Minutes – Executive Policy Committee – April 21, 2026

REPORTS

Item No. 11 Subdivision and Rezoning – 561 Municipal Road (Charleswood - Tuxedo - Westwood Ward) File DASZ 51/2025 [c/r DAV 245099/2025D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and recommended to Council:

1. That the subdivision proposed under Development Application No. DASZ 51/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated March 26, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the developer meeting the servicing conditions in the report of the Administrative Coordinating Group dated March 30th, 2026 and attached as Appendix "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-L" Residential Single-Family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated March 26, 2026 and attached as Schedule "B" to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of Development Application No. DASZ 51/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with Recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

6. That Development Application No. DASZ 51/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendation 6, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

10. That Development Application No. DASZ 51/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

11. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter.

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

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Assiniboia Community Committee be concurred in and forwarded to Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On April 14, 2026, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

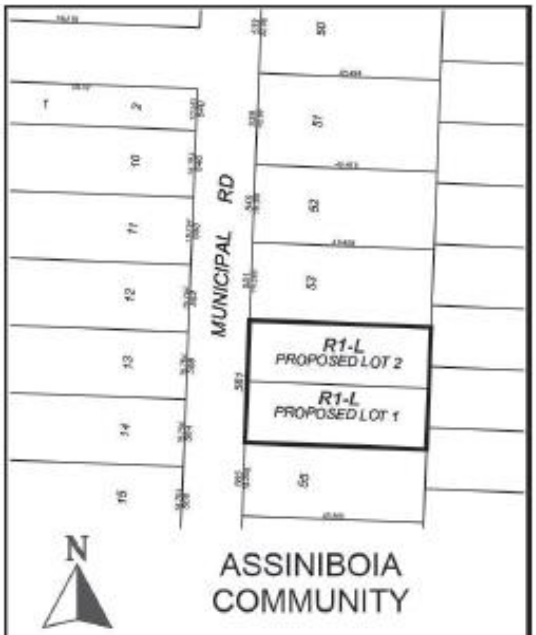
File: DASZ 51/2025

Before: Assiniboia Community Committee
Councillor Duncan, Chairperson
Councillor Dobson
Councillor Lukes

Public Hearing: April 14, 2026
Council Building, 510 Main Street

Applicant: Breanne Batters

Subject:



APPLICANT : Breanne Batters
FILE : DASZ 51/2025
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R1-E" RESIDENTIAL SINGLE-FAMILY (ESTATE) DISTRICT to an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to allow for the establishment of two residential building lots.
For information, phone S. Klassen, Planner at 204-986-2494.

Premises Affected: 561 Municipal Road

For submission to: Executive Policy Committee

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, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 51/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated March 26, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the developer meeting the servicing conditions in the report of the Administrative Coordinating Group dated March 30th, 2026 and attached as Appendix "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R1-L" Residential Single-Family (Large) District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated March 26, 2026 and attached as Schedule "B" to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent (10%) of the Planned Area value of Development Application No. DASZ 51/2025 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with Recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

6. That Development Application No. DASZ 51/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendation 6, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

10. That Development Application No. DASZ 51/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

11. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter.

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

The Assiniboia Community Committee provided the following supporting reasons for its recommendation:

1. The proposed lot sizes fit within the context of the existing neighbourhood.

2. There was no public opposition to the application.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application 2. Notification of Public Hearing dated January 7, 2026 3. Manitoba Status of Title 3344909/1 4. Letter of authorization dated July 17, 2025, from 10223958 Manitoba Ltd.to Breanne Batters 5. Surveyor's Building Location Certificate and sketch dated April 24, 2025 6. Plans (8 pages) 7. Report from the Urban Planning Division dated March 26, 2026 8. Inspection Report 9. Recording of Representations

REPRESENTATIONS:

In Support:

Nil

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

Exhibit "7" referred to in File DASZ 51/2025

ADMINISTRATIVE REPORT

Title: DASZ 51/2025 – 561 Municipal Road

Issue: For consideration at the public hearing for a subdivision and rezoning to split the lot and rezone the subject land to the "R1-L" Residential Single-Family (Large) District to accommodate the establishment of two single-family dwellings.

Critical Path: Assiniboia Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Klassen, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 51/2025 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated March 26, 2026 and attached as Schedule "B" to this report, with such minor changes as may be required, subject to the developer meeting the servicing conditions in the report of the Administrative Coordinating Group dated March 30th, 2026 and attached as Appendix "B" to this report.

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11. That all outstanding taxes, including local improvement taxes be paid pursuant to subsection 259(1) of The City of Winnipeg Charter.

12. 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

- Subdivision and Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the subject property may be subdivided and rezoned consistent with the map provided in Schedule "B" of this report.

CONSULTATION

In preparing this Report there was consultation with: N/A

OURWINNIPEG POLICY ALIGNMENT

6.6 Intensification Target

> "*Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed in Complete Communities*."

