APPEAL COMMITTEE
DISPOSITION OF ITEMS

JUNE 3, 2026

MEMBERS
PRESENT: Councillor Browaty, Chairperson
Councillor Allard
Councillor Chambers
Councillor Orlikow

COMMITTEE
CLERK: K. Dolski, City Clerk's Department

APPEAL COMMITTEE
JUNE 3, 2026
DISPOSITION OF ITEMS

Item	Appeal	Order of the Committee
	PUBLIC HEARINGS	
1	Appeal – Conditional Use – 1405 Portage Avenue DCU 125866A/2026C	The Appeal Committee denied the appeals, concurred in the decision of the Director of Planning, Property and Development, confirmed Conditional Use Order DCU 125866/2026C and approved a Conditional Use to permit on "the land the establishment of a Billboard, Digital Static Copy sign use, Subject to the following conditions: 1. That if any development granted by the Order is not established within two (2) years of the date thereof, the Order, in respect of that Conditional Use shall terminate. 2. That the sign shall be constructed in substantial conformance with the plans attached and identified as Sheets 1-3 for File No. DCU 26-125866\C, and thereafter maintained to the satisfaction of the Director of Planning, Property and Development.
2	Appeal – Variance – 135 Roslyn Road DAV 232424A/2025C	The Appeal Committee denied the appeals, concurred in the decision of the Director of Planning, Property and Development, confirmed Variance Order DAV 232424/2025C and approved a Variance on "the land" to permit as follows: 1. The construction of a multi-family dwelling having: A. a front yard of 15 feet (4.57 metres) B. an east side yard of 5 feet (1.52 metres) C. an east side yard balcony projection of 3 feet (0.91 metre) D. a west side yard of 5 feet (1.52 metres) E. a rear yard of 5 feet (1.52 metres) F. a lot area per dwelling unit of 223 square feet (20.72 square metres) G. 7 parking spaces 2. The establishment of accessory parking having: A. 3 small car parking spaces instead of 2 small car parking spaces B. a driveway of 10 feet (3.05 metres)

APPEAL COMMITTEE
JUNE 3, 2026
DISPOSITION OF ITEMS

Item	Appeal	Order of the Committee
		C. an aisle width of 17.8 feet (5.43 metres) D. no unassigned guest parking space Subject to the following conditions: 1. That if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate. 2. That the development shall be constructed in substantial conformance with the plans attached and identified as Sheets 1-11 for File No. DAV 25- 232424\C, and thereafter maintained to the satisfaction of the Director of Planning, Property and Development. OR That the Owner must submit plans showing the location and design of any and all proposed: A. buildings B. accessory parking areas C. garbage enclosures D. fencing E. landscaping on the Owner's Land ("Works") to the Director of Planning, Property and Development for approval prior to the issuance of any building or development permit and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director. 3. That prior to the issuance of any development permits, a signed service agreement with a car share provider shall be submitted to and approved by the Director of Planning, Property and Development. The service agreement shall include one (1) car share vehicle and one (1) dedicated parking stall for the car share vehicle, to the satisfaction of the Director of Planning, Property and Development, to be thereafter maintained to the satisfaction of the Director. 4 That prior to the issuance of any development permits, a signed letter of commitment/comfort with a government funder shall be submitted to the City confirming the provision of a minimum of 14 affordable dwelling units for the development, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director. OR

APPEAL COMMITTEE
JUNE 3, 2026
DISPOSITION OF ITEMS

Item	Appeal	Order of the Committee
		That prior to the issuance of any development permits, a signed Affordability Monitoring Agreement with the Province of Manitoba shall be submitted to the City confirming the provision of a minimum of 14 affordable dwelling units for the development, to the satisfaction of the Director of Planning, Property and Development, and to be thereafter maintained to the satisfaction of the Director.
3	Appeal – Conditional Use – Rowntree Avenue DCU 241747A/2025C	The Appeal Committee did not hear any representation on the appeal and adjourned the public hearing to its meeting on June 17, 2026 at 9:30 a.m. in the Council Building at 510 Main Street, due to improper notice.
4	Appeal – Variance – Rowntree Avenue DAV 122903A/2026C	The Appeal Committee did not hear any representation on the appeal and adjourned the public hearing to its meeting on June 17, 2026 at 9:30 a.m. in the Council Building at 510 Main Street, due to improper notice.