Agenda – Appeal Committee – April 20, 2026

PUBLIC HEARINGS

Item No. 1 Appeal – Variance – 65 Prairie Grove Road
(St. Norbert-Seine River Ward)
File DAV 266869A/2025B

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

1. a combined lot coverage of 5,310 square feet (493.30 square metres) of all the accessory structures instead of 880 square feet (81.75 square metres);

2. a height of 21 feet (6.40 metres) instead of 13 feet (3.96 metres).

Agenda – Appeal Committee – April 20, 2026

File:	DAV 266869A/2025B
Appellant(s):	Greg Borsboom
Applicant:	Greg Borsboom
Premises Affected:	65 Prairie Grove Road
Legal Description:	LOT 6 PLAN 37718 161 ST N OTM, hereinafter called "the land"
Property Zoned:	"RR5" (Rural Residential 5)
Nature of the Application:	To vary the "RR5" Development and Design Standards of the Winnipeg Zoning By-Law No. 200/2006 for the construction of a detached garage to permit as follows: A. combined lot coverage of 5310 square feet (493.30 square metres) of all the accessory structures instead of 880 square feet (81.75 square metres) B. a height of 21 feet (6.40 metres) instead of 13 feet (3.96 metres).
Exhibits Filed:	1. Order DAV 266869/2025B dated March 9, 2026 2. Notice of Appeal filed by Greg Borsboom, received March 12, 2026 3. Notification of Public Hearing dated April 3, 2026 4. Manitoba Status of Title 1681382/1 5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising 6. Letter of Authorization dated October 31, 2025 from Jennifer Borsboom to Greg Borsboom 7. Petition in support of the appeal purporting to contain 5 signatures, submitted by the Appellant 8. Plans, Sheets 1 and 2, for File DAV 266869/2025B dated February 25, 2026 9. Report from the Urban Planning Division dated March 4, 2026 10. 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(s) 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 266869/2025B be confirmed / cancelled.

Moved by Councillor

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

Exhibit “9” referred to in File DAV 266869A/2025B

PLANNING ADMINISTRATIVE REPORT

Title: DAV 25-266869\B – 65 Prairie Grove Rd

Issue: For consideration of Variances associated with the construction of an accessory structure that is taller and larger than permitted.

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 the "RR5" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of a detached garage to permit as follows:

~~a) a combined lot coverage of 5310 square feet (493.30 square metres) of all the accessory structures instead of 880 square feet (81.75 square metres)~~

~~b) a height of 21 feet (6.40 metres) instead of 13 feet (3.96 metres).~~

REASON FOR THE REPORT

- The applicant is proposing to construct an accessory structure and requires a Variance for combined floor area of all accessory structures and height 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 25-266869\B**
RELATED FILES:	N**/A**
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.543 - (ST. VITAL PERIMETER SOUTH)
SUBJECT:	To vary the "RR5" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of a detached garage to permit as follows: a) a combined lot coverage of 5310 square feet (493.30 square metres) of all the accessory structures instead of 880 square feet (81.75 square metres) b) a height of 21 feet (6.40 metres) instead of 13 feet (3.96 metres).
LOCATION:	65 Prairie Grove Rd
LEGAL DESCRIPTION:	LOT 6 PLAN 37718 161 ST N OTM
APPLICANT:	Greg Borsboom 65 Prairie Grove Rd Winnipeg, MB R2N 4K3
OWNER:	Jennifer Borsboom 65 Prairie Grove Rd Winnipeg, MB R2N 4K3

HISTORY

- In August 2015, a Variance application for an accessory structure with a combined floor area for all accessory structures of 3,096 square feet (287 square metres).

- The Variance application was supported and a Variance order dated December 16th, 2015 was issued.

- A building permit application for the approved accessory structure was received and issued on February 29th, 2016.

- The accessory structure was not constructed. The Variance order expired December 16th, 2017. The building permit also expired.

- In January 2025, the applicant contacted the inspection branch and requested that their building permit be activated so that the work could be completed. The applicant was advised that since their Variance order has expired they would need to proceed with a new Variance application. The applicant then advised that they were seeking a larger than previously approved accessory structure.

