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

REPORTS

Item No. 1 Monthly Reporting on Variance Applications Made for As-of-Right Residential Developments – April 2026

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

That this report be received as information.

DECISION MAKING HISTORY:

COUNCIL DECISION:

On June 5, 2025, Council adopted the recommendation of the Winnipeg Public Service, as amended, which included the following:

4. That the Director of Planning, Property and Development be directed to:

    A. Submit a monthly report to the Standing Policy Committee on Property and Development on the total number of variance applications for development permits made under the new Schedule AC (Development Requirements for Low Density Infill) of the Winnipeg Zoning By-law and any associated conditional use (if applicable), with the exception of any variance in respect of any lot to which the Downtown Zoning By-law applies.

ADMINISTRATIVE REPORT

Title: Monthly Reporting on Variance Applications Made for As-of-Right Residential Developments – April 2026

Critical Path: Standing Policy Committee on Property and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Veitch	H. Borys	N/A	J. Dunford

EXECUTIVE SUMMARY

Council directed the Public Service to submit monthly reports to the Standing Policy Committee on Property and Development on the total number of variance applications for development permits made under the new Schedule AC (Development Requirements for Low Density Infill) of the Winnipeg Zoning By-law.

As of the second week of February, there have not been any applications processed to completion so far. There has been one Variance application received, which is currently in process.

RECOMMENDATIONS

That this report be received as information.

REASON FOR THE REPORT

At the June 5, 2025, meeting, Council concurred in the recommendation of the Winnipeg Public Service, as amended, and adopted the following:

4. That the Director of Planning, Property and Development be directed to:

    A. *Submit a monthly report to the Standing Policy Committee on Property and Development on **the total number of variance applications** for development permits made under the new Schedule AC (Development Requirements for Low Density Infill) of the Winnipeg Zoning By-law **and any associated conditional use** (if applicable), with the exception of any variance in respect of any lot to which the Downtown Zoning By-law applies.*

IMPLICATIONS OF THE RECOMMENDATIONS

There are no implications associated with receiving this report as information.

DISCUSSION

The new Zoning By-law Schedule AC was adopted as By-law on June 26, 2025. As of the second week of February, there have not been any variance or conditional use applications processed to completion so far.

There has been one Variance application received, which is currently in process.

FINANCIAL IMPACT

Financial Impact Statement Date: February 12, 2026

Project Name:

Monthly Reporting on Variance Applications Made for As-of-Right Residential Developments – April 2026

COMMENTS:

There are no financial implications associated with the recommendations in this report.

Mike McGinn Feb. 12, 2026
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 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.

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 it 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: Devin Clark MCIP, RPP
Date: February 17, 2026