Agenda – Appeal Committee – June 17, 2026

PUBLIC HEARINGS

Item No. 3 Appeal – Variance – 689 Denson Place
(Daniel McIntyre Ward)
File DAV 186549A/2025B

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

1. a combined floor area for all accessory structures of 655.46 square feet (60.9 square metres) instead of 484 square feet (45 square metres);

2. no north side yard instead of 2 feet (0.61 metres);

3. a rear yard of 1.4 feet (0.43 metres) instead of 2 feet (0.61 metres).

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 accessory structure shall be maintained in substantial conformance with plans submitted and identified as Sheets 1 to 3 of DAV 25-186549/B.

Agenda – Appeal Committee – June 17, 2026

File:	DAV 186549A/2025B
Appellant(s):	Melanie Ferris
Applicant:	Daisy Balingit
Premises Affected:	689 Denson Place
Legal Description:	LOT 18 BLOCK 1 PLAN 28158 45 ST JA, hereinafter called "the land"
Property Zoned:	"R1-M PDO-1 Airport Vicinity Protection Area" (Residential Single-Family-Medium Planned Development Overlay – 1 (District))
Nature of the Application:	To vary the "R1-M Airport Vicinity Protection Area PDO-1 and Mature Communities PDO-1" Development and Design Standards of the Winnipeg Zoning By-Law No. 200/2006 for the maintenance of a carport addition to a detached garage to permit as follows: 1. a combined floor area for all accessory structures of 655.46 square feet (60.9 square metres) instead of 484 square feet (45 square metres); 2. no north side yard instead of 2 feet (0.61metres); 3. a rear yard of 1.4 feet (0.43 metres) instead of 2 feet (0.61 metres).
Exhibits Filed:	1. Order DAV 186549/2025B dated May 12, 2026 2. Notice of Appeal filed by Melanie Ferris, received May 27, 2026 3. Notification of Public Hearing dated May 29, 2026 4. Manitoba Status of Title 2247720/1 5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising 6. Drawing of subject property 7. Letter of Authorization dated May 26, 2025, from Daisy Balingit to Daisy Balingit 8. Plans, Sheets 1 to 3 inclusive, for File DAV 186549/2025B dated March 24, 2026

Exhibits Filed (continued):

9. Report from the Urban Planning Division dated April 21, 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 186549/2026B be confirmed / cancelled

Moved by Councillor

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

Exhibit “9” referred to in File DAV 186549A/2025B

PLANNING ADMINISTRATIVE REPORT

Title: DAV 25-186549\B – 689 Denson Pl

Issue: For consideration of a Variance associated with the construction of a carport addition.

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 **approves** the application to vary the "R1-M Airport Vicinity Protection Area PDO-1 and Mature Communities PDO-1" development and design standards of Winnipeg Zoning By-Law No. 200/2006 for the maintenance of a carport addition to a detached garage to permit as follows:

1) a combined floor area for all accessory structures of 655.46 square feet (60.9 square metres) instead of 484 square feet (45 square metres);

2) no north side yard instead of 2 feet (0.61metres);

3) a rear yard of 1.4 feet (0.43 metres) instead of 2 feet (0.61 metres).

Subject to the following condition(s):

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 accessory structure shall be maintained in substantial conformance with plans submitted and identified as Sheets 1 to 3 of DAV 25-186549/B.

REASON FOR THE REPORT

- The applicant is proposing to maintain a carport addition and requires Variances for combined floor area of all accessory structures and north and rear yard 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 25-186549\B**
RELATED FILES:	N**/A**
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.115 - (MINTO)
SUBJECT:	To vary the "R1-M Airport Vicinity Protection Area PDO-1 and Mature Communities PDO-1" development and design standards of Winnipeg Zoning By-Law No. 200/2006 for the maintenance of a carport addition to a detached garage to permit as follows: 1) a combined floor area for all accessory structures of 655.46 square feet (60.9 square metres) instead of 484 square feet (45 square metres); 2) no north side yard instead of 2 feet (0.61metres); 3) a rear yard of 1.4 feet (0.43 metres) instead of 2 feet (0.61 metres).
LOCATION:	689 Denson Pl
LEGAL DESCRIPTION:	LOT 18 BLOCK 1 PLAN 28158 45 ST JA
APPLICANT:	Daisy Balingit 689 Denson Pl Winnipeg, MB R3G 3N9
OWNER:	Daisy Diego 689 Denson Pl Winnipeg, MB R3G 3N9