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 Prairie Grove Rd, in the St. Vital Perimeter South neighbourhood of the St Norbert - Seine River ward.
- The subject site is 247,377 square feet (22,982 square metres) in area. The site is currently occupied by a one (1) storey 2,173 square foot single-family dwelling built in 2004 and used as a private residence.
- The subject site is accessed by a driveway leading from Prairie Grove to 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 “RR5” Rural Residential 5

South: Single-family residential uses zoned “RR5” Rural Residential 5

East: Single-family residential uses zoned “RR5” Rural Residential 5

West: Single-family residential uses zoned “RR5” Rural Residential 5

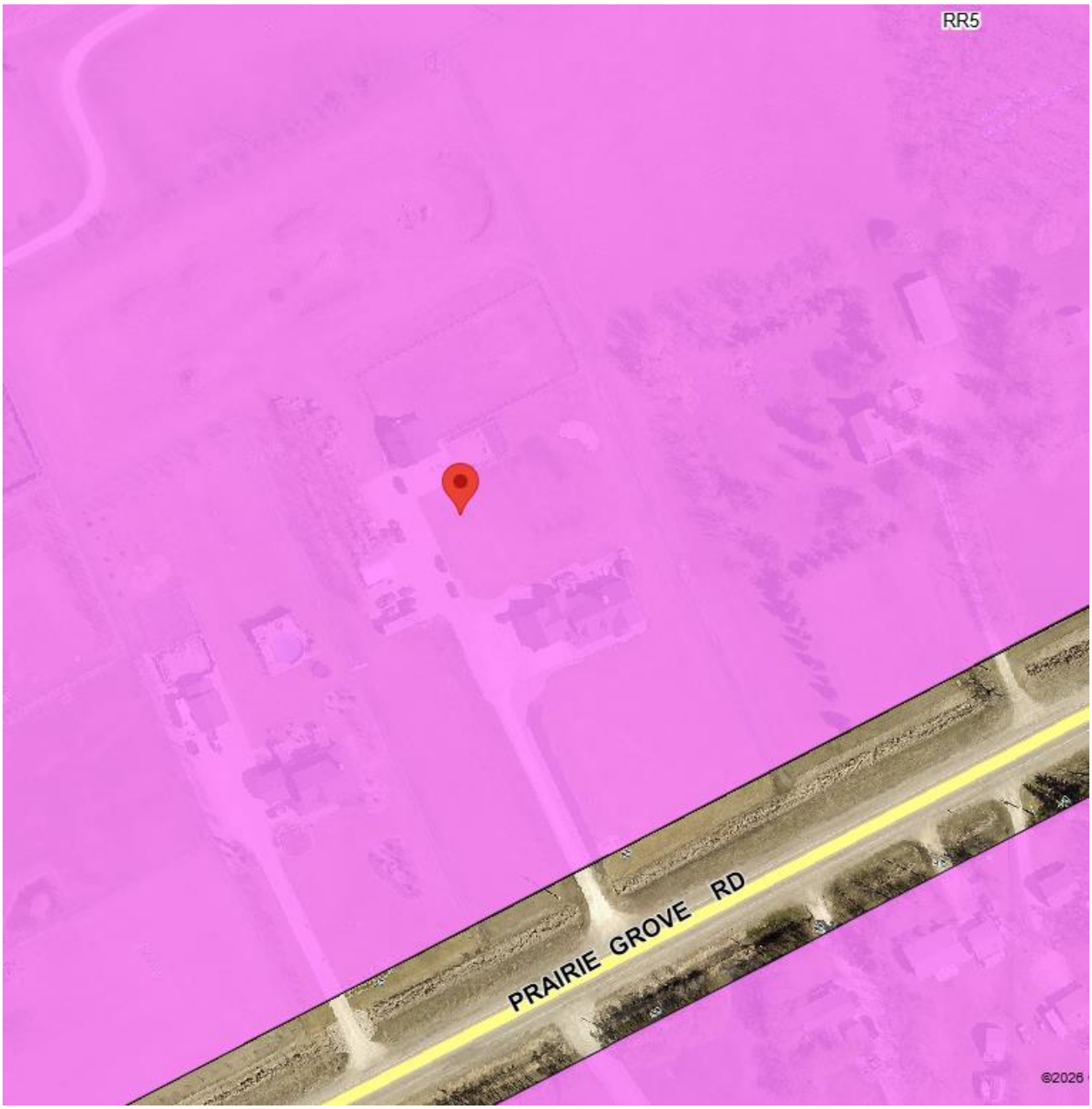


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct an accessory structure (60'w x 64'd) in the west side yard that is 21 feet in height.
- The existing accessory structures on site will be maintained.

Reason for the Variance

In the "RR5" district, accessory structure height requirements are 13 feet and lot coverage is 12.5% to a maximum of 880 square feet (81.7 square metres).

The applicant intends to construct an accessory structure that is 60'w x 64'd with a height of 21 feet. For these reasons, a Variance is required.

ANALYSIS AND ISSUES

The increased height of the accessory structure is not compatible with the dwelling and is 7 feet taller than the By-law regulated height of 13 feet.

