Minutes – Assiniboia Community Committee – April 14, 2026

REPORTS

Item No. 1 Non-Conforming Approach – 172 & 300 Pathfinder Trail and 30 & 114 Roaming Ridge Place (Waverley West Ward)

COMMUNITY COMMITTEE DECISION:

The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and approved the application for a non-conforming approach at 172 & 300 Pathfinder Trail and 30 & 114 Roaming Ridge Place.

DECISION MAKING HISTORY:

Moved by Councillor Lukes,

That the recommendation of the Winnipeg Public Service be concurred in and the application for a non-conforming approach at 172 & 300 Pathfinder Trail and 30 & 114 Roaming Ridge Place, be approved.

Carried

Moved by Councillor Lukes,

That the following supporting reason be provided, namely:

1. Allows consistency with the front approaches of the other homes.

Carried

ADMINISTRATIVE REPORT

Title: Non-conforming Approach Application for 172 & 300 Pathfinder Trail and 30 & 114 Roaming Ridge Place by Builder

Critical Path: Assiniboia Community Committee

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Condon, P. Eng.	N/A	N/A	N/A

EXECUTIVE SUMMARY

The applicant seeks approval in compliance to the Private Access By-Law No 49/2008

Section 18, Subsection (c), which reads as follows:

> "an approach must not be constructed or allowed to exist where a lane at least 4.5 metres wide is adjacent to the property, whether or not the lane is improved."

RECOMMENDATIONS

That this application **be approved** by the Assiniboia Community Committee.

REASON FOR THE REPORT

The application to construct an approach that does not conform to the Private Access By-Law No. 49/2008.

IMPLICATIONS OF THE RECOMMENDATIONS

If approved, the applicant will be able to construct concrete approaches at 172 Pathfinder Tl, 300 Pathfinder Tl, 30 Roaming Ridge Pl and 114 Roaming Ridge Pl.

HISTORY/DISCUSSION

This application is non-conforming under By-Law No. 49/2008,

Section 18, Subsection (c), which reads as follows:

> "an approach must not be constructed or allowed to exist where a lane at least 4.5 metres wide is adjacent to the property, whether or not the lane is improved."

The applicant proposes to construct concrete approaches that will service off Pathfinder Tl and Roaming Ridge Pl. There is an existing 6.0 metre public lane to serve the above-mentioned properties. Access from the public lane of these lots is fenced by the Developer.

The Urban Planning Division of the Planning, Property and Development Department has reviewed the proposed Non-Conforming Approach Application and **supports** the proposed non-conforming approach application with the following reasons:

- Planning policies generally discourage the construction of front approaches on the public boulevard, in cases where lanes are present. This is in order to reduce potential conflicts between vehicles and pedestrians, and to accommodate on-street parking and public snow clearing. However, in the case of the subject sites, the front approaches are located on portions of Pathfinder Trail and Roaming Ridge Place where all properties will be serviced by front approaches.

- The proposed approaches will not have a significant adverse effect on the street environment or surrounding properties, and there remains sufficient space for landscaping in the front yards.

FINANCIAL IMPACT

N/A

CONSULTATION

This Report has been prepared in consultation with:

Robert Galston, Urban Planning Division, Planning Property and Development Department

OURWINNIPEG POLICY ALIGNMENT

N/A

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

N/A

SUBMITTED BY

Department: Public Works
Division: Engineering
Prepared by: A. Carandang, Technologist II
Date: January 26, 2026
File No: 172 Pathfinder Tl
300 Pathfinder Tl
30 Roaming Ridge Pl
114 Roaming Ridge Pl

Attachments:

- Applicant's Site Plan
- Applicant's Letter