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

HISTORY

N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Sawyer Klassen, MCP
Date:	March 26, 2026
File No.	DASZ 51/2025

List of Schedules and Attachments

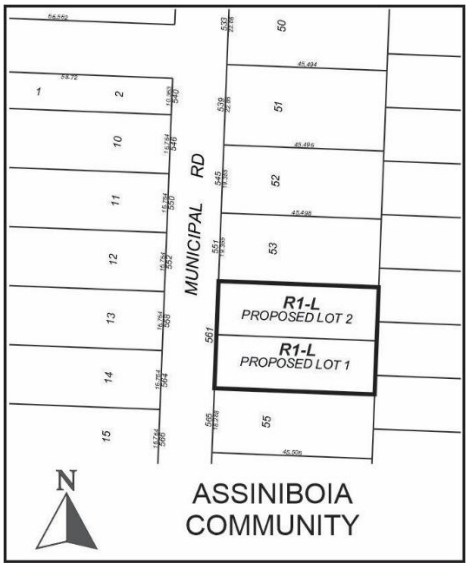
Schedule A	Planning Discussion
Schedule B	File No. DASZ 51/2025, Assiniboia Community Committee, dated March 26, 2026
Appendix A	Proposed By-law
Appendix B	Report of the Administrative Coordinating Group Re: Proposed Subdivision and Rezoning of Land Located at 561 Municipal Road, dated March 30th, 2026

SCHEDULE 'A'

DATE: March 26, 2026
FILE: **DASZ 51/2025**
RELATED FILES: DAV 25-245099/D
COMMUNITY: Assiniboia Community
NEIGHBOURHOOD #: 2.633 - (BETSWORTH)

SUBJECT: For consideration at the public hearing for a subdivision and rezoning to split the lot and rezone the land to the "R1-L" Residential Single-Family (Large) District in order to accommodate the establishment of two single-family dwellings.

LOCATION: 561 Municipal Rd
LEGAL DESCRIPTION: LOT 54 PLAN 20301 58/60 ST C



APPLICANT: Breanne Batters
98 Kinkora Dr
Winnipeg, MB

OWNERS: 10223958 MANITOBA LTD.
897 Corydon Ave 208
Winnipeg, MB R3M 0W7

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property is located on Municipal Rd, in the Betsworth neighbourhood of the Charleswood - Tuxedo - Westwood ward.

- The subject site is 14,924 square feet (1,386.5 square metres) in area. The site is currently occupied by a single-family building built in 1945.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Recent Community policy area. The property is zoned “R1-E” Residential Single-Family Estate District.

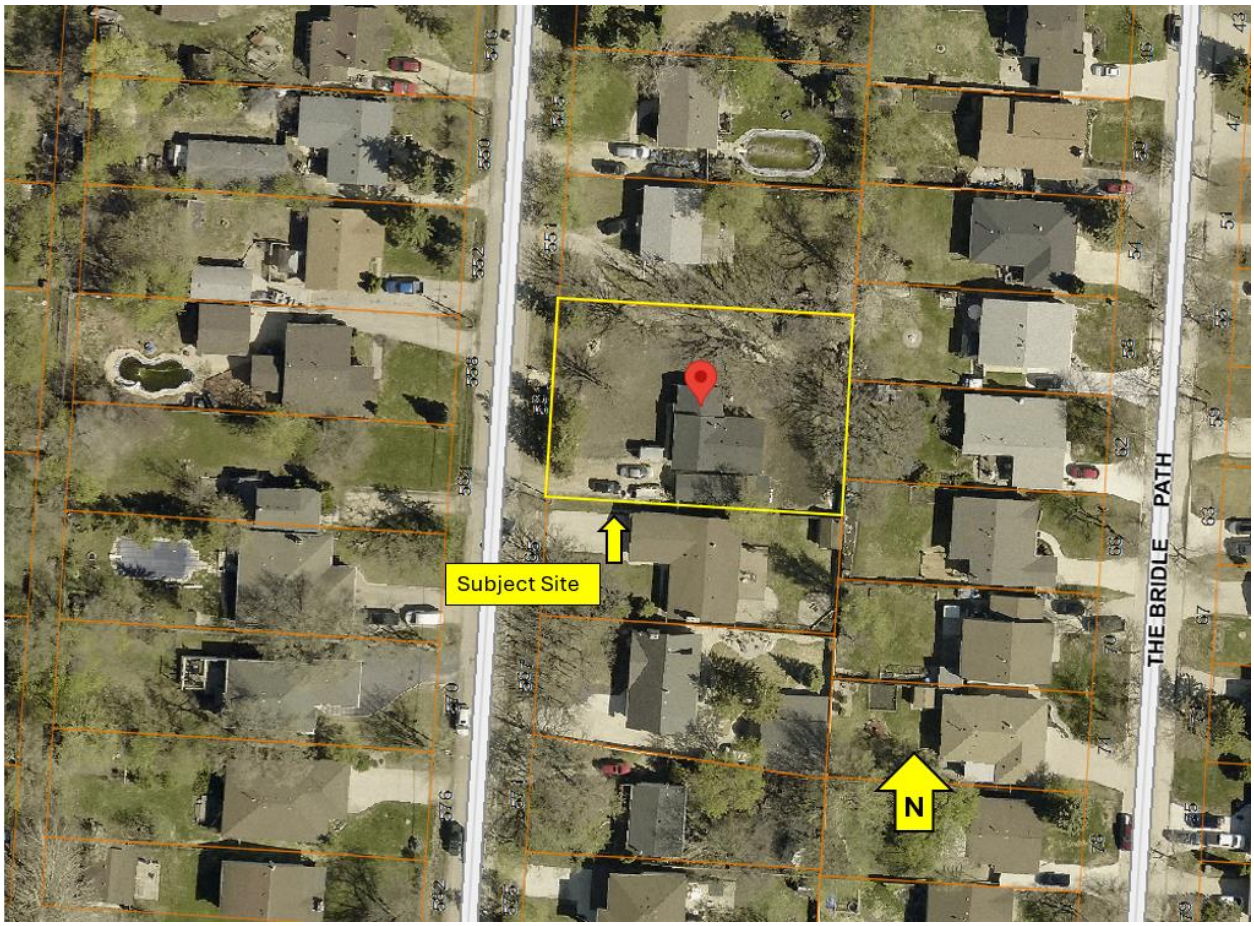


Figure 1: Aerial photo of subject site and surrounding area *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Residential uses zoned “R1-E” Residential Single-Family Estate.

South: Residential uses zoned “R1-E” Residential Single-Family Estate.

