Agenda – Standing Policy Committee on Property and Development – May 6, 2026

REPORTS

Item No. 19 Proposed Opening of a Portion of Public Reserve B Plan 70960 as Kotelko Drive
(St. Vital Ward)
File DAO 1/2026

COMMUNITY COMMITTEE RECOMMENDATION:

On April 28, 2026, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That subject to the approval of two-thirds of all Council members (pursuant to subsection 205(2) of The City of Winnipeg Charter), the City land identified as "Proposed Opening" on Miscellaneous Plan No. 16329 (Appendix B), be declared surplus to the City's needs for disposition to allow approval of the proposed street opening.

2. That subject to the approval of Recommendation 1, the proposed street opening shown on Miscellaneous Plan No. 16329 (Appendix B) be approved.

3. That upon instructions from the Director of Planning, Property and Development, the City Solicitor be instructed to prepare and bring directly to Council for enactment, a by-law to facilitate the street opening in accordance with Appendix B (the "By-law") subject to:

    A. Fulfillment of the administrative conditions of approval outlined in Appendix A of this report.

4. 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.

5. 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.

6. 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 28, 2026, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

ADMINISTRATIVE REPORT

Title: Proposed opening of a portion of Public Reserve B Plan 70960 as Kotelko Drive – File No. DAO 1/2026

Critical Path: Riel 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

Sage Creek Development Corporation (Applicant) has applied to open a portion of Public Reserve B, Plan 70960 as Kotelko Drive. The proposed opening is shown on Misc. Plan 16329 and the Aerial Diagram attached to this report (see Appendices B and C)

On September 29, 2021, Council approved subdivision and rezoning application no. DASZ 18/2021. This approval led to a Development Agreement between the Developer and City. The agreement required the Developer to build a cul-de-sac at the end of Kotelko Drive and complete related works. The location of the cul-de-sac as approved by Public Works requires that a portion of Public Reserve B Plan 70960 is legally opened to allow vehicular access. The subject land is deemed park. As such, two thirds of Councils approval is required before being able to dispose of the subject land and open it as street.

The Public Service recommends approval of the proposed opening. Council approval is required before land can be legally opened as street, lane or public right-of-way.

RECOMMENDATIONS

1. That, subject to the approval of two-thirds of all Council members (pursuant to subsection 205(2) of The City of Winnipeg Charter), the City land identified as “Proposed Opening” on Miscellaneous Plan No. 16329 (Appendix B), be declared surplus to the City’s needs for disposition to allow approval of the proposed street opening.

2. That subject to the approval of Recommendation 1, the proposed street opening shown on Miscellaneous Plan No. 16329 (Appendix B), be approved.

3. That upon instructions from the Director of Planning, Property and Development, the City Solicitor be instructed to prepare and bring directly to Council for enactment, a by-law to facilitate the street opening in accordance with Appendix B (the “By-law”) subject to:

(a) Fulfillment of the administrative conditions of approval outlined in Appendix A of this report.

4. 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.

5. 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.

6. 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

Council approval is required before land can be legally opened as street, lane or public right-of-way.

Dedication of land as a street, lane or public right-of-way requires a by-law pursuant to Section 139 of The City of Winnipeg Charter.

In accordance with subsection 205(2) of The City of Winnipeg Charter, no land acquired and used by the City for parks purposes on the day the Charter came into force can be disposed of without two-thirds approval from all members of Council.

Legally opening the street is required to limit City liability and allow public use of the land for vehicular and pedestrian traffic as well as utility improvements.

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY/DISCUSSION

Sage Creek Development Corporation has applied to open a portion of Public Reserve B, Plan 70960 as Kotelko Drive. The proposed opening is shown on Misc. Plan 16329 and the Aerial Diagram attached to this report (see Appendices B and C).

This application is serving to fulfill the Developer's obligations under subdivision and rezoning application DASZ 18/2021. This proposed opening, if approved, will ensure the necessary public right-of-way is properly established prior to completion of the related works.

On September 29, 2021, Council approved subdivision and rezoning application no. DASZ 18/2021. Under that approval the Developer and City entered into Development Agreement. One of the conditions in the agreement required the Developer to construct a cul-de-sac at the end of Kotelko Drive and complete related works. The location of the cul-de-sac as approved by Public Works requires that a portion of Public Reserve B Plan 70960 is legally opened to allow vehicular access. The subject land is deemed park. As such, two thirds of Councils approval is required before being able to dispose of the subject land and open it as street.

The Applicant over-dedicated lands under DASZ 18/2021. As such the Applicant will not be required to re-dedicate or compensate the City for the lands identified as proposed street opening on Appendix B.

The Public Service recommends approval of the proposed opening with conditions detailed in the Administrative Comments attached to this report (see Appendix A).

BellMTS has existing infrastructure within and surrounding the proposed opening.

Manitoba Hydro/Centra Gas, Rogers Communications Canada Inc., Telus Communications, Fibre.Ca Inc., Crown Pipeline Ltd., Flexnetworks, Imperial Oil and Exxon Mobil, Canadian National Railway Company, have all indicated that they have no concerns or objections.

