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

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

ADDENDUM REPORTS

Item No. 16 Closing – Prairie Pointe – Stage 11 (West of Wheatgrass Lane and continuation of Skyline Drive to future Waverley Street) (Waverley West Ward) File DAC 7/2025 [c/r DASZ 52/2025]

COMMUNITY COMMITTEE RECOMMENDATION:

On April 14, 2026, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the street closings proposed under File No. DAC 7/2025 shown on Appendix B be approved and the affected land be declared surplus to the City's needs, subject to:

    A. the approval of the conveyance of the land by Council or its delegated authority; and

    B. the Applicant (or assignee), fulfilling all obligations and conditions of approval outlined in Appendix A to this report.

2. That, upon instruction from the Director, the City Solicitor prepare and bring directly to Council for enactment a by-law to facilitate the street closings (the "By-law").

3. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the By-law is not enacted within 2 years following the date on which this report is approved by Council, unless:

    A. The Applicant (or assignee) applies for an extension of time before the expiration of the 2-year period; and

    B. Council approves the extension of time.

4. That the By-law will expire and this matter will be deemed to be concluded if the By-law is not registered at the Winnipeg Land Titles within 1 year following the date on which it is enacted by Council, unless:

COMMUNITY COMMITTEE RECOMMENDATION (continued):

A. The Applicant (or assignee) applies for an extension of time before the expiration of the 1-year period; and

B. Council approves the extension of time.

5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On April 14, 2026, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

HEARING SUMMARY

File:	DAC 7/2025
Before:	Assiniboia Community Committee Councillor Duncan, Chairperson Councillor Dobson Councillor Lukes
Public Hearing:	April 14, 2026 Council Building, 510 Main Street
Applicant:	Ladco Company Limited (Sean Gallagher)
Premises Affected:	Prairie Pointe - Stage 11 (West of Wheatgrass Lane and a continuation of Skyline Drive to the future Waverley Street)
For submission to:	The Standing Policy Committee on Property and Development
Prepared by:	L. Cowan, Senior Committee Clerk Assiniboia Community Committee
Report date:	April 14, 2026

Community Committee Recommendation:

On April 14, 2026, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the street closings proposed under File No. DAC 7/2025 shown on Appendix B be approved and the affected land be declared surplus to the City's needs, subject to:

    A. the approval of the conveyance of the land by Council or its delegated authority; and

    B. the Applicant (or assignee), fulfilling all obligations and conditions of approval outlined in Appendix A to this report.

2. That, upon instruction from the Director, the City Solicitor prepare and bring directly to Council for enactment a by-law to facilitate the street closings (the "By-law").

3. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the By-law is not enacted within 2 years following the date on which this report is approved by Council, unless:

A. The Applicant (or assignee) applies for an extension of time before the expiration of the 2-year period; and

B. Council approves the extension of time.

4. That the By-law will expire and this matter will be deemed to be concluded if the By-law is not registered at the Winnipeg Land Titles within 1 year following the date on which it is enacted by Council, unless:

A. The Applicant (or assignee) applies for an extension of time before the expiration of the 1-year period; and

B. Council approves the extension of time.

5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Exhibits Filed:

1. Report from the Real Property Officer dated March 13, 2026
2. Inspection Report
3. Communication dated April 10, 2026, from Sean Gallagher in support of the application

REPRESENTATIONS:

In Support:

Michael Carruthers
Sean Gallagher
Maggie DeGagne
Garrett Ireland
Tyler Smith

In Opposition:

Nil

For Information:

Nil

For the City:

R. Galston, Urban Planner, Planning, Property and Development Department
S. Klassen, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
D. Villamor, Real Property Officer, Planning, Property and Development Department

Exhibit "1" referred to in File DAC 7/2025

ADMINISTRATIVE REPORT

Title: Proposed Closing of William Hall Drive, Budbury Place, Spruce Creek Bay, Northland Court, Wildedge Road, Hawk Ridge Road, Rainwater Place, Royal Meadow Court, Maple Hill Terrace, Summerberry Cove, Forestland Place, Garden Way, Twin Rivers Court and a portion of Skyline Drive for incorporation with DASZ 52/2025 (Prairie Pointe - Stage 11). – File No. DAC 7/2025

Critical Path: Assiniboia Community Committee - Standing Policy Committee on Property and Development - Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Villamor	H. Borys		

EXECUTIVE SUMMARY

Ladco Company Limited has applied to close numerous streets in Prairie Pointe – Stage 11 subdivision prepared under file DASZ 33/2012. The proposed street closings are shown on Misc. Plan 16158 and the Aerial Diagram attached to this report (see Appendices B and C). The streets, once closed, will be incorporated into the subdivision and rezoning under File No. DASZ 52/2025.

The Public Service recommends approval of the proposed street closings. Before streets can be conveyed, they must be legally closed and declared surplus to the City's needs.