East: Residential uses zoned “R1-L” Residential Single-Family Large.

West: Municipal Road, then residential uses zoned “R1-L” Residential Single-Family Large.

Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to subdivide the lot into two (2) separate lots construct a single-family bungalow on each of these lots.
- The existing building on site will be demolished.
- The applicant is proposing two properties with lot areas of 7,460 square feet and a width of 50 feet.
- The proposed bungalows are approximately 1,700 to 1,800 square feet with attached garages.

Associated Variance (DAV) Application

- The proposed development is also the subject of an associated Variance (DAV) application concerning the lot width and areas of the proposed lots. Please refer to the Administrative Report under file no. DAV 25-245099/D for more information.

ANALYSIS AND ISSUES

OURWINNIPEG 2045

- *OurWinnipeg 2045* is the City's long-range development plan. Per *OurWinnipeg 2045*, the subject site is identified as an Established Neighbourhood – Recent Community. The policy for this area states:

    6.6 *Intensification Target*
    - *Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed in Complete Communities.*

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As noted above, the subject property is classified as an Established Neighbourhoods – Recent Communities policy area under *Complete Communities 2.0*. Key policies include:
- *Goal 1 1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
    - *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
    - *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
    - *1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.*
    - *1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:*
        - *a. Applicable City-endorsed policies or guidelines;*
        - *b. Existing zoning of the property and adjacent properties;*
        - *c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
        - *d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
        - *e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
        - *f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*
        - *g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
        - *h. The supporting transit, pedestrian and active transportation network; and*

- *i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

SUBDIVISION

- As noted above, subdivision is required in order to split the subject site into two (2) lots.

REZONING

- As noted above, the subject site is currently zoned "R1-E" Residential Single-Family (Estate) district.
  - The applicant is proposing to rezone the land to the "R1-L" Residential Single-Family (Large) district.
- The dimensional standards for single-family structures in the Special Boundary Condition "R1-L" zone are:
  - Minimum lot area of 8747 square feet;
  - Minimum lot width of 55 feet;
  - Minimum front yard of 45 feet;
  - Minimum rear yard of 25 feet;
  - Minimum interior side yard of four (4) feet;
  - Maximum building height of 35 feet.

CONSISTENCY WITH *COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0* AND COMPATIBILITY WITH THE SURROUNDING AREA

- As noted above, the subject property is located in the Established Neighbourhood – Recent Communities policy area under the *Complete Communities Direction Strategy 2.0.* This policy area supports increasing residential density in a manner compatible with the surrounding context. The recommended rezoning aligns with several of the policies previously identified in this report. Specifically:
  - In accordance with policies 1.1 and 1.2 the development promotes greater density within an Established Neighbourhood and contributes to its physical renewal, offering additional housing that is sensitive to existing development.
  - In accordance with policy 1.3, the subdivision of the property is done in a context-sensitive manner. The existing property is the largest on the block, and splitting it in two will make it more aligned with the other lot sizes on the block. Constructing a single-family dwelling on each of the new properties would also align with the existing context of the block, which is entirely single-family dwellings.
- Further, policies in *Complete Communities 2.0* allow for secondary considerations when supporting intensification in Established Neighbourhoods, including considerations outlined in policy 1.6.
- The following discusses these considerations with respect to this application.

Surrounding zoning context; built form, uses and their characteristics

- The proposed development is to be located within an area that is exclusively established with low density, single family residential uses.
- The surrounding block is characterized by established lots with sizes similar to the lots proposed. For further discussion on existing precedent on this block of Municipal Road, please refer to the Administrative Report for associated file no. DAV 25-245099/D.

Transit Service

- The subject site is located within 230 metres (754 feet) of eastbound and westbound transit stops on Roblin Boulevard. These stops are serviced by transit route 70, which has regular weekday service.
- The site is also currently served by transit service in off-peak hours under on-request area 109 – Charleswood. Within this on-request area, daily transit service is provided when a trip is booked through Winnipeg Transit. Typically, an on-request bus will arrive between 10 and 20 minutes from the time a trip is booked. This on-request service provides rides to other points within the Charleswood area.

PUBLIC CONSULTATION

- There is no indication public consultation of any form took place.

CONDITIONS OF APPROVAL

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10 percent. With respect to this application, the Public Service is recommending the developer provide ‘cash in lieu’ as determined by the Planning, Property and Development Department.

RECOMMENDATION

The Urban Planning Division recommends **approval** of the subdivision and rezoning to the “R1-L” district for the following reasons:

- The proposal is consistent with *Complete Communities Direction Strategy 2.0,* in that it intensifies the neighbourhood while respecting the context of the existing development.
- The change in zoning from “R1-E” to “R1-L”, while requiring Variances for lot width and lot area for the subdivided lots, is closer to meeting the minimum requirements for the “R1-L” zone than the existing lot is to meeting the minimum requirements of the “R1-E” zone.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Sawyer Klassen, MCP
PPD File #: DASZ 51/2025

Schedule "B" for File DASZ 51/2025, Assiniboia Community Committee, dated March 26, 2026

By-Law No.