HISTORY

N/A

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 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, including an area separated from the property by a street or waterway;

(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

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

SITE DESCRIPTION

- The subject property is located on the east side Denson Pl, south of Wolever Ave in the Minto neighbourhood of the Daniel Mcintyre ward.
- The subject site is 3,798 square feet (352.8 square metres) in area. The site is currently occupied by a one (1) storey 956 square foot single-family dwelling built in 1994 used as a private residence.
- The subject site is accessed by a paved back lane.



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 “R1-M” Single-family Medium

South: Single-family residential uses zoned “R1-M” Single-family Medium

East: Single-family residential uses zoned “R1-M” Single-family Medium

West: Single-family residential uses zoned “R1-M” Single-family Medium

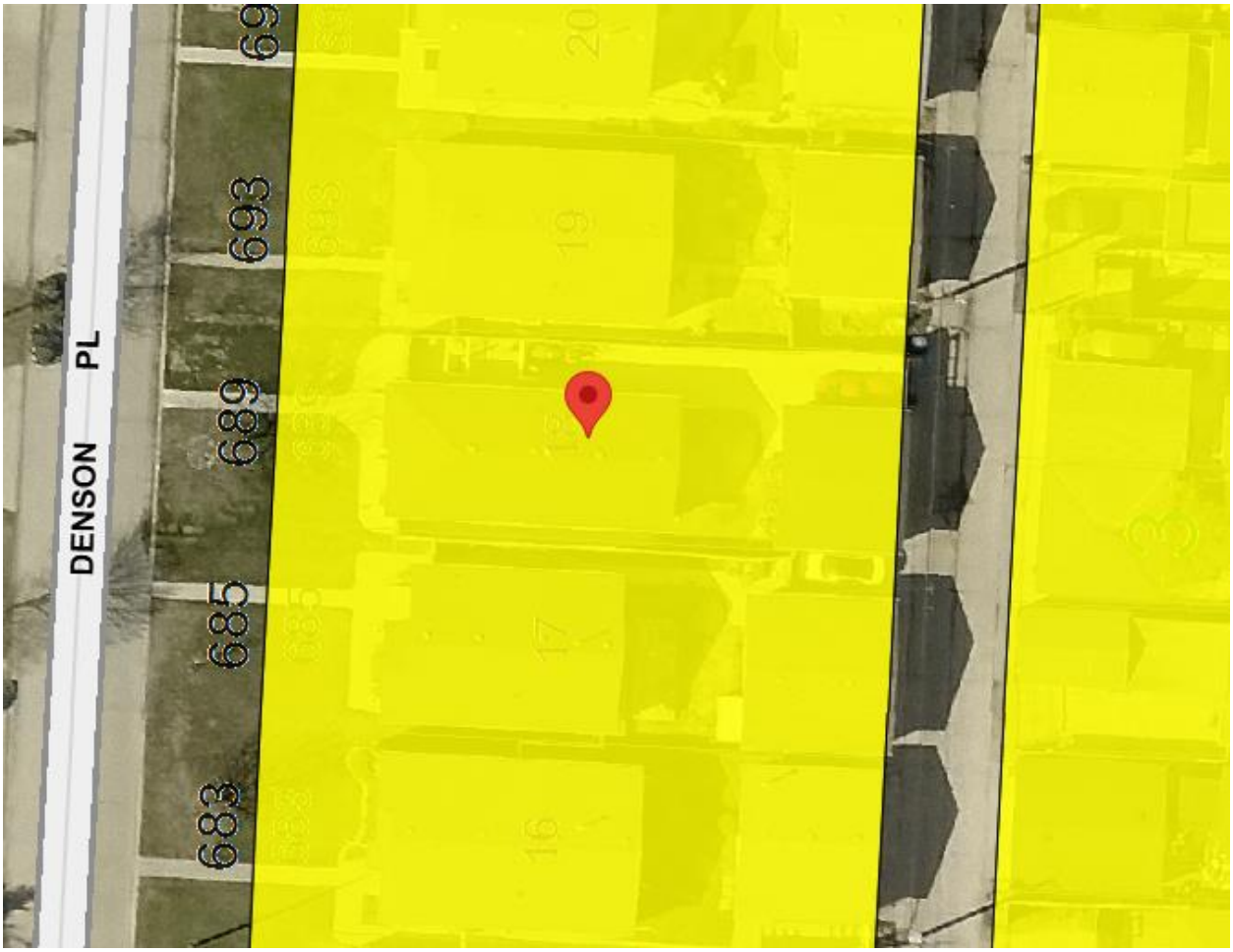


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct a carport addition to an existing detached garage.

Reason for the Variance

In the “R1-M” District, the maximum floor area for accessory structures is 484 square feet and the side and rear yard setback requirement is 2 feet.

The applicant is proposing to construct a carport addition to the existing garage with a combined floor area of 655.4 square feet with no north side yard setback and a 1.4 foot rear yard setback. For these reasons, Variances are required.

ANALYSIS AND ISSUES

ANALYSIS OF VARIANCE

The proposed carport addition with increased floor area and reduced north side and rear yard setbacks is compatible with the existing accessory structures on the block and given the spatial separation, will not have a substantial adverse impact upon adjoining properties and the adjacent area.

The maintenance of an accessory structure with an increased floor area is considered a minor modification of the Zoning By-law due to the nature of the lot and the community.

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 consistent with *Plan Winnipeg* and any applicable secondary plan;

In that, the proposed carport addition is compatible with neighbourhood character and is not complementary to existing development.

(b) does not 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 separation space is compliant and would not 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 setback Variances can be considered minor modifications of the Zoning By-law due to the existing conditions in the neighbourhood.

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

In that, similar side and rear yard setbacks have been approved 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.