The combined floor area of all accessory structures is well beyond the By-law requirements and established precedence. Despite the size of the lot, the floor area and scale of the proposed structure will not be compatible with other larger detached structures approved by Variance in this rural residential neighbourhood.

Urban Planning would be supportive of the previously approved Variance order from 2015 which better aligns with the existing detached accessory structures in the neighbourhood and with the established precedence for supporting larger than permitted accessory structures in a rural residential neighbourhood.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division **approves** the application for the following reasons:

(a) is not consistent with *Plan Winnipeg* and any applicable secondary plan;

In that, the proposed structure 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 height and combined floor area for all accessory structures is not compliant and would pose an adverse effect on the adjacent area.

(c) is 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 request being out of range with established precedence for support for rural residential lots.

(d) is compatible with the area in which the property to be affected is situated.

In that, similar proposed combined floor area for all accessory structures and increased height 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.

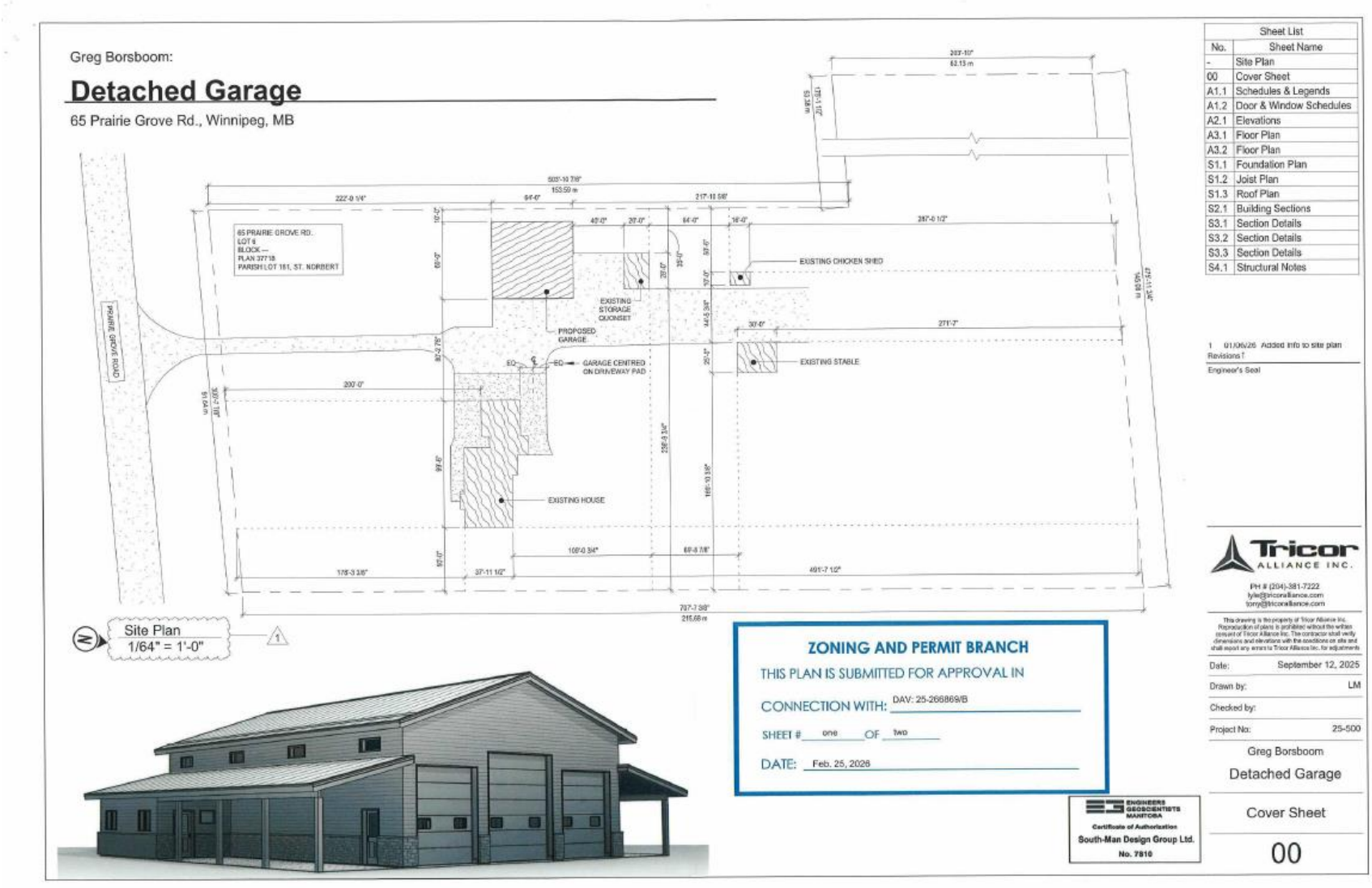
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