File No. **DASZ 51/2025**

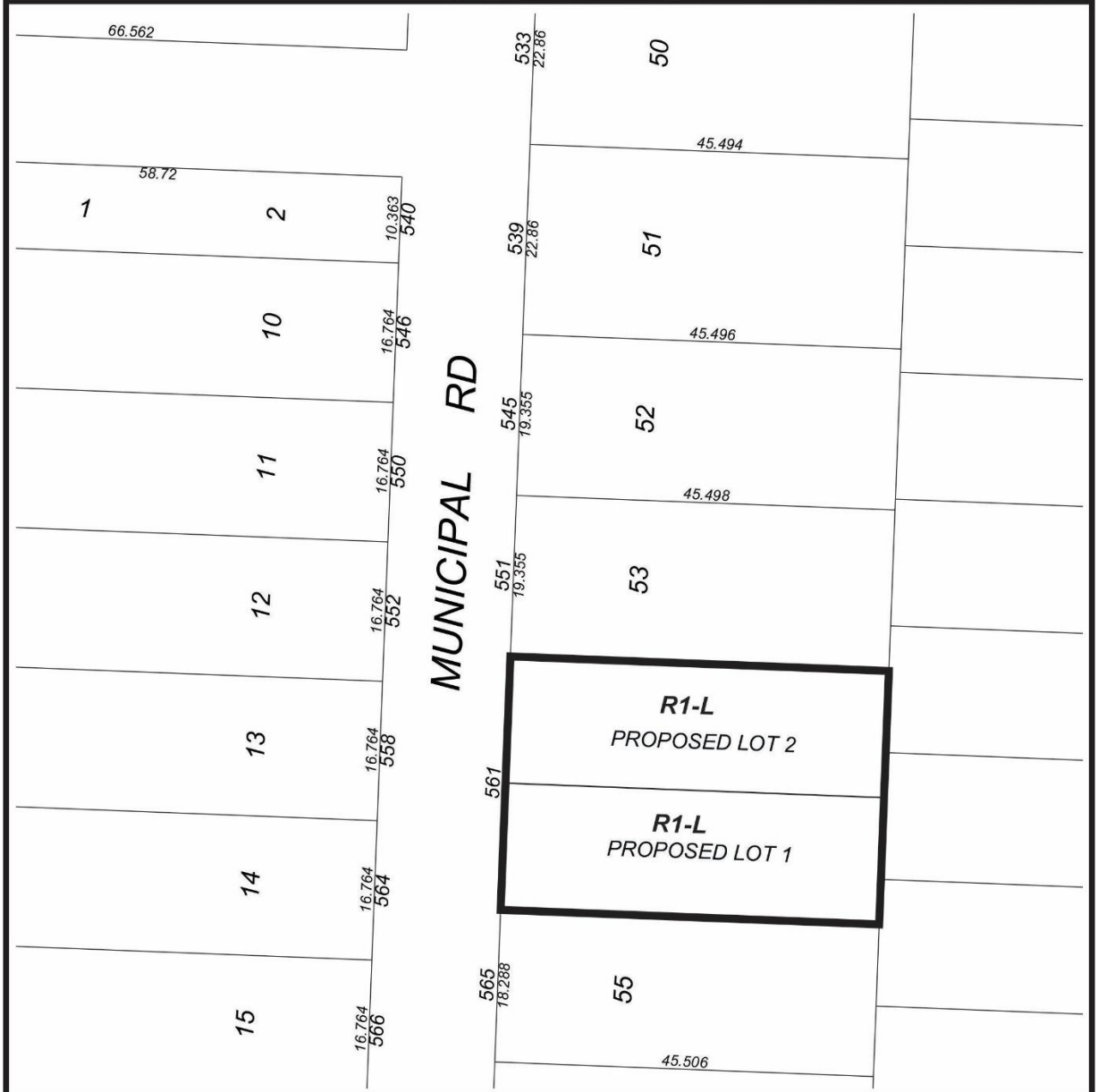
Atlas Sheet No. **AD13**

N

ASSINIBOIA COMMUNITY

Explanation

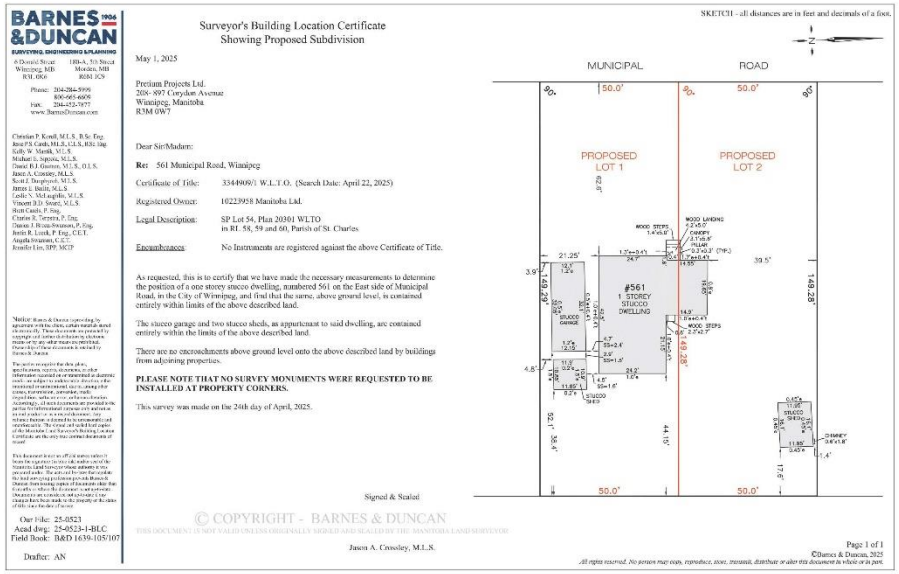
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 561 Municipal Road from an "R1-E" RESIDENTIAL SINGLE-FAMILY (ESTATE) DISTRICT to an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to allow for the establishment of two residential building lots.



THIRD READING : EFFECTIVE DATE :

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No.