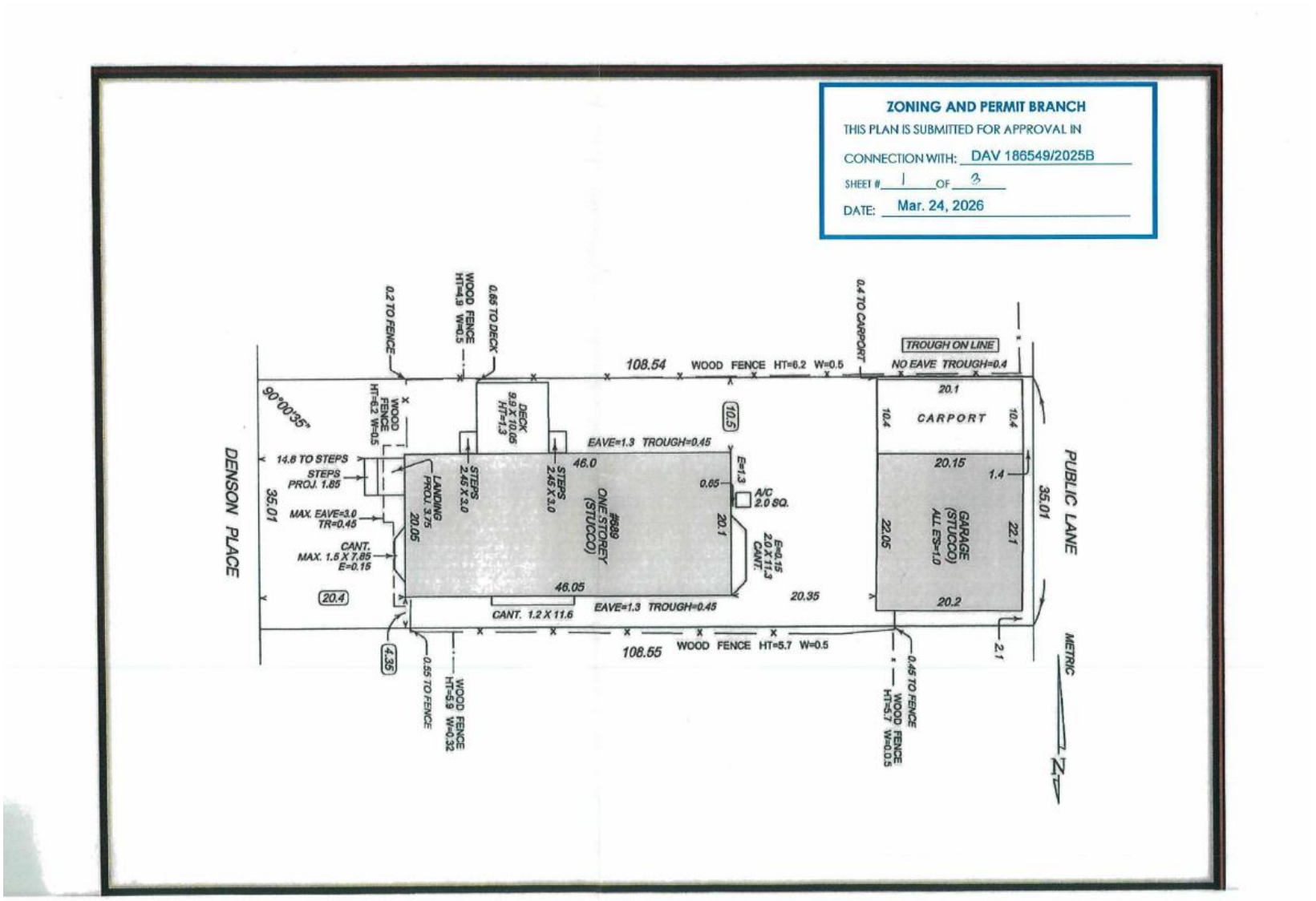
WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