RECOMMENDATIONS

1. That the street closings proposed under File No. DAC 7/2025 shown on Appendix B be approved and the affected land be declared surplus to the City's needs, subject to:

    a) the approval of the conveyance of the land by Council or its delegated authority; and

    b) the Applicant (or assignee), fulfilling all obligations and conditions of approval outlined in Appendix A to this report.

2. That, upon instruction from the Director, the City Solicitor prepare and bring directly to Council for enactment a by-law to facilitate the street closings (the "By-law").

3. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the By-law is not enacted within 2 years following the date on which this report is approved by Council, unless:

a) The Applicant (or assignee) applies for an extension of time before the expiration of the 2-year period; and

b) Council approves the extension of time.

4. That the By-law will expire and this matter will be deemed to be concluded if the By-law is not registered at the Winnipeg Land Titles within 1 year following the date on which it is enacted by Council, unless:

a) The Applicant (or assignee) applies for an extension of time before the expiration of the 1-year period; and

b) Council approves the extension of time.

5. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

All street and lane closings must be considered by the Community Committee.

Council approval is required for all closings of streets, lanes and public rights-of-way.

IMPLICATIONS OF THE RECOMMENDATIONS

All costs associated with the street closings are the responsibility of the Applicant or assignee(s). There are no financial implications for the City of Winnipeg

HISTORY/DISCUSSION

Ladco Company Limited (the “Applicant”) has applied to close William Hall Drive, Budbury Place, Spruce Creek Bay, Northland Court, Wildedge Road, Hawk Ridge Road, Rainwater Place, Royal Meadow Court, Maple Hill Terrace, Summerberry Cove, Forestland Place, Garden Way, Twin Rivers Court and a portion of Skyline Drive shown as “Proposed Closing” on Misc. Plan No. 16158 and Aerial Diagram attached to this report (see Appendices B and C). The streets being closed will be incorporated into the planned area for the subdivision application under File No. DASZ 52/2025 (Prairie Pointe - Stage 11).

Plan No. 58256 registered in the Winnipeg Land Titles Office on November 5, 2015, legally opened these streets in the Prairie Pointe – Stage 11 subdivision prepared under file DASZ 33/2012.

The existing streets must first be closed and conveyed to the Applicant (or assignee) before the land the proposed street closings comprises of can be incorporated into the subdivision and rezoning proposed under file DASZ 52/2025.

The proposed street closings will be conveyed to the Applicant (or assignee), in accordance with this report and the provisions of the City's Declaration as Surplus and Sale of Property Policy PD-026 adopted by Council September 29, 2021. Based on Policy PD-026, the Applicant (or assignee) is not required to purchase the closed roads. Where an applicant is opening more roads than those that are closed, no purchase is required (provided the closed roads were opened in the last 20 years). The portion of streets proposed to be closed are currently unimproved.

The Public Service recommends approval of the proposed street closings with conditions detailed in the Administrative Comments. BellMTS has comments and/or conditions for approval of the proposed street closings. The comments and/or conditions for approval of the proposed closings are detailed on Appendix A attached.

Manitoba Hydro, Centra Gas, Bell Canada, Rogers Communications Canada Inc., Telus Communications, Flexnetworks and Canadian National Railway Company have indicated that they have no concerns or objections.

Teraspan Networks Inc., Fibre.Ca Inc., Crown Pipeline Ltd., Imperial Oil and Exxon Mobil, TC Energy and Canadian Pacific Railway did not respond to the request for comment on this application.

CONSULTATION

This Report has been prepared in consultation with:
Legal Services Department (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

Consideration was given as to whether this report connects to any of the goals, objectives or directions of OurWinnipeg Policy alignment. It was determined that the Policy is not applicable to this specific report and will need to be addressed by DASZ 52/2025.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to any of the Strategic Opportunities and Key Directions in the Climate Action Plan. It was determined that the Plan is not applicable to this specific report and will need to be addressed by DASZ 52/2025.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the Poverty Reduction Strategy (PRS), as well as the corresponding 2021-2023 Implementation Plan. It was determined that the Strategy is not applicable to this specific report and will need to be addressed by DASZ 52/2025.

SUBMITTED BY

Department: Planning, Property and Development Department
Division: Real Estate and Land Development
Prepared by: Danielle Villamor
Date: March 13, 2026
File No: DAC 7/2025

Attachments:

Appendix A - Administrative Comments
Appendix B - Miscellaneous Plan 16158
Appendix C - Aerial Diagram showing the proposed closing

APPENDIX A – ADMINISTRATIVE AND UTILITY COMMENTS

Geomatics and Land Information Services

- The proposed closings are subject to approval of associated DASZ 52/2025.
- The closing plan mylars, closing by-law and any associated documents will be released along with the plan of subdivision mylars for DASZ 52/2025 and any associated documents and subsequently registered in series with and prior to the associated plan of subdivision at The Winnipeg Land Titles Office.
- The applicant or developer and/or Applicant (or assignee) is responsible for all costs related to preparation of the necessary closing plan and any associated/necessary documents and registration of same at the Winnipeg Land Titles Office.