Exhibit “6” referred to in File DASZ 51/2025



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Mahan B. Sepehr, M.L.S.
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Jason A. Crossley, M.L.S.
Scott J. Burgbyte, M.L.S.
Jamie L. Baitz, M.L.S.
Leslie N. McLaughlin, M.L.S.
Vincent D.D. Street, M.L.S.
Sean Cards, P. Eng.
Charles E. Terrera, P. Eng.
Duncan J. Ross-Swanson, P. Eng.
Justin R. Lynch, P. Eng., C.E.T.
Angela Swanson, C.E.T.
Jennifer Lim, BPP, MCIP

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The intent is to supply the client plans, specifications, reports, and other similar information requested or as requested or deemed needed, as subject to subsurface, structure, other structural or environmental factors, among other causes, transmission, corrosion, mold, contamination, or other similar or dissimilar occurrences. All such documents are provided to the client for informational purposes only and not as a seal, warranty or as a guarantee. Any reliance thereon is deemed to be unauthorized and at the risk of the client. Barnes & Duncan shall not be liable for any loss. Land Surveyor's Building Location Certificate are the only true sealed documents of record.

This document is not an official survey unless it bears the signature (in ink) or embossed seal of the surveyor. Only the original document is the sealed copy. Electronic copies are for use for reading the land surveying purposes provided. Barnes & Duncan, from issuing copies of documents other than the original, or other file documents and electronic copies, shall not be liable for any damages or loss. Changes have been made to the property or the claim of title since the date of survey.

Our File: 25-0523
Acad dwg: 25-0523-1-BLC
Field Book: B&D 1639-105/107

Drafter: AN

Surveyor's Building Location Certificate
Showing Proposed Subdivision

May 1, 2025

Premium Projects Ltd.
208- 897 Corydon Avenue
Winnipeg, Manitoba
R3M 0W7

Dear Sir/Madam:

Re: 561 Municipal Road, Winnipeg

Certificate of Title: 3344909/1 W.L.T.O. (Search Date: April 22, 2025)

Registered Owner: 10223958 Manitoba Ltd.

Legal Description: SP Lot 54, Plan 20301 WLTO in RT. 58, 59 and 60, Parish of St. Charles

Encumbrances: No Instruments are registered against the above Certificate of Title.

As requested, this is to certify that we have made the necessary measurements to determine the position of a one storey stucco dwelling, numbered 561 on the East side of Municipal Road, in the City of Winnipeg, and find that the same, above ground level, is contained entirely within limits of the above described land.

The stucco garage and two stucco sheds, an appurtenant to said dwelling, are contained entirely within the limits of the above described land.

There are no encroachments above ground level onto the above described land by buildings from adjoining properties.

PLEASE NOTE THAT NO SURVEY MONUMENTS WERE REQUESTED TO BE INSTALLED AT PROPERTY CORNERS.

This survey was made on the 24th day of April, 2025.

Signed & Sealed

Jason A. Crossley, M.L.S.

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SKETCH - all distances are in feet and decimals of a foot.

MUNICIPAL ROAD

PROPOSED LOT 1

PROPOSED LOT 2

#561
1 STOREY STUCCO DWELLING

STUCCO GARAGE

WOOD STEPS

WOOD LANDING

CANOPY

CHIMNEY

Page 1 of 1

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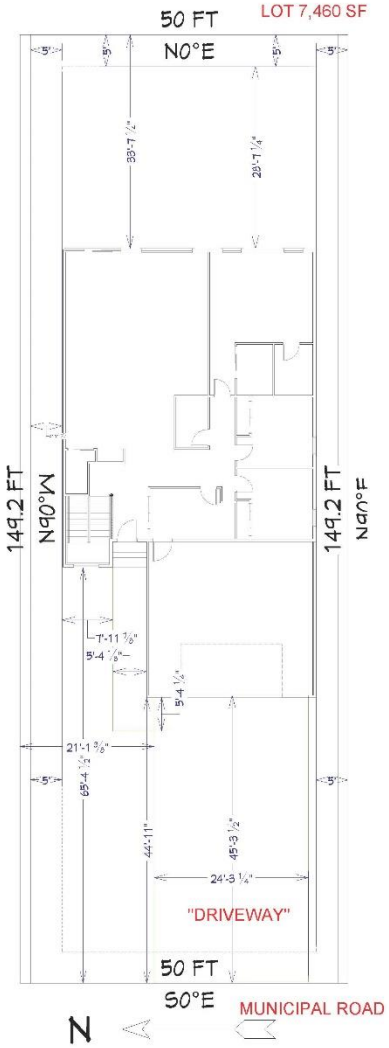

50 FT
N0°E

LOT 7,460 SF

149.2 FT
N90°W

149.2 FT
N90°E

33'-7 1/4"

29'-7 1/4"

7'-11 3/8"

5'-4 1/8"

5'-4 1/8"

21'-1 3/8"

65'-4 1/2"

44'-11"

45'-3 1/2"

24'-3 1/4"

"DRIVEWAY"

50 FT
S0°E

MUNICIPAL ROAD

N

Dotted line notes a 5' boarder around the property line.

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MGCOVA@MGCWINNIPEG.CA

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STRUCTURAL REVIEW BY:

SITE:

LOT 1

SCALE:

1/8 in = 1 in

SHEET: SP

PAGE: 1

FRAMING NOTES SCHEDULE	
1	HARDIE LAPSIDING OR AS PER BUILDER
2	ASPHALT SHINGLES
3	16' X 8' GARAGE DOOR
4	TYPICAL OVER HANG OF 1'6"
5	PITCH OF ROOF 5/12
6	RAILING PER MBC CODE

E1 EXTERIOR ELEVATION FRONT

1/8 IN = 1 FT

E3 EXTERIOR ELEVATION BACK

1/8 IN = 1 FT

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STRUCTURAL REVIEW BY:

SITE:

LOT 1

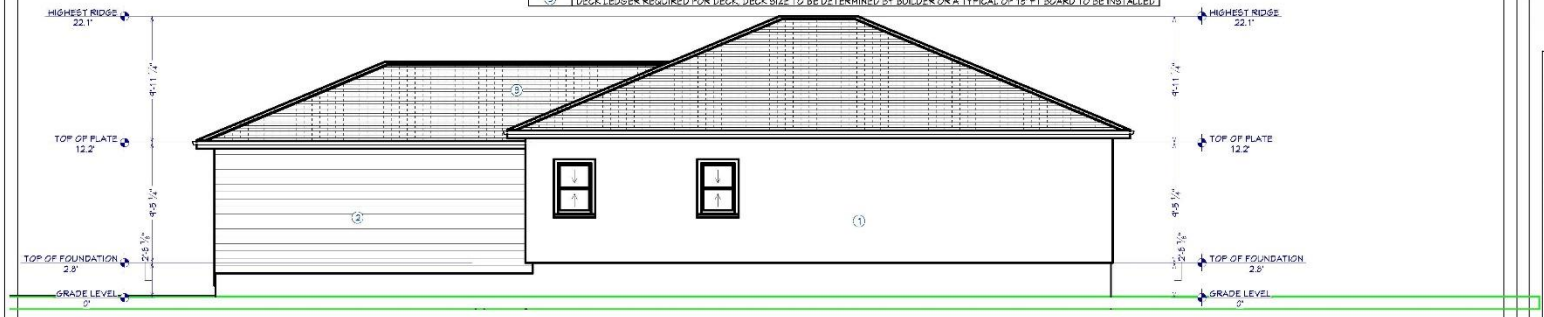
SCALE:

1/8 in = 1 in

SHEET: A1

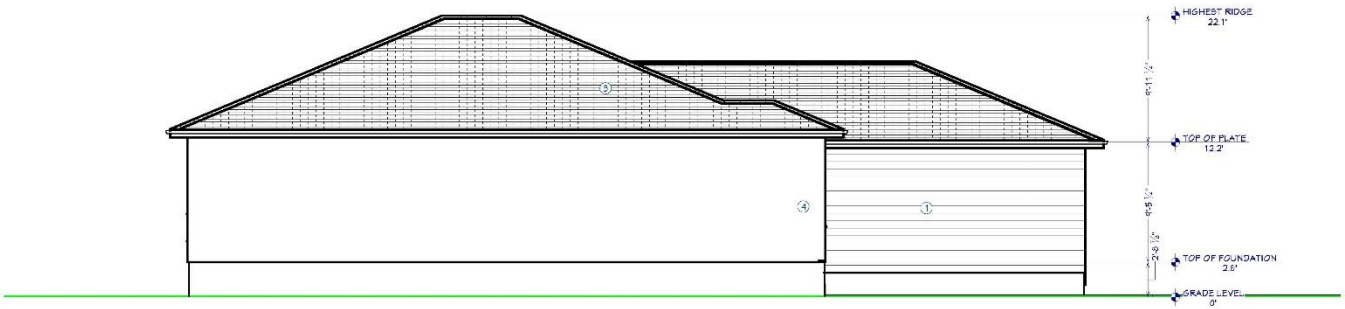
PAGE: 2

GENERAL NOTES SCHEDULE	
1	WHITE STUCCO OR AS PER BUILDER
2	HARDIE LAPSIDING OR AS PER BUILDER
3	ASPHALT SHINGLES
4	HARDIE LAPSIDING OR AS PER BUILDER
5	DECK LEDGER REQUIRED FOR DECK. DECK SIZE TO BE DETERMINED BY BUILDER OR A TYPICAL OF 18' FT BOARD TO BE INSTALLED



E2 EXTERIOR ELEVATION LEFT

1/8 IN = 1 FT



E4 EXTERIOR ELEVATION RIGHT

1/8 IN = 1 FT

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STRUCTURAL REVIEW BY:

SITE:

LOT 1

SCALE:

1/8 in = 1 in

SHEET: A2

PAGE: 3

WINDOWS ARE CASEMENT, OR PICTURE UNITS AS SPECIFIED. SUGGESTED OUTSIDE FRAME SIZES ARE GIVEN. THE WINDOW SUPPLIER IS TO PROVIDE ROUGH OPENING DIMENSIONS AND IS TO ENSURE ALL OPERABLE BEDROOM WINDOWS MEET EGRESS REQUIREMENTS.

TOP OF WINDOW INDICATED ON ELEVATIONS.

INSTALL GALVANIZED FLASHING OVER EXTERIOR DOOR AND WINDOW OPENINGS AS REQUIRED.
LINTELS AS SPECIFIED ON ROOF PLAN.

2 PLY 2"X10" LINTEL OVER DOOR AND WINDOW OPENINGS UNLESS NOTED OTHERWISE.

EXTERIOR DIMENSIONS ARE O/O OF STUDS.

INTERCONNECTED SMOKE & CARBON MONOXIDE ALARMS ARE REQUIRED FOR EVERY FLOOR LEVEL INCLUDING BASEMENT AND EVERY BEDROOM. ALARMS TO BE LOCATED AS PER 9.10.19 OF THE 2024 MBC