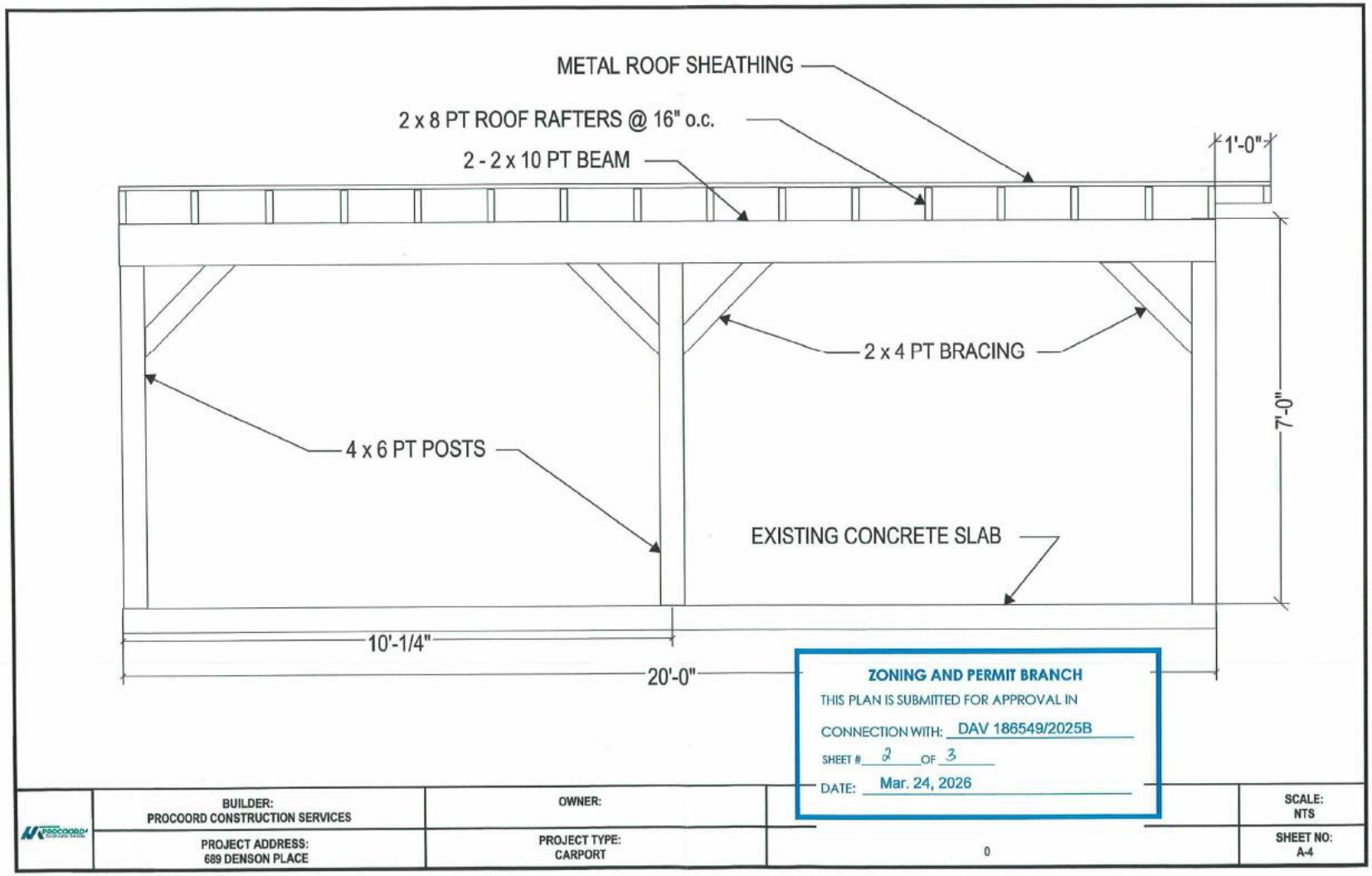
Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

