Agenda – Appeal Committee – April 8, 2026

PUBLIC HEARINGS

Item No. 3 Appeal – Variance – 689 & 691 Harstone Road (Charleswood-Tuxedo-Westwood Ward) File DAV 105345A/2026B

An appeal was received against the decision of the Director of Planning, Property and Development to reject a Variance on "the land" as follows:

1. Proposed Lot 1, for the construction of a single family dwelling to permit:

    A. a front yard of 25.5 feet (7.77 metres) instead of 69 feet (21 metres);

    B. a north side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres);

    C. a south side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres);

2. On Proposed Lot 2, for the construction of a single family dwelling to permit:

    A. a front yard of 26 feet (7.92 metres) instead of 69 feet (21 metres);

    B. a north side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres);

    C. a south side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres).

Agenda – Appeal Committee – April 8, 2026

File: DAV 105345A/2026B

Appellant(s): Harmandeep Singh

Applicant: Harmandeep Singh

Premises Affected: 689 & 691 Harstone Road

Legal Description: LOT 1 PLAN 75281, hereinafter called "the land"

Property Zoned: "R1-E" (Residential Single-Family – Estate)

Nature of the Application: To vary "R1-E" Development and Design standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

1. On Proposed Lot 1, For the construction of a single family dwelling to permit:

    A. a front yard of 25.5 feet (7.77 metres) instead of 69 feet (21 metres);

    B. a north side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres);

    C. a south side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres);

2. On Proposed Lot 2, For the construction of a single family dwelling to permit:

    A. a front yard of 26 feet (7.92 metres) instead of 69 feet (21 metres);

    B. a north side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres);

    C. a south side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres).

Exhibits Filed:

1. Order DAV 105345/2026B dated March 3, 2026
2. Notice of Appeal filed by Harmandeep Singh, received March 5, 2026
3. Notification of Public Hearing dated March 20, 2026

Exhibits Filed (continued):

4. Manitoba Status of Titles 3367127/1 and 3367128/1
5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising
6. Plans, Sheets 1 to 8 inclusive, for File DAV 105345/2026B dated February 5, 2026
7. Report from the Urban Planning Division dated February 17, 2026
8. Communication dated March 5, 2026 from John Wintrup in support of the appeal
9. Communication dated March 27, 2026 from Dani Rivalin in opposition to the appeal
10. Communication dated March 27, 2026 from Kevin Brown in opposition to the appeal
11. Communication dated March 28, 2026 from Stephanie Almeida in opposition to the appeal
12. 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 105345/2026B be confirmed / cancelled

Moved by Councillor

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

Exhibit “7” referred to in File DAV 105345A/2026B

PLANNING ADMINISTRATIVE REPORT

Title: DAV 26-105345\B – 689 Harstone Rd

Issue: For consideration of a Variance associated with the construction of two (2) single-family dwellings.

Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
Donna Kane	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **rejects** the application to vary "R1-E" Development and Design standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

~~1) On Proposed Lot 1, For the construction of a single-family dwelling to permit:~~

~~a) a front yard of 25.5 feet (7.77 metres) instead of 69 feet (21 metres);~~

~~b) a north side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres);~~

~~c) a south side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres);~~

~~2) On Proposed Lot 2, For the construction of a single family dwelling to permit:~~

~~a) a front yard of 26 feet (7.92 metres) instead of 69 feet (21 metres);~~

~~b) a north side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres);~~

~~c) a south side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres).~~

REASON FOR THE REPORT

- The applicant is proposing to subdivide an existing lot into two (2) lots and build two (2) single-family dwellings and requires Variances for front yard, north and south side yard setback 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 26-105345\B**
RELATED FILES:	DASSF 545/2024
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.614 - (ERIC COY)
SUBJECT:	To vary "R1-E" Development and Design standards of Winnipeg Zoning By-Law No. 200/2006 as follows: 1) On Proposed Lot 1, For the construction of a single family dwelling to permit: a) a front yard of 25.5 feet (7.77 metres) instead of 69 feet (21 metres); b) a north side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres); c) a south side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres); 2) On Proposed Lot 2, For the construction of a single family dwelling to permit: a) a front yard of 26 feet (7.92 metres) instead of 69 feet (21 metres); b) a north side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres); c) a south side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres).
LOCATION:	689 Harstone Rd
LEGAL DESCRIPTION:	LOT 1 PLAN 75281
APPLICANT:	Harmandeep Singh 26 Amberwood Pl Cir Winnipeg, MB R2R 1E7
OWNER:	Harmandeep Singh 26 Amberwood Pl Winnipeg, MB R2R 1E7

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 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.

SITE DESCRIPTION

- The subject property is located on the east side Harstone Rd, south of Eldridge Avenue in the Eric Coy neighbourhood of the Charleswood - Tuxedo - Westwood ward.
- The subject site is 43,523 square feet (4,043.4 square metres) in area. The site is currently occupied by a single-family dwelling built in 1959 and used as a private residence.
- The subject site is accessed by a driveway leading from Harstone Road into the attached garage.