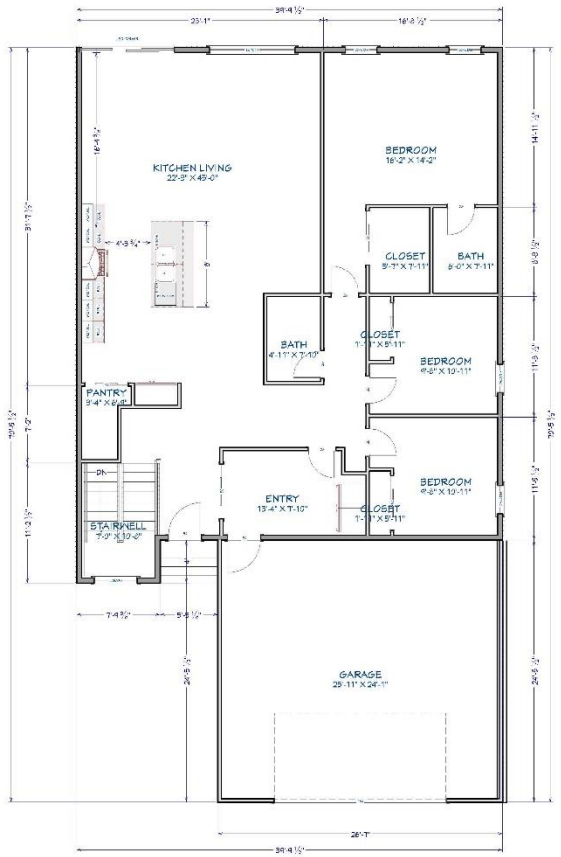
CEILING HEIGHTS ARE INDICATED ON FLOOR PLAN, ROOF PLAN AND ELEVATIONS.

HEAT SENSORS REQUIRED IN ATTACHED GARAGE AS PER 9.10.19A.1

ANY WALLS WITHIN THE MINIMUM SIDE YARD SETBACK ARE REQUIRED TO HAVE 5/8" DRYWALL OR 1/2" TYPE 'X'

SITE MODIFICATIONS AND ADJUSTMENTS TO THE MAIN AND LOWER LEVEL DEVELOPMENT PLAN MAY HAVE TO BE MADE DURING CONSTRUCTION TO ACCOMMODATE MECHANICAL SYSTEMS, PLUMBING, STRUCTURAL CHASES AND BULKHEADS.

LOT 7,460 SF



LIVING AREA
1777 SQ FT

MUNICIPAL ROAD

MG PRECISION DRAFTING
MGDWN@MGDWNINPEG.CA

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STRUCTURAL REVIEW BY:

SITE:

LOT 1

SCALE:

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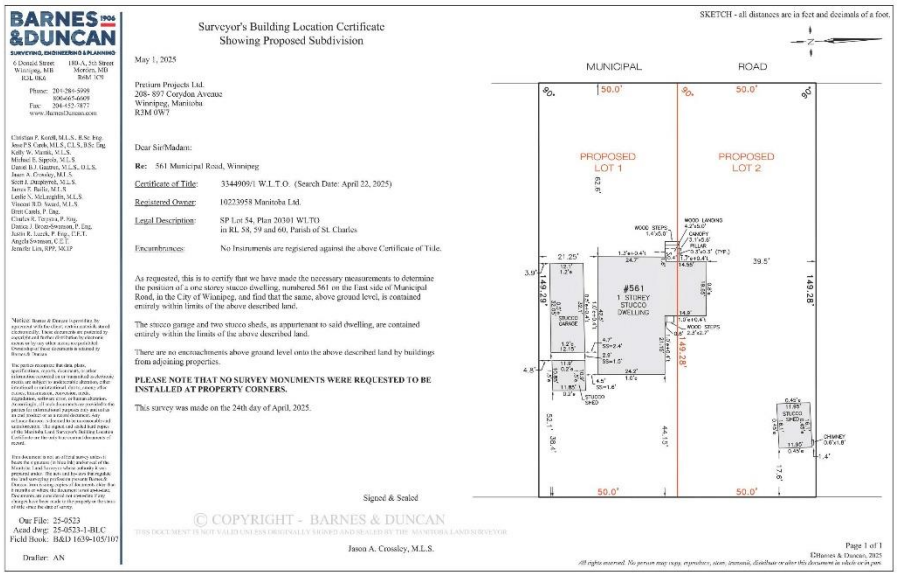
SHEET: A3

PAGE: 4



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Our File: 25-0523
Acad dwg: 25-0523-1-BLC
Field Book: B&D 1639-105/107

Drafter: AN

Surveyor's Building Location Certificate
Showing Proposed Subdivision

May 1, 2025

Premium Projects Ltd.
208- 897 Corydon Avenue
Winnipeg, Manitoba
R3M 0W7

Dear Sir/Madam:

Re: 561 Municipal Road, Winnipeg

Certificate of Title: 3344909/1 W.L.T.O. (Search Date: April 22, 2025)

Registered Owner: 10223958 Manitoba Ltd.

Legal Description: SP Lot 54, Plan 20301 WLTO in RL 58, 59 and 60, Parish of St. Charles

Encumbrances: No Instruments are registered against the above Certificate of Title.

As requested, this is to certify that we have made the necessary measurements to determine the position of a one storey stucco dwelling, numbered 561 on the East side of Municipal Road, in the City of Winnipeg, and find that the same, above ground level, is contained entirely within limits of the above described land.

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PLEASE NOTE THAT NO SURVEY MONUMENTS WERE REQUESTED TO BE INSTALLED AT PROPERTY CORNERS.

This survey was made on the 24th day of April, 2025.

Signed & Sealed

Jason A. Crossley, M.L.S.

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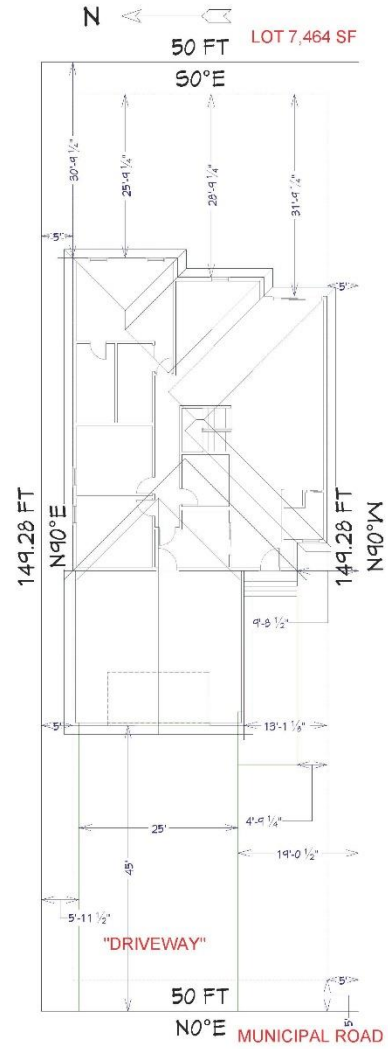

Dotted line notes a 5' boarder around the property line.