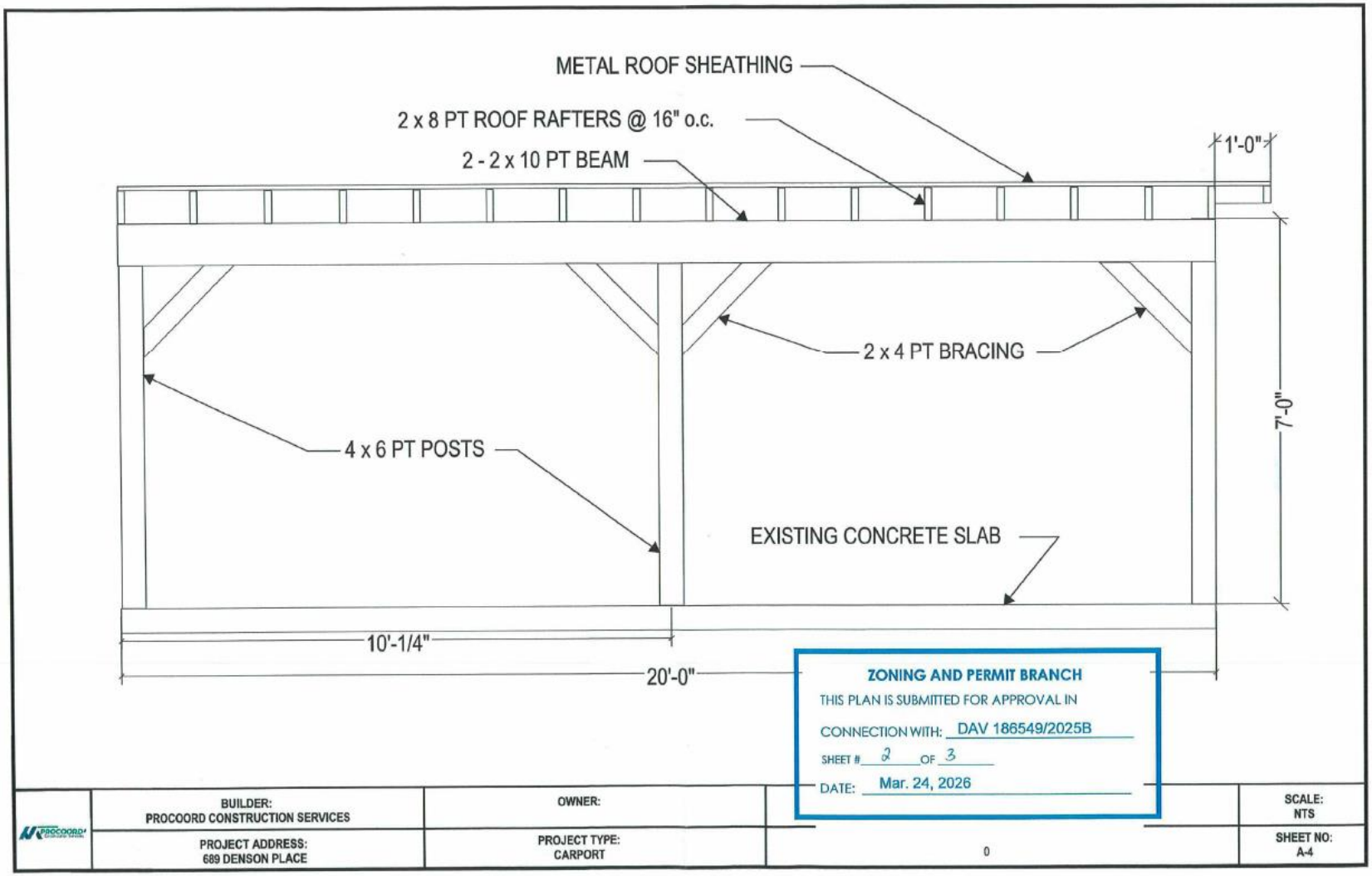
SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Donna Kane
Date:	Tuesday, April 21, 2026
File No.	DAV 25-186549\B

Exhibit “8” referred to in File DAV 186549A/2025B




METAL ROOF SHEATHING
2 x 8 PT ROOF RAFTERS @ 16" o.c.
2 - 2 x 10 PT BEAM
1'-0"
2 x 4 PT BRACING
7'-0"
4 x 6 PT POSTS
EXISTING CONCRETE SLAB
10'-1/4"
20'-0"
ZONING AND PERMIT BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN
CONNECTION WITH: DAV 186549/2025B
SHEET # 2 OF 3
DATE: Mar. 24, 2026
BUILDER:
PROCOORD CONSTRUCTION SERVICES
OWNER:
SCALE:
NTS
PROJECT ADDRESS:
689 DENSON PLACE
PROJECT TYPE:
CARPORT
0
SHEET NO:
A-4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SCALE:
NTS
PROJECT ADDRESS:
689 DENSON PLACE
PROJECT TYPE:
CARPORT
0
SHEET NO:
A-4

Exhibit “2” referred to in File DAV 186549A/2025B

Appeal against DAV-25186549B

To whom it may concern,

I am writing to appeal the variance to allow a carport at 689 Denson Place.

I am writing to express concerns about the impacts on the environment and the dishonest behaviour I have experienced in relation to this project.

I own, which includes the yard, double car garage, and the house directly north of 689 Denson.

I have experienced many challenges with the owners at 689 Denson.