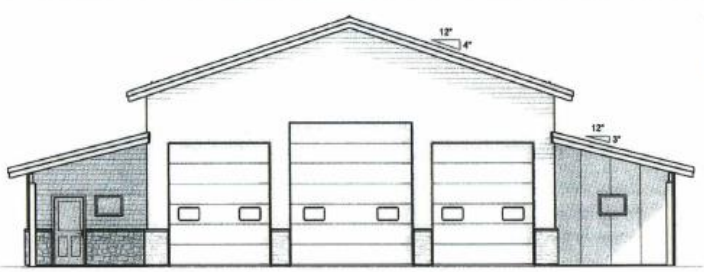
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Donna Kane
Date:	Wednesday, March 4, 2026
File No.	DAV 25-266869\B

Exhibit “8” referred to in File DAV 266869A/2025B





East Elevation
1" = 10'-0"

Roof
124'-3"

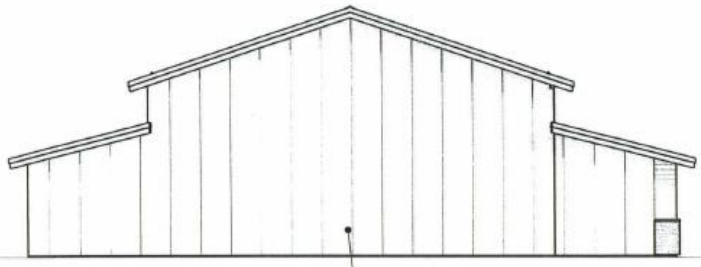
Mid peak height 120'-3"

Ceiling Height
116'-5"

Mezzanine
109'-5 7/8"

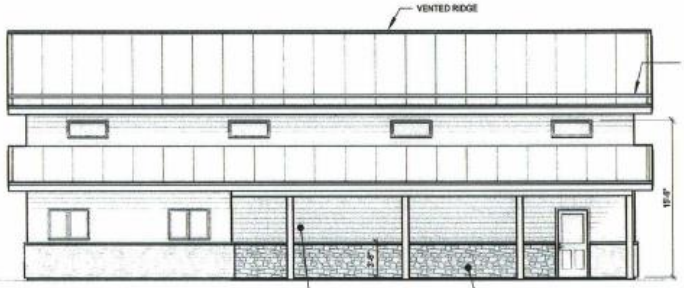
Lean-to
109'-0"