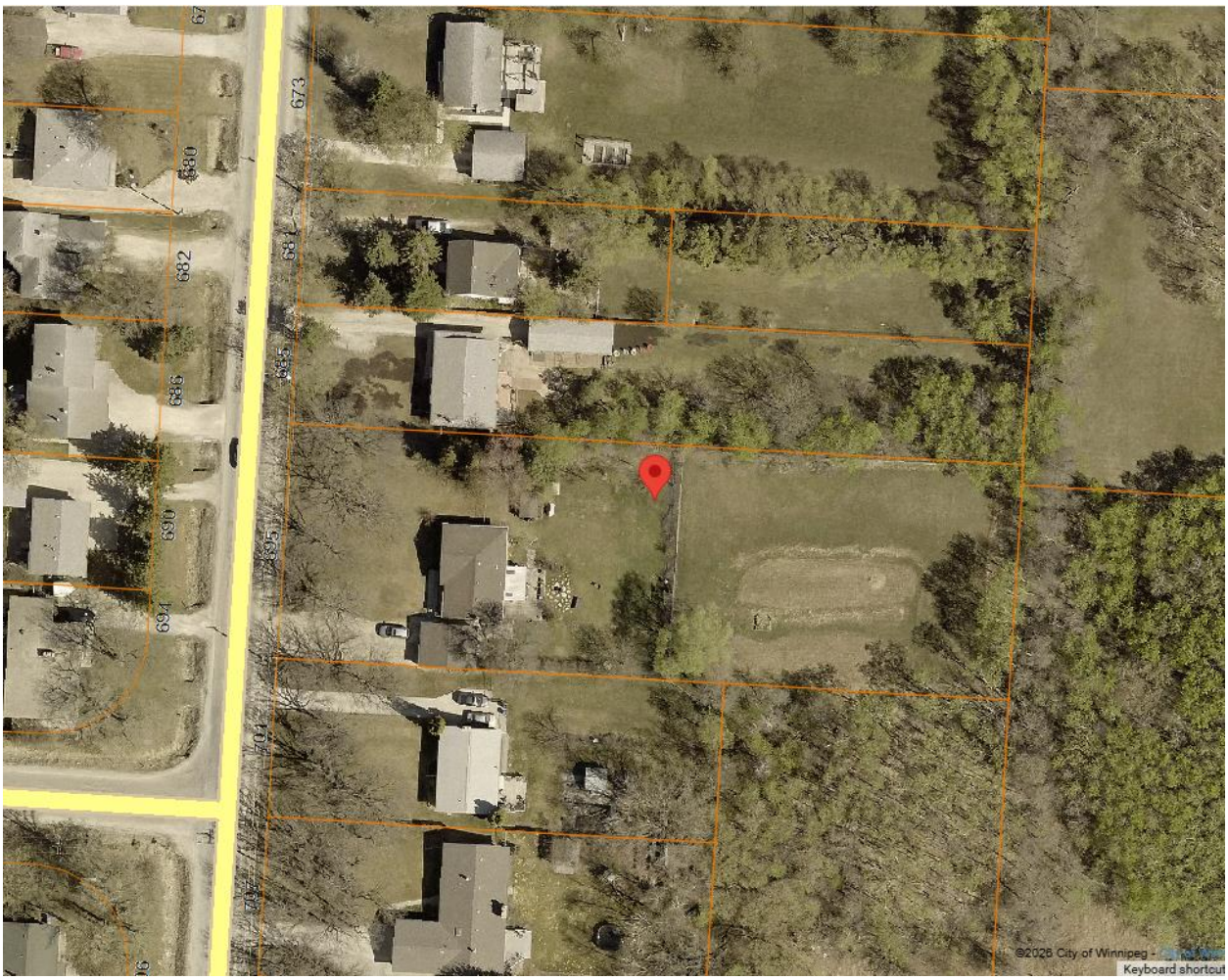


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single-family residential uses zoned “R1-E” Single-Family Estate

South: Single-family residential uses zoned “R1-E” Single-Family Estate

East: Single-family residential uses zoned “R1-E” Single-Family Estate

West: Single-family residential uses zoned “R1-L” Single-Family Large



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to subdivide the site into two (2) buildable lots.
- The existing single-family dwelling on site will be demolished.
- The applicant is proposing to construct two (2) single-family dwellings.

Reason for the Variance

In the “R1-E” District, an alignment is required to determine the front yard setback requirement when more than 80% of a block is developed. The alignment calculation came in at 69 feet. The required side yard setback is 10 feet.

The applicant intends to build two (2) single-family dwellings both with a front yard setback of less than 69 feet and north and south side yards of 4 feet. For these reasons, a variance is required.

ANALYSIS AND ISSUES

Front Yard Setback

The proposed single-family dwellings with reduced front yard setbacks are not compatible with the existing single-family dwellings on the block and given the spatial separation, will have a substantial adverse impact upon adjoining properties and the adjacent area.

Abutting properties to the north and south have front yard setbacks of 71 feet and 84.7 feet respectively.