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STRUCTURAL REVIEW BY:

SITE:

LOT 2

SCALE:

1/8 in = 1 in

SHEET: SP

PAGE: 1

GENERAL NOTES SCHEDULE	
1	ASPHALT SHINGLES ROOF 5/12 PITCH
2	BOARD AND BATTEN SIDING
3	CORNER TRIMS
4	PARGING
5	EAVES THROUGH
6	STUCCO
7	DECK LEDGER BOARD

E1 EXTERIOR ELEVATION FRONT

1/8 IN = 1 FT

E3 EXTERIOR ELEVATION BACK

1/8 IN = 1 FT

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STRUCTURAL REVIEW BY:

SITE:

LOT 2

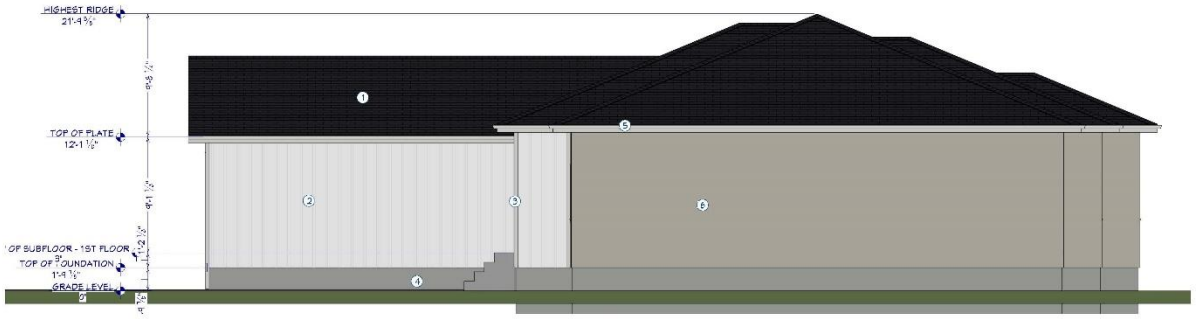
SCALE:

1/8 in = 1 in

SHEET: A1

PAGE: 2

E2 EXTERIOR ELEVATION LEFT
1/8 IN = 1 FT



E4 EXTERIOR ELEVATION RIGHT
1/8 IN = 1 FT

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STRUCTURAL REVIEW BY:

SITE:

LOT 2

SCALE:

1/8 in = 1 in

SHEET: A2

PAGE: 3

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TOP OF WINDOW INDICATED ON ELEVATIONS.

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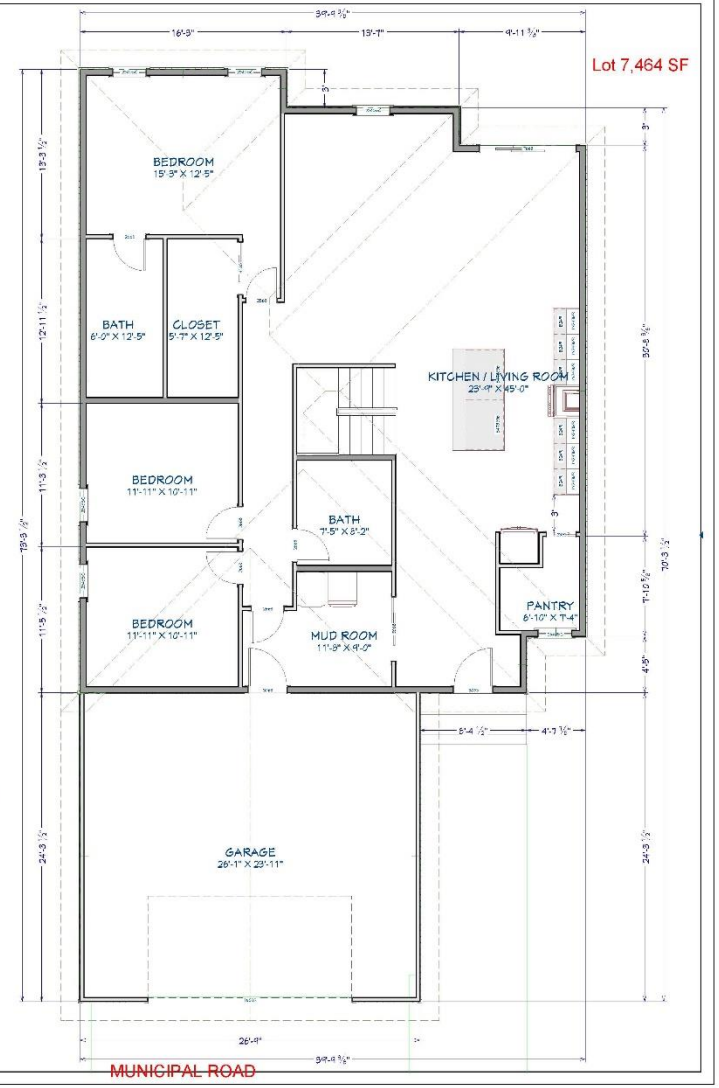

1ST FLOOR
1/8 IN = 1 FT

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STRUCTURAL REVIEW BY:

SITE:
LOT 2

SCALE:
1/8 in = 1 in

SHEET: A3

PAGE: 4