Main Floor
100'-0"

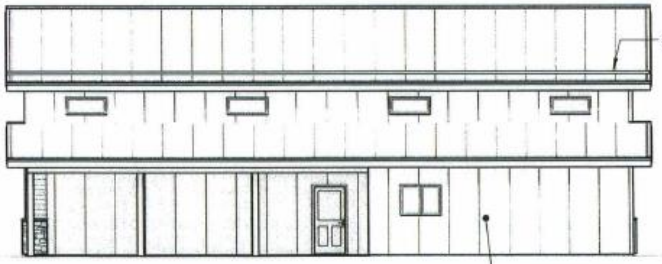


West Elevation
1" = 10'-0"

EXTERIOR METAL FINISH TO OWNER'S SPEC



South Elevation
1" = 10'-0"



North Elevation
1" = 10'-0"

ZONING AND PERMIT BRANCH

THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH: DAV: 25-266869/B

SHEET # two OF two

DATE: Feb. 25, 2026

ENGINEERS GEOSCIENTISTS MANITOBA
Certificate of Authorization
South-Man Design Group Ltd.
No. 7810

Revisions ?

Engineer's Seal

PROVINCE OF MANITOBA
Sept 15/25
P. GRIEGER
REGISTERED PROFESSIONAL ENGINEER

Tricor ALLIANCE INC

PH # (204)-381-7222
lyle@tricoralliance.com
tony@tricoralliance.com

This drawing is the property of Tricor Alliance Inc. Reproduction of plans is prohibited without the written consent of Tricor Alliance Inc. The contractor shall verify dimensions and elevations with the conditions on site and shall report any errors to Tricor Alliance Inc. for adjustments

Date:	September 12, 2025
Drawn by:	LM
Checked by:	
Project No:	25-500

Greg Borsboom

Detached Garage

Elevations

A2.1

Exhibit "2" referred to in File DAV 266869A/2025B

From: Greg Borsboom
Sent: Thursday, March 12, 2026 2:17 PM
To: CLK-Appeals <clk-appeals@winnipeg.ca>
Cc:
Subject: Borsboom-Re:65 Prairie Grove Rd. Appeal of Variance order#25-266869/B

Attention City Clerk,

I am the landowner and applicant appealing the Director of Planning decision to reject the application DAV 25-266869\B – 65 Prairie Grove Rd

File DAV 25-266869\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

Thank you.
Greg Borsboom

Exhibit “1” referred to in File DAV 266869A/2025B

DAV 25-266869/B

APPLICANT: Greg Borsboom
65 PRAIRIE GROVE RD
WINNIPEG MB

PREMISES AFFECTED: 65 Prairie Grove Road
LEGAL DESCRIPTION: LOT 6 PLAN 37718 161 ST N OTM
hereinafter called "the land".
PROPERTY ZONED: RR5
ZONING ATLAS SHEET: AL29
NATURE OF APPLICATION:

To vary the "RR5" Development and Design Standards of Winnipeg Zoning By-Law No. 200/2006 for the construction of a detached garage to permit as follows:

a) a combined lot coverage of 5310 square feet (493.30 square metres) of all the accessory structures instead of 880 square feet (81.75 square metres)

b) a height of 21 feet (6.40 metres) instead of 13 feet (3.96 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: 65 Prairie Grove Road

The Director of Planning, Property and Development Department hereby orders that the provisions of the "RR5" dimensional standards of Zoning By-Law No. 200/2006 and amendments thereto for the for the construction of a detached garage to permit a combined lot coverage of 5310 square feet (493.30 square metres) of all the accessory structures and a height of 21 feet (6.40 metres) **is hereby REJECTED.**

DATE OF ORDER: March 09, 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 23, 2026
[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(c) refer to Variance Order No. DAV 25-266869/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