Bell Canada, Teraspan Networks Inc., TC Energy, Canada 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

The proposed opening aligns with the following goal and objective of OurWinnipeg 2045:

Goal: City Building
Objective 2: Integrate resilient land use, transportation, and infrastructure planning and investments.

Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete, and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed opening does not contravene with any of the Strategic Opportunities and Key Directions in the Climate Action Plan.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Poverty Reduction Strategy (PRS) and its Goals and Objectives, and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development Department
Division: Real Estate and Land Development
Prepared by: Danielle Villamor
Date: April 17, 2026
File No.: DAO 1/2026

Attachments:
Appendix A: Administrative Comments
Appendix B: Miscellaneous Plan 16329
Appendix C: Aerial diagram of proposed opening

APPENDIX A – ADMINISTRATIVE AND UTILITIES COMMENTS

Geomatics Branch

Approval of this application is subject to the following conditions:

- Preparation of a plan prepared by a Manitoba Land Surveyor that will facilitate a street opening by-law and which is satisfactory for registration at the Winnipeg Land Titles Office

- Registration of the opening bylaw, plan of opening and any other documents as required at the Winnipeg Land Titles Office

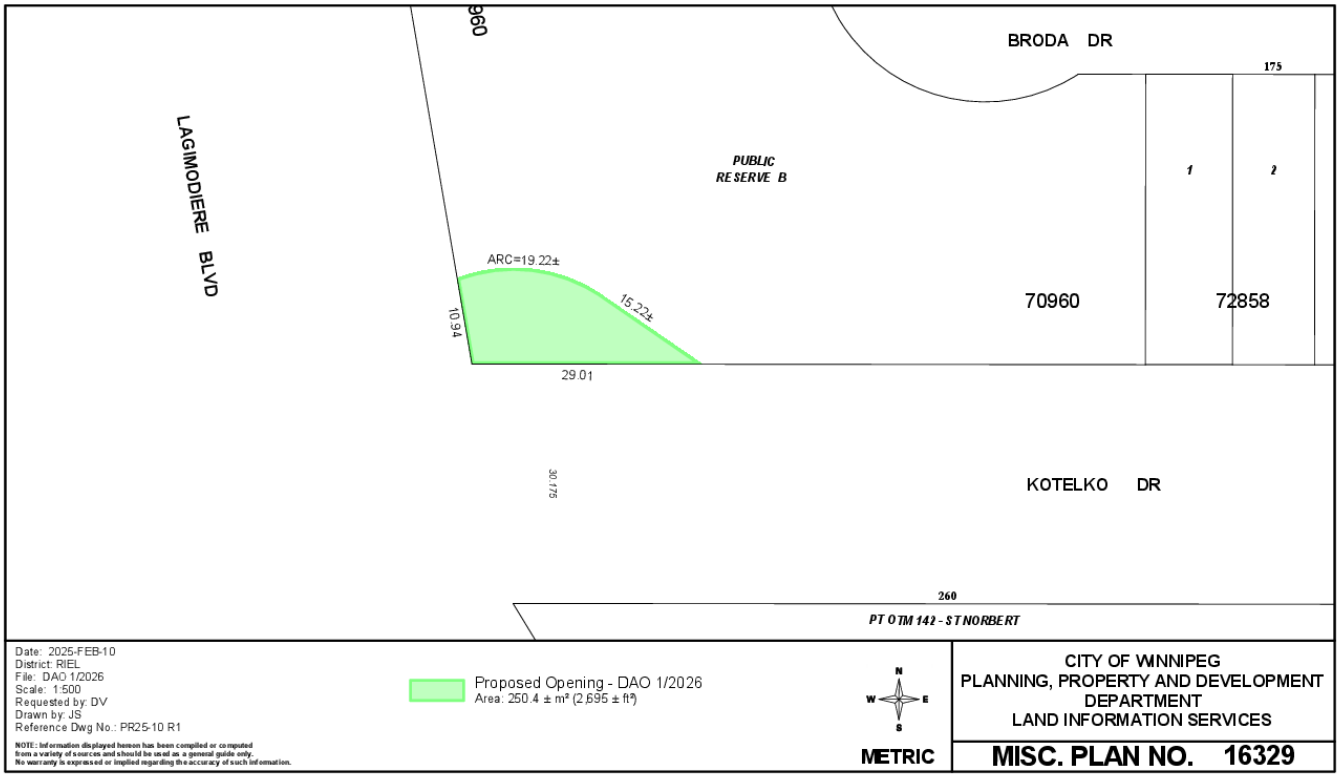
- Applicant (or assignee) is responsible for all costs associated with plan preparation and registration of documents as noted above to facilitate the legal opening of the lands subject to this report

UTILITIES EASEMENTS:

- BellMTS has existing facilities for easements and right of way in the proposed opening and has identified existing buried cables ("facilities") within the proposed opening. Any removal or relocation of the facilities required as a result of the proposed opening will be at the expense of the Applicant (or assignee).

- Manitoba Hydro and/or Centra Gas has indicated that any removal or relocation of the facilities required as a result of the proposed opening will be at the expense of the Applicant (or assignee).

APPENDIX B – MISCELLANEOUS PLAN 16329



APPENDIX C - AERIAL DIAGRAM OF PROPOSED OPENING