Starting in 2022 when I moved in, there was a floodlight shining brightly from Daisy’s place, right into my bedroom window. I needed heavy curtains to block that out.

Next, the male adult living there would wake before 9 am weekends, mowing his lawn while others, like me, tried to get the sleep we can’t always get during a busy work week.

I filed a complaint about that with the city; he was the only person on Denson Place mowing his lawn that early in the morning. I know, because I went and walked around the entire block since I couldn’t go back to sleep with the loud mower going.

People up and down the block can hear his antics with his leaf blower and loud cars, a regular and ongoing disruption to the overall peacefulness of the street.

When he’s not mowing his lawn, the male from 689 Denson idles his loud sports vehicles. How many vehicles should one person pile into their small yard? At one point does it make sense to simply purchase and move to a bigger property better suited to your interests?

My smoke alarm inside my house was set off while I was out of the house. I rushed home to discover one of the many vehicles at 689 Denson idling close to my open bedroom window… which is also close to the “carport.”

The alarm going off could have triggered the fire department to respond unnecessarily, had I not been able to get home quickly to determine why the smoke alarm was going off. The carport is feet away from my bedroom.

Last year, there were contractors building the carport. They stood in my garden, with no request to work in my yard at any time. It seemed they had no interest in what plants of mine they would be wrecking by standing on top of them. They threw garbage in my bin and yard.

I asked the contractor if they have a permit. They told me yes. I asked to see it. They said they couldn’t get it.

When I saw the contractors continue to work in my yard without any permission, I asked Daisy if she had a permit. She said that the male occupant had it and he was in Gimli. I told her to have him send a photo, since being in Gimli shouldn't prevent them from sharing the permit with me.

They lied! They never had any permit.

Why lie about such a thing?

Why should they be allowed to build a carport without permission?

Tear that carport down!

How many cars does the applicant have parked in her double car garage and yard? Does she really need a carport? … Do any of us?

I don't see the woman listed on the variance notice driving any cars. Is the carport for her? Or is it for someone else? I only see the man driving and hear him idling the cars—looks like he's got at least four cars.

Cars are much less important than people. The city's next move regarding the carport should reflect that… especially in the face of ongoing, worsening climate change.

Denson Place is conveniently located near route 90, where I imagine one can easily access paid, secure storage for vehicles.

The male at 689 Denson owns multiple homes in the area—perhaps one of his extra properties has an extra garage, driveway, or carport he can use to park and idle his cars in?

Daisy and this man have the resources to find car storage if they find themselves in the situation of having too many cars & not enough covered parking spaces.

I grow food for myself and for others. I plant and tend to flowers to help pollinators and bees. In the face of global warming, the city should encourage my efforts and all who are working to create more sustainable environments.

I would never build a carport and lie to my neighbours about having a permit.

The carport is directly beside my garden.

Where will the water from the carport's metal roof go? How will the eavestroughs be cleaned so the water doesn't overwhelm my plants and yard?

I don't want or give permission to anyone living at or working for the people of 689 Denson Place to enter my yard and step all over my garden to clean out their unnecessary gutters!

Decision makers for the city should be aware the male at 689 Denson power washes the concrete in his yard, sending debris, dust, and dirt into my yard.

I have found dirt blown onto my sidewalk alongside my house/inside my fenced yard and even blown onto my white side door once he's done with his power washing. He will also power wash his vehicles and it's highly probable some of the water can exit into my yard from the concrete-floored carport. Will soap from the car washing also come into my garden? That won't be good for any of my plants or the people who would like to consume them.

I write you this letter asking that you reconsider the need for a new carport at 689 Denson Place.

A carport is one hundred per cent unnecessary, self-serving move. City of Winnipeg staff, please order the carport to be destroyed.

The owner(s) can use the removal of the carport as a learning opportunity: home owners should not be seeking forgiveness from the city instead of asking permission for a building project such as a carport.

Perhaps the child living at 689 Denson Place can benefit from more yard and less car storage—children benefit from having access to green spaces.

Letting 689 Denson Place have this carport is opening a door to further variances of our bylaws, yet their past behaviour can suggest they will continue to go ahead without any permits.

Think of the long-term benefits of a garden to the environment over space for more cars.

As a member of a Treaty One First Nation, I look to the City of Winnipeg to make a decision that shows First citizens are welcome and supported to practice our traditional culture by using and practicing sustainable growing practices in Treaty One Territory, the City of Winnipeg.

Can I expect my garden to do well and not be disrupted by extra water, soap, and power washing of the concrete pad next door?

Can I leave home with confidence knowing that my smoke alarm can be set off by the idling vehicles close to my open bedroom window? I sure like the option of being able to have fresh air in my home and backyard rather than breathing in emissions from idling vehicles.

Does the city have extra fire resources to be sending fire trucks to my house to check why my smoke alarm is going off if I'm away while those vehicles are idling? Who pays for these fire staff to respond?

I have one more concern: the notice of this variance was posted in the front yard so far from the street that many people walking by cannot read it. I work near my front window on a regular basis and I can see pedestrians walking by trying to read the sign… but, they cannot.

Other neighbours have asked me about the sign, noting they don't want to enter the yard.

Please feel free to reach out to me if you have any questions about any of this. Thank you for reading and for your consideration.

Regards,
Melanie Ferris

Exhibit “1” referred to in File DAV 186549A/2025B

Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Unit 31 – 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg • Manitoba R3C 4X7

VARIANCE ORDER

DAV 25-186549/B

APPLICANT:	Daisy Balingit 689 DENSON PL WINNIPEG MB R3G 3N9 CANADA
PREMISES AFFECTED:	689 Denson Place
LEGAL DESCRIPTION:	LOT 18 BLOCK 1 PLAN 28158 45 ST JA hereinafter called "the land".
PROPERTY ZONED:	R1-M PDO-1 Airport Vicinity Protection Area
ZONING ATLAS SHEET:	AA21

NATURE OF APPLICATION:

To vary the "R1-M Airport Vicinity Protection Area PDO-1 and Mature Communities PDO-1" development and design standards of Winnipeg Zoning By-Law No. 200/2006 for the maintenance of a carport addition to a detached garage to permit as follows:
1) a combined floor area for all accessory structures of 655.46 square feet (60.9 square metres) instead of 484 square feet (45 square metres);
2) no north side yard instead of 2 feet (0.61metres);
3) a rear yard of 1.4 feet (0.43 metres) instead of 2 feet (0.61 metres).

It is the opinion of the Director of Planning, Property and Development Department that subject to conditions listed below, if any, this order meets the statutory criteria of the City of Winnipeg Charter in that it:

(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, including an area separated from the property by a street or waterway;
(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
(d) is compatible with the area in which the property to be affected is situated.

C.W. Charter Subsection 247(3)

ORDER:

RE: 689 Denson Place

The Director of Planning, Property and Development Department hereby orders that the provisions of the "R1-M PDO-1 Airport Vicinity Protection Area Mature Communities PDO-1" dimensional standards of Zoning By-Law No. 200/2006 and amendments thereto are **VARIED TO PERMIT** on "the land" for the maintenance of a carport addition to a detached garage to permit a combined floor area for all accessory structures of 655.46 square feet (60.9 square metres), no north side yard instead of 2 feet and a rear yard of 1.4 feet (0.43 metres), subject to the following condition(s) which the Director of Planning, Property and Development Department considers necessary to ensure compliance with criteria (a) to (d) above, namely:

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 accessory structure shall be maintained in substantial conformance with plans submitted and identified as Sheets 1 to 3 of DAV 25-186549/B.

DATE OF ORDER: May 12, 2026

CERTIFIED BY:



for the 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 May 26, 2026
[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]

(c) refer to Variance Order No. DAV 25-186549/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