Minutes – Appeal Committee – April 8, 2026

PUBLIC HEARINGS

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

On April 8, 2026, the Applicant withdrew their application and, as such, the item was filed.

PUBLIC HEARING SUMMARY

File:	DAV 267754A/2025C
Before:	Councillor Eadie, Chairperson Councillor Dobson Councillor Mayes Councillor Rollins
Hearing:	April 8, 2026 Council Building, 510 Main Street
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 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. Communication dated April 7, 2026, from John Wintrup in support of the appeal

10. Communication dated April 8, 2026, from the Appellant, John Wintrup, withdrawing the application
11. Notice of Withdrawal of Appeal dated April 8, 2026

Exhibit “10” referred to in File DAV 267754A/2025C

JOHN SCOTT WINTRUP
PLANNING & DEVELOPMENT

April 8, 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 / Appellant [John Wintrup] is withdrawing application **File DAV 25-267754/C.**

1035 Chevrier proposed single-family dwelling subject to **Schedule Y** section 9.(2).(a).(ii), which a paved public lane at the rear is required.

9(2) A development application for subdivision of a lot within an R1 zoning district must not be approved unless:
amended 59/2025

(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; or

But, if the proposed development is to construct two-family dwelling, subject to **Schedule AC** section 5.(1).(a), gravel public lane at the rear is allowed.

Minimum lot width

5(1) Despite anything else in this By-law, the minimum lot width for a two-family dwelling in an R1, R2, or RMF-S zoning district is:

(a) 25 feet for a lot that abuts either a paved or gravel public lane at the rear of the lot;

(b) 35 feet for a corner lot that does not abut a public lane at the rear of the lot and that is accessed by a side approach;

(c) 40 feet for a semi-detached dwelling on a lot that abuts a paved or gravel public lane at the rear of the lot; and

(d) 50 feet in any other instance.

The proponent will construct two-family dwellings on the gravel lane as allowed under the ZBL.

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

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