North and South Side Yard Setback

The proposed single-family dwellings with reduced north and south side yard setbacks are not compatible with the existing single-family dwellings on the block. Since the proposed development will commence on vacant land, the Zoning By-law does not impose any hardship with a compliant design being proposed.

Each of the lots is approximately 60 feet wide. Taking into account the required 10 foot side yards, the Zoning By-law allows a 40 foot wide house. The buildable depth is 277 feet, the total buildable footprint of each lot is 11,080 square feet (277' x 40'). Given the sizable building area that is already permitted, the By-law does not impose any hardship on the applicant.

Given the ample lot area they have to work with, the regulations can easily be met.

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 proposed single-family dwellings are not compatible with neighbourhood character and is not complementary to existing development.

(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 proposed setbacks are not compliant and would pose an adverse effect on the adjacent area.

(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 Variances cannot be considered minor modifications of the Zoning By-law due to the size of the lots.

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

In that, similar scale housing has been rejected throughout the City.

CONSULTATION

In preparing this report there was internal consultation with: N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 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.

- Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's 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 and it was determined the PRS 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:	Donna Kane
Date:	Tuesday, February 17, 2026
File No.	DAV 26-105345\B

Exhibit “6” referred to in File DAV 105345A/2026B

LOT#2



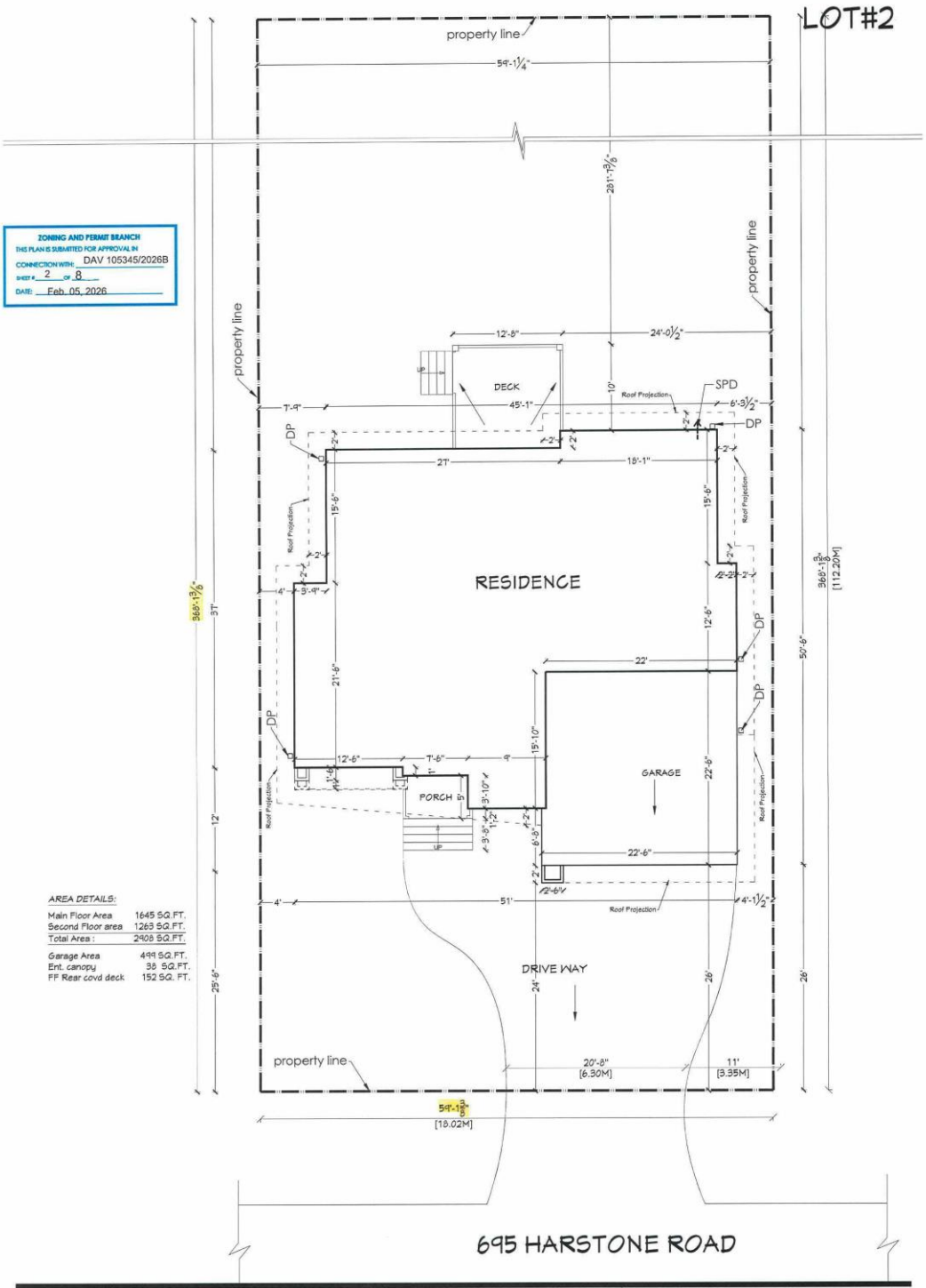
691 ~~695~~ HARSTONE RD., WINNIPEG, MB

SHEET INDEX:

1	SITE PLAN
2	FRONT & REAR ELEVATION
3	LEFT & RIGHT ELEVATION
4	MAIN FLOOR PLAN
5	SECOND FLOOR PLAN
6	ROOF PLAN
S-1	FOUNDATION PLAN
S-2	FIRST FLOOR STRUCTURAL PLAN
S-3	SECOND FLOOR STRUCTURAL PLAN
S-4	BUILDING SECTION 1
S-5	SECTIONAL DETAILS
S-6	GENERAL NOTES

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 105345/2026B
SHEET # 1 OF 8
DATE: Feb. 05, 2026

KRESTVIEW DESIGN
DESIGN AND DRAFTING SERVICES
1-1805 Main Street, Winnipeg, MB
3413 Okanagan Drive, Abbotsford, BC, V2T 4Z2
Email : info@krestview.ca



KRESTVIEW DESIGN
DESIGN AND DRAFTING SERVICES
1-1805 Main Street, Winnipeg, MB
3413 Okanagan Drive, Abbotsford, BC, V2T 4Z2
Email : info@krestview.ca

695 Harstone Rd. , MB

Copyright
This drawing is the exclusive property of Krestview Design and may not be reproduced and/or used in any manner without the expressed written permission from Krestview Design. Contractor shall check all dimensions and information and report any discrepancies prior to the commencement of work. Do not scale this drawing.

DRAWING TITLE
SITE PLAN

DATE	SCALE	NO
2024-Sept-06	1/10"=1'-0"	1

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 105345/2026B
SHEET # 3 OF 8
DATE: Feb, 05, 2026

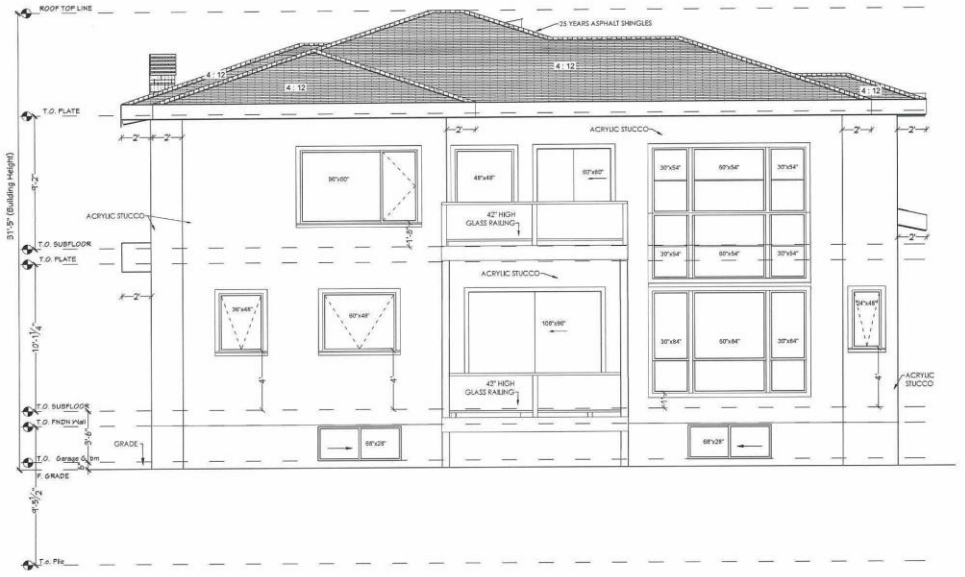
LOT#2

NOTE: ALL WINDOWS AND DOORS MUST BE CERTIFIED FOR THE ENERGY STAR RATING SYSTEM. OR, THE MAX. U-VALUE SHALL BE AS LISTED IN TABLE 9.36.2.7.A.

Note: Low slope shingle application will be provided where roof slope is less than 4:12