Real Estate Branch

- The proposed closings are subject to approval of the associated DASZ 52/2025.
- No purchase and sales agreement is required. Based on Policy PD-026, the Applicant (or assignee) will receive credit for street openings under DASZ 52/2025; as more streets are intended to be opened than closed.

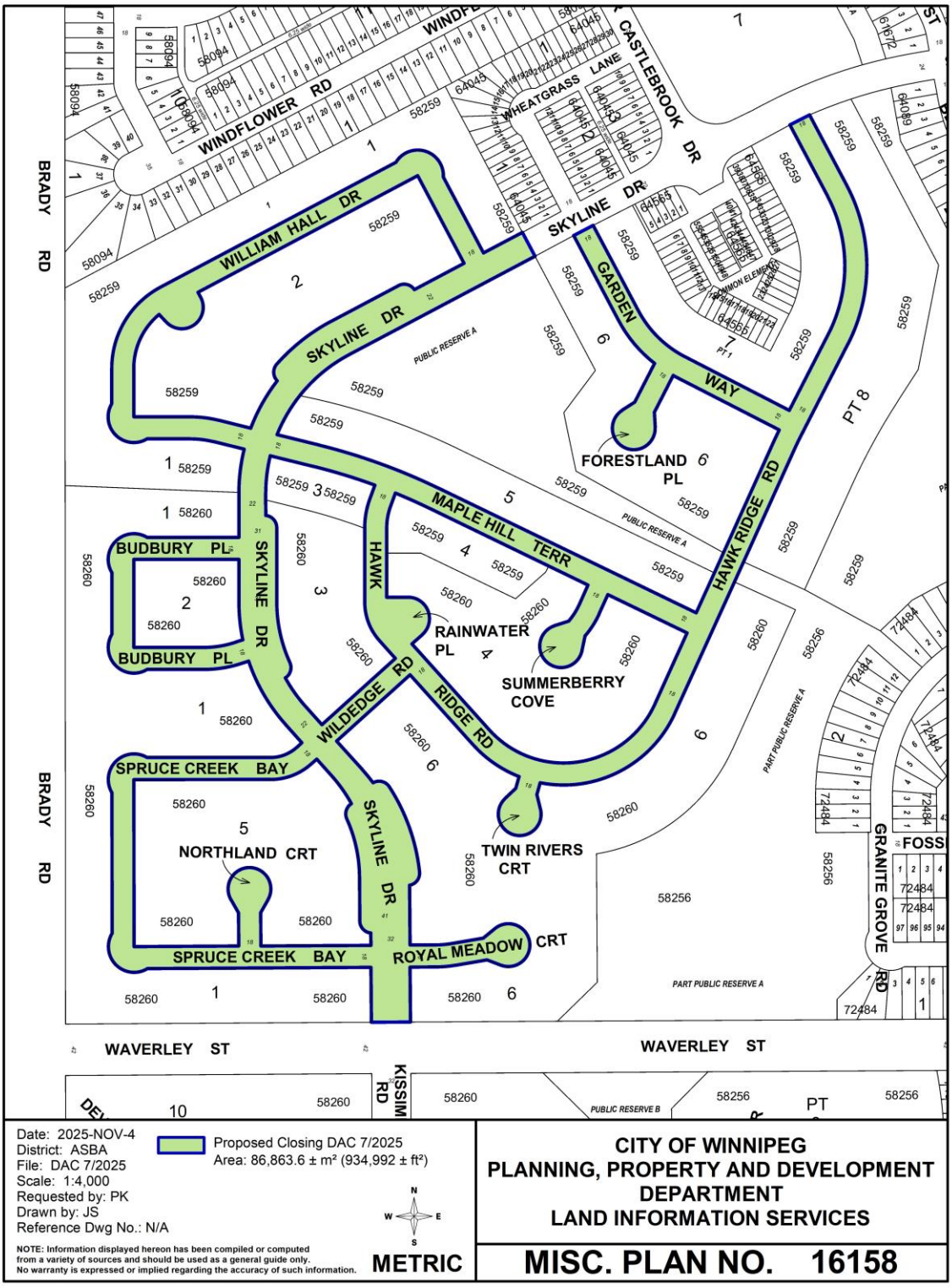
EASEMENTS:

BellMTS

Any existing Bell MTS services, easement agreements and or caveats affecting the land will be brought forward under File No. DASZ 52/2025 unless otherwise specified.

- Any removal or relocation of the facilities required as a result of the proposed closing will be at the expense of the Applicant or assignee.

APPENDIX B – MISC. PLAN NO. 16158



APPENDIX C – AERIAL DIAGRAM OF SUBJECT CLOSING

