
8'X20' STALL:	N/A,		2 Stalls
10'X20' STALL (Accsbl):	1 Stall		N/A
AMENITY:			
PUBLIC GARBAGE:	YES		YES
RESD. GARBAGE BIN:	TBA		TBA
PRIVATE GARB Collection:	REQ.		N/A

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: 25-267754/C
SHEET # 1 OF 1
DATE: 12/03/2025

PLAN DESIGNS
204.952.PLAN

DEVELOPER: RS PROJECTS
PROJECT: 1035 CHEVRIER BLVD, WPG, MB

PROPOSED SUBDIV. PLAN

DATE: 2025-11-10
SCALE:
SHEET: A.1

Exhibit “2” referred to in File DAV 267754A/2025C

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

February 24, 2026

City Clerks, City of Winnipeg
c/o **Appeals Committee**
Susan A. Thompson Building Main Floor,
510 Main Street Winnipeg, Manitoba, R3B 1B9

Sent by E-mail to
CLKAppeals@winnipeg.ca

RE: 1035 Chevrier BLVD - DAV 25-267754/C

The Applicant [John Wintrup] is appealing the **Director of Planning** decision to reject the application **File DAV 25-267754/C.**

File DAV 25-267754/C, as submitted, does meet the statutory criteria set out in section 247(3) of The City of Winnipeg Charter, and more particularly:

(a) **IS consistent with Plan Winnipeg** and any applicable secondary plan;

(b) **DOES NOT create** a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area;

(c) **IS the minimum modification** of the zoning by-law required to relieve any injurious effect of the zoning by-law on the applicant's property;

(d) **IS compatible** with the area in which the property to be affected is situated.

Variances are required to overcome the injurious effect of the zoning by-law on the use of the private property. Additional details on these matters will be provided at the Public Hearing.

Regards,



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

1

Exhibit “1” referred to in File DAV 267754A/2025C

Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Unit 31 – 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg • Manitoba R3C 4X7

VARIANCE ORDER

DAV 25-267754/C

APPLICANT:	John Wintrup John Scott Wintrup Planning & Development 139 ROSLYN RD UNIT 301 WINNIPEG MB R3L 0G7
PREMISES AFFECTED:	1035 Chevrier Boulevard
LEGAL DESCRIPTION:	LOT 4 PLAN 4837 23&29 ST V hereinafter called "the land".
PROPERTY ZONED:	R1-L Mature Communities PDO-1
ZONING ATLAS SHEET:	AG24

NATURE OF APPLICATION:

To vary the "R1-L Mature Communities PDO-1" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the establishment of two residential lots not abutting a paved public lane at the rear of the lot.

It is the opinion of the Director of Planning, Property and Development Department that this application does not meet the statutory criteria of the City of Winnipeg Charter in that it:

(a) is not consistent with Plan Winnipeg and any applicable secondary plan;
(b) does create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
(c) is not the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and
(d) is not compatible with the area in which the property to be affected is situated.

C.W. Charter Subsection 247(3)

ORDER:

RE: 1035 Chevrier Boulevard

The Director of Planning, Property and Development Department hereby orders that the provisions of the "R1-L Mature Communities PDO-1" dimensional standards of Zoning By-Law

No. 200/2006 and amendments thereto for the establishment of two residential lots not abutting a paved public lane at the rear of the lot **is hereby REJECTED.**

DATE OF ORDER: February 24, 2026

CERTIFIED BY:



for the Director Planning, Property and Development Department

HOW TO APPEAL

You can appeal this order by filing a letter of appeal with the City Clerk. Note that, in filing the appeal, the entirety of the order is subject to review by the designated committee at the appeal hearing. The appeal letter must:

(a) be addressed as set out below,

(b) be received at that office not later than 4:30 p.m. on March 10, 2026
[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(c) refer to Variance Order No. DAV 25-267754/C, give brief reasons and describe whether you appeal the whole order or only part(s) of it.

You can attend the appeal hearing and speak on issues raised in someone else's appeal; but the designated committee can only rule on issues raised in appeals filed. If you are not sure what others have appealed you should file your own appeal.

Address: City Clerk, City of Winnipeg
c/o Appeals Committee
Susan A. Thompson Bldg.
510 Main Street
Winnipeg, MB, R3B 1B9
Fax 947-3452
Email: clk-appeals@winnipeg.ca