FRONT ELEVATION



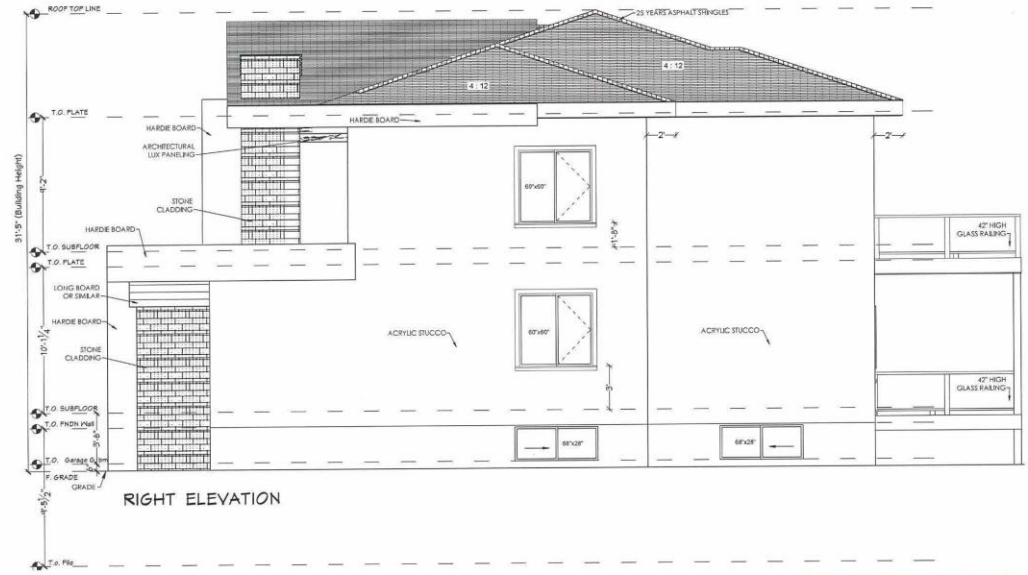
REAR ELEVATION

KRESTVIEW DESIGN DESIGN AND DRAFTING SERVICES 1-1805 Main Street, Winnipeg, MB 3413 Okanagan Drive, Abbotsford, BC, V2T 4Z2 Email : info@krestview.ca		695 Harstone Rd. , MB **Copyright** This drawing is the exclusive property of Krestview Design and may not be reproduced and/or used in any manner without the expressed written permission from Krestview Design. Contractor shall check all dimensions and information and report any discrepancies prior to the commencement of work. Do not scale this drawing.	DRAWING TITLE ELEVATIONS DATE: 2024-Sept-06 / SCALE: 5/32"=1'-0" / NO: 2

LOT#2

NOTE: ALL WINDOWS AND DOORS MUST BE CERTIFIED FOR THE ENERGY STAR RATING SYSTEM. Or, THE MAX. U-VALUE SHALL BE AS LISTED IN TABLE 9.36.2.7.A.

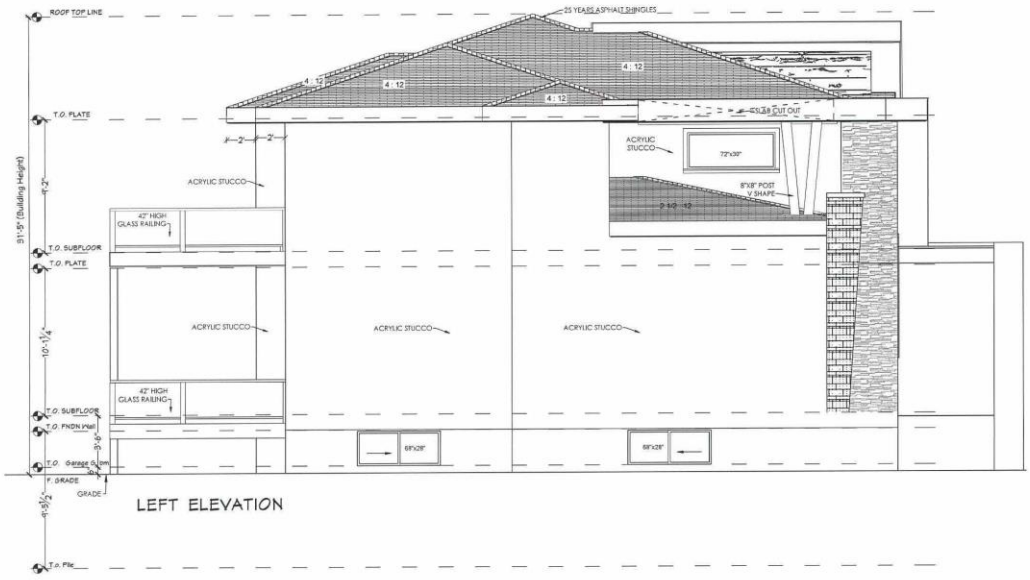
Note: Low slope shingle application will be provided where roof slope is less than 4:12



RIGHT ELEVATION

Note: Low slope shingle application will be provided where roof slope is less than 4:12

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 105345/2026B
SHEET # 4 OF 8
DATE: Feb. 05, 2026



LEFT ELEVATION

KRESTVIEW DESIGN DESIGN AND DRAFTING SERVICES 1-1805 Main Street, Winnipeg, MB 3413 Okanagan Drive, Abbotsford, BC, V2T 4Z2 Email : info@krestview.ca	695 Harstone Rd. , MB **Copyright** This drawing is the exclusive property of Krestview Design and may not be reproduced and/or used in any manner without the expressed written permission from Krestview Design. Contractor shall check all dimensions and information and report any discrepancies prior to the commencement of work. Do not scale this drawing.	DRAWING TITLE ELEVATIONS	
		DATE 2024-Sept-06	SCALE 5/32"=1'-0"
			NO 3

LOT#1



689
~~695~~ HARSTONE RD. , MB

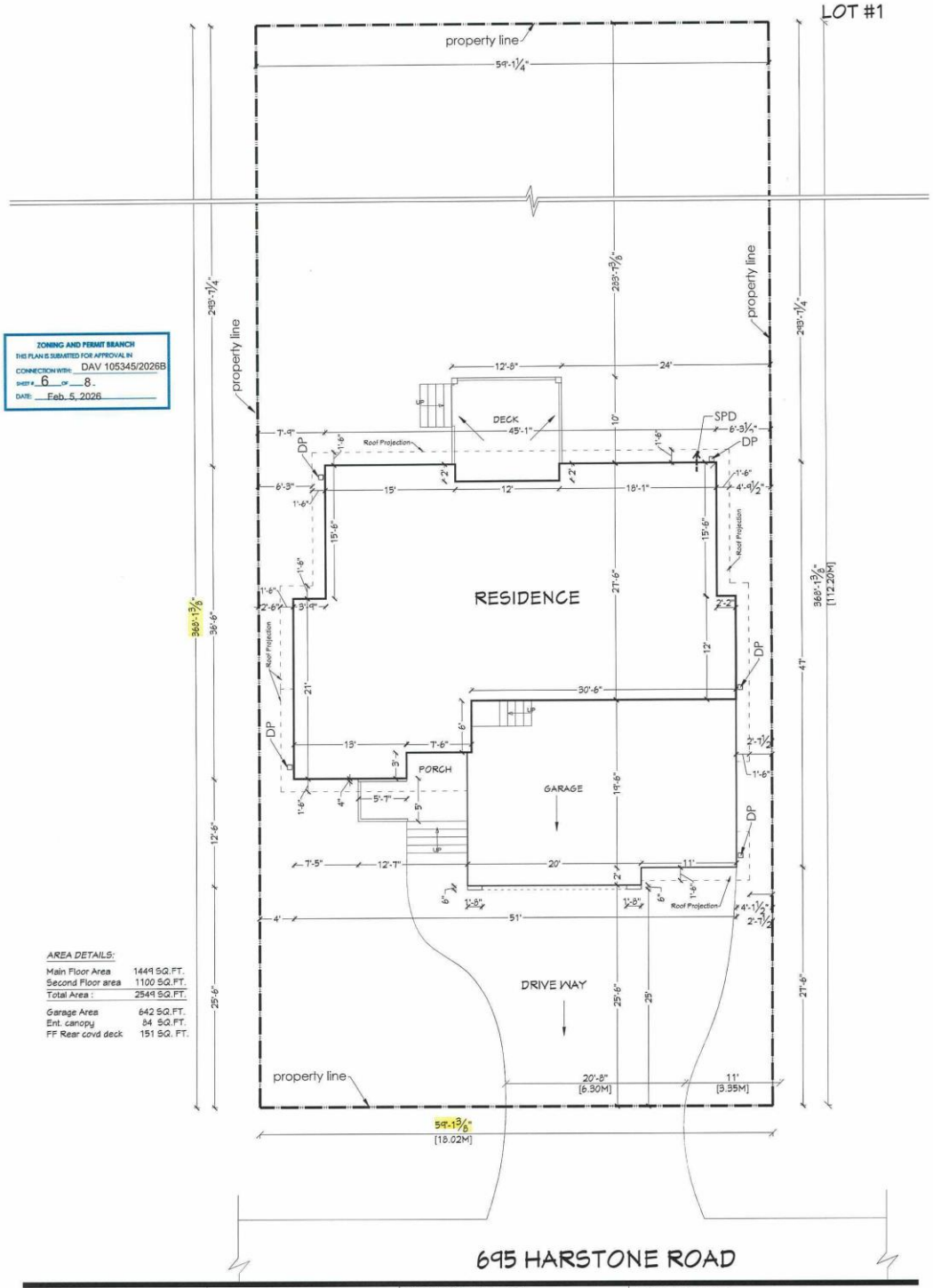
SHEET INDEX:

1	SITE PLAN
2	FRONT & REAR ELEVATION
3	LEFT & RIGHT ELEVATION
4	MAIN FLOOR PLAN
5	SECOND FLOOR PLAN
6	ROOF PLAN
S-1	FOUNDATION PLAN
S-2	FIRST FLOOR STRUCTURAL PLAN
S-3	SECOND FLOOR STRUCTURAL PLAN
S-4	BUILDING SECTION 1
S-5	SECTIONAL DETAILS
S-6	GENERAL NOTES

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 105345/2026B
SHEET # 5 OF 8
DATE: Feb. 5, 2026

KRESTVIEW DESIGN
DESIGN AND DRAFTING SERVICES

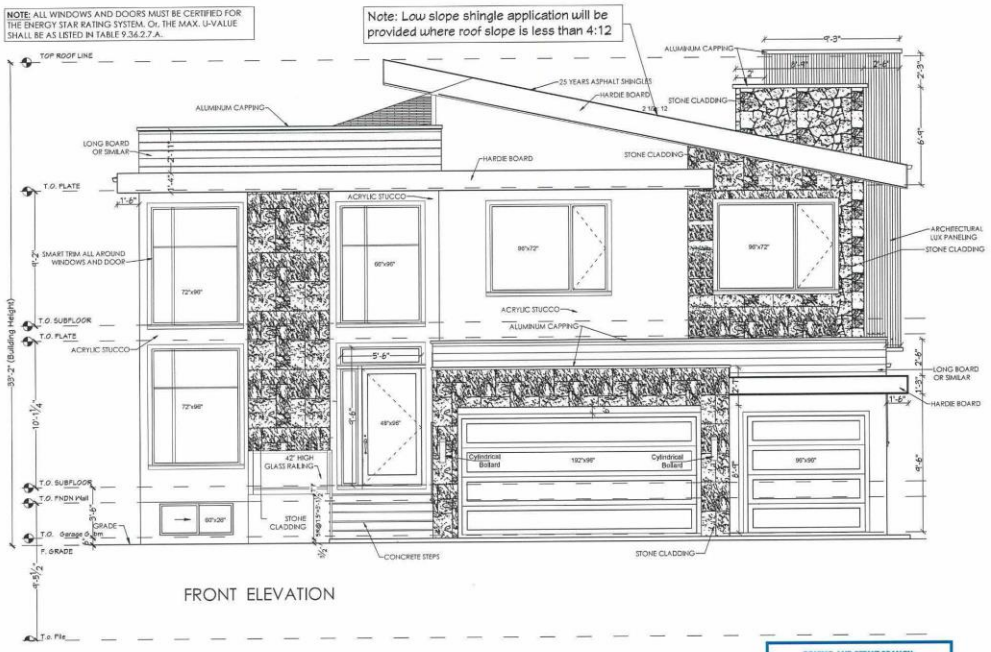
1-1805 Main Street, Winnipeg, MB
3413 Okanagan Drive, Abbotsford, BC, V2T 4Z2
Email : info@krestview.ca


LOT #1
property line
59'-1¼"
293'-1¼"
283'-1⅜"
368'-1⅜"
368'-1⅜" [112.20M]
12'-8"
24'
DECK
45'-1"
SPD
6'-3½"
DP
Roof Projection
7'-9"
6'-3"
15'
12'
18'-1"
4'-9½"
15'-6"
RESIDENCE
27'-6"
36'-6"
47'
30'-6"
21'
13'
7'-6"
PORCH
GARAGE
19'-6"
5'-7"
12'-6"
7'-5"
12'-7"
20'
11'
51'
4'-1½"
2'-7½"
DRIVE WAY
25'-6"
25'
27'-6"
20'-8" [6.30M]
11' [3.35M]
59'-1⅜" [18.02M]
695 HARSTONE ROAD
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 105345/2026B
SHEET # 6 OF 8
DATE: Feb. 5, 2026
AREA DETAILS:
Main Floor Area 1449 SQ.FT.
Second Floor area 1100 SQ.FT.
Total Area : 2549 SQ.FT.
Garage Area 642 SQ.FT.
Ent. canopy 84 SQ.FT.
FF Rear covd deck 151 SQ. FT.
KRESTVIEW DESIGN
DESIGN AND DRAFTING SERVICES
1-1805 Main Street, Winnipeg, MB
3413 Okanagan Drive, Abbotsford, BC, V2T 4Z2
Email : info@krestview.ca
695 Harstone Rd. , MB
Copyright
This drawing is the exclusive property of Krestview Design and may not be reproduced and/or used in any manner without the expressed written permission from Krestview Design. Contractor shall check all dimensions and information and report any discrepancies prior to the commencement of work. Do not scale this drawing.
DRAWING TITLE
SITE PLAN
DATE
2024-Sept-09
SCALE
1/10"=1'-0"
NO
1

LOT #1

NOTE: ALL WINDOWS AND DOORS MUST BE CERTIFIED FOR THE ENERGY STAR RATING SYSTEM. Or, THE MAX. U-VALUE SHALL BE AS LISTED IN TABLE 9.36.2.7.A.

Note: Low slope shingle application will be provided where roof slope is less than 4:12



FRONT ELEVATION

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 105345/2026B
SHEET # 7 OF 8
DATE: Feb. 5, 2026



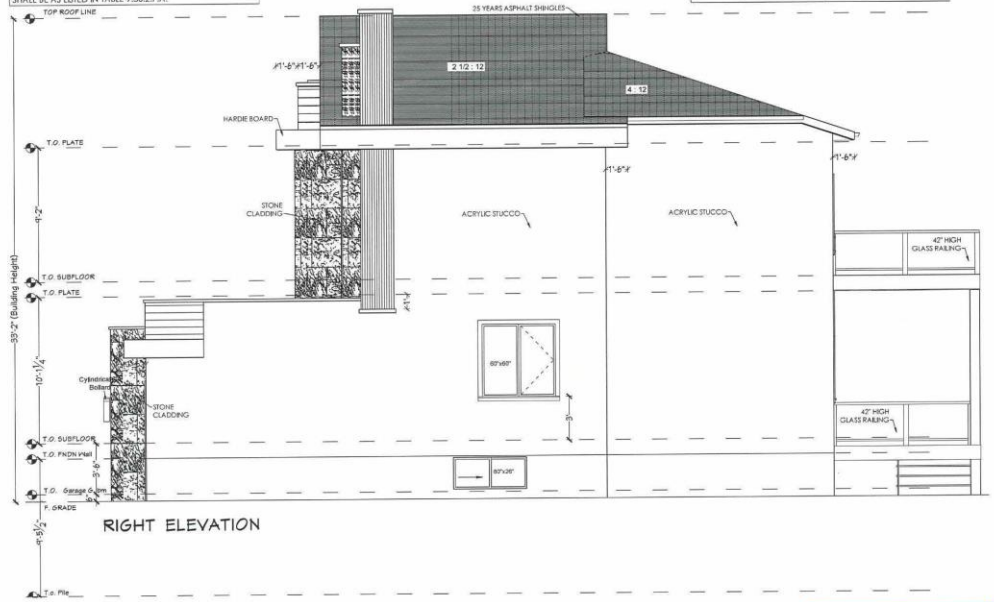
REAR ELEVATION

KRESTVIEW DESIGN DESIGN AND DRAFTING SERVICES 1-1805 Main Street, Winnipeg, MB 3413 Okanagan Drive, Abbotsford, BC, V2T 4Z2 Email : info@krestview.ca		695 Harstone Rd. , MB **Copyright** This drawing is the exclusive property of Krestview Design and may not be reproduced and/or used in any manner without the expressed written permission from Krestview Design. Contractor shall check all dimensions and information and report any discrepancies prior to the commencement of work. Do not scale this drawing.	DRAWING TITLE ELEVATIONS DATE: 2024-Sept-09 / SCALE: 5/32"=1'-0" / NO: 2

LOT #1

NOTE: ALL WINDOWS AND DOORS MUST BE CERTIFIED FOR THE ENERGY STAR RATING SYSTEM. Or, THE MAX. U-VALUE SHALL BE AS LISTED IN TABLE 9.36.2.7.A.

Note: Low slope shingle application will be provided where roof slope is less than 4:12



RIGHT ELEVATION

ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV 105345/2026B
SHEET # 8 OF 8
DATE: Feb. 5, 2026

Note: Low slope shingle application will be provided where roof slope is less than 4:12



LEFT ELEVATION

KRESTVIEW DESIGN DESIGN AND DRAFTING SERVICES 1-1805 Main Street, Winnipeg, MB 3413 Okanagan Drive, Abbotsford, BC, V2T 4Z2 Email : info@krestview.ca	695 Harstone Rd. , MB **Copyright** This drawing is the exclusive property of Krestview Design and may not be reproduced and/or used in any manner without the expressed written permission from Krestview Design. Contractor shall check all dimensions and information and report any discrepancies prior to the commencement of work. Do not scale this drawing.	DRAWING TITLE ELEVATIONS	
		DATE 2024-Sept-09	SCALE 5/32"=1'-0"
			NO 3

Exhibit “2” referred to in File DAV 105345A/2026B

March 05 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: DAV 26-105345\B – 689 Harstone Rd.

The Applicant is appealing the **Director of Planning** decision to reject the application **DAV 26-105345\B – 689 Harstone Rd.**

File DAV 26-105345\B **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,

Harmandeep Singh

1

Exhibit “1” referred to in File DAV 105345A/2026B

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 26-105345/B

APPLICANT: HARMANDEEP SINGH
26 AMBERWOOD PL CIR
WINNIPEG MB R2R 1E7
CANADA

PREMISES AFFECTED: 689 & 691 Harstone Road

LEGAL DESCRIPTION: LOT 1 PLAN 75281
hereinafter called "the land".

PROPERTY ZONED: R1-E

ZONING ATLAS SHEET: AE14

NATURE OF APPLICATION:

To vary "R1-E" Development and Design standards of Winnipeg Zoning By-Law No. 200/2006 as follows:

1) On Proposed Lot 1, For the construction of a single family dwelling to permit:
a) a front yard of 25.5 feet (7.77 metres) instead of 69 feet (21 metres);
b) a north side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres);
c) a south side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres);
2) On Proposed Lot 2, For the construction of a single family dwelling to permit:
a) a front yard of 26 feet (7.92 metres) instead of 69 feet (21 metres);
b) a north side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres);
c) a south side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres).

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: 689 & 691 Harstone Road

The Director of Planning, Property and Development Department hereby orders that the provisions of the "R1-E" dimensional standards of Zoning By-Law No. 200/2006 and amendments thereto On Proposed Lot 1, for the construction of a single family dwelling to permit a front yard of 25.5 feet (7.77 metres), a north side yard of 4 feet (1.22 metres), a south side yard of 4 feet (1.22 metres); On Proposed Lot 2, for the construction of a single family dwelling to permit a front yard of 26 feet (7.92 metres), a north side yard of 4 feet (1.22 metres), a south side yard of 4 feet (1.22 metres) instead of 10 feet (3.04 metres) **is hereby REJECTED.**

DATE OF ORDER: March 03, 2026.

CERTIFIED BY:



for 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 17, 2026
[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(c) refer to Variance Order No. DAV 26-105345